



Commerce City

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

Meeting Minutes - Final

City Council

Monday, August 3, 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_OGyglxQNRlerTi bN6bPT7A

Regular Meeting. All Times Given Are Estimates Only.

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 3, 2026, at 6:00 PM.

A motion was made by Council Member Kim, seconded by Council Member Guardiola, to excuse those members not present. VOTE: 8 - Aye, 1 - Excused (Sandoval)

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

Excused: 1 - Council Member Joanna Sandoval

2. Pledge of Allegiance

The pledge of allegiance was recited.

3. Approval of Agenda

A motion was made by Council Member Teter seconded by Council Member Kim, to postpone Resolution 2026-100 to the August 17, 2026 City Council meeting. VOTE: 8 - Aye, 1 - Excused (Sandoval)

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

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

Excused: 1 - Council Member Sandoval

4. Public Comment

26-095

Public Comment - Individuals may address the City Council on items that are not on the agenda, or on agenda items that do not appear as Public Hearings, during Public Comment. Items of a personal nature should not be discussed; personnel-related matters shall be directed through the appropriate chain of command. 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.

There was no public comment.

5. Consent Agenda

Mayor Pro Tem Noble removed Resolution 2026-072 and Resolution 2026-090 from the Consent Agenda.

A motion was made by Council Member Kim, seconded by Council Member Guardiola, to adopt the Consent Agenda, as amended. VOTE:

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

Excused: 1 - Council Member Sandoval

NCB 26-044

THE EARLY CHILDHOOD PARTNERSHIP OF ADAMS COUNTY
SPONSORSHIP REQUEST

NCB 26-045

FRIENDS OF THE FRONT RANGE WILDLIFE REFUGES
SPONSORSHIP REQUEST

NCB 26-046

SAND CREEK REGIONAL GREENWAY PARTNERSHIP
SPONSORSHIP REQUEST

Res 2026-020

A RESOLUTION APPOINTING MEMBERS TO DESIGNATED
BOARDS AND COMMISSIONS OF COMMERCE CITY

[Res 2026-072](#)

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 Kim, seconded by Council Member Dukes, that Resolution 2026-072 be adopted. VOTE:

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

Excused: 1 - Council Member Sandoval

[Res 2026-090](#)

A RESOLUTION AUTHORIZING A PURCHASE AGREEMENT WITH INTERMOUNTAIN SWEEPER CO. FOR THE ACQUISITION OF A MECHANICAL STREET SWEEPER

A motion was made by Mayor Pro Tem Noble, seconded by Council Member Dukes, that Resolution 2026-090 be adopted. VOTE:

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

Excused: 1 - Council Member Sandoval

[Res 2026-109](#)

A RESOLUTION AUTHORIZING THE AWARD OF A CONSTRUCTION CONTRACT AGREEMENT WITH BLINK MARKETING LLC FOR THE CONSTRUCTION AND INSTALLATION OF WAYFINDING SIGNS

[Res 2026-117](#)

A RESOLUTION AUTHORIZING A SECOND AMENDMENT TO A MASTER SERVICES AGREEMENT WITH BRACONIER PLUMBING & HEATING CO., INC. FOR ON CALL/ ON-DEMAND HVAC REPAIRS, MAINTENANCE, AND INSTALLATION SERVICES

[Ord 2785](#)

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND APPROVE A LEASE AGREEMENT WITH KONICA MINOLTA BUSINESS SOLUTIONS U.S.A., INC. FOR THE LONG-TERM LEASE OF PRINTING EQUIPMENT INCLUDING PRINTERS, COPIERS, OTHER DEVICES, SUPPORT, SUPPLIES, AND A SOFTWARE SYSTEM FOR UTILIZATION OF THAT EQUIPMENT

[Ord 2787](#)

AN ORDINANCE AMENDING CHAPTER 1, ARTICLE III, SEC. 1-3006, OF THE COMMERCE CITY REVISED MUNICIPAL CODE REGARDING THE DEFINITION OF COMMUNITY SERVICE OFFICER

[Ord 2789](#)

