



Commerce City

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

Meeting Minutes - Draft

City Council

Monday, April 7, 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_BI-vHCYOTcyWT2hPYpEuqw

Regular Meeting. Revised 4/07/2025 at 12:00 PM.
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 April 7, 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, 1 - Nay (K. Douglas), 1 - Excused (Madera)

Present: 7 - Mayor Steven J. Douglas, 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: 2 - Mayor Pro Tem Susan Noble and Council Member Oscar Madera

2. Pledge of Allegiance

3. Approval of Agenda

A motion was made by Mayor Douglas, seconded by Council Member Chacon, to amend the agenda to move Ordinances on 1st Reading before Public Hearings. VOTE: 8 - Aye, 1 - Excused (Madera)

4. Public Comment

[25-019](#)

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, April 7, 2025.

David Metish with South Adams County Fire Department, invited Council to the Spark New Talent event on April 25.

Keith Rogers spoke on issues of speeding, potholes, and drainage issues in their neighborhood.

Jackie Valdez spoke on trucking, lighting, and police response times in their neighborhood.

Lori Young invited Council to the 25th Anniversary of the Adams 14 Education Foundation on April 24.

Scott VanHeusen spoke in support of Ordinance 2676.

5. Proclamations and Recognitions

[Proc 25-009](#)

Proclamation Declaring April 18, 2025 as Arbor Day in Commerce City Colorado

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

6. Noticed Council Business

[25-136](#)

Unintended Consequences: Fire Rules, Housing Costs, and Local Amenities

A motion was made by Council Member Chacon, seconded by Mayor Pro Tem Noble, to amend the motion to add South Adams County Fire Protection District to the presentation and a study of wildfires in the area. VOTE: 4 - Aye, 4 - Nay (Dukes, Ford, Kim, Teter), 1 - Excused (Madera). Motion failed.

A motion was made by Council Member Dukes, seconded by Council Member Ford, to direct the City Manager to add a study session in June to provide a brief review of the history behind the fire suppression requirement for new housing developments; discuss the impact this requirement has had on the development of diverse housing types that contribute to attainable housing; and explore how it may be a deterrent for future amenities such as neighborhood grocery stores, restaurants, and family-friendly gathering spaces. 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

Nay: 1 - Council Member Millard-Chacon

Excused: 1 - Council Member Madera

[25-137](#)

Bringing Amenities to Wards 3 & 4: Rethinking Impact Fees

A motion was made by Council Member Dukes, seconded by Council Member Ford, to direct the City Manager to add a study session agenda item in June to review the City's current impact fees, including how they influence housing affordability, economic development, and the feasibility of community-serving projects such as roads; and provide recommendations on where impact fees should be set to align with neighboring cities and remain competitive in attracting future amenities—such as restaurants, grocery stores. 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

[25-138](#)

Sponsorship for Adams 14 Education Foundation

A motion was made by Council Member Kim, seconded by Mayor Douglas, to donate \$1,750 to the Adams 14 Education Foundation for their 14er Fest. 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

7. Presentations

[Pres 25-042](#) Oil and Gas Update

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

8. Consent Agenda

A motion was made by Council Member Kim, seconded by Council Member Ford, to approve the Consent Agenda as presented. 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

[Proc 25-005](#) Proclamation Declaring the Week of April 21-28, 2025 as International Dark Sky Week in Commerce City, Colorado

[Min 25-079](#) Minutes of the March 17, 2025 Regular Meeting

[Min 25-081](#) Minutes of the March 24, 2025 Special Meeting

[Ord 2659](#) AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF THE ADAMS COUNTY OPEN SPACE GRANT FOR PARKS, RECREATION AND GOLF (PRG) IMPROVEMENTS IN THE AMOUNT OF \$1,389,000 AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF

[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

[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

[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.

[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

10. Ordinances on 1st 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 Council Member Douglas, seconded by Council Member Kim, that this Ordinance be introduced by council as seated and approved on first reading. 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

9. Public Hearings

[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.

Mayor Pro Tem Noble left the meeting at 7:38 PM.

Mayor Douglas opened the public hearing.

Nick Allen, representing applicant Revesco, gave the applicant's presentation and were present to take questions from Council.

