



Arapahoe County

Board of County Commissioners Business Meeting

Meeting Minute Summaries

Tuesday, January 13, 2026
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.

A motion was made by Commissioner Warren-Gully, seconded by Commissioner Campbell, 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.

Three people spoke.

The public comment period was closed

5. CEREMONIES

5.a. Appoint Chair of Arapahoe County Board of Commissioners for 2026

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

A motion was made by Commissioner Campbell, seconded by Chair Pro Tem Baker, 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 26-001

5.b. Appoint Chair Pro Tem of Arapahoe County Board of Commissioners for 2026

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

A motion was made by Commissioner Warren-Gully, 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 26-002

5.c. Appoint Finance Officer of Arapahoe County Board of Commissioners for 2026

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

A motion was made by Chair Pro Tem Baker, 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 26-003

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 Fields, 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

6.a. County Operational Items - Approve Commissioner Committee Assignments for 2026

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

approved.

Enactment No: RES 26-004

6.b. County Operational Items - Approve Department Director Liaisons for the year 2026

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

approved.

Enactment No: RES 26-005

6.c. Warranty Deed for Right-of Way for USS Calico and USS Raptor Solar Projects at Hampden Ave and S Gun Club Rd

Attachments: [Board Summary Report](#)
[Warranty Deed For Right of Way at S Gun Club Rd. and E Hampden Ave.pdf](#)
[Resolution](#)

approved.

Enactment No: RES 26-006

6.d. Approval of Stipulated Abatement Reduction

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

approved.

Enactment No: RES 26-007

6.e. Approval of Abatement Referee Recommendations

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

approved.

Enactment No: RES 26-008

6.f. Approval of resolution authorizing settlement of Sandi Aboras Notice of Claim

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

approved.

Enactment No: RES 26-009

6.g. Approval of Abatement Referee Recommendations

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

approved.

Enactment No: RES 26-010

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

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

approved.

Enactment No: RES 26-011

6.i. Approval of Abatement Referee Recommendations

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

approved.

Enactment No: RES 26-012

6.j. Warrant ACH Expense Reports

Attachments: [Board Summary Report](#)
[Warrant ACH Expense Reports](#)
[Resolution](#)

approved.

Enactment No: RES 26-013

6.k. Approval of Stipulated Abatement Reduction

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

approved.

Enactment No: RES 26-014

6.l. Approval of BAA Stipulations

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

approved.

Enactment No: RES 26-015

6.m. Approval of Settlement Agreement

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

approved.

Enactment No: RES 26-016

7. GENERAL BUSINESS ITEMS

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

7.a. PP23-002, Ranch at Watkins Farm Filing No.1 - Preliminary Plat

Attachments: [Board Summary Report](#)
[Staff Presentation](#)
[Applicant's Presentation](#)
[Preliminary Plat](#)
[PC Staff Report 8-19-25](#)
[PC Minutes 08-19-2025](#)
[PC Staff Report 9-16-25](#)
[PC Staff Report 10-21-25](#)
[Additional Information](#)
[PC Minutes 10-21-2025](#)
[Engineering Staff Report](#)
[Referral Comments and Applicant's Response](#)
[Motion](#)
[Resolution](#)

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

Staff presented background for the project proposal.

A vicinity and zoning map was displayed and reviewed. The preliminary plat map was displayed.

Comprehensive plan and land development code were reviewed.

The referral comments received by staff from the state water engineer, Arapahoe County Health Department, Bennett School District, and Colorado Parks and Wildlife were presented.

Public comments that were received by staff from neighborhood meetings were presented.

The Planning Commission Hearings were reviewed. Staff presented feedback and discussions that took place during Planning Commission.

The eight conditions of approval were listed, and staff presented their recommendations.

Commissioner raised concerns of water use and asked staff if the property association would have authority to regulate water use.

Matt Hader, Senior Assistant County Attorney, established jurisdiction for the Board to consider this matter.

Applicant further presented.

Applicant went into further details to address concerns related to flood plains. Applicant also addressed concerns raised by Commissioners related to water use by homeowners.

Commissioner asked about regulations for safety related to the flood plain.

The public comment period was opened.

No one spoke.

The public comment period was closed.

Commissioner commented on the new resolution process for conditions of approval.

A motion was made by Chair Pro Tem Baker, 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 26-017

7.b. UASI25-002 - Denver Pipeline Expansion Project [Magellan] Use by Special Review

Attachments: [Board Summary Report](#)
[Staff Presentation](#)
[Applicant Presentation](#)
[Application Material](#)
[USR Plan Set](#)
[Approval Criteria](#)
[PC Staff Report 11-18-2025](#)
[PC Minutes 11-18-2025](#)
[PC Staff Report 12-2-2025](#)
[PC Draft Minutes 12-2-2025](#)
[Engineering Staff Report](#)
[Referral Agency Comments and Responses](#)
[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 of the project proposal was presented.

A vicinity and zoning map was displayed and reviewed. The preliminary plat map was displayed.

A map of the pipeline was displayed and reviewed.

Staff presented the application process. The project details were reviewed regarding the new buried pipeline and timeline.

A map of the use by special review was displayed.

Public comments and referrals that were received were reviewed. Concerns were raised about encroachments, but staff stated that they had been addressed.

Conditions of approval were listed.

Commissioner asked about the existing pipeline and mitigation valves.

Commissioner asked about the Bijou Creek property owned by the county that is required for the pipeline.

Commissioner asked staff regarding the need for the new pipeline.

Applicants further presented.

An overview of the project and work with Open Space was presented. The applicant's approval process with property owners was reviewed. The approved permits were listed.

An overview and the services provided by Oneok were reviewed. Applicant discussed the pipelines within Colorado and surrounding states. The growth of the Denver International Airport was one of the leading factors to the pipeline. The employment count at DEN as it relates to Arapahoe County was presented.

Commissioner asked applicant about scalable pipelines and climate change mitigation.

The construction of the pipeline as it relates to safety was presented. The environmental impact minimization and avoidance by the applicant were listed. The operations, emergency response, and integrity management of the applicant to ensure safety were also reviewed.

Commissioner asked applicant about the changes in the pipeline sizes and asked for clarification regarding leaks. Commissioner also asked about responses to leaks.

Commissioner asked applicant regarding the timeliness on notifications for leaks and also inquired about the drilling around Bijou Creek.

Commissioner asked for clarification on specific permitting for the expansion project.

Commissioner asked about the company's location and the location of operations.

Commissioner asked the applicant about expected start date for construction of pipeline and the direction of the construction.

Commissioner asked regarding the emergency response within Arapahoe County in the case there is a leak and asked for clarification on who would be responsible for responding.

Open Spaces Director spoke about the work with the applicant and their work along the Bijou Basin. Further discussion was held about the provisions within the negotiations.

The public comment period was opened.

Nine people spoke.

The public comment period was closed.

Commissioner made comment about the pipeline construction and what is emphasized.

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 26-018

8. COMMISSIONER COMMENTS

Commissioner commented about the Martin Luther King Jr. Parade and march and ceremony taking place.

There being no other business before the Board, Commissioner Summey adjourned the meeting at 12:15 p.m.