



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

**Tuesday, May 27, 2025**  
**10:30 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.*

*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.*

#### **Commissioners Present**

Jeff Baker  
Jessica Campbell  
Leslie Summey  
Rhonda Fields

#### **Others Present**

Ron Carl  
John Christofferson  
Michelle Halstead  
Cooney Sarracino  
Callie Pecore  
Nancy Sonnenfeld  
Jeremy Fink  
Todd Weaver  
James Katzer  
Bryan Weimer

**10:00 AM Communication Services Update**  
**Chris Henning, Deputy Director, Communication Services**

## STUDY SESSION TOPICS

10:30 AM \*2025 Private Activity Bonds

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

The purpose of this study session was for the Community Development Housing and Homeless Services (CDHHS) staff to request direction from the Board of County Commissioners for the assignment of the County's 2025 Private Activity Bonds allocation totaling \$8,886,811.00.

No audio available due to technical difficulties.

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

Staff presented the background of the request.

Overview of Private Activity Bonds (PABs) was discussed.

The 2025 PABs County allocation was presented and the seven projects for consideration were listed and discussed.

Staff presented the recommended allocation for the Arapahoe Peaks project. The PAB funding recommendation was \$5,000,000.

The recommended allocation for the Park Bundle Overview, which included the Fox Apartments, the Regal Apartments, and the Lara Lea Apartments were reviewed. PAB funding recommendation was \$3,000,000. A slide for each apartment project was displayed showing the number of units, AMI breakdown, developer, target population, and the type of project.

The recommended allocation for the "Star Light" Development project was presented. The PAB funding recommendation was listed at \$886,811.

Staff displayed two projects that have no recommended allocation. These projects were Asbury Park (rehabilitation), which was referred to neighboring entities for consideration, and Arapahoe Green (rehabilitation) which was awarded \$1,502,112 in the Arapahoe County 2024 PAB allocation.

4-0 in favor of the request. Commissioner Warren-Gully absent and excused.

10:45 AM \*Allocation of Centennial Community Development Block Grant Funds to South Metro Housing Options - Montview Flats

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

The purpose of this study session was to review a recommendation by Community Development

---

Housing and Homeless Services (CDHHS) staff to allocate Centennial Community Development Block Grant Funds (CDBG) funds to South Metro Housing Options (SMHO) to support their Montview Flats affordable housing project in Littleton. In addition, CDHHS staff is seeking direction from the Board of County Commissioners (BOCC) regarding the plan to utilize these funds and submit a substantial amendment to the U.S. Department of Housing and Urban Development (HUD) to include the proposed funding for the SMHO-Montview Flats project.

No audio available due to technical difficulties.

Staff presented background information regarding awards and allocations surrounding the request.

4-0 in favor of the request. Commissioner Warren-Gully absent and excused.

11:00 AM \*Amending the Resolution Pertaining to Employee Payroll Deductions

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

The purpose of this study session was to seek Board of County Commissioner approval for a resolution limiting the payroll deductions to only those required for tax withholdings, mandated garnishments, county-wide benefits, and those bargaining unit dues as required by law and collective bargaining agreements.

No audio available due to technical difficulties.

A background of the request was presented.

Staff presented the process surrounding payroll deductions.

Staff requested a revision of the resolution to limit the payroll deductions to only those required for tax withholdings, mandated garnishments, county-wide benefits, and those bargaining units due as required by law and collective bargaining agreements.

Commissioner asked staff regarding the procedure and the paperwork needed to begin the process.

Commissioner asked a clarifying question regarding the additional work needed for each pay period. Commissioner also asked regarding the timeline on the request due to current negotiations being made. Commissioner recommended a pause on this item until negotiations are complete.

Discussion was held regarding the timeline of the request and how it surrounds the negotiations that were discussed in an executive session.

Commissioner commented and thanked staff for sharing the request and noted that BOCC will not be able to provide vote on this item at this time due to concerns surrounding the negotiations being made.

Discussion concluded without vote. Commissioner Warren-Gully absent and excused.

11:15 AM \*C25-11 Traffic Signal Intergovernmental Agreement (IGA) between Arapahoe County and City of Aurora for the Funding of the Traffic Signal at Picadilly Road and Lehigh Ave/Plains Parkway

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

The purpose of this study session was for Public Works and Development to seek support from the Board of County Commissioners to approve the participation of the County in the funding of the construction of the warranted traffic signal at Picadilly Road and Lehigh Street/Plains Parkway by supporting the signature of the IGA with the City of Aurora by the Public Works and Development Director per Resolution No. 25-078.

No audio available due to technical difficulties.

A background of the request was presented.

Staff presented the reasoning for the need for the construction of a traffic signal at Picadilly Road and Lehigh Street/Plains Parkway.

Discussion was held surrounding safety in the area and the types of collisions that would likely escalate without development of the traffic signal.

Staff provided insight on the IGA between the City of Aurora and Arapahoe County.

Staff explained that the Director of Public Works does have authority to sign the IGA, but that Public Works is seeking BOCC guidance and support to continue with the traffic signal construction.

Commissioner noted concern with the timeline on this project. Commissioner also commented on the issue that this project was denied through the 2025 budget process and that the request would be pre-allocating through 2026 budget dollars which Commissioner does not agree with.

Discussion was held regarding the IGA and the authority to sign the IGA.

Commissioner supported the construction of the traffic signal due to safety concerns and commented that if action is not taken, the safety in that area could continue to be impacted.

Commissioner asked regarding the funding for the IGA and how much control the county would have in the project. Commissioner noted that BOCC is responsible for the county as a whole and as it pertains to the budget the BOCC needs to consider all demands of the county.

Commissioner commented on the partnership between Arapahoe County and the City of Aurora and noted the importance of following the appropriate budget process and timelines.

Commissioner noted the partnership with the City of Aurora and how it seems negative or broken. Commissioner volunteered to assist with bridging a gap of communication if needed.

Discussion will be extended as to receive more information. Commissioner Warren-Gully absent and excused.

## **11:30 AM BREAK**

### **1:00 PM Calendar and Board Updates**

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

### **2:00 PM Administrative Meeting with Public Works Director**

### **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 Baker and duly seconded by Commissioner Campbell that the Board go into executive session pursuant to section 24-6-402(4)(b) of the Colorado Revised Statutes, to receive legal advice regarding the following:**

- 1. Mediation in the Austin v. Sheriff case**
- 2. Settlement demand in lawsuit brought by Lateef Akolade**
- 3. Settlement demand in claim brought by Abies Osazuwa**

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

**The meeting was adjourned.**

**\*Virtual/Streamed**