



# Commerce City

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

## Meeting Minutes - Draft

### City Council

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Monday, June 1, 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\\_rb9A1coJRVeOj\\_yUIhg9Kg](https://c3gov.zoom.us/webinar/register/WN_rb9A1coJRVeOj_yUIhg9Kg)

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**Regular Meeting. Revised 5/28/2026 at 3:20 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 Pro Tem Noble on June 01, 2026, at 6:01 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 Craig Kim, seconded by Council Member Rocky Teter, that this agenda be adopted as presented. 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

#### 4. Public Comment

26-091

Public Comment - Individuals should address their comments to the full City Council not to an individual councilmember. 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.

*Keith Rogers discussed flooding on Colorado Boulevard and safety improvements for the Police Department.*

*Jackie Valdez raised concerns about flooding on her street, the Police Department complaints, and highway issues.*

*Holly Haycraft addressed traffic and street concerns on Telleuride Street.*

*Michelle Sessions expressed concerns about the Youth Commission.*

*Nate Harris spoke about concerns regarding Flock Cameras.*

*Carlos Ferrie highlighted highway 85 and intersection 120th accidental rate concerns.*

*Brandon Hellewell spoke on economic and environmental well-being and about exploring opportunities outside the oil and gas industry.*

*Damon Scordo expressed his support for Commerce City ahead of the upcoming elections.*

## 5. Public Hearings

**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](http://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, June 1, 2026. Please contact the City Clerk to request paper copies of materials.**

[V25-0002](#)

AN ORDINANCE VACATING A PORTION OF BUCKLEY ROAD BETWEEN EAST 112TH AVENUE AND EAST 120TH AVENUE, COMMERCE CITY, COLORADO

*Mayor Pro Tem Noble opened the public hearing.*

*Dalton Guerra, Senior City Planner, provided the staff presentation to Council.*

*Ryan Carlson, Carlson Land Development, gave the applicant's presentation and was present to take questions from Council.*

*There was no public testimony.*

*Mayor Pro Tem Noble closed the public hearing.*

**A motion was made by Council Member Rocky Teter, seconded by Council Member Craig Kim, that Ordinance V25-002 be adopted 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

[Z25-0006](#)

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY REZONING THE PROPERTY GENERALLY LOCATED AT 8025 PONTIAC STREET FROM I-1 (LIGHT-INTENSITY INDUSTRIAL DISTRICT) TO I-2 (MEDIUM-INTENSITY INDUSTRIAL DISTRICT)

*Mayor Pro Tem Noble opened the public hearing.*

*Allyson Olson, City Planner I, provided the staff presentation to Council.*

*Ryan Good, Good Investment Partners, gave the applicant's presentation and was present to take questions from Council.*

*There was no public testimony.*

*Mayor Pro Tem Noble closed the public hearing.*

**A motion was made by Council Member Joanna Sandoval, seconded by Council Member Rocky Teter, that Ordinance Z25-0006 be adopted 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

## 6. Consent Agenda

**A motion was made by Council Member Craig Kim, seconded by Council Member Lori Young, that this consent agenda be approved as presented. 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

