



Commerce City

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

Meeting Minutes - Draft

City Council

Monday, September 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_Mi_HHXp1QmCmeF9l1tpT0w

Regular Meeting. Revised 9/11/2025 at 2:00 PM.
Times given are estimates only

1. Call to Order/Roll Call - 6:00 PM

A regular meeting of the City Council of the City of Commerce City was called to order by Mayor Douglas on September 15, 2025, at 6:00 PM.

A motion was made by Council Member Dukes, seconded by Council Member Ford, to excuse those members not present. VOTE: 5- AYE, 3- Nay (Kim, K. Douglas, S. Douglas) 1- Excused (Madera)

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

The pledge of allegiance was recited.

3. Approval of Agenda

A motion was made by Council Member Chacon, seconded by Council Member Douglas, to amend the agenda to place item 25-234 as the last item under Presentations. VOTE: 8 - Aye, 1- Excused (Madera)

4. Public Comment

[25-059](#)

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, September 15, 2025.

Keith Rogers spoke on neighborhood issues.

Andrew Lacrue asked Council to support funding for a band to play at Adams City School's homecoming festivities.

Ruvencia Samuel spoke on graffiti in the Renunion area and the need for restaurants.

June Younger invited Council and residents to the upcoming candidate forums and recycling event.

Vanessa Trujillo spoke on marijuana delivery service.

Glen Murray spoke on the police substation and the speed limit on Highway 2.

5. **Recess to the URA Meeting - 6:20 PM**
6. **Reconvene City Council Meeting - 6:25 PM**
7. **Noticed Council Business**

[25-217](#)

Speed Limit on Highway 2

A motion was made by Council Member Ford, seconded by Council Member Teter, to direct staff to conduct a speed study on Highway 2 to determine if the speed limit can be increased to 55 miles per hour.

VOTE: 8- Aye, 1- Excused (Madera)

[25-219](#)

Protecting Residents: ID Badge Requirement for Solicitors

A motion was made by Council Member Dukes, seconded by Council Member Kim, to direct the City Manager and staff to draft an ordinance requiring all door-to-door solicitors operating within Commerce City to display a visible and clearly legible identification badge at all times while soliciting. The ordinance should specify that the identification must include, at a minimum, the solicitor's name, the business or organization they represent, and proof of a valid city business license or sales and use tax account. VOTE: 8- Aye, 1- Excused (Madera)

[25-229](#)

Proclamation request to recognize the Cultural Council's efforts with the Music in the Park events

A motion was made by Council Member Douglas, seconded by Council Member Chacon, to request recognition by the City of Commerce City by proclamation in appreciation for the non-profit known as the Commerce City Cultural Council members' dedicated commitment to volunteering in bringing the Music in the Park events each year to our community.. VOTE: 8- Aye, 1- Excused (Madera)

[25-230](#)

Request to appoint staff to the ARC Board of Director's

A motion was made by Mayor Douglas, seconded by Council Member Kim, to appoint Jason Rogers to the ARC Board of Directors position and Garrett Anderson as the Designated Alternate. VOTE: 8- Aye, 1- Excused (Madera)

[25-232](#)

A resolution request in support of the South Adam's County Fire Department ballot measure

A motion was made by Mayor Douglas, seconded by Council Member Douglas, to request a resolution in support of South Adam's County Fire Departments ballot measure for a one-half cent tax increase for fire services in our City. VOTE: 8- Aye, 1- Excused (Madera)

[25-233](#)

Support of Memorial Bench for Isabella Salas Morales

A motion was made by Council Member Chacon, seconded by Council Member Douglas, to direct Council to support the memorial for Isabella Salas Morales in the amount of \$5,000 but not to exceed \$7,500. VOTE: 8- Aye, 1- Excused (Madera)

[25-234](#)

2026 Budget Follow-Up

A motion was made by Mayor Douglas, seconded by Council Member Kim, to approve staff's recommended budget reductions for the 2026 budget and submit the revised 2026 budget to City Council at the October 20, 2025 opening of the public hearing. VOTE: 8- Aye, 1- Excused (Madera)

8. Presentations - 7:20 PM

[Pres 25-310](#)

Senior Commission Annual Presentation

Sue McGowan, Senior Commission Chair, presented the Senior Commission Annual Update.

