



Commerce City

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

Meeting Minutes

City Council

Monday, July 6, 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_ScU6TrwOTeqNBIjNv3aRAA

Regular Meeting

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 July 6, 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 Dukes, to approve the agenda as presented. VOTE: (Passed)

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

4. Public Comment

[26-093](#)

Public Comment - Individuals may address the City Council on items that are not on the agenda, or on agenda items that do not appear as Public Hearings, during Public Comment. Items of a personal nature should not be discussed; personnel-related matters shall be directed through the appropriate chain of command. Please sign up prior to the meeting start time. Neither Council Members nor City staff should be expected to engage in discussions or debate with any speaker. The Council may direct the City Manager to follow up with certain matters. Out of respect for City Council and others in attendance, comments are limited to three (3) minutes or less. If a large number of speakers have signed up representing a group and on the same topic, the Mayor may ask that the

group designate a representative to present their collective comments. Visit <<http://c3gov.com/council>> to access full meeting agendas. Click on, "Virtual Meeting and Public Comment Instructions," for instructions on how to provide virtual live and written comments. The deadline to register for virtual comments, or submit written comments, is noon on the date of the meeting.

Erick Stowe discussed issues related to Reunion Filing No. 39 and 40, as well as transportation concerns on 104th and 120th Streets.

Brenda Berggren spoke in opposition of the 112th & Chambers Rd Widening Project and addressed the overall impacts of the drought.

Georgianne Becker and Chris Shamel both expressed opposition to Reunion Filing No. 39 and 40.

Kristi Douglas recognized the three firefighters who recently lost their lives in Colorado wildfires and discussed the impacts of hydraulic fracturing.

Nate Harris spoke in opposition to the City's contract with Flock, Inc.

Jackie Valdez raised concerns regarding Colorado Blvd and 68th St, as well as drought related concerns about fireworks.

Dennis Burnham addressed overall environmental concerns and requested changes to landscaping.

5. Noticed Council Business

[NCB 26-040](#)

A REQUEST FOR RECOMMENDATIONS ON UPDATING THE MUNICIPAL NOISE ORDINANCE

Attachments: [Council Communication](#)

A motion was made by Council Member Kim, seconded by Council Member Dukes, to direct the City Manager to schedule a review of Commerce City Revised Municipal Code Section 6-2011 at a future Study Session by the end of Q3 2026. VOTE: (Passed)

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

6. Public Hearings

[PUDA25-0003](#)

AN ORDINANCE APPROVING THE HOGAN PROPERTY PUD ZONE DOCUMENT AMENDMENT NO. 2 TO CONSOLIDATE PLANNING AREAS B-D, MODIFY THE ALLOWABLE USES, ESTABLISH DEVELOPMENT STANDARDS AND EXPAND THE BOUNDARY OF THE PUD FOR THE PROPERTIES LOCATED AT 10230 CHAMBERS ROAD AND 15955 E 101ST WAY CONSISTING OF 16.82 ACRES

Attachments: [Council Communication](#)
[Attachment 1 - Ordinance PUDA25-0003](#)
[Attachment 2 - Staff Report](#)
[Attachment 3 - Vicinity Map](#)
[Attachment 4 - Applicant Narrative](#)
[Attachment 5 - Planning Commission Minutes](#)
[Attachment 6 - Neighborhood Meetings Summary](#)
[Attachment 7 - Public Comment](#)
[Attachment 8 - Zone Document](#)
[Attachment 9 - Existing Zone Document](#)
[Attachment 10 - Traffic Impact Study](#)
[Attachment 11 - Conceptual Site Plan](#)
[Attachment 12 - Staff Presentation](#)
[Attachment 13 - Applicant Presentation](#)
[Attachment 14 - Newspaper Affidavit](#)
[Attachment 15 - Written Comments](#)
[Attachment 16 - Written Comments](#)

Mayor Douglas opened the Public Hearing.

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

Yvette Tetreault, Urban Moment Development, and Samantha Pollmiller, Norris Design, gave the applicant's presentation and were present to take questions from Council.

Marissa Mink, Jennifer Brubank, Brenda Berggren, Kevin Schmidt, Kristi Douglas, Jeff Rhorer, Greg Thompson, Rob Schechter, and Joe Estrada spoke in opposition of the ordinance and highlighted traffic, environmental, and resources concerns.

Tom Kaufman and Greg Thompson spoke in favor of the ordinance noting that a variety of housing is appealing to school districts.

Mayor Douglas closed the Public Hearing.

A motion was by Council Member Teter, seconded by Council Member Dukes, to approve PUDA25-0003, An ordinance approving the Hogan property PUD Zone Document amendment No. 2 to consolidate planning areas B-D, modify the allowable uses, establish development standards and expand the boundary of the PUD for the properties located at 10230 Chambers Road and 15955 E 101st Way consisting of 16.82 Acres. VOTE: (Withdrawn)

A motion was made by Council Member Sandoval, seconded by Council Member Guardiola, to withdraw the original motion. VOTE: (Passed) – 9 - Aye

A motion was made by Council Member Dukes, seconded by Council Member Trujillo, to continue the hearing to the Regular Meeting of September 21, 2026. VOTE:

(Passed) – 9 - Aye

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, July 6th. Please contact the City Clerk to request paper copies of materials.

