



BOARD OF COUNTY COMMISSIONERS BUSINESS MEETING

TUESDAY, JULY 22, 2025

MINUTES

Tuesday, July 22, 2025

1:30 PM

Hearing Room

Invocation – Jason Van Divier

1:30 PM

Rollcall

PRESENT: Chairperson Abe Laydon
Commissioner Kevin Van Winkle
Vice Chair George Teal

1. Call to Order

a. Pledge of Allegiance

b. Attorney Certification of Agenda

Jeff Garcia, County Attorney, said that all items on today's agenda have been reviewed by his office and they all meet legal approval.

c. Commissioners Disclosure for Items on This Agenda

2. Ceremonies/Proclamations

a. 2025 Older Adult Initiative Grant Recognition.

Jennifer D'Ambrosio, Community Services, addressed the Board to present on this Item.

Karie Erickson, Aging Resources of Douglas County, addressed the Board to comment on this Item.

Jason McCullough, Brothers Redevelopment, addressed the Board to comment on this Item.

Steve Lockwood, Castle Rock Senior Activity Center, addressed the Board to comment on this Item.

Maria Ciano, Douglas County Housing Partnership, addressed the Board to comment on this Item.

Diane Smith, Early Childhood Service Corps, addressed the Board to comment on this Item.

Sue Palmer, Nourish Meals on Wheels, addressed the Board to comment on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Teal commented on this Item.

3. Consent Agenda

Public Comment:

Lora Thomas, Highlands Ranch, addressed the Board to provide public comment.

Commissioner Laydon provided comment.

Kelly Mayr, Highlands Ranch, addressed the Board to provide public comment.

Bob Marshall, Highlands Ranch, addressed the Board to provide public comment.

Kim Turnuge, Highlands Ranch, addressed the Board to provide public comment.

Eiko Browning addressed the Board to provide public comment.

Dave Cwynar, Larkspur, addressed the Board to provide public comment.

Kim Carol, Parker, addressed the Board to provide public comment.

Sudee Floyd addressed the Board to provide public comment.

Kim Keen, Larkspur, addressed the Board to provide public comment.

Doug DeBord, County Manager, provided comment.

Commissioner Van Winkle provided comment.

Commissioner Laydon provided comment.

Commissioner Teal provided comment.

This is Motion No. 025-104

Commissioner Teal moved that the Board approve the requests in all Items "a" through "u" of the Consent Agenda.

RESULT: ADOPTED THE CONSENT AGENDA

MOVER: George Teal

SECONDER: Kevin Van Winkle

AYES: Laydon, Van Winkle, Teal

a. Approval of Business Meeting Minutes from July 8, 2025.

