



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, September 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
Leslie Summey
Rhonda Fields

Excused: Jessica Campbell
Jeff Baker

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, 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.

Five people spoke

The public comment period was closed.

5. **PROCLAMATIONS**

5.a. Proclamation Recognizing September 8-12, 2025, as Child Welfare Worker Appreciation Week

Attachments: [Proclamation](#)

The proclamation recognizing September 8-12, 2025, as Child Welfare Worker Appreciation Week was read.

Commissioner commented on the work of child welfare staff and the compassion that is provided.

Commissioner commented on the difficult situations that staff engage in and the importance of self-care.

Commissioner commented on the support that staff provide for the children of Arapahoe County.

Staff spoke about the resilience and compassion of child welfare staff and the needs of families that are facing violence, mental health, trauma, substance abuse, homelessness, and poverty. Further comments were made about the responsibility of the County to care for the families.

A motion was made by Commissioner Warren-Gully, seconded by Commissioner Fields, that this Proclamation be adopted. The motion carried by the following vote:

Aye: Commissioner Warren-Gully, Chairperson Summey, and Commissioner Fields

5.b. Proclamation Recognizing September 2025 as Workforce Development Month

Attachments: [Proclamation](#)

The proclamation recognizing September 2025 as Workforce Development Month was read.

Commissioner commented on the working people in the county and the duty of the workforce development in helping the people.

Commissioner commented on the BOCC's work with the workforce center to provide living wages to workers and thanked staff for their work.

Commissioner commented on firsthand experience with the workforce development and is grateful for the services provided.

The director of A/D Works! spoke regarding the collaboration with the Commissioner's Office and other partners to provide resources. The goals of the workforce were presented to provide for Arapahoe County and Colorado.

A motion was made by Commissioner Warren-Gully, seconded by Commissioner Fields, that this Proclamation be adopted. The motion carried by the following vote:

Aye: Commissioner Warren-Gully, 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 Fields, seconded by Commissioner Warren-Gully, to approve items on the Consent Agenda. The motion carried by the following vote:

Aye: Commissioner Warren-Gully, Chairperson Summey, and Commissioner Fields

- 6.a. Intergovernmental Agreement between Arapahoe County, the Arapahoe County Library District, and Deer Trail School District No. 26-J establishing the Library District Trustee appointment process

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

approved.

Enactment No: RES 25-196

- 6.b. Planning Case No. VAC25-002 - Dove Valley Flex Building Easement Vacation

Attachments: [Board Summary Report](#)
[Petition for Vacation of Public Easement](#)
[Resolution](#)

approved.

Enactment No: RES 25-197

- 6.c. UASI25-001 Canyon Peak Power-Approval and Acceptance of the Drainage

Attachments: [Board Summary Report](#)
[Uniform Easement Deed and License Agreement](#)
[Resolution](#)

approved.

Enactment No: RES 25-198

- 6.d. Correction of Resolution 25-133 Approving Minor Subdivision in Case PM23-001

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

approved.

Enactment No: RES 25-199

- 6.e. Veteran Services Office Q1 and Q2 Summary Reports

Attachments: [Board Summary Report](#)
[January-June 2025 Summary Reports](#)
[Resolution](#)

approved.

Enactment No: RES 25-200

- 6.f. Approval of a 2025 Board of Equalization Qualifying Senior Citizen Property Tax Exemption recommendation

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

approved.

Enactment No: RES 25-201

- 6.g. Renew National Weather Service License Agreement for Weather Radio Transmitter in Deer Trail

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

approved.

Enactment No: RES 25-202

- 6.h. UAI25-001 Canyon Peak Power-Quitclaim Deed

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

approved.

Enactment No: RES 25-203

- 6.i. Approval of a 2025 Board of Equalization Qualifying Senior Citizen Property Tax Exemption recommendation

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

approved.

Enactment No: RES 25-204

- 6.j. Confirmation of Open Spaces Director's Delegation to Administer the Open Space Grant Program and to Authorize Extensions to Open Space Grants

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

approved.

Enactment No: RES 25-205

- 6.k. Resolution Approving Eminent Domain Proceedings for Property at E Quincy Ave and S Harvest Rd Necessary for Right of Way

Attachments: [Board Summary Report](#)
[Exhibit A - Legal Description](#)
[Exhibit B - Legal Description](#)
[AC Decision Support Framework](#)
[Resolution](#)

approved.

Enactment No: RES 25-206

6.l. Approval of the SFY 2025-2026 Core Services Program Plan

Attachments: [Board Summary Report](#)
[Arapahoe County SFY 2025-2026 Core Plan](#)
[2025-2026 Core Plan Budget](#)
[Resolution](#)

approved.

Enactment No: RES 25-207

6.m. Assessor's Annual Report on Real and Personal Property

Attachments: [Board Summary Report](#)
[2025 Memo on Assessor Report on Real Property](#)
[2025 Real Property Protest List](#)
[2025 Memo on Assessor Report on Personal Property](#)
[2025 Personal Property Protest List](#)
[2025 Personal Property Non Filers](#)
[Summary of Real and Personal Property Total Parcels and Values](#)
[Resolution](#)

approved.

