



Commerce City

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

Meeting Minutes - Final

City Council

Monday, April 6, 2026

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_HpNhUt0wT6moTABOp7pZ_g

Regular Meeting. Revised 4/6/2026 at 12:45 PM.

The City will host the Civic Academy Graduation Ceremony in the lobby of the Civic Center at 5:30 p.m.

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 6, 2026, at 6:00 PM.

Present: 9 - Mayor Steven J. Douglas, Mayor Pro Tem Susan Noble, Council Member Jose Guardiola, Council Member Rocky Teter, Council Member Joanna Sandoval, Council Member Craig Kim, Council Member Charles Dukes, Council Member Stefanie Trujillo and Council Member Lori Young

2. Pledge of Allegiance

3. Approval of Agenda

The agenda was approved as presented. 9 - Aye

4. Public Comment

[26-062](#)

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 meeting date.

- *Trevor Steen spoke in opposition to Flock security cameras.*
- *Derek Reinhart spoke in opposition to Flock security cameras.*
- *Terry Petrie spoke on violations with the code enforcement team.*
- *Rayna Castillo spoke in opposition to Flock security cameras.*
- *Nate Harris spoke in opposition to Flock security cameras.*
- *Keith Rogers spoke on traffic issues in the City.*
- *Brandi Valdez spoke on Council meetings with other organizations and in favor of the Flock security cameras.*
- *Chrissy Chard spoke in opposition to Flock security cameras.*
- *Jackie Valdez spoke on traffic issues and homeless in the City, as well as in opposition to Flock security cameras.*
- *Brandon Jimenez spoke in opposition to Flock security cameras.*
- *Heather Tolle spoke in opposition to Flock security cameras.*
- *Francisco Chica spoke in opposition to Flock security cameras.*
- *Avis Yi spoke building code violations regarding her Oakwood house.*
- *Kristi Douglas spoke in opposition to Flock security cameras.*
- *Ivan Scarpiro Korb spoke on food pantry events in the City.*
- *Rene Bullock spoke on the upcoming Chamber of Commerce Kentucky Derby Watch Party.*

5. Presentations

[Pres 26-116](#)

PARKS, RECREATION & GOLF COMMISSION ANNUAL UPDATE

Co-Chair's Bob Grandinetti and Desiree Martinelli gave this presentation.

[NCB 26-022](#)

FOLLOW-UP ON MOTION TO DIRECT THE CITY MANAGER TO CONDUCT A FEASIBILITY ASSESSMENT TO DETERMINE IF THE E. 104TH AVENUE AND REUNION PARKWAY INTERSECTION POSES A HIGH RISK AND DETERMINE OPTIONS, INCLUDING BUT NOT LIMITED TO A RED LIGHT CAMERA TO ENHANCE PEDESTRIAN SAFETY CROSSING

Public Works Director Jenna Hahn presented her teams findings from this prior Council request.

[Pres 26-351](#)

FLOCK SAFETY PRESENTATION

Chief Guadnola introduced the staff with Flock to present this item.

6. Recess to the Urban Renewal Authority Meeting

The Council meeting recessed at 8:11 PM.

7. Reconvene Council Meeting

The Council meeting reconvened at 8:38 PM.

8. Ordinances on Second Reading[Ord 2755](#)

AN ORDINANCE APPROVING AN AGREEMENT WITH FLOCK GROUP, INC. FOR THE LONG-TERM LEASE OF EQUIPMENT INCLUDING LICENSE PLATE RECOGNITION CAMERAS, DRONES AND OTHER CAMERAS, GRANTING A REVOCABLE LICENSE TO OPERATE SAID EQUIPMENT ON CITY PROPERTY, AND THE MAYOR TO EXECUTE THE AGREEMENT IN THE FORMAT ATTACHED HERETO

A motion was made by Mayor Pro Tem Noble, seconded by Mayor Douglas, to establish a pilot program in North Commerce City for the Flock Safety items for the same period of time as the pilot program in South Commerce City. VOTE: 2 - Aye, 7 - Nay (Guardiola, Teter, Sandoval, Kim, Dukes, Trujillo, Young). Does not pass.

