



## Candidate Forum 9/25/25

### Questions.

1. Given that 85% of Littleton's revenue comes from sales tax, which funds essential services like police, fire, and infrastructure, how will you prioritize the Littleton Business Chamber's efforts to sustain and grow local businesses over the agendas of special interest groups, ensuring the city's economic foundation remains strong?

**The city's backbone is the business community. Growing our business community is one of my top priorities. I see two main ways to prioritize business. First is to reinvest in our economic centers. Project Downtown, the Littleton Blvd Sub area plan, the River Park development, and Mineral Place are all city investments into our economic engine. Second, I see land use reform as a second way to ensure our economic foundation. Many of our corridor mixed use areas are being redeveloped into predominantly housing. We can do more to make sure commercial uses are a bigger component of those redevelopments. We must also understand that housing is a vital aspect to the economic foundation of our city. We not only need places that your employees can afford to live, but places where our teachers, our police officers, and our snow plow drivers can afford to live. Having a comprehensive and well-balanced approach to managing the city is ultimately what will ensure a strong local economy.**

2. Please describe your business experience, including areas of expertise, notable achievements, and the impact you or your teams have had in your specific industry/area/field?

**For the past 15 years I have worked for the Colorado Wine Industry Development Board. While I am a Department of Agriculture employee, the Board is very unique and without getting into the minutiae of what a Type 1 Board is, it means that it acts as an autonomous body within the Department. Think of it as a business chamber with 170 members. So, my job is not only to manage an organization with an approximately million dollar budget, that operates as a public body (just like city council), to support and promote 170 small businesses with 170 different business models - and within the tricky realm of agriculture nonetheless. Combine that with being in one of the most**

**regulated industries in the world - alcoholic beverages - I understand the complexities and struggles of small businesses and work every day to improve their bottom lines. In terms of notable achievements, back in 2017 I was named one of the top 40 Under 40 in the wine industry by one of our leading industry publications. Needless to say, I am no longer eligible to be on that list, but I still work to support those businesses just as much today as I did back then!**

3. How will you ensure that local business owners have a voice in decisions that directly impact them?

**Listen. I want to hear what our business owners' opinions are. It is my duty and role to have an open mind and consider all sides of an issue before voting. We as the elected representatives must understand the perspectives of our residents, our businesses, our visitors, our future residents, our future businesses, and our future visitors for they are all important to the health of our city. It is also important that we understand the pulse of the business community so we can be proactive and not just react when issues arise. That all comes down to listening to our local business owners.**

4. How would you work with local businesses to foster environmentally sustainable practices in the City?

**Environmental issues are very important to me. My undergraduate degree is in Environmental Science and my graduate research was focused on climate change research. Working to lessen our environmental impacts is an important goal of mine as Mayor. One of the things that City has invested in during my term as mayor has been the Sustainable Business Partnership - which is an extension of the Colorado Green Business Network. This program is a joint venture between Littleton, Sheridan, and Englewood and provides technical assistance, educational outreach, and connections to statewide opportunities to our businesses. This kind of collaboration between business, local governments, and the state government is a great way to foster environmentally sustainable practices, set goals for improvement, and to decrease environmental impacts.**

5. What programs, if any, do you support that inspire businesses to contribute to community development or local charitable efforts?

**When I was first elected I met with a group of local service organizations. They asked what was missing from our community. I told them that coming out of COVID a sense of community was missing. There was an inability to talk to people like civil human beings. I asked them to bring together the service organizations to work together rather than working independently of each other. I also suggested that we hold a community dinner by shutting down Main St. Those organizations started a group called Lift Up Littleton and last night we hosted that amazing community meal. I think our sense of community is so important in getting things done and I am proud to have been involved in moving us in that direction these past four years. It is important that we are able to continue having conversations and not shutting those conversations down.**

6. What do you feel is the best use for currently zoned commercial and industrial areas that are vacant or underutilized that will benefit both the local business and residential communities?

