



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, December 9, 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 Chair Pro Tem Baker, that this be adopted. The motion carried by the following vote:

Excused: 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.

Four people spoke.

The public comment period was closed.

5. 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

5.a. Joint Project Request for Design of Replacement Mineral Avenue Bridge on Mary Carter Greenway Trail

Attachments: [Board Summary Report](#)
[Funding Application](#)
[AC Decision Support Framework](#)
[BOCC Meeting Oct. 14, 2025](#)
[OSTAB Recommendation](#)
[Resolution](#)

approved.

Enactment No: RES 25-274

- 5.b. Joint Project Request for Construction of Two Replacement East Trail Bridges in South Platte Park

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

approved.

Enactment No: RES 25-275

- 5.c. Application for a Renewal of the Medical Marijuana Store License re: NuVue Pharma, LLC

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

approved.

Enactment No: RES 25-276

- 5.d. Application for a Renewal of the Retail Marijuana Store License re: NuVue Pharma, LLC

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

approved.

Enactment No: RES 25-277

- 5.e. Approval of Abatement Referee Recommendations

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

approved.

Enactment No: RES 25-278

- 5.f. Approval and authorization for the Chair of the Board of County Commissioners to sign 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 Sheridan](#)
[Prop 123 IGA City of Aurora](#)
[Resolution](#)

approved.

Enactment No: RES 25-279

5.g. Warrant ACH Expense Reports Oct 20 - Dec 1, 2025

Attachments: [Board Summary Report](#)
[Warrant ACH Expense Reports Oct 20 - Dec 1, 2025](#)
[Resolution](#)

approved.

Enactment No: RES 25-280

5.h. Approval and authorization for County staff to apply for the State of Colorado Department of Local Affairs (DOLA) Housing Planning Grant, including the Local Planning Capacity Grant Program and Incentives for Early Adoption of Fast Track

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

approved.

Enactment No: RES 25-281

5.i. Repeal of Outdated Ordinances

Attachments: [Board Summary Report](#)
[AC Decision Support Framework](#)
[Resolution](#)

approved.

Enactment No: RES 25-282

5.j. Approval of BAA Stipulations

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

approved.

Enactment No: RES 25-283

5.k. City of Centennial IGA-Law Enforcement Services-Final Exhibits 2026

Attachments: [Board Summary Report](#)
[AC Decision Support Framework](#)
[Centennial 2026 Final Budget Exhibits](#)
[Resolution](#)

approved.

Enactment No: RES 25-284

5.l. Authorization re: County Insurance Policies

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

approved.

Enactment No: RES 25-285

- 5.m. Adoption of a resolution authorizing execution of the Collective Bargaining Agreements (CBA's) for the Departments of Human Services and Fleet and Facilities Management

Attachments: [Board Summary Report](#)
[Final DHS Unit CBA](#)
[Final FFM Unit CBA](#)
[Resolution](#)

approved.

Enactment No: RES 25-286

- 5.n. Approve Increase to Cash Drawers for Arapahoe County Public Health

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

approved.

Enactment No: RES 25-287

- 5.o. Resolution to approve Arapahoe County board and committee appointments and reappointments

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

approved.

Enactment No: RES 25-288

- 5.p. County Operational Matters - Deputies, assistants, and employees of the Assessor, Clerk & Recorder, Coroner, Sheriff, and Treasurer's Office for 2026

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

approved.

Enactment No: RES 25-289

- 5.q. County Operational Matters - Appoint the Director/Coordinator of the Arapahoe County Emergency Operations/ Disaster Agency for 2026

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

approved.

Enactment No: RES 25-290

- 5.r. County Operational Matters - Defining hours of operation for County facilities for the year 2026

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

approved.

Enactment No: RES 25-291

- 5.s. County Operational Matters - Board of County Commissioners Meetings for 2026

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

approved.

Enactment No: RES 25-292

- 5.t. County Operational Matters - Notice of Arapahoe County Public Meetings for 2026

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

approved.