Nic Berry, 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 Dukes, seconded by Council Member Kim, that this Ordinance be introduced by council as seated and approved on first reading. VOTE:

Aye: 7 - Mayor Douglas, Council Member Teter, Council Member Millard-Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

Excused: 2 - Mayor Pro Tem Noble and Council Member Madera

[Res 2025-034](#)

A RESOLUTION DETERMINING THE ELIGIBILITY FOR ANNEXATION TO THE CITY OF COMMERCE CITY, COLORADO OF THE PROPERTY GENERALLY LOCATED AT NORTHWEST CORNER OF EAST 96TH AVENUE AND PICADILLY ROAD IN CASE AN24-0005 KNOWN AS THE NORTHWEST CORNER OF EAST 96TH AVENUE AND PICADILLY ROAD ANNEXATION

Mayor Douglas opened the public hearing.

Andrea Horvath, with Otten Johnson representing the applicant, 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 Dukes, seconded by Council Member Ford, that this Resolution be adopted. VOTE:

Aye: 7 - Mayor Douglas, Council Member Teter, Council Member Millard-Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

Excused: 2 - Mayor Pro Tem Noble and 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, April 7. Please contact the City Clerk to request paper copies of materials.

11. Administrative Council Business

A motion was made by Council Member Douglas, seconded by Council Member Chacon, to direct the City Attorney and City Manager to look into what, if any, enforcement tools the City has under the Commerce City Revised Municipal Code to mitigate the parking of recreation vehicles on public streets, discuss safe spaces to park, and to provide Council a brief written summary on this issue. VOTE: 7 - Aye, 2 - Excused (Madera, Noble)

A motion was made by Council Member Chacon, seconded by Council Member Douglas, to discuss a name change of the Rocky Mountain Arsenal and educational opportunities. VOTE: 7 - Aye, 2 - Excused (Madera, Noble)

A motion was made by Council Member Ford, seconded by Council Member Kim, to schedule a study session on future growth and development of the City at staff's earliest availability and to utilize the winter retreat consultant for the discussion. VOTE: 7 - Aye, 2 - Excused (Madera, Noble)

A motion was made by Mayor Douglas, seconded by Council Member Chacon, to add a senior concrete flatwork repair program to the agenda for a future discussion. VOTE: 7 - Aye, 2 - Excused (Madera, Noble)

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.

[25-020](#)

Review of Work Schedule

13. Executive Session

[25-134](#)

An executive session of the City Council pursuant to C.R.S. § 24-6-402(b) for conferences with an attorney for the purpose of receiving legal advice relating to the collective bargaining process with the Fraternal Order of Police Lodge 19 (FOP) and pursuant to C.R.S. § 24-6-402(e)(I) to determine positions relative to matters that may be subject to negotiations, to develop strategy for negotiations, and to instruct negotiators with respect to the prospects of the City joining the Fire and Police Pension Association of Colorado and the impact of such on upcoming collective bargaining negotiations with the FOP.

A motion was made by Council Member Teter, seconded by Council Member Dukes, to enter into an executive session of the City Council pursuant to C.R.S. § 24-6-402(b) for conferences with an attorney for the purpose of receiving legal advice relating to the collective bargaining process with the Fraternal Order of Police Lodge 19 (FOP) and pursuant to C.R.S. § 24-6-402(e)(I) to determine positions relative to matters that may be subject to negotiations, to develop strategy for negotiations, and to instruct negotiators with respect to the prospects of the City joining the Fire and Police Pension Association of Colorado and the impact of such on upcoming collective bargaining negotiations with the FOP. VOTE:

Aye: 7 - Mayor Douglas, Council Member Teter, Council Member Millard-Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

Excused: 2 - Mayor Pro Tem Noble and Council Member Madera

[25-139](#)

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 regarding the City Manager and C.R.S. section 24-6-402(4)(b) for the purpose of receiving legal advice pertaining to the same.

A motion was made by Council Member Kim, seconded by Council Member Teter, 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 regarding the City Manager and C.R.S. section 24-6-402(4)(b) for the purpose of receiving legal advice pertaining to the same. VOTE:

Aye: 7 - Mayor Douglas, Council Member Teter, Council Member Millard-Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

Excused: 2 - Mayor Pro Tem Noble and Council Member Madera

14. Adjourn

The meeting adjourned at 10:56 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

[25-021](#)

City Council Policies

[25-022](#)

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.