



**CITY OF FORT LUPTON
CITY COUNCIL/ENTERPRISE BOARDS
REGULAR MEETING AGENDA
Tuesday, October 4, 2022
6:00 PM
130 South McKinley Avenue**

**Zo Stieber-Hubbard,
Mayor**
Valerie Blackston, Ward 1
Chris Ceretto, Ward 2
Carlos Barron, Ward 3
David Crespín, Ward 1
Claud Hanes, Ward 2
Bruce Fitzgerald, Ward 3

**You may join in person or join remotely by clicking on:
<https://global.gotomeeting.com/join/851983253>**

Call to Order

Pledge of Allegiance

Roll Call

Persons to Address Council - This portion of the Agenda is provided to allow members of the audience to present comments to the City Council. The City Council may not respond to your comments this evening, rather they may take your comments and suggestions under advisement or your question may be directed to the appropriate staff member for follow-up. Please limit the time of your comments to three (3) minutes - Mayor Stieber

Approval of Agenda

Review of Accounts Payables

- a. October 4, 2022 Accounts Payable

Consent Agenda - Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Councilmember so requests, in which case the item may be removed/moved from the Consent Agenda.

- a. September 20, 2022 City Council Meeting Minutes
- b. AM 2022-146 Approve Reimbursement Agreement for Preliminary Engineering Services with Union Pacific Railroad (UPRR) for Design of a Controlled Access Railroad Crossing at CR 12

Public Hearing

- a. AM 2022-148 A Public Hearing to Consider Whether or Not to Implement the Colorado Paid Family and Medical Leave Insurance Act

Action Memorandum

- a. AM 2022-147 Accepting a Proposal from Vortex Aquatics Structures International for the Splash Pad Mechanical Equipment and Play Features (attachment A) for an Amount Not to Exceed \$261,747.95 to be Paid From the Capital Improvements Program (Parks Department 3500)

Information Memorandum

- a. IM 2022-014 City of Aurora Access Permit Request From County Road 8 for the Aurora Prairie Waters Project
- b. IM 2022-015 Discussion of The Lupton Greens Concept Plan

Staff Reports

Mayor/Council Reports

Future City Events

a. October 4, 2022 Upcoming Events

Adjourn

Check Report

By Check Number

City of Fort Lupton

Date Range: 09/21/2022 - 10/04/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Bank Code: Golf Course-Golf Course						
000024	ACE HARDWARE OF FORT LUPTON	09/27/2022	Regular	0.00	201.30	85421
95759	Invoice	09/08/2022	GOLF-SUPPLIES-MAINT	0.00	2.63	
95805	Invoice	09/12/2022	GOLF-HITCH PIN/BALL MOUNT-MAINT	0.00	89.15	
95860	Invoice	09/15/2022	GOLF-PLIERS/PUTTY KNIFE/JOINT KNIFE-MA...	0.00	57.55	
95872	Invoice	09/16/2022	GOLF-SCREEN/ROLLER SPLINE-PRO SHOP	0.00	15.98	
95921	Invoice	09/21/2022	GOLF-OIL CLEAN UP-MAINT	0.00	35.99	
000048	AIRGAS USA LLC	09/27/2022	Regular	0.00	17.30	85422
9991172725	Invoice	09/01/2022	GOLF-CYLINDER RENTAL-MAINT	0.00	17.30	
000974	ALARM DETECTION SYSTEMS, INC.	09/27/2022	Regular	0.00	146.00	85423
870192-1069	Invoice	09/11/2022	GOLF-SECURITY MONITORING-PRO SHOP	0.00	146.00	
000239	CITY OF FORT LUPTON	09/27/2022	Regular	0.00	247.34	85424
FIN2022272	Invoice	09/15/2022	GOLF-POSTAGE USED IN JUL22	0.00	41.10	
FIN2022274	Invoice	09/15/2022	GOLF-REIMBURSE VERIZON INV 9914445140	0.00	206.24	
000307	COMCAST CABLE COMM, LLC	09/27/2022	Regular	0.00	244.37	85425
0120790 SEP22	Invoice	09/06/2022	GOLF-INTERNET/PHONE SERVICE-PRO SHOP	0.00	244.37	
002723	EAGLE ROCK COMPANY OF COLO	09/27/2022	Regular	0.00	493.41	85426
9099294	Invoice	09/12/2022	GOLF-BEVERAGES-PRO SHOP	0.00	377.95	
9099295	Invoice	09/12/2022	GOLF-BEVERAGES-PRO SHOP	0.00	115.46	
000536	GOLF AND SPORT SOLUTIONS LLC	09/27/2022	Regular	0.00	577.22	85427
41682	Invoice	09/09/2022	GOLF-BUNKER SAND-MAINT	0.00	577.22	
002741	GREEN VALLEY TURF CO	09/27/2022	Regular	0.00	2,475.00	85428
3-12683-01	Invoice	09/01/2022	GOLF-SOD-MAINT	0.00	2,475.00	
000567	HIGH COUNTRY BEVERAGE CORP	09/27/2022	Regular	0.00	798.65	85429
W-6316334	Invoice	09/12/2022	GOLF-BEVERAGES-PRO SHOP	0.00	798.65	
003120	HUDSON LOCKERS, INC	09/27/2022	Regular	0.00	349.66	85430
224	Invoice	09/16/2022	GOLF-SNACKS-PRO SHOP	0.00	200.00	
226	Invoice	09/20/2022	GOLF-SNACKS-PRO SHOP	0.00	149.66	
000636	JC GOLF ACCESSORIES	09/27/2022	Regular	0.00	328.48	85431
SI-184030	Invoice	09/15/2022	GOLF-MERCHANDISE-PRO SHOP	0.00	328.48	
000795	MILE HIGH TURFGRASS, LLC	09/27/2022	Regular	0.00	645.00	85432
9596	Invoice	09/01/2022	GOLF-CHEMICALS-MAINT	0.00	645.00	
000991	SCNS SPORTS FOODS INC	09/27/2022	Regular	0.00	70.40	85433
180944	Invoice	09/07/2022	GOLF-SNACKS-PRO SHOP	0.00	70.40	
000999	SHAMROCK FOODS COMPANY	09/27/2022	Regular	0.00	2,789.33	85434
26283257	Invoice	09/15/2022	GOLF-FOOD/PACKAGING-PRO SHOP	0.00	1,112.96	
26293315	Invoice	09/19/2022	GOLF-FOOD/PACKAGING-PRO SHOP	0.00	1,607.07	
26293316	Invoice	09/19/2022	GOLF-PACKAGING-PRO SHOP	0.00	69.30	
001052	SWIRE COCA-COLA, USA	09/27/2022	Regular	0.00	431.37	85435
24908202697	Invoice	09/16/2022	GOLF-BEVERAGES-PRO SHOP	0.00	431.37	
001530	TARGET SPECIALTY PRODUCTS	09/27/2022	Regular	0.00	1,091.01	85436
INVP500846051	Invoice	09/01/2022	GOLF-CHEMICALS-MAINT	0.00	1,091.01	
001963	WASTE CONNECTIONS OF COLO, INC	09/27/2022	Regular	0.00	410.06	85437

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
6522777V311	Invoice	09/15/2022	GOLF-OCT22 TRASH SERVICE-PRO SHOP	0.00	242.34	
6522778V311	Invoice	09/15/2022	GOLF-OCT22 TRASH SERVICE-MAINT	0.00	167.72	
001207	WESTERN DISTRIBUTING INC	09/27/2022	Regular	0.00	34.00	85438
711446	Invoice	09/16/2022	GOLF-BEVERAGES-PRO SHOP	0.00	34.00	
003138	YATTA GOLF, LLC	09/27/2022	Regular	0.00	1,066.34	85439
D1283	Invoice	09/01/2022	GOLF-MERCHANDISE-PRO SHOP	0.00	1,066.34	
002835	BRANDING BY BRE	10/04/2022	Regular	0.00	1,200.00	85440
1136	Invoice	09/21/2022	GOLF-VIDEO/DRONE PHOTOGRAPHY-PRO S...	0.00	1,200.00	
002853	BUCKEYE CLEANING CENTER	10/04/2022	Regular	0.00	162.00	85441
90445512	Invoice	09/19/2022	GOLF-JANITORIAL SUPPLIES-PRO SHOP	0.00	162.00	
000487	FORT LUPTON PACK & SHIP	10/04/2022	Regular	0.00	4.94	85442
68387	Invoice	09/26/2022	GOLF-SHIPPING/OFFICE SUPPLIES-PRO SHOP	0.00	4.94	
000567	HIGH COUNTRY BEVERAGE CORP	10/04/2022	Regular	0.00	189.60	85443
W-6329123	Invoice	09/26/2022	GOLF-BEVERAGES-PRO SHOP	0.00	189.60	
000768	MASEK GOLF CAR OF COLORADO	10/04/2022	Regular	0.00	67.28	85444
01-73809	Invoice	09/01/2022	GOLF-PARTS-PRO SHOP	0.00	67.28	
000944	REPUBLIC NATIONAL DISTRIBUTING CO LLC	10/04/2022	Regular	0.00	280.75	85445
6776627	Invoice	09/21/2022	GOLF-BEVERAGES-PRO SHOP	0.00	161.90	
6776628	Invoice	09/21/2022	GOLF-BEVERAGES-PRO SHOP	0.00	118.85	
001052	SWIRE COCA-COLA, USA	10/04/2022	Regular	0.00	578.25	85446
24908202598	Invoice	09/02/2022	GOLF-BEVERAGES-PRO SHOP	0.00	464.51	
24908202722	Invoice	09/23/2022	GOLF-BEVERAGES-PRO SHOP	0.00	113.74	
001064	TAYLORMADE GOLF COMPANY INC	10/04/2022	Regular	0.00	179.82	85447
36191147	Invoice	09/05/2022	GOLF-MERCHANDISE-PRO SHOP	0.00	179.82	
001105	TOSHIBA FINANCIAL SERVICES	10/04/2022	Regular	0.00	236.91	85448
482627650	Invoice	09/15/2022	GOLF-COPIER LEASE/OVERAGE-PRO SHOP	0.00	236.91	
001224	XCEL ENERGY-GAS	10/04/2022	Regular	0.00	208.65	85449
796572764	Invoice	09/16/2022	GOLF-GAS SERVICE 8/18-9/16/22-PRO SHOP	0.00	208.65	

Bank Code Golf Course Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	41	29	0.00	15,524.44
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	41	29	0.00	15,524.44

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Bank Code: Pooled Cash-Pooled Cash						
003098	WESTEC CONSTRUCTION MANAGEMENT COMPAI	09/21/2022	Regular	0.00	-32,003.13	72143
000034	ADT SECURITY SYSTEM	09/27/2022	Regular	0.00	138.95	72314
50576495 SEP22	Invoice	09/01/2022	REC-SECURITY MONITORING	0.00	138.95	
000040	AFLAC	09/27/2022	Regular	0.00	2,241.38	72315
862039	Invoice	10/01/2022	GF-SUPP. INS. OCT22-HR	0.00	2,241.38	
001293	AMAZON.COM	09/27/2022	Regular	0.00	286.30	72316
1FD4-GJCP-WTEG	Invoice	09/05/2022	GF-TRAPPERS DAYS VOLUNTEER BAGS-COM ...	0.00	286.30	
002941	AMERITAS LIFE INSURANCE CORP	09/27/2022	Regular	0.00	6,616.60	72317
010-57637-01 DEN.	Invoice	10/01/2022	GF-DENTAL INS. OCT22-HR	0.00	5,760.96	
010-57637-02 VIS..	Invoice	10/01/2022	GF-VISION INS OCT22-HR	0.00	820.68	
010-57637-98 DEN.	Invoice	10/01/2022	GF-COBRA DENTAL OCT22-HR	0.00	29.96	
010-57637-99 VIS..	Invoice	10/01/2022	GF-COBRA VISION OCT22-HR	0.00	5.00	
002122	BURNS & MCDONNELL ENGINEERING CO INC	09/27/2022	Regular	0.00	213,976.15	72318
139581-8	Invoice	09/12/2022	UF-Left Station & Metro Line Design-WWTP	0.00	213,976.15	
000230	CINTAS FIRST AID & SAFETY	09/27/2022	Regular	0.00	43.15	72319
5124354596	Invoice	09/13/2022	REC-FIRST AID SUPPLIES	0.00	43.15	
000247	CLIFTONLARSONALLEN LLP	09/27/2022	Regular	0.00	756.00	72320
3406825	Invoice	09/16/2022	GF-GAXB87 Implementation Services-Finance	0.00	756.00	
000267	COLONIAL LIFE	09/27/2022	Regular	0.00	105.96	72321
78168201001305	Invoice	10/01/2022	GF-SUPPLEMENTAL INS OCT22	0.00	105.96	
002651	COLORADO COMMUNITY MEDIA	09/27/2022	Regular	0.00	251.72	72322
62606	Invoice	09/01/2022	GF-PUBLIC NOTICE-FINANCE	0.00	71.44	
66632	Invoice	09/16/2022	GF-PUBLIC NOTICE-FINANCE	0.00	90.36	
67115	Invoice	09/23/2022	GF-PUBLIC NOTICE	0.00	89.92	
000307	COMCAST CABLE COMM, LLC	09/27/2022	Regular	0.00	220.05	72323
0164533 OCT22	Invoice	09/13/2022	GF-OCT22 INTERNET/CABLE-PW SHOP	0.00	220.05	
000330	CPS DISTRIBUTORS INC	09/27/2022	Regular	0.00	83.44	72324
0007986530-001	Invoice	09/07/2022	GF-PVC PARTS-PARTS	0.00	83.44	
000372	DELL MARKETING LP	09/27/2022	Regular	0.00	1,423.74	72325
10613383188	Invoice	09/08/2022	Dell Maintenance and Support	0.00	1,423.74	
000410	E-470 PUBLIC HIGHWAY AUTHORITY	09/27/2022	Regular	0.00	13.30	72326
2075180356	Invoice	09/10/2022	GF-TOLL FEES-STREETS	0.00	13.30	
001089	ERGOMED	09/27/2022	Regular	0.00	400.00	72327
8280558	Invoice	09/01/2022	GF-EMPLOYMENT SCREENS-HR	0.00	400.00	
000455	FASTENAL COMPANY 01COFTL	09/27/2022	Regular	0.00	137.79	72328
COFTL188779	Invoice	09/06/2022	GF-DRILL SET-PARKS	0.00	137.79	
000487	FORT LUPTON PACK & SHIP	09/27/2022	Regular	0.00	68.33	72329
67517/67577/676...	Invoice	09/01/2022	GF-PACKAGE SHIPPING	0.00	68.33	
002601	FRIENDLY FORK SENIOR NUTRITION PROGRAM	09/27/2022	Regular	0.00	150.00	72330
091522	Invoice	09/15/2022	CPR-SENIOR LUNCHESES-SENIORS	0.00	150.00	
000503	FRONT RANGE INFLATABLES	09/27/2022	Regular	0.00	1,275.00	72331
3113	Invoice	09/10/2022	GF-TRAPPERS DAYS INFLATABLES-COM EVE...	0.00	1,275.00	
000513	G & G EQUIPMENT	09/27/2022	Regular	0.00	128.44	72332
129226	Invoice	09/15/2022	GF-BLOWER WHEEL-PARKS	0.00	128.44	
001930	HUMANA HEALTH PLAN INC	09/27/2022	Regular	0.00	90,185.54	72333

