



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 Business Meeting

Meeting Minute Summaries

Tuesday, October 28, 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

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.

Two people spoke.

One person spoke virtually.

The public comment period was closed.

5. PROCLAMATIONS

5.a. Proclamation Recognizing October 30, 2025, as National Weatherization Day

Attachments: [Proclamation - National Weatherization Day](#)

The proclamation recognizing October 30, 2025, as National Weatherization Day was read.

Commissioner complimented staff for their culture and work environment.

Commissioner commented on the sense of community staff created that is a reflection of their work with the community.

The division manager of weatherization division spoke and thanked the BOCC for the proclamation and recognized the work of staff.

A motion was made by Commissioner Fields, seconded by Commissioner Warren-Gully, 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

5.b. Proclamation Recognizing November 4-11, 2025, as Operation Green Light for Veterans

Attachments: [Proclamation - Operation Green Light](#)

The proclamation recognizing November 4-11, 2025, as Operation Green Light for Veterans was read.

Commissioner recognized veterans serving on the BOCC and those within the community. Commissioner also recognized staff that assist veterans within the county and understood difficulties facing veterans.

Commissioner commented to acknowledge veteran families and wanted to hear stories to show appreciation.

Commissioner commented on the work of those that sacrifice and provided context with a personal anecdote.

Commissioner provided personal anecdotes to reflect on the work and service veterans provide.

Staff spoke about the work that is provided to veterans to assist in their claims. Statistics of those served were reviewed. A story was told to reflect the difficulties that veterans can face. The different services provided were presented.

A motion was made by Commissioner Campbell, seconded by Commissioner Fields, 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

6. **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 Fields, 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

- 6.a. Amendment to the Community Development Block Grant (CDBG) Allocation and HOME Investment Partnerships Program - American Rescue Plan (HOME-ARP) Allocation

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

approved.

Enactment No: RES 25-241

- 6.b. Adopt the 2026 Arapahoe County Legislative Principles

Attachments: [Board Summary Report](#)
[Exhibit A](#)
[AC Decision Support Framework](#)
[BOCC Study Session Sept. 23, 2025](#)
[Resolution](#)

approved.

Enactment No: RES 25-242

- 6.c. Approval of Abatement Referee Recommendations

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

approved.

Enactment No: RES 25-243

- 6.d. Approval of Stipulated Abatement Reduction

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

approved.

Enactment No: RES 25-244

- 6.e. Approval of a resolution authorizing settlement of Jacob Roldan Notice of Claim

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

approved.

Enactment No: RES 25-245

6.f. FLOCK Revocable License Agreement

Attachments: [Board Summary Report](#)
[AC Decision Support Framework](#)
[Revocable License Agreement](#)
[BOCC Meeting July 22, 2025](#)
[Resolution](#)

approved.

Enactment No: RES 25-246

6.g. Resolution to approve Arapahoe County board and committee appointments and reappointments

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

approved.

Enactment No: RES 25-247

6.h. Approval of BAA Stipulations

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

approved.

Enactment No: RES 25-248

6.i. Warrant ACH Expense Report Sep 29 - Oct 13, 2025

Attachments: [Board Summary Report](#)
[Warrant ACH Expense Report Sep 29 - Oct 13, 2025](#)
[Resolution](#)

approved.

Enactment No: RES 25-249

7. GENERAL BUSINESS ITEMS

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

7.a. SDPZ23-001, Dayton Point - Specific Development Plan with Zoning

Attachments: [Board Summary Report](#)
[Staff Presentation](#)
[Applicant Presentation](#)
[Application](#)
[Specific Development Plan](#)
[Engineer's Staff Report](#)
[PC Staff Report](#)
[Referral Comments and Applicant's Response](#)
[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 project proposal and rezoning was presented.

A vicinity and zoning map was displayed and reviewed.

A history of the site was presented.

A specific development plan was displayed and reviewed.

Comprehensive plan and land development code were presented.

Staff presented referrals and public comments received. This includes the school and fire district. Neighborhood meetings were also held to receive feedback.

The two conditions of approval were presented. Staff recommended approval.

Applicant further presented. Different projects by the applicant were listed.

Photos of the property in its current condition were displayed.

Applicant presented another rendering of the site plan.

Commissioner asked the applicant about the future plans and price points for the townhomes.

Commissioner asked the applicant about the area of the townhomes.

Commissioner commented on affordability and made comments related to the current conditions of the property.

The public comment period was opened.

