



# Commerce City

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

## Meeting Minutes - Draft

### City Council

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Monday, November 17, 2025

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\\_2m6UCaUBRI25s\\_xrk4EiCTg](https://c3gov.zoom.us/webinar/register/WN_2m6UCaUBRI25s_xrk4EiCTg)

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#### 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 November 17, 2025, at 6:00 PM.*

*A motion was made by Mayor Pro Tem Noble, seconded by Council Member Douglas, to excuse those members not present. VOTE 5 - Aye, 3 - Nay (Kim, Douglas, Ford), 1 - Excused (Chacon)*

**Present:** 8 - Mayor Steven J. Douglas, Mayor Pro Tem Susan Noble, Council Member Oscar Madera, Council Member Rocky Teter, Council Member Craig Kim, Council Member Charles Dukes, Council Member Sean Ford and Council Member Kristi Douglas

**Excused:** 1 - Council Member Renee Chacon

#### 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 Teter, to approve the agenda as presented. VOTE:**

**Aye:** 8 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Dougla

**Excused:** 1 - Council Member Chacon

#### 4. Public Comment

[25-075](#)

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](https://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, November 17, 2025.

*The following spoke in support of Ordinance 2732:*

*Priyamvada Mahesh*

*Jaeger Luke*

*Jay Willmott,*

*Patrick Haney*

*Mike Eggleston*

*Randall Weigum*

*Dan Galasso*

*Morgan Cullen*

*Jackie Valdez*

*Tim Trostel.*

*Mark Schulman spoke on adding a sound wall and speed limit at 96th avenue.*

## 5. Noticed Council Business

### [25-278](#)

#### Small Business Ambassador Program

**Attachments:**     [Council Communication](#)

**A motion was made by Council Member Dukes, seconded by Council Member Ford, to direct the city manager and staff to review the viability of creating a small business ambassador program to align, implement, and deepen the relationships with small businesses across Commerce City and to report back to City Council by no later than the first regular meeting in March. VOTE:**

**Aye:** 8 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

**Excused:** 1 - Council Member Chacon

### [25-270](#)

#### Cancellation of November 24, 2025 Study Session

**A motion was made by Council Member Kim, seconded by Council Member Ford, to cancel the November 24, 2025 study session. VOTE:**

**Aye:** 6 - Mayor Douglas, Council Member Madera, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

**Nay:** 2 - Mayor Pro Tem Noble and Council Member Teter

**Excused:** 1 - Council Member Chacon

## 6. Presentations

[25-271](#)

CALEA Accreditation for Commerce City PD

**Attachments:** [Council Communication](#)

*Chief Guadnola presented on CALEA Accreditation for Commerce City Police Department.*

## 7. Consent Agenda

**A motion was made by Council Member Kim, seconded by Council Member Teter, to approve the Consent Agenda as presented.VOTE:**

**Aye:** 8 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

**Excused:** 1 - Council Member Chacon

[Min 25-242](#)

Minutes of the November 03, 2025 Regular Meeting

**Attachments:** [November 03, 2025 Regular Meeting Minutes Draft](#)

[Ord 2711](#)

AN ORDINANCE AMENDING ARTICLE III OF CHAPTER 2 OF THE COMMERCE CITY REVISED MUNICIPAL CODE TO PROVIDE GENERAL PROVISIONS FOR BOARDS AND COMMISSIONS

**Attachments:** [Council Communication](#)

[Ordinance 2711](#)

[Ordinance 2711 - Exhibit A - Redline](#)

[Ordinance 2711 - Exhibit B - Clean](#)

[Ord 2724](#)

AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY APPROPRIATING UNENCUMBERED FUND BALANCES IN THE GENERAL FUND AND FACILITY SERVICES FUND, RECOGNIZING EMPLOYEE BENEFITS COST-SHARING REVENUE IN THE BENEFITS FUND, AND AUTHORIZING THE EXPENDITURE THEREOF

**Attachments:** [Council Communication](#)

[Ordinance 2724](#)

[Ord 2726](#)

AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF GRANT FUNDING FROM DEPARTMENT OF LOCAL AFFAIRS ("DOLA") IN THE AMOUNT OF \$56,250 FOR THE DEVELOPMENT OF A HOUSING ACTION PLAN

