



Commerce City

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

Meeting Minutes - Draft

City Council

Monday, June 2, 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_cDazocy-TeqK4KaxNf3alg

Regular Meeting

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 June 2, 2025, at 6:00 PM.

A motion was made by Council Member Kim, seconded by Council Member Dukes, to excuse those members not present. VOTE: 7 - Aye, 2 - Excused (Ford, Madera)

Council Member Ford entered the meeting at 6:02 PM.

Present: 8 - Mayor Steven J. Douglas, Mayor Pro Tem Susan Noble, 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

Excused: 1 - Council Member Oscar Madera

2. Pledge of Allegiance

3. Approval of Agenda

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

4. Public Comment

[25-035](#)

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, June 2, 2025.

Ronna Sanchez spoke the support of a moratorium on gas stations.

Randy Wulf spoke on the issue of homelessness in their neighborhood.

Sue McGowan and Mary Kay Natho invited Council to the Senior Resource Fair on Saturday, June 7.

Jackie Valdez spoke on the issue of homelessness in their neighborhood.

Renne Bullock spoke in opposition to a moratorium on gas stations.

5. Noticed Council Business

[25-165](#)

Appointment of two Council Members as liaisons to the Environmental Policy & Innovation (EPIC), per approved ordinance.

Attachments: [Council Communication](#)

A motion was made by Mayor Douglas, seconded by Council Member Dukes, to appoint Council Member Teter to the Environmental Policy and Innovation Commission. VOTE: 4 - Aye, 4 - Nay (Chacon, K. Douglas, Kim, Noble). Motion failed.

A motion was made by Mayor Douglas, seconded by Mayor Pro Tem Noble, to appoint Council Member Douglas to the Environmental Policy and Innovation Commission. VOTE: 4 - Aye, 4 - Nay (Dukes, Ford, Kim, Teter). Motion failed.

A motion was made by Mayor Douglas, seconded by Council Member Kim, to appoint Council Member Chacon to the Environmental Policy and Innovation Commission. VOTE: 5 - Aye, 3 - Nay (Dukes, Ford, Teter).

A motion was made by Mayor Douglas, seconded by Council Member Kim, to appoint Council Member Dukes to the Environmental Policy and Innovation Commission. VOTE: 4 - Aye, 4 - Nay (Chacon, K. Douglas, S. Douglas, Noble). Motion failed.

A motion was made by Mayor Douglas, seconded by Council Member Ford, to appoint Council Member Teter to the Environmental Policy and Innovation Commission. VOTE: 3 - Aye, 5 - Nay (Chacon, K. Douglas, S. Douglas, Kim, Noble). Motion failed.

A motion was made by Mayor Douglas, seconded by Council Member Chacon, to appoint Council Member Douglas to the Environmental Policy and Innovation Commission. VOTE: 4 - Aye, 4 - Nay (Dukes, Ford, Kim, Teter). Motion failed.

A motion was made by Mayor Douglas, seconded by Council Member Kim, to appoint Council Member Dukes to the Environmental Policy and Innovation Commission. VOTE: 4 - Aye, 4 - Nay (Chacon, K. Douglas, S. Douglas, Noble). Motion failed.

A motion was made by Council Member Dukes, seconded by Council Member Kim, to continue the appointment of a Council Member to the Environmental Policy and Innovation Commission to June 16. VOTE: 6 - Aye, 2 - Nay (S. Douglas, Teter)

[25-168](#)

Gas Station Moratorium

Attachments: [Council Communication](#)

A motion was made by Council Member Chacon, seconded by Council Member Douglas, to draft an ordinance creating a one-year moratorium prohibiting city acceptance on approval of any new applications for the construction of future fuel sales operations to allow the city time to study the development environmental impact of gas stations on the community. VOTE:

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

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

Excused: 1 - Council Member Madera

6. Presentations

[Pres 25-323](#)

June Oil and Gas Update

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

Sustainability Manager Melody Mascarenas presented the June Oil and Gas update.

7. Consent Agenda

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

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

Excused: 1 - Council Member Madera

[Min 25-109](#)

Minutes of the May 12, 2025 Special Meeting

Attachments: [Meeting Minutes](#)

A motion was made to approve the consent agenda as presented.

[Min 25-113](#)

Minutes of the May 19, 2025 Regular Meeting

Attachments: [Meeting Minutes](#)

[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

Attachments: [Council Communication](#)
 [Ordinance 2677](#)
 [Award Letter](#)

[Ord 2689](#)

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 \$99,000 FOR USE ON A COMMUNITY ICE RINK AND HOLIDAY MARKET, INCLUDING SPECIFIED INTERFUND TRANSFERS, AND AUTHORIZATION OF THE EXPENDITURES THEREOF

Attachments: [Council Communication](#)
 [Ordinance 2689](#)

[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)

Attachments: [Council Communication](#)
 [Ordinance Z24-0006](#)
 [Vicinity Map](#)
 [Staff Report](#)
 [Project Narrative](#)
 [Traffic Report](#)
 [Drainage Report](#)
 [Public Comment](#)
 [Planning Commission Minutes](#)
 [Applicant Presentation](#)
 [Staff Presentation](#)
 [Legal Notice Z24-0006](#)

[Res 2025-066](#)

A RESOLUTION APPOINTING SUBSTITUTE MUNICIPAL COURT JUDGE TO ASSIST THE PRESIDING JUDGE

Attachments: [Council Communication](#)
 [Resolution 2025-066](#)
 [Johnny Barajas Application](#)
 [Oath of Office](#)

8. Administrative Council Business

A motion was made by Mayor Pro Tem Noble, seconded by Mayor Douglas, to direct the City Manager to identify options to address the community's traffic and pedestrian concerns at the intersection of 117th & Chambers Rd, up to and including the potential installation of a traffic light. The City Manager shall report his findings back to Council during the Council Regular Meeting scheduled for Monday, July 21st.. VOTE: 8 - Aye, 1 - Excused (Madera)

A motion was made by Council Member Ford, seconded by Council Member Teter, to direct staff to increase enforcement of City's existing camping ban including and up to arrest and citations. VOTE: 8 - Aye, 1 - Excused (Madera)

A motion was made by Council Member Ford, seconded by Council Member Kim, to condemn the terrorist attack that took place in Boulder, Colorado over the weekend. VOTE: 8 - Aye, 1 - Excused (Madera)

A motion was made by Council Member Douglas, seconded by Council Member Chacon, to have a land acknowledgement put together and presented at each regular meeting to follow the pledge of allegiance. VOTE: 6 - Aye, 2 - Nay (Ford, Teter), 1 - Excused (Madera)

A motion was made by Council Member Chacon, seconded by Mayor Pro Tem Noble, to bring the land acknowledgement to the City Council Policy and Governance Commission. VOTE: 6 - Aye, 2 - Nay (Ford, Teter), 1 - Excused (Madera)

9. 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.

[25-167](#)

Review of the Work Schedule

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

10. Adjourn

The meeting adjourned at 9:10 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

[25-037](#)

City Council Policies

Attachments: [Council Policies](#)

[25-038](#)

City Manager Week in Review Report

Attachments:[City Manager Week in Review 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 as soon as possible before the meeting.