



Commerce City

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

Meeting Minutes - Draft

City Council

Monday, January 5, 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_Y8UoHI8MSxWI9e-yjPwTjw

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 January 5, 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

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 as presented. VOTE: 9 - Aye

4. Public Comment

26-001

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 the Monday meeting date.

Nancy Tanguay spoke on Commerce City elections.

Keith Rogers spoke on the need to take action for speeding vehicles on roads.

Rene Bullock addressed the passing of the former city attorney's wife and also spoke on the Commerce City elections.

5. Noticed Council Business

NCB 26-002

BUILDING A FUTURE-READY WORKFORCE: ESTABLISHMENT OF A CITY WORKFORCE ADVISORY COMMITTEE

A motion was made by Council Member Dukes, seconded by Council Member Guardiola, to direct the City Attorney to draft a Resolution establishing a Future-Ready City Workforce Advisory Committee charged with assessing Commerce City's current and future workforce needs and returning policy recommendations to the City Council. This Advisory Committee will support the Commerce City Strategic Plan by advancing economic vitality, expanding local job pathways, strengthening our business environment, and ensuring City policies are guided by data, partnerships, and long-term workforce trends. The Resolution should clearly define the Advisory Committee's purpose and responsibilities as specified in the Council Communication.

VOTE: 9 - Aye

NCB 26-001

MOTION TO EVALUATE DEVELOPMENT OPTIONS FOR 112TH AVENUE CORRIDOR

A motion was made by Mayor Douglas, seconded by Council Member Kim, to direct the City Manager to identify present options for development for E 112th Chambers Road westward towards the Bison Ridge Recreation Center. These options should include potential design concept, cost estimated, and anticipated project timeline, community engagement opportunities in alignment with existing transportation infrastructure plans should also be considered in this evaluation.

Mayor Douglas withdrew the motion.

This Noticed Council Business was discussed and closed

NCB 26-003

CITY CHARTER REVIEW

A motion was made by Council Member Kim, seconded by Council Member Dukes to direct the City Manager and City Attorney to put together a study session presentation regarding the City Charter and whether there is a recommendation to amend any provisions therein. Moreover to breakdown any pain points based on Council priorities and how these changes could help accomplish our goals. VOTE: 9 - Aye

6. PresentationsPres 26-062

JANUARY 2026 MONTHLY OIL AND GAS UPDATE

Melody Mascarenas, Sustainability Manager in the Energy, Equity and Environmental Division, presented on monthly Oil and Gas Update.

7. Consent Agenda

Mayor Douglas requested Proclamation 26-001 be 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:

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

Proc 26-001

A PROCLAMATION DECLARING FEBRUARY 2026 AS BLACK HISTORY MONTH IN COMMERCE CITY, COLORADO

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

Min 26-006

MINUTES OF THE DECEMBER 8, 2025 ORGANIZATION MEETING

Min 26-005

MINUTES OF THE DECEMBER 15, 2025 REGULAR MEETING

Min 26-001

MINUTES OF THE DECEMBER 18, 2025 SPECIAL MEETING

Res 2026-003

A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH SOUTH ADAMS COUNTY FIRE DEPARTMENT TO UPFIT CERTAIN COMMERCE CITY POLICE DEPARTMENT VEHICLES

[Res 2026-005](#) A RESOLUTION AUTHORIZING AWARD OF A MASTER SERVICES AGREEMENT TO GROUND ENGINEERING CONSULTANTS, INC. FOR CONSTRUCTION MATERIALS TESTING

[Res 2026-006](#) A RESOLUTION AUTHORIZING A FIRST AMENDMENT TO THE BANKING SERVICES AGREEMENT WITH WELLS FARGO BANK, N.A.

[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 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

[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 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 AND 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

Ord 2754

AN ORDINANCE AMENDING CHAPTER 2 OF THE COMMERCE CITY REVISED MUNICIPAL CODE REGARDING SURPLUS, CONTRABAND, AND UNCLAIMED PROPERTY

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

8. Public Hearings

LUP25-0001

AN ORDINANCE AMENDING THE COMMERCE CITY 2045 COMPREHENSIVE PLAN'S ANNEXATION AREAS AND GROWTH BOUNDARIES MAP, CHARACTER AREAS LAND USE MAP, ECONOMIC DEVELOPMENT FRAMEWORK MAP, AND RESIDENTIAL AREAS FRAMEWORK MAP FOR THE AREA GENERALLY LOCATED AT THE NORTHWEST CORNER OF EAST 120TH AVENUE AND CHAMBERS ROAD

Mayor Douglas opened the public hearing.

Pierpont Realty, Group on behalf of Adams Crossing, LLC, gave the applicant's presentation and was present to take questions from Council.

Nathan Chavez, City 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 Ordinance LUP25-0001 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

Res 2026-001

A RESOLUTION APPROVING THE FINAL PLAT FOR REUNION CENTER FILING NO. 1 AMENDMENT NO. 1, GENERALLY LOCATED BETWEEN EAST 104TH AVENUE AND HOMESTEAD TRAIL AND BETWEEN WALDEN STREET AND TOWER ROAD, CONSISTING OF 35.55 ACRES

Mayor Douglas opened the public hearing.

Jeff Marck from Oakwood Homes, gave the applicant's presentation and was present to take questions from Council.

Nic Berry, City 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 Dukes, seconded by Council Member Teter, that Resolution 2026-002 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 2026-002

A RESOLUTION APPROVING THE FINAL PLAT FOR REUNION CENTER FILING NO. 1 AMENDMENT NO. 2, GENERALLY LOCATED BETWEEN EAST 104TH AVENUE AND HOMESTEAD TRAIL AND BETWEEN WALDEN STREET AND YAMPA STREET, AND CONSISTING OF 15.25 ACRES

Mayor Douglas opened the public hearing.

Jeff Marck from Oakwood Homes, gave the applicant's presentation and was present to take questions from Council.

Nic Berry, City 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 Sandoval, seconded by Council Member Kim, that Resolution 2026-002 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

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9. Administrative Council Business

10. Council Reports

26-007 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.

11. Adjourn

The meeting adjourned at 10:15 PM.

Stephen Ruger, City Clerk

26-003 CITY MANAGER WEEK IN REVIEW REPORT

26-002 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.