[Pres 25-395](#)

September Oil and Gas Update

Melody Mascarenaz, Sustainability Manager, presented the September Oil and Gas Update.

[Pres 25-381](#)

Annual Crime Report

*Police Chief Guadnola presented the Annual Crime Report.***9. Consent Agenda - 8:50 PM***Mayor Douglas requested Ordinance 2721 be removed from the Consent Agenda and considered separately.***A motion was made by Council Member Ford, seconded by Council Member Teter, that this Agenda be adopted, as amended. 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[25-224](#)

Friends of the Front Range Wildlife Refuges 2025 Harvest Moon Sponsorship

[25-228](#)

Sponsorship request for the VFW District 10 Golf Tournament

[Min 25-178](#)

Minutes of the August 18, 2025 Regular Meeting

[Min 25-195](#)

Minutes of the September 8, 2025 Special Meeting

[Ord 2694](#)

AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO, BY APPROPRIATING UNENCUMBERED FUND BALANCE IN THE COMMERCE CITY BRIGHTON SCHOOL DISTRICT (CCBSD) USE TAX FUND IN THE AMOUNT OF \$2,571,320 FOR SPECIFIC JOINTLY USED RECREATION FACILITIES AND AUTHORIZATION OF THE EXPENDITURE THEREOF

[Ord 2704](#)

AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF GRANT FUNDING FROM ADAMS COUNTY IN THE AMOUNT OF \$805,750 FOR MULTIPLE PARKS, RECREATION AND GOLF (PRG) IMPROVEMENTS AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF

[Ord 2712](#)

AN ORDINANCE TO AMEND THE COMMERCIAL LEASE FOR SERVICIOS DE LA RAZA IN ADAMS TOWER FLOOR FIVE, TO REFLECT NEW SQUARE FOOTAGE

[Ord 2713](#) AN ORDINANCE TO AMEND THE COMMERCIAL LEASE FOR BENEFITS IN ACTION IN ADAMS TOWER FLOOR FIVE, TO REFLECT NEW SQUARE FOOTAGE

[Ord 2714](#) AN ORDINANCE TO AMEND THE COMMERCIAL LEASE FOR FAMILY PROMISE OF GREATER DENVER IN ADAMS TOWER FLOOR FIVE, TO REFLECT NEW SQUARE FOOTAGE

[Ord 2721](#) AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF DERBY PLAN AREA FUNDING FROM THE URBAN RENEWAL AUTHORITY IN THE AMOUNT OF \$325,000 FOR THE 72ND PLACE AND MONACO INTERSECTION RECONSTRUCTION PROJECT AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF

A motion was made by Council Member Kim, seconded by Council Member Ford, that Ordinance 2721 be introduced by council as seated and approved on first reading. 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

[Proc 25-026](#) Proclamation Declaring October 2025 as Code Enforcement Month in Commerce City, Colorado

[Proc 25-028](#) Proclamation Declaring September 28, 2025, as Good Neighbor Day in Commerce City, Colorado

[Res 2025-104](#) A RESOLUTION AUTHORIZING CHANGE ORDER 6 TO A CONSTRUCTION CONTRACT WITH JHL CONSTRUCTORS LLC FOR PROJECT 2022-18-PW, CONSTRUCTION OF THE E. 96TH AVENUE WIDENING, CHAMBERS TO TOWER ROAD PROJECT

[Res 2025-137](#) A RESOLUTION APPOINTING A MEMBER TO DESIGNATED BOARD AND COMMISSION OF COMMERCE CITY

[Res 2025-145](#) A RESOLUTION AUTHORIZING AWARD OF A CONSTRUCTION CONTRACT AGREEMENT FOR THE 72ND PLACE AND MONACO STREET INTERSECTION RECONSTRUCTION PROJECT TO MID CITY CORPORATION

[Res 2025-147](#) A RESOLUTION AMENDING COUNCIL POLICY #CP-3 REGARDING BOARD AND COMMISSION ATTENDANCE REQUIREMENTS

10. Public Hearings - 9:05 PM**PUDA25-0002**

AN ORDINANCE APPROVING THE NEXUS NORTH AT DIA PUD ZONE DOCUMENT AMENDMENT NO. 3 TO ALLOW WAREHOUSE AND DISTRIBUTION LAND USES AND REDUCE THE MAXIMUM FRONT YARD SETBACK FOR PLANNING AREA 3 FOR THE PROPERTY LOCATED AT 17010 EAST 88TH AVENUE

Mayor Douglas opened the public hearing.

