



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 Business Meeting

Meeting Minute Summaries

Tuesday, November 18, 2025
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. 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. Contact the Commissioners' Office at 303 795 4630 or 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

There were no modifications to the agenda.

Commissioner wanted to recognize the veterans that serve on the board and those in the audience.

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

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

Absent: Commissioner Campbell

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.

Five people spoke.

The public comment period was closed.

5. CEREMONIES

5.a. David Beard Retirement Recognition

Attachments: [Resolution](#)

The resolution recognizing David Beard's retirement was read.

David Beard spoke regarding his service and those he worked with at Public Work and Development.

David Beard's supervisor spoke regarding the knowledge David brought to the department. The list of accomplishments and success that David had done were presented.

Commissioner thanked David for his work. Commissioner noted that David plans to enjoy more time with his wife and grandchildren during retirement.

Commissioner commented on the work that David had done throughout the years and mentioned his excellent leadership and knowledge of the work.

Commissioner commented on the work that is done behind the scenes and the results can be witnessed by the county.

Commissioner thanked David for his service at the county.

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:

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

Enactment No: RES 25-254

6. PROCLAMATIONS

- 6.a. Proclamation Acknowledging the History of the Sand Creek Massacre (November 29)

Attachments: [Proclamation - Sand Creek Massacre](#)

The proclamation acknowledging the History of the Sand Creek Massacre was read.

Commissioner commented on the justice and reconciliation that the county and state are working towards due to the violent history.

Commissioner commented on celebrating what different cultures bring and recognizing these past wrongs.

Commissioner commented to recognize those that came before that allow everyone to live the lives they do.

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

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

7. **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 Warren-Gully, 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

- 7.a. C15-002; Iliff Avenue Improvement Project Permanent Easement for Water Meter Vault

Attachments: [Board Summary Report](#)
[Easement Deed for Water Meter Vault](#)
[Resolution](#)

approved.

Enactment No: RES 25-255

7.b. Certifying Prosecution Costs to the Department of Corrections

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

approved.

Enactment No: RES 25-256

7.c. ASP25-002 Sky Ranch Subdivision Filing No. 9 - Approval and Acceptance of Public Use Easement via Public Use Easement Agreement

Attachments: [Board Summary Report](#)
[ASP25-002 Off-Site Public Use Easement Agreement](#)
[Resolution](#)

approved.

Enactment No: RES 25-257

7.d. ASP25-002 Sky Ranch Subdivision Filing No. 9 - Approval and acceptance of Right-of-Way for the Roundabout at the Intersection of E. 10th Avenue and N. Carrie Street via Warranty Deed

Attachments: [Board Summary Report](#)
[ASP25-002 Warranty Deed ROW Roundabout](#)
[Resolution](#)

approved.

Enactment No: RES 25-258

7.e. Approval of Stipulated Abatement Reduction

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

approved.

Enactment No: RES 25-259

7.f. Joint Project Request for Dove Valley Multi-Purpose Trail Connections

Attachments: [Board Summary Report](#)
[AC Decision Support Framework](#)
[Funding Application](#)
[OSTAB Recommendation](#)
[Resolution](#)

approved.

Enactment No: RES 25-260

7.g. Bijou Basin Open Space Master Plan Adoption

Attachments: [Board Summary Report](#)
[AC Decision Support Framework](#)
[Bijou Basin Master Plan Sept 2025](#)
[Resolution](#)

approved.

Enactment No: RES 25-261

7.h. AE23-001-USS Tallgrass Solar LLC, AE23-003-USS Hampden Solar LLC, AE24-007-USS Raptor Solar LLC, AE24-008 USS Calico Solar LLC - Administrative Use by Special Review - Small Solar System Facility and USR24-001-USS Great Plains Solar LLC, and USR24-002-USS High Plains Solar LLC - Use by Special Review - Decommissioning Agreements

Attachments: [Board Summary Report](#)
[Decommissioning Agreement-Tallgrass Solar Facility](#)
[Decommissioning Agreement-Hampden Solar Facility](#)
[Decommissioning Agreement-Raptor Solar Facility](#)
[Decommissioning Agreement-Calico Solar Facility](#)
[Decommissioning Agreement-Great Plains Solar Facility](#)
[Decommissioning Agreement-High Plains Solar Facility](#)
[Resolution](#)
[Location of Small Solar Facilities](#)

approved.

Enactment No: RES 25-262

7.i. Quitclaim Deed of Easement on NE corner to support the traffic signal access by the City of Centennial at Broncos Parkway and Cherokee Trail

Attachments: [Board Summary Report](#)
[Easement Quitclaim Deed - Broncos Parkway and Cherokee Trail](#)
[Resolution](#)

approved.

Enactment No: RES 25-263

7.j. Quitclaim Deed of Easement on SW corner to support the traffic signal access by the City of Centennial at Broncos Parkway and Cherokee Trail

Attachments: [Board Summary Report](#)
[Easement Quitclaim Deed - Broncos Parkway and Cherokee Trail \(SW\)](#)
[Resolution](#)

approved.

Enactment No: RES 25-264

- 7.k. Application for a Renewal of the Retail Marijuana Store License re: TKOVR, LLC dba Snaxland

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

approved.

Enactment No: RES 25-265

- 7.l. Approval of Stipulated Abatement Reduction

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

approved.

Enactment No: RES 25-266

- 7.m. C20-05; Dry Creek Operational Improvements Project, Approval & Acceptance of a Permanent Easement

Attachments: [Board Summary Report](#)
[PE-08 Memorandum of Agreement](#)
[PE-08 Permanent Easement](#)
[Resolution](#)

approved.

Enactment No: RES 25-267

- 7.n. 2026 Holiday Schedules

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

approved.

Enactment No: RES 25-268

- 7.o. Eighth Amendment to Purchase and Sale Agreement for County Line Landfill

Attachments: [Board Summary Report](#)
[Eighth Amendment to Purchase and Sale Agreement](#)
[Resolution](#)

approved.

Enactment No: RES 25-269

- 7.p. Approval of BAA Stipulations

Attachments: [Board Summary Report](#)
[Stipulations Table](#)
[Resolution](#)

approved.

Enactment No: RES 25-270

8. GENERAL BUSINESS ITEMS

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

- 8.a.** DA24-003 Front Range Energy Storage Vested Rights Agreement (Development Agreement)

Attachments: [Board Summary Report](#)
[Presentation](#)
[Vested Rights Agreement](#)
[Resolution](#)
[Motion](#)

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 for the agreement request was presented.

A map of the proposed battery storage facility location was displayed and reviewed. The site plan rendering was displayed.

The request by staff was presented.

Applicant further spoke regarding the agreement and work with the county.

Commissioner highlighted the work staff has done.

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 25-271

8.b. PM25-001, Arapahoe Retail Filing No.1, Minor Subdivision (District 4)

Attachments: [Board Summary Report](#)
[Presentation](#)
[Arapahoe Retail Minor Subdivision Plat](#)
[PC Staff Report](#)
[Engineering Staff Report](#)
[Referral Agency Comments](#)
[Referral Agency Table](#)
[PC Minutes 10-07-2025](#)
[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 for the subdivision was presented by staff.

A vicinity and zoning map was displayed and reviewed. A rendering of the minor subdivision plat was displayed.

Staff reviewed referrals and public comment that was received.

Commissioner asked about the approval process for the convenience store and gas station.

Applicant made comment about the anticipated project.

Commissioner asked about the trailhead and the ownership of other plats.

Commissioner asked about the feedback of the planning commission.

The public comment period was opened.

No one spoke.

The public comment period was closed.

Commissioner asked the County Attorney's Office about the approval vote.

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

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

Abstain: Commissioner Campbell

Enactment No: RES 25-272

8.c. PM25-002, K and F Filing No. 1 Minor Subdivision (District 3)

Attachments: [Board Summary Report](#)
[Presentation](#)
[Application](#)
[K and F Minor Subdivision Plat](#)
[Engineering Staff Report PC](#)
[Referral Agency Comments](#)
[Referral Agency Table](#)
[PC Staff Report 10-07-2025](#)
[PC Minutes 10-07-2025](#)
[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 for the subdivision was presented.

A vicinity and zoning map was displayed and reviewed. A rendering of the minor subdivision plat was displayed.

Comprehensive plan and land development code were reviewed.

Staff reviewed referrals and public comment that was received.

Applicant appeared telephonically. Applicant spoke regarding the benefits of the region.

The public comment period was opened.

No one spoke.

The public comment period was closed.

Commissioner asked about the possibility of future subdivision plans.

Commissioner asked about the current use of the subdivision next to residential. Commissioner further asked about the future jobs and the current land use.

Commissioner asked about the size of residential plots next to the proposed plat.

Commissioner asked staff about the history of the zones.

A motion was made by Chair Pro Tem Baker, seconded by Commissioner Fields, that this

Resolution be adopted. The motion carried by the following vote:

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

Abstain: Commissioner Campbell

Enactment No: RES 25-273

9. COMMISSIONER COMMENTS

There were no commissioner comments on this date.

There being no other business before the Board, Commissioner Summey adjourned the meeting at 11:03 a.m.