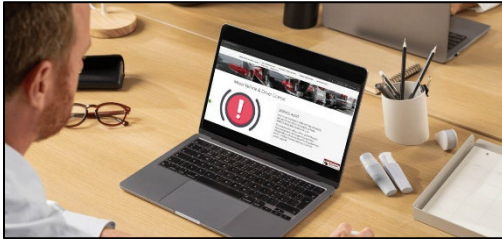


TO: The Board of County Commissioners
FROM: Douglas J. DeBord, County Manager
DATE: January 27, 2026
RE: County Manager Report

Clerk and Recorder

- **Plan for statewide DMV upgrade and temporary service outage** - If you need motor vehicle or driver license services in January or February 2026, please plan to complete your service early. The Colorado Division of Motor Vehicles (DMV) is upgrading its entire system to provide a simpler, faster, and more secure DMV experience. Customers can look forward to a secure, logged-in customer portal where they can easily manage vehicle registration and driver's license information. The upgraded system will also feature modernized online tools that are intuitive and faster to use on any device. [Visit our webpage to learn more about the temporary service outage beginning Friday, Feb. 13.](#)



Emergency Management

- **Douglas County announces DougCoAlert to keep community informed during emergency situations**
Information courtesy of the Douglas County Sheriff's Office: Public safety officials in Douglas County announced today that **DougCoAlert** is now available to all residents, replacing the previous CodeRed system. Even if you were signed up for the previous system, you must register with the new platform to get emergency alerts.



DougCoAlert is a free service that allows individuals to receive notifications sent from state and local authorities to stay informed on potentially hazardous situations involving natural disasters (wildfires, floods, severe storms), evacuations and shelter-in-place orders, law enforcement activities, and public safety emergencies. The switch to **DougCoAlert** allows residents to receive alerts via phone, text and email. [Visit our webpage to learn more about the system and to register.](#)

- Staff facilitated and participated in a regional Wildfire Initiated Community Conflagration (WICC) workshop. This workshop focused on Alert, Warning, and Evacuation during conflagration fires.
- Numerous Emergency Services and Incident Management Team staff attended the Colorado Wildfire and Incident Management Academy. They completed training coursework in preparation for incident command and fire operations positions.
- Staff continue preparing for an upcoming Continuity of Operations exercise with the Sheriff's Office.



Open Space and Natural Resources

- **A gateway to the outdoors and history of Douglas County** - You know that in Douglas County, we are



committed to continuously improving and protecting our open spaces. At a Business Meeting on Tuesday, Jan. 13, the Board of County Commissioners unanimously voted to allocate funding to the High Line Canal Conservancy (HLCC) for improvements to the Origins Trailhead. The County will contribute \$450,000 toward the project from the Parks, Trails, Historic Resources and Open Space fund, with HLCC providing an additional \$150,000 in matching funds. [Visit our webpage to learn more.](#)

- **New year, new adventures. Explore Douglas County with us in 2026.** Are you looking to kick off a family adventure in 2026? How about exploring Douglas County's 65,000 acres of pristine open spaces and trails while learning about native wildlife and habitats in a fun and interactive way? Embark on a journey with us through the free Agents of Discovery app! Whether you took part in 2025 or are new to the Agents of Discovery program this year, you'll find a new mission each month in 2026. Each experience is carefully crafted by your local outdoor experts – Douglas County Rangers and Douglas Land Conservancy staff. [Visit our webpage to download the free app and get started.](#)



- **Volunteer Clean-up Day** - On Tuesday, January 20th, OSNR volunteers and staff completed a cleanup along the Front Range Trail south of Columbine Open Space. The team removed debris left by the original property owner, including long planks of lumber, chain-link fencing, wire, cement blocks, metal tubing, and miscellaneous trash.



The abandoned materials posed a hazard to wildlife, particularly the chain-link fence, and were located near a riparian area that is a common travel corridor for mule deer, elk, and beaver. The team filled one open-top dumpster, significantly improving site safety and environmental conditions.

- **Volunteer Weed Warriors** - OSNR has a dedicated group of volunteers called the Weed Warriors. Every week throughout the summer and fall, the Weed Warriors go out into the field to mitigate noxious weeds including mullein, Canada thistle, musk thistle, knapweed, dalmatian toadflax. The Weed Warriors were also working at Sandstone Ranch Open Space on Thursday, January 22nd, mitigating mullein before the snow arrived.



Community Services

Activity Report December 3 – January 8, 2026

- **Could your organization help expand housing services for those with Intellectual and Developmental Disabilities (IDD)? Learn about and apply for new grant program.** Is your organization invested in improving the lives of those with Intellectual and Developmental Disabilities (IDD) in Douglas County and looking to expand services? Consider applying for the County's IDD Housing and Supportive Services Grant.



The purpose of this grant is to promote the development of new housing that combines safe, stable housing with ongoing, person-centered supportive services that foster independence, safety, and community inclusion for individuals with IDD. [Visit our webpage to learn about eligibility and to apply by Jan. 30.](#)

- **Are you called to create? Share your art with the community in 2026.** Are you a sculptor, with a work in



progress or a completed piece that needs to be seen? Consider submitting your artwork to the well-established Douglas County Art Encounters public art program in 2026. Art Encounters is a year-long, outdoor sculpture exhibit showcasing sculptures in various media and styles, displayed in highly visible areas in Castle Rock, Highlands Ranch, Lone Tree, Parker, and Roxborough. Selected sculptures are viewed by thousands of visitors annually. All chosen sculptors receive a \$1,500 stipend. Since the program's inception, dozens of pieces have been purchased or donated. [Visit our webpage to learn how you can get involved.](#)

Projects or Grants:

- **Intellectual and Developmental Disabilities (IDD) Supportive Housing Grant** - Douglas County is accepting applications for the IDD Housing with Supportive Services Grant from January 16-30. The grant will fund one new supportive housing project that expands safe, stable housing and person-centered services for individuals with IDD in Douglas County.