AN ORDINANCE AMENDING THE 2026 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY AUTHORIZING THE TRANSFER OF ROAD IMPACT FEE FUNDS FROM THE IMPACT FEE FUND TO THE CAPITAL EXPENDITURES FUND IN THE TOTAL AMOUNT OF \$4,011,263 FOR USE ON THE LANDMARK DRIVE AND CHAMBERS ROAD WIDENING PHASE I PROJECTS AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF

[Ord 2797](#)

AN ORDINANCE AMENDING ARTICLE IV OF CHAPTER 2 OF THE COMMERCE CITY REVISED MUNICIPAL CODE REGARDING ADMINISTRATIVE OPERATIONS

6. Public Hearings

[Res 2026-070](#)

A RESOLUTION DETERMINING THE ELIGIBILITY FOR ANNEXATION TO THE CITY OF COMMERCE CITY, COLORADO OF THE PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF EAST 81ST AND QUEBEC STREET IN CASE AN26-0001 KNOWN AS THE MORENO SALAS ANNEXATION

Mayor Douglas opened the public hearing.

Nic Berry, City Planner, provided the staff presentation to Council.

There was no public testimony on the matter.

Mayor Douglas closed the public hearing.

A motion was made by Council Member Kim, seconded by Council Member Guardiola, that Resolution 2026-070 be adopted. VOTE:

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

Excused: 1 - Council Member Sandoval

[AN26-0003](#)

AN ORDINANCE ANNEXING THE PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF EAST 88TH AVENUE AND TOWER ROAD TO THE CITY OF COMMERCE CITY, COLORADO IN CASE AN26-0003

Mayor Douglas opened the public hearing.

Omar Yusuf, City Planner, provided the staff presentation to Council.

There was no public testimony on the matter.

Mayor Douglas closed the public hearing.

A motion was made by Council Member Kim, seconded by Council Member Dukes, that Ordinance AN26-0003 be adopted on second & final reading. VOTE:

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

Excused: 1 - Council Member Sandoval

[ZON26-0003](#)

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY ZONING THE PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF E. 88TH AVENUE AND TOWER ROAD ANNEXATION FROM ADAMS COUNTY AGRICULTURAL-3 (A-3) TO AGRICULTURAL (AG)

Mayor Douglas opened the public hearing.

Omar Yusuf, City Planner, provided the staff presentation to Council.

There was no public testimony on the matter.

Mayor Douglas closed the public hearing.

A motion was made by Council Member Kim, seconded by Council Member Dukes, that Ordinances ZON26-0003 be adopted on second & final reading. VOTE:

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

Excused: 1 - Council Member Sandoval

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

7. Resolutions

[Res 2026-099](#)

A RESOLUTION AUTHORIZING CHANGE ORDER #26 TO THE CONSTRUCTION CONTRACT NO. 2022-18-PW WITH JHL CONSTRUCTORS LLC FOR THE CONSTRUCTION OF THE E. 96TH AVENUE WIDENING FROM CHAMBERS ROAD TO TOWER ROAD

A motion was made by Council Member Kim, seconded by Council Member Teter, that Resolution 2026-099 be adopted. VOTE:

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

Excused: 1 - Council Member Sandoval

[Res 2026-100](#)

A RESOLUTION AUTHORIZING REIMBURSEMENT OF A PUBLIC INFRASTRUCTURE PROJECT

This Resolution was postponed to the August 17, 2026 City Council meeting.

8. Administrative Council Business

A motion was made by Mayor Pro Tem Noble, seconded by Mayor Douglas, for staff to draft a resolution to appoint Nate Harris to the vacant seat on Environmental Policy & Innovation Commission. VOTE: 2 - Aye (Douglas, Noble) 6 - Nay, 1 - Excused (Sandoval) The Motion Failed.

9. 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.

[26-134](#)

REVIEW OF THE WORK SCHEDULE

10. Executive Session

[EXS 26-006](#)

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 Dukes, 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, Mayor Pro Tem Noble, Council Member Guardiola, Council Member Teter, Council Member Kim, Council Member Dukes, Council Member Trujillo and Council Member Young

Excused: 1 - Council Member Sandoval

11. Adjourn

The meeting adjourned at 8:50 PM.

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

Steve J. Douglas, Mayor

Stephen J. Ruger, City Clerk

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CITY MANAGER WEEK IN REVIEW REPORT

[26-133](#)

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.