



Commerce City

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

Meeting Minutes - Draft

City Council

Monday, November 3, 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_KuGlaXLAT_OBxSK1FWDJ4g

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 03, 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 Mayor Pro Tem Noble, to adopt the agenda. 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

4. Public Comment

[25-071](#)

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, November 3, 2025.

Stephanie Miller requested installation of soundwalls along 96th Avenue.

Keith Rogers requested better police enforcement and artificial turf regulations across the city.

Jackie Valdez inquired about the legality of large semi trucks parking in certain areas and called for improved police support in the southern area.

Lucy Molina requested an independent investigation into allegations of harassment during the 2025 election.

Barbara Cos Leon requested speed bumps be installed in the vicinity of Leyden and Kearney Dr.

5. Noticed Council Business

[25-264](#)

Youth Commission Boards and Commission's Town Hall

Attachments: [Council Communication](#)

A motion was made by Council Member Kim, seconded by Council Member Douglas, to direct the City Manager to provide a proclamation to the Youth Commission for their efforts and making the boards and commission town hall event a success.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

[25-267](#)

Emergency SNAP recipient support during federal government shutdown

Attachments: [Council Communication](#)

No action was taken.

6. Presentations

[Pres 25-062](#)

Oil and Gas Monthly Update

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

Libby Tart, Environmental Planner, gave the monthly oil and gas update.

7. Consent Agenda

Mayor Pro Tem Noble requested to remove Resolution 2025-144 and Resolution 2025-163, Mayor Douglas requested to remove Resolution 2025-139 from the consent agenda.

A motion was made by Council Member Kim, seconded by Council Member Teter, to approve the Consent Agenda, 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 25-227](#)

Minutes of the October 20, 2025 Regular Meeting

Attachments: [Meeting Minutes](#)

[Ord 2684](#)

AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF GREAT OUTDOORS COLORADO FUNDS THE AMOUNT OF \$500,000 ON BEHALF OF SAND CREEK REGIONAL GREENWAY PARTNERSHIP FOR THE WETLAND DESTINATIONS PROJECT AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF

Attachments: [Council Communication](#)
[Ordinance 2684](#)

[Ord 2688](#)

AN ORDINANCE ADOPTING THE 2025 CITY OF COMMERCE CITY LAND DEVELOPMENT CODE, PROVIDING A PENALTY FOR THE VIOLATION THEREOF, AND PROVIDING HOW THE 2025 CITY OF COMMERCE CITY LAND DEVELOPMENT CODE WILL BE IMPLEMENTED

Attachments: [Council Communication](#)
[Ordinance 2688](#)
[Written Comments](#)
[Planning Commission Minutes](#)
[Land Development Code](#)
[Council Presentation](#)
[Supplemental Information](#)

[Ord 2708](#)

AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF GRANT FUNDING FROM DEPARTMENT OF LOCAL AFFAIRS IN THE AMOUNT OF \$10,025 FOR POLICE DEPARTMENT COMMUNITY SERVICE PROJECTS AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF

Attachments: [Council Communication](#)
[Ordinance 2708](#)
[Award Letter](#)

[Ord 2710](#)

AN ORDINANCE AMENDING THE COMMERCE CITY REVISED MUNICIPAL CODE CHAPTER 2, ARTICLE III ESTABLISHING THE PARKS, RECREATION AND GOLF COMMISSION

Attachments: [Council Communication](#)
 [Ordinance 2710](#)
 [Exhibit A](#)

[Ord 2719](#)

AN ORDINANCE AMENDING SECTIONS 21-7601, 21-7612, 21-7622, 21-7655, AND 21-7663 OF THE LAND DEVELOPMENT CODE TO PROHIBIT VINYL SIDING IN NEW CONSTRUCTION

Attachments: [Council Communication](#)
 [Ordinance 2719](#)
 [Staff Presentation](#)

[Ord 2720](#)

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE TO ESTABLISH A PROCESS FOR THE REVIEW AND APPROVAL OF PRELIMINARY PLATS AND TO MAKE RELATED AMENDMENTS THE OTHER SECTIONS OF THE LAND DEVELOPMENT CODE PERTAINING TO PLATS

Attachments: [Council Communication](#)
 [Ordinance 2720](#)
 [Staff Presentation](#)

[Ord 2727](#)

AN ORDINANCE AMENDING CHAPTER 2 OF THE COMMERCE CITY REVISED MUNICIPAL CODE (CCRMC) REGARDING ADMINISTRATION OF THE CITY GOVERNMENT BY AMENDING SECTION 2-4102 OF ARTICLE IV OF CHAPTER 2 TO CREATE A DEPARTMENT OF ECONOMIC AND COMMUNITY VITALITY

Attachments: [Council Communication](#)
 [Ordinance 2727](#)
 [Exhibit A](#)
 [Exhibit B](#)

[Ord 2729](#)

AN ORDINANCE AMENDING SECTION 2-3009 OF THE COMMERCE CITY REVISED MUNICIPAL CODE TO MODIFY THE QUORUM REQUIREMENTS FOR THE ENVIRONMENTAL POLICY AND INNOVATION COMMISSION

