



Commerce City

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

Meeting Minutes - Final

City Council

Monday, December 15, 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_2KPM0dc0SwWm_IDcz4-OwQ

Regular Meeting - Revised 12/11/2025

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 December 15 2025, 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

The pledge of allegiance was recited.

3. Approval of Agenda

A motion was made by Council Member Kim, seconded by Council Member Sandoval, to approve the agenda. 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

4. Public Comment

25-083

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, December 15, 2025.

John Zayac spoke on a tax audit being conducted by the city on their business.

Keith Rogers spoke on issues with speeding and lack of police presence in their neighborhood.

Jackie Valdez spoke on issues with speeding and lighting in their neighborhood.

Shawn Espinoza spoke on their issues with obtaining a license for the food truck due to distance requirements.

Joe Frey, Vice Chair of the Zoning Board of Adjustment, acknowledge staff for their support.

5. Recess to the URA Meeting - 6:20 PM

6. Reconvene Council Meeting - 6:30 PM

7. Noticed Council Business

25-289

A RESOLUTION REAFFIRMING COMMERCE CITY'S COMMITMENT TO ECONOMIC GROWTH AND BUSINESS PARTNERSHIP

A motion was made by Council Member Dukes, seconded by Council Member Teter, that the City Manager and staff create a resolution titled "A Resolution Reaffirming Commerce City's Commitment to Economic Growth and Business Partnership" and to meet the intent of the resolution found in the Council Communication. A friendly amendment was offered by Mayor Pro Tem Noble to amend the motion to also include past economic development efforts specifically referencing the Blue Ribbon Economic Development Committee efforts. 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

8. Presentations

[25-290](#)

DECEMBER 22, 2025 STUDY SESSION CANCELLATION

A motion was made by Council Member Kim, seconded by Council Member Teter, to cancel the December 22, 2025 Study Session. 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

[25-002](#)

2026 PROCLAMATION LIST

A motion was made by Council Member Kim, seconded by Council Member Dukes, to approve the list of 2026 proclamations. 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

[25-288](#)

COMMUNITY SPONSORSHIP PROTOCOL

A motion was made by Council Member Kim, seconded by Council Member Dukes, to approve the Community Sponsorship Protocol. A friendly amendment was offered by Mayor Pro Tem Noble to change the recommended timeline to be 60 days before an event instead of 90 days. 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. Consent Agenda

Mayor Pro Tem Noble requested Ordinance 2737 and Resolution 2025-184 be removed from the Consent Agenda and considered separately.

A motion was made by Council Member Kim, seconded by Council Member Teter, to adopt the Consent Agenda, as amended. VOTE: 9 - Aye

[Min 25-255](#)

MINUTES OF THE DECEMBER 1, 2025 MEETING

[Ord 2711](#)

AN ORDINANCE AMENDING ARTICLE III OF CHAPTER 2 OF THE COMMERCE CITY REVISED MUNICIPAL CODE TO PROVIDE GENERAL PROVISIONS FOR BOARDS AND COMMISSIONS

[Ord 2724](#)

AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY APPROPRIATING UNENCUMBERED FUND BALANCES IN THE GENERAL FUND AND FACILITY SERVICES FUND, RECOGNIZING EMPLOYEE BENEFITS COST-SHARING REVENUE IN THE BENEFITS FUND, AND AUTHORIZING THE EXPENDITURE THEREOF

[Ord 2725](#) AN ORDINANCE AUTHORIZING THE ISSUANCE BY THE CITY OF COMMERCE CITY, COLORADO OF ONE OR MORE SERIES OF ITS SALES AND USE TAX REVENUE BONDS; AND PROVIDING OTHER DETAILS IN CONNECTION THEREWITH

[Ord 2726](#) AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF GRANT FUNDING FROM DEPARTMENT OF LOCAL AFFAIRS ("DOLA") IN THE AMOUNT OF \$56,250 FOR THE DEVELOPMENT OF A HOUSING ACTION PLAN