Carolynne White, Brownstein Hyatt Farber Schreck, and Jake Burk, Becknell Industrial, provided the applicant's presentation and were present to take questions from Council.

Dalton Guerra, Planner II, provided the staff presentation to Council.

There was no public testimony.

Mayor Douglas closed the public hearing.

A motion was made by Mayor Douglas, seconded by Council Member Chacon, to extend the automatic time of adjourn to 11:30 p.m. VOTE: 5- Aye, 3- Nay (Dukes, Kim, Ford)

A motion was made by Council Member Teter, seconded by Council Member Ford, that this Zoning Ordinance be introduced by council as seated and approved on first reading. VOTE:

Aye: 6 - Mayor Douglas, Council Member Teter, Council Member Chacon, Council Member Kim, Council Member Dukes and Council Member Ford

Nay: 2 - Mayor Pro Tem Noble and Council Member Douglas

Excused: 1 - Council Member Madera

Res 2025-079

A RESOLUTION DETERMINING THE ELIGIBILITY FOR ANNEXATION TO THE CITY OF COMMERCE CITY, COLORADO OF THE PROPERTY GENERALLY LOCATED AT THE 6801 E. 80 AVENUE IN CASE AN24-0001 KNOWN AS THE ESTRADA ANNEXATION

Mayor Douglas opened the public hearing.

The applicant was not present.

Heather Vidlock, Principal Planner, provided the staff presentation to Council.

There was no public testimony.

Mayor Douglas closed the public hearing.

A motion was made by Mayor Pro Tem Noble, seconded by Council Member Kim, that this Resolution be adopted. 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

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, September 15th. Please contact the City Clerk to request paper copies of materials.

11. Resolutions - 10:15 PM

[Res 2025-084](#)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO APPROVING A COMPREHENSIVE SAFETY ACTION PLAN

A motion was made by Mayor Pro Tem Noble, seconded by Council Member Chacon, to have staff give the safety action plan presentation. VOTE: 4- Aye, 4- Nay (Dukes, Kim, Teter, Ford) The motion failed.

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

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

Nay: 1 - Council Member Teter

Excused: 1 - Council Member Madera

[Res 2025-142](#)

A RESOLUTION AUTHORIZING NEGOTIATIONS, PURCHASE, AND THE EXERCISE OF THE CITY'S POWERS OF EMINENT DOMAIN TO ACQUIRE CERTAIN REAL PROPERTY INTERESTS NECESSARY FOR THE EAST 96TH AVENUE PEDESTRIAN UNDERPASS PROJECT

A motion was made by Mayor Pro Tem Noble, seconded by Council Member Kim, that this Resolution be adopted. VOTE:

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

Excused: 2 - Council Member Madera and Council Member Ford

[Res 2025-143](#)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMMERCE CITY SUPPORTING HOME RULE MUNICIPALITIES IN LITIGATION AGAINST THE STATE AND ASSERTING HOME RULE AUTHORITY OVER LOCAL LAND USE AND ZONING

A motion was made by Council Member Kim, seconded by Mayor Pro Tem Noble, that this Resolution be adopted. 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

12. Administrative Council Business - 10:55 PM

A motion was made by Council Member Douglas, seconded by Council Member Chacon, to donate \$3,800 to Adams 14 for their Homecoming parade after party subject to legal review.

A friendly amendment was offered by Mayor Pro Tem Noble to schedule a special meeting on Monday, September 22, 2025 to discuss and vote on the donation of \$3,800 to Adams 14 for their Homecoming parade after party. The amendment was accepted by Council Member Douglas. VOTE: 8- Aye, 1- Excused (Madera)

13. Council Reports - 11:00 PM

[25-060](#)

Review of Work Schedule

14. Adjourn - 11:30 PM

The meeting adjourned at 11:26 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 Garland, Deputy City Clerk

[25-062](#)

City Manager Week in Review Report

[25-061](#)

City Council Policies

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.