Enactment No: RES 25-208

6.n. Approving and authorizing the Chair of the Board of County Commissioners to sign the assignment of allocation agreements with the Colorado Housing and Finance Authority and with South Metro Housing Options for the Assignment of the 2025 Private Activity Bonds

..end

Purpose and Request:

Attachments: [Board Summary Report](#)
[2025 Assignment of Allocation - South Metro Housing Options](#)
[2025 Assignment of Allocation - CHFA](#)
[Resolution](#)

approved.

Enactment No: RES 25-209

6.o. Resolution Approving Opioid Litigation Settlements

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

approved.

Enactment No: RES 25-210

6.p. Approval of Abatement Referee Recommendations

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

approved.

Enactment No: RES 25-211

6.q. Approval of BAA Stipulations

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

approved.

Enactment No: RES 25-212

6.r. Warrant ACH Expense Report Aug 11- Aug 25, 2025

Attachments: [Board Summary Report](#)
[Warrant ACH Expense Report Aug 11- Aug 25, 2025](#)
[AC Decision Support Framework](#)
[Resolution](#)

approved.

Enactment No: RES 25-213

6.s. Amendment to the Open Space Sales and Use Tax Resolution to Remove Vendor's Fee Retention and Correct a Scrivener's Error

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

approved.

Enactment No: RES 25-214

6.t. Resolution authorizing signing of an FAA grant agreement and an intergovernmental agreement with the Arapahoe County Public Airport Authority

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

approved.

Enactment No: RES 25-215

7. **GENERAL BUSINESS ITEMS**

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

7.a. Adoption of Supplemental Budget Resolution for the Second Quarter 2025

Attachments: [Board Summary Report](#)
[Presentation](#)
[AC Decision Support Framework](#)
[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 supplemental requests were listed from the General Fund, Public Health Fund, Central Services Fund, Self-Insurance Liability Fund, Social Services Fund, Forfeiture Fund, A/D Works! Fund, Grant Fund, Infrastructure Fund, and Capital Expenditure Fund.

A summary of the proposed budget adjustment for the 2nd quarter was 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 Warren-Gully, that this Resolution be adopted. The motion carried by the following vote:

Aye: Commissioner Warren-Gully, Chairperson Summey, and Commissioner Fields

Enactment No: RES 25-216

7.b. LDC24-007 - Wireless Communication Facilities - Land Development Code Text Amendment

Attachments: [Board Summary Report](#)
[Presentation](#)
[CMRS Code Amendments](#)
[CMRS Code Amendments \(redline\)](#)
[July 15, 2025, PC Staff Report](#)
[July 15, 2025, PC Minutes](#)
[Public Comments](#)
[AC Decision Support Framework](#)
[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 request was presented. The different types of wireless communication were listed.

Staff presented the current code regulations regarding the commercial mobile radio service and the proposed code regulation changes.

The proposed land use table was presented with the updated categories being listed.

The previous study sessions and public comment periods were reviewed.

Staff presented recommendations for the code text amendment.

Commissioner asked about the historical changes to the code text previously.

Commissioner commented on the work of staff to maintain the code.

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, Chairperson Summey, and Commissioner Fields

Enactment No: RES 25-217

7.c. LDC24-004 Affordable Housing - Land Development Code Amendment

Attachments: [Board Summary Report](#)
[Presentation](#)
[Affordable Housing LDC Amendment](#)
[August 5, 2025, PC Staff Report](#)
[January 7, 2025, PC Minutes](#)
[Eligible Areas in the County for MU Zoning \(with Open Space\)](#)
[Public Comments](#)
[August 5, 2025, PC Minutes](#)
[March 25, 2025 BOCC Meeting](#)
[AC Decision Support Framework](#)
[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 DRCOG Regional Housing Assessment was presented.

The historical background for the assessment from the BOCC was presented.

Public comment received by staff was reviewed. Comments included parking, stress on existing infrastructure, equity concerns, and neighborhood outreach.

Feedback and concerns from the Planning Commission was reviewed.

Staff presented State Legislation that focused on parking requirements, housing in transit-oriented communities, affordable housing programs, and prohibition of residential occupancy limits.

The proposed changes were listed. The changes to the Multi-Family Zone District and Mixed-Use Zone District were reviewed.

Maps of the eligible areas of mixed-use zoning were displayed with a ¼ mile radius and ½ mile radius.

Staff presented Affordable Housing incentives for developments. The proposed incentives would be based on three tiers. Tier one would be a minimum of 10% of the units would be affordable housing. Tier Two would be a minimum of 25% of the units would be affordable housing. Tier three would be a minimum of 50% of the units would be affordable housing. Based on the tier, there would be different incentives available.

Additional types of residential uses were listed.

Staff presented the PUD process streamlining the process for approval.

Updated definitions were reviewed.

The proposed code amendment would also update manufactured and mobile home subdivision regulations.

Commissioner asked for clarification of the parking regulations and asked about the developers' reduction of parking availability.

Commissioner commented on staff's work and the focus on manufactured and mobile home subdivision regulations.

Commissioner asked for clarification regarding reduction of Open Spaces. Commissioner also asked about staff's work with Community Resources. Commissioner also referenced positive feedback.

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, Chairperson Summey, and Commissioner Fields

Enactment No: RES 25-218

8. COMMISSIONER COMMENTS

Commissioner Commented on recognizing the National Co-Responder and Crisis Responder week and their work on behavior health response.

There being no other business before the Board, Commissioner Summey adjourned the meeting at 11:13 a.m.