**I think the adoption of the ULUC went a long way to make our commercial areas to be utilized to their potential. The code is now more permissive and predictable. By having land use options focused on objective review criteria and not based on political influence, property owners and businesses are empowered to make the decisions on how they want to use their property. And with regards to residential uses, all of our commercial zones already allow residential uses so there are very few places where the cumbersome process of rezoning is needed to add residential. Now, I do think we need to revise what we mean by mixed use in these residential areas. Too often developments are 90-95% residential and to me that is not a balanced mix of uses. We need to make sure our commercial areas have a healthy mix of commercial uses. We do not have an infinite land area, and once those areas are built with residences we won't have many opportunities to add more business opportunities to Littleton.**

7. On August 18, 2025, the South Metro Fire Rescue (SMFR) District Board of Directors approved a ballot measure asking for a 3-mil property tax increase on the November 4, 2025, election.

1. Do you support this measure for the increased mil level based on property valuations? Why or why not?

**I wish SMFR was not in the position of having to ask for more revenue. I wish the cost of operating a fire department wasn't increasing and I wish our state's revenue system was more flexible so that the general assembly didn't have to lower the revenues that special districts like SMFR receive. Ultimately, as a voter I will support this measure because I support making sure that our first responders have the resources needed to keep our residents and businesses as safe as possible.**

2. Business owners will be saddled with the largest portion of this increase – what can business owners do to ensure their voices are heard that many not live within the district, but their businesses are?

**First and foremost, I encourage all business owners to actively engage with their local elected officials - both city council and the SMFR board. Your voice matters and we need to hear from you. I think we heard from many in the business community that a sales tax increase was equally unwanted, if not even more so than property tax. I want the business community to understand that I do listen to and represent your concerns, not just on city business, but with our regional partners. I relayed that concern to the SMFR board when I met with them, at least three times! I do think it is great that property owners are allowed to vote in SMFR elections since it is directly related to your property taxes.**

3. Along those same lines, the property tax burden to business and citizens of Littleton has become prohibitive- what can be done to help alleviate this burden?

**First, state efforts are needed to continue to fix the mess that Gallagher caused and the arbitrary fixed ratio between residential and commercial property rates. SB24-233 is a good start at that by progressively lowering the commercial tax rate.**

**Second, adopting policies that lower the cost of living and the cost of doing business are vital. Housing costs have risen exponentially because supply has not kept up with demand. We must enact policies**

**that allow more housing to be built and we must reduce regulations that make starting and operating businesses difficult.**

8. Ballot Question 3a will insert language into our City Charter restricting all residential uses to “January 1, 2025”. How do you see that impacting our businesses and our city’s reputation as a place that welcomes investment and growth?

**This simple answer is that bad policy and poor governance is bad for business. I view 3A as bad policy that will not only hurt our residents, but hurt our business community as well. This Charter Amendment is akin to putting a large sign on the city that says, “closed for business.” The Denver Metro Chamber of Commerce has taken the position of officially opposing 3A. This alone should speak volumes of the impact on not just our business community, but how it will impact the reputation of our region as a whole. I think it is imperative that the Littleton Business Chamber officially oppose 3A as well.**

9. In what ways have you been involved with Littleton’s civic issues, and what experience do you have with the community’s decision-making process?

1. Our city has many decision-making processes. These range from public hearings, surveys, code amendment commentary/suggestions (most recent examples being the Littleton Environmental Design Standards [LEDS], about to be adopted at Council this week). Littleton also has ad hoc processes for making decisions such as the ULI stakeholder sessions for Geneva Village, or the stakeholder groups for Project Downtown. There are also Board and Commission decision making processes which invite participation by citizens. And of course, there is public comment at Council and letters directly to staff and Council. What kind of participatory background do you have with our civic processes?

**I am the Mayor, it is my job to be involved in Littleton’s civic issues. I attend all sorts of meetings - with groups and with individuals. I was a graduate of the inaugural class and then executive member of the Littleton Leadership Academy. I meet weekly with the city manager. I attend as many of the Business Chamber socials and ribbon cuttings as I can. I was instrumental in setting up the Lift Up Littleton group of service organizations connecting and working together to bring our**

**community together. I am proud to have the most experience being a part of the community's decision making process and civic engagement of all the candidates.**

10. Political organizations have made waves in this election cycle the likes of which we haven't seen.

1. With respect to those organizations that have endorsed your candidacy please give one example where you don't necessarily align with their platform and Why?

