



# Commerce City

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

## Meeting Minutes - Draft

### City Council

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Monday, February 2, 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\\_Dq82r2bAQGuk5D17Ob6htA](https://c3gov.zoom.us/webinar/register/WN_Dq82r2bAQGuk5D17Ob6htA)

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**Regular Meeting. All times given are estimates only. Revised 2/2/2026 at 12:00 PM.**

#### 1. Call to Order/Roll Call

*A motion was made by Council Member Teter, seconded by Council Member Young, to excuse members not present. VOTE: 8 - Aye; 1 - Excused (Kim)*

**Present:** 8 - Mayor Steven J. Douglas, Mayor Pro Tem Susan Noble, Council Member Jose Guardiola, Council Member Rocky Teter, Council Member Joanna Sandoval, Council Member Charles Dukes, Council Member Stefanie Trujillo and Council Member Lori Young

**Excused:** 1 - Council Member Craig Kim

#### 2. Pledge of Allegiance

*The pledge of allegiance was recited.*

#### 3. Approval of Agenda

*Council Member Dukes requested to remove the Oil and Gas presentation from the Agenda.*

**A motion was made by Council Member Dukes, seconded by Council Member Teter, to approve the Agenda, as amended. VOTE:**

**Aye:** 6 - Council Member Guardiola, Council Member Teter, Council Member Sandoval, Council Member Dukes, Council Member Trujillo and Council Member Young

**Nay:** 2 - Mayor Douglas and Mayor Pro Tem Noble

**Excused:** 1 - Council Member Kim

#### 4. Public Comment

[26-024](#)

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](http://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.

*Ashley LeignAnn spoke on the death of Kayla Sampson at the intersection of 104th Avenue and Brighton Boulevard and requested installing traffic control measures.*

*John Yelenick spoke on groundwater pollutants that contaminated his property.*

*Brandi Valdez asked the City to make improvements to the tennis courts and trail at Adams City High School.*

*Jackie Valdez spoke on the Flock System police response and the need for Oil and Gas Monthly Updates.*

*Sara Sampson-Paris spoke on the death of Kayla Sampson at the intersection of 104th Avenue and Brighton Boulevard and the need for a traffic light and cameras at that intersection.*

*Keith Rogers thanked the Police Department for their efforts and spoke on the need for more patrol cars, the need for Oil and Gas Monthly Updates and the drainage issues on Colorado Boulevard.*

*Erin Porteous spoke on the Boys and Girls Club of Denver partnership with Commerce City and invited Council to their Youth of the Year Dinner on March 11th..*

*Hunter Brill spoke on the unsafe conditions of the intersection of 104th Avenue and Brighton Boulevard and the need for safety improvements.*

*Paul Welander spoke on the increase of motorized vehicles driving on open space areas.*

*Rene Bullock asked Council to support the I-270 draft legislation introduced by CDOT.*

## 5. Noticed Council Business

[NCB 26-004](#)

## PEDESTRIAN SAFETY OPTIONS FOR E. 104TH AVENUE

*A motion was made by Mayor Pro Tem Noble, seconded by Mayor Douglas, to direct the City Manager to conduct a feasibility assessment to determine if the E. 104th Avenue and Reunion Parkway intersection poses a high risk and determine options, including but not limited to a red light camera to enhance pedestrian safety crossing. The City Manager will deliver an issues briefing outlining the feasibility assessment funding pathways and next steps as warranted back to City Council no later than April 6th.*

*VOTE: 8 - Aye; 1 - Excused (Kim)*

**6. Presentations**[Pres 26-006](#)

## 2025 STATE OF THE MUNICIPAL COURT

*Judge Bowen presented the 2025 State of the Municipal Court.*

[Pres 26-007](#)

## MONTHLY OIL AND GAS PRESENTATION

*This item was removed from the Agenda.*

**7. Consent Agenda**

*Council Member Young requested item 26-028 be removed from Consent Agenda.*

*Council Member Trujillo requested Proc 26-002 be removed from Consent Agenda.*

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

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

**Excused:** 1 - Council Member Kim

[Min 26-003](#)

## MINUTES OF THE JANUARY 5, 2026 REGULAR MEETING

[Proc 26-002](#)

## WOMEN'S HISTORY MONTH PROCLAMATION

**A motion was made by Mayor Pro Tem Noble, seconded by Council Member Trujillo, to approve the Women's History Month Proclamation. VOTE:**