One project will receive \$2.5 million over three years, with annual payments not to exceed \$833,333, subject to contract terms and performance. After applications are reviewed, a funding recommendation will be forwarded to the Board of County Commissioners for consideration.

- **Douglas County Youth Initiative (DCYI)** - The DCYI Advisory Board held its first meeting of the year on January 12 to discuss the upcoming year and highlighted the following events:
 - March 5: Youth Leaders meet Adult Leaders Reception
 - May 7: Outstanding Youth Awards
 - Fall 2026: Youth Congress

Human Services

- **Douglas County delivers public assistance programs with accountability and care** - You've likely been hearing a lot in the news about fraud related to public assistance programs, such as food and childcare assistance. Keep reading to learn how Douglas County Human Services supports families in need, while safeguarding every taxpayer dollar.

When residents face unexpected hardship, state and federal programs such as food assistance (SNAP),



medical coverage, childcare support, and temporary financial aid provide an essential safety net. As the local administrator of these programs, Douglas County Human Services is committed to delivering this support accurately, fairly, and with strong accountability – starting from the moment someone applies for assistance. [Visit our webpage to read about the review process for applications and quality control practices in Douglas County.](#)

Public Works

Activity Report January 12 – January 23, 2026

Active Projects ([Cone Zone Webpage](#))

- [County Line Road Widening and Reconstruction](#) – Construction on County Line Road began in September 2025. Beginning Tuesday, Jan. 6, 2026, County Line Road will be fully closed for approximately 100 days between Clarkson Street and the U-Haul business access. This closure is required for crews to safely import, move and place large quantities of dirt, equal to filling 40,000 washing machines, at Lee Gulch. The fill operations, which are a key component of the widening and reconstruction work, will level out the roadway by removing the dip at Lee Gulch, improving drainage, driver line of sight and overall public safety. [Visit our webpage for closure details beginning in January 2026 and lasting through mid-April](#)



Since 2019, Douglas County has worked with partners to advance the final design, acquire right-of-way, and prepare utility relocation design for a major water line located within the project area. Douglas County is partnering with the Denver Regional Council of Governments, City of Littleton, and City of Centennial to fund the project.

- **I-25 Douglas County Monument Signs** – Cushing Terrell has begun producing construction plans for both the north and south monument signs. They have submitted the application to CDOT and are following up in its status. Once the County has CDOT approval, the project will move into the construction phase. Approval is expected to take several months.
- [Hilltop Road \(Legend High School to Crest View Drive\) Improvements Project](#) – For segment 1 of this



project, the construction began on April 16, 2025, and the contractor began implementing public notifications on message boards. This is the first of three projects planned over the next few years to reconstruct and widen the Hilltop Road and Singing Hills Road corridors. The project has a 16-month completion date and is anticipated to be finished in September 2026. Phase 2 of Construction is anticipated to begin in 2027; and will take 9 to 12 months to construct. Phase 3 of construction is anticipated to begin in 2029 (pending funding); and will take 12 to 18 months to construct.

There have been questions from citizens about the new roundabout construction at the intersection of Crestview Dr and Village Rd on Hilltop Rd, which will eliminate the existing two-way stop-controlled intersection. Here is the map: [Roundabout Rendition/Map](#).

- [Pine Creek and Highway 67 Culvert Replacement Project](#) - Two culverts on Pine Creek Rd and three culverts on Douglas County Highway 67 need to be replaced. The existing storm culverts vary in size from 36" diameter to 48" diameter and are made of metal. We are anticipating that this work will occur Fall 2025 – Spring 2026. These culvert replacements will have roadway impacts and travelers to the area should expect long delays.



- **Highlands Ranch Pkwy Reconstruction, Broadway to Burntwood** - Olsson submitted the 90% design, the geotechnical report, and a cost estimate for the project. County staff is providing feedback and revisions

to the plans and bid documents. The project is planned to bid before April and construction will start summer of 2026.

- **Jones Road** – Matrix Design Group was selected as the design consultant for the design of the Jones Road project. The project includes asphalt paving of the roughly 3-mile road as well as drainage improvements. The project will be constructed in phases. A concept design has been selected, and the team is working towards the final design of the first phase.

- **Grigs Road Paving Project – Phase 2** - RS&H was selected as the design consultant for phase 2 of the Grigs Road project. Phase 2 will start where phase 1 ends, near the East-West Trailhead Parking Lot and will continue north onto the existing concrete road. The project includes realignment of the road, drainage improvements, a parallel pedestrian trail, and asphalt paving. A virtual open house is being developed to share the concept designs and solicit feedback from the public. Survey and geotechnical work continue. This project is scheduled to be constructed in 2027.



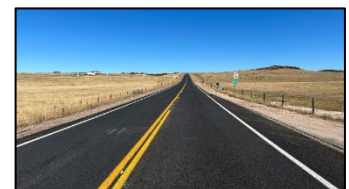
- **2023 Bannock LID** - The design consultant, TST, is working on the design, with a preliminary design expected by the end of the year. County staff have reviewed the initial roadway design and provided feedback. The consultant is continuing the roadway design and beginning the drainage design. Once the preliminary design is complete, financing will be executed, and plans will be prepared for bidding. (Design work performed in advance of finalizing financing will be reimbursed to the County by the lender as part of the construction loan.)