**The only organization that has endorsed me to date is Littleton Grows Together. Looking at their website, it states that they advocate for, I quote, "A city with leaders who want Littleton to be a community where our children can safely get to school on a bike or on foot; a city where our firefighters, nurses, and teachers can afford to live; and a place where seniors can age in place and remain connected with friends and loved ones.**

**Littleton Grows Together looks for candidates who understand the connections between economic development, mobility, housing and community."**

**I honestly can say I do not see anything there that I don't align with.**

How much influence will these organizations have on the future agenda for the City of Littleton?

**Zero. Candidates should not support causes in which they do not believe just because they are being supported. My opponent has publicly stated that 3A is bad policy but he will vote for it because the group backing him is pushing for it. I do not cater to organizations to gain their support. On the other hand, I am proud to have the support of any organization that agrees with my vision and value.**

11. What is your stance on converting currently zoned single-family neighborhoods to accommodate duplexes, triplexes and multiplexes?

**There is no policy or discussion currently happening or on the horizon. In January the council decided to pause that discussion and I stand by that decision. I think in some ways or in some locations those types of houses could make sense. I think it is imperative that the community**

**have a conversation about what that might look like. And for that reason, I do not support 3A because that Charter Amendment would effectively end any conversation about housing in Littleton. We know we have housing problems and we need to address those problems somehow. I don't have the answers and it should be the community that comes up with the collective solutions to how we might address those issues.**

12. From your perspective, Littleton streets need most upgrades to improve accessibility and mobility (e.g., bike lanes, ADA-compliant sidewalks), and what criteria would guide your priorities?

**I think Elati St, Windermere, Prince, Caley, Ridge, Geddes. These are the streets that have the most convergence of cars, bikes, and pedestrians as well as make good connections amongst schools, parks, and neighborhoods. The idea of providing the greatest good for the most people will continue to guide my thoughts on how we invest in making our streets safer for those driving, walking, or biking to get to where they want to go. We can't just focus on bikes anymore than we can focus on only automobiles. A well-balanced approach for making these upgrades is necessary.**

13. In your view, what existing strengths does the City of Littleton have, and what are the three most significant challenges it faces?

**Our people. People are what make a community. We have amazing and passionate community members - residents, business owners, and city staff. The three most significant challenges are the cost of housing, the rising national political temperature, and statewide/regional issues out of our control. The threats of tariffs and inflation will have a big impact on the city as they make our expenses rise and threaten to diminish our revenues by reducing consumer spending. These are all big challenges, but if we continue to communicate and agree to work together they are not things that we cannot overcome.**

14. How can we be more civil with each other, so Littleton feels more connected and united?

1. Name one good characteristic of your opponent.

**He is a nice, fun-loving guy with a good sense of humor. We've had a good relationship since 2017 when we both first ran for council - and get this - were on the same slate of candidates in 2017!**

2. Name one area where you and your opponent agree.

**Home rule authority. We are in agreement there. However, I haven't just been saying it, I've put in the work to stand up for our home rule authority. During the 2023, 2024, and 2025 legislative sessions I testified at the Capitol against the bills that pre-empted our home rule. I worked behind the scenes with our senators and representatives to get them to amend and even kill bills under the golden dome. I was proud to show up with other mayors and other city council members when it counted to stand up for Littleton.**

3. What steps will you take, whether elected or not, to build consensus on pressing issues in Littleton?

**The first thing is to listen. I truly want to understand what is on the minds of our residents, businesses, and partners. The second step is to ask questions. This is especially important when there are differences of opinions. Only by working together can we actually get things done that benefit the community.**



Councilman Tabrick Driscoll

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### Questions.