Enactment No: RES 25-293

6. GENERAL BUSINESS ITEMS

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

6.a. Comprehensive Plan Amendment to Approve the 2025 Byers Subarea Plan

Attachments: [Board Summary Report](#)
[AC Decision Support Framework](#)
[Presentation](#)
[Byers SAP Adoption Draft](#)
[Appendix A History](#)
[PC Staff Report](#)
[PC Minutes](#)
[Referral Comments](#)
[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.

The purpose of the comprehensive plan was presented. The purpose of the comprehensive plan is to provide guidance for county officials and serve as a framework for public and private investment.

The goals of the Subarea Plan include updating the plan to ensure it is current and reflects the region.

The community engagement for the area was reviewed. The steps staff took for community involvement in the planning process were also reviewed.

Staff presented five guiding themes for the plan. These guiding themes include to preserve small-town character, to manage and control growth, to attract small business, to improve appearance, and maintain a sense of community.

The key differences from the 2003 focused on a new foundation, update the organization, new action matrix, and expanding the scope.

The future land use map was displayed and reviewed.

The public comments received were presented and reflected a positive response with maintaining the character of the area. The planning commission's feedback was reviewed as it relates to Senate Bill 24-174.

Staff reviewed their finding of the proposed plan and feedback. Staff recommends approval of plan.

Commissioner clarified the purpose of the plan and asked about the approval timeframe. Commissioner also asked about the updates to districts as it relates to the proposed plan.

Commissioner asked about the concerns that were received about transportation.

Commissioner also asked about the current population and demographics of Byers and their wants related to housing.

The public comment period was opened.

Two people spoke.

The public comment period was closed.

Commissioner commented on the work of transportation in the area.

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, Commissioner Campbell, Chair Pro Tem Baker, Chairperson Summey, and Commissioner Fields

Enactment No: RES 25-294

6.b. GDP25-001, May Farms RV Resort and Sanctuary, General Development Plan

Attachments: [Board Summary Report](#)
[GDP25-001-PLAN SET](#)
[GDP25-001 Staff Presentation](#)
[Applicant's BOCC Presentation](#)
[PC Staff Reports and Attachments](#)
[PC Applicant Presentation Deck 11 17 2025](#)
[Draft Planning Commission Minutes 11-18-2025](#)
[Byers Water and Sanitation District Letter and Inclusion Agreement](#)
[Letters of Support Recieved 11-10-2025](#)
[Additional Letters of Support 12-8-2025](#)
[Emails from the public 12-8-2025](#)
[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.

Maps of the proposed planning area were displayed and reviewed. The different amenities were listed.

A zoning map was displayed and reviewed.

Background of the proposed was presented. Staff presented neighborhood outreach and public comment that was received.

Staff reviewed the Planning Commission's discussion and concerns. Staff received 11 public comments after the Planning Commission with approval and concerns.

The comprehensive plan and the land development code were presented. The criteria needed to be met were listed.

Staff recommendations were to approve so long as the criteria were met. Staff finding and recommendations were made.

Commissioner asked to clarify feedback received and criteria for approval.

Commissioner asked about the Sheriff's Office concerns and traffic impacts.

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

The applicant presented the benefits of the proposal and the character of the region. The

owners and investment team were listed.

Applicant requested approval conditional of meeting criteria.

An overview of outdoor hospitality was presented. Examples of the resort were reviewed.

The possible economic growth of the region was presented. The applicant's vision for the resort and the community was discussed.

A map of the project overview was displayed and reviewed. The amenities were listed. The age-restricted housing was also reviewed.

The timeline of the project was presented. Applicant discussed the comprehensive plan and its compliance.

Applicant staff addressed public concerns and previous commissioner questions.

Commissioner asked about RV spaces that would be available.

Commissioner asked about individual ownership and housing on the proposed resort. Commissioner asked regarding any accommodation for vocational education programing.

Commissioner asked about the price point of the housing.

