



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, July 28, 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](http://arapahoe.legistar.com). Meetings marked with an asterisk (\*) can be attended virtually via [arapahoe.legistar.com](http://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](mailto:kdavis2@arapahoegov.com) with questions about the agenda.*

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#### **Commissioners Present**

Carrie Warren-Gully  
Jeff Baker  
Jessica Campbell  
Leslie Summey

#### **Others Present**

Ron Carl  
John Christofferson  
Michelle Halstead  
Cooney Sarracino  
Callie Pecore  
Larry Mugler  
Chris Henning  
Nathan Fogg

#### **9:00 AM Calendar and Board Updates**

**Michelle Halstead, Director, Commissioners' Office**

#### **STUDY SESSION TOPICS**

11:30 AM \*South Metro Enterprise Zone Program Arapahoe County Expansion

**Attachments:** [Board Summary Report](#)  
[Presentation](#)  
[Summary of Population and Block Group Information](#)  
[Proposed Additions to Enterprise Zone](#)  
[East End Enterprise Zones](#)

The purpose of this study session was to seek the Board of County Commissioners' approval to submit eligible areas of unincorporated Arapahoe County for inclusion in the south metro enterprise zone redesignation process.

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

Staff presented background information regarding the South Metro Enterprise Zone Program (EZ). Staff were seeking recommendations from BOCC on areas to be added to the South Metro EZ redesignation application.

The purpose of South Metro EZ was discussed. The program aims to promote a business-friendly environment in economically distressed areas of the state by offering state income tax credits for businesses and tax benefits for nonprofit organizations to assist with community needs.

The criteria for the redesignation process were listed and discussed. A state created redesignation mapping tool was used to determine new areas to add to the South Metro EZ.

The current areas within the South Metro EZ were presented. Existing and proposed areas within Arapahoe County were listed and discussed.

Graphics showing proposed areas for EZ expansion were presented. The graphics displayed were East County, Four Square Mile area, Dove Valley, Federal Enclaves adjacent to Sheridan, and Strasburg (Adams County).

Discussion was held regarding organizations located within the proposed areas that could benefit from being part of the South Metro EZ.

The timeline and milestones for the redesignation were presented. Future discussion will be held with BOCC regarding who will be absorbing administrator role for the South Metro EZ.

Commissioner asked for clarification on the geographic locations that would be within "South Metro."

Commissioner asked if discussions have been held surrounding Denver South serving as the new administrator for South Metro EZ.

Commissioner asked staff regarding governance and who would be responsible for facilitation. Commissioner also voiced concern surrounding Arapahoe County serving as administrator due to limited employee time and support.

Discussion was held regarding economic development and potential partnerships that would be interested in participating.

4-0 in favor of staff recommendation. Commissioner Fields absent and excused.

## **12:00 PM BREAK**

1:00 PM \*Updated 2025 Community Engagement Planning Guide

**Attachments:** [Board Summary Report](#)  
[Draft Community Engagement Planning Guide 2025](#)

The purpose of this study session was to ask the BOCC to formally approve and adopt the updated Arapahoe County Community Engagement Planning Guide.

Background for the changes to the Community Engagement Planning Guide was presented.

Staff were seeking to update the “tools” section on the website for ease of public access. AI integration is also being sought for the website.

Commissioner asked about clarification on the changes.

3-0 in favor for changes to proceed to consent agenda. Commissioner Campbell and Commissioner Fields absent and excused.

1:15 PM \*Emergency Operations Plan Annex, Power Plan for Public Safety Power Shutoff

**Attachments:** [Board Summary Report](#)  
[Draft Power Plan](#)

The purpose of this study session was to request the Board review and include the newly developed annex for Public Safety Power Shutoff (PSPS) in the Emergency Operations Plan (EOP) that was adopted on July 8, 2025.

Prior events related to the shutoff plans and operations plan were reviewed.

Staff wanted to be prepared for possible shutoffs with Xcel Energy.

Commissioner Campbell arrived at 1:11 PM.

Commissioner recognized staff for their work with the Emergency Operation Plan and asked if CORE is in partnership with staff.

Commissioner asked about planned shutoffs and emergency shutoffs.

4-0 in favor for plan to proceed to consent agenda. Commissioner Fields absent and excused.

**1:30 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**

**Administrative Item: Staffed discussed business personal property tax exemptions of \$20,000 and the historical exemptions of the mill levies.**

**Commissioner asked for clarification of lowered rates and exemptions for small businesses.**

**Commissioner asked for more information related to percentage of accounts that use the exemption and lost revenue of the county.**

**Discussion was held regarding estimated values and revenue lost.**

**Staff will return to BOCC with more information.**

**The motion was made by Commissioner Baker and duly seconded by Commissioner Campbell 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 negotiations about a collective bargaining agreement with AFSCME, 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:**

- 1) the condemnation of easements for the Front Range Energy Storage Project, and,**
- 2) a letter regarding the proposed sale of the SAFER property at 9799 E. Geddes Ave.**

**The motion passed 4-0. Commissioner Fields absent and excused.**

**After motion BOCC approved revised motion to include negotiations about a collective bargaining agreement with FOP. The motion was made by Commissioner Baker and duly seconded by Commissioner Campbell.**

**The motion passed 4-0. Commissioner Fields absent and excused.**

**The meeting was adjourned.**

**\*Virtual/Streamed**