



Commerce City

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

Meeting Minutes - Final

City Council

Monday, March 2, 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_Cv5HN53ZS1iaXjbat0dIMw

Regular Meeting. Revised on 3.02.2026 at 4:00 PM.

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 March 2, 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 Mayor Pro Tem Noble, seconded by Council Member Kim, to amend the agenda to place Ordinances on 1st Reading to be immediately after Executive Sessions. VOTE: 8 - Aye, 1 - Nay (Sandoval)

4. Public Comment

[26-043](#)

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 meeting date.

Aliyah Acevedo spoke on members removed from the Youth Commission for relation to a Council Member

John Ylelnick spoke on the ownership of property located at 112th Ave. and US 85 North, Commerce City

Tori Rondeau spoke on limiting speed limits in residential neighborhoods

Carmen Medrano spoke against Ordinance 2755

Manuel Guradiola spoke on members removed from the Youth Commission for relation to a Council Member

Francisco Chica spoke against Ordinance 2756

Mario Marquez spoke on the Soccer World Cup Event and Adams 14 marching band to appear in the Memorial Day Parade in Washington, D.C.

Keith Rogers spoke on neighborhood speed limits, the police substation, city road conditions and requested Council Member Guardiola meet with Ward 1 residents

Ryan Keefer requested more police presence in Reunion due to increased crime and spoke against Ordinances 2755 and 2756

Jackie Valdez requested Council Member Guardiola meet with Ward 1 residents, she spoke of large equipment vehicles driving on Colorado Blvd and spoke against Ordinance 2755

Daniel Gee spoke against Senate Bill 26-097 and Ordinance 2755

Kristi Douglas spoke on the police substation, members removed from the Youth Commission for relation to a Council Member, the Oil and Gas Update, Housing Authority term limits, and she spoke against Ordinances 2755 and 2767

Angel Armenta spoke on the Suncor Boys and Girls Club

Alejandro Armenta spoke on the Suncor Boys and Girls Club

5. Recess to the URA**6. Reconvene Council Meeting****7. Executive Session****[EXS 26-009](#)**

AN EXECUTIVE SESSION OF THE CITY COUNCIL PURSUANT TO C.R.S. 24-6-402(4)(F)(I) FOR THE PURPOSE OF DISCUSSION OF PERSONNEL MATTERS REGARDING THE MUNICIPAL COURT JUDGE

A motion was made by Council Member Kim, seconded by Council Member Teter, to enter into Executive Session of the City Council of Commerce City pursuant to C.R.S. 24-6-402(f)(i) for the purpose of discussion of personnel matters regarding the Municipal Court Judge. 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. Noticed Council Business**[NCB 26-005](#)**

NONPROFIT ENGAGEMENT ADVISORY COMMITTEE

A motion was made by Council Member Dukes, seconded by Council Member Young, to direct the City Manager, in coordination with the City Attorney, to draft a resolution for a Non-profit Engagement Advisory Committee for Commerce City for a one year term and return to City Council for consideration. VOTE: 9 - Aye

[NCB 26-006](#)

ADVANCING COMMUNITY HEALTH AND WELL-BEING UPDATES

A motion was made by Council Member Dukes, seconded by Council Member Trujillo to direct City Manager and staff to provide a quarterly health and wellbeing update at a study session and to include certain indicators and expectations outlined in a council communication. VOTE: 8- Aye; 1- Nay (Douglas)

[NCB 26-007](#)

REQUEST TO AMEND THE COMMERCE CITY HOUSING AUTHORITY'S APPOINTMENT PROCESS THROUGH CITY COUNCIL

A motion was made by Mayor Pro Tem Noble, seconded by Mayor Douglas to extend the regular time of adjournment to midnight. VOTE: Aye - 8; Nay - 1 (Kim)

A motion was made by Council Member Trujillo, seconded by Council Member Dukes to direct the City Manager and City Attorney to prepare a resolution modifying the Council appointees role on the Commerce City Housing Authority to non-voting. VOTE: Aye - 8; 1- Nay (Noble)

A motion was made by Council Member Trujillo, seconded by Council Member Dukes, to direct the City Manager and City Attorney to prepare a resolution modifying the terms for regular non-council appointees of Commerce City Housing Authority Commissioner from 3-year terms to 4-year terms with no more than two consecutive terms; after serving two consecutive terms a one year waiting period to reapply. VOTE: Aye - 7; Nay - 2 (Noble, Douglas)

9. Presentations

[26-040](#)

MARCH 16, 2026 MEETING CANCELLATION

A motion was made by Council Member Teter, seconded by Council Member Kim to Cancel the March 16, 2026 regular meeting and call special meeting for March 23, 2026. VOTE: 9 - Aye

[Pres 26-016](#)

MONTHLY OIL AND GAS UPDATE

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

[Pres 26-268](#)

WINTER PLANNING RETREAT PROPOSED AGENDA

A motion was made by Council Member Kim, seconded by Council Member Young to approve Winter Planning Retreat Proposed Agenda. VOTE: 9 - Aye

10. Consent Agenda

Council Member Sandoval requested to remove item 26-038 from the consent agenda.

