



# Commerce City

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

## Meeting Minutes - Draft

### City Council

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Monday, August 5, 2024

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\\_0CDJhm08Qm-Zk3IOJ5LhKQ](https://c3gov.zoom.us/webinar/register/WN_0CDJhm08Qm-Zk3IOJ5LhKQ)

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**Regular Meeting**  
**Times given are estimates only**  
**Revised 8/2/2024 @ 4:00 PM**

#### 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 5, 2024, 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: 7 - Aye, 2 - Excused (Chacon, Madera)*

**Present:** 7 - Mayor Steven J. Douglas, Mayor Pro Tem Susan Noble, Council Member Rocky Teter, Council Member Craig Kim, Council Member Charles Dukes, Council Member Sean Ford and Council Member Kristi Douglas

**Excused:** 2 - Council Member Oscar Madera and Council Member Renee Millard-Chacon

#### 2. Pledge of Allegiance

#### 3. Approval of Agenda

*A motion was made by Council Member Kim, seconded by Council Member Ford, to adopt the agenda as presented. VOTE: 7 - Aye, 2 - Excused (Madera, Chacon)*

#### 4. Recess to Urban Renewal Authority Meeting

#### 5. Reconvene City Council Meeting

#### 6. Public Comment

[24-192](#)

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, August 5, 2024.

- Ryan Keefer spoke on metro district discussions held at the town hall meeting on July 31st.

- Jackie Valdez spoke on 18-wheeler traffic within the City.

- Keith Rogers spoke on storm water drains in the City and 18-wheeler traffic within the City.

- Bernadette Bugarin spoke on city code regarding trees.

- Burke Scot Beu spoke on issues regarding the Housing Authority.

- Ana Quinonez requested a pedestrian sign or walkway along 59th St to Pioneer park.

## 7. Presentations

[Pres 24-251](#)

2025 Budget - Preliminary Session #1

*Chris Johnson, Finance Budget Manager, gave the presentation.*

## 8. Consent Agenda

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

**Aye:** 7 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Teter, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

**Excused:** 2 - Council Member Madera and Council Member Millard-Chacon

[Min 24-124](#)

Minutes of the July 15, 2024 Regular Meeting

- [Ord 2583](#) AN ORDINANCE AMENDING ARTICLE III OF CHAPTER 9 OF THE COMMERCE CITY MUNICIPAL CODE (CCRMC) BY ADDING A NEW DIVISION 9 ESTABLISHING A SHORT-TERM RENTAL REGISTRATION PROGRAM IN THE CITY OF COMMERCE CITY
- [Ord 2603](#) AN ORDINANCE AMENDING THE 2024 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO, BY RE-APPROPRIATING REMAINING DONATIONS AND GRANTS BALANCES IN THE GENERAL FUND, POLICE DONATIONS FUND, AND GRANTS FUND, TOTALING \$202,154.60 AND AUTHORIZING THE EXPENDITURE THEREOF.
- [Ord 2604](#) AN ORDINANCE AMENDING THE 2024 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION GRANT IN THE AMOUNT OF \$18,000 FOR DRIVING UNDER THE INFLUENCE (DUI) ENFORCEMENT EFFORTS.
- [Ord 2605](#) AN ORDINANCE AMENDING THE 2024 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO, BY RE-APPROPRIATING REMAINING METROPOLITAN FOOTBALL STADIUM DISTRICT FUNDING BALANCES IN THE AMOUNT OF \$24,398.28 FOR CONTINUED USE ON YOUTH ACTIVITIES AND AUTHORIZING THE EXPENDITURE THEREOF
- [Res 2024-013](#) A RESOLUTION APPOINTING MEMBERS TO DESIGNATED BOARDS AND COMMISSIONS OF COMMERCE CITY
- [Res 2024-085](#) A RESOLUTION AUTHORIZING AWARD OF A CONSTRUCTION CONTRACT AGREEMENT FOR REPAIRS AT PARADICE ISLAND POOL AT PIONEER PARK

## 9. Public Hearings

[LUP-058-24](#)

AN ORDINANCE AMENDING THE CITY OF COMMERCE CITY COMPREHENSIVE PLAN FOR THE PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF EAST 88TH AVENUE AND E-470, FROM DIA TECHNOLOGY TO UTILITY

*Mayor Douglas opened the public hearing.*

*Dalton Guerra, Senior Planner, provided the staff presentation to Council.*

*Eric Carlson on behalf of the Tower Landfill, and Steve Darris, General Manager of the Landfill, gave the presentation and were present to take questions from Council.*

*Public testimony in support of the case was provided by: Steve Ceresa, Rick Wells, Andrew DeBaise, Chase Tedesco, and Steve Burns.*

*Mayor Douglas closed the public hearing.*

**A motion was made by Council Member Ford, seconded by Council Member Kim, that this Ordinance be introduced by council as seated and approved on first reading. VOTE:**

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

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

**Excused:** 2 - Council Member Madera and Council Member Millard-Chacon

[Res 2024-064](#)

A RESOLUTION DETERMINING THE ELIGIBILITY FOR ANNEXATION TO THE CITY OF COMMERCE CITY, COLORADO OF THE PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF EAST 88TH AVENUE AND E-470 IN CASE AN-263-24 KNOWN AS THE TOWER LANDFILL ANNEXATION.

