



Commerce City

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

Meeting Minutes - Draft

City Council

Monday, April 20, 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_pbj7JlrVSEyIVHR_RTsmwA

Regular Meeting. Revised 4/20/2026 at 3:00 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 April 20, 2026, at 6:03 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 was recited.

3. Approval of Agenda

A motion was made by Council Member Sandoval, seconded by Council Member Kim, to approve the agenda as presented. VOTE: 9 - Aye

4. Public Comment

[26-071](#)

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.

- *John Zayac, a business owner in the City, spoke on sales tax rates on car wash businesses in the City.*
- *Derek Rinehart spoke against the Flock Cameras Ordinance and the Municipal code on vehicle tags/parking.*
- *Carol Kennedy, an Attorney with CPLP, spoke on her assistance with the residents of Advance Mobile Home Park and their upcoming sale of the land.*
- *Gustavo Olivas spoke for City support on the pending sale of the Advance Mobile Home Park.*
- *Randy Wulf spoke on homelessness issues in the City.*
- *Jackie Valdez spoke on noise violations in her neighborhood.*
- *Keith Rogers spoke on traffic issues in his neighborhood.*
- *Nate Harris spoke in opposition of the Flock camera system, and on changes to the public comment policy at council meetings.*
- *Glen Murray spoke on School District Adams 14 board members.*
- *Terry Greenhagen spoke for City support on the pending sale of the Advance Mobile Home Park.*
- *Pat Meyer requested the need for speed bumps in their neighborhood.*
- *Chelestine Baily spoke on the need for speed bumps in their neighborhood, near Rose Hill School.*
- *Edna Reyes spoke for City support on the pending sale of the Advance Mobile Home Park.*
- *Rosa Munoz spoke for City support on the pending sale of the Advance Mobile Home Park.*
- *Emiglio Javier spoke for City support on the pending sale of the Advance Mobile Home Park.*
- *Magdalena Manzanares spoke for City support on the pending sale of the Advance*

Mobile Home Park.

- Sandra Bernal spoke for City support on the pending sale of the Advance Mobile Home Park.

- Adrian Granados spoke for City support on the pending sale of the Advance Mobile Home Park.

- David Romero Romero spoke for City support on the pending sale of the Advance Mobile Home Park.

- Magdalena Colin spoke for City support on the pending sale of the Advance Mobile Home Park.

- Kristi Douglas spoke on the need for speed bumps near a school in the southern district, and also on the flock camera ordinance.

5. Noticed Council Business

[NCB 26-010](#)

REQUEST TO CONSIDER OPTIONS AND PRIORITIES REGARDING COUNTY LAND ANNEXATION WITHIN COMMERCE CITY BOUNDARIES

A motion was made by Mayor Pro Tem Noble, seconded by Mayor Douglas, to direct staff to hold a study session to consider options regarding county land within the Commerce City boundary, to occur around the September timeframe. VOTE: 9 - Aye

[NCB 26-019](#)

COMMERCE CITY TREE CANOPY PRESENTATION

A motion was made by Mayor Pro Tem Noble, seconded by Council Member Kim, to schedule a tree canopy study presentation in July. VOTE: 9 - Aye

[NCB 26-025](#)

CITY COUNCIL WORKING AGREEMENT

A motion was made by Council Member Trujillo, seconded by Council Member Kim, to adopt the City Council working agreement document. VOTE: 9 - Aye

6 Presentations

[Pres 26-374](#)

SPEED LIMIT ON HIGHWAY 2

The Council meeting took a short recess from 7:38-7:48 PM.

Public Works Director Jenna Hahn gave a follow-up report on this council request.

7 Consent Agenda

Proclamation 26-010, Resolution 2026-062 and Resolution 2026-064 were removed from the consent agenda.

A motion was made by Council Member Sandoval, seconded by Council Member Teter, to approve the consent agenda as amended.

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

[26-068](#) COMMUNITY UPLIFT PARTNERSHIP SPONSORSHIP REQUEST

[Min 26-070](#) MINUTES OF THE APRIL 6, 2026 REGULAR MEETING

[Proc 26-010](#) A PROCLAMATION DECLARING MAY 2026 AS MENTAL HEALTH AWARENESS MONTH

A member of our DEI Commission read the proclamation.

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

[Proc 26-011](#) A PROCLAMATION DECLARING MAY 2026 AS MATERNAL MENTAL HEALTH AWARENESS MONTH

[Proc 26-013](#) A PROCLAMATION DECLARING THE WEEK OF MAY 4-10, 2026 AS PUBLIC SERVICE RECOGNITION WEEK

[Ord 2768](#) AN ORDINANCE AMENDING THE 2026 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF GRANT FUNDING FROM THE DEPARTMENT OF LOCAL AFFAIRS IN THE AMOUNT OF \$17,750 FOR COMMERCE CITY POLICE DEPARTMENT RECRUITMENT AND RETENTION PROJECT AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF

[Ord 2776](#) AN ORDINANCE AMENDING THE 2026 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY AUTHORIZING THE TRANSFER OF OPIOID SETTLEMENT FUNDS FROM THE GENERAL FUND TO THE URBAN RENEWAL AUTHORITY IN THE AMOUNT OF \$40,000 FOR THE BRIDGE HOUSE'S READY TO WORK PROGRAM AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF

[Res 2026-050](#) A RESOLUTION AUTHORIZING AWARD OF A CONSTRUCTION MANAGER/GENERAL CONTRACTOR CONTRACT FOR THE NORTHERN RANGE POLICE SUBSTATION PROJECT TO ADOLFSON & PETERSON, INC.