- **Quebec and Park Meadows Dr Intersection Improvements** – Basis Partners has submitted the concept designs and cost estimates, and County staff met in mid-December to review the designs. The concept design includes improvements from C470 to the lighted intersection south of Park Meadows Dr. The first phase of work is planned for 2026 and may include retiming of signals and upgrades to signs and striping. Basis is also working on a proposal to provide final design for a larger project that includes reconfiguring the lanes, median, and sidewalks as well as reconstruction of the pavement continuing to Palomino Pkwy.

- **2025 Pavement Management Projects**

- The **2026 Sidewalk Repair Project** was bid on December 9th. Chato's Concrete, LLC was the apparent low bidder with a bid of \$2,279,120.00. This is 9% below the engineer's estimate. The contract is scheduled to go to the Board for approval on January 13th and work is expected to begin in March.
- The **2026 Asphalt Overlay Project** bid on December 2nd. The apparent low bidder was Martin Mareitta Materials, Inc. with a bid of \$10,230,041.55 which was 13% below the engineer's estimate. The contract will go to the Board for approval on January 13th and work is expected to begin in May.
- The **2026 Guardrail Repair Project** bid on December 16th. The apparent low bidder submitted a bid package that was found to be insufficient; the next low bidder is Cruz Construction. The bid amount from Cruz Construction was \$150,090.00 which was 25% under the engineer's estimate. The contract is scheduled to go to the Board for approval on January 13th and work will begin shortly after.

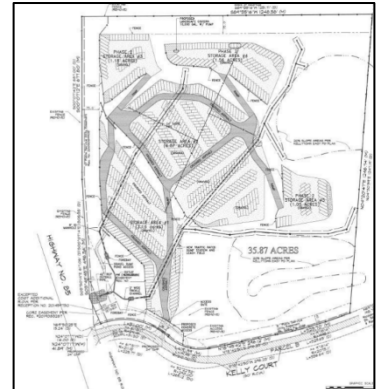


- **2023 Spring Canyon LID** – The design consultant, TST, is nearing the end of preliminary design and will continue into final design. The CDPHE approval process for the proposed lift station continues. CORE and Black Hills Energy continue to work on the designs for electric and gas services. The county has received rough construction cost estimates as well as a proposal for final design work and the project is still on schedule for mid-2026 construction bidding. TST will begin reaching out to property owners in December to discuss design considerations. (Design work performed in advance of finalizing financing will be reimbursed to the County by the lender as part of the construction loan.)



Pavement Management

- **Planning Area 1, Kellytown East (DV2023-463)** - A GESC Permit was issued for the construction of an outdoor RV and boat storage center. (see far right)
- **Sterling Ranch Filing #7-C** - Three Sons is installing storm sewer (DV #2024-410). (see near right)
- **The Canyons Subdivision Filing #5** - WW Clyde is backfilling sanitary sewer pipe (DV #2021-287). (see far right)
- **Pinery Center Parkway – King Soopers** - Fiore & Sons is installing trench drain and splash block (DV #2018-453). (see near right)
- **Meridian Office Park Filing #1 – Sarah’s Place** - Thoutt Brothers and Nikon are installing sidewalk and storm sewer pipe (DV #2021-440). (see far right)
- **Piney Lake Trails Subdivision** - Claystone Construction is installing sanitary sewer infrastructure (DV #2022-517). (see near right)
- **The Fields Subdivision Filing #1** - Liberty Infrastructure is installing storm sewer infrastructure (DV #2024-322). (see far right)



Operations

- **Culvert Inspections:** 75 inspections completed YTD. During this reporting period, 17 inspections were completed in the following locations: Old Schoolhouse Rd, S. Valley Hwy, Interlocken St, Terryl Ave, and Territorial St.
 - 0: Excellent Condition
 - 1: Good Condition
 - 11: Fair Condition
 - 5: Poor Condition
 - 0: Severe Condition



Building

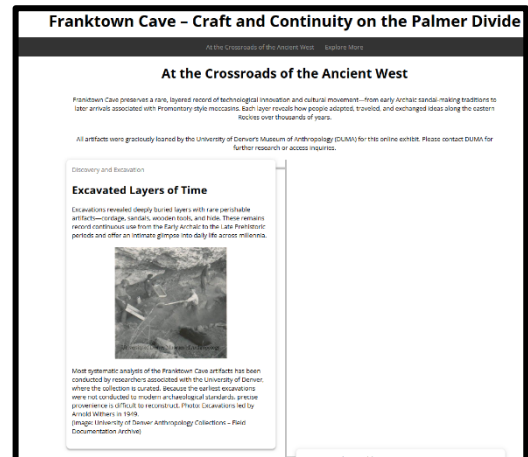
- **Inspections, Permits and Valuations for Jan 8 - 21, 2026:**

Inspections	
Building	547
Electrical	572
Mechanical/Plumbing	339
Roofing	43
Permits	
Accessory Use	21
New Commercial	11
Residential Alteration	0
New Residential	16
Roofing	17
Valuations	
Accessory Use	\$637,958
Commercial	\$4,111,953
Residential Alteration	\$796,273
New Residential	\$4,718,999

Community Development

Historic Preservation

- **New Artifact Virtual Showcase: Franktown Cave** - Contractor Todd McMahon with the History Repository created a new showcase exhibit on the County's virtual museum highlighting the Franktown Cave excavation from the 1940s and some of the significant artifacts. The new exhibit can be found on the [County virtual museum webpage](#). The artifacts are housed at DU but were loaned out to the Repository to be photographed for the showcase exhibit. Explore the showcase to learn about one of Douglas County's most significant cultural sites. Please reach out with questions or curiosities!