*Mayor Douglas opened the public hearing.*

*Dalton Guerra, Senior Planner, provided the staff presentation to Council.*

*Eric Carlson on behalf of the Tower Landfill, gave the applicant's presentation and were present to take questions from Council.*

*Public testimony in support of the case was provided by was provided by: Andrew DeBaise, Steve Ceresa, and Rick Wells.*

*A motion was made by Council Member Dukes, seconded by Council Member Teter, to extend the automatic time of adjournment by an hour and a half. VOTE: 7 - Aye, 2 - Excused (Madera, Chacon).*

*Mayor Douglas closed the public hearing.*

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

**Aye:** 7 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Teter, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

**Excused:** 2 - Council Member Madera and Council Member Millard-Chacon

[AN-263-24](#)

AN ORDINANCE ANNEXING THE PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF EAST 88th AVENUE AND TOWER ROAD TO THE CITY OF COMMERCE CITY, COLORADO IN CASE AN-263-24 KNOWN AS THE TOWER LANDFILL ANNEXATION

*Mayor Douglas opened the public hearing.*

*Dalton Guerra, Senior Planner, provided the staff presentation to Council.*

*Eric Carlson, on behalf of the Tower Landfill, gave the applicant's presentation and were present to take questions from Council.*

*Public testimony in support of the case was provided by: Steve Ceresa, Rick Wells, and Andrew DeBaise.*

*Mayor Douglas closed the public hearing.*

**A motion was made by Council Member Kim, seconded by Council Member Teter, that this Ordinance be introduced by council as seated and approved on first reading. VOTE:**

**Aye:** 7 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Teter, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

**Excused:** 2 - Council Member Madera and Council Member Millard-Chacon

[Z-705-99-00-09-24](#)

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY ZONING THE PROPERTY ANNEXED AS THE TOWER LANDFILL ANNEXATION FROM ADAMS COUNTY A-3 TO A PUD ZONE DISTRICT AND APPROVING A PUD ZONE DOCUMENT

*Mayor Douglas opened the public hearing.*

*Dalton Guerra, Senior Planner, provided the staff presentation to Council.*

*Eric Carlson, gave the applicant's presentation and were present to take questions from Council.*

*Public testimony in support of the case was provided by: Steve Ceresa, and Andrew DeBaise.*

*Mayor Douglas closed the public hearing.*

**A motion was made by Council Member Ford, seconded by Council Member Kim, that this Zoning Ordinances be introduced by council as seated and approved on first reading. VOTE:**

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

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

**Excused:** 2 - Council Member Madera and Council Member Millard-Chacon

[V-93-24](#)

AN ORDINANCE VACATING RIGHT-OF-WAY COMPRISED OF A PORTION OF HIMALAYA STREET, APPROXIMATELY 3,286 FEET IN LENGTH, EXTENDING SOUTH OF EAST 88TH AVENUE IN COMMERCE CITY, COLORADO.

*Mayor Douglas opened the public hearing.*

*Dalton Guerra, Senior Planner, provided the staff presentation to Council.*

*Eric Carlson, gave the applicant's presentation and were present to take questions from Council.*

*Public testimony in support of the case was provided by Andrew DeBaise and Steve Ceresa.*

*Mayor Douglas closed the public hearing.*

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

**Aye:** 7 - Mayor Douglas, Mayor Pro Tem Noble, Council Member Teter, Council Member Kim, Council Member Dukes, Council Member Ford and Council Member Douglas

**Excused:** 2 - Council Member Madera and Council Member Millard-Chacon

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## 10. Administrative Council Business

*A motion was made by Council Member Ford, seconded by Council Member Dukes, request a letter of support to receive funding from Proposition 123 for an additional property located at the Mile High Greyhound Park development district. VOTE: 3 - Aye, 4 - Nay (Douglas, Noble, Kim, Douglas), 2 - Excused (Madera, Chacon)*

*A motion was made by Council Member Ford, seconded by Council Member Teter, to direct staff to look into the feasibility of installing a pole camera near Jackie Valdez's neighborhood to study the frequency and severity of traffic violations and install a pole camera as soon as possible if warranted. VOTE: 7 - Aye, 2 - Excused (Madera, Chacon)*

*A motion was made by Mayor Douglas, seconded by Council Member Ford, to approve a sponsorship funding of \$1,000 for "A night in the greenway" for the Sand Creek Regional Greenway fundraiser held on August 10, 2024. VOTE: 7 - Aye, 2 - Excused (Madera, Chacon)*

*A motion was made by Council Member Kim, seconded by Mayor Pro Tem Noble, to remove the Chambers Widening Design presentation, and the Highway 2 Median Design Options presentation from the August 26th study session. VOTE: 7 - Aye, 2 - Excused (Madera, Chacon)*

## 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.*

[24-189](#)

Review of Work Schedule

## 12. Adjourn

*A motion was made by Council Member Kim, seconded by Council Member Douglas, to adjourn the meeting. VOTE:*

*The meeting adjourned at 11:59 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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*Brittany Rodriguez, Assistant City Clerk*

[24-187](#)

City Manager Week in Review Report

[24-188](#)

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 as soon as possible before the meeting.**