



Commerce City

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

Meeting Minutes - Draft

City Council

Monday, July 7, 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_BcooEAAFSQqCI
GYtrf6q5A

Regular Meeting 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 July 07, 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. VOTE: 9 - Aye.

4. Public Comment

[25-043](#)

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, July 7, 2025.

Jackie Valdez spoke on fireworks and ATVs.

Keith Rogers spoke on fireworks.

5. Recess to Urban Renewal Authority Meeting**6. Reconvene City Council Regular Meeting****7. Noticed Council Business****[25-176](#)**

Motion to Evaluate Development Options for 112th Avenue Corridor

Attachments: [Council Communication](#)
[Staff Memo Regarding 112th Avenue](#)

A motion was made by Council Member Ford, seconded by Council Member Teter, to direct the City Manager to identify and present options for the development of 112th Avenue, from East Chambers Road westward toward the Bison Ridge Recreation Center and schedule for the first regular Council meeting in November. These options should include potential design concepts, cost estimates, and an anticipated project timeline. Community engagement opportunities and alignment with existing transportation and infrastructure plans should also be considered in the evaluation. The presentation shall include a cost analysis to make the roadway possible in its current state to make it passable and to see what it would take to make the roadway a straightaway instead of hairpin turns. **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

[25-183](#)

Sponsorship Request - Kids First Health Care Annual Breakfast

Attachments: [Kids First Annual Breakfast](#)

A motion was made by Mayor Pro Tem Noble, seconded by Council Member Douglas, to sponsor the Kids First Health Care Annual Breakfast in the amount of \$2,000. **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

[25-184](#)

Legislative Lobbyist RFP Council Panel Participation

A motion was made by Mayor Pro Tem Noble, seconded by Council Member Kim, to appoint Mayor Douglas to serve on the Legislative Lobbyist RFP panel. VOTE: 9 - Aye.

A motion was made by Council Member Dukes, seconded by Council Member Madera, to appoint Council Member Ford to serve on the Legislative Lobbyist RFP panel. VOTE: 6 - Aye, 3 - Nay (K. Douglas, S. Douglas, Ford).

A motion was made by Mayor Pro Tem Noble, seconded by Council Member Chacon, to schedule a Legislative Committee meeting in July to review the previous years' lobbyist process. **VOTE:**

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

Nay: 1 - Council Member Madera

[25-185](#)

Commercial Lease Assistance Program

Attachments: [Council Communication](#)

A motion was made by Mayor Douglas, seconded by Council Member Chacon, to direct the City Manager to explore options available to the City to support small businesses that are facing barriers to commercial affordability. The recommendations may include rent stabilization strategies, cooperative leasing models, and/or community-based ownership structures. The City Manager will bring back recommendations at a study session by November 10, 2025, which will be presented in conjunction with the small business task force presentation. **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. Presentations

[Pres 25-155](#)

Environmental Policy and Innovation Commission Annual Update

Attachments: [Council Communication](#)
[EPIC Annual Update](#)

Environmental Policy and Innovation Commission (EPIC) presented their annual update.

[Pres 25-056](#)

Oil and Gas Monthly Update

Attachments: [Council Communication](#)
[Oil and Gas Update July 2025](#)

Sustainability Manager Melody Mascarenas presented the July Oil and Gas update.

9. Consent Agenda

Council Member Kim requested to remove Proclamation 25-023 from the Consent Agenda.

A motion was made by Council Member Rocky Teter, seconded by Council Member Charles Dukes, that this agenda be approved as amended on the Consent 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

[Min 25-123](#)

Minutes of the June 2, 2025 Regular Meeting

Attachments: [June 2, 2025 Minutes](#)

[Min 25-131](#)

Minutes of the June 16, 2025 Regular Meeting

Attachments: [Minutes of the June 16, 2025 Regular Meeting](#)

[Ord 2683](#)

AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF FEDERAL FUNDS THE AMOUNT OF \$4,116,000 FOR THE CHAMBERS ROAD WIDENING PROJECT IN THE PUBLIC WORKS DEPARTMENT AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF

Attachments: [Council Communication](#)
 [Ordinance 2683](#)

[Ord 2685](#)

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 \$4,991,770 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 2685](#)

[Ord 2687](#)

AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF FUNDS FROM THE COLORADO DEPARTMENT OF TRANSPORTATION IN THE AMOUNT OF \$1,918,800 FOR HIGHWAY 2 MEDIAN UPGRADES AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF

Attachments: [Council Communication](#)
 [Ordinance 2687](#)
 [IGA](#)

[Ord 2689](#)

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 \$99,000 FOR USE ON A COMMUNITY ICE RINK AND HOLIDAY MARKET, INCLUDING SPECIFIED INTERFUND TRANSFERS, AND AUTHORIZATION OF THE EXPENDITURES THEREOF

Attachments: [Council Communication](#)
 [Ordinance 2689](#)

[Ord 2691](#)

AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF COMMERCE CITY, COLORADO BY THE RECOGNITION OF GRANT FUNDING FROM THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) IN THE AMOUNT OF \$5,000,000 FOR THE WIDENING OF 88TH AVENUE IN THE CITY OF COMMERCE CITY AND THE AUTHORIZATION OF THE EXPENDITURE THEREOF

Attachments: [Council Communication](#)
 [Ordinance 2691](#)

[Proc 25-023](#)

Proclamation Declaring July 2025 as Parks and Recreation Month in Commerce City, Colorado

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

A motion was made by Council Member Kim, seconded by Council Member Teter, that this Proclamation be approved. 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 2025-061](#)

A RESOLUTION AUTHORIZING EXECUTION OF INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE CITY OF COMMERCE CITY AND COLORADO DEPARTMENT OF TRANSPORTATION REGARDING FUNDING FOR CHAMBERS ROAD WIDENING PROJECT

Attachments: [Council Communication](#)
 [Resolution 2025-061](#)
 [IGA](#)

[Res 2025-062](#)

A RESOLUTION AUTHORIZING THE THIRD AMENDMENT OF AN EXISTING INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE CITY OF COMMERCE CITY AND THE COLORADO DEPARTMENT OF TRANSPORTATION FOR THE E. 88TH AVENUE WIDENING PROJECT

Attachments: [Council Communication](#)
 [Resolution 2025-062](#)
 [3rd Amendment - IGA](#)

[Res 2025-088](#)

A RESOLUTION AUTHORIZING EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE

CITY OF COMMERCE CITY AND THE COLORADO DEPARTMENT OF TRANSPORTATION REGARDING FUNDING FOR THE REHABILITATION OF THE BRIDGE AT TOWER ROAD AND THIRD CREEK

Attachments: [Council Communication](#)
 [Resolution 2025-088](#)
 [IGA](#)

[Res 2025-096](#)

A RESOLUTION AWARDING A CONTRACT FOR INDEPENDENT ETHICS COUNSEL TO HOFFMANN PARKER WILSON & CARBERRY, P.C.

Attachments: [Council Communication](#)
 [Resolution 2025-096](#)
 [Professional Services Agreement](#)

Ordinances on 1st Reading

[Ord 2686](#)

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 \$2,880,280.20 FOR USE ON THE CIVIC CENTER REMODEL PROJECT, INCLUDING SPECIFIED INTERFUND TRANSFERS, AND AUTHORIZATION OF THE EXPENDITURES THEREOF

Attachments: [Council Communication](#)
 [Ordinance 2686](#)
 [Presentation](#)

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

Aye: 6 - Mayor Pro Tem Noble, Council Member Madera, Council Member Teter, Council Member Kim, Council Member Dukes and Council Member Ford

Nay: 3 - Mayor Douglas, Council Member Chacon and Council Member Douglas

Administrative Council Business

A motion was made by Council Member Madera, seconded by Council Member Teter, to direct staff to provide rough estimates of improvement costs for Colorado Blvd from 68th Avenue to Brighton Blvd including streetlights, drainage, sidewalks and a traffic study to see if there is a need for additional stops. This will come back to Council by the end of October. VOTE: 9 - Aye.

A motion was made by Mayor Pro Tem Noble, seconded by Mayor Douglas, to direct the City Manager to prepare an annual report by the Police Chief regarding crime in the City in September of 2025 and each September moving forward. VOTE: 9 - Aye.

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.

[25-044](#)

Review of Work Schedule

Attachments: [Work Schedule](#)

Executive Session

[25-145](#)

An 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 discussion of the annual performance evaluation of the Municipal Court Judge.

A motion was made by Mayor Douglas, seconded by Council Member Teeter, to extend the automatic time of adjournment 11:09 p.m. VOTE: 8 - Aye, 1 - Nay (Ford).

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. 24-6-402(4)(f) (I) for the purpose of discussion of personnel matters, specifically discussion of the annual performance evaluation of the Municipal Court Judge. 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

Adjourn

The meeting adjourned at 11:00 p.m.

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

[25-046](#)

City Manager Week in Review Report

Attachments: [City Manager Week in Review Report](#)

[25-045](#)

City Council Policies

Attachments: [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.