Facilities, Fleet and Emergency Support Services

- **Summer might feel far away, but Fair & Rodeo season is closer than you think—and tickets are already moving.** Here's what's waiting for you in 2026:
 - **Trace Adkins | Friday, July 24** - A legendary country artist kicks off the Fair in a big way.
 - **ProRodeo | July 30 – August 2** - Action-packed rodeo nights, family traditions, and unforgettable moments. Past ticket holders know: the rodeo sells out every year. [Get tickets here](#)



Douglas County Fairgrounds and James R. Sullivan Events Center

- **Fairgrounds Events:** Centennial Ball, Denver Feminist Chorus, Parker Trail Riders, Cowboys 4-H Practice, Plum Creek Kennel Club, Lifeline Screening, Clerk and Recorder Meeting, Running Rovers Practice, Active Athletics Gymnastics Tournament, GOP Breakfast, Mile Hi Barrels, Sweet Sixteen Party, RMKS Sankranti Celebration, DC Rabbitears Practice, Public Works Training, Sawgrass HOA Meeting, Colorado Reigned Cow

Horse, Aurora Horseman Banquet, Western Suburban Wrestling League, Fair Foundation Meeting, Castle Rock Winter Ball, RMKS Gathering, Parker Trail Riders, Taekwondo Holiday Party, Victor Marx Rally.

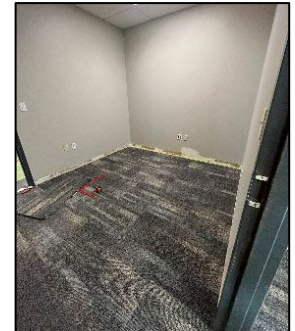
- **Event Spotlight:** On February 1 at 5:00 p.m., the Douglas County Fairgrounds is scheduled to host a political rally for gubernatorial candidate Victor Marx in the Event Center. The event is being organized directly by the campaign and is planned for a minimum attendance of approximately 500 people, with the potential to reach upwards of 1,500 based on the standing-room capacity and day-of interest. As a less typical event type at the Fairgrounds, the rally presents greater variability in expected attendance and operational needs. Fairgrounds staff are coordinating logistics, crowd management, and facility readiness in advance, with the potential for media presence. The event reflects the fairgrounds' flexibility in accommodating a diverse range of rentals while maintaining operational preparedness.

- **Fair & Rodeo Committee Meetings:**
 - Show Management 2/2; Livestock Sale 2/2; Marketing 2/9; Guest Experience 2/9; Entertainment 2/12; Executive 2/12; Fair Board 1/29



Facilities:

- **Fairgrounds:**
 - Premium Seating Deck Skirting: 90% complete (see right)
 - Fire panel replacements: multipurpose barn (100% complete), indoor arena (100% complete)
- **Justice Center**
 - Detention Kitchen Apoxy Floor Reseal (10% complete)
 - BAS Hardware Upgrade (100% complete)
- **LED Lighting Conversions**
 - Substation (25% complete)
 - Wildcat DMV restroom retrofit (100% complete)
- Lansing Point: Phase II (5% complete)
- PMC Clerk & Recorder Remodel: 1st Floor (25% complete) (see right)



Fleet

- **Working On:**
 - Fuel site controller/pedestal upgrades with IT
 - Replacing old diagnostic laptops with newer assets with IT
 - Sheriff's Office Harley Davidson service IFB
 - 2026 asset acquisition specifications
- **Recently Completed:**
 - In-serviced unit 2522 and Search and Rescue units 2602 and 2603 (see right)
 - Decommissioned unit 1831
 - Cold patch asphalt mix tray for Road & Bridge (see below right)
- **Fleet Acquisitions:**
 - 2024 Asset Replacements & ADDS
 - Budgeted (69) – 9 at upfitter, 60 Received.
 - 2025 Asset Replacements & ADDS
 - Budgeted (64) – 38 at upfitter, 26 received.
 - 2026 Asset Replacements & ADDS
 - Budgeted (60) – 60 in Progress



Information Technology

Completed Projects

- **Copilot Use/Rollout Strategy** - The M365 Copilot Use Strategy Project has successfully reached its go-live milestone and transitioned to operational support as of December 19, 2025. This achievement includes configuring and validating the Copilot environment, securing licenses, delivering foundational training, launching the Copilot Champions program, and establishing a scalable rollout and support model. Moving forward, HR and the AI Center of Excellence will lead adoption efforts, while the Infrastructure Team manages licensing and technical support.
- **Onsite Wastewater Treatment Services (OWTS) Archived Septic Permit Upload Initiative** - The OWTS Archived Septic Permit Upload Initiative went live on December 3, 2025, adding over 8,000 historical septic permit records to the County's Geospatial application. This new searchable map layer allows staff and the public to easily locate properties and access legacy permit documents online. The effort improves transparency and provides quick access to historical data, enhancing service for citizens and Public Health staff.

Project Update

- **WorkSMART Program**
 - WorkSMART is Douglas County's **Enterprise Resource Planning (ERP) modernization program**, designed to replace our legacy JDE financial system of 23 years with a modern, platform that supports how the County operates today—and into the future.
 - The WorkSMART program continues to make strong progress. Tailored Procedure Document (TPD) working sessions are now complete, marking a key milestone in validating future-state processes, workflows, security, and system navigation with business subject matter experts. These sessions ensured that the new Finance and Budget system reflects operational needs and identified issues early—before go-live.
 - With TPDs being finalized, the program is now transitioning to our next major milestone, Conference Room Pilot (CRP) sessions!! CRP is a hands-on, iterative validation phase where end-to-end business scenarios are tested in Dynamics 365 to confirm system configuration, data readiness, integrations, security, and overall performance. Findings from each session will be reviewed and refined, ensuring the solution is aligned with Douglas County's requirements before moving into later testing, training, and deployment phases.
 - This progression from design validation to system-wide testing represents a critical step in delivering a reliable, well-aligned solution that supports efficient, countywide financial operations.

