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, November 4, 2025
1:00 PM

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	**Others Present**
Carrie Warren-Gully	Ron Carl
Jeff Baker	John Christofferson
Jessica Campbell	Michelle Halstead
Leslie Summey	Cooney Sarracino
Rhonda Fields	Callie Pecore
	Cedar Blazek
	Elizzebeth Loomis
	Jim Katzer
	Janet Becker-Wold
	Andrew Lantzy

STUDY SESSION TOPICS

1:00 PM *Proposed Energy Performance Contract (EPC) #3

Attachments: Board Summary Report
AC Decision Support Framework
Presentation
Draft Energy Performance Contract #3

The purpose of this study session was to present a plan to pursue a third energy performance contract for county facilities and seek board approval to advance this work, consistent with established signature authority. The session will include an overview of EPCs, the opportunity and benefits, the proposed process and timeline as well as an overview of the solicitation and contract language.

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

Background of the Energy Performing Contract was presented and how it can be utilized as a financing and contracting tool was explained.

The guidelines established in the Colorado Statutes were listed to include guaranteed utility cost savings, cash flow positive, three years of measurement and verification, and cost-weighted average life of equipment.

Staff displayed a rendering of how the EPC financing approach works. Arapahoe County's historical use of EPCs were reviewed.

The 5-step process for the EPC was presented. The process included Step 1-Client Commitment, Step 2-ESCO Selection, Step 3-Investment Grade Audit, Step 4-Implementation, and Step 5-Measurement and verification. A pricing table was displayed and reviewed for the state's audit contracts.

The potential measures and benefits for the EPC plans were listed and reviewed.

The planned timeline was presented from November 2025 to September 2027.

Commissioner asked about LED lighting and the assessment for all the county buildings.

Commissioner asked for clarification regarding the funding of the EPC.

Commissioner asked about the loss of revenue in Colorado.

Commissioner asked for clarification of the agreement with the lender and future steps.

Commissioner commented on Arapahoe County's historical use and maintenance of Energy Performance.

5-0 in favor to proceed with EPC plan and use of CEF fund balance.

2:00 PM *Development of Intergovernmental Agreements reflecting Prop 123 unit sharing with the City of Aurora and the City of Sheridan

Attachments: Board Summary Report
Prop 123 IGA - City of Aurora, Sanctuary on Potomac
Prop 123 IGA - City of Aurora, Brothers PSH
Prop 123 IGA - City of Aurora
IProp 123 IGA - Sheridan

The purpose of this study session was to request the Board of county Commissioners to approve the development of Intergovernmental Agreements (IGAs) with the City of Aurora and the City of Sheridan to establish the terms and conditions for unit-sharing in alignment with Colorado Proposition 123 (C.R.S. § 29-32-101 et seq.). These agreements formalize a collaborative framework that enable participating jurisdictions to coordinate affordable housing production and compliance activities required under Proposition 123. If approved here, Staff will present a resolution for the Board to approve a resolution to authorize the Chair to sign the IGAs in a form approved by the County Attorney's Office once they are finalized.

Background of Prop 123 was presented for affordable housing within the county and municipalities.

Staff provided updates on projects with different municipalities for housing projects.

Staff was seeking approval from the BOCC to proceed with agreements.

Commissioner asked staff about the reporting timeframe.

5-0 in favor to proceed with staff recommendations.

2:15 PM *DRCOG Set-Aside Program for Community-Based Transportation Planning, Livable Centers Small-Area Planning and Innovative Mobility Program

Attachments: Board Summary Report
AC Decision Support Framework - DRCOG Set-aside
DRCOG Transportation Set-Aside Overview

The purpose of this study session was to request the Board of County Commissioners (BOCC) to consider approving the electronic submission of a Letter of Interest for the Denver Regional Council of Governments (DRCOG) set-aside program that will create a coordinated Transportation Demand Management for the I-70 corridor east of Picadilly Ave.

Background of transportation funding that is received by DRCOG and the set-aside programs were presented.

Staff presented the transportation project that would be within the set-aside programs. The Transportation Demand Management was reviewed for its purpose related to the I-70 corridor east of Picadilly Ave.

The different considerations of the plan were presented.

Commissioner asked about the use of the plan for other streets and areas within Arapahoe County. Discussion was held as to the funding use for other areas of the county and other set-aside programs.

Commissioner commented on the proposal as it relates to transportation and those who are marginalized.

Commissioner asked about other agencies that can apply for funding and their support.

5-0 in favor of staff requests.

Discussion was held surrounding those in need of the services and the county's transit and micromobility studies that will start to identify locations that will need the additional services.

Commissioner commented on staff's knowledge that goes towards the decision making.

Commissioner asked staff regarding grants and the annual plan.

2:30 PM BREAK

3:30 PM *1A Resident Advisory Committee Review and Discussion of the 2026 Proposed Budget in Alignment with Ballot Measure 1A

Attachments: Board Summary Report
Presentation

The purpose of this study session was to provide the Board of County Commissioners (BOCC) with an overview of the 1A Resident Advisory Committee's (RAC) review of the 2026 proposed budget as it pertains to 1A revenues and whether the proposed budget aligns with the intent and purpose of Ballot Measure 1A, approved by voters in 2024.

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

An overview and purpose of the 1A Resident Advisory Committee was presented. The purpose was to review and monitor the use of 1A funds and provide resident input.

Members of the committee presented prior meeting summaries. The committee most recently reviewed the 2026 recommended budget.

Members spoke about their work with the county and how the discussions helped address needs within the county. Key themes and observations were presented. It was a unanimous position that the 2026 proposed budget reflected alignment with the ballot measure.

Commissioner thanked the members for their work and the questions that were raised throughout the process. Commissioner also commented on the diversity and background of the committee and their indirect impact on the budget.

Commissioner reiterated the gratitude shared from the other Commissioners and reflected on the different inputs and impacts by the members. Discussion was held about the communities view of 1A. Commissioner also asked about the committees next steps.

Commissioner thanked members for their commitment and asked about common themes that were learned.

Commissioner thanked the members and commented on the public's view of how the budget is spent.

Commissioner also thanked the members and discussed the education of the community on the budget.

Presentation concluded without a vote.

The meeting was adjourned.

***Virtual/Streamed**