A motion was made by Council Member Teter, seconded by Council Member Dukes, 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

[Min 26-049](#)

MINUTES OF THE FEBRUARY 2, 2026 MEETING

- [26-038](#) ADELANTE LATINA CONVENTION 2026 SPONSORSHIP REQUEST
A motion was made by Council Member Kim, seconded by Council Member Trujillo to approve the sponsorship for Adelante Latina Convention 2026. VOTE: Aye - 9
- [26-047](#) COMMUNITY COLLEGE OF AURORA FOUNDATION SPONSORSHIP REQUEST
- [Res 2026-011](#) A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE OF THE ANNEXATION PETITION IN CASE AN24-0004 KNOWN AS THE ADAMS CROSSING ANNEXATION AND SETTING A PUBLIC HEARING TO DETERMINE ELIGIBILITY FOR SUCH ANNEXATION
- [Res 2026-018](#) A RESOLUTION APPOINTING A MEMBER TO DESIGNATED BOARD AND COMMISSION OF COMMERCE CITY
- [Res 2026-034](#) A RESOLUTION AUTHORIZING AWARD OF AN AGREEMENT FOR STREET LIGHT MAINTENANCE AND REPAIR TO LUMIN8 TRANSPORTATION TECHNOLOGIES, LLC
- [Res 2026-037](#) A RESOLUTION AUTHORIZING A THIRD AMENDMENT TO MASTER SERVICES AGREEMENT FOR RIGHT-OF-WAY LANDSCAPE MAINTENANCE AND REPAIR WITH TWA, INC. D/B/A SIERRA LANDSCAPING
- [Res 2026-038](#) A RESOLUTION AUTHORIZING A THIRD AMENDMENT TO MASTER SERVICES AGREEMENT WITH APPLIED PROPERTY SERVICES INC. FOR ON-DEMAND NON-IRRIGATED LANDSCAPE SERVICES
- [Res 2026-039](#) A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH ADAMS COUNTY, COLORADO REGARDING COST-SHARING FOR US 85 AND 120TH AVENUE PROJECT
- [Res 2026-040](#) A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF BRIGHTON, COLORADO REGARDING COST-SHARING FOR US 85 AND 120TH AVENUE PROJECT
- [Ord 2746](#) AN ORDINANCE AMENDING THE 2026 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF GRANT FUNDING FROM THE DEPARTMENT OF NATURAL RESOURCES, COLORADO WATER CONSERVATION BOARD IN THE AMOUNT OF \$47,257.75 TO CONSTRUCT XERISCAPE DEMONSTRATION GARDENS AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF

- [Ord 2749](#) AN ORDINANCE AMENDING THE 2026 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF GRANT FUNDING FROM ADAMS COUNTY IN THE AMOUNT OF \$175,000 FOR STAMPEDE PARK PLAYGROUND IMPROVEMENTS AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF
- [Ord 2750](#) AN ORDINANCE AMENDING THE 2026 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF GRANT FUNDING FROM GREAT OUTDOORS COLORADO IN THE AMOUNT OF \$168,000 FOR GENERATION WILD FUNDING AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF
- [Ord 2759](#) AN ORDINANCE AMENDING THE 2026 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 \$90,500 FOR THE DERBY PHOTOMETRIC STUDY & LIGHTING PLAN AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF
- [Ord 2761](#) AN ORDINANCE AMENDING CHAPTER 11 OF THE COMMERCE CITY REVISED MUNICIPAL CODE PROHIBITING OFF-HIGHWAY VEHICLES ON CITY STREETS, SIDEWALKS AND HIGHWAYS
- [Ord 2762](#) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO, AMENDING CHAPTER 23 OF THE COMMERCE CITY REVISED MUNICIPAL CODE PERTAINING TO THE CITY'S EMERGENCY OPERATIONS PLAN
- [Ord 2765](#) AN ORDINANCE AMENDING ORDINANCE NO. 2725 RELATING TO THE ISSUANCE OF ONE OR MORE SERIES OF THE CITY OF COMMERCE CITY, COLORADO'S SALES AND USE TAX REVENUE REFUNDING BONDS, AND PROVIDING OTHER DETAILS IN CONNECTION THEREWITH