7. Consent Agenda

A motion was made by Council Member Dukes, seconded by Council Member Guardiola, to approve the Consent Agenda as presented. VOTE: (Passed)

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 26-117](#)

MINUTES OF THE JUNE 15, 2026 REGULAR MEETING

Attachments: [Meeting Minutes](#)

[NCB 26-038](#)

RATIFICATION OF ROTARY SPORTING CLAY INVITATIONAL SPONSORSHIP REQUEST

Attachments: [Council Communication](#)

[Ord 2782](#)

AN ORDINANCE AMENDING THE 2026 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO, BY APPROPRIATING UNENCUMBERED FUND BALANCE IN THE GENERAL FUND IN THE AMOUNT OF \$463,040 FOR USE ON AN OUTDOOR COMMUNITY ICE RINK AND AUTHORIZATION OF THE EXPENDITURE THEREOF

Attachments: [Council Communication](#)
[Attachment 1 - Ordinance 2782](#)
[Attachment 2 - Additional Background Materials](#)

[Ord 2785](#)

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND APPROVE A LEASE AGREEMENT WITH KONICA MINOLTA BUSINESS SOLUTIONS U.S.A., INC. FOR THE LONG-TERM LEASE OF PRINTING EQUIPMENT INCLUDING PRINTERS, COPIERS, OTHER DEVICES, SUPPORT, SUPPLIES, AND A SOFTWARE SYSTEM FOR UTILIZATION OF THAT EQUIPMENT

Attachments: [Council Communication](#)
[Attachment 1 - Ordinance 2785](#)

[Ord 2787](#)

AN ORDINANCE AMENDING CHAPTER 1, ARTICLE III, SEC. 1-3006,

OF THE COMMERCE CITY REVISED MUNICIPAL CODE
REGARDING THE DEFINITION OF COMMUNITY SERVICE OFFICER

Attachments: [Council Communication](#)
 [Attachment 1 - Ordinance 2787](#)

[Res 2026-089](#)

A RESOLUTION AUTHORIZING A FIRST AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES WITH DAVID EVANS ENTERPRISES, INC. FOR CONSTRUCTION MANAGEMENT, INSPECTION, AND MATERIALS TESTING SERVICES FOR THE EAST 96TH AVENUE WIDENING PROJECT

Attachments: [Council Communication](#)
 [Attachment 1 - Resolution 2026-089](#)

[Res 2026-096](#)

A RESOLUTION AUTHORIZING A FIRST AMENDMENT TO INCENTIVE AGREEMENT WITH ARDENT MILLS,LLC

Attachments: [Council Communication](#)
 [Attachment 1 - Resolution 2026-096](#)

8. Ordinances on 1st Reading

[ZON26-0003](#)

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY ZONING THE PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF E. 88TH AVENUE AND TOWER ROAD ANNEXATION FROM ADAMS COUNTY AGRICULTURAL-3 (A-3) TO AGRICULTURAL (AG)

Attachments: [Council Communication](#)
 [Attachment 1 - Zoning Ordinance ZON26-0003](#)
 [Attachment 2 - Zone Change Report](#)
 [Attachment 3 - Legal Description](#)
 [Attachment 4 - Planning Commission Minutes](#)
 [Attachment 5 - Narrative](#)
 [Attachment 6 - Vicinity Map](#)
 [Attachment 7 - Presentation](#)

A motion was made by Council Member Kim, seconded by Council Member Young, that the Ordinance be introduced by Council as seated and approved on first reading VOTE: (Passed)

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

[AN26-0003](#)

AN ORDINANCE ANNEXING THE PROPERTY GENERALLY

LOCATED AT THE NORTHWEST CORNER OF EAST 88TH AVENUE
AND TOWER ROAD TO THE CITY OF COMMERCE CITY,
COLORADO IN CASE AN26-0003

Attachments: [Council Communication](#)
[Attachment 1 - Annexation Ordinance AN26-0003](#)
[Attachment 2 - Annexation Report](#)
[Attachment 3 - Annexation Map](#)
[Attachment 4 - Narrative](#)
[Attachment 5 - Legal Description](#)
[Attachment 6 - Vicinity Map](#)
[Attachment 7 - Presentation](#)

A motion was made by Council Member Craig Kim, seconded by Council Member Lori Young, that the Ordinance be introduced by Council as seated and approved on first reading. VOTE: (Passed)

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

9. Administrative Council Business

A motion was made by Council Member Kim, seconded by Mayor Pro Tem Noble, that the City Council bring Subdivision Cases S-795-26, renew filing 39, and S-796-26, renew filing 40, before the Council for a discussion regarding transportation issues on Chambers Road at a Public Hearing. (Withdrawn)

A motion was made by Council Member Kim, seconded by Council Member Dukes, to withdraw the previous motion. VOTE: (Passed) – Aye – 7, Nay – 2 (Douglas, Noble)

A motion was made by Council Member Kim, seconded by Council Member Dukes, to schedule a discussion of the Chambers Road Widening Project to understand where the City stands at a future Study Session. VOTE: (Passed) – Aye - 9

A motion was made by Mayor Pro Tem Noble, seconded by Mayor Douglas, to extend the meeting to 11:00 PM. VOTE: (Failed) – Aye – 2 (Douglas, Noble), Nay – 7

10. Council Reports

None

[26-127](#)

REVIEW OF THE WORK SCHEDULE

Attachments: [Regular Meetings](#)
[Study Sessions](#)

11. Adjourn

The meeting adjourned at 10:35 PM.

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

Steven J. Douglas, Mayor

Attest: Stephen J. Ruger, City Clerk

[26-126](#)

CITY COUNCIL POLICIES

Attachments: [Council Policies](#)

[26-125](#)

CITY MANAGER WEEK IN REVIEW REPORT

Attachments: [Week in Review Report URL](#)

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.