



Commerce City

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

Meeting Minutes - Draft

City Council

Monday, August 18, 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_G1LiZpYfRsGEk4zMopW4jg

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 August 18, 2025, at 6:00 PM.

Present: 9 - Mayor Steven J. Douglas, Mayor Pro Tem Susan Noble, Council Member Oscar Madera, Council Member Rocky Teter, Council Member Renee Chacon, Council Member Craig Kim, Council Member Charles Dukes, Council Member Sean Ford and Council Member Kristi Douglas

2. Pledge of Allegiance

3. Approval of Agenda

A motion was made by Council Member Kim, seconded by Council Member Teter, to adopt the agenda as published. Vote: 9-0 Aye

4. Public Comment

25-055

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, August 18, 2025.

-Troy Younger spoke on comments made at the August 4th Council meeting.

-Keith Rogers spoke on traffic issues in their neighborhood.

-Shirley Henni spoke on solar lights on Olive St and traffic issues on Quebec St, and more pedestrian walk signs in the City.

-Glen Murray spoke on speed limits on Hwy 2, and blighted areas in the City.

-Ivonne Williams spoke on speeding in their neighborhood and the need for speed bumps.

-Patrick Meyer spoke on speeding in their neighborhood, and speeding 18-wheeler trucks in Ward 2.

-Jackie Valdez spoke on weed issues in their neighborhood.

-Rene Bullock spoke on a water district open house with South Adam's County Water District, on September 4th, 2025.

-Mrs. Bailey spoke on the need of speed bumps in their neighborhood.

5. Noticed Council Business

25-181

Appointment to Police Pension Board

A motion was made by Council Member Dukes, seconded by Council Member Teter, to appoint Council Member Ford to the Police Pension Board. VOTE: 8 - Aye, Nay - 1 (Ford).

[25-214](#)

Land Development Code amendments for siding standards for new construction and establishing the preliminary plat process.

A motion was made by Mayor Pro Tem Noble, seconded by Council Member Chacon, to direct staff to draft an ordinance by October amending the current Land Development Code to implement the use of preliminary plats for subdivision approval for projects that have not yet been submitted. VOTE: 7- Aye, 2 - Nay (Madera, Ford).

A motion was made by Mayor Pro Tem Noble, seconded by Council Member Chacon, to direct staff to draft an ordinance by October, amending the current Land Development Code to prohibit the use of vinyl siding on new home constructions. VOTE: 5 - Aye, 4 - Nay (Dukes, Ford, Kim, Madera)

6. Presentations

[Pres 25-189](#)

2026 Budget - Preliminary Session #3

Chris Johnson, Budget Manager, presented on the 2026 Budget presentation.

7. Recess to the GIDs & URA Meeting

The meeting recessed at 7:49 PM.

The meeting reconvened at 8:49 PM.

8. Consent Agenda

Council Member Kim removed Proclamation 25-025.

Mayor Pro Tem Noble removed Resolution 2025-110 and Resolution 2025-111.

A motion was made by Council Member Craig Kim, seconded by Council Member Renee Chacon, that the consent agenda be approved as amended. VOTE:

Aye: 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

[Min 25-166](#)

Minutes of the August 4, 2025 Regular Meeting

[Ord 2692](#)

AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF THE DEFENSE COUNSEL FIRST APPEARANCE GRANT PROGRAM IN THE AMOUNT OF \$2,500 AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF

[Ord 2695](#)

AN ORDINANCE AMENDING COMMERCE CITY REVISED MUNICIPAL CODE (CCRMC) SECTION 6-2004

- [Ord 2696](#) AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION GRANT IN THE AMOUNT OF \$8,000 FOR DRIVING UNDER THE INFLUENCE (DUI) ENFORCEMENT EFFORTS.
- [Ord 2712](#) AN ORDINANCE TO AMEND THE COMMERCIAL LEASE FOR SERVICIOS DE LA RAZA IN ADAMS TOWER FLOOR FIVE, TO REFLECT NEW SQUARE FOOTAGE
- [Ord 2713](#) AN ORDINANCE TO AMEND THE COMMERCIAL LEASE FOR BENEFITS IN ACTION IN ADAMS TOWER FLOOR FIVE, TO REFLECT NEW SQUARE FOOTAGE
- [Ord 2714](#) AN ORDINANCE TO AMEND THE COMMERCIAL LEASE FOR FAMILY PROMISE OF GREATER DENVER IN ADAMS TOWER FLOOR FIVE, TO REFLECT NEW SQUARE FOOTAGE
- [Proc 25-025](#) Proclamation Declaring September 15 - October 15, 2025 as Hispanic Heritage Month in Commerce City, Colorado
Bianca Gonzalez, with the DEI Commission, read the proclamation.
A motion was made by Council Member Kim, seconded by Council Member Chacon, that this Proclamation be approved. VOTE:
- [Res 2025-098](#) A RESOLUTION AUTHORIZING A FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH WSB, LLC FOR PRELIMINARY ENGINEERING, CONSTRUCTION DESIGN AND PROPERTY ACQUISITION SUPPORT SERVICES FOR THE E. 88TH AVENUE WIDENING PROJECT
- [Res 2025-108](#) A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH ADAMS COUNTY FOR THE PATHWAYS TO STABILITY PROGRAM
- [Res 2025-110](#) A RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AMENDMENT TO THE AGREEMENT FOR SERVICES WITH BROTHERS REDEVELOPMENT, INC.
A motion was made by Council Member Kim, seconded by Mayor Pro Tem Noble, that this Resolution be adopted. VOTE:
Aye: 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

[Res 2025-111](#) A RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AMENDMENT TO THE AGREEMENT FOR SERVICES WITH HABITAT FOR HUMANITY OF METRO DENVER, INC.

