



ARAPAHOE COUNTY

Carrie Warren-Gully, District 1
Jessica Campbell, District 2
Jeff Baker, Chair Pro Tem, District 3
Leslie Summey, Chair, District 4
Rhonda Fields, District 5

Arapahoe County

Board of County Commissioners Study Session

Meeting Minute Summaries

Monday, August 4, 2025
9:00 AM

Administration Building
5334 S. Prince St.
Littleton, CO 80120
West Hearing Room

The Arapahoe County Board of Commissioners typically holds weekly study sessions on Monday and Tuesday. Study sessions (except for executive sessions) are open to the public and agendas are available online at arapahoe.legistar.com. Meetings marked with an asterisk () can be attended virtually via arapahoe.legistar.com while non-asteriked (*) sessions are open to in-person attendance only. The members of the Board of County Commissioners may choose to attend study sessions virtually.*

The Board of County Commissioners may go into executive session during or at the conclusion of a study session or administrative meeting as necessary to receive legal advice or discuss other confidential matters, and if they do so, the public will be excluded from that portion of the meeting. The Board may alter the times of the meetings throughout the day, as well as cancel or reschedule noticed meetings. Contact the Commissioners' Office at 303 795 4630 or kdavis2@arapahoegov.com with questions about the agenda.

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Commissioners Present

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

Others Present

Ron Carl
John Christofferson
Michelle Halstead
Cooney Sarracino
James Katzer
Bryan Weimer
CIP Committee

9:00 AM Calendar and Board Updates

Michelle Halstead, Director, Commissioners' Office

11:30 AM E-Team Chair Update

Katherine Smith, Community Resources Director, E-Team Chair

Karl Herrmann, Chief Deputy, Clerk and Recorder's Office, E-Team Vice Chair

12:00 PM BREAK

STUDY SESSION TOPICS

1:00 PM *I-70/Airpark (Monaghan) Project Impact Fee Proposal

Attachments: [Board Summary Report](#)
[Presentation](#)
[Final Report](#)
[Summary of Projected Costs and Revenues](#)
[Prior Meeting Q&A](#)
[Draft Resolution](#)

The purpose of this study session was to provide the Board of County Commissioners (BOCC) with answers to previous questions and additional information on the proposed impact fee to fund the I-70/Airpark (Monaghan) Interchange improvements (case nos. C17-07, C22-15). New information included a complete Interchange Impact Fee Study and a draft resolution to enact the impact fee. Staff was seeking support from the BOCC for implementation of this Impact Fee proposal for the construction of the current project improvements at the I-70/Airpark (Monaghan) interchange.

Public Works and Development staff recommended that the County pursue this funding option, as discussed further in this report, for the current project improvements at the I-70/Airpark (Monaghan) Interchange.

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

Background and need for the proposed impact fee proposal were presented.

A map of the planned development was displayed and reviewed. The roadways networks were proposed regarding arterial and major roads.

An interchange study was conducted to determine future steps. Current construction cost estimates are approximately \$40 million.

Staff presented the proposed impact fee areas. The proposal includes 2 tiers that are based on proximity to the interchange and its impact.

Staff addressed current questions and difficulties facing the proposal.

A chart of the project costs and impact fees were presented. The participation of other municipalities and their impact were discussed.

Staff presented new information that had been received since the previous session with BOCC. New information from the impact fee was presented for more accuracy. The funding agreements are also in discussion with partners and municipalities.

Discussion was held regarding the maintenance of the proposed agreement. Different partners would be responsible for different areas of maintenance based on the agreement.

The next steps were reviewed.

A chart of the impact fee schedule was displayed and discussed.

Commissioner asked about conditions of agreements between partners and municipalities. Commissioner also asked about funding shortfalls. Discussion was held as to the use of the mills towards the shortfalls.

Commissioner asked about the funding from mill levies versus from impact fees. Sky Ranch participant clarified funding and costs for fees and financing.

Concerns were raised about the impact fees and transparency.

Commissioner asked about impact fees as they relate to categories, and the BOCC's ability to modify the fees.

Commissioner commented to thank staff's work and the growth in the region.