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
379450986	Invoice	10/01/2022	GF-HEALTH INS OCT22	0.00	90,185.54	
000588	ID EDGE INC	09/27/2022	Regular	0.00	2,239.05	72334
97308	Invoice	09/01/2022	REC-NEW CARD PRINTER	0.00	2,239.05	
002858	IMPERIAL CUSTOM CONCRETE, LLC	09/27/2022	Regular	0.00	40,127.80	72335
2021-09	Invoice	09/20/2022	REPAIRS, TRAIL, AND PARKING LOT	0.00	22,957.00	
2021-09/1	Invoice	09/20/2022	Asphalt & Concrete Repair- Streets	0.00	17,170.80	
000655	JOHN DEERE FINANCIAL	09/27/2022	Regular	0.00	694.58	72336
1355210	Invoice	09/15/2022	GF-MOWER PARTS-PARKS	0.00	694.58	
000691	KONE INC	09/27/2022	Regular	0.00	140.80	72337
962308110	Invoice	09/01/2022	REC-ELEVATOR MAINTENANCE	0.00	140.80	
000857	NORTHERN WATER	09/27/2022	Regular	0.00	158,502.85	72338
1730-1	Invoice	09/21/2022	UF-2023 CBT Assessment-Water	0.00	158,502.85	
000860	NORTHWESTERN UNIVERSITY	09/27/2022	Regular	0.00	4,200.00	72339
21027	Invoice	09/01/2022	GF-W. CARNES TRAINING-PD	0.00	4,200.00	
003136	PATRICK REYNOLDS	09/27/2022	Regular	0.00	425.00	72340
002	Invoice	09/10/2022	GF-TRAPPERS DAY BAND-COM EVENTS	0.00	425.00	
001943	PINNACOL ASSURANCE	09/27/2022	Regular	0.00	18,512.12	72341
21025625	Invoice	10/01/2022	GF-WORK COMP INS. INSTALLMENT 9 OF 9	0.00	18,512.12	
003135	REMA UPHOLSTERY SERVICES	09/27/2022	Regular	0.00	2,350.00	72342
2428	Invoice	09/01/2022	REC-RE-COVER WEIGHT BENCHES	0.00	2,350.00	
001014	SIRIUS XM RADIO INC	09/27/2022	Regular	0.00	143.49	72343
CFLADMIN 2022	Invoice	09/06/2022	GF-ANNUAL SUBSCRIPTION-IT	0.00	143.49	
001020	SOUTH PLATTE VALLEY	09/27/2022	Regular	0.00	3,000.00	72344
092222	Invoice	09/22/2022	GF-PUMPKINFEST FORT RENTAL-COM EVEN...	0.00	3,000.00	
001624	STATE OF COLORADO	09/27/2022	Regular	0.00	2,484.00	72345
23453-22	Invoice	09/01/2022	UF-EVELOPES FOR BILLS/LATE NOTICES	0.00	2,484.00	
001040	STERICYCLE	09/27/2022	Regular	0.00	90.00	72346
3000458577 SEP22	Invoice	09/12/2022	GF-SHREDDING SERVICES-CITY CL	0.00	90.00	
002967	SYNERGETIC STAFFING LLC	09/27/2022	Regular	0.00	1,852.56	72347
21011027	Invoice	09/13/2022	GF-A. ROMERO TEMP LABOR-PARKS	0.00	823.36	
21011037	Invoice	09/20/2022	GF-A. ROMERO TEMP LABOR-PARKS	0.00	1,029.20	
002725	TIRES TO GREEN RECYCLING COLORADO LLC	09/27/2022	Regular	0.00	843.00	72348
2676	Invoice	09/22/2022	GF-TIRE RECYCLING/CLEAN UP DAY-LEGIS	0.00	843.00	
001105	TOSHIBA FINANCIAL SERVICES	09/27/2022	Regular	0.00	1,729.41	72349
482138153	Invoice	09/07/2022	Copier Lease	0.00	1,729.41	
000975	TRINITY SCS IN	09/27/2022	Regular	0.00	262.02	72350
4605	Invoice	09/22/2022	UF-GLOVES/SUPPLIES-W LINES	0.00	262.02	
001120	TRUDILIGENCE LLC	09/27/2022	Regular	0.00	738.72	72351
47611	Invoice	09/01/2022	GF-BACKGROUND CHECKS	0.00	738.72	
002843	TWO BY TWO PETTING ZOO LLC	09/27/2022	Regular	0.00	250.00	72352
2174	Invoice	09/15/2022	GF-PUMPKINFEST PETTING ZOO-COM EVEN...	0.00	250.00	
002084	UNITED SITE SERVICES	09/27/2022	Regular	0.00	626.80	72353
114-13347118	Invoice	09/12/2022	GF-PORTABLE RESTROOM SERVICE-PARKS	0.00	96.80	
INV-00994141	Invoice	09/10/2022	GF-PORTABLE RESTROOM SERVICE-PARKS	0.00	162.00	
INV-01002077	Invoice	09/13/2022	GF-PORTABLE RESTROOM SERVICE-PARKS	0.00	131.65	
INV-01002078	Invoice	09/13/2022	GF-PORTABLE RESTROOM SERVICE-PARKS	0.00	104.70	

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INV-01021120	Invoice	09/20/2022	GF-PORTABLE RESTROOM SERVICE-PARKS	0.00	131.65	
001963	WASTE CONNECTIONS OF COLO, INC	09/27/2022	Regular	0.00	253.82	72354
6523372V311	Invoice	09/15/2022	GF-OCT22 TRASH SERVICE-PARKS	0.00	137.86	
6523820V311	Invoice	09/15/2022	CEM-OCT22 TRASH SERVICE	0.00	115.96	
001203	WELD COUNTY SHERIFF'S OFFICE	09/27/2022	Regular	0.00	329.78	72355
1830 062022 REIS..	Invoice	09/01/2022	GF-PRISONER FEES-COURT	0.00	178.26	
1830 082022	Invoice	09/01/2022	GF-PRISONER FEES-COURT	0.00	151.52	
003098	WESTEC CONSTRUCTION MANAGEMENT COMPAI	09/27/2022	Regular	0.00	13,891.84	72356
22FTL-00029-C	Invoice	09/21/2022	GF-USE TAX OVERPAYMENT-PLANNING	0.00	13,891.84	
001208	WHITE BEAR ANKELE TANAKA & WALDRON	09/27/2022	Regular	0.00	3,451.72	72357
23756	Invoice	09/16/2022	GF-Legal Fees Metro Districts	0.00	3,451.72	
001212	WILLIAMS AND WEISS CONSULTING	09/27/2022	Regular	0.00	2,712.50	72358
1734	Invoice	09/07/2022	UF-2022 Decree Accounting-Water	0.00	2,712.50	
003133	WS BARRICADE	09/27/2022	Regular	0.00	2,200.00	72359
00053867	Invoice	09/12/2022	GF-TRAPPERS DAYS TRAFFIC CONTROL-COM...	0.00	2,200.00	
000031	ADAMSON POLICE PRODUCTS	10/04/2022	Regular	0.00	106.90	72360
INV383776	Invoice	09/01/2022	GF-UNIFORMS-PD	0.00	81.00	
INV384177	Invoice	09/09/2022	GF-UNIFORMS-PD	0.00	12.95	
INV384179	Invoice	09/09/2022	GF-UNIFORMS-PD	0.00	12.95	
000136	BG'S JAPANESE DESIGNS	10/04/2022	Regular	0.00	95.00	72361
6342A	Invoice	09/19/2022	GF-SHIRTS & EMBROIDERY-CODE	0.00	95.00	
002835	BRANDING BY BRE	10/04/2022	Regular	0.00	2,750.00	72362
1139	Invoice	10/01/2022	GF-SOCIAL MEDIA MANAGEMENT OCT22-CL...	0.00	2,750.00	
003000	BRENDAN REED	10/04/2022	Regular	0.00	6,790.00	72363
092722	Invoice	09/27/2022	Pickleball Court Fencing	0.00	6,790.00	
002853	BUCKEYE CLEANING CENTER	10/04/2022	Regular	0.00	1,650.80	72364
90444931	Invoice	09/15/2022	REC-JANITORIAL SUPPLIES	0.00	1,650.80	
000239	CITY OF FORT LUPTON	10/04/2022	Regular	0.00	4,342.85	72365
092322	Invoice	09/23/2022	GF-REIMBURSE VICTIM COMP FUND E00247...	0.00	500.00	
22FTL-00098-C	Invoice	09/08/2022	REC-HVAC BUILDING PERMIT-REC	0.00	3,842.85	
002226	CLAYSTONE CONSTRUCTION	10/04/2022	Regular	0.00	1,500.00	72366
092822	Invoice	09/28/2022	UF-HYDRANT METER DEPOSIT REFUND-UB	0.00	1,500.00	
000249	CMJA	10/04/2022	Regular	0.00	100.00	72367
CAMCA NOV22	Invoice	09/27/2022	GF-TRAINING-COURT	0.00	100.00	
000306	COMCAST BUSINESS	10/04/2022	Regular	0.00	2,249.07	72368
155065988	Invoice	09/15/2022	Comcast Phones	0.00	2,249.07	
003123	COMMUNITY CORRECTIONS CSP INC	10/04/2022	Regular	0.00	210.00	72369
092322	Invoice	09/23/2022	GF-ESAI GARCIA PEREZ E0023047	0.00	210.00	
003073	CONTINENTAL PARTITION SYSTEMS LLC	10/04/2022	Regular	0.00	9,000.00	72370
14834.1	Invoice	09/16/2022	Restroom Partitions	0.00	9,000.00	
001271	CUSTOM FLAG COMPANY	10/04/2022	Regular	0.00	625.00	72371
98-75820	Invoice	09/15/2022	GF-FLAGS-FAC	0.00	625.00	
000372	DELL MARKETING LP	10/04/2022	Regular	0.00	6,434.95	72372
10614916960	Invoice	09/15/2022	Dell Laptops and Docking Units	0.00	6,434.95	
003094	ENGINEERING DESIGN CONSULTANT	10/04/2022	Regular	0.00	15,000.00	72373
1	Invoice	09/22/2022	UF - Storage Tank Study - Storage	0.00	15,000.00	

Check Report

Date Range: 09/21/2022 - 10/04/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
002898	INNOVATIVE MECHANICAL SOLUTIONS	10/04/2022	Regular	0.00	220,000.00	72374
22-187	Invoice	09/16/2022	REC-Aquatics Area HVAC Replacment-Rec	0.00	220,000.00	
003074	LAW OFFICE OF MARY MCWILLIAMS, PC	10/04/2022	Regular	0.00	177.48	72375
E0019212	Invoice	09/01/2022	GF-PUBLIC DEFENDER SERVICE J.BORJAS-CO...	0.00	60.00	
E0021321	Invoice	09/01/2022	GF-PUBLIC DEFENDER SERVICE M.BRITTO-C...	0.00	117.48	
000714	LEGACY SCHOOL OF DANCE LLC	10/04/2022	Regular	0.00	1,106.00	72376
SEP22	Invoice	09/26/2022	REC-SEP22 DANCE SCHOOL	0.00	1,106.00	
000745	LOUIS A GRESH	10/04/2022	Regular	0.00	1,500.00	72377
092322	Invoice	09/23/2022	GF-ARRAIGNMENT DOCKET-COURT	0.00	1,500.00	
000783	MEANDERING WITH MARY	10/04/2022	Regular	0.00	80.00	72378
091922	Invoice	09/19/2022	CPR-SEP CASINO TRIP-SENIORS	0.00	80.00	
000901	PLAINS EAST MECHANICAL SERVICES LLC	10/04/2022	Regular	0.00	2,746.30	72379
3513-1135	Invoice	09/19/2022	REC-RTU REPAIR	0.00	2,478.75	
3514-1136	Invoice	09/19/2022	GF-A/C UNIT REPAIR	0.00	267.55	
000928	PUSH-PEDAL-PULL	10/04/2022	Regular	0.00	207.90	72380
344428	Invoice	09/22/2022	REC-BIKE REPAIR	0.00	207.90	
001497	QUICK SET AUTO GLASS	10/04/2022	Regular	0.00	330.00	72381
350978	Invoice	09/01/2022	GF-WINDSHIELD REPLACEMENT-STREETS	0.00	330.00	
000935	RAQUEL FERSZT	10/04/2022	Regular	0.00	130.00	72382
294700	Invoice	09/08/2022	GF-TRANSLATOR SERVICES-COURT	0.00	130.00	
000956	ROCKY MOUNTAIN LOW VOLTAGE	10/04/2022	Regular	0.00	270.00	72383
20221254	Invoice	09/02/2022	CPR-ELEVATOR MONITORING-COM CTR	0.00	135.00	
20221255	Invoice	09/02/2022	CPR-ELEVATOR MONITORING-COM CTR	0.00	135.00	
001035	STANDARD INSURANCE CO.	10/04/2022	Regular	0.00	5,703.26	72384
00 759761 0001 O..	Invoice	10/01/2022	LI, AD&D, LTD, STD Ins Prem	0.00	5,703.26	
001040	STERICYCLE	10/04/2022	Regular	0.00	63.89	72385
3006173069	Invoice	10/01/2022	REC-BIOHAZARD	0.00	63.89	
002694	SYMMETRY ENERGY SOLUTIONS LLC	10/04/2022	Regular	0.00	2,862.36	72386
15137474	Invoice	09/27/2022	REC-GAS SERVICE AUG22	0.00	2,862.36	
002967	SYNERGETIC STAFFING LLC	10/04/2022	Regular	0.00	1,029.20	72387
21011047	Invoice	09/27/2022	GF-A. ROMERO TEMP LABOR-PARKS	0.00	1,029.20	
002918	TARA ELIASON	10/04/2022	Regular	0.00	150.00	72388
092322	Invoice	09/23/2022	GF-F. WATSON E0020105-1 RESTITUTION	0.00	150.00	
001101	TODD HODGES DESIGN, LLC	10/04/2022	Regular	0.00	10,476.25	72389
3466	Invoice	09/26/2022	GF-PLANNING SRVCS 9/12-9/25/22-PLANNI...	0.00	10,476.25	
001105	TOSHIBA FINANCIAL SERVICES	10/04/2022	Regular	0.00	283.52	72390
482855061	Invoice	09/19/2022	GF-BSMT COPIER LEASE	0.00	283.52	
002132	VECTOR DISEASE CONTROL	10/04/2022	Regular	0.00	3,056.70	72391
PI-A00011574	Invoice	09/01/2022	GF- 2022 MOSQUITO MANAGEMENT	0.00	3,056.70	
001224	XCEL ENERGY-GAS	10/04/2022	Regular	0.00	131.56	72392
797265047	Invoice	09/22/2022	GF-CITY HALL & GENERATOR GAS 8/18-9/16...	0.00	131.56	
001416	VALIC_1	09/23/2022	Bank Draft	0.00	60.00	DFT0002033
INV0001253	Invoice	09/23/2022	VALIC - Regular Plan Retirement Contributio...	0.00	60.00	
001265	IRS	09/23/2022	Bank Draft	0.00	114.76	DFT0002034
INV0001254	Invoice	09/23/2022	Federal Withholding	0.00	114.76	
001418	CO DEPARTMENT OF REVENUE	09/23/2022	Bank Draft	0.00	26.00	DFT0002035