[Ord 2734](#) AN ORDINANCE AMENDING THE 2026 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF SUPPLEMENTAL ENVIRONMENTAL PROJECT FUNDING FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT IN THE AMOUNT OF \$315,000 FOR THE IMPLEMENTATION OF CLEAN STREAMS, CLEAR SKIES, CONNECTED COMMUNITIES PROJECTS AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF

[Ord 2737](#) AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE TO ALLOW ACCESSORY DWELLING UNITS AS A PERMITTED USE AND ACCESSORY STRUCTURE IN RESIDENTIAL AND AGRICULTURAL ZONES AND TO ESTABLISH STANDARDS RELATED THERETO

A motion was made by Mayor Pro Tem Noble, 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 Guardiola, Council Member Teter, Council Member Sandoval, Council Member Kim, Council Member Dukes, Council Member Trujillo and Council Member Young

[Ord 2738](#) AN ORDINANCE AMENDING THE DEFINITION OF FAMILY IN SECTION 21-11200 OF THE LAND DEVELOPMENT CODE

[Ord 2739](#) AN ORDINANCE AMENDING THE RESIDENTIAL SPACE AND OCCUPANCY STANDARDS IN SECTIONS 5-302 AND 5-303 IN CHAPTER 5, ARTICLE XVIII OF THE COMMERCE CITY REVISED MUNICIPAL CODE

- [Ord 2741](#) AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF GRANT FUNDING FROM WALMART IN THE AMOUNT OF \$4,000 FOR PUBLIC SAFETY AND PARKS, RECREATION AND GOLF COMMUNITY SERVICE EVENTS
- [Ord 2747](#) AN ORDINANCE AMENDING SECTION 12-5005 OF CHAPTER 12 OF THE COMMERCE CITY REVISED MUNICIPAL CODE TO MODIFY THE SOLICITATIONS ON POSTED PROPERTY PROVISION
- [Ord 2751](#) AN ORDINANCE AMENDING DIVISION 3 OF ARTICLE III OF CHAPTER 9 OF THE COMMERCE CITY REVISED MUNICIPAL CODE TO UPDATE THE LICENSING AND REGULATION OF OUTDOOR VENDORS AND ESTABLISH LICENSING AN REGULATION REQUIREMENTS FOR MOBILE FOOD ESTABLISHMENTS
- [Ord 2752](#) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO, AMENDING CHAPTER 11, ARTICLE III, OF THE COMMERCE CITY REVISED MUNICIPAL CODE PERTAINING TO MANDATORY IMPOUNDMENT OF VEHICLES STOPPED BY A POLICE OFFICER WHERE THE OFFICER HAS PROBABLE CAUSE THAT THE OPERATOR DOES NOT HAVE A VALID DRIVER'S LICENSE, THE VEHICLE IS NOT PROPERLY REGISTERED, AND THE VEHICLE DOES NOT HAVE INSURANCE AS REQUIRED BY LAW
- [Res 2025-015](#) A RESOLUTION CANCELLING CITY COUNCIL MEETINGS THAT FALL ON OFFICIALLY SCHEDULED CITY HOLIDAYS
- [Res 2025-016](#) A RESOLUTION REGARDING POSTING LOCATIONS FOR ORDINANCES AND PUBLIC MEETINGS
- [Res 2025-131](#) A RESOLUTION APPROVING AN AGREEMENT REGARDING FUNDING OF PROJECT PRIORITIZATION STUDY FOR COMMERCE CITY PROJECT PRIORITIZATION PLAN WITH URBAN DRAINAGE AND FLOOD CONTROL DISTRICT D/B/A MILE HIGH FLOOD DISTRICT
- [Res 2025-173](#) A RESOLUTION CONCERNING THE PERMITTING OF THE ELECTRIC VEHICLE CHARGING SYSTEMS
- [Res 2025-174](#) A RESOLUTION AUTHORIZING AWARD OF A SERVICES AGREEMENT TO BEAR COMMUNICATIONS, INC. FOR UPFITTING CERTAIN POLICE DEPARTMENT VEHICLES