1. Given that 85% of Littleton's revenue comes from sales tax, which funds essential services like police, fire, and infrastructure, how will you prioritize the Littleton Business Chamber's efforts to sustain and grow local businesses over the agendas of special interest groups, ensuring the city's economic foundation remains strong?

I was heavily involved with the creation of Littleton Business Chamber, and I've been the council liaison since its inception, so this question is essential to Littleton's growth.

Over the last 8 years I have been working with our Economic Development and Marketing Team to bring more commercial business to Littleton. I also meet with the LBC board members weekly or biweekly to strategize about potential opportunities, and best use for a certain parcel. It's imperative that we consider all options when looking at vacant land or redevelopment/infill parcels. The city has rezoned a lot of prime commercial locations to build residential. For example, over the next 2 years Littleton will deliver 2500 residential units at some prime locations. Property taxes are a small portion of our total budget, so I would like to see more commercial in the next four years, especially on our best parcels of land.

2. Please describe your business experience, including areas of expertise, notable achievements, and the impact you or your teams have had in your specific industry/area/field?

Growing up I did everything from caddying to working in a steel mill. I worked in construction, yard work, shoveled driveways, baby sat and even spent a few months at a Dairy Queen. I was all about having cash in my pocket to do whatever I wanted.

I moved to Denver in 1985 after graduating from St. Bonaventure University. I've been in the mortgage business for most of that time. During the great recession (2008-2011) I took a break from the mortgage business to allow the mortgage business to recreate itself. In that time, I was the business development manager for National Network Services and at a Construction company. With my work ethic I helped both companies grow two or three-fold.

However, my expertise is in the mortgage business where I've had a hand in delivering over \$1B in closed loans and helping families and individuals reach financial freedom through real estate. I have been the sales manager at First Franklin Financial and Well Fargo Wholesale, leading as many as 15 account executives.

I've won many awards and trips, but it was never about me. It's always about the team.

### 3. How will you ensure that local business owners have a voice in decisions that directly impact them?

Two weeks ago, Staff and Council had a budget meeting. Littleton is 78% dependent on sales tax. Business owners are the driving force of Littleton's economy. When the 3a Sale Tax measure was put on the ballot in 2021 I worked directly with LBC and businesses to explain the reasoning behind the .75% increase. That small increase in taxes has made a tremendous impact on the City budget, and we're finally seeing those additional funds being used for roads, fleet and building maintenance.

I will continue to engage businesses as I've done for the past 8 years to hear their concerns, and more importantly, their ideas. As part of our community's character, small businesses and family-owned businesses drive our Main Street and commercial centers around the city. We welcome their contributions, not just financial, but their contributions to the fabric of our community. We want to make sure they feel welcome, heard and safe for themselves, their employees and their customers.

### 4. How would you work with local businesses to foster environmentally sustainable practices in the City?

We have good practices currently in place to assist business.

In 2023 city council created the Environmental Stewardship Board. And since then, the city hired Laura Rosenbaum as Littleton's sustainability coordinator assisting businesses to foster sustainable practices. I'll continue to support her efforts. Laura also works with Aidan Lawton who is the Tri Cities Green Business Coordinator.

Just recently Littleton, Sheridan and Englewood won an award for our efforts in environmental stewardship. This is an important recognition where we pursue areas that make sense and balance our financial realities with driving down our impacts where we can.

**5. What programs, if any, do you support that inspire businesses to contribute to community development or local charitable efforts?**

There are many programs that inspire community development and local charitable efforts, but the two that stick out to me are: East Community Center and the Epic Campus.

East Community Center took over East Elementary and opened in the fall of 2023 and supports activity and growth, after school groups, food bank, education classes and so much more. It's also the home of North Littleton Promise.

LPS created Explorative Pathways for Innovative Careers, or the EPIC campus.

EPIC opened in August 2023. Their program gives students hands-on learning and opens the minds of high schoolers to other opportunities outside of college.

Both of these programs are deserving of local charitable efforts, and I've been supportive of both.