Check Report

Date Range: 09/21/2022 - 10/04/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
INV0001255	Invoice	09/23/2022	CO Withholding	0.00	26.00	
000119	BANK OF COLORADO	09/23/2022	Bank Draft	0.00	6,207.04	DFT0002036
INV0001256	Invoice	09/23/2022	HSA DISTRIBUTION	0.00	6,207.04	
000119	BANK OF COLORADO	09/23/2022	Bank Draft	0.00	675.83	DFT0002037
INV0001257	Invoice	09/23/2022	HSA DISTRIBUTION	0.00	675.83	
001416	VALIC_1	09/23/2022	Bank Draft	0.00	36,802.84	DFT0002038
INV0001258	Invoice	09/23/2022	VALIC - 457(b) \$ Contributions	0.00	36,802.84	
001265	IRS	09/23/2022	Bank Draft	0.00	59,679.18	DFT0002039
INV0001259	Invoice	09/23/2022	Federal Withholding	0.00	59,679.18	
001418	CO DEPARTMENT OF REVENUE	09/23/2022	Bank Draft	0.00	11,222.00	DFT0002040
INV0001260	Invoice	09/23/2022	CO Withholding	0.00	11,222.00	

Bank Code Pooled Cash Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	98	79	0.00	881,712.69
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	-32,003.13
Bank Drafts	8	8	0.00	114,787.65
EFT's	0	0	0.00	0.00
	106	88	0.00	964,497.21

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	139	108	0.00	897,237.13
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	-32,003.13
Bank Drafts	8	8	0.00	114,787.65
EFT's	0	0	0.00	0.00
	147	117	0.00	980,021.65

Fund Summary

Fund	Name	Period	Amount
600	GOLF ENTERPRISE FUND	9/2022	12,416.24
600	GOLF ENTERPRISE FUND	10/2022	3,108.20
999	POOLED CASH/CONSOLIDATED CASH	9/2022	663,338.22
999	POOLED CASH/CONSOLIDATED CASH	10/2022	301,158.99
			980,021.65

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
September 20, 2022**

The City Council of the City of Fort Lupton met in a regular session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the City Council, on Tuesday, September 20, 2022. Mayor Zo Hubbard called the meeting to order at 6:00 p.m. and invited everyone to join her in the Pledge of Allegiance.

ROLL CALL

Mari Peña, City Clerk, called the roll. Those present were Mayor Zo Hubbard, Councilmembers, Chris Ceretto, Bruce Fitzgerald, Claud Hanes, Valerie Blackston, David Crespín and Carlos Barron.

Also present were City Administrator, Chris Cross, City Clerk, Mari Peña, City Attorney, Andy Ausmus, and Finance Director, Leann Perino.

PERSONS TO ADDRESS COUNCIL

There was no one to address the Council.

APPROVAL OF AGENDA

It was moved by Chris Ceretto and seconded by David Crespín to approve the agenda as presented. Motion passed unanimously on voice vote.

REVIEW OF ACCOUNTS PAYABLES

Council reviewed the September 20, 2022, payables; there were no questions or comments from the Mayor or Council.

CONSENT AGENDA

It was moved by Claud Hanes and seconded by Chris Ceretto to approve the Consent Agenda as presented with the following items:

- September 06, 2022 City Council Meeting Minutes
- Approve the 2023 Colorado Big Thompson (CBT) Assessment From Northern Colorado Water Conservancy District (NCWCD) for an Amount Not to Exceed
- \$158,502.85 (AM 2022-141)
- Accepting the 2023 CIRSA Property Casualty, Renewal Quotation Estimated to be \$393,499.45 (AM 2022-142)
- Approve an IGA for Shared Victim Services Between the City of Brighton, Commerce City, City of Lochbuie and the City of Fort Lupton for Victim Advocate Services Beginning on January 1, 2023 With an Initial Annual Fee of \$52,428.08 AM 2022-145
- Ratify Mayor's Signature on the Denver Water Non-Disclosure Agreement (AM 2022-146)

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
September 20, 2022**

Motion passed unanimously on roll call vote.

ACTION MEMORANDUM

AM 2022-143 Accepting an Application and Approving a Resolution Establishing All of the City of Fort Lupton as the Neighborhood for the Application Submitted by El Reparo Mexican & Grill, Inc. for a Hotel and Restaurant Liquor License at 815 7th Street Unit A & B and Setting a Public Hearing for October 18, 2022, for Consideration of the Application

No discussion occurred.

It was moved by Bruce Fitzgerald and seconded by Carlos Barron to approve Resolution 2022R061 ACCEPTING AN APPLICATION AND APPROVING A RESOLUTION ESTABLISHING ALL OF THE CITY OF FORT LUPTON AS THE NEIGHBORHOOD FOR THE APPLICATION SUBMITTED BY EL REPARO MEXICAN & GRILL, INC. FOR A HOTEL AND RESTAURANT LIQUOR LICENSE AT 815 7TH STREET UNIT A & B AND SETTING A PUBLIC HEARING FOR OCTOBER 18, 2022, FOR CONSIDERATION OF THE APPLICATION. Motion passed unanimously on roll call vote.

AM 2022-144 Accepting an Application and Approving a Resolution Establishing All of the City of Fort Lupton as the Neighborhood for the Application Submitted by Family Dollar Stores of Colorado, LLC dba Family Dollar #25949 for a Fermented Malt Beverage ("FMB") Off-Premises License at 130 S. Denver Ave. and Setting a Public Hearing for October 18, 2022, for Consideration of the Application

No discussion occurred.

It was moved by Bruce Fitzgerald and seconded by Valerie Blackston to approve RESOLUTION 2022R062 ACCEPTING AN APPLICATION AND APPROVING A RESOLUTION ESTABLISHING ALL OF THE CITY OF FORT LUPTON AS THE NEIGHBORHOOD FOR THE APPLICATION SUBMITTED BY FAMILY DOLLAR STORES OF COLORADO, LLC DBA FAMILY DOLLAR #25949 FOR A FERMENTED MALT BEVERAGE ("FMB") OFF-PREMISES LICENSE AT 130 S. DENVER AVE. AND SETTING A PUBLIC HEARING FOR OCTOBER 18, 2022, FOR CONSIDERATION OF THE APPLICATION. Motion passed unanimously on roll call vote.

STAFF

There were no reports from Staff.

MAYOR/COUNCIL REPORTS

Carlos Barron stated that the Fort Lupton High School is 3-1 in football. The team won the homecoming game and brought home the Highway trophy beating the Valley Vikings. He also stated that the 4th grade football team is undefeated.

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
September 20, 2022**

FUTURE CITY EVENTS

September 20, 2022	City Council Meeting, 130 S. McKinley Ave. 6:00 p.m.
September 27, 2022	Town Hall Meeting, 130 S. McKinley Ave. 6:00 p.m.
October 4, 2022	City Council Meeting, 130 S. McKinley Ave. 6:00 p.m.
October 11, 2022	Town Hall Meeting, 130 S. McKinley Ave. 6:00 p.m.
October 15, 2022	Budget Retreat, 130 S. McKinley Ave. 9:00 a.m.
October 15, 2022	Pumpkinfest & Haunted Hayride, The Fort- 2001 Historic Pkwy 4:00 p.m. – 9:00 p.m.

EXECUTIVE SESSION

It was moved by Bruce Fitzgerald and seconded by Valerie Blackston to move into Executive Session at 6:09 p.m. "To determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e)." golf course. Motion passed unanimously on roll call vote. The following moved into Executive Session Mayor Hubbard, Councilmembers Chris Ceretto, David Crespin, Claud Hanes, Valerie Blackston, Carlos Barron, Bruce Fitzgerald, City Attorney Andy Ausmus, City Administrator Chris Cross, Finance Director Leann Perino, and Golf Course Manager Tyler Tarpley.

The Executive Session ended at 6:43 p.m. and the regular meeting reconvened.

ADJOURNMENT

The meeting adjourned at 6:43 p.m.

Submitted by,

Maricela Peña, City Clerk

Approved by City Council,

Zo Hubbard, Mayor



SUBJECT FOR DISCUSSION

Approve Reimbursement Agreement for Preliminary Engineering Services with Union Pacific Railroad (UPRR) for Design of a Controlled Access Railroad Crossing at CR 12.

SUMMARY STATEMENT/BACKGROUND DISCUSSION

Development in the CR 12 / S Rollie Avenue area will be increasing traffic at the CR 12 railroad crossing. It is prudent to design and plan for upgrading this railroad crossing with an active grade crossing warning system. This is the first step in coordinating with Union Pacific Railroad to upgrade this crossing. This initial agreement is for the reimbursement of engineering cost to UPRR for review and coordination of the crossing design.

The agreement provides 100% reimbursement to UPRR for cost and expense incurred to review project design, plans and specifications related to potential impacts on existing and future Railroad facilities and operations. Estimated costs are \$35,000.00

FINANCIAL CONSIDERATIONS

Reimbursement for this agreement will not occur until 60-days following completion of the engineering work. \$300,000 is included in the 2023 Street Sales Tax Fund budget and includes the \$35,000 for design.

LEGAL/POLITICAL CONSIDERATIONS

None.

ALTERNATIVES/OPTIONS

- Approve the UPRR Reimbursement Agreement
- Do nothing

STAFF RECOMMENDATIONS

City staff recommends approval of the Reimbursement Agreement for Preliminary Engineering Services with Union Pacific Railroad.

Attachments: a. UPRR Reimbursement Agreement

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

**REIMBURSEMENT AGREEMENT
PRELIMINARY ENGINEERING SERVICES**

Effective Date:

Estimate: \$35,000.00

THIS REIMBURSEMENT AGREEMENT (**Agreement**) is made and entered into as of the **Effective Date**, by and between UNION PACIFIC RAILROAD COMPANY, a Delaware corporation (**Railroad**), and CITY OF FORT LUPTON, COLORADO (**Agency**).

RECITALS

A. Agency desires to initiate the project more particularly described on Exhibit A attached hereto (**Project**).

B. The Project will affect Railroad's track and right of way at or near the Project area more particularly described on Exhibit A.

C. Railroad agrees to collaborate with Agency on the conceptualization and development of the Project in accordance with the terms and conditions of this Agreement.

AGREEMENT

NOW THEREFORE, the parties hereto agree as follows:

1. Railroad, and/or its representatives, at Agency's sole cost and expense, agrees to perform (or shall cause a third-party consultant to perform on Railroad's behalf) the preliminary engineering services work described on Exhibit B attached hereto (**PE Work**). Agency acknowledges and agrees that: (a) Railroad's review of any Project designs, plans and/or specifications, as part of the PE Work, is limited exclusively to potential impacts on existing and future Railroad facilities and operations; (b) Railroad makes no representations or warranties as to the validity, accuracy, legal compliance, or completeness of the PE Work; and (c) Agency's reliance on the PE Work is at Agency's own risk.

2. Notwithstanding the Estimate (**Estimate**), Agency agrees to reimburse Railroad and/or Railroad's third-party consultant, as applicable, for one hundred percent (100%) of all actual costs and expenses incurred for the PE Work. During the performance of the PE Work, Railroad will provide (and/or will cause its third-party consultant to provide) progressive billing to Agency based on actual costs in connection with the PE Work. Within sixty (60) days after completion of the PE Work, Railroad will submit (and/or will cause its third-party consultant to submit) a final billing to Agency for any balance owed for the PE Work. Agency shall pay Railroad (and/or its third-party consultant, as applicable) within thirty (30) days after Agency's receipt of any progressive and final bills submitted for the PE Work. Bills will be submitted to the Agency using the contact information provided on Exhibit C. Agency's obligation hereunder to reimburse Railroad (and/or its third-party consultant, as applicable) for the PE Work shall apply regardless whether Agency declines to proceed with the Project or Railroad elects not to approve the Project.

4. Agency acknowledges and agrees that Railroad may withhold its approval for the Project for any reason in its sole discretion, including without limitation, impacts to Railroad's safety, facilities, or operations. If Railroad approves the Project, Railroad will continue to work with Agency to develop final plans and specifications, and prepare material and force cost estimates for any Project related work performed by Railroad.

5. If the Project is approved by Railroad, Railroad shall prepare and forward to Agency a Construction and Maintenance Agreement (**C&M Agreement**) which shall provide the terms and conditions for the construction and ongoing maintenance of the Project. Unless otherwise expressly set forth in the C&M Agreement, the construction and maintenance of the Project shall be at no cost to Railroad. No construction work on the Project affecting Railroad's property or operations shall commence until the C&M Agreement is finalized and executed by Agency and Railroad.

6. Neither party shall assign this Agreement without the prior written consent of the other party, which consent shall not be unreasonably withheld, conditioned, or delayed.

7. No amendment or variation of the terms of this Agreement shall be valid unless made in writing and signed by the parties.

8. This Agreement sets forth the entire agreement between the parties regarding the Project and PE Work. To the extent that any terms or provisions of this Agreement regarding the PE Work are inconsistent with the terms or provisions set forth in any existing agreement related to the Project, such terms and provisions shall be deemed superseded by this Agreement to the extent of such inconsistency.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of the Effective Date.

CITY OF FORT LUPTON, COLORADO

UNION PACIFIC RAILROAD COMPANY,
a Delaware Corporation

Signature

Signature

Printed Name

Kenneth Tom
Printed Name

Title

Manager I, Engineering – Public Projects
Title

Exhibit A

Project Description and Location

Project Description

City of Fort Lupton, CO proposes to widen the crossing at the location referred to below to accommodate a new sidewalk on the North side of the crossing, including replacement of the existing crossing surface with a new crossing surface, and installation of flashing lights, gates, and constant warning time.

Location

Greeley Subdivision

DOT	Crossing Type	Milepost	Street Name
804461G	Public	25.01	CR 12

Exhibit B

Scope of Project Services

Scope of work includes, but is not limited to the following

- Field diagnostic(s) and inspections
- Plan, specification, and construction review
- Project design
- Preparation of Project estimate for force account or other work performed by the Railroad
- Meetings and travel

Exhibit C

Billing Contact Information

Name	Cassandra Campbell
Title	Payroll Clerk
Address	130 S. McKinley Street, Fort Lupton, CO, 80621
Work Phone	(720) 466-6122
Cell Phone	
Email	fortluptonap@fortluptonco.gov
Agency Project No.	CR 12 Widening



SUBJECT FOR DISCUSSION

A Public Hearing to Consider Whether or Not to Implement the Colorado Paid Family and Medical Leave Insurance Act.

SUMMARY STATEMENT/BACKGROUND DISCUSSION

Colorado voters approved Proposition 118 in November 2020, creating the Paid Family and Medical Leave Insurance Act (FAMLI) by a state-wide margin of 57%. Most Colorado employers are required to participate or offer an equivalent or better alternative. Local governments are not required to participate, nor are they required to offer an equivalent plan.

FAMLI premiums are due effective January 1, 2023, and benefits are available to employees effective January 1, 2024. The premium is currently set at 0.9% of employee pay, shared equally between the employer and employee at 0.45% each. The premium is capped at 1.2% of pay.

Staff has reviewed the requirements of the law with City Council during Town Hall meetings on August 30, 2022, and September 13, 2022. Cost and alternative options were also reviewed.