A motion was made by Council Member Dukes, seconded by Council Member Guardiola, to close the debate on this item. VOTE: 8 - Aye, 1 - Nay (Noble)

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

Aye: 7 - Council Member Guardiola, Council Member Teter, Council Member Sandoval, Council Member Kim, Council Member Dukes, Council Member Trujillo and Council Member Young

Nay: 2 - Mayor Douglas and Mayor Pro Tem Noble

[Ord 2756](#)

AN ORDINANCE AMENDING THE 2026 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF FUNDING FROM THE URBAN RENEWAL AUTHORITY, FEDERAL FORFEITURE FUND, CAPITAL EXPENDITURES FUND, AND GENERAL FUND IN THE TOTAL AMOUNT OF \$608,900 FOR USE ON THE FLOCK EXPANSION PROJECT AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF

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

Aye: 7 - Council Member Guardiola, Council Member Teter, Council Member Sandoval, Council Member Kim, Council Member Dukes, Council Member Trujillo and Council Member Young

Nay: 2 - Mayor Douglas and Mayor Pro Tem Noble

[Z25-0005](#)

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY REZONING THE PROPERTY GENERALLY LOCATED AT 13701 EAST 104TH AVENUE FROM AG (AGRICULTURAL DISTRICT) TO P (PUBLIC DISTRICT)

A motion was made by Council Member Dukes, seconded by Council Member Sandoval, that this Zoning Ordinances be approved on second & final reading. VOTE:

Aye: 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Guardiola, Council Member Teter, Council Member Sandoval, Council Member Kim, Council Member Dukes, Council Member Trujillo and Council Member Young

9. Noticed Council Business

[NCB 26-009](#)

PROPOSAL OF STUDY SESSION TO CONSIDER OPTIONS FOR CITY COUNCIL DISTRIBUTION TO ACHIEVE FAIRNESS, INCLUSIVITY, AND EQUITY FOR POTENTIAL CHARTER CHANGE RECOMMENDATIONS

[NCB 26-012](#)

MOTION TO ADOPT PROVIDER APPRECIATION DAY PROCLAMATION ON MAY 8, 2026

A motion was made by Council Member Kim, seconded by Mayor Douglas, to adopt the proclamation designating May 8, 2026, as Provider Appreciation Day in Commerce City to recognize the vital contributions of early care and education providers. VOTE: 9 - Aye

[NCB 26-018](#) APPROVAL OF ENVIRONMENTAL POLICY & INNOVATION COMMISSION (EPIC) LETTER IN SUPPORT OF NATIONAL CENTER FOR ATMOSPHERIC RESEARCH (NCAR)

A motion was made by Mayor Pro Tem Noble, seconded by Mayor Douglas, approving a letter by Council as recommended by EPIC in support of NCAR. This motion was withdrawn.

[NCB 26-021](#) DISCUSSION REGARDING ATTENDANCE AT THE ICSC CONFERENCE

A motion was made by Council Member Dukes, seconded by Council Member Teter, to approve Council Member Young and Trujillo to represent Commerce City at the ICSC Conference. VOTE: 8 - Aye, 1 - Nay (Noble).

[NCB 26-023](#) MOTION DIRECTING THE CITY MANAGER TO DRAFT A RESOLUTION FOR THE REMOVAL OF A COMMISSIONER FROM THE PARKS RECREATION AND GOLF COMMISSION

A motion was made by Council Member Dukes, seconded by Council Member Kim, to direct the City Manager to draft a resolution to remove Karl Zimmermann from the Parks, Rec, and Golf Commission. VOTE: 8 - Aye, 1 - Nay (Douglas).

A motion was made by Council Member Dukes, seconded by Mayor Douglas, to postpone the first motion to vote on the next motion. VOTE: 9 - Aye.

A motion was made by Mayor Pro Tem Noble, seconded by Council Member Dukes, to extend the meeting to midnight. VOTE: 8 - Aye, 1 - Nay (Kim).

10. Consent Agenda

Resolution 2026-036 and Resolution 2026-054 were removed from the consent agenda.

A motion was made by Council Member Teter, seconded by Council Member Kim, to approve the consent agenda as amended, VOTE: 9 - Aye

Aye: 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Guardiola, Council Member Teter, Council Member Sandoval, Council Member Kim, Council Member Dukes, Council Member Trujillo and Council Member Young