- b. Approval of Vouchers July 15, 2025
- c. Approval of Vouchers July 22, 2025
- d. Fee Waiver Request in the Amount of \$75.00 for the Highlands Ranch High School Falcon Family Committee Picnic at Highland Heritage Regional Park.
- e. Grant Award from the Colorado Department of Military and Veterans Affairs to the Douglas County Veterans Service in the Amount of \$10,000.00 for the State Fiscal Year beginning July 1, 2025, through June 30, 2026.
- f. Grant Agreement for Older Adult Resource Navigation Between Douglas County and Aging Resources of Douglas County in the Amount of \$305,978.00.
- g. 2026 Colorado Department of Transportation Federal Transit Administration 5310 Grant Application in the Amount of \$269,175.00 with a Required Local Contribution of \$269,175.00 for a Project Total of \$538,350.00.
- h. 2025-2026 Denver Regional Council of Governments Federal Transit Administration 5310 Grant Contract in the Amount of \$270,747.00 with a Required Local Contribution of \$67,687.00 for a Project Total of \$338,434.00.
- i. State Historical Fund Grant Agreement for Greenland Post Office Restoration in the Amount of \$168,006.00 and a County Contribution of \$56,003.00.
- j. Memorandum of Understanding Between Douglas County and the Douglas County Community Foundation to Administer the Philip S. Miller Grant.
- k. EdgeConneX Holdings, Inc. - Economic Development Incentive Request for a Fee Waiver in the Amount of \$99,886.46, Project Number ED2025-003.
- l. Intergovernmental Agreement with Health Care Policy and Financing for Medicaid Incentives in the Amount of \$160,561.15.
- m. Purchase Order Request and Master Services Agreement with Beacon Communications (County Approved Vendor) in the Amount of \$171,800.00.
- n. Insight / Broadcom VMWare Maintenance Renewal In the Amount of \$123,749.12.
- o. ANM Network Life Cycle Refresh for the Justice Center in the Amount of \$466,186.79.
- p. Public Contract for Services with Kimley Horn and Associates, Inc. (Kimley Horn) for the Zebulon Sports Complex - Phase 1 Site Civil Project, for the Total Amount of \$410,000.00, Douglas County Project Number SP 2025 - 018.
- q. Public Contract for Services to Benesch for Professional Services for the Chambers Road and Lincoln Avenue Intersection Improvements Project, for the Amount of \$650,000.00, Douglas County Project Number CI 2024-024.
- r. Public Contract for Services with HDR Engineering, Inc. for the US 85 and Ron King Trail Access Project, for a Total Amount of \$300,000.00, Douglas County Project Number CI 2025-020.
- s. Change Order No. 2 with Brannan Sand and Gravel Company, LLC for the 2025 Asphalt Overlay Project, in the Amount of \$365,000.00, Douglas County Project Number CI

2025-003.

- t. Ratify Letter to Sterling Ranch CAB regarding First Amendments to the Sterling Ranch Metro Districts Service Plans.

4. Regular Agenda

- a. Parks, Trails, Historic Resources (PTHROS) and Open Space Sales Tax Funding Request for Cherokee Ranch and Castle Foundation in the Amount of \$575,000.00.

Kati Carter, Department of Community Development, addressed the Board to present on this Item.

James Holmes, Cherokee Ranch & Castle Foundation, addressed the Board to further present on this Item.

Commissioner Laydon commented on this Item.

Public Comment: None

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

This is Motion No. 025-105

Commissioner Van Winkle moved that the Board approve Parks, Trails, Historic Resources (PTHROS) and Open Space Sales Tax Funding Request for Cherokee Ranch and Castle Foundation in the Amount of \$575,000.00.

RESULT: ADOPTED
MOVER: Kevin Van Winkle
SECONDER: George Teal
AYES: Laydon, Van Winkle, Teal

7. Other Business

Commissioner Teal introduced a Resolution to the Board.

Commissioner Laydon provided comment.

Commissioner Teal provided comment.

Commissioner Van Winkle provided comment.

This is Motion No. 025-106

Commissioner Teal moved that the Board approve Resolution for the Prohibition of dispersed camping at Sandstone Ranch Open Space and Production of a Wildfire Risk Overlay

RESULT: ADOPTED

MOVER: George Teal
SECONDER: Kevin Van Winkle
AYES: Laydon, Van Winkle, Teal

- b. Commercial Lease Agreement Between Douglas County Board of County Commissioners and Sedalia Land Company for Leased Property at 6046-6142 US Highway 85, Sedalia, CO 80135.

Holly Carrell, County Admin, addressed the Board to present on Items 4b-4f.

Dylan Williams, Public Works, addressed the Board to present on these Items.

Dan Roberts, Public Works, addressed the Board to present on these Items.

Tim Hallmark, Facilities and Fleet & Emergency Support Services, addressed the Board to present on these Items.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item and asked a clarifying question.

Ms. Carrell addressed the Board to help answer the Commissioner's question.

Mr. Williams addressed the Board to help answer the Commissioner's question.

Public Comment:

Kevin Duffy, Castle Rock, addressed the Board to provide public comment.