New IT Projects

Project Name	Description	Dept/Office
POSSE Mobile	This project will update our mobile app to ensure it remains fully compatible with Apple's latest iOS release. It will prevent service interruptions, improve performance, and make the app easier to maintain in the future. The update will be seamless for users.	IT, Planning, Engineering, Building
Windows Hello Deployment Project	This project aims to strengthen identity security and improve the user sign-in experience by deploying Windows Hello for Business across Douglas County endpoints, enabling modern, phishing-resistant authentication through biometrics and PIN-based credentials.	Enterprise

Bitwarden Password Management Project	This project aims to enhance credential security and reduce password-related risk by implementing Bitwarden as the enterprise password management solution for Douglas County, promoting secure password storage, sharing, and user adoption of strong authentication practices.	Enterprise
Microsoft Purview Security Tools Project	This project aims to improve data governance, compliance, and insider risk visibility by leveraging Microsoft Purview security tools across Douglas County, enabling data classification, sensitivity labeling, and policy-driven protection of county information assets.	Enterprise
Office Monthly Enterprise Channel Modernization Project	This project aims to maintain application security, performance, and feature consistency by standardizing Douglas County on the Microsoft Office Monthly Enterprise Channel, ensuring timely updates while balancing stability and change control across the enterprise.	Enterprise

Active IT Projects

Project Name	Description	Dept/Office
Zoning Statutes Codification Project	This project will implement a modern zoning and subdivision solution to streamline the update and maintenance of municipal codes, enhancing efficiency.	Community Development
.gov Migration Project	This project aims to enhance security and citizen confidence by migrating Douglas County websites, email addresses, county collateral, and processes to a .gov domain (from the CO.US domain).	Enterprise
WorkSMART Budget/Finance	As part of the JDE replacement program, we aim to streamline business processes and enhance data accuracy by implementing efficient data entry and integration across systems. This project aims to modernize the County's outdated finance, accounting, budget, and procurement processes by implementing a modern Enterprise Resource Planning (ERP) system.	Enterprise
Next-Gen Teams and SharePoint	This initiative is designed to streamline collaboration by leveraging Microsoft Teams and SharePoint. With clear guidelines, training, and ongoing support, departments will have the tools to work together more efficiently and securely.	Enterprise
Recreation Opportunity Public Map	Develop a comprehensive, up-to-date map showcasing recreational opportunities across the county. This initiative is designed to improve public access to information about parks, trails, open spaces, and other amenities, making it easier for residents and visitors to explore and enjoy the county's outdoor offerings.	Parks
Tax Roll Phase 2	This project will update the county's tax roll process to comply with new legislative requirements by separating assessments into "school" and "non-school" categories. It will also strengthen financial accuracy through additional reconciliation steps and ensure overall readiness by completing the annual tax roll test.	Assessor, Treasurer, Budget, IT
DC Services Refresh	The DC Services Refresh project is upgrading Douglas County's employee service portal to provide a modern, user-friendly experience. By moving to ServiceNow's Employee Center, employees will gain a centralized place to access services, submit requests, and track approvals across departments. This refresh streamlines navigation, improves usability on any device, and enhances visibility into service delivery—making it easier for staff to get what they need	Enterprise

	while supporting the County's efficiency, transparency, and digital transformation goals.	
FFESS Fuel Management System Replacement	Douglas County is replacing its outdated and unsupported fuel management system with a modern, cloud-based solution to improve efficiency, enhance security, and ensure compliance. The current system, used across nine fuel sites, is unreliable and difficult to maintain, with unresolved issues and limited vendor support. This upgrade will be rolled out in phases over three years, aligning with available budget and minimizing disruption.	FFESS
Geospatial Data Modernization Phase 2	Phase 2 of the Geospatial Data Modernization Program propels our county's data capabilities forward — focusing on operational excellence, smarter workflows, and preparing our datasets for enterprise integration and future AI innovation. Together, we're transforming how Douglas County manages and delivers geospatial data to drive better decisions and better service for our community!	Enterprise
ArcGIS Online Cleanup Phase 1	The ArcGIS Online Cleanup Initiative is an effort to modernize and streamline Douglas County's GIS platform—making it cleaner, faster, and easier to use for everyone! By organizing content, standardizing governance, and improving data integrity, we're creating a stronger foundation for innovation and collaboration across the County.	Enterprise
Gravel Pavement Survey App	The Gravel Pavement Survey App initiative, in partnership with Public Works and with the support of our Managed Service Provider GIS Peace , enhances how Public Works manages and visualizes community paving input by automating the integration of Survey123 results with the maintenance centerline layer. This will reduce manual effort, improve data accuracy, and enable real-time insights to support better planning and prioritization of pavement projects across the county.	Public Works
Comprehensive Master Plan Interactive Map Phase 1	Preparing and auditing CMP GIS datasets to establish a clean, standardized, and well-documented data framework that will support the future development of an interactive map, improve accessibility, and enable advanced functionality such as point-on-parcel queries.	Community Development – Planning
Server Patching Tool	Douglas County IT is implementing a modern server patching solution to replace legacy tools (SCCM and Ansible) that no longer meet operational or compliance requirements. This initiative will deliver real-time visibility, automated reporting for audits, scheduling flexibility, and improved collaboration during deployments—enhancing security, efficiency, and reliability across the County's server infrastructure.	IT Department

Commissioner Administrative Meeting - January 12, 2026

- **Boards and Commissions Reappointments:** The Board of County Commissioners reviewed and acted on reappointments to multiple county advisory boards and commissions. The Board directed staff to prepare a formal resolution, to be presented at a future business meeting, to complete reappointments for the Cultural Council, Historic Preservation Board, and Open Space Advisory Committee. In addition, The Board agreed to schedule a Fair Board meeting for Commissioners and board members only during the first quarter, directed staff to research whether the Fair Board's 21-member size is capped by resolution, and reviewed internal and external board assignments, requesting an administrative update to reflect a previously changed E-470 representative.

