



Commerce City

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

Meeting Minutes - Draft

City Council

Monday, August 4, 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_peadegQ1TPC9HuYFwyxSlg

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 Douglas on August 4, 2025, at 6:00 PM.

A motion was made by Council Member Douglas, seconded by Mayor Pro Tem Noble, to excuse those members not present. VOTE: 8 - Aye, 1 - Excused (Chacon)

Present: 8 - Mayor Steven J. Douglas, Mayor Pro Tem Susan Noble, Council Member Oscar Madera, Council Member Rocky Teter, Council Member Craig Kim, Council Member Charles Dukes, Council Member Sean Ford and Council Member Kristi Douglas

Excused: 1 - Council Member Renee Chacon

2. Pledge of Allegiance

3. Approval of Agenda

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

4. Public Comment

[25-051](#)

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, August 4, 2025.

Bob Olme, Fire Chief for South Adams County Fire Department, spoke on a proposed sales tax increase by the Department at the November election.

Renee Lovato, on behalf of the Adams 14 School District, requested Council direct the City Attorney look at allowing the Suncor Boys and Girls Club to be a charter school.

Joe Frey-Waite spoke on overgrown weeds in their neighborhood and thanked Code Enforcement for their customer service.

Jackie Valdez spoke truck traffic and speeding in their neighborhood.

5. Noticed Council Business

[25-195](#)

Senior Commission and Environmental Policy & Innovation Commission quorum amendment.

A motion was made by Mayor Pro Tem Noble, seconded by Council Member Kim, to amend the ordinances for Senior Commission and Environmental Policy & Innovation Commission to remove council member presence as a quorum requirement. VOTE:

Aye: 7 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Kim, Council Member Dukes and Council Member Ford

Excused: 2 - Council Member Chacon and Council Member Douglas

[25-202](#)

CUP Gala Sponsorship

A motion was made by Mayor Pro Tem Noble, seconded by Council Member Kim, to sponsor the Community Uplift Partnership Gala in the amount \$3,000. VOTE:

Aye: 7 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Kim, Council Member Dukes and Council Member Ford

Excused: 2 - Council Member Chacon and Council Member Douglas

[25-203](#)

Amend CP #3 to Simplify Volunteer Appointment Rescission Process

A motion was made by Mayor Pro Tem Noble, seconded by Council Member Kim, to amend CP #3 A4 to read: "After two unexcused absences, the appointee will be notified by the City Clerk office that unless the board or commission chair is contacted directly within 30 days with a reasonable explanation, the appointment will be automatically rescinded at the next regular council meeting on the Consent Agenda. The former appointee may reapply for future vacancies." VOTE:

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

Excused: 1 - Council Member Chacon

[25-204](#)

Operating Funding Priorities 2026 Budget Requests

Mayor Pro Tem Noble offered a friendly amendment to add "Primary Employment" as an additional priority. Council Member Teter did not accept the friendly amendment.

A motion was made by Mayor Pro Tem Noble, seconded by Council Member Douglas, to add "Primary Employment" as an additional priority. VOTE: 3 - Aye (K. Douglas, S. Douglas, Noble), 5 - Nay, 1 - Excused (Chacon)

A motion was made by Council Member Teter, seconded by Council Member Dukes, to direct the City Manager to analyze and present staff findings and recommendations at the September 8 Budget Workshop of increased capacity and capabilities within the five operating funding priorities: i) Public Safety, ii) Derby, iii) Public Works, iv) Retail Development, and v) Economic Development, identified from the July 28 Study Session. The analysis and recommendations should include, but not limited to, the additional detail the City Council discussed under the five identified operating funding priorities. VOTE:

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

Excused: 1 - Council Member Chacon

6. Presentations

[Pres 25-057](#)

Oil and Gas Monthly Update

Melody Mascarenaz, Sustainability Manager, provided the monthly oil and gas update.

[Pres 25-187](#)

2026 Budget - Preliminary Session #1

City Manager Rogers and Finance staff presented on the draft 2026 budget.

A motion was made by Mayor Pro Tem Noble, seconded by Council Member Kim, to extend the automatic time of adjournment to 11:00 PM. VOTE: 6 - Aye, 2 - Nay (Ford, Madera)

7. Consent Agenda

Council Member Madera requested to pull Resolution 2025-116.

Council Member Douglas requested to pull Resolution 2025-067.

[Min 25-151](#)

Minutes of the July 21, 2025 Regular Meeting

[Ord 2683](#)

AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF FEDERAL FUNDS THE AMOUNT OF \$4,116,000 FOR THE CHAMBERS ROAD WIDENING PROJECT IN THE PUBLIC WORKS DEPARTMENT AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF

[Ord 2685](#)

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 \$4,991,770 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

[Ord 2687](#)

AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF FUNDS FROM THE COLORADO DEPARTMENT OF TRANSPORTATION IN THE AMOUNT OF \$1,918,800 FOR HIGHWAY 2 MEDIAN UPGRADES AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF

[Ord 2691](#)

AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF GRANT FUNDING FROM THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) IN THE AMOUNT OF \$5,000,000 FOR THE WIDENING OF 88TH AVENUE IN THE CITY OF COMMERCE CITY AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF

[Ord 2692](#) AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF THE DEFENSE COUNSEL FIRST APPEARANCE GRANT PROGRAM IN THE AMOUNT OF \$2,500 AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF

[Ord 2695](#) AN ORDINANCE AMENDING COMMERCE CITY REVISED MUNICIPAL CODE (CCRMC) SECTION 6-2004

[Res 2025-067](#) A RESOLUTION AUTHORIZING AWARD OF A DESIGN-BUILD CONSTRUCTION CONTRACT FOR THE BUFFALO RUN GOLF COURSE CLUBHOUSE EXPANSION PROJECT TO R.G. BRINKMANN COMPANY

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

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

Excused: 1 - Council Member Chacon

[Res 2025-078](#) A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE OF THE ANNEXATION PETITION IN CASE AN24-0001 KNOWN AS THE ESTRADA ANNEXATION AND SETTING A PUBLIC HEARING TO DETERMINE ELIGIBILITY FOR SUCH ANNEXATION

[Res 2025-115](#) A RESOLUTION AMENDING COUNCIL POLICY #CP-2

[Res 2025-116](#) A RESOLUTION AMENDING COUNCIL POLICY #CP-16

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

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

Excused: 1 - Council Member Chacon

8. Ordinances on 2nd Reading

[Ord 2686](#)

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 \$2,880,280.20 FOR USE ON THE CIVIC CENTER REMODEL PROJECT, INCLUDING SPECIFIED INTERFUND TRANSFERS, AND AUTHORIZATION OF THE EXPENDITURES THEREOF

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

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

Nay: 3 - Mayor Douglas, Mayor Pro Tem Noble and Council Member Douglas

Excused: 1 - Council Member Chacon

9. Administrative Council Business

10. 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.

[25-052](#)

Review of Work Schedule

11. Adjourn

The meeting adjourned at 10:59 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

[25-053](#)

City Council Policies

[25-054](#)

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.