11. Public Hearings

[V25-0003](#)

AN ORDINANCE VACATING A PORTION OF PEORIA STREET BETWEEN EAST 104TH AVENUE AND THE XCEL POWER LINES AND BETWEEN HIGHWAY 2 AND PEORIA PARKWAY, COMMERCE CITY, COLORADO.

Mayor Douglas opened the public hearing.

Evan Curtis, Revesco Properties, gave the applicant's presentation and was present to take questions from Council.

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

There was no public testimony on this matter.

Mayor Douglas closed the public hearing.

A motion was made by Council Member Dukes, seconded by Council Member Kim, that Ordinance V25-0003 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

[Z25-0004](#)

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY REZONING THE PROPERTY GENERALLY LOCATED AT 4850 EAST 60th AVENUE FROM C-3 (REGIONAL COMMERCIAL DISTRICT) TO I-2 (MEDIUM-INTENSITY INDUSTRIAL DISTRICT)

Mayor Douglas opened the public hearing.

Ryan Barker, CDE/Colorado Scaffolding, provided the applicant presentation and was present to take questions from Council.

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

There was no public testimony on this matter.

Mayor Douglas closed the public hearing.

A motion was made by Council Member Kim, seconded by Council Member Dukes, that Ordinances Z25-0004 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

[Z25-0005](#)

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY REZONING THE PROPERTY GENERALLY LOCATED AT 13701 EAST 104TH AVENUE FROM AG (AGRICULTURAL DISTRICT) TO P (PUBLIC DISTRICT)

Mayor Douglas opened the public hearing.

There was no applicant presentation.

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

There was no public testimony on this matter.

Mayor Douglas closed the public hearing.

A motion was made by Council Member Teter, seconded by Council Member Dukes, that Ordinance Z25-0005 be introduced by council as seated and approved on first reading. VOTE:

Aye: 8 - Mayor Douglas, Council Member Guardiola, Council Member Teter, Council Member Sandoval, Council Member Kim, Council Member Dukes, Council Member Trujillo and Council Member Young

Nay: 1 - Mayor Pro Tem Noble

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12. Ordinances on 1st Reading

[Ord 2755](#)

AN ORDINANCE APPROVING AN AGREEMENT WITH FLOCK GROUP, INC. FOR THE LONG-TERM LEASE OF EQUIPMENT INCLUDING LICENSE PLATE RECOGNITION CAMERAS, DRONES AND OTHER CAMERAS, GRANTING A REVOCABLE LICENSE TO OPERATE SAID EQUIPMENT ON CITY PROPERTY, AND THE MAYOR TO EXECUTE THE AGREEMENT IN THE FORMAT ATTACHED HERETO

A motion was made by Council Member Trujillo, seconded by Council Member Dukes, that Ordinance 2755 be introduced by council as seated and approved on first reading. VOTE:

Aye: 6 - Council Member Guardiola, Council Member Teter, Council Member Sandoval, Council Member Dukes, Council Member Trujillo and Council Member Young

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

[Ord 2756](#)

AN ORDINANCE AMENDING THE 2026 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF FUNDING FROM THE URBAN RENEWAL AUTHORITY, FEDERAL FORFEITURE FUND, CAPITAL EXPENDITURES FUND, AND GENERAL FUND IN THE TOTAL AMOUNT OF \$608,900 FOR USE ON THE FLOCK EXPANSION PROJECT AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF

A motion was made by Council Member Teter, seconded by Council Member Dukes, that Ordinance 2756 be introduced by council as seated and approved on first reading. VOTE:

Aye: 6 - Council Member Guardiola, Council Member Teter, Council Member Sandoval, Council Member Dukes, Council Member Trujillo and Council Member Young

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

13. Administrative Council Business

14. 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.

[26-046](#)

REVIEW OF THE CITY COUNCIL WORK SCHEDULE

15. Adjourn

The meeting adjourned at 11:54 PM.

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

Steve J. Douglas, Mayor

Stephen J. Ruger, City Clerk

[26-044](#)

CITY MANAGER WEEK IN REVIEW REPORT

[26-045](#)

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.