The law requires that a public hearing be conducted in the governing body's normal manner. The law also requires that employees be specifically notified of the public hearing and be given the opportunity to provide public comments or provide testimony. Employees were notified of this on September 14, 2022, per the attached Notice to City Employees of a City Council Vote to Decide Participation in the Paid Family and Medical Leave Insurance Act ("FAMLI").

FINANCIAL CONSIDERATIONS

The estimated cost of participating in FAMLI in 2023 is expected to be up to \$70,000 equally shared by the City and its employees.

LEGAL/POLITICAL CONSIDERATIONS

Weld County voters voted in favor of implementing FAMLI by a margin of 50.18%.

ALTERNATIVES/OPTIONS

The City could opt into the FAMLI program.

The City could opt out, but allow interested employees to opt in and deduct the premium on their behalf.

The City could offer an alternative option to FAMLI at any time through private insurance or a self-insured program.

STAFF RECOMMENDATIONS

Staff seeks guidance from Council.

- Attachments:**
- a. Pre-vote Notice
 - b. Employee Comments
 - c. Resolution

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

Mari Peña

From: Jo Ann Rossi
Sent: Wednesday, September 28, 2022 10:20 AM
To: Mari Peña
Subject: FAMILI Act

Hey Mari!

I was looking into the FAMILI Act, and I think it's something that could be very beneficial for us to opt in to. I really like the idea of having the state somewhat financially backing up employees during medical situations. I think if our benefits/time off stay the same, FAMILI would be a fantastic addition to our benefits.

As someone who was out on FMLA for six weeks in 2011 for a major surgery, it was very difficult to live on what I was being paid while I was out. I was told incorrect information, and they didn't use any of my paid time off to supplement my income during that time. I was originally told they could and they would, and once I was able to inquire about it after I didn't get a full, regular paycheck, they told me that was not possible.

In my opinion, opting into the FAMILI Act and allowing employees to supplement PTO/sick time if they choose to, would be fantastic!

Thank you 😊



Jo Ann Rossi
Accountant 1
Main 303.857.6694 | **Direct** (720) 466-6108
Fax (303) 857-6090
JRossi@Fortluptonco.gov
130 S. McKinley Ave, Fort Lupton, CO 80621

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RESOLUTION NO. 2022R

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON DECLINING FULL PARTICIPATION IN THE COLORADO STATE-RUN PAID FAMILY AND MEDICAL LEAVE INSURANCE PROGRAM

WHEREAS, in November of 2020, Colorado voters approved Proposition 118, which established a State-run Paid Family and Medical Leave Insurance program ("FAMLI"); and

WHEREAS, the State's purpose for creating the program is to ensure all Colorado workers have access to paid leave in order to take care of themselves or their family during life circumstances that pull them away from their jobs; and

WHEREAS, under FAMLI, employers and their employees are both responsible for funding the program and may split the cost 50/50; the premiums are set at 0.9% of the employee's wage, with 0.45% paid by the employer and 0.45% paid by the employee; and

WHEREAS, the premiums required for FAMLI will be collected starting January 1, 2023, and benefits will begin January 1, 2024; and

WHEREAS, as a local government, the City of Fort Lupton (the "City") may decline to participate in FAMLI following a public hearing and vote of its governing body; and

WHEREAS, should the City decline to participate in FAMLI, City employees will still have the option to participate in the program and remit premiums to the State; and

WHEREAS, while 57% of Colorado voters voted in favor of FAMLI, 50.18% of Weld County voters voted in favor of FAMLI; and

WHEREAS, at tonight's meeting, the City Council held a public hearing on the decision whether to participate in FAMLI; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO AS FOLLOWS:

Section 1. Public Hearing. City Council finds and determines that, with regard to the public hearing on the decision of whether to decline participation in FAMLI, notice was given and the hearing was conducted in accordance with the regulations adopted by the Colorado Department of Labor and Employment and codified at 7 CCR 1107-2.

Section 2. FAMLI Participation. City Council, acting by and on behalf of the City, hereby declines full participation in FAMLI, to include declining to collect and remit employee premiums to the State for those employees who elect coverage under FAMLI. The City Council further directs City staff to bring the matter of revisiting the decision to decline participation in FAMLI before a future City Council by no later than eight years from tonight's vote.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS 4TH
DAY OF OCTOBER 2022.

City of Fort Lupton, Colorado

Zo Hubbard, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney



SUBJECT FOR DISCUSSION

Accepting a Proposal from Vortex Aquatics Structures International for the Splash Pad Mechanical Equipment and Play Features (attachment A) for an Amount Not to Exceed \$261,747.95 to be Paid From the Capital Improvements Program (Parks Department 3500).

SUMMARY STATEMENT/BACKGROUND DISCUSSION

The Recreation Department would like to purchase the splash pad mechanical equipment and play features (attachment A) from Vortex Aquatics Structures International. See purchasing consideration below:

- Vortex is increasing pricing October 1, 2022.
- If the City can provide a signed quote for attachment A, by mid-October, Vortex can honor the current pricing as long as the City accepts the shipment as soon as it is ready to deliver.
- Manufacturing time is expected to take approximately 4 months. Receipt and storage of the equipment will be the responsibility of City of Fort Lupton.
- NPPGov purchasing cooperatives allows the City to save 5%, and that discount is reflected on the quotes.

FINANCIAL CONSIDERATIONS

The Splash Pad project was budgeted in the Capital Improvement programs (Parks Department – 3500) for \$400,000. With the Vortex increase pricing (7% - 10%) starting October 1, 2022 and the NPPGov 5% discount we would be saving about \$32,000 - \$40,000. The splash pad mechanical equipment and play features (attachment A) will cost \$261,747.95.

LEGAL/POLITICAL CONSIDERATIONS

None

ALTERNATIVES/OPTIONS

By using NPPGov we are ensuring the lowest price for the splash pad equipment and features.

STAFF RECOMMENDATIONS

Staff recommends to approve the purchase of the splash pad mechanical equipment and play features (attachment A) from Vortex Aquatics Structures International for the amount not to exceed \$261,747.95.

Attachments: a. Quote

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

Account Name: Fort Lupton - Parks & Recreation
 Project Name: Fort Lupton Community Center Splashpad - CO
 Project ID: 30786

Created Date: 9/26/2022 10:43 AM
 Quote Number: QUO-16160-Y8J8B3
 Quote Name: Fort Lupton Community Center
 Splashpad - CO Version C NPP

Bill To Name: Fort Lupton - Parks & Recreation
 Bill To Address: 203 S Harrison Ave
 Fort Lupton, CO 80621
 United States

Prepared By: Michelle Lynn
 Email: mlynn@vortex-intl.com
 Incoterm:

Contact Name: Doug Cook
 Phone: 303-857-4200x6164
 Email: dcook@fortluptonco.gov

Product No.	Product Name	Description	QTY
101861-304L	Activator N°1 (SW, PC)		1
105544-304L	OAK TREE (SW, PC)		3
101461-304L	DIRECTIONAL JET NO.1 (EM)		6
103777-304L	FOUNTAIN SPRAY NO.2 (EM)		2
103080-304L	PLAYSAFE DRAIN No.4		2
100165-304L	WATER BLOOM No.1 (EM)		2
100153-304L	Water Jelly N°3 (EM)		1
102102-304L	WATER JOURNEY - RACES		1
105512-304L	WATER JOURNEY - DRAIN BASIN		1
102101-304L	WATER JOURNEY - PRESS & FLOW		1
103551	INPUT CONNECTOR, MOLDING		1
103828-304L	FLOWER N°1 (SW,PC)		1
101307-304L	Flower N°7 (SW,PC)		1
103457-304L	LEAF N°2 (SW,PC)		1
100621-304L	SEAWEED NO 3 (SW, PC)		1
12010	Buying Group - Products	NPP Buying Group Discount – Products (NPP Member # 267279)	1
	Custom WQMS	See Description Below	1
5311.0000R07	WATER CONTAINMENT SYSTEM 3000G(EM)	Water Containment System 3000G	1
105434-304L	STRAINER FOR PLAYSAFE DRAIN No.4		2
19030	Freight Fee	Freight Fee	1
18020	Packaging Fee	Packaging Fee	1
10010	WQMS Start-Up & Training Fees	Start-Up & Training Fees	1
101143-304L	INSTALLATION KIT #SAFESWAP NO1		6
103335	M12 CONNECTION WIRE, 5-PIN, STRAIGHT CONNECTOR_75M LG_22AWG		2

103537-304L	INSTALLATION KIT (WJ ANCHORINGSYSTEM 2)		6
103538-304L	INSTALLATION KIT (WJ ANCHORING SYSTEM)		2
103543-304L	INSTALLATION KIT #SAFESWAP NO2		2
103534-304	INSTALLATION KIT FOR GROUND EQUIPEMENT		39
102313	TOOL KIT #0 :		1
102314	TOOL KIT #1 :SECURITY BITS (ALL)		1
102301-304L	TOOL KIT #3 : 2 PIN KEY		1
100310-304L	TOOL KIT #4 : 3 PIN KEY		1
100300-304L	TOOL KIT #88: LEAF SPRAY NOZZLE KEY		1
100307	TOOL KIT #2 :NOZZLE TOOL		1
102310	TOOL KIT #105 :TRIFLOW SECURITY KEY		1
100308	TOOL KIT #28:RIV-VOZZLE TOOL		1

Custom Description

Double Loop B1 Single Phase with Pulsar and CO
 233920.0020R02 Feature Pump Module 5HP, 230/120V 1PH 60Hz, y-strainer
 33921.0050R01 Manifold Module 15 Valve, 4" Inlet, 3" Bypass Line
 33921.8000R01 Manifold Module Outlet Solenoid Line 1-1/2"
 TBD Filtration Module 2x 3HP, 208-230/120V1PH 60Hz, 2x 7 sq.ft. filter, pulsar & CO2
 33923.4010R02 Safeguard with MaestroPRO, Splashpad, 24 out 12 in, 120V 1PH 60Hz, Double Loop
 44200.0030R03 Purify Package ECP-113-5SPV, 260/176/100 GPM, 230/120V 1PH 60Hz, 4" Piping

Total Summary

Customer Signature:

Enquire about our cooperative purchasing programs.
Thank you for doing business with us!
Pricing is valid for a period of 45 days.

Products:	251,261.00
NPP Discount:	(12,563.05)
Services:	4,300.00
Transport:	18,750.00
Subtotal:	261,747.95
Total:	261,747.95
Currency:	US Dollar

Terms & Conditions

Products Payment Terms: Product >\$250K+: 30% deposit at PO, 20% Approved Drawings, 30%@ship, 20% Net 45

Freight Charges

Please note: freight charge is an estimate and is subject to change without notice. Vortex reserves the right to adjust the freight charge quoted above. Should embed equipment be required ahead of scheduled delivery date, additional freight charges will apply.

Purchase Contract Terms & Conditions of Sales

The following terms and conditions (the "Terms and Conditions") form part of the Purchase Contract (the "Purchase Contract") between yourself (the "Customer, and Vortex Aquatic Structures International and/or Vortex USA Inc. ("Vortex"). The Customer's acceptance and understanding of these Terms and Conditions and all other supporting documentation provided as part of this package is evidenced by signing of the Purchase Contract.

Payment Terms

Unless otherwise specified in the Purchase Contract, payment by the Customer of the purchase price specified in the Purchase Contract (with all applicable taxes, the "Purchase Price") shall be on the following terms: 100% of the Purchase Price to be paid prior to Vortex commencing production on the Customer's order. Any overdue balances are subject to interest charges of 1.5% per month.

Unless otherwise specifically stated, all sales taxes or any other personal property taxes, use taxes, duties, excises, levies or tariffs imposed by any government authority and incurred by Vortex through performance of the Purchase Contract will be the Customer's responsibility. Without limiting the generality foregoing, applicable taxes will be applied to all taxable goods and services included in the Purchase Contract as amended from time to time. Customers are advised to consult with their financial and tax advisors to obtain further information regarding taxes applicable to their purchase.

Vortex maintains a no return policy and asks all Customers to determine feature and color selection carefully. If a Customer cancels an order after production has commenced, Vortex reserves the right to charge (and the Customer agrees to pay) a 40% re-stocking fee.

Cheque, Wire Transfer, Irrevocable Letter of Credit or Credit Card (note: an administrative fee of 3.5% may apply to payments made via Credit Card) are considered acceptable payment methods.

Except where title to the products contained in the Customer's order is explicitly transferred by Vortex to the Customer and the Purchase Price is paid in full, title to and right to possession of such products shall remain with Vortex until the Purchase Price and all sums due or become due from the Customer are fully paid.

Should the goods comprising the Customer's order be connected to the ground or real property or buildings because of foundations or mechanical parts, then this connection is to be considered as transitory in nature until payment in full of the Purchase Price.

Unless otherwise agreed, projects where Vortex is supplying goods without installation, the risk of loss of the goods shall pass to the Customer when the goods are delivered to the Customer or its agent or to a carrier for delivery to the Customer or its agent, whichever event shall first occur. In the event of where Vortex is supplying and installing goods, risk of loss of the goods shall pass to the Customer upon completion of the project.

Lead Times & Logistics

Vortex' standard lead times are up to 3-4 weeks for embeds, up to 6-8 weeks for Play Products, up to 10 weeks for Water Recirculation Equipment, up to 16 weeks for Elevations and up to 16 weeks for Waterslides. The lead times are contingent upon receipt of signed Purchase Contract, approved drawings, and all applicable color selections. Expected timing for order completion and shipment will be communicated to the Customer at the time the Purchase Contract is signed by the Customer and acknowledged by Vortex.

Vortex reserves the right to refuse a Customer's delivery date change request if a delivery date confirmation has been previously confirmed/communicated to the Customer. All fees related to the delivery will be the sole responsibility of the Customer and will be borne by them. Storage fees will be charged if the Customer is unable or unwilling to receive the product as per the dates communicated by Vortex. The storage fees are payable before release of the shipment.

All products will be packaged to mitigate damage during shipment. All shipments must be inspected upon delivery and any damage, errors or omissions must be reported to Vortex at support@vortex-intl.com and the transport company within 24 hours of receipt of goods. Vortex reserves the right to amend and modify the transportation costs based on the Customer's request.

Service & Support

Digital versions of operations and maintenance manuals will be provided at the later of either the delivery of the products or completion of the project installation. Vortex is not responsible for coordination the installation project unless otherwise specified in the Contract. The Customer is responsible for coordinating installation schedules with Vortex to ensure that the site is ready for Vortex' products and services. Vortex reserves the right to charge the Customer and the Customer agrees to pay for any additional time or idle time on site and all additional expenses incurred as a result of the site not being ready for the planned services.

Vortex reserves the right to cancel supervision, installation start-up and commissioning services if Vortex deems the site unsafe or not ready. The Customer is responsible for ensuring a safe working environment for any Vortex or contracted service technicians. Vortex reserves the right to bill the Customer for (and the Customer agrees to pay) any additional time on site as well as any additional expenses incurred as a result of waiting to rectify an unsafe work condition.