**6. What do you feel is the best use for currently zoned commercial and industrial areas that are vacant or underutilized that will benefit both the local business and residential communities?**

Every parcel is unique, so I don't have a definitive answer. I look at a parcel along the Platte River different than a parcel along Littleton Blvd.

Properties that are zoned commercial or industrial have a huge upside. For one, the land might be less expensive and therefore can be developed into something cool at a lower price point. As I stated before, I would like to look at all possibilities and not simply rezone to residential or multi family. We must continue to grow or reinvent our commercial sector to keep the city taxes on track. Otherwise, we'll have to increase property taxes or find another revenue stream to back fill the loss of sales taxes.

7. On August 18, 2025, the South Metro Fire Rescue (SMFR) District Board of Directors approved a ballot measure asking for a 3-mil property tax increase on the November 4, 2025, election.

1. Do you support this measure for the increased mil level based on property valuations? Why or why not?

I'm struggling with this measure. The main reason is because I remember when Littleton Fire Department merged with SMFR and it was promised that our taxes would never go up.

On the flip side I understand the cost of running a business and how inflation has played a part in additional expenses.

I'll stay neutral until I get my ballot.

2. Business owners will be saddled with the largest portion of this increase – what can business owners do to ensure their voices are heard that many not live within the district, but their businesses are?

Property owners in Arapahoe County have seen their taxes double or triple over the past 4 years. Arapahoe County cannot continue to burden businesses with heavy taxes. Additional tax increases might force a business to close or move to a more friendly county with lower taxes. I would love to work with Littleton and Arapahoe County to allow owners who live outside the municipality to vote in future elections.

3. Along those same lines, the property tax burden to business and citizens of Littleton has become prohibitive- what can be done to help alleviate this burden?

This is another reason I'm 50/50 on SMFR measure to increase by .03 mills. There are 9 Taxing Authorities on my Property Tax Statement. I pay 109 mills yearly: i.e. Littleton Public Schools collects .064, Arapahoe County gets .015 and SMFR gets .0092. The city collects .002 mills, so I think LPS, Arapahoe County, SMFR and SSPR need to freeze their mills, and perhaps think of a way to reduce their mills. When we talk about affordable housing, we also need to find ways to reduce the tax burden on homes. These higher property taxes keep families from buying a home and weigh heavily on current homeowners. We need to find ways that

protect the investment of homeowners while seeking to reduce property taxes and find a more equitable solution.

8. Ballot Question 3a will insert language into our City Charter restricting all residential uses to “January 1, 2025”. How do you see that impacting our businesses and our city’s reputation as a place that welcomes investment and growth?

I believe companies will respect the decisions of our citizens to restrict density in our single-family neighborhoods. If we look at Mineral Place as an example. That project will sell out in 2026. Some of those employees will live in Littleton, so having space between homes and less parking on the streets should be welcoming.

Density along our corridors makes more sense, but again, we need to look at every parcel to make sure it’s desired zoning and development reflects the infrastructure needs to support it.

In the end, Littleton families are worried about the character of their neighborhoods being impacted without any input from those who live nearby. Plus, we have state mandates being passed that restrict zoning laws of every local government in the state, including Littleton. This ballot measure represents the voice of the people to say enough is enough. If it’s too rigid or needs tweaks, as a council, we can work with residents to refine the language to ensure that it works while meeting the expectations of voters.

9. In what ways have you been involved with Littleton’s civic issues, and what experience do you have with the community’s decision-making process?

1. Our city has many decision-making processes. These range from public hearings, surveys, code amendment commentary/suggestions (most recent examples being the Littleton Environmental Design Standards [LEDS], about to be adopted at Council this week). Littleton also has ad hoc processes for making decisions such as the ULI stakeholder sessions for Geneva Village, or the stakeholder groups for Project Downtown. There are also Board and Commission decision making processes which invite participation by citizens. And of course, there is public comment at Council and letters directly to staff and Council. What kind of participatory background do you have with our civic processes?



I began my public service when I started serving on city council in 2017. I've been involved in everything you mention in your question. Being on council has been very rewarding, but I still have one more chapter to write.