Motion: The Board reappointed members to new terms on the Cedar Hill Cemetery District Board, DD Mill Levy Advisory Board, Fair Board, Parks Advisory Board, Planning Commission, and Water Commission.

- The Board met in executive session to discuss security protocols. Staff were directed to implement the measures discussed in coordination with the Sheriff's Office.
- **Water Resource Management and Cooperation:** The Board met with Castle Rock Water, Highlands Ranch Water, and Parker Water & Sanitation to discuss long-term water planning, conservation, and regional cooperation. Providers agreed that outdoor irrigation accounts for 40–50% of summer water use and offers the greatest conservation opportunity, and they requested county consideration of development regulations promoting water-efficient and native landscaping. The providers expressed willingness to assist smaller districts upon request, citing benefits such as lower costs, access to renewable water, infrastructure rehabilitation, and improved emergency reliability; Parker Water also proposed a wholesale renewable water supply model for smaller districts. The Board offered legislative support through the county's state lobbyist, directed providers to review the draft 2050 Water Plan with their governing boards and submit formal input, and discussed a potential future Douglas County Water collaborative entity to support ongoing coordination and policy development.
- **Community Development Regulatory Updates:** The Board of County Commissioners reviewed three Community Development regulatory updates and unanimously directed staff to proceed on all items. The Board supported amendments to streamline site plan requirements for single-family attached residential developments and directed staff to release the proposed changes for a 30-day referral period. The Board also reviewed proposed amendments to align large family home daycare regulations with state law by removing the Use by Special Review process and directed staff to schedule public hearings before the Planning Commission and the Board of County Commissioners. Lastly, the Board reviewed the county's existing administrative review process for electric vehicle charging stations and directed staff to bring forward a resolution at a future business meeting to formally affirm the county's efficient review procedures in compliance with state law.

Commissioner Call with State Lobbyists - Executive Session - January 14, 2026

- The Board of County Commissioners voted to enter executive session to receive confidential updates and provide strategic direction to the county's state lobbyists regarding ongoing legislative negotiations during the 2026 General Assembly session. Following the executive session, the Board discussed the early and highly fluid nature of the 2026 legislative session, noting that many bills remain under active negotiation prior to initial committee hearings. Commissioners expressed strong confidence in the county's state lobbying team, affirming they are well-positioned to advocate effectively on Douglas County's behalf during this period of change. The Board emphasized the importance of continued coordination and monitoring as legislation advances, and conveyed appreciation for the lobbyists' professionalism and strategic engagement on complex policy matters.

Commissioner Work Session - January 20, 2026

- **Community Services:** The Board reviewed progress and next steps for transit, housing stability, and public safety initiatives. The Link On-Demand transit program surpassed 61,000 rides and will expand into Parker and Stonegate in April 2026 and Castle Rock in late summer/early fall 2026, with a projected \$6.3 million countywide cost, including \$400,000 requested from Castle Rock and \$250,000 from Parker, and \$2 million in pending RTD funding requests. Staff were directed to continue efforts to establish Douglas County as the direct recipient of approximately \$2 million annually in new federal transit funds, a process expected to take 12–18 months. The HEART program reported zero encampments and 60 permanent housing placements in 2025, with plans to add two mental health navigator positions in 2026. Commissioners also supported advancing a human trafficking and online child safety education initiative, expanded faith-based

outreach, a February “Douglas Has HEART” donation campaign, and planning for a Douglas County Initiative Summit to strengthen cross-program collaboration.

Public Works Bid Calendar

Project Description	Plans Available to Contractors	Contractor Pre-Bid Conference	Project Bid Opening	Tentative BCC Approval Date
2026 Asphalt Overlay Project CI 2026-003	Nov. 10, 2025	Nov. 19, 2025	Dec. 2, 2025 <i>7 bids received & under review</i>	Jan. 27, 2026
<i>Placement of hot mix asphalt overlays at various locations throughout Douglas County. Bid items include removal of asphalt mat, hot mix asphalt paving, adjustment of manholes and water valve boxes, replacement of pavement markings, and erosion control.</i>				
2026 Guardrail Repair Project CI 2026-002	Nov. 24, 2025	Dec. 3, 2025	Dec. 16, 2025 <i>3 bids received & under review</i>	Jan 27, 2026
<i>Repairing or replacing guardrail components within unincorporated Douglas County.</i>				
Pine Drive and Pine Lane Improvements CI 2020-019 and CI 2020-020	Dec. 22, 2025	Jan. 14, 2026	Jan. 27, 2026	Mar. 10, 2026
<i>Extending the 4-lane roadway section north from Lincoln Ave to approximately 700-ft north of the intersection with Pine Ln and includes installing traffic signals at Ponderosa Dr and Pine Ln Intersections; and widening Pine Ln from a 2-lane roadway section (1 through lane in each direction) to include a center 2-way left-turn lane between Dixon Dr and Pine Dr and provide a westbound right-turn deceleration lane at Dixon Dr.</i>				
Crowfoot Valley Road / Macanta Blvd. Temp Signal Project TF 2025-023	Jan. 12, 2026	Jan. 21, 2026	Feb. 3, 2026	Mar. 10, 2026
<i>Repairing or replacing guardrail components within unincorporated Douglas County.</i>				