- [NCB 26-031](#) A SPONSORSHIP REQUEST FOR THE PENNOCK CENTER FOR COUNSELING NONPROFIT ORGANIZATION
- [Ord 2769](#) AN ORDINANCE CLOSING AND ELIMINATING FUND 700 SPECIAL IMPROVEMENT DISTRICTS AND TRANSFERRING THE REMAINING FUNDS IN THE AMOUNT OF \$88,752.13 INTO THE GENERAL FUND (010)
- [Ord 2770](#) AN ORDINANCE AMENDING ORDINANCE 1291, WHICH ESTABLISHED THE COMMERCE CITY SOLID WASTE MANAGEMENT DISPOSAL ENTERPRISE AND ITS RELATED FUND, TO COMPLY WITH CURRENT ACCOUNTING STANDARDS
- [Ord 2771](#) AN ORDINANCE AMENDING THE 2026 BUDGET OF THE CITY OF COMMERCE CITY BY RE-APPROPRIATING REMAINING AMERICAN RESCUE PLAN ACT, DONATIONS, METRO FOOTBALL STADIUM DISTRICT SHARE, CCBSD USE TAX, AND GRANTS FUNDING BALANCES IN THE GENERAL FUND, CCBSD USE TAX FUND, POLICE DONATIONS FUND, GRANTS FUND, AND CAPITAL EXPENDITURES FUND AND AUTHORIZING THE EXPENDITURE THEREOF
- [Res 2026-076](#) A RESOLUTION AUTHORIZING AWARD OF AN AGREEMENT TO ROADFLEX FOR FUEL CARD SERVICES
- [Res 2026-078](#) A RESOLUTION AUTHORIZING A SECOND AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES WITH MATRIX DESIGN GROUP, INC. FOR THE DESIGN DOCUMENTS FOR THE RECONSTRUCTION OF EAST 56TH AVENUE
- [Res 2026-077](#) A RESOLUTION AUTHORIZING A THIRD AMENDMENT TO AN AGREEMENT FOR PROFESSIONAL SERVICES WITH ALFRED BENESCH & COMPANY FOR ENGINEERING, RIGHT-OF-WAY ACQUISITION, AND CONSTRUCTION MANAGEMENT SERVICES
- [Res 2026-079](#) A RESOLUTION APPROVING A RECORDS INFORMATION MANAGEMENT POLICY
- [Res 2026-083](#) A RESOLUTION AUTHORIZING THE AMENDMENT OF THE MASTER SERVICES AGREEMENT WITH KEESEN LANDSCAPE MANAGEMENT, INC.

## 7. Administrative Council Business

## 8. Executive Session

### [EXS 26-014](#)

AN EXECUTIVE SESSION PURSUANT TO C.R.S. SECTION 24-6-402(4)(E) FOR THE PURPOSE OF DETERMINING POSITIONS RELATIVE TO MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS; DEVELOPING STRATEGY FOR NEGOTIATIONS; AND INSTRUCTING NEGOTIATORS CONCERNING THE POTENTIAL LEASE OR SALE OF THE CITY'S MINERAL RIGHTS AND PURSUANT TO C.R.S. SECTION 24-6-402(4) (B) FOR THE PURPOSE OF RECEIVING LEGAL ADVICE REGARDING THE SAME

**A motion was made by Council Member Stefanie Trujillo, seconded by Council Member Joanna Sandoval, to enter into an Executive Session pursuant to C.R.S. Section 24-6-402(4)(E) for the purpose of determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators concerning the potential lease for or sale of the City's mineral rights and pursuant to C.R.S. Section 24-6-402(4) (B) for the purpose of receiving legal advice regarding the same. VOTE:**

**Aye:** 8 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Guardiola, Council Member Sandoval, Council Member Kim, Council Member Dukes, Council Member Trujillo and Council Member Young

**Absent:** 1 - Council Member Teter

### [EXS 26-015](#)

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, SPECIFICALLY DISCUSSION OF THE ANNUAL PERFORMANCE EVALUATION OF THE MUNICIPAL COURT JUDGE.

**A motion was made by Council Member Stefanie Trujillo, seconded by Council Member Joanna Sandoval, to enter into An Executive Session Pursuant To C.R.S. 24-6-402(4)(F) (I) For The Purpose of Discussion of Personnel Matters, Specifically Discussion of The Annual Performance Evaluation of 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

## 9. Resolutions

### [Res 2026-082](#)

A RESOLUTION APPROVING AGREEMENT FOR APPOINTMENT OF MUNICIPAL COURT JUDGE

**A motion was made by Council Member Jose Guardiola, seconded by Council Member Rocky Teter, that Resolution 2026-082 be adopted. VOTE:**

- Aye:** 6 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Guardiola, Council Member Teter, Council Member Sandoval and Council Member Dukes
- Nay:** 3 - Council Member Kim, Council Member Trujillo and Council Member Young

## 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.*

[26-116](#)

REVIEW OF THE WORK SCHEDULE

## 11. Adjourn

*The meeting adjourned at 10:27 PM.*

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

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*Steve J. Douglas, Mayor*

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*Stephen J. Ruger, City Clerk*

[26-114](#)

CITY MANAGER WEEK IN REVIEW REPORT

[26-115](#)

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.**