



ARAPAHOE COUNTY

# Arapahoe County

## Board of County Commissioners Business Meeting

### Meeting Minute Summaries

Tuesday, February 3, 2026  
9:30 AM

Administration Building  
East Hearing Room

The public is welcome to attend Business Meetings held in the East Hearing Room at the Arapahoe County Administration Building, 5334 South Prince Street, Littleton, CO 80120. Business meetings also can be viewed online at [arapahoe.legistar.com](http://arapahoe.legistar.com). Virtual public comment is allowed on general issues or specific agenda items by calling 1-855-436-3656 and, when prompted to, by pressing \*3 on the telephone keypad to be entered in the speaking queue.

*The Board of County Commissioners typically holds Public Hearings at 9:30 a.m. the second and fourth Tuesday of each month. Items listed on the consent agenda are adopted with one vote. Items listed under regular business are considered individually.*

*The public may comment during designated times as directed by the Chair of the Board. Each speaker will be limited to one three-minute period of comment, unless modified by the Chair of the Board.*

*Meeting agendas are available at [arapahoe.legistar.com](http://arapahoe.legistar.com). Contact the Commissioners' Office at 303 795 4630 or [kdavis2@arapahoegov.com](mailto:kdavis2@arapahoegov.com) with questions about the agenda.*

*Arapahoe County is committed to making its public meetings accessible to persons with disabilities. If you need special accommodations, please contact the Commissioners' Office at 303-795-4630 or Relay Colorado 711 at least 3 days in advance to make arrangements.*

#### 1. CALL TO ORDER

Commissioner Summey called the meeting to order.

##### 1.a. INTRODUCTION

**Ron Carl, County Attorney**  
**Cooney Sarracino, Administrator to the Board**

##### 1.b. ROLL CALL

**Present:** Carrie Warren-Gully  
Jessica Campbell  
Jeff Baker  
Leslie Summey  
Rhonda Fields

2. PLEDGE OF ALLEGIANCE

3. MOTION TO ADOPT AGENDA

A motion was made by Commissioner Warren-Gully, seconded by Commissioner Fields, that this be adopted. The motion carried by the following vote:

**Aye:** Commissioner Warren-Gully, Commissioner Campbell, Chair Pro Tem Baker, Chairperson Summey, and Commissioner Fields

4. PUBLIC COMMENT PERIOD

**Individuals are invited to speak to the Commissioners about any topic that is not a general business item. Each person has one, 3-minute time limit for comments, unless otherwise noted by the Chair. Individuals should state their name and address for the record prior to making remarks.**

The public comment period was opened.

One person spoke.

The public comment period was closed.

5. CONSENT AGENDA

**Items on the consent agenda are generally non-controversial, do not require much, if any, discussion, and may be voted on as an entire group with a single motion. (The motion is “to approve the items on the consent agenda.”) A Commissioner may request an item from the consent agenda be removed for separate discussion. This enables the item to be considered and voted upon separately.**

Approval of the Consent Agenda

A motion was made by Commissioner Fields, seconded by Commissioner Campbell, to approve items on the Consent Agenda. The motion carried by the following vote:

**Aye:** Commissioner Warren-Gully, Commissioner Campbell, Chair Pro Tem Baker, Chairperson Summey, and Commissioner Fields

5.a. Warrant ACH Expense Reports

**Attachments:** [Board Summary Report](#)  
[ACH Report Jan 5-26, 2026](#)  
[Resolution](#)

approved.

Enactment No: RES 26-028

- 5.b. C14-027 Yale Avenue Corridor Improvements Project Approval and Acceptance of One (1) ROW parcel from Calvary Apostolic Church

**Attachments:** [Board Summary Report](#)  
[ROW Acquisitions Map](#)  
[Statement of Authority](#)  
[Agreement - Calvary Apostolic Church](#)  
[Special Warranty Deed ROW 3](#)  
[Resolution](#)

approved.

Enactment No: RES 26-029

- 5.c. VAC25-003, Copperleaf Filing No. 31, Easement Vacation

**Attachments:** [Board Summary Report](#)  
[Vacation Petition](#)  
[Vacation Exhibit](#)  
[Referral Comments and Applicant's Response](#)  
[Resolution](#)

approved.

Enactment No: RES 26-030

- 5.d. Approval of MOU with the Fraternal Order of Police regarding 2026 wage increases for FOP members.

**Attachments:** [Board Summary Report](#)  
[2026 Arapahoe County and FOP 31 MOU](#)  
[Resolution](#)

approved.

Enactment No: RES 26-031

- 5.e. Agreement with MHQ of New Mexico for installation of Cradle Point Routers and MIMO Dual Shark-Fin Antennas

**Attachments:** [Board Summary Report](#)  
[AC Decision Support Framework](#)  
[Agreement - MQH West](#)  
[Agreement - T-Mobile](#)  
[Waiver Per Purchasing Policy](#)  
[Resolution](#)

approved.