Exclusions

Unless otherwise specified, the following is excluded from Vortex' purchase agreement price and responsibility: project management, project coordination, loading and unloading, onsite storage, installation services, permits and permit fees, local, state and or health department codes and approvals, OSHA documentation, onsite electrical work, electrical connections, onsite plumbing work and plumbing connections, bonding payment, geotechnical survey work, excavation & removal of materials, concrete surfacing, slab design and concrete footings.

General Terms & Conditions

The Customer has reviewed local codes and standards and has accepted the design and product specifications, including custom-designed features by signing the Purchase Contract. For orders including water recirculating equipment, the Customer is responsible for ensuring the accepted system meets local standards and codes and that all appropriate approvals are obtained, unless otherwise noted. Any design changes requested after signing the Purchase Contract will be subject to additional fees.

The Customer agrees to pay on demand all expenses reasonably incurred by Vortex in efforts to collect the amounts owing under the Purchase Contract. The Customer shall pay reasonable legal costs (fees and disbursements), including fees incurred in both trial and appellate courts or fees incurred without suit and all court costs.

Confidentiality: The design details and specifications of the products included in the Customer's order, including without limitation, fabrication drawings, samples, sketches, photographs, foundation drawings, approval drawings, shipping lists, manuals and any other technical details (collectively, the "Confidential Information") supplied are the property of Vortex and are confidential. The Customer shall not, without prior written consent of Vortex, use the Confidential Information except in connection with the installation and operation of the goods supplied or disclose such Confidential Information to third parties unless compelled by law.

Limitation of Liability: The aggregate liability of Vortex, its affiliates, and their respective employees, directors, officers, agents and contractors for any claim, whether in contract, tort (including negligence) or otherwise, for any loss or damage arising out of, connected with, or resulting from the manufacture, sale, delivery, installation, resale, repair, replacement or use of any product will in no case exceed the actual portion of the Purchase Price paid by the Customer for the Purchase Contract. In no event will the Vortex be liable for special, indirect, or consequential damages. The limitation of liability contained herein shall survive the termination or expiration of the Purchase Contract.

Vortex is not responsible for any damages to the Customer's environment and or landscaping as a result of its products. All modifications and alterations made to Vortex's products will automatically void and null all warranties. Vortex may refuse to accept any order for any reason without incurring any liability from the Customer. No Change to this Agreement will be enforceable unless the Customer has a signed a Vortex Change Order request.

Pricing is valid for a period of 45 days.



Name
Title

STATEMENT OF WORK – Start-Up & Training Services

Inclusions General Items

- The Start-up service provides a set-up configurations and/or onsite training for (WQMS) Water Quality Management System and/or (WDS) Water Distribution.
- A certified installation Technician for the duration of up to a maximum of 12-hours of time.
- A detailed Customer report for records.
- The Start-up configurations can include, but is not limited to the following Water Filtration verifications:
 - o Electrical entry requirements verifications, verifying that the main controller is operational, priming pump(s), verifying pump(s) rotation, filtration verifications, installation of chemical probes in flow cell, starting the filtration line, adjustments of filtration flow rate, making chemical controller functional/adjustments, adjusting the chemical feed pump settings, verifying that the filter flow switch signal is working, calibrating the pH probe, verifying that the water holding tank is clear and balanced.
- The Start-up configurations can include the following Play feature verifications:
 - o Starting the feature pump, inspecting the system for leaks, ensuring no air bubbles in pump line, opening the ball valves on solenoid feed lines, Manual mode line verifications, flushing lines if required, adjusting flow through: Bypass valve, installation of all spray nozzles on features, manual-mode adjustments on water flow features, verifying that the flow switch signal on feature side is working.
- The Start-up configurations can include the following Operations verifications:
 - o Verifying signal from activator(s), Setting time clock and operational hours, testing all sequence, adjusting feature flows during sequences, setting all control settings to automatic.
- The Start-up configurations can include the following UV verifications:
 - o Verification of the UV Model and installation, making sure the UV system was commissioned by certified UV Technician, verification of starting Dose of UV system.
- The Start-up configurations can include the following Filter Pump(s) and Feature Pump verifications:
 - o Horsepower, Phase, Pressure, Vacuum, Voltage, Amperage and Glow GPM, Sand Filter Pressure, Filter Effluent Pressure and Flow Cell Pressure.
- The Start-up configurations can include the following Chemical Control water testing verifications:
 - o Chlorine levels, pH levels, alkalinity, calcium, making chemical pump chlorine setting adjustments and making Chemical pump acid setting adjustments.
- The training provided to the Customer responsible includes the following:
 - o Splashpad components and required maintenances
 - o Play features required maintenances
 - o WQMS or WDS Component maintenances
 - o Mechanical room operations/components management training
 - o Training on controller
 - o Troubleshooting Training
 - o Seasonal Opening procedure Training
 - o Seasonal Closing procedure training
 - o maintenance checklists on all the necessary steps to maintain a Splashpad.

Customer's Responsibility & Exclusions from Vortex' Scope of Work

- Vortex will only schedule onsite Start-up and Training Technician services once we receive the Installer Pre-visit checklist showing that the construction and system installation has been completed by the Installer.
- Guiding individual Project Managers, General Contractor or Construction Contractors on the installation process.
- Project manager or crew chief or laborer onsite.
- Filling the holding tank with clean water prior to scheduling the Vortex Technician.
- Filling the sand filter(s) prior to scheduling the Vortex Technician.
- Filling the chemical containers prior to scheduling the Vortex Technician.
- Ensuring that all necessary resources are onsite for the entire duration of the Start-Up and Training service.

Other clauses that may incur additional expenses to be borne by the client

- The Customer must advise Vortex in advance of any special site access requirements. (ie: safety courses)
- The Customer is responsible in providing a safe working environment.
- Should the client request a shorter or longer period of Start-up & Training, than what is determined by Vortex to be appropriate, they will be invoiced for the agreed upon duration. In the event the client wants a shorter period of time than recommended, the Technician will do their best to give as much instruction as possible within the allotted time but Vortex does not accept any responsibility for any issues that may arise due to incomplete, insufficient or non-conforming Start-up or training.
- The start-up configuration duration is usually about 8-hours and the training duration is usually about 4-hours. Days are working days Monday to Friday. A Working day is equal to 8 hours. Up to 10 hours may be tolerated, at the discretion of the Vortex Technician. Additional hours will be invoiced.
- Vortex is not responsible for delays due to weather, un-safe working conditions, lack of personnel, lack of equipment, or any other situations. Any additional time required due to delays will be invoiced accordingly.
- At all times the safety and general wellbeing of the Vortex Technician is the responsibility of the client/ GC/ Project Manager. If at any time the Vortex Technician feels they have been put in any kind of un safe situation, felt threatened or endangered by any personnel on or around the work site or asked to be part of anything not in accordance with their professional morals, it is at the discretion of the Technician to walk off the site and remove themselves from that situation. There would be no reimbursement of time lost in this situation



SUBJECT FOR DISCUSSION

City of Aurora Access Permit Request From County Road 8 for the Aurora Prairie Waters Project.

SUMMARY STATEMENT/BACKGROUND DISCUSSION

The City of Aurora and the City of Fort Lupton have been in discussions concerning proposed access onto CR 8 west of Hwy 85. Aurora has a project permitted in Weld County for their wellfield expansion. The attached letter discusses conditions pertaining to access onto CR 8 and the desire of the City to continue discussions concerning existing sites and future projects in the City of Fort Lupton's growth area.

FINANCIAL CONSIDERATIONS

N/A

LEGAL/POLITICAL CONSIDERATIONS

The City Attorney and City Engineer participated in meetings and have reviewed the attached letter.

Attachments: a. Letter to Aurora

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date



Planning & Building Department

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortluptonco.gov

October 4, 2022

Ted Hartfelder, Project Manager
Aurora Water – Project Delivery Services
15151 East Alameda Parkway, Suite 4400
Aurora, CO 80012
303.656.1837
thartfel@auroragov.org

Re: City of Aurora Access Permit Request from County Road 8 to Parcel No. 147119000004

Dear Mr. Hartfelder:

I am writing in regard to the City of Aurora's (Aurora's) request for an access permit from the City of Fort Lupton (Fort Lupton) from County Road 8 to Parcel No. 147119000004, and in follow-up to our discussions at related meetings that occurred on October 6, 2021, and March 21, 2022. Fort Lupton understands Aurora is requesting this access permit in support of the wellfield expansion authorized under Weld County's Use by Special Review (USR) Permit No. USR-1582 for Aurora's Prairie Waters System, in which Aurora is able to construct alluvial groundwater production wells on parcels #147119000003 and #147119000004 (both owned by the City of Aurora) and parcel #147119000005 (owned by John Davis; Aurora has an existing 350-foot-wide easement [Weld County Reception No. 4168277] on Mr. Davis' parcel) to achieve its permitted yield.

Fort Lupton supports the wellfield expansion and is agreeing to permit the requested access from County Road 8 to Parcel No. 147119000004 as soon as Aurora satisfies the following criteria:

- Submit a final site layout for access depicting the single access point that Aurora, Kerr-McGee, and John Davis are anticipated to jointly use. The final site layout should show the three individual access gates within Aurora's parcel and outside Fort Lupton's right-of-way. The access permit will be issued upon approval.

Fort Lupton's approval of this access permit is contingent on Aurora acknowledging, by means of letter reply, Fort Lupton's expectations for its working relationship with Aurora and recognizing the Coordinated Planning Agreement (CPA) that exists between Fort Lupton and Weld County (Rec. No. 4060135). That CPA establishes the procedures and standards by which Fort Lupton and Weld County have agreed to move towards greater coordination in the exercise of their land use and related regulatory powers within unincorporated areas surrounding Fort Lupton. Per the CPA, Weld County will refer all proposals for development in unincorporated areas surrounding Fort Lupton to Fort Lupton for review and recommendation. Additionally, upon receipt of any proposal for development within Fort Lupton's Three Mile Area Plan that is updated annually, the County will notify the proponent of the opportunity for annexation to Fort Lupton. Fort Lupton will then have the opportunity to discuss annexation or the terms of a Pre-Annexation Agreement with the proponent.

The Fort Lupton City Council also adopted the Fort Lupton Parks and Trails Master Plan in May 2018. The 2018 plan built upon the 2005 Parks and Trails Plan, and identifies locations of current and future park and trail corridors. One trail corridor that is identified is a Connector Trail along the South Platte River beginning at State Highway 52 and extending south. Connector Trails are established to provide needed connections to and within Fort Lupton, as well as connections to regional trails. In May 2018, Fort Lupton also adopted the Fort Lupton Comprehensive Plan which encompasses the area in and around Fort Lupton, north to County Road 26, east to County Road 37, south to County Road 6, and west to County Roads 17 and/or 19. The Comprehensive Plan outlines the future land use planning goals for this area.

Fort Lupton understands that Aurora potentially intends to acquire more land in and around Fort Lupton, and that such lands may be encompassed in the Fort Lupton Comprehensive Plan and the Fort Lupton Parks and Trails Master Plan. Per the CPA between Fort Lupton and Weld County, for future Aurora projects on properties within the Fort Lupton Growth Area acquired by Aurora subsequent to this letter, Aurora must agree to schedule a pre-application meeting with Fort Lupton. Pre-application meetings will address 1) potential project requirements under the CPA, the Fort Lupton Parks and Trails Master Plan, and the Fort Lupton Comprehensive Plan; and 2) the viability for annexation of said future project property into Fort Lupton, if mutually beneficial to both Aurora and Fort Lupton.

In support of the above, Fort Lupton would like to meet with you and the appropriate representatives from your office this year to develop the approach for future potential project coordination meetings and our mutual commitment to work together within the planning boundaries of Fort Lupton. I am requesting Aurora acknowledge Fort Lupton's requests herein by means of letter reply in advance of Fort Lupton issuing Aurora its requested access permit after the criteria above have been met. Thank you.

Sincerely,

Todd A. Hodges, Planning Director
City of Fort Lupton
303.994.3174
thodges@fortluptonco.gov



SUBJECT FOR DISCUSSION

Discussion of The Lupton Greens Concept Plan.

SUMMARY STATEMENT/BACKGROUND DISCUSSION

Pursuant to the Fort Lupton Development Code Article 2.02 (D), a Concept Plan is an initial review of a proposed development. The Concept Plan phase is an optional requirement that may be recommended by the Planning Director for complex projects prior to submitting a preliminary and final plan. The intent of this phase of the plan is to provide a general concept that describes the applicants' development vision. A Concept Plan is not intended to provide final comments or requirements, or restrict the City's discretion in subsequent stages of the review process.

The site is located south and adjacent to County Road 12, north of County Road 10 ½ and is bisected by the S Rollie Ave. right of way (the "Property"). The Applicant has submitted a request for a Concept Plan that includes a residential and commercial subdivision that will accommodate 25.5 acres of R-2, Mixed-Use Residential lots, 4.68 acres of open space and stormwater detention, and 26.76 acres of C-2, Heavy-Commercial zoning. The overall project is 64.75 acres and the build-out density has not yet been determined.

The Property is mostly vacant with an existing residence along the northern perimeter. Towards the middle of the western portion of property, there is an existing oil and gas facility that will remain. There is a gravel road that runs south from CR 12 that provides access to the oil and gas facility. This facility contains production equipment and multiple wells. The principle change proposed by this project is the change of zone for 25.5 acres of the southwestern section of the Property from C-2 Commercial to R-2 Residential. There will also be acreage dedicated to water detention.