Attachments: [Council Communication](#)
 [Ordinance 2729](#)
 [Exhibit A](#)
 [Exhibit B](#)

[Ord 2730](#)

AN ORDINANCE AMENDING SECTION 2-3007 OF THE COMMERCE CITY REVISED MUNICIPAL CODE TO MODIFY THE QUORUM

REQUIREMENTS FOR THE SENIOR COMMISSION

Attachments: [Council Communication](#)
[Ordinance 2730](#)
[Exhibit A Senior Commission Ordinance Revision](#)
[Exhibit B Senior Commission Ordinance Revision Redline](#)

[Ord 2731](#)

AN ORDINANCE APPROVING A FIRST AMENDMENT TO INTERGOVERNMENTAL AGREEMENT WITH BUFFALO RIDGE METROPOLITAN DISTRICT FOR THE EXPANSION OF EAST 120TH AVENUE

Attachments: [Council Communication](#)
[Ordinance 2731](#)
[Exhibit A](#)

[Res 2025-139](#)

A RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR CORE CITY SIDEWALK IMPROVEMENT PROJECT TO GOLD STAR CONCRETE, INC.

Attachments: [Council Communication](#)
[Resolution 2025-139](#)

A motion was made by Council Member Teter, seconded by Council Member Kim, 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 2025-144](#)

A RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR ASPHALT CRACK REPAIR TO CHAVEZ CONSTRUCTION, INC.

Attachments: [Council Communication](#)
[Resolution 2025-144](#)

A motion was made by Mayor Pro Tem Noble, seconded by Council Member Teter, 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 2025-159](#)

A RESOLUTION AMENDING THE DIRECTORY OF CITY FEES AND CHARGES TO MODIFY THE FEES IN SECTION 5: COMMUNITY DEVELOPMENT

Attachments: [Council Communication](#)
[Resolution 2025-159](#)
[Presentation](#)

[Res 2025-163](#)

A RESOLUTION RATIFYING AND APPROVING THE AWARD OF A CONTRACT FOR EMERGENCY STREETLIGHT REPAIR AND WIRE REPLACEMENT ALONG HIGHWAY 2 BETWEEN 72ND AVENUE AND 112TH AVENUE TO MORTON ELECTRIC, INC.

Attachments: [Council Communication](#)
 [Resolution 2025-163](#)

A motion was made by Mayor Pro Tem Noble, seconded by Council Member Teter, 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

8. Public Hearings

[Res 2025-053](#)

A RESOLUTION ADOPTING THE BUDGET FOR THE CITY OF COMMERCE CITY, COLORADO FOR THE YEAR 2026 AND PROVIDING FOR 2025 COMMERCE CITY TAX LEVY

Attachments: [Council Communication](#)
 [Resolution 2025-053](#)
 [Presentation](#)
 [Newspaper Affidavit](#)

Mayor Douglas reopened the public hearing.

Keith Rogers testified on the item.

Mayor Douglas closed the public hearing.

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

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

Nay: 1 - Council Member Douglas

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, November 3. Please contact the City Clerk to request paper copies of materials.

9. Recess to the GID's and Urban Renewal Authority Meeting

10. Reconvene Council Meeting**11. Ordinances on 2nd Reading**[Ord 2723](#)

AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO, BY APPROPRIATING UNENCUMBERED FUND BALANCE IN THE GENERAL FUND IN THE AMOUNT OF \$16,300,000 FOR USE ON THE POLICE SUBSTATION CAPITAL CONSTRUCTION PROJECT, INCLUDING AN INTERFUND TRANSFER FROM THE GENERAL FUND TO THE CAPITAL EXPENDITURES FUND AND AUTHORIZATION OF THE EXPENDITURE THEREOF

Attachments: [Council Communication](#)
 [Ordinance 2723](#)

A motion was made by Mayor Douglas, seconded by Mayor Pro Tem Noble, to amend Ordinance 2723 by revising the amount to \$6,300,000. VOTE: Aye - 2 (S. Douglas, Noble) Nay - 7. Motion failed.

A motion was made by Council Member Dukes, seconded by Council Member Madera, that this Ordinance be adopted 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: 4 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Chacon and Council Member Douglas

12. Administrative Council Business**13. 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.

[25-072](#)

Review of Work Schedule

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

14. Executive Session[25-087](#)

An executive session of the City Council pursuant to C.R.S. Sec. 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 Kim, seconded by Council Member Teter, to extend the automatic time of adjournment to 11:00 p.m. VOTE 6 - Aye, 3 - Nay (Dukes, Ford, Noble)

A motion was made by Council Member Kim, seconded by Council Member Teter, to enter into an executive session of the City Council pursuant to C.R.S. Sec. 24-6-402(4)(f)(l) for the discussion of personnel matters, specifically to conduct the yearly performance evaluation, and to establish 2026 performance standards of the City Manager. 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

15. Adjourn

The meeting adjourned at 10:51 PM.

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

Kim Adame
Assistant City Clerk

[25-073](#)

City Council Policies

Attachments: [Council Policies](#)

[25-074](#)

City Manager Week in Review Report

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

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.