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

**Excused:** 1 - Council Member Kim

- [Ord 2746](#) AN ORDINANCE AMENDING THE 2026 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF GRANT FUNDING FROM THE DEPARTMENT OF NATURAL RESOURCES, COLORADO WATER CONSERVATION BOARD IN THE AMOUNT OF \$47,257.75 TO CONSTRUCT XERISCAPE DEMONSTRATION GARDENS AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF
- [Ord 2754](#) AN ORDINANCE AMENDING CHAPTER 2 OF THE COMMERCE CITY REVISED MUNICIPAL CODE REGARDING SURPLUS, CONTRABAND, AND UNCLAIMED PROPERTY
- [Ord 2759](#) AN ORDINANCE AMENDING THE 2026 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF DERBY PLAN AREA FUNDING FROM THE URBAN RENEWAL AUTHORITY IN THE AMOUNT OF \$90,500 FOR THE DERBY PHOTOMETRIC STUDY & LIGHTING PLAN AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF
- [LUP25-0001](#) AN ORDINANCE AMENDING THE COMMERCE CITY 2045 COMPREHENSIVE PLAN'S ANNEXATION AREAS AND GROWTH BOUNDARIES MAP, CHARACTER AREAS LAND USE MAP, ECONOMIC DEVELOPMENT FRAMEWORK MAP, AND RESIDENTIAL AREAS FRAMEWORK MAP FOR THE AREA GENERALLY LOCATED AT THE NORTHWEST CORNER OF EAST 120TH AVENUE AND CHAMBERS ROAD
- [Res 2026-029](#) A RESOLUTION AUTHORIZING THIRD AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL SERVICES WITH HOFFMANN PARKER WILSON & CARBERRY, P.C.
- [26-028](#) ADAMS 14 EDUCATION FOUNDATION SPONSORSHIP REQUEST
- A motion was made by Council Member Teter, seconded by Council Member Dukes, to allow Council Member Young to recuse herself from voting on this item.  
VOTE: 7 - Aye; 2 - Excused (Kim, Young)*
- A motion was made by Council Member Teter, seconded by Council Member Guardiola, to approve the Adams 14 Education Foundation Sponsorship Request for \$2,500.  
VOTE: 7 - Aye; 2 - Excused (Kim, Young)*

## 8. Resolutions

[Res 2026-008](#)

## A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO APPROVING A TRANSPORTATION MASTER PLAN

*A motion was made by Mayor Pro Tem Noble, seconded by Mayor Douglas, to amend the Transportation Master Plan to remove E. 96th Avenue from the truck route between Chambers Road and Tower Road.*

*VOTE: 2 - Aye (Noble, Douglas) ; 6 - Nay; 1 - Excused (Kim) The motion failed.*

**A motion was made by Council Member Trujillo, seconded by Council Member Sandoval, to adopt Resolution 2026-008. VOTE:**

**Aye:** 7 - Mayor Pro Tem Noble, Council Member Guardiola, Council Member Teter, Council Member Sandoval, Council Member Dukes, Council Member Trujillo and Council Member Young

**Nay:** 1 - Mayor Douglas

**Excused:** 1 - Council Member Kim

## 9. Ordinances on 1st Reading

[Ord 2761](#)

## AN ORDINANCE AMENDING CHAPTER 11 OF THE COMMERCE CITY REVISED MUNICIPAL CODE PROHIBITING OFF-HIGHWAY VEHICLES ON CITY STREETS, SIDEWALKS AND HIGHWAYS

*A motion was made by Council Member Dukes, seconded by Council Member Trujillo, to amend Ordinance 2761 to add language of a fine no less than \$250.00.*

*VOTE: 8 - Aye; 1 - Excused (Kim)*

**A motion was made by Council Member Young, seconded by Council Member Dukes, that Ordinance 2761 be introduced by Council as seated and approved on first reading, as amended. VOTE:**

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

**Excused:** 1 - Council Member Kim

## 10. Administrative Council Business

*A motion was made by Council Member Guardiola, seconded by Council Member Dukes, to direct the City Manager to draft a letter formally requesting Adams County and CDOT to initiate the permitting, design and construction process to install a traffic signal at the intersection of 104th Avenue and Brighton Boulevard intersection and for city staff to explore temporary options for that intersection.*

*VOTE: 8 - Aye; 1 - Excused (Kim)*

*A motion was made by Council Member Dukes, seconded by Council Member Trujillo, to direct the City Manager and staff to draft a letter of support for the I-270 draft legislation introduced by CDOT.*

*VOTE: 7 - Aye; 1 - Nay (Noble); 1 - Excused (Kim)*

*A motion was made by Mayor Douglas, seconded by Mayor Pro Tem Noble, to send a letter of support to Adams County for the North Alliance Transportation Association (NATA) Federal Belt Grant Application for the 120th Avenue Multi-motor Corridor and US-85/120th Avenue Interchange Project.*

*VOTE: 8 - AYE; 1 - Excused (Kim)*

## 11. 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.*

[26-027](#)

REVIEW OF THE CITY COUNCIL WORK SCHEDULE

## 12. Executive Session

*A motion was made by Mayor Pro Tem Noble, seconded by Council Member Young, to extend the regular time of adjournment to 11:00 PM.*

*VOTE: 5 - Aye; 3 - Nay (Teter, Guardiola, Sandoval); 1 - Excused (Kim)*

[EXS 26-004](#)

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 Young, seconded by Council Member Teter, to enter into 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 to discuss performance standards of the City Manager. VOTE:**

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

**Excused:** 1 - Council Member Kim

**13. Adjourn**

*The meeting adjourned at 10:57 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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*Kim Garland, Deputy City Clerk*

[26-025](#)

CITY MANAGER WEEK IN REVIEW REPORT

[26-026](#)

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 303-227-3611 at least 48 hours before the meeting.**