10. Political organizations have made waves in this election cycle the likes of which we haven't seen.

1. With respect to those organizations that have endorsed your candidacy please give one example where you don't necessarily align with their platform and Why?

Rooted in Littleton has endorsed me. 3A will be on the ballot in November because the mayor and the current council thought they knew what was best for our citizens and neighborhoods. I argued against the direction Council gave City Staff but was outnumbered. I'm thrilled the community got involved and let their voice be heard. I agree with 3A, but zoning changes belong in the ULUC.

How much influence will these organizations have on the future agenda for the City of Littleton?

We have 4 or 5 organizations in Littleton, and as the next mayor I'll be open to all. Ultimately decisions get made when citizens get involved, Staff communicates to the citizens and delivers their findings, Legal confirms we're good, and Council votes.

My voting record over the past 8 years has agreed with Littleton citizens 99% of the time.

Most recently, I voted with the citizens to stop the paving of Spur Trail and Jackass Hill Park. Once again, I was out voted 6-1.

11. What is your stance on converting currently zoned single-family neighborhoods to accommodate duplexes, triplexes and multiplexes?

I have been against converting single family neighborhoods to accommodate duplexes, triplexes and multiplexes since council and staff started talking about it in 2024. Our residents live in single family neighborhoods for a reason. It's

because it allows for space, peace and quiet. They bought their home because of the unique character of the home, street and neighborhood. And now they will lose that if we allow density? And the State is overriding HOA's. Forget about it! Adding density does not equate to affordability. There are plenty of communities along the front range that have density in single family neighborhoods, and I've seen first-hand the problems it creates.

Furthermore, I firmly believe Governor Polis has no authority to impose density mandates in Home Rule Cities. This is government overreach, and when I'm mayor I will push back against his mandate.

Density belongs along corridors where our infrastructure can better support these needs.

12. From your perspective, Littleton streets need most upgrades to improve accessibility and mobility (e.g., bike lanes, ADA-compliant sidewalks), and what criteria would guide your priorities?

The two most important things citizens expect from city government is to feel safe and great roads. We're doing good with safety and making progress with our roads. A safe road is a paved road with no potholes. Putting a bike lane on heavy congested roads is asking for an accident. For example, Belleview and Littleton Blvd.

Bike lanes are a great example. Council and Staff are not interested in the number of bikers that use the road. Their philosophy is 'build it, and they will come'. My philosophy is 'show me the bikers and we'll build it'. The simple answer is to pave and stripe the roads.

When I'm Mayor I will have Staff focus on the basics: safety, great roads, ADA compliant sidewalks, beautification of our medians and tree canopy, improve city owned buildings, better permitting process, better communication and more transparency, more marketing and advertising to attract new businesses and residences, arts and culture, parks and rec.

13. In your view, what existing strengths does the City of Littleton have, and what are the three most significant challenges it faces?

The strength of Littleton comes from our citizens. We have a lot of passion, and we all want Littleton to remain charming and historic. I believe we want to see sensible growth in the commercial sector and give SouthPark it's due.

SouthPark business park is our hidden gem, and now with Mineral Place it will get the attention it deserves.

Finally, we want to see Project Downtown started. We need to fix the 'little stuff': i.e lights bulbs replaced on all city and Xcel light poles, fix the Nevada pedestrian bridge, permit parking off Littleton Blvd, address intersection at Mineral and Peninsula, address pan handling on our medians, dress up our medians and entrances into the city, pave our alleys, have Public Work publish a paving schedule...just to name a few of the tasks I'll work on when I become Mayor.

Our 3 challenges are:

1. Protecting Home Rule from future State overreach
2. Getting work done sooner than later.
3. Increased traffic and slowing down traffic.

14. How can we be more civil with each other, so Littleton feels more connected and united?

Disconnect from social media and main street media.

1. Name one good characteristic of your opponent.

Kyle knows wine and a is good family man.

2. Name one area where you and your opponent agree.

Protecting historic downtown character.

3. What steps will you take, whether elected or not, to build consensus on pressing issues in Littleton?

Pay attention and stay involved.