[Res 2025-178](#)

A RESOLUTION APPROVING A LICENSE AGREEMENT BETWEEN THE CITY OF COMMERCE CITY AND ADELANTE COMMUNITY DEVELOPMENT FOR PERIODIC USE OF THE SMALL BUSINESS RESOURCE CENTER

[Res 2025-184](#)

A RESOLUTION AUTHORIZING A SECOND AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES WITH D2C ARCHITECTS, INC. FOR ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR THE NEW POLICE SUBSTATION BUILDING

A motion was made by Council Member Kim, seconded by Council Member Teter, that Resolution 2025-184 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

10. Public Hearing

[Res 2025-135](#)

A RESOLUTION APPROVING THE FINAL PLAT FOR MURRAY FAMILY FARMS FILING NO. 2, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF EAST 112TH AVENUE AND HAVANA STREET, EXTENDING SOUTHWARD TO EAST 108TH STREET AND EASTWARD TO THE APPROXIMATE LOCATION OF JAMAICA DRIVE, CONSISTING OF APPROXIMATELY 72 ACRES

Mayor Douglas opened the public hearing.

Erik Carlson, Foster Graham Milstein & Calisher, gave the applicant's presentation and were present to take questions from Council.

Kathleen Taylor, Senior 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 Teter, seconded by Council Member Dukes, that Resolution 2025-135 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

[LUP25-0002](#)

AN ORDINANCE AMENDING THE COMMERCE CITY 2045 COMPREHENSIVE PLAN'S ECONOMIC DEVELOPMENT FRAMEWORK MAP AND RESIDENTIAL FRAMEWORK MAP FOR THE PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF EAST 120TH AVENUE AND CHAMBERS ROAD

Mayor Douglas opened the public hearing.

Paul Shoukas, PCS Group, and Brandon Wilson, SM Rocha, LLC, gave the applicant's presentation and were present to take questions from Council.

Nic Berry, Planner, provided the staff presentation to Council.

The following people provided public testimony and voiced their support of Ordinance LUP 25-0002:

Karl Zimmerman

Hank Brumley

Russell Waterson

Mayor Douglas closed the public hearing.

A motion was made by Council Member Dukes, seconded by Council Member Teter, that Ordinance LUP25-0002 be introduced by Council as seated and approved on first 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

11. Administrative Council Business

12. 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.

[25-084](#)

Review of Work Schedule

13. Executive Session

[25-291](#)

An executive session of the City Council of Commerce City pursuant to C.R.S. section 24-6-402(4)(b) for the purpose of receiving legal advice regarding existing agreements between Commerce City and Kroenke Soccer Stadium, LLC and pursuant to C.R.S. section 24-6-402(4)(e) to develop strategy for negotiations regarding the same.

A motion was made by Mayor Douglas, seconded by Mayor Pro Tem Noble, to extend the meeting until 11:00 PM if needed.

VOTE: Aye - 7 , Nay - 2 (Kim, Dukes)

A motion was made by Mayor Pro Tem Noble, seconded by Council Member Trujillo, to resume the executive session and go until midnight.

VOTE: Aye - 7 , Nay - 2 (Kim, Sandoval)

A motion was made by Mayor Pro Tem Noble, seconded by Council Member Kim, to enter into an Executive Session of the City Council of Commerce City pursuant to C.R.S. section 24-6-402(4)(b) for the purpose of receiving legal advice regarding existing agreements between Commerce City and Kroenke Soccer Stadium, LLC and pursuant to C.R.S. section 24-6-402(4)(e) to develop strategy for negotiations regarding the same. 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

14. Adjourn

The meeting adjourned at 11:56 PM.

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

Kim Adame, Assistant City Clerk

[25-085](#)

City Council Policies

[25-086](#)

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 at least 48 hours before the meeting.