[Min 26-057](#) MINUTES OF THE MARCH 2, 2026 MEETING

[Min 26-067](#) MINUTES OF THE MARCH 23, 2026 MEETING

[Proc 26-035](#) CIVIC ACADEMY GRADUATION RECOGNITION PROCLAMATION

[Proc 26-003](#) SIKH AWARENESS AND APPRECIATION MONTH PROCLAMATION

[Proc 26-004](#) AUTISM AWARENESS MONTH PROCLAMATION

- [Proc 26-005](#) SEXUAL ASSAULT AWARENESS MONTH PROCLAMATION
- [Proc 26-006](#) CHILD ABUSE PREVENTION MONTH PROCLAMATION
- [Proc 26-007](#) INTERNATIONAL DARK SKY DAY PROCLAMATION
- [Proc 26-008](#) NATIONAL CRIME VICTIMS' RIGHTS WEEK PROCLAMATION
- [Proc 26-009](#) ARBOR DAY PROCLAMATION
- [Ord 2745](#) AN ORDINANCE AMENDING THE 2026 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF STATEWIDE INTERNET PORTAL AUTHORITY (SIPA) FUNDS IN THE AMOUNT OF \$425,000 FOR THE GOVGRANT PROGRAM AND AUTHORIZATION OF THE EXPENDITURE THEREOF
- [Ord 2749](#) AN ORDINANCE AMENDING THE 2026 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF GRANT FUNDING FROM ADAMS COUNTY IN THE AMOUNT OF \$175,000 FOR STAMPEDE PARK PLAYGROUND IMPROVEMENTS AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF
- [Ord 2750](#) AN ORDINANCE AMENDING THE 2026 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF GRANT FUNDING FROM GREAT OUTDOORS COLORADO IN THE AMOUNT OF \$168,000 FOR GENERATION WILD FUNDING AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF
- [Ord 2753](#) AN ORDINANCE AMENDING THE 2026 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF DEPARTMENT OF LOCAL AFFAIRS (DOLA) HOMELESSNESS RESOLUTION PROGRAM GRANT FUNDING IN THE AMOUNT OF \$75,000 AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF
- [Ord 2762](#) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO, AMENDING CHAPTER 23 OF THE COMMERCE CITY REVISED MUNICIPAL CODE PERTAINING TO THE CITY'S EMERGENCY OPERATIONS PLAN

- [Ord 2765](#) AN ORDINANCE AMENDING ORDINANCE NO. 2725 RELATING TO THE ISSUANCE OF ONE OR MORE SERIES OF THE CITY OF COMMERCE CITY, COLORADO'S SALES AND USE TAX REVENUE REFUNDING BONDS, AND PROVIDING OTHER DETAILS IN CONNECTION THEREWITH
- [Res 2026-010](#) A RESOLUTION APPROVING AN AMENDMENT TO AGREEMENT REGARDING FUNDING OF OUTFALL SYSTEMS PLANNING FOR FAIRFAX TRIBUTARY AND TRIBUTARIES WITH URBAN DRAINAGE AND FLOOD CONTROL DISTRICT D/B/A MILE HIGH FLOOD DISTRICT
- [Res 2026-013](#) A RESOLUTION GRANT OF LICENSE AND AGREEMENT FOR CONCESSIONS TO M & M TASMANIAN DEVIL, INC.
- [Res 2026-017](#) A RESOLUTION APPROVING A FIRST AMENDMENT TO AGREEMENT REGARDING FUNDING OF MAJOR DRAINAGE-WAY PLANNING AND FLOOD HAZARD AREA DELINEATION FOR THIRD CREEK WITH URBAN DRAINAGE AND FLOOD CONTROL DISTRICT D/B/A MILE HIGH FLOOD DISTRICT, ADAMS COUNTY, COLORADO, CITY OF BRIGHTON, COLORADO, AND CITY OF AURORA, COLORADO, ACTING BY AND THROUGH ITS UTILITY ENTERPRISE
- [Res 2026-023](#) A RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH HIGH COUNTRY LOW VOLTAGE, LLC FOR THE COUNCIL CHAMBERS AV REMODEL
- [Res 2026-028](#) A RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR LICENSING AND PERMITTING SOFTWARE TO CENTRAL SQUARE
- [Res 2026-033](#) A RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH VERTOSOFT, LLC FOR ACFR SOFTWARE
- [Res 2026-035](#) A RESOLUTION REAFFIRMING COMMERCE CITY'S COMMITMENT TO ECONOMIC GROWTH AND BUSINESS PARTNERSHIP
- [Res 2026-036](#) A RESOLUTION AUTHORIZING THE DEACCESSION AND REMOVAL FROM THE PUBLIC ART COLLECTION OF THE MURAL LOCATED UNDER THE PEDESTRIAN UNDERPASS AT APPROXIMATELY 74TH AVENUE AND QUEBEC PARKWAY BY ROTHASOK STUDIO LLC
- A motion was made by Mayor Pro Tem Noble, seconded by Council Member Young, that this Resolution be adopted. VOTE:**
- Aye:** 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Guardiola, Council Member Teter, Council Member Sandoval, Council Member Kim, Council Member Dukes, Council Member Trujillo and Council Member Young