FINANCIAL CONSIDERATIONS

N/A

LEGAL/POLITICAL CONSIDERATIONS

N/A

Attachments:

- a. Staff Report
- b. Project Description
- c. Concept Plan
- d. Planning Commission Minutes

LUPTON GREENS CONCEPT PLAN

PROJECT NO. LUP2022-0017 / PLAN NO. SPL2022-0002

PROJECT DESCRIPTION

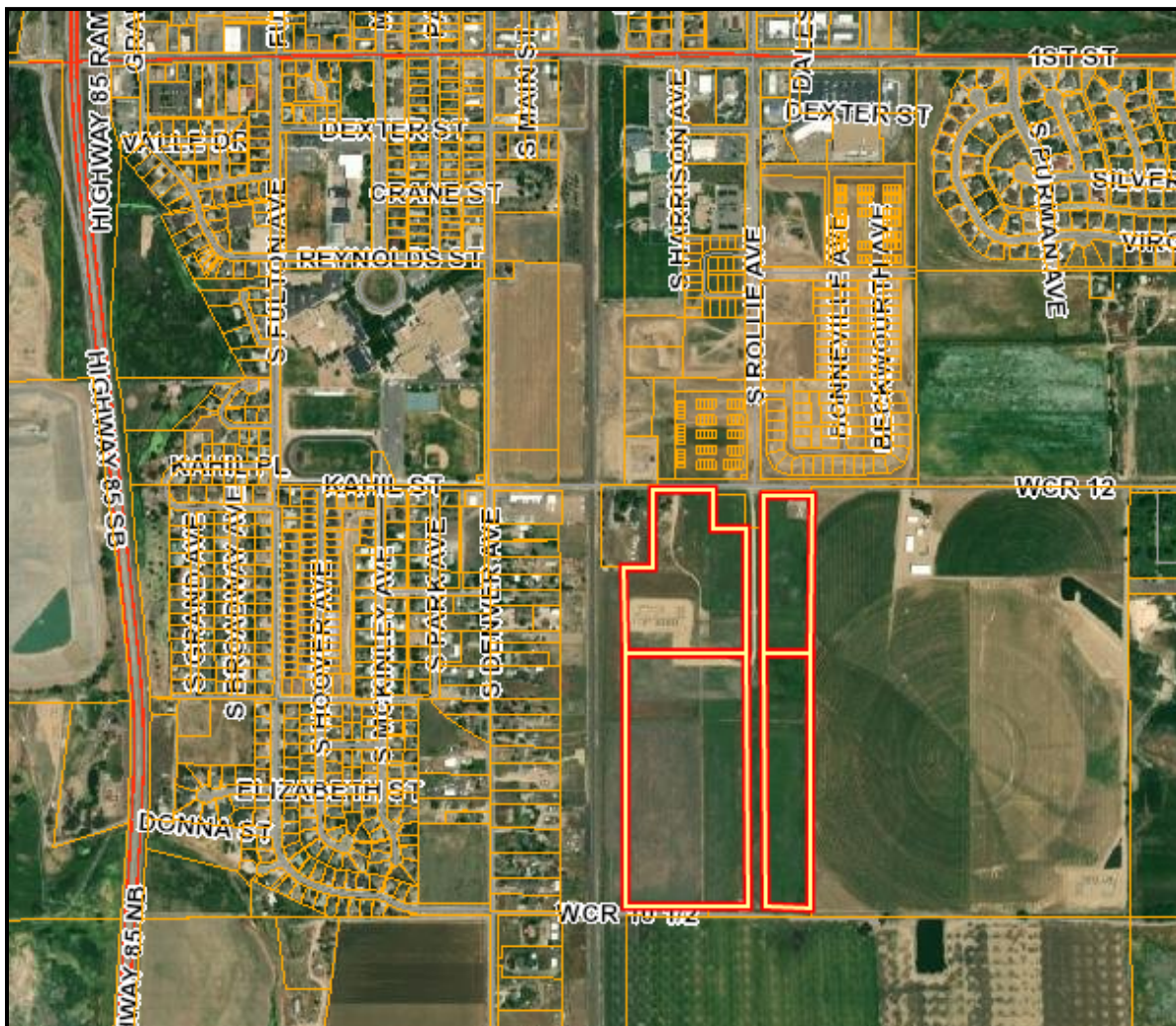
Project No.: LUP2022-0017 / Plan No. SPL2022-0002

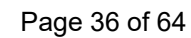
Project name: Lupton Greens Concept Plan

Applicant's Name: Fort Lupton Greens, LLP ("Applicant")

Location of Request:

The site is located south and adjacent to County Road 12, north of County Road 10 ½ and bisected by the S Rollie Ave. right of way (the "Property"). The Property is located in Part of the Northwest Quarter of Section 8, Township 1 North, Range 66 West, of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado.







Nature of Request:

The Applicant has submitted a request for a Concept Plan that includes a residential and commercial subdivision that will accommodate 25.5 acres of R-2, Mixed-Use Residential lots, 4.68 acres of open space and stormwater detention, and 26.76 acres of C-2, Heavy-Commercial zoning. The overall project density is yet-to-be determined.

Site Size: 64.75 acres, more or less.

Current Zoning: C-2

Proposed Zoning: R-2, C-2, and Stormwater Detention/Open Space

Existing Uses: The Property is mostly vacant with an existing residence along the northern portion. Towards the middle of the western portion of property, there is an existing oil and gas facility that will remain. There is a gravel road that runs south from CR 12 that provides access to the oil and gas facility. This facility contains production equipment and multiple wells.

Proposed Use: A mixed-use residential and commercial subdivision with open space

Hearing Dates: Planning Commission – Thursday, September 22, 2022 at 6:00 PM; and
City Council – Tuesday, October 4, 2022 at 6:00 PM.

Hearing Location: Fort Lupton City Hall – Council Chambers, 130 S. McKinley Ave., Fort Lupton, Colorado

Purpose of the Concept Plan: To gather feedback from Planning Commission and City Council on the feasibility of the proposed plan.

SUMMARY OF PREVIOUS APPLICATIONS

On January 27, 2010, the Fort Lupton City Council officially amended the zoning of the Property, known as Fort Lupton Greens from “A” Agriculture to “C-2” Commercial (Ordinance No. 2010-913). The change of zone became effective on April 2, 2010.

APPLICATION PROCESS

The Planning Commission’s review of the Lupton Greens Concept Plan is intended to be an open exchange of ideas where the Commission members are encouraged to discuss any issues, questions or concerns with the Applicant and staff. Pursuant to Article 2.08 (D) of the Fort Lupton Development Code, review of a Concept Plan shall not require any approval, but merely provides general consensus and offers the applicant direction for preparing a formal Preliminary Plat. Therefore, the Planning Commission shall evaluate the Concept Plan and all comments by referral agencies, and provide input to the Applicant. All information provided to the Applicant will become part of the record and will inform the discussion with City Council regarding this Concept Plan. The purpose of this process is to achieve a project that satisfies the goals of the Fort Lupton Comprehensive Plan and the priorities of the community.

In providing input for this Concept Plan, the City shall use the following review criteria:

1. The proposed public benefits of accommodating the concept.
2. Whether the proposed plan is compatible with the surrounding neighborhoods.
3. If the loss of C-2 commercial zoning is beneficial to the community.
4. The compatibility of current C-2 (Heavy Commercial) with the proposed R-2 (Mixed Density Residential).

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

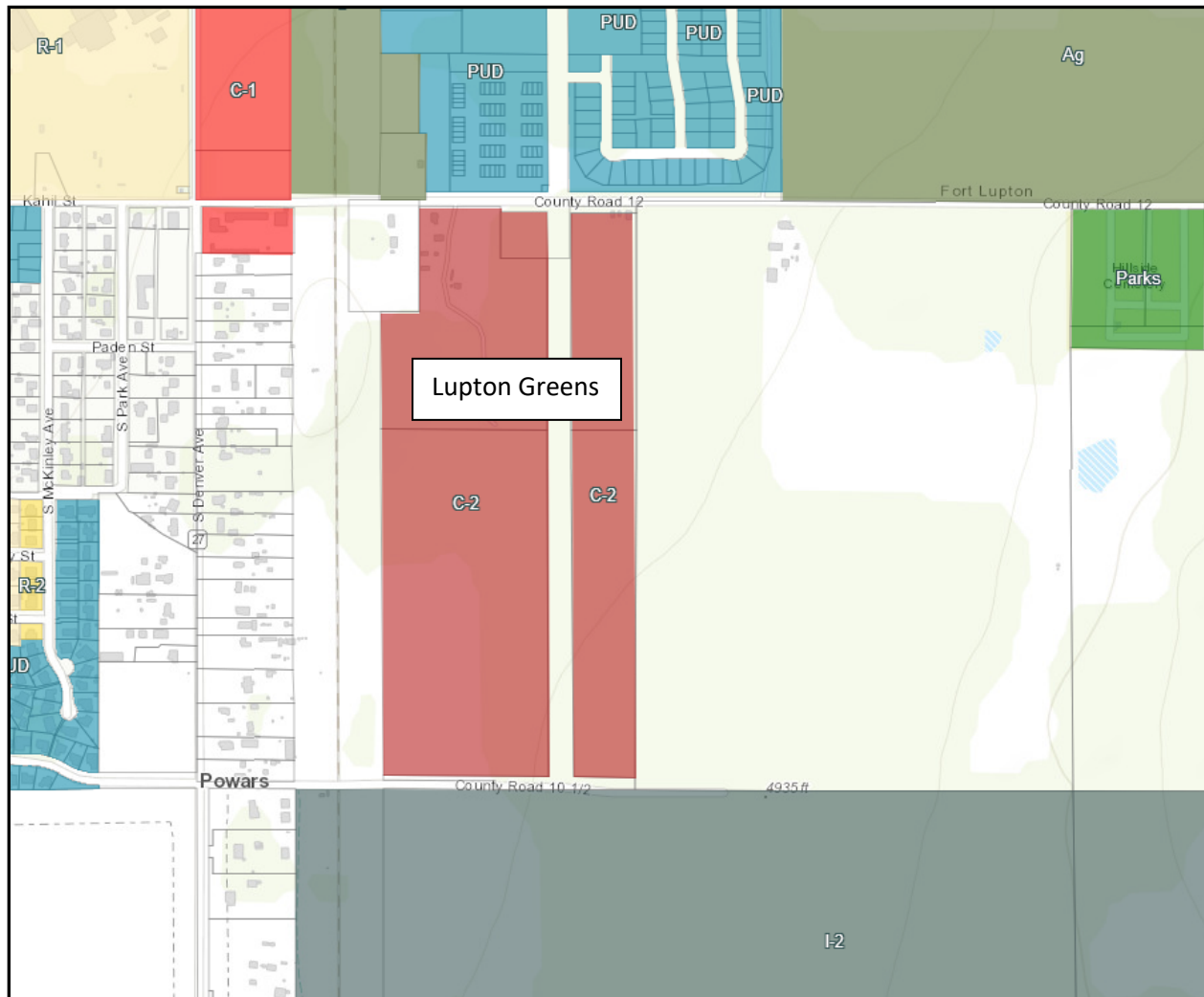
Pursuant to the Fort Lupton Development Code Article 2.02 (D), a Concept Plan is an initial review of a proposed development. The Concept Plan phase is an optional requirement that may be recommended by the Planning Director for complex projects prior to submitting a preliminary and final plan. The intent of this phase of the plan is to provide a general concept that describes the applicants' development vision. A Concept Plan is *not* intended to provide final comments or requirements, or restrict the City's discretion in subsequent stages of the review process.

EXISTING CONTEXT

Just to the north of Lupton Greens is a property that includes 90 single family detached homes, a 70-unit multi-family townhome development, and additional commercial properties under the C-2 zoning. In addition, several other residential use properties lie within Lupton Village to the north. The lots to the south are zoned as I-1 and I-2 (Light and Heavy Industrial) and the lots to the east are under Weld County jurisdiction and designated as Agriculture. To the west lies the Union Pacific Railroad (UPRR). West of the UPRR ROW are existing residential, agricultural lots in the County.

CURRENT ZONING

	EXISTING ZONING	EXISTING LAND USE
NORTH	PUD-Residential & Commercial	Residential
SOUTH	I-2	Agriculture
EAST	Unincorporated Weld County	Agriculture
WEST	UPRR/Unincorporated Weld County	Railroad ROW/Residential/Ag.



CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Lupton Village PUD to the north of Lupton Greens has lots dedicated as “General Commercial” which would be classified as C-1 under the older Municipal Code. C-1 under current zoning is defined as “Neighborhood Commercial” and describes small-scale, light-intensity uses that support neighborhoods and other surrounding commercial or industrial districts. These zones may exist in compact, walkable formats in close proximity to neighborhoods, or alternatively if automobile oriented the impacts of

access and operations on adjacent areas are limited and mitigated by the small-scale format and lighter intensity of the uses.

C-1 zoning in the new Development Code is designed to coordinate and compliment neighboring residential uses. C-2 zoning, which currently exists for the Property describes commercial activities which by their nature, require heavy auto and truck traffic or outdoor storage and display. While C-2 uses allow for heavier and more intense traffic, they are not necessarily incompatible with residential uses.

The majority of business types allowed within C-2 can complement residential zoning, but conflicts might arise. Planning Commission and City Council should consider the implications of allowing residential development within a heavy commercial district. If the concept is allowed to proceed, the issuance of Special Use Permits for regional projects must be carefully considered. Large gas stations or indoor warehousing and storage, could be unwelcome next to residential development. While many of the permitted uses in C-2 can coexist perfectly well next to homes, there is the possibility of controversy.

Undeniably, demand for homes remains strong. The type of development being proposed by this Concept Plan may be the best response to current market forces. Fort Lupton must decide if the plan provides the kind of development the City seeks. Compatibility should be considered, but so should the loss of heavy commercial zoning for residential uses.

The Future Land Use Map targets the areas to the east of the Property as single and multi-family detached housing. These can consist of a variety of development types, including higher density homes and planned subdivisions within residential growth areas. In addition to single family units, these neighborhoods may include scattered single family attached and multi-family housing options. Given market demand, single-family neighborhoods are likely to remain a core residential designation within Fort Lupton. Meeting this demand is surely the rationale for the proposed zone conversion within Lupton Greens. The Comprehensive Plan did anticipate the need for homes and designated areas to the east of Lupton Greens for that purpose. However, this area has yet to annex to The City.

Picture Fort Lupton identifies millions of dollars in revenue that is lost annually to surrounding regions due to a lack of adequate food and retail establishments. Sacrificing C-2 commercial for residential zoning further limits the availability of land for businesses.

Lupton Greens proposes a diversity of land uses, with residential, commercial, and open space zoning. This kind of mixed development meets many of the goals of the Future Land Use Map adopted by the City. But, it is important to note that the Comprehensive Plan designates the Property as a Commercial Growth Area. Lupton Greens provides residential zoning, but does so at the cost of losing 26 acres of C-2. The unincorporated area to the east of the site has been identified as Annexation Priority 1 and is targeted for residential zones. Staff considers the provision of homes as a priority, but for Fort Lupton to fully develop, there must be room for business.

REFERRALS

Referrals were provided to the list below. Any comments received are enclosed with the Planning Commission packet.

Buildings/Grounds Manager	City Attorney	Police Chief
Public Works Director	Building Inspector	Recreation Manager

Comcast	GIS Specialist	CenturyLink
Weld County GIS	Fort Lupton Fire Protection District	CDOT
Postmaster	Fulton Ditch Company	United Power
Northern Colorado Water Cons. Dist.	Weld County School Dist. RE-8	Xcel Energy

For more information on this development, please refer to the relevant files available online at FortLuptonCo.gov. Additional documents are available for review at the Fort Lupton City Hall.

Lupton Greens Sketch Plat – Project Description

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Location:

The proposed sites are located in the east half of the west half of the northwest quarter and the west half of the east half of the northwest quarter of Section 8, Township 1 North, Range 66 West of the 6th PM, City of Fort Lupton, County of Weld, State of Colorado. More generally, the site is located south of Kahil Street, southwest of Beckwourth Ave, east of Denver Ave, north of County Road 10 ½, and is split by S Rollie Ave, which has not been constructed.

Existing Conditions:

The subject property consists of approximately 64.75 acres and is split (east and west) by the 110-foot South Rollie Avenue right-of-way, Reception No. 3997164 and 4047523. The subject property is currently zoned as C-2 Heavy Commercial. Most of the property is vacant land. There are a few houses located on the north side of both properties. Towards the middle of the west property, there is an existing oil and gas facility that will remain. There is a gravel road that runs south from Kahil Street providing access to the oil and gas facility. The oil and gas facility contains production equipment and multiple wells. In addition, the facility includes a tank battery setback of 200 feet and a well head setback of 150 feet. Existing utilities are described below.

Proposed Land Uses:

There are three tracts, one lot, and two outlots being proposed for the Lupton Greens Sketch Plat. Since the property is bisected by South Rollie Avenue, the sketch plat is generally described within the narrative as Lupton Greens East and Lupton Greens West.