**Attachments:**     [Council Communication](#)  
                              [Ordinance 2726](#)

[Ord 2733](#)            AN ORDINANCE AMENDING SECTION 21-9230 OF THE LAND DEVELOPMENT CODE TO REPEAL THE WATER ACQUISITION FEE

**Attachments:**     [Council Communication](#)  
                              [Ordinance 2733](#)

[Ord 2741](#)            AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF GRANT FUNDING FROM WALMART IN THE AMOUNT OF \$4,000 FOR PUBLIC SAFETY AND PARKS, RECREATION AND GOLF COMMUNITY SERVICE EVENTS

**Attachments:**     [Council Communication](#)  
                              [Ordinance 2741](#)

[Proc 25-032](#)        Proclamation Declaring November 29, 2025 as Small Business Saturday in Commerce City, Colorado

**Attachments:**     [Small Business Saturday Proclamation](#)

[Res 2025-164](#)       A RESOLUTION APPROVING THE TRANSFER OF CITY OWNED PROPERTY LOCATED AT THE NORTHWEST CORNER OF 96TH AVENUE AND LANDMARK DRIVE

**Attachments:**     [Council Communication](#)  
                              [Resolution 2025-164](#)  
                              [Quitclaim Deed](#)

[Res 2025-167](#)       A RESOLUTION APPOINTING MEMBERs TO DESIGNATED BOARD AND COMMISSION OF COMMERCE CITY

**Attachments:**     [Council Communication](#)  
                              [Resolution 2025-167](#)  
                              [Memo](#)

## 8.     Public Hearings

[Res 2025-087](#)       A RESOLUTION DETERMINING THE ELIGIBILITY FOR ANNEXATION TO THE CITY OF COMMERCE CITY, COLORADO OF THE PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF EAST 104TH AVENUE AND BRIGHTON ROAD IN CASE AN25-0003 KNOWN AS THE COMMERCE PLACE ANNEXATION

**Attachments:**     [Council Communication](#)  
[Resolution 2025-087](#)  
[Vicinity Map](#)  
[Applicant Narrative](#)  
[Annexation Petition](#)  
[Annexation Map](#)  
[Staff Presentation](#)  
[Newspaper Affidavit 1](#)  
[Newspaper Affidavit 2](#)

*Mayor Douglas opened the public hearing.*

*Nathan Chavez, City Planner, provided the staff presentation and responded to additional questions from Council.*

*There was no public testimony.*

*Mayor Douglas closed the public hearing.*

**A motion was made by Mayor Pro Tem Noble, seconded by Council Member Kim, to adopt Resolution 2025-087. VOTE:**

**Aye:** 8 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

**Excused:** 1 - Council Member Chacon

**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](https://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, November 17. Please contact the City Clerk to request paper copies of materials.**

## **9. Ordinances on 2nd Reading**

### **[Ord 2732](#)**

AN ORDINANCE AMENDING CHAPTER 5, ARTICLE IV, DIVISION 2 OF THE COMMERCE CITY REVISED MUNICIPAL CODE TO AMEND THE FIRE SPRINKLER SYSTEM REQUIREMENTS OF THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC)

**Attachments:**    [Council Communication](#)  
[Ordinance 2732](#)  
[SACFD Letter of Opposition to Ord. 2732](#)  
[April 7, 2025 Regular Meeting Video](#)  
[July 14, 2025 Study Session Meeting Video](#)  
[Coach House Collection at Reunion Sprinkler Proposal](#)  
[Reunion Rdge 40s Sprinkler Proposal](#)  
[Commerce City Impact Fees](#)  
[HBA of Metro Denver Comment Letter](#)  
[National Fire Sprinkler Association Comment Letter](#)

**A motion was made by Council Member Madera, seconded by Council Member Teter, to approve Ordinance 2732 on second and final reading. VOTE:**

**Aye:** 5 - Council Member Madera, Council Member Teter, Council Member Kim, Council Member Dukes and Council Member Ford

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

**Excused:** 1 - Council Member Chacon

**Z25-0002**

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY REZONING THE PROPERTY GENERALLY LOCATED AT 10225 CHAMBERS ROAD FROM AGRICULTURAL DISTRICT (AG) TO MULTI-FAMILY RESIDENTIAL DISTRICT (R-3)

