



Carrie Warren-Gully, Chair Pro Tem, District 1
Nancy Sharpe, District 2
Jeff Baker, District 3
Nancy Jackson, Chair, District 4
Bill Holen, District 5

Arapahoe County

Board of County Commissioners Study Session

Meeting Minute Summaries

Monday, March 29, 2021

Virtual Meeting (details in agenda)

****Specific to COVID - The members of the Board of County Commissioners may attend study sessions virtually or in person, but due to social distancing requirements, presenters and the public may only attend virtually. The public may listen to the study sessions that are marked with an asterisk (*) by following this link (<https://arapahoe.legistar.com>) and clicking the "In Progress" link located under the Audio/Video column to watch the live stream. The Board of County Commissioners may go into executive session during or at the conclusion of the study session as necessary to receive legal advice or discuss other confidential matters.*

***** Non-COVID *****

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 items for discussion are included on this agenda. Meeting agendas (except for executive session agendas) are available at arapahoegov.com/agendas.

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 jbayard@arapahoegov.com with questions about the agenda.

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Study Session Topics

9:00 A.M. Calendar and Board Updates

Michelle Halstead, Director, Communication and Administrative Services

10:30 AM *Economic Development in Arapahoe County

Attachments: [Board Summary Report](#)
[Economic Development in Arapahoe County](#)

The purpose of this study session was to discuss economic development in Arapahoe County.

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

The evolution of economic development in Arapahoe County was reviewed.

There was discussion regarding the various economic groups and chambers.

County contributions to economic developers and chambers were listed.

There was discussion regarding tracking the return on investment the County gets and the ripple effect of adding new jobs.

A summary of companies that have moved into the County, or expanded, from 2016 to 2020 was discussed.

The Board was asked to provide feedback regarding the Board's goals for economic development.

Commissioner Sharpe said there should be ways to measure contributions from the economic developers and chambers.

Commissioner Holen discussed the model and said there is a positive benefit to county.

Commissioner Warren-Gully asked how funding is decided on and asked about promoting the partnerships between the County and councils and chambers.

There was further discussion regarding equity amongst the councils and chambers.

There was discussion regarding the need to reconsider funding and a breakdown of what funding pays for and using COVID funds to help businesses.

Commissioner Sharpe talked about the history of funding different organizations.

Commissioner Baker agreed with the previous comments. He discussed REAP and the need for an equity analysis.

The Board was asked if there is anything they would like to see different through the economic development process that is not currently being done for large projects. Commissioner Baker said aerospace projects would be desired.

Commissioner Warren-Gully suggested that public awareness be increased regarding what the County does in conjunction with the chambers and councils. She also discussed the importance of affordable housing in Arapahoe County.

The Board asked to see the criteria for funding and to see if adjustments are necessary.

The chambers and councils have already been notified that the Board will be looking at restructuring funding. Next steps were reviewed.

12:00 - 1:00 PM BREAK

1:00 PM *Zoning Violations: Repeat Complaints/Offenders

Attachments: [Board Summary Report](#)

The purpose of this study session was to discuss zoning complaints.

Commissioner Holen was not present for this discussion.

The Board Summary Report was reviewed.

Staff is seeking direction regarding the level of service regarding specific ongoing complaints.

The differences between voluntary compliance and court ordered compliance were discussed.

It was stated that the County cannot issue fines; a ticket is written and the case is turned over to the courts for non-compliance violations related to junk and trash.

An example of repeat complaints from the same property owners was described.

There was discussion regarding what could be done in cases that repeatedly come into compliance, then fall into noncompliance for the same violations. The history of noncompliance could be presented to the courts but an ordinance would be necessary for the County to issue fines.

There was discussion regarding the history of a pending conflict between two neighboring properties in the Four Square Mile area.

There was discussion regarding problems related to accepting anonymous complaints.

Staff requested direction from the Board asking permission to send a letter to the property owners in the Four Square Mile area stating the County will no longer be involved. There was discussion regarding liability.

The Board agreed.

Commissioner Sharpe had concerns regarding a case in her district.

It was clarified that each case would be reviewed individually.

It was stated that thousands of dollars have been spent on the FSM case by staff over the past ten years. The possibility of legislation was mentioned.

The Board directed staff to draft suggestions to handle these types of cases in the future.

1:30 PM *Arapahoe County Housing Authority Annual Meeting

Attachments: [Board Summary Report](#)
[Agenda](#)
[ARAPAHOE COUNTY HOUSING AUTHORITY](#)
[Arapahoe County Service Agreement Funding Partners Loan Servicing 2021 \\$2,500](#)
[Arapahoe County Service Agreement Funding Partners Loan Servicing 2021 Agreement Between ArCHA and County](#)

Commissioner Holen was not present for this discussion.

Commissioner Jackson called the Housing Authority meeting to order.

The agenda was reviewed and approved.

The minutes from March 30, 2020 were reviewed and approved.

New business was reviewed.

Renewals of agreements were reviewed and approved.

The Board approved Kathy Smith as secretary to the ArCHA Board.

Signature authorizations were approved.

There was no old business to address.

2:00 PM *Drop In Board of County Commissioners

Cancellation of Property Taxes for Parcels with Incorrect Ownership Records

Attachments: [Board Summary Report](#)
[Exhibit re 2021_03_18 BSR](#)

The process of canceling property taxes was explained.

The Board approved with the requests as presented, which would be formally presented on upcoming consent agenda.

2:15 - 2:30 PM BREAK

2:30 PM *Executive Session

Executive Study 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 Executive Study Session was canceled.

***To Be Recorded By Law**