Lupton Greens East

Lupton Green East tracts and outlots would remain under the C-2, Heavy Commercial zoning and will comply with the City of Fort Lupton's newest Development Code. This includes Lot 1, Outlots A & B, and Tract A. Lot 1 is a two-acre property that is anticipated to be a retail/commercial businesses. A monument sign for the overall property subdivision would be in the northwest corner of this lot within Outlot B. Outlot A would include only the detention pond and open space. The detention pond will be sized to handle flows from the entire property of Lupton Greens.

Lupton Greens West

Lupton Greens West includes Tracts B and C. Tract B is 15.60 acres, includes an existing oil and gas facility, and will remain under its current zoning, C-2, and will comply with the City of Fort Lupton's newest Development Code. Tract C is 25.51 acres. For Tract C, the applicant is proposing that this tract be rezoned from C-2 to R-2, under the new Development Code. Rezoning this portion of Lupton Greens would allow for the Applicant to utilize funds held by its current Residential Metro District which are necessary to complete the South Rollie Avenue extension south of CR 12 approximately one-half mile to CR 10.5 and create economic stability for the subdivision and to facilitate construction of infrastructure to serve the entire subdivision. Additional information as to why this rezoning of Tract C is crucial to the overall subdivision can be found in the sections below.

The tract and outlot layout for these sites can be found in Appendix E.

Sketch Plat Compatibility with Surrounding Area:

Just to the north of Lupton Greens East and West is a property that includes 90 single family detached homes, a 70-unit multi-family townhome development, and additional commercial properties under the C-2 zoning. In addition, several other residential use properties lie within Lupton Village. The lots to the south are zoned as I-1 and I-2 (Light and Heavy Industrial) and the lots to the east are under Weld County jurisdiction and designated as Agriculture. To the west lies the UPRR and just to the west is the recently approved project called The Flats.

As described above, Lot 1, Outlot A & B, and Tracts A & B will remain under the existing zoning of C-2 (Heavy Commercial). This Sketch Plat requests to rezone only 25.51-acres of the 64.75 acres from C-2 to R-2 to allow for compatible residential development alongside the existing commercial zoning to support the development of the commercial uses and infrastructure. This overall development will support a mix of office, retail, and multifamily dwellings along Kahil Street. Tract B consists of roughly 15.60 acres and includes the existing oil and gas facility. Because of setbacks imposed by the oil and gas facility, portions this tract will be restricted to only open space or infrastructure that would not create a risk to health and safety.

Tract C, to the south of the oil and gas facility of the sketch plat, rezoned to R-2 could include single family detached housing. R-2 Zoning within the new code can be used as a buffer zone. The Metro District funds from these single-family homes, as well as other fund-raising efforts, will make it possible for the Applicant to construct the South Rollie Avenue extension from Kahil Street to CR 10 ½. Without this residential metro district in place, or a substantial contribution from the City of Fort Lupton, South Rollie Avenue could not be extended by the Applicant.

In addition, the zoning amendment to R-2, abuts the UPRR right-of-way on the west and just to the west of the UPRR ROW are acreage homesites, which also border the east side of Denver Ave. These homeowners would probably prefer to have other homes out their back yards.

A surrounding zoning map is attached within Appendix B.

Sketch Plat Compatibility with the City of Fort Lupton's Comprehensive Master Plan:

It is important to support the intent of the comprehensive plan and City's goals. Overall Lupton Greens will remain consistent with the City of Fort Lupton's Comprehensive Master Plan by proposing that the entire area of Lupton Greens East remain under the C-2 zoning and only a portion of the Lupton Greens West is being proposed to be amended to include R-2 zoning.

The following statements, points, positive attributes, and clarifications are being provided to further support the amendment to the zoning for Tract C.

Applicant's Statements and Points

1. The Metro Districts set up by the Applicant to build out Lupton Village (Residential & Commercial) between them have the ability to fund the improvements necessary to extend South Rollie Avenue from CR 12 south to CR 10.5.
2. The City does not, or cannot, fund the improvements necessary to extend South Rollie Avenue from CR 12 south to CR 10.5.
3. The Applicant does not, and cannot, fund the improvements necessary to extend South Rollie Avenue from CR 12 south to CR 10.5 without the aid of Residential Metro District participation, even with the assistance of the Commercial Metro District.
4. Therefore, the Applicant requests the City approve the Applicant's request for rezoning for the Applicant to extend South Rollie Avenue since the improvements to South Rollie Avenue will not happen in the near future by this Applicant without Residential Metro District participation.

Positive Attributes of Rezoning Per Applicant's Request

1. South Rollie Avenue will finally be extended from CR 12 south to CR 10.5 within the next 9 months, completing more of the City's vision for extension of South Rollie Avenue to CR 8, to the new location of the City's Fire Station and the future east/west CR 8 traffic connection between Hwy 85 and hopefully eventually I 76.
2. The City will have in place a 4.44-acre regional detention pond to accommodate this project and a facility to run other area development to the east through to a regional retention pond and hopefully assist the City with other current storm drainage issues in this area.
3. The City will end up with 39.24 acres of C-2 zoned property consistent with the current zoning under the new Development Code.
4. The City is being asked to exchange 25.51 acres of C-2 zoning for R-2 zoning to accommodate detached single family housing that is required to allow the Applicant to utilize Residential Metro District funding for completion of South Rollie Avenue.

Other Thoughts on Comments from City planning June 24, 2022, Email

City Planning Request:

"More information on how each proposed land use could work with the surrounding zoning."

Applicant's Response:

At this time the land on the east side of South Rollie Avenue, from CR 12 to 10.5 will work under the proposed C-2 (Heavy Commercial) zoning as described in the new Code. The land on the west side of South Rollie Avenue, from CR 12 south to CR 10.5 will not accommodate uses planned for the southwest portion of the property based upon C-2 (Heavy Commercial) zoning, but a portion does work under C-2 zoning.

The Applicant's development plan will consist of a mix of office, retail and multifamily dwellings along CR 12 surrounding the one acre site owned by the Fire Department and north of the Oxy Petroleum well site. C-2 under the proposed new zoning plan can work, though the Applicant would prefer to be able to sell residential units in this area but will waive that ability. This area is approximately 9.64 acres in size, and some of the area falls within the 150-foot no-build zone. A discussion has been held with Oxy regarding the Applicant's plan for development of this area. To the north of this land across CR 12 lies a 70 unit multifamily townhome project with for sale product developed by Baessler Homes, with infrastructure that is nearly complete, and to the northeast is single family detached housing project featuring 90 single family homes and to the east is C-2 (Heavy Commercial) zoning. To the south is a parcel under a current surface use agreement with Oxy Petroleum, successor in interest to Anadarko.

To the south of the Oxy Petroleum parcel, the Applicant's development plan on the west side of South Rollie Avenue and south of the Oxy Petroleum well site, 25.51 acres, is planned for single family detached housing of up to 90 units. Metro District funds from these single-family homes, as well as left over funds from prior fund raising efforts, will make possible the Applicant being able to fund the South Rollie Avenue extension south of CR 12 down to CR 10.5. Without those residential metro district dollars, or a substantial contribution on the part of the City of Fort Lupton, South Rollie Avenue cannot be extended to CR 10.5 by this Applicant.

City Planning Request:

"How this proposed development fits into the Fort Lupton Comprehensive Plan. This area has been designated as C-2, Heavy Commercial, and is targeted as a commercial growth area. Please explain how this PUD will tie into the surrounding areas and will be a better use of this land now and into the future."

Applicant's Response:

At the present time South Rollie Avenue is not improved, other than by some gravel that has been placed in the right of way by the oil and gas operator to provide for year around access for its full-time access to the existing well sites.

South Rollie Avenue, even if improved by the City or the Applicant in the near future, will be a dead end road only able to service the Lupton Greens subdivision since South Rollie Avenue will terminate at CR 10.5. Future extension is not available in the near future since according to Weld County records there is no ownership of land by the City, or right of way south of CR 10.5 to build South Rollie Avenue. Additionally, the right of way for 10.5 from South Rollie Avenue west to Denver Avenue is likely too narrow to accommodate a permanent road that is called for on the City's current Transportation Plan. A temporary access road may be possible, but it will require a substantial amount of fill that the Lupton Greens project cannot afford to absorb. A temporary emergency vehicle turnaround is being proposed by the Applicant until such time as the southern portion of this project can provide other means for a more permanent turnaround.

The proposed zoning amendment abuts the UPRR on the west and just to the west of the UPRR right of way are a row of acreage homesites bordering along the east side of Denver Avenue. These homeowners would likely prefer to have other homes out their back yards.

The Applicant believes the City did acquire the two easements through the sod farm owned by Fort Lupton Meadows, LLC and the parcel immediately south of the sod farm owned by Sharon Schuyler that were necessary to complete water and sewer line extensions down to Halliburton at CR 8 some years ago. It does not appear from Weld County records that the City did buy the necessary right of way across those parcels as it did at Lupton Village and Lupton Greens.

In order for South Rollie Avenue to function as a Heavy Commercial corridor attracting some retail users, it will need to have a permanent connection down to CR 10, where the west half of South Rollie Avenue has already been partially improved between CR 8 and CR 10 where much of the City's jobs growth is and will likely be occurring in the future due to current zoning.

For retail type uses to succeed, which will help create tax revenues for the City, retail needs rooftops which turn into an average of 2.6 + occupants per each rooftop. At the present time even getting a current population count for Fort Lupton is difficult at best. Another five thousand residents or (15,000 people) will put Fort Lupton on the radar to additional small to medium sized retailers. Retailers need population and they need traffic as these two things create success for retailers.

An incomplete South Rollie Avenue will not provide adequate traffic counts and even a complete South Rollie Avenue and the corresponding increasing traffic counts, without adequate rooftops and people living nearby to spend money does not provide success to their businesses. That is why there has been

an emphasis on retailers wanting to be located on Highway 52, like Burger King, Wendy's and most recently McDonald's. Other retail users have located along Denver especially in the downtown corridor.

Above are reasons why, in this Applicant's opinion, that a more suitable use for the present time would be R-2 zoning, as has been proposed for the 25.51-acre site along the west side of South Rollie Avenue, where the Applicant's only zoning change has been requested.

Zoning Amendment Criteria:

The following City criteria has been evaluated to provide information to support the Applicant's request to amend the zoning of Tract C:

Question 1: To correct a manifest error in an ordinance establishing the zoning for a specific property.

The amendment is not being completed to correct an error.

Question 2: To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the City generally.

As noted, the proposed amendment would be in line with current market trends to the north of the project and provide a vehicle to create revenue for the infrastructure needed to support the entire development.

Question 3: If the current zoning is inconsistent with the policies and goals of the Comprehensive Plan.

The current zoning is consistent with the comprehensive plan since a significant portion of the property is not being rezoned. The proposed zoning amendment will create consistency with current market conditions and provide a driver for the development of the other tracts.

Question 4: If the proposed rezoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan.

The amendment is not necessary to provide community related uses.

Question 5: If the area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area.

The current zoning was established in 2010. The current zoning has been in place for approximately 12 years. Based on development trends to the north and State Highway 52 corridor, commercial zoning for the entire property is not supported because of time and trends. Rezoning Tract C to a residential use would support the current trends and assist in supporting the C-2 zoning that is not being changed.

Question 6: The Zoning Map amendment shall not substantially alter the character of the district or the neighborhood.

The amendment will not substantially alter the character of the neighborhood. It will continue the development trend from the north and will create suitable transitions to the surrounding zoning.

Question 7: Spot zoning. The Zoning Map amendment will not create a spot zone.

The amendment will not create spot zoning and will create suitable transitions to the surrounding zoning.

Question 8: Adequate conditions of approval shall address: traffic; activity levels; light; noise; odor; building type, style and scale; hours of operation; dust; erosion and other performance issues identified through the public hearing process.

Specific uses are not being proposed at this time. However, individual applications will be held to the zoning standards set by the zoning codes. No variances to the current or future zoning code are being proposed at this time. As part of the approval process for this subdivision and rezone amendment, a traffic impact study will be completed and provided for review and approval.

Question #9: This declaration of criteria for zoning map amendments shall not control an amendment that occurs incidentally to a general revision of the Zoning Map.

The proposed amendment is not incidental to general revisions.

Utilities:

Utilities proposed for this Sketch Plat will comply with all Fort Lupton codes and regulations including, but not limited to, the City of Fort Lupton Storm Drainage Design and Technical Criteria and the City of Fort Lupton Standards and Specifications for the Design and Construction of Public Improvements.

Potable and Non-Potable Water:

An existing 12-inch water main runs north to south within the area designated for S. Rollie Ave, within the 110ft right-of-way easement. There are five temporary fire hydrants proposed that will tee from this main line with an 8-inch line. Two temporary blowoff assemblies are also proposed to tee off this main line with an 8-inch line. There are two existing fire hydrants, one on the north and one on the south, that will be relocated in the same general area.

Sanitary Sewer:

An existing 18-inch sanitary sewer main lies parallel to and roughly 30 feet from the existing water main within the potentially proposed S. Rollie Ave public roadway. Six stubs are proposed, including multiple 8-inch PVC lines and a 4-inch PVC line. The 8-inch stubs will connect to the 18-inch line via 48-inch manholes and will end with a sanitary sewer cap.

Storm:

There are currently no existing storm drainage facilities on either site. The existing runoff sheet flows off site to the north. See Appendix C for the NRCS soils report. The proposed storm design includes the installation of a 24-inch storm main within the proposed S. Rollie Ave public roadway. This main will connect to several Type R curb inlets to collect runoff from the proposed conditions. A detention pond with an outlet structure and other storm structures is also within the proposed design. A preliminary drainage plan is shown within Appendix D. Additional details of the proposed design can be found within the Lupton Greens Sketch Plat Preliminary Drainage report prepared by LandOne and submitted to the City of Fort Lupton within the Lupton Greens preliminary submittal package.

Dry Utilities:

Existing gas, overhead electric, and fiber optics lines run on the north side of the site within the Kahil Street right-of-way. This gas line was installed by FTL Land Assemblage LLP for Lupton Village, to the north, and does not have enough gas to satisfy the needs of the proposed Sketch Plat uses. There is an

abandoned gas line that runs north and south from Kahil Street to the oil and gas facility. The easement for this abandoned line was purchased by the Applicant and will be vacated as these plans progress. An existing overhead electric line also runs along CR 10 ½.

Existing Transportation Network:

Access to these sites would come from Kahil Street and South Rollie Avenue to the north. The public roadway, South Rollie Avenue, will be extended from Kahil Street to CR 10 ½. Timing for construction of this public road will be dependent upon the approval of this Sketch Plat. When constructed, the roadway will be designed according to the City of Fort Lupton Standards and Specifications for the Design and Construction of Public Improvements.

Existing Significant Cultural, Archaeological, and Historical Resources and Plans for Protection:

No significant cultural, archaeological, or historical resources have been identified on either site, therefore no plans for protection are required.

Commercial Mineral Deposits on Site:

There is currently an oil and gas facility within the west site, but there are no known commercial mineral deposits on site.

Surface Use Agreement:

The oil and gas facility within Tract B of Lupton Greens West falls within an existing surface use agreement. Discussions with the oil and gas Applicant, Oxy Petroleum, has been held regarding the Applicant's plan for development of this area. An amended surface use agreement is being negotiated currently and will be provided to the City once it is available. The existing surface use agreement has been provided under Appendix F. The amended agreement will consist of maintaining the existing access point to the Oil & Gas facility, set limits for the existing facility, and maintain 150' Well Head Setback and the 200' Tank Battery Setback for public safety.