Commissioner asked about the future process and timeline.

Commissioner asked staff about the negotiations regarding fees to maintain the cost to the county. Further questions were asked about the staff's involvement with the improvement plan.

Commissioner asked about the deadlines that the project is facing.

4-1 in favor to proceed impact fees to general business. Commissioner Summey voted to not proceed.

2:00 PM *Capital Improvement Program Information Session

Attachments: [Board Summary Report](#)
[Presentation](#)
[Five-Year Capital Historical Data](#)

The purpose of this study session was to provide information to the Board of County Commissioners about the County's Capital Improvement Program (CIP), which identifies and funds the County's capital needs. Similar to the study sessions from departments and offices, this will help inform the County's use of additional 1A funds and the upcoming 2026 budget discussions. It will also provide context for discussions on future investment structure and long-range planning.

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

Staff outlined the definition and purpose of the Capital Improvement Program (CIP). Examples of capital projects were listed and reviewed. CIP projects are divided into different categories. The categories were listed which included facilities, capital infrastructure, new information technology, open spaces, and vehicle/equipment purchases.

Charts of the Capital Program Funding and Requests were displayed and reviewed. The costs of funding and the total requests from the departments were presented.

Improvement funding from other counties were presented to compare with Arapahoe County.

Staff presented the current funding levels of service. Facilities and Fleet Management (FFM), IT, and Transportation presented the funding effects on their departments and the most critical needs.

A chart of the requests moving forward was displayed and was prioritized as “Have To” items.

Staff from FFM presented the “Have To” items, which includes life safety systems, compliance requirements, detention facility upgrades, and end of life building systems.

Staff from IT presented the “Have To” items, which includes enterprise service management system, countywide access control door controller replacement, enterprise content management system upgrade, and ACSO data center CRAC replacement.

Staff from Transportation presented the “Have To” items, which include multi-modal projects, safety, and capacity and operational projects.

Staff from Open Spaces presented their priorities including an HVAC upgrade, Arcadia Park, and High Line Canal Project.

FFM presented their “Should” items, which include building automation systems, structural requirements, master plan updates, and building remodels.

IT presented their “Should” items, which include ACSO Asset Management System, software for processing Land Development permits, Countywide surveillance camera replacements, and enterprise document management system.

Transportation presented their “Should” items, which includes regional, roadway, and other projects.

Staff presented the “Could” items for the different departments. FFM “Could” items include Eastern Service Center DEF tank, 911 Communications Center Remodel, sustainable landscape design and implementation, and C&R Motor Vehicle Back Office. Transportations “Could” items include local arterials, and regional roadway improvements.

IT presented areas of opportunity such as a scheduled advancement of county-wide technology and assisting other departments.

Transportation presented areas of opportunity such as transportation systems, resilient and sustainable projects, and lower costs.

Challenges and concerns facing FFM were presented. These challenges include a backlog of deferred projects and rising project costs.

Challenges and concerns facing IT were presented. The challenges include decentralized technology, shifting to operational costs, and dedication for technology investment.

Challenges and concerns facing Transportation were presented. The challenges include dedicated funding, safety impacts, and increased costs.

The project scoring was reviewed.

Commissioner asked about the historical funding of CIP.

Presentation concluded without a vote.

3:00 PM *Executive Session

Executive Session and County Attorney Administrative Meeting [Section 24-6-402(4)(b)C.R.S.](As required by law, specific agenda topics will be announced in open meeting prior to the commencement of the closed and confidential portion of this session)

Ron Carl, County Attorney

The motion was made by Commissioner Campbell and duly seconded by Commissioner Warren-Gully that the Board go into executive session pursuant to sections 24-6-402(4)(b)&(e) of the Colorado Revised Statutes to develop strategy and instruct negotiators, and receive legal advice, regarding collective bargaining negotiations with AFSCME and FOP and, further, to go into executive session pursuant to section 24-6-402(4)(b) of the Colorado Revised Statutes to receive legal advice regarding changes to grant assurance language associated with FAA grants.

The motion passed 5-0.

The meeting was adjourned.

***Virtual/Streamed**