Planning Services Activity Report

Completed Projects					
Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	01/07/26	Highlands Ranch Planned Dev, 83 rd Amd	Allow an Animal Clinic or Animal Hospital in PA 74 as a Use Permitted by Right.	Planned Dev – Admin Amd	ZR2025-013
3	01/08/26	Sterling Ranch Planned Dev, 14 th Amd	Modify planning areas on the Land Use Plan and associated Plan Details.	Planned Dev - Major Am	ZR2025-012
3	01/09/26	Hier Exemption, 1st Amendment, Parcel A2	Town of Castle Rock request for Sewer Lift Station and 12" force main to serve Sedalia.	Location and Extent	LE2025-026
	01/12/26	22339 S Platte River Road	Jefferson County for a rezoning of 2 Ariculture-Two lots to Mtn Residential-Two.	External Referral	RE2026-001
	01/12/26	Jefferson Co Wildfire Resiliency Code	Jefferson County updates to the building code and Wildfire Resiliency Code.	External Referral	RE2025-193
1	01/13/26	Ests At Park Meadows Filing 1, Lot 1, 5 th Amd	Dog use area and outdoor amenities for an existing multi-family development.	Admin USR Amendment	US2025-007

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	01/13/26	Highlands Ranch Filing 20, 17 th Amd, Lot 2A-4A, 3 rd Mod	Request to add a roof top mechanical unit with a screen wall.	SIP Modification	SP2026-001
1	01/14/26	Compark Filing 3, 2nd Amd, 2A2, 7th Mod	Add a new pad and screening for an AHU and dumpster.	SIP Modification	SP2026-002
3	01/14/26	Highlands Ranch Planned Development, 82nd Amendment	Action initiated by the BCC to rezone the undeveloped Eastridge school site within the Nonurban portion of the HR PD.	Planned Development - Major Amd	ZR2025-011
1	01/15/26	13682 A N SH 83, 11th Amd, 2 nd Rev, 6th Mod	Modification to equip a cell tower with a generator.	SIP Modification	SP2025-101
3	01/16/26	Highlands Ranch Filing 7, Lot 2, 1st Mod	Request to install outdoor HVAC unit at existing commercial building.	SIP Modification	SP2025-047
2	01/20/26	Bellum Pines, 1st Amendment, Lot 5	No-Build Zone Adjustment to accommodate construction of an accessory building.	Administrative Replat	SB2025-046
2	01/20/26	Dawson Trails Filing 2, Amendment 1	Referral from the Town of Castle Rock for a replat.	External Referral	RE2025-194

Referrals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	01/20/26	Larkspur Meadows Exemption, 7th Amd	Administrative Exemption Amendment for a building envelopment adjustment.	Exemption	EX2026-001

Upcoming PC Hearings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	02/02/26	EVOC - Zebulon Infrastructure	Douglas County Public Works Engineering request for grading and infrastructure improvements associated with future EVOC and Zebulon Park development.	Location and Extent	LE2025-023
3	02/02/26	7440 North US Highway 85	Request for two water pump stations and a water storage tank.	Location and Extent	LE2025-027
	02/02/26	2050 Transportation Plan	Adoption of the 2050 Transportation Plan – continued from 12/15/25.	Miscellaneous	MI2025-023
2	02/23/26	Ramblewood Preliminary Plan	Request to subdivide into 70 single-family residential lots and 8 tracts.	Preliminary Plan	SB2025-040
1	02/23/26	Pinery Village Filing 2, Minor Development	Request for a Minor Development to establish 4 commercial lots and six tracts	Minor Dev Non-Res	SB2021-049
	02/23/26	Large Day-Care Homes, DCZR Amd, Section 21	Amend the DCZR to remove the USR requirement for Large Day-Care Homes to comply with state statutes.	Document and Regulation	DR2025-007
3	03/02/26	Highlands Ranch Filing 159	Approval to plat 1 multi-family lot for a future senior apartment development.	Minor Dev Residential	SB2023-022

Upcoming BCC Land Use Hearings or Meetings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	01/27/26	Sterling Ranch Planned Dev, 15th Amd	Expand the boundary by rezoning 595 acres to PD and the addition of 4,000 units.	Planned Dev - Major Amd	ZR2025-014

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	01/27/26	Construction Contract with Deep Roots Craftsmen	Approval of a contract in the amount of \$206,419 for the restoration of windows and doors on the Greenland Post Office.	Construction Contract	
	02/10/26	Resolution of Compliance with Statutory Requirements for Review of Electric Vehicle Charging Stations	Request for approval of a Resolution committing to expeditious review of land use applications for the development and installation of Electric Vehicle charging stations as required by state statute.	Resolution	
2	02/10/26	Hemphill Subdivision, 2 nd Amendment	Subdivide Lot 2A to create one additional lot, resulting in Lots 2A-1 and 2A-2.	Replat	SB2025-013
2	03/10/26	Ramblewood Preliminary Plan	Request to subdivide into 70 single-family residential lots and 8 tracts.	Preliminary Plan	SB2025-040
3	03/10/26	Highlands Ranch Filing 159	Approval to plat 1 multi-family lot for a future senior apartment development.	Minor Dev Residential	SB2023-022
	03/10/26	Large Day-Care Homes, DCZR Amendment, Section 21	Amend the DCZR to remove the Use by Special Review requirement for Large Day-Care Homes to comply with state statutes.	Document and Regulation	DR2025-007
1	03/10/26	Pinery Village Filing 2, Minor Development	Request for a Minor Development to establish four commercial lots and six tracts in Pinery Village.	Minor Development	SB2021-049