City's Public Land Dedication Requirements:

There is an existing 110 foot right-of-way that is already dedicated and runs through the middle of the two proposed sites within the Lupton Greens Sketch Plat. There is also an existing 60ft right-of-way dedicated on the north side for Kahil Street. Kahil Street will be widened with this development and right-of-way dedication will be provided.

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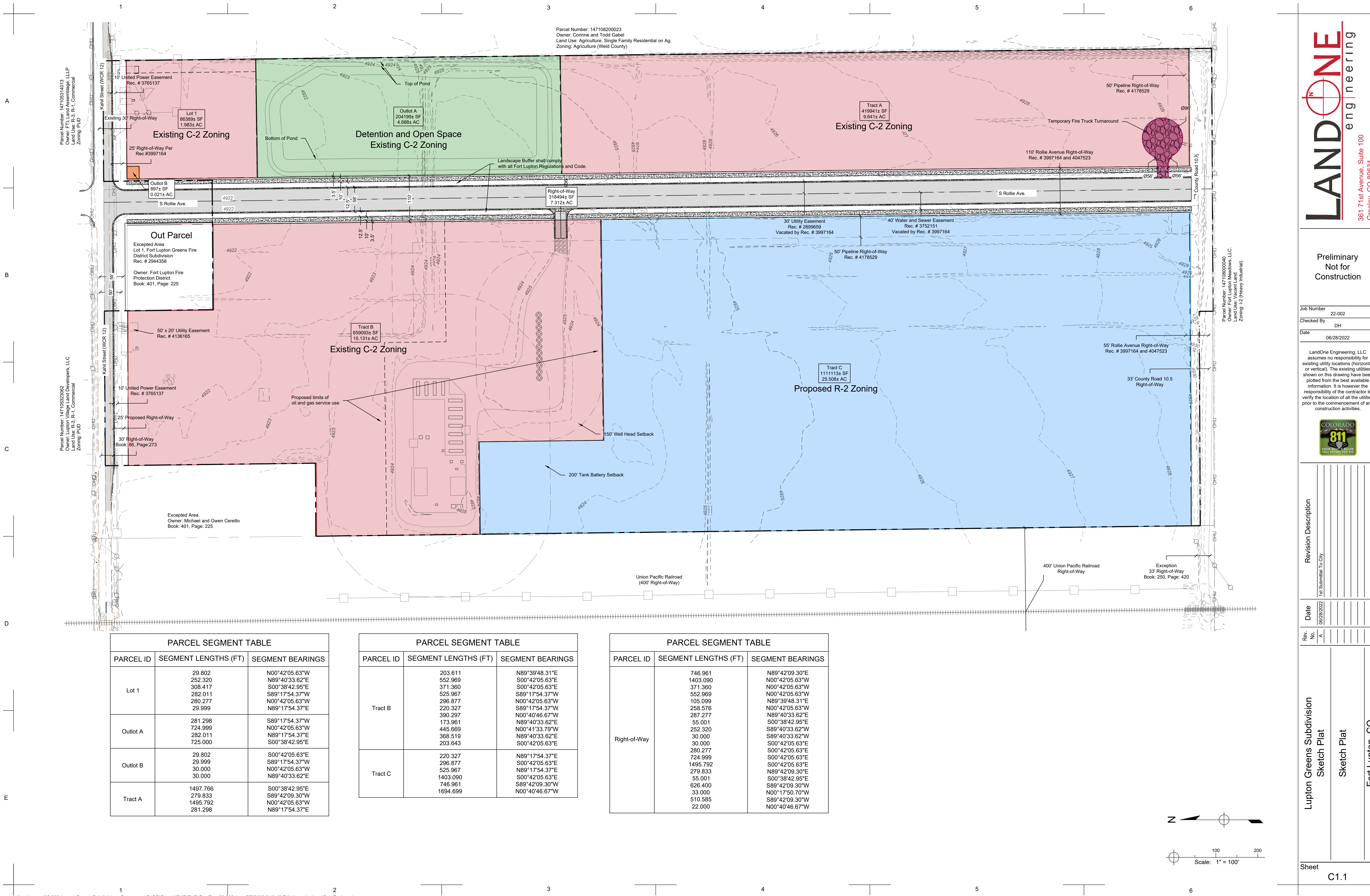
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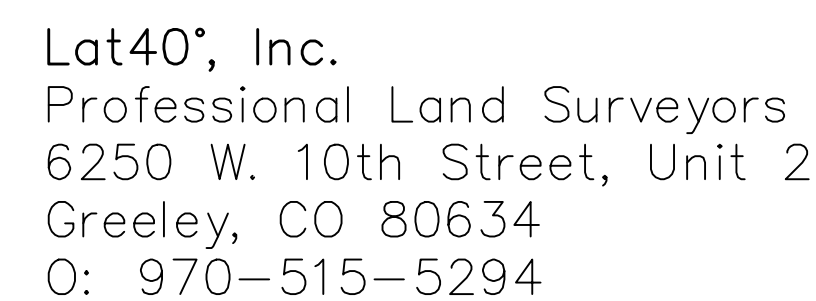
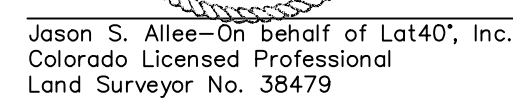
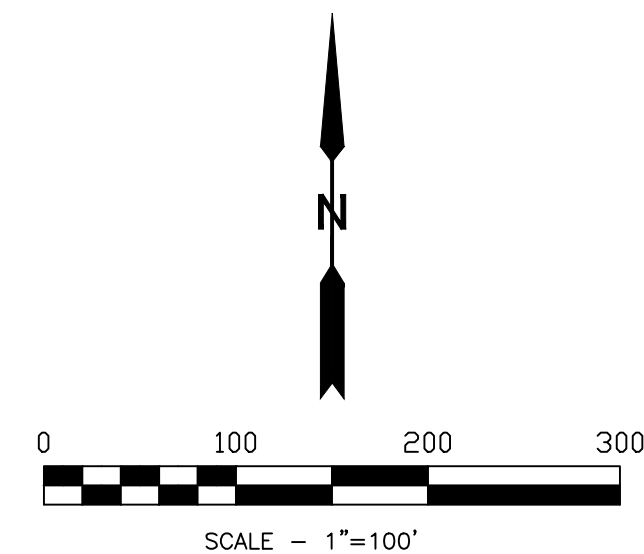
LandOne Engineering, LLC assumes no responsibility for existing utility locations (horizontal or vertical). The existing utilities shown on this drawing have been plotted from the best available information. It is however the responsibility of the contractor to verify the location of all the utilities prior to the commencement of any construction activities.



Revision Description	
Rev	Date
No.	06/28/2022
A	1st Submittal To City

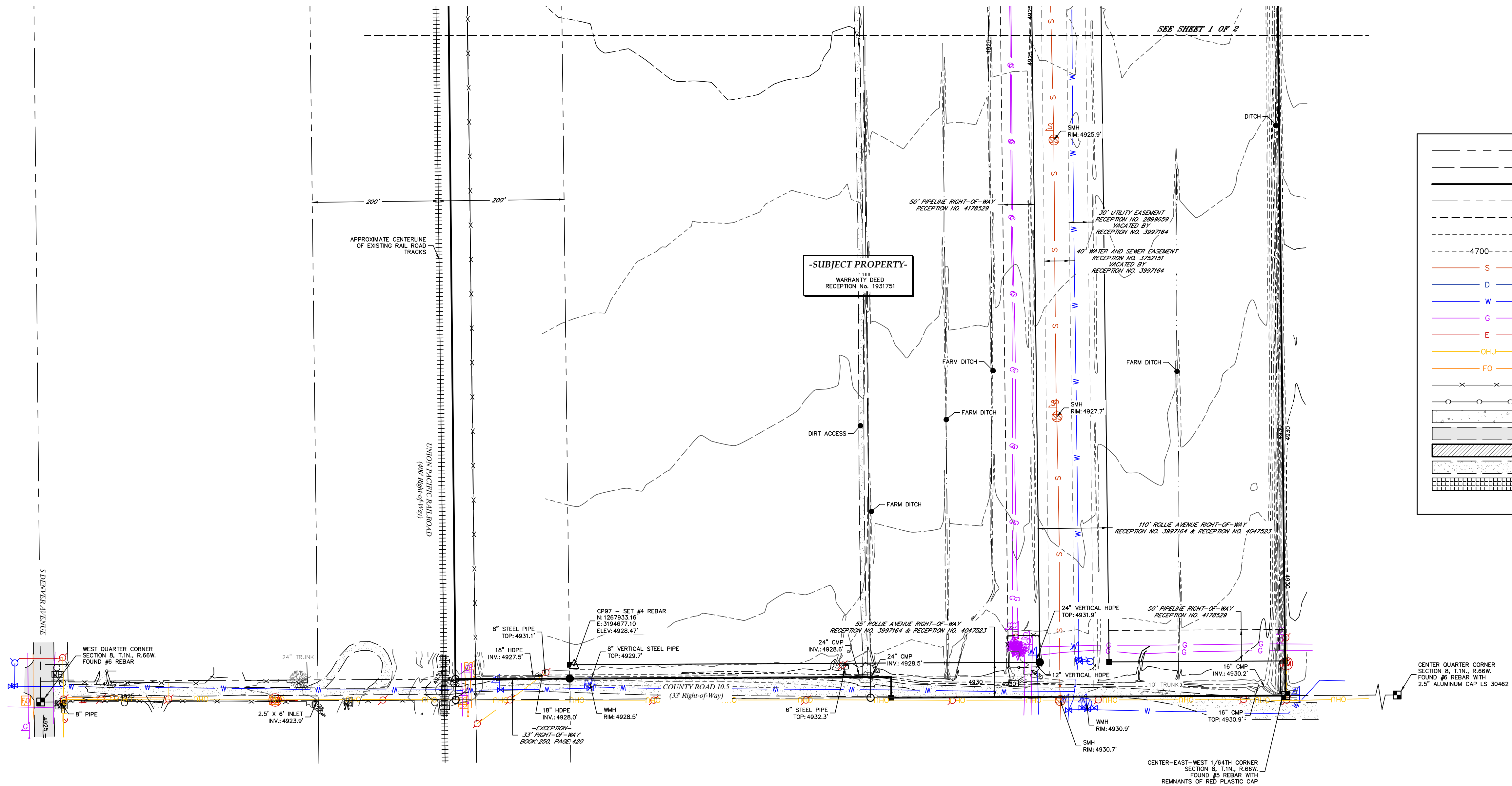
Lupton Greens Subdivision Sketch Plat	Sketch Plat
	Fort Lupton, CO

Part of The East Half of the West Half of the Northwest Quarter and The West Half of the East Half of the Northwest Quarter Of
Section 8, Township 1 North, Range 66 West Of The 6th P.M., City Of Fort Lupton, County Of Weld, State Of Colorado

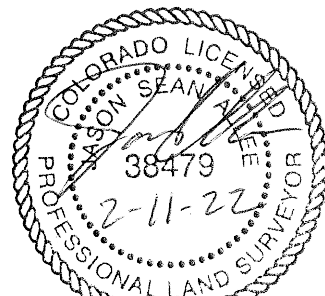
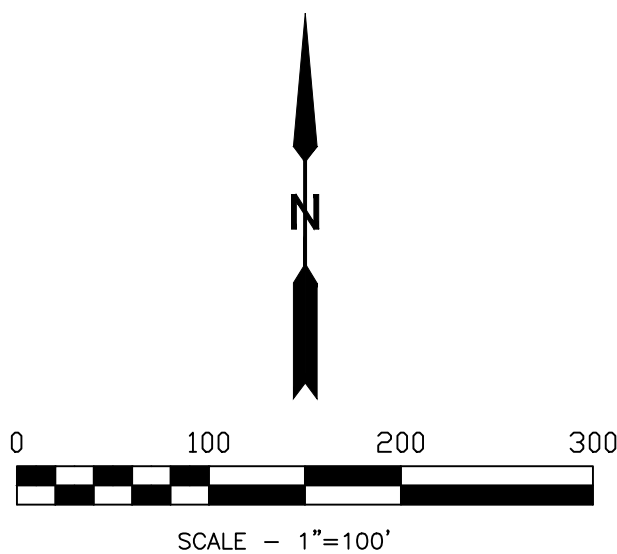
Page 52 of 64

TOPOGRAPHIC SURVEY

Part of The East Half of the West Half of the Northwest Quarter and The West Half of the East Half of the Northwest Quarter Of
Section 8, Township 1 North, Range 66 West Of The 6th P.M., City Of Fort Lupton, County Of Weld, State Of Colorado



VERTICAL DATUM:
PROJECT BENCHMARK: NGS DESIGNATION "T 260" - FOUND 3.25" BRASS CAP IN CONCRETE
PUBLISHED ELEV: 4925.82 (NAVD 88)
SITE BENCHMARK: CP99 - SET #4 REBAR
ELEVATION: 4921.5' (NAVD 88)
ELEVATIONS WERE BROUGHT TO SITE VIA GPS OBSERVATION USING TRIMBLE VRS NETWORK.
HORIZONTAL DATUM:
COLORADO STATE PLANE COORDINATES, NORTH ZONE, NAD 83 DATUM.
HORIZONTAL CONTROL BASED UPON GPS OBSERVATIONS USING TRIMBLE VRS NETWORK.
NOTES:
1. THIS DRAWING IS AT MODIFIED STATE PLANE. TO REDUCE TO STATE PLANE COORDINATES, SCALE AT 0.99973537 (1.00026470) ABOUT THE ORIGIN 0,0.
2. ALL PROPERTY PINS, INTERSECTION MONUMENTS, AND SECTION CORNERS DISTURBED DURING CONSTRUCTION MUST BE REFERENCED AND REPLACED UNDER THE SUPERVISION OF A LICENSED SURVEYOR.
3. THIS AUTOCAD DRAWING CONTAINS INFORMATION THAT IS NOT VISIBLE ON THE PLOTTED COPY. TO OBTAIN ALL THE INFORMATION THAT IS AVAILABLE IN THIS DRAWING, ALL THE AUTOCAD LAYERS MUST BE TURNED ON AND THAWED.
4. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
5. ALL PROJECT CONTROL LISTED HEREON IS PROVIDED AS A COURTESY. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THE ACCURACY OF THE COORDINATES AND ELEVATIONS SHOWN PRIOR TO USING THEM FOR ANY PURPOSES.
6. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON. (13-80-105 C.R.S.)
7. FIELD WORK COMPLETED ON 2/1/2022.

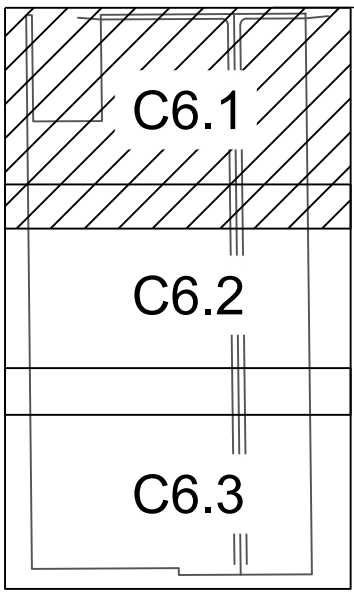