- [Res 2026-041](#) A RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR WASH BAY AND STORAGE BUILDING CONSTRUCTION PROJECT TO NOVUS CONSTRUCTION LLC
- [Res 2026-049](#) A RESOLUTION AUTHORIZING A SEVENTH AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH HUITT-ZOLLARS, INC. FOR PROFESSIONAL ENGINEERING SERVICES
- [Res 2026-053](#) A RESOLUTION APPROVING THE ADOPTION OF THE UPDATED CITY OF COMMERCE CITY EMPLOYEE POLICY HANDBOOK
- [Res 2026-054](#) A RESOLUTION AUTHORIZING AWARD OF A REIMBURSEMENT FOR UNITED POWER, INC. TO MOVE THEIR INFRASTRUCTURE TO FACILITATE THE CITY'S CONSTRUCTION OF A PEDESTRIAN UNDERPASS
- A motion was made by Council Member Kim, seconded by Council Member Dukes, to recuse Mayor Douglas from voting on Resolution 2026-054. VOTE: 8 - Aye, 1 - Abstain (Douglas)*
- A motion was made by Council Member Kim, seconded by Council Member Dukes, that this Resolution be adopted. VOTE:**
- [Res 2026-055](#) A RESOLUTION GRANTING A COMMERCIAL LEASE TO PROMOTORES DE ESPERANZA IN ADAMS TOWER FLOOR FIVE
- [Res 2026-056](#) A RESOLUTION AMENDING A COMMERCIAL LEASE GRANTED TO BLACK PARENTS UNITED FOUNDATION IN ADAMS TOWER FLOOR FIVE
- [Res 2026-057](#) A RESOLUTION GRANTING A COMMERCIAL LEASE TO YHC CLINIC, INC. IN ADAMS TOWER FLOOR FIVE
- [Res 2026-058](#) A RESOLUTION GRANTING A COMMERCIAL LEASE TO APPIANI AGENCY, LLC. IN ADAMS TOWER FLOOR FIVE
- [V25-0003](#) AN ORDINANCE VACATING A PORTION OF PEORIA STREET BETWEEN EAST 104TH AVENUE AND THE XCEL POWER LINES AND BETWEEN HIGHWAY 2 AND PEORIA PARKWAY, COMMERCE CITY, COLORADO.
- [Z25-0004](#) AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY REZONING THE PROPERTY GENERALLY LOCATED AT 4850 EAST 60th AVENUE FROM C-3 (REGIONAL COMMERCIAL DISTRICT) TO I-2 (MEDIUM-INTENSITY INDUSTRIAL DISTRICT)

11. Administrative Council Business

A motion was made by Council Member Kim, seconded by Council Member Dukes, to amend the previous Noticed Council Business motion to direct staff to prepare an Issue Briefing that reflects updated input from the Adams County Health Department, clarifies business impacts and operational requirements, outlines the legal considerations and enforcement limitations identified, and recommends next steps and necessary business engagement prior to any ordinance drafting. VOTE: 9 - Aye.

12. Council Reports

[26-063](#)

REVIEW OF THE CITY COUNCIL WORK SCHEDULE

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.

13. Executive Session

[EXS 26-011](#)

AN EXECUTIVE SESSION OF THE CITY COUNCIL OF COMMERCE CITY PURSUANT TO C.R.S. 24-6-402(4)(F)(I) FOR THE PURPOSE OF DISCUSSING PERSONNEL MATTERS, SPECIFICALLY TO ESTABLISH 2027 PERFORMANCE STANDARDS FOR THE CITY MANAGER

A motion was made by Council Member Young, seconded by Council Member Teter, to enter into an executive session PURSUANT TO C.R.S. 24-6-402(4)(F)(I) FOR THE PURPOSE OF DISCUSSING PERSONNEL MATTERS, SPECIFICALLY TO ESTABLISH 2027 PERFORMANCE STANDARDS FOR THE CITY MANAGER. VOTE:

Aye: 8 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Guardiola, Council Member Teter, Council Member Sandoval, Council Member Dukes, Council Member Trujillo and Council Member Young

Nay: 1 - Council Member Kim

[EXS 26-012](#)

AN EXECUTIVE SESSION OF THE CITY COUNCIL PURSUANT TO C.R.S. 24-6-402(4)(B) FOR THE PURPOSE OF RECEIVING LEGAL ADVICE REGARDING FEDERAL GRANT CONDITIONS

A motion was made by Council Member Teter, seconded by Mayor Pro Tem Noble, to enter into an executive session PURSUANT TO C.R.S. 24-6-402(4)(B) FOR THE PURPOSE OF RECEIVING LEGAL ADVICE REGARDING FEDERAL GRANT CONDITIONS. VOTE:

Aye: 8 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Guardiola, Council Member Teter, Council Member Sandoval, Council Member Dukes, Council Member Trujillo and Council Member Young

Nay: 1 - Council Member Kim

14. Adjourn

The meeting adjourned at 12:01 AM.

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

Brittany Rodriguez, Senior Assistant City Clerk

[26-064](#)

CITY MANAGER WEEK IN REVIEW REPORT

[26-065](#)

CITY COUNCIL POLICIES

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