



# Commerce City

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

## Meeting Minutes - Draft

### City Council

---

Monday, February 3, 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\\_cVZ43Qm1S3uA2fbmWpkrGA](https://c3gov.zoom.us/webinar/register/WN_cVZ43Qm1S3uA2fbmWpkrGA)

---

#### 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 February 3, 2025, at 6:02 PM.*

**Present:** 9 - Mayor Steven J. Douglas, Mayor Pro Tem Susan Noble, Council Member Oscar Madera, 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

#### 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 Dukes, to adopt the agenda. VOTE: 9 - Aye*

#### 4. Public Comment

[25-007](#)

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](http://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, February 3, 2025.

*Vicki Pabst spoke on posted speed limits around Reunion Park.*

*Randy Bauer invited the community to participate in "What's Next Reunion" to provide feedback on the Oakwood Homes development vision for the Reunion community.*

*Jackie Valdez spoke on ATV and motorcycles driving on her street and the potholes on Brighton Boulevard.*

*Keith Rogers spoke on the need for a camera on 68th Ave./Albion St. and commercial truck noise and speeding vehicles in his neighborhood.*

*Frank Martinez spoke on a code enforcement violation he received for his property.*

*Scott VanHeusen thanked Parks & Recreation for support with the South Street Foundation trash clean up on Sound Creek Regional Greenway and announced the next trash clean up would be on February 22, 2025.*

## 5. Proclamations and Recognitions

[Proc 25-002](#)

Proclamation Declaring March 2025 as Women's History Month in Commerce City, Colorado

*Deana Hall, DEI Commissioner, read the proclamation.*

**A motion was made by Council Member Kim, seconded by Council Member Douglas, that this Proclamation be approved. VOTE:**

**Aye:** 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Millard-Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

## 6. Noticed Council Business

[25-102](#)

Cancellation of March 10, 2025 Study Session

*A motion was made by Mayor Pro Tem Noble, seconded by Council Member Douglas, to cancel the March 10, 2025 study session. VOTE: 9 - Aye*

**7. Presentations**

[Pres 25-026](#)

68th Ave & Albion St Update

*Jason Rogers, City Manager, provided the presentation.*

[Pres 25-040](#)

Oil and Gas Monthly Update

*Libby Tart, Sustainability Manager, provided the presentation.*

**8. Consent Agenda**

*Mayor Douglas requested Resolution 2025-028 be removed from the Consent Agenda.*

**A motion was made by Council Member Kim, seconded by Council Member Teter, that this Consent Agenda be approved, as amended. VOTE:**

**Aye:** 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Millard-Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

[Min 25-014](#)

Minutes of the January 6, 2025 Regular Meeting

[Ord 2656](#)

AN ORDINANCE AMENDING SECTIONS 21-5200, 21-5239.5, AND 21-11200 OF THE LAND DEVELOPMENT CODE PERTAINING TO THE REGULATION OF NATURAL MEDICINE HEALING CENTERS AND NATURAL MEDICINE CULTIVATION, MANUFACTURE, AND TESTING FACILITIES

[Ord 2657](#)

AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF BYRNE STATE CRISIS INTERVENTION PROGRAM GRANT FUNDS IN THE AMOUNT OF \$208,400 FOR A CO-RESPONSE PROGRAM IN THE COMMERCE CITY POLICE DEPARTMENT

[Ord 2658](#) AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF FEDERAL RAILROAD ADMINISTRATION FUNDS IN THE AMOUNT OF \$9,589,000 FOR THE CONSOLIDATED RAIL INFRASTRUCTURE AND SAFETY IMPROVEMENTS GRANT PROGRAM AND AUTHORIZATION OF THE EXPENDITURE THEREOF

[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 2662](#) AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM GRANT FUNDS IN THE AMOUNT OF \$28,395 AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF

[Ord 2664](#) AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO, BY TRANSFERRING \$172,000 OF UNENCUMBERED FUND BALANCE FROM THE GENERAL FUND TO THE CAPITAL EXPENDITURES FUND FOR USE ON CONTRACT MANAGEMENT AND SOURCING SOFTWARE AND AUTHORIZING THE EXPENDITURE THEREOF

[Ord 2667](#) AN ORDINANCE AMENDING THE 2024 BUDGET OF THE CITY OF COMMERCE CITY BY REVISING MULTIPLE INTERFUND TRANSFERS OF AMERICAN RESCUE PLAN ACT FUNDING AND APPROPRIATING AND AUTHORIZING THE EXPENDITURE THEREOF

[AN-255-22-24](#) AN ORDINANCE ANNEXING THE PROPERTY GENERALLY LOCATED AT 8581 ROSEMARY STREET TO THE CITY OF COMMERCE CITY, COLORADO IN CASE AN-255-22-24 KNOWN AS THE CARBAJAL AUTO ANNEXATION

[Z-959-19-24](#) AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY ZONING THE PROPERTY ANNEXED AS THE CARBAJAL AUTO ANNEXATION FROM ADAMS COUNTY AGRICULTURAL-1 DISTRICT TO REGIONAL COMMERCIAL DISTRICT (C-3)

[Res 2025-003](#) A RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR FAIRFAX PARK PLAYGROUND

- [Res 2025-004](#) A RESOLUTION AWARDDING CONTRACT FOR HUMAN RESOURCES INFORMATION SYSTEM SOFTWARE, LICENSES AND SUPPORT TO GOVERNMENTJOBS.COM, INC DBA NEOGOV
- [Res 2025-005](#) A RESOLUTION AUTHORIZING EXECUTION OF GRANT AGREEMENT BY AND BETWEEN THE CITY OF COMMERCE CITY AND ADAMS COUNTY REGARDING FUNDING FOR EAGLE POINTE POOL RE-PLASTER PROJECT
- [Res 2025-006](#) A RESOLUTION AUTHORIZING EXECUTION OF GRANT AGREEMENT BY AND BETWEEN THE CITY OF COMMERCE CITY AND ADAMS COUNTY REGARDING FUNDING FOR PIONEER PARK IRRIGATION SYSTEM REPLACEMENT PROJECT
- [Res 2025-007](#) A RESOLUTION AUTHORIZING EXECUTION OF GRANT AGREEMENT BY AND BETWEEN THE CITY OF COMMERCE CITY AND ADAMS COUNTY REGARDING FUNDING FOR A STORY WALK AT MONACO PARK
- [Res 2025-008](#) A RESOLUTION APPROVING THE FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT FOR THE TRANSPORTATION MASTER PLAN
- [Res 2025-010](#) A RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR DRONE HARDWARE, SOFTWARE, IMPLEMENTATION SERVICES AND SUPPORT TO PALADIN DRONES, INC.
- [Res 2025-011](#) A RESOLUTION AWARDDING CONTRACT TO TYLER TECHNOLOGIES FOR THE PURCHASE AND USE OF BRAZOS E-TICKETING SOFTWARE AND RELATED SERVICES
- [Res 2025-012](#) A RESOLUTION AUTHORIZING AGREEMENT WITH BEACON COMMUNICATIONS LLC FOR THE MAINTENANCE AND SERVICE OF THE CITY OF COMMERCE CITY'S AUDIO-VISUAL EQUIPMENT
- [Res 2025-018](#) A RESOLUTION AUTHORIZING RENEWAL OF TYLER TECHNOLOGIES ENTERPRISE AGREEMENT FOR THE PURCHASE AND USE OF TYLER NEW WORLD TECHNOLOGIES SOFTWARE
- [Res 2025-024](#) A RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR BUFFALO RUN IRRIGATION WELL

[Res 2025-028](#)

A RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR PARTIAL REIMBURSEMENT OF COSTS RELATED TO INTERSECTION IMPROVEMENTS AT E 104TH AVENUE AND BLACKHAWK STREET TO POTOMAC INVESTORS LLC