A motion was made by Mayor Pro Tem Noble, seconded by Council Member Dukes, that this Resolution be adopted. VOTE:

Aye: 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

[Res 2025-114](#) A RESOLUTION APPOINTING MEMBERS TO DESIGNATED BOARDS AND COMMISSIONS OF COMMERCE CITY

[Res 2025-119](#) A RESOLUTION AUTHORIZING A FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH WSB, LLC FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE IMPROVEMENT TO THE MEDIANS ON HIGHWAY 2 BETWEEN EAST 72ND AVENUE AND EAST 112TH AVENUE

[Res 2025-124](#) A RESOLUTION AUTHORIZING A LODGING TAX REBATE INCENTIVE FOR 96TH AND TOWER ROAD INC. AND REVIVING AND AMENDING THE LODGING TAX REBATE INCENTIVE AGREEMENT WITH 96TH AND TOWER ROAD INC.

[Res 2025-125](#) A RESOLUTION AUTHORIZING A LODGING TAX REBATE INCENTIVE FOR DIA ONEPEARL LLC. AND NIBBLENOOK HOSPITALITY LLC AND AN INCENTIVE AGREEMENT WITH DIA ONEPEARL LLC. AND NIBBLENOOK HOSPITALITY LLC, FOR CONSTRUCTION OF A FULL-SERVICE HOTEL AT 18201 EAST 81ST AVENUE

[25-212](#) Sponsorship for Colorado Inspires

[25-213](#) Sponsorship for the Grace Baca Memorial 5K

[25-216](#) Sponsorship for 7th Annual Yeti Classic Golf Tournament

9. Resolutions - 8:25 PM

[Res 2025-065](#) A RESOLUTION AUTHORIZING THE ASSIGNMENT TO THE COLORADO HOUSING AND FINANCE AUTHORITY OF A PRIVATE ACTIVITY BOND ALLOCATION OF COMMERCE CITY PURSUANT TO THE COLORADO PRIVATE ACTIVITY BOND CEILING ALLOCATION ACT

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

Aye: 9 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

10. Administrative Council Business

A motion was made by Council Member Ford, seconded by Council Member Dukes, to direct staff to install speed bumps or humps, if they are warranted after a traffic study by staff and meet certain criteria or if there is a community demand, on Olive Street. VOTE: 9 - 0

A motion was made by Council Member Chacon, seconded by Council Member Douglas, to call up Case S24-0016, Final Subdivision Plat Murray Family Farms Subdivision 2, through a public hearing process of the Planning Commission and City Council pursuant to Land Development code Sec. 21-3241(4)(d). VOTE: 5 - Aye, 4 - Nay (Dukes, Madera, Teter, Ford).

A motion was made by Council Member Madera, seconded by Council Member Kim, to direct staff to provide a breakout, by Council Member, over the last four years of what's been spent on education, conferences, and travel and to pull up any Council Policies that existed previously in regard to those budgets. VOTE: 9-0

A motion was made by Mayor Pro Tem Noble, seconded by Council Member Chacon, to amend the main motion to include data on salary and benefits versus attendance at Council meetings and study sessions for Council Members on an individual basis. VOTE: 5 - Aye, 4 - Nay (Dukes, Madera, Teter, Ford).

A motion was made by Council Member Ford, seconded by Council Member Dukes, to use \$16.3 million dollars of unencumbered fund balance to go towards the police substation on 104th Avenue. VOTE: 5 - Aye, 4 - Nay (Chacon, K. Douglas, S. Douglas, Noble).

A motion was made by Council Member Chacon, seconded by Mayor Douglas, to extend the automatic time of adjournment to midnight. VOTE: 5 - Aye, 4 - Nay (Noble, Ford, Madera, Dukes).

11. Council Reports

[25-056](#)

Review of Work Schedule

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

[25-090](#)

An executive session of the City Council pursuant to C.R.S. section 24-6-402(4)(f)(I) for the discussion of personnel matters, specifically to discuss performance standards of the City Manager.

A motion was made by Council Member Kim, seconded by Council Member Teter, to enter into an executive session pursuant to C.R.S. section 24-6-402(4)(f)(I) for the discussion of personnel matters, specifically to discuss performance standards of the City Manager.VOTE:

Aye: 8 - Mayor Douglas, Council Member Madera, Council Member Teter, Council Member Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

Nay: 1 - Mayor Pro Tem Noble

[25-210](#)

An executive session of the City Council of Commerce City pursuant to C.R.S. section 24-6-402(4)(b) for the purpose of receiving legal advice regarding City of Greenwood Village v. State of Colorado

A motion was made by Council Member Kim, seconded by Council Member Ford, to enter into an executive session pursuant to C.R.S. section 24-6-402(4)(b) for the purpose of receiving legal advice regarding City of Greenwood Village v. State of Colorado. VOTE:

Aye: 8 - Mayor Douglas, Council Member Madera, Council Member Teter, Council Member Chacon, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

Nay: 1 - Mayor Pro Tem Noble

13. Adjourn

A motion was made by Council Member Kim, seconded by Council Member Ford, to automatically adjourn the meeting following the executive session. VOTE: 8 - Aye, 1 - Nay (Madera).

The meeting adjourned at 11:51 PM.

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

Brittany Rodriguez, Sr. Assistant City Clerk

[25-057](#)

City Council Policies

[25-058](#)

City Manager Week in Review Report

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 as soon as possible before the meeting.