Pre-submittals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	01/07/26	Hier Exemption 1st Amd, Parcel 2A and 5201 N SH 67	Rezoning of 2 parcels to mixed use including RR, Sedalia Downtown District and Sedalia Community District.	Rezoning	PS2025-268
2	01/07/26	State Assessor Property in NE ¼ 22-7-66	Core Electric Cooperative proposes to install a feeder cable to serve the new Pinery Meadows and other communities.	Location and Extent	PS2025-269
3	01/07/26	Tract in NE ¼ 5-6-68 S of C-470	Construction of a single building for 165 senior affordable for rent apartments.	Site Imp Plan	PS2025-272
2	01/09/26	Larkspur Meadows, Tract 4	RSP Admin Exemption for a Building Envelope Adjustment to build a 12' x 48' lean-to for horses in a better location.	Exemption	PS2026-006
1	01/14/26	8857 E Parker Rd	Rezone 80 acres to ER from A1 for the construction of 212 homes.	Rezoning	PS2026-003
2	01/16/26	9757 Hilltop Rd	Ramblewood PD for 68 single family homes.	Final Plat	PS2026-002
3	01/16/26	Parcel in SW ¼, SE ¼ 12-7-69	City of Aurora proposes to install a 6.5-mile pipeline and new valve house building.	Location and Extent	PS2025-270

Streamline Pre-submittals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	01/13/26	Pinery Filing 23A, Lot 45	Building Envelope Adjustment to build a storage shed attached to the garage.	Administrative Replat	PS2026-009

New Applications					
Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	01/07/26	Compark Filing 3, 2nd Amd, 2A2, 7th Mod	Modification to add a new pad and screening for an AHU and dumpster.	SIP Modification	SP2026-002
3	01/12/26	Highlands Ranch Filing 110F, Tract A (Open Space), 4th Mod	Request for a modification to existing cell site to add a generator.	SIP Modification	SP2026-004
1	01/13/26	Richlawn Hills, Lot 8	47' wireless communications facility.	Site Imp Plan	SP2026-003
2	01/14/26	Pinery Filing 30-B, Lot 5	Building envelope adjustment to build an accessory structure.	Administrative Replat	SB2026-002
2	01/14/26	Westcreek Lakes Filing 1, Block 2, Lot 30 & 31	Request to vacate common lot line between two residential lots.	Administrative Replat	SB2026-001
	01/16/26	Jefferson Co Wildfire Resiliency Code	Jefferson County 2 nd referral - updates to their code to meet requirements.	External Referral	RE2026-002
1	01/16/26	Crowsnest Zoning Map	City of Castle Pines - 749-acre mixed use, master planned community zoned PD.	External Referral	RE2026-003
3	01/16/26	River Canyon Filing 2, 5 th Amd, Lot 3 & Tract D	Lot Line Adjustment as part of a land swap.	Administrative Replat	SB2026-003
3	01/16/26	River Canyon Filing 2, Lot 3, 2 nd Rev	5,856-SF Maintenance Building and a 7,253-SF Cart Storage Building.	SIP Revision	SP2026-005
	01/20/26	Nonfunctional Turf, DCZR Amd, Sections 21, 27, 32, and 36	Proposed County Regulations for Nonfunctional Turf.	Document and Regulation	DR2026-001
2	01/20/26	Larkspur Meadows Ex, 7th Amd	Building envelopment adjustment.	Exemption	EX2026-001

New Miscellaneous Jobs					
Dist.	Date	Project Title	Project Description	Project No.	
1	01/08/26	Crowsnest Annexation	Notice to adjacent property owners from City of Castle Pines	MI2026-001	

New Sign Permits					
Dist.	Date	Project Title	Project Description	Project No.	
2	01/07/26	Millers Valley, 1st Amd, Lot 2A-1	Christlife Community Church - 5451 E State Hwy 86	SG2026-001	
1	01/08/26	Meridian Int'l Business Ctr N Filing 9, Tract E	Peoria Place - 12823 Fisher St	SG2026-002	
3	01/14/26	Highlands Ranch Filing 142, Lot 1	Huntington Bank - 9579 University Blvd Bldg #1 Unit #400B	SG2025-158	
3	01/14/26	Highlands Ranch Filing 18A, Lot 9	High Country Quilts - 6148 E County Line Rd Unit #B	SG2026-003 – 2026-005	
3	01/15/26	Highlands Ranch Filing 133A, Lot 6	Woof Gang Bakery and Grooming - 9555 S University Blvd Unit #101	SG2026-006	

Special Event Liquor Permits					
Dist.	Date	Event Name	Permittee Name & Event Address	Permit No.	
2	01/12/26	PHS 2026 Boots and Suits Gala Fundraiser	Ponderosa Quarterback Club - 7007 Bayou Gulch Rd	LL2026-002	

Dist.	Date	Event Name	Permittee Name & Event Address	Permit No.
3	01/14/26	Sterling Ranch Summer Concert Series	Sterling Ranch Community Advisory Board - 8899 Yellowcress St	LL2026-003
3	01/15/26	Sterling Ranch Fall Festival	Sterling Ranch Community Advisory Board - 8158 Monte Vista Cir	LL2026-004
3	01/15/26	Sterling Ranch Stars & Stripes Celebration	Sterling Ranch Community Advisory Board - 8158 Monte Vista Cir	LL2026-005
3	01/16/26	Hunters Gathering	Highlands Ranch Backcountry Wilderness Area Fund - 4800 Mcarthur Ranch Rd	LL2026-010
3	01/16/26	Sterling Ranch Days	Sterling Ranch Community Advisory Board - 8158 Monte Vista Cir	LL2026-006
3	01/16/26	Sterling Ranch Holiday Market	Sterling Ranch Community Advisory Board - 8002 Titan Rd	LL2026-007
3	01/16/26	Sterling Ranch Oktoberfest	Sterling Ranch Community Advisory Board - 8002 Titan Rd	LL2026-008
3	01/16/26	Sterling Ranch Prospect Concert	Sterling Ranch Community Advisory Board - 8158 Monte Vista Cir	LL2026-009