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

**Aye:** 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Millard-Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

## 9. Resolutions

[Res 2025-009](#)

A RESOLUTION AUTHORIZING EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE CITY OF COMMERCE CITY AND THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) REGARDING CONSTRUCTION OF MEDIANS ON HIGHWAY 2 BETWEEN EAST 72ND AVENUE AND EAST 112TH AVENUE

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

**Aye:** 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Millard-Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

[Res 2024-108](#)

A RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR CONSTRUCTION OF E 88th AVENUE - SEGMENT A TO HUDICK EXCAVATING, INC DBA HEI CIVIL

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

**Aye:** 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Millard-Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

## 10. Administrative Council Business

*A motion was made by Council Member Kim, seconded by Council Member Ford, directing the City Manager to prepare a letter for the Mayor's signature addressed to Adams County and CDOT requesting that CDOT consider entering an Intergovernmental Agreement with the City to address the need to maintain potholes in the City. VOTE: 9 - Aye*

*A motion was made by Council Member Kim, seconded by Council Member Dukes, directing the City Attorney to draft a resolution to revise Council Policy #2 to remove the following language, "The Mayor and Council may provide input on issues, timelines and importance of various items in order to control lengthy meetings"; and direct the City Attorney to draft a resolution to revise Council Policy #2 to add language clarifying the City Manager will to the extend reasonably practicable, provide an overview of an upcoming agenda at a study session 30 days prior to the scheduled council meeting to allow Council the opportunity to provide input before the agenda is finalized. VOTE: 6 - Aye, 3 - Nay (K. Douglas, Chacon, S. Douglas)*

*A motion was made by Council Member Dukes, seconded by Council Member Teter, directing the City Manager to draft a letter showing Council support for Delwest in obtaining 1-2-3 Funding for the purpose of developing housing for purchase. VOTE: 3 - Aye, 6 - Nay (K. Douglas, Kim, Chacon, Teter, S. Douglas, Noble) The motion failed.*

*A motion was made by Mayor Pro Tem Noble, seconded by Mayor Douglas, directing staff to schedule a study session topic for staff to provide alternatives regarding study sessions and regular meetings that conflict with holidays. VOTE: 8 - Aye, 1 - Nay (Dukes)*

*A motion was made by Mayor Pro Tem Noble, seconded by Mayor Douglas, directing staff to provide Council an audit of the past year of Council generated motions, status of the motion, maker of the motion, vote on the motion and the outcome of the motion. VOTE: 4 - Aye, 5 - Nay (Dukes, Kim, Madera, Teter, Ford) The motion failed.*

*A motion was made by Mayor Douglas, seconded by Council Member Chacon, directing staff to make a request to CDOT to change the signalization at 104th Ave./ Hwy 85 eastbound/westbound traffic and at 120th Ave./ Hwy 85 eastbound/westbound traffic from 6:00 a.m. - 10:00 a.m. and 4:00 p.m. - 6:00 p.m. VOTE: 7 - Aye, 2 - Absent (Teter, Madera)*

*A motion was made by Mayor Douglas, seconded by Council Member Kim, to extend the automatic time of adjournment to 11:30 p.m. VOTE: 7 - Aye, 2 - Nay (Dukes, Ford)*

## 11. 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.*

[25-008](#)

Review of Work Schedule

## 12. Executive Session

[25-088](#)

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, specifically to discuss performance standards of the City Manager.

*A motion was made by Council Member Ford, seconded by Council Member Teter, to automatically adjourn the meeting following the executive session. VOTE: 9 - Aye*

**A motion was made by Council Member Kim, seconded by Council Member Teter, that this Executive Session be held. VOTE:**

**Aye:** 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Millard-Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

## 13. Adjourn

*The meeting adjourned at 11:30 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*

[25-009](#)

City Council Policies

[25-010](#)

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.**