Commissioner asked about the anticipated demographics and price points.

Commissioner asked for clarification regarding the lot sizes for the manufactured homes.

The public comment period was opened.

Five people spoke.

The public comment period was closed.

Commissioner asked to clarify the percentage of housing for the age restrictions and the phasing of the housing. Commissioner also asked about the sanctuary aspect of the site.

Commissioner raised concerns regarding fit and water usage and asked for clarification.

Commissioner made comments regarding the benefits to the town, and the community feel compared to Larkspur.

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

Nay: Commissioner Campbell

Enactment No: RES 25-295

6.c. Adoption of Supplemental Budget Resolution for the Third Quarter 2025

Attachments: [Board Summary Report](#)
[AC Decision Support Framework](#)
[Presentation](#)
[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.

Supplemental requests for the 3rd quarter review were presented to also include new revenue and budget cleanup. The supplemental requests from departments are from the General Fund, Capital Expenditure Funds, Central Services Fund, Open Space Sales Tax Fund, Forfeiture Fund, Grant Fund, Homeland Security Fund, and the Infrastructure Fund.

Staff presented the 3rd quarter budget adjustments and compared the revenue amount and expense amount from each fund.

Commissioner asked staff about specific plans of the forfeiture requests. Discussion was held as to the transfer and uses of the forfeiture funds.

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 25-296

6.d. Adoption of the 2026 Budget and the Certification of Mill Levies

Attachments: [Board Summary Report](#)
[Presentation](#)
[AC Decision Support Framework](#)
[BOCC Meeting Oct. 20, 2025](#)
[BOCC Meeting Nov. 18, 2025](#)
[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.

The requirements for the 2026 budget were presented.

The 2026 budget quick facts and figures were listed and reviewed from the total revenues for all funds, total expenditures for all funds, total staffing, estimated ending balance for 2026, the total county net assessed value, total county mill levy, and the capital improvement program budget.

Staff presented the 2026 balance as structurally balanced. A graph was shared showing ongoing and one-time revenue and expenditures from the General Fund to structurally balance the budget. A graph showing the estimated property tax revenue-post 1A was displayed and reviewed.

The actual and assessed value was presented.

A review of the 2026 Property Tax from 2025 to 2026 from the different funds was presented.

Commissioner asked about the amount increase to actual and assessed values.

Commissioner asked for clarification regarding the Road & Bridge Fund.

Commissioner asked for clarification of maximum mill levies.

A review of the 2026 General Fund was displayed as well as a bar graph showing the fund balance trend and forecast from 2024-2030.

A chart was shared showing the fund budgets for the Social Services Fund, the Law Enforcement Fund, the Road and Bridge Fund, the Capital Expenditure Fund, the Rec. District Fund, and the ACWW PID Fund.

The Capital Improvement Program projects were listed for each department including

projects for Facility/Technology Projects, Infrastructure Projects, and Open Spaces Projects.

Staff discussed the other budgeted funds for the Arapahoe/Douglas Works Fund, Developmental Disability Fund, Grant Fund, Open Spaces Sales Tax Fund, Infrastructure Fund, Central Services Fund, and Public Health Fund.

The public comment period was opened.

No one spoke.

The public comment period was closed.

Commissioner wanted to recognize the work that went into this budget and wanted to thank staff. Commissioner also wanted to recognize the 1A advisory committee. Commissioner continued comments about 1A and how the county trusted the BOCC and the projects with the funding.

Commissioner recognized the staff of financing, the voters of Arapahoe County, and the 1A advisory committee.

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 25-297

- 6.e. Certification of Tax Levies for Cities, Towns, School Districts and Special Districts for Fiscal Year 2026

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

Staff presented the tax levies procedure and certification process. Staff is currently waiting for updated information from certifications.

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 25-298

7. COMMISSIONER COMMENTS

Commissioner made comment to thank the finance staff.

There being no other business before the Board, Commissioner Summey adjourned the meeting at 12:45 p.m.