**Attachments:**    [Council Communication](#)  
[Ordinance Z25-0002](#)  
[Applicant Narrative](#)  
[Neighborhood Meeting Summary](#)  
[27J School District Comment Letter](#)  
[27J School District Supplemental Letter](#)  
[Approved Traffic Impact Study](#)  
[Approved Supplemental Traffic Letter](#)  
[Zone Change Report](#)  
[Preliminary Drainage Report](#)  
[Minutes of September 2, 2025 Planning Commission](#)  
[Minutes of the November 6, 2024 Planning Commission](#)  
[Minutes of the November 25, 2024 Regular Meeting](#)  
[Vicinity Map](#)  
[Applicant Presentation](#)  
[Staff Presentation](#)  
[Newspaper Affidavit](#)  
[Public Comment](#)  
[Cost Estimate Memo - November 6, 2025](#)  
[Written Comments](#)

**A motion was made by Council Member Ford, seconded by Council Member Teter, to approve Ordinance Z25-0002 on second and final reading.VOTE:**

**Aye:** 5 - Council Member Madera, Council Member Teter, Council Member Kim, Council Member Dukes and Council Member Ford

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

**Excused:** 1 - Council Member Chacon

## 10. Administrative Council Business

*A motion was made by Mayor Pro Tem Noble, seconded by Council Member Douglas, for the City Council express it's displeasure of accepting funds from Suncor for the Ice Rink and Holiday Market. VOTE: 3 - Aye (K. Douglas, S. Douglas, Noble), 5 - Nay, 1 - Excused (Chacon)*

*A motion was made by Council Member Dukes, seconded by Council Member Kim, to appoint the Mayor, Mayor Pro Tem, and Council Member Dukes to the City Council Orientation Committee. VOTE: 8 - Aye, 1 - Excused (Chacon)*

## 11. Council Reports

[25-076](#)

Review of Work Schedule

**Attachments:**     [City Manager Week in Review](#)

*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.*

## 12. Executive Session

**A motion was made by Council Member Craig Kim, seconded by Mayor Steven J. Douglas, to extend the automatic time of adjournment to 11:30 PM. VOTE:**

**Aye:** 6 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Teter, Council Member Kim, Council Member Dukes and Council Member Douglas

**Nay:** 2 - Council Member Madera and Council Member Ford

**Excused:** 1 - Council Member Chacon

[25-277](#)

An executive session of the City Council of Commerce City pursuant to C.R.S. 24-6-402(4)(b) for the purpose of receiving legal advice regarding federal grants.

**A motion was made by Mayor Pro Tem Noble, seconded by Council Member Kim, to enter into an executive session of the City Council of Commerce City pursuant to C.R.S. 24-6-402(4)(b) for the purpose of receiving legal advice regarding federal grants.**

**Aye:** 8 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

**Excused:** 1 - Council Member Chacon

[25-272](#)

An executive session of the City Council of Commerce City pursuant to C.R.S. 24-6-402(4)(f)(I) for the discussion of personnel matters, specifically to conduct the yearly performance evaluation, and to establish 2026 performance standards of the City Manager. Formal action by the City Council following the executive session is anticipated and will occur in open session.

*A motion was made by Council Member Teter, seconded by Council Member Dukes, to extend the meeting until midnight. VOTE: 5 - Aye, 3 - Nay (Kim, Madera, Ford), 1 - Excused (Chacon)*

**A motion was made by Council Member Kim, seconded by Council Member Ford to enter into an executive session of the City Council of Commerce City pursuant to C.R.S. 24-6-402(4)(f)(I) for the discussion of personnel matters, specifically to conduct the yearly performance evaluation, and to establish 2026 performance standards of the City Manager. Formal action by the City Council following the executive session is anticipated and will occur in open session. VOTE:**

**Aye:** 8 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

**Excused:** 1 - Council Member Chacon



[Res 2025-168](#)

## City Manager Salary Increase Resolution

**A motion was made by Council Member Kim, seconded by Council Member Madera, that the City Manager Salary Increase Resolution be adopted November 17, 2025. VOTE:**

**Aye:** 8 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

**Excused:** 1 - Council Member Chacon

**13. Adjourn**

*The meeting adjourned at 12:00 AM.*

*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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*Kim Adame, Assistant City Clerk*

[25-078](#)

## City Manager Week in Review Report

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

[25-077](#)

## City Council Policies

**Attachments:** [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.**