Fran Santagata, Roxborough, addressed the Board to provide public comment.

Commissioner Laydon provided comment.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

This is Motion No. 025-107

Commissioner Van Winkle moved that the Board approve Commercial Lease Agreement Between Douglas County Board of County Commissioners and Sedalia Land Company for Leased Property at 6046-6142 US Highway 85, Sedalia, CO 80135.

RESULT: ADOPTED
MOVER: Kevin Van Winkle
SECONDER: George Teal
AYES: Laydon, Van Winkle, Teal

- c. Purchase Order to Complete Solutions Consulting International Inc. (CSCI) in the Amount of \$1,602,921.00 for Purchase of Biomass Energy Techniques Pyrolysis Rotating Drum

Model BET31-PRD for the Proposed Douglas County Biochar Facility.

This Item was presented with Item 4b.

This is Motion No. 025-108

Commissioner Teal moved that the Board approve Purchase Order to Complete Solutions Consulting International Inc. (CSCI) in the Amount of \$1,602,921.00 for Purchase of Biomass Energy Techniques Pyrolysis Rotating Drum Model BET31-PRD for the Proposed Douglas County Biochar Facility.

RESULT: ADOPTED

MOVER: George Teal

SECONDER: Kevin Van Winkle

AYES: Laydon, Van Winkle, Teal

- d. Purchase Order to Complete Solutions Consulting International Inc. (CSCI) for the Purchase of a Feedstock Handling System for the Proposed Douglas County Biochar Facility, in the Amount of \$496,045.00.

This Item was presented with Item 4b.

This is Motion No. 025-109

Commissioner Van Winkle moved that the Board approve Purchase Order to Complete Solutions Consulting International Inc. (CSCI) for the Purchase of a Feedstock Handling System for the Proposed Douglas County Biochar Facility, in the Amount of \$496,045.00.

RESULT: ADOPTED

MOVER: Kevin Van Winkle

SECONDER: George Teal

AYES: Laydon, Van Winkle, Teal

- e. Purchase Order to Complete Solutions Consulting International Inc. (CSCI) for the Purchase of a 17" Diameter Log Chipping and Grinding System for the proposed Douglas County Biochar Facility, in the Amount of \$1,114,041.28.

This Item was presented with Item 4b.

This is Motion No. 025-110

Commissioner Teal moved that the Board approve Purchase Order to Complete Solutions Consulting International Inc. (CSCI) for the Purchase of a 17" Diameter Log Chipping and Grinding System for the proposed Douglas County Biochar Facility, in the Amount of \$1,114,041.28.

RESULT: ADOPTED

MOVER: George Teal

SECONDER: Kevin Van Winkle

AYES: Laydon, Van Winkle, Teal

- f. Amendment One to Public Contract for Services to DLH Architecture, LLC for Architectural

Services Providing Construction Documents and Specifications for the Delva Road Biochar and Future PW Maintenance Facility for Over Lot Grading. To now Include Facility Design and Construction Documents. Related to the Project for the New Contract Amount of \$252,910.00.

This Item was presented with Item 4b.

This is Motion No. 025-111

Commissioner Van Winkle moved that the Board approve Amendment One to Public Contract for Services to DLH Architecture, LLC for Architectural Services Providing Construction Documents and Specifications for the Delva Road Biochar and Future PW Maintenance Facility for Over Lot Grading. To now Include Facility Design and Construction Documents. Related to the Project for the New Contract Amount of \$252,910.00.

RESULT: ADOPTED

MOVER: Kevin Van Winkle

SECONDER: George Teal

AYES: Laydon, Van Winkle, Teal

5. **Citizen Comments / Organization Comments - If Time Allows**
6. **Commissioner Comments**
8. **County Manager**
 - a. County Manager Report.
9. **Adjournment**

The Next Business Meeting Will be Held on Tuesday, August 12, 2025 @ 1:30 p.m.