[Res 2026-062](#)

A RESOLUTION AMENDING COUNCIL POLICY #CP-20 TO REVISE THE PUBLIC COMMENT TIME ALLOCATION PER INDIVIDUAL

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

Aye: 7 - Council Member Guardiola, Council Member Teter, Council Member Sandoval, Council Member Kim, Council Member Dukes, Council Member Trujillo and Council Member Young

Nay: 2 - Mayor Douglas and Mayor Pro Tem Noble

[Res 2026-064](#)

A RESOLUTION APPROVING THE Intergovernmental agreement FOR THE PROVISION AND FUNDING OF YOUTH RESOURCE AND ASSESSMENT SERVICES BY THE YOUTH RESOURCE AND ASSESSMENT CENTER

A motion was made by Council Member Dukes, seconded by Mayor Douglas, that this Resolution 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

8. Public Hearings

[Res 2026-032](#)

A RESOLUTION DETERMINING THE ELIGIBILITY FOR ANNEXATION TO THE CITY OF COMMERCE CITY, COLORADO OF THE PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF CHAMBERS ROAD AND EAST 120TH AVENUE IN CASE AN24-0004 KNOWN AS THE ADAMS CROSSING ANNEXATION

Mayor Douglas opened the public hearing.

Nathan Chavez, City Planner, provided the staff presentation to Council.

There was no public comments for this hearing.

Mayor Douglas closed the public hearing.

A motion was made by Council Member Dukes, seconded by Council Member Sandoval, that this Resolution 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

[Ord 2764](#)

AN ORDINANCE AMENDING ARTICLE IV OF CHAPTER 5 OF THE COMMERCE CITY REVISED MUNICIPAL CODE TO ENACT A NEW DIVISION 14 TO ADOPT BY REFERENCE THE COLORADO WILDFIRE RESILIENCY CODE

Mayor Douglas opened the public hearing.

Chris Papp, Deputy Building Official, provided the staff presentation to Council.

There was no public comments for this hearing.

Mayor Douglas closed the public hearing.

A motion was made by Council Member Dukes, seconded by Council Member Guardiola, that this Ordinance be approved on second & final 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

[CUP25-0002](#)

CUP25-0002: A-1 ORGANICS, IS REQUESTING A RENEWAL OF A CONDITIONAL USE PERMIT FOR THE STORAGE OF WOOD CHIPS AND MULCH PILES UP TO 25 FEET. THE SUBJECT PROPERTY IS CURRENTLY ZONED I-2 (MEDIUM INTENSITY INDUSTRIAL DISTRICT) CONSISTING OF APPROXIMATELY 31.01 ACRES AND IS LOCATED AT 9109 MONACO STREET. THE EXISTING CONDITIONAL USE PERMIT WAS GRANTED IN APRIL 2021 FOR A TERM OF 5 YEARS.

Mayor Douglas opened the public hearing.

Representatives from A-1 Organics, provided the applicant presentation to Council.

Omar Yusuf, City Planner, provided the staff presentation to Council.

There was no public comments for this hearing.

Mayor Douglas closed the public hearing.

A motion was made by Council Member Kim, seconded by Council Member Guardiola, that this Conditional Use Permit 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

[CUP25-0003](#)

CUP25-0003: RECYCLING CONNECTIONS INC., ON BEHALF OF RCI INVESTMENTS, LLC, IS REQUESTING RENEWAL OF A CONDITIONAL USE PERMIT TO CONTINUE OPERATING A METAL RECYCLING BUSINESS. THE SUBJECT PROPERTY IS CURRENTLY ZONED I-3 (HEAVY INTENSITY INDUSTRIAL) CONSISTING OF 4.76 ACRES, AND IS LOCATED AT 9985 E 104TH AVE. THE EXISTING CONDITIONAL USE PERMIT WAS GRANTED IN MAY 2020 FOR A TERM OF 4.5 YEARS.

Mayor Douglas opened the public hearing.

Omar Yusuf, City Planner, provided the staff presentation to Council.

There was no public comments for this hearing.

Mayor Douglas closed the public hearing.

A motion was made by Council Member Kim, seconded by Council Member Dukes, that this Conditional Use Permit 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

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9. Administrative Council Business

A motion was made by Council Member Kim, seconded by Mayor Pro Tem Noble, directing the City Attorney to explore whether under Colorado law, the City may expend City funds to assist the homeowners in the Advance Mobile Home Park. VOTE: 9 - Aye.

10. 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.

[26-072](#)

REVIEW OF THE CITY COUNCIL WORK SCHEDULE

11. Adjourn

The meeting adjourned at 10:24 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

[26-073](#)

CITY MANAGER WEEK IN REVIEW REPORT

[26-074](#)

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.

ATTEST:

Stephen J. Ruger, City Clerk
(Seal)