Enactment No: RES 26-045

- 5.f. 2026 Arapahoe County Housing Authority (ArCHA) Agreement to Loan Staff from County to ArCHA

**Attachments:** [Board Summary Report](#)  
[Agreement ArCHA and AC 2026](#)  
[Resolution](#)

approved.

Enactment No: RES 26-032

- 5.g. Adopting a definition of “Persons of Low Income”

**Attachments:** [Board Summary Report](#)  
[Resolution](#)

approved.

Enactment No: RES 26-033

- 5.h. Approval of Intent to Enter into a Special Limited Liability Partnership with April Housing for the Reserve at South Creek Project.

**Attachments:** [Board Summary Report](#)  
[Resolution](#)

approved.

Enactment No: RES 26-034

- 5.i. Approval of future Special Limited Partnership between Columbia Ventures and ArCHA

**Attachments:** [Board Summary Report](#)  
[Resolution](#)

approved.

Enactment No: RES 26-035

- 5.j. Approval of Stipulated Abatement Reduction

**Attachments:** [Board Summary Report](#)  
[Resolution](#)

approved.

Enactment No: RES 26-036

- 5.k. Resolution to approve the dissolution of the CSU Extension Advisory Committee

**Attachments:** [Board Summary Report](#)  
[AC Decision Support Framework](#)  
[Resolution](#)

approved.

Enactment No: RES 26-037

5.l. Approval of an Arbitration Stipulation

**Attachments:** [Board Summary Report](#)  
[Resolution](#)

approved.

Enactment No: RES 26-038

5.m. Approval of an Arbitration Stipulation

**Attachments:** [Board Summary Report](#)  
[Resolution](#)

approved.

Enactment No: RES 26-039

5.n. Approval of an Arbitration Stipulation

**Attachments:** [Board Summary Report](#)  
[Resolution](#)

approved.

Enactment No: RES 26-040

6. **GENERAL BUSINESS ITEMS**

**Items on the general business agenda will include an opportunity for public comment.**

- 6.a. CZ25-001 - Dayton Station Transit Oriented Development (TOD) Conventional Rezone To Residential Multi-Family (R-MF)

**Attachments:** [Board Summary Report](#)  
[Staff Presentation](#)  
[Applicant's Presentation](#)  
[Engineering Staff Report](#)  
[Application - LOI - Narrative](#)  
[CZ25-001 Rezoning Plan](#)  
[PC Staff Report and Attachments](#)  
[Planning Commission Minutes 12-2-2025](#)  
[Sanitation Conformance Letter](#)  
[Will Serve Aurora Water](#)  
[Rebecca Watkins Opposition Comments](#)  
[CZ25-001-Motions](#)  
[Resolution](#)

Matt Hader, Senior Assistant County Attorney, established jurisdiction for the Board to consider this matter.

A PowerPoint presentation was presented, a copy of which has been retained for the record.

The proposal for the rezoning request was presented, and a map of the proposed property was displayed.

The neighborhood outreach conducted by the applicant was reviewed. Concerns heard from the neighborhood were also reviewed.

The Planning Commission's meeting and recommendation was presented.

The comprehensive plan and land development code were reviewed. Staff presented the criteria and considerations within the land development code.

Referral comments and public comments received by staff were presented. Staff presented their findings and recommendations.

Applicant further presented.

Applicant presented the developer, Avanti Residential, and their development work.

A vicinity map was displayed with a review of the site history.

The rezoning request was reiterated as it coincides with the Arapahoe Comprehensive Plan and housing needs.

The applicant listed how the request is in compliance with HB24-1313.

A rendering of the proposed site plan was displayed.

Applicant reviewed their outreach efforts and feedback. Concerns related to traffic were addressed by conducting a traffic study.

The safety and benefits of the community, if the BOCC approve were presented.

Commissioner asked the applicant why a two-week display would be a hindrance.

Commissioner asked applicant if the sheriff's office was contacted due to the uniqueness of the property. Commissioner also asked about the cost of rentals and the streamline permit approval process.

Commissioner commented on any absent staff for future Business Meeting and noted the availability for any staff member to join telephonically. Commissioner asked about the parking and its connection with rent.

Commissioner asked regarding the amount of parking that would be available.

The public comment period was opened.

One person spoke.

**The motion was made by Commissioner Warren-Gully, seconded by Commissioner Campbell to go into executive session to receive legal advice.**

**The motion passed 5-0.**

The public comment period was closed.

Commissioner commented to address concerns from the neighborhood and the applicant.

Commissioner also commented on possible frustrations but the need for the continuance.

A motion was made by Commissioner Campbell, seconded by Commissioner Fields, that this Resolution be continued. The motion carried by the following vote:

**Aye:** Commissioner Warren-Gully, Commissioner Campbell, Chair Pro Tem Baker, Chairperson Summey, and Commissioner Fields

Enactment No: RES 26-041

6.b. PF25-006, Copperleaf Filing No. 32 - Final Plat

**Attachments:** [Board Summary Report](#)  
[Staff Presentation](#)  
[Staff Report](#)  
[Final Plat](#)  
[Referral Comments and Applicant's Response](#)  
[Engineering Staff Report](#)  
[Motions](#)  
[Resolution](#)

Matt Hader, Senior Assistant County Attorney, established jurisdiction for the Board to consider this matter.

A PowerPoint presentation was presented, a copy of which has been retained for the record.

Background of the proposed replat was presented.

A vicinity and zoning map was displayed and reviewed. A rendering of the final plat was also displayed and reviewed.

The comprehensive plan and land development code were presented.

Staff presented referral and public comments that were received.

Commissioner asked about the plan for replat.

The applicant spoke to address the Commissioner's questions.

The public comment period was opened.

No one spoke.

The public comment period was closed.

A motion was made by Chair Pro Tem Baker, seconded by Commissioner Campbell, that this Resolution be adopted. The motion carried by the following vote:

**Aye:** Commissioner Warren-Gully, Commissioner Campbell, Chair Pro Tem Baker, Chairperson Summey, and Commissioner Fields

Enactment No: RES 26-042

6.c. PF25-003, Hart-Brown Subdivision, Filing 2- Final Plat

**Attachments:** [Board Summary Report](#)  
[Staff Presentation](#)  
[Applicant Presentation](#)  
[Staff Report](#)  
[Engineering Staff Report](#)  
[Referral Comments and Applicant's Response](#)  
[PF25-003-Hart Brown Plat F2](#)  
[Motions](#)  
[Resolution](#)

Matt Hader, Senior Assistant County Attorney, established jurisdiction for the Board to consider this matter.

A PowerPoint presentation was presented, a copy of which has been retained for the record.

Background of the proposed replat was presented.

A vicinity and zoning map was displayed and reviewed. A rendering of the final plat was also displayed and reviewed.

The comprehensive plan and land development code were presented.

Staff presented referral and public comments that were received.

The conditions of approval for the final plat were listed.

Staff provided their recommendations.

Commissioner asked to clarify the requested final plat and the length of time for approval.

Applicant further presented.

The project team was presented. A map of the site and the existing conditions were displayed and reviewed.

A history of the applicant was presented. A rendering of the proposed concept was displayed.

Applicant presented the final plat and the approval criteria.

Commissioner asked applicant about connecting trails and future plans for possible changing trends.

Commissioner asked about the next steps for the applicant and timing.

Commissioner asked applicant regarding the other areas of the proposed property and what uses other than pickle ball would be included. Commissioner also inquired about the maximum capacity.

Commissioner asked staff for the reasons behind the long review process.

The public comment period was opened.

No one spoke.

The public comment period was closed.

A motion was made by Commissioner Campbell, seconded by Chair Pro Tem Baker, that this Resolution be adopted. The motion carried by the following vote:

**Aye:** Commissioner Warren-Gully, Commissioner Campbell, Chair Pro Tem Baker, Chairperson Summey, and Commissioner Fields

Enactment No: RES 26-043

6.d. Infrastructure Design and Construction Standards 2025 Adoption

**Attachments:** [Board Summary Report](#)  
[Presentation](#)  
[AC Decision Support Framework](#)  
[IDCS 2025 Final Draft](#)  
[Draft Motions](#)  
[Resolution](#)

Matt Hader, Senior Assistant County Attorney, established jurisdiction for the Board to consider this matter.

A PowerPoint presentation was presented, a copy of which has been retained for the record. Background of the request was presented. Updates were made due to the changes of IDCS and to stay current with technical design criteria.

Staff listed highlighted changes to the standards.

Feedback received was presented. Partners were working closely together so no internal comments were received, but ESD worked with Transportation, Planning and Road & Bridge for edits needed for signage, restoration and moratorium considerations.

Examples of internal feedback and changes were presented.

External feedback that was received by staff were received.

Staff responded to previous question from study session and presented recommendations.

Commissioner asked about applicants that are in non-compliance.

Commissioner thanked staff for their work in the county and the roads.

Commissioner commented on the work between departments and asked about notice when the new standards will be implemented. Commissioner also asked about review for different projects such as fiber through the county.

The public comment period was opened.

No one spoke.

The public comment period was closed.

A motion was made by Commissioner Campbell, seconded by Commissioner Warren-Gully, that this Resolution be adopted. The motion carried by the following vote:

**Aye:** Commissioner Warren-Gully, Commissioner Campbell, Chair Pro Tem Baker, Chairperson Summey, and Commissioner Fields  
Enactment No: RES 26-044

**7. COMMISSIONER COMMENTS**

Commissioner commented on Black History Month which is celebrating 100 years and commented on the connections between Arapahoe County and the Sanitation Worker's Strike that occurred in Memphis in 1968.

**There being no other business before the Board, Commissioner Summey adjourned the meeting at 11:36 a.m.**