No one spoke.

The public comment period was closed.

A motion was made by Commissioner Fields, 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 25-250

7.b. Public Hearing on the 2026 Recommended Budget

Attachments: [Board Summary Report](#)
[Presentation](#)
[AC Decision Support Framework](#)
[2026 Recommended Budget \(link\)](#)
[Proposed Motion](#)
[Resolution](#)

John Christofferson, Deputy 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.

Quick fact and figures for the 2026 budget were listed and reviewed.

Upcoming revenue trends were discussed with the General Fund increasing 0.8%. A chart of the revenue trends for the General Fund was displayed.

The property tax trend was presented with an actual and assessed value. A bar graph showing the total assessed value and revenue trends from years 2010-2030 was displayed. A chart of the property tax revenue comparing 1A revenue was presented.

Staff presented property tax trends for 2025 and 2026 analyzing Levies and Revenue for the different funds.

The goals and objectives of the Executive Budget Committee (EBC) were presented. These goals include to structurally balance the General Fund, to make major investments in key areas of essential service, and to plan thoughtfully for future years.

The purpose and process of the structurally balanced budget was explained. A bar graph was displayed showing the requested budget packages from the General Fund. Staff explained data that was presented showing the revenue and expenditures resulted by structurally balancing the General Fund.

A chart was presented displaying the operating budget and one-time uses for the General Fund from 2017-2026. Staff detailed the 2026 budget expenditures that are anticipated.

The Total Compensation Budget was reviewed and discussed.

Staff presented the recommended budget packages from the General Fund. These recommendations detailed different departments including Aid to Agency, Clerk & Recorder's Office, Commissioner's Office, Community Resources, Coroner's Office, County Attorney, Public Works & Development, Human Services, District Attorney's Office, Finance, Public Health, IT, Facilities and Fleet Management, Human Services, and the Sheriff's Office. Each request from the departments were listed.

Staff presented the recommended budget packages for the Social Services Fund, A/D Works! Fund, Road & Bridge Fund, Open Space Sales Tax Fund, and the AC Recreation District Fund.

The recommended staffing levels were presented and a chart of the total budgeted staffing from years 2017-2026 was displayed.

A chart showing the staffing additions for each department was reviewed. A chart displaying the positions that were requested but not recommended was presented.

The budget requests from each department that were not recommended by EBC were reviewed.

Staff presented the Capital Improvement Program. 2026 would be the beginning of the 5-year plan.

The different projects within the Capital Improvement Program were presented. Highlights for the Facilities/Technology Projects, Infrastructure Projects, and Open Space Projects were presented.

A chart for the Capital Expenditure Fund budget revenue was displayed and reviewed.

Staff presented major investments in key areas of 1A including Infrastructure & Road Maintenance, Public Safety, and Housing & Protective Services. The specific uses for the funding were listed.

The General Fund was reviewed with the 2026 requested budget, and the 2026 recommended budget. The variances were discussed, and staff recognized future impacts of assessed values. A chart of the fund balance trend and forecast was displayed and reviewed.

Staff presented revenues, expenditures, and cumulative balances for other significant fund budgets. Other budgeted funds were listed.

The next steps for the 2026 budget were presented.

The public comment period was opened.

No one spoke.

The public comment period was closed.

A motion was made by Commissioner Warren-Gully, seconded by Commissioner Fields, 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 25-251

7.c. 2025 Board of Equalization Value Corrections Resolution

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

This item was heard with “2025 Board of Equalization Referee Recommendations”.

John Christofferson, Deputy County Attorney, established jurisdiction for the Board to consider this matter.

Staff presented the background of the value corrections. The properties and the reasons for the corrections were listed.

Staff introduced the second item regarding the referee recommendations. Background of the petitions received by the county were presented.

The public comment period was opened.

No one spoke.

The public comment period was closed.

A motion was made by Commissioner Fields, 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 25-252

7.d. 2025 Board of Equalization Referee Recommendations

Attachments: [Board Summary Report](#)
[2025 BOE Decision Report](#)
[Draft Motion](#)
[Resolution](#)

This item was heard with “2025 Board of Equalization Value Corrections Resolution”.

Commissioner thanked staff for their work.

A motion was made by Commissioner Campbell, seconded by Commissioner Fields, 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 25-253

8. COMMISSIONER COMMENTS

There were no commissioner comments on this date.

There being no other business before the Board, Commissioner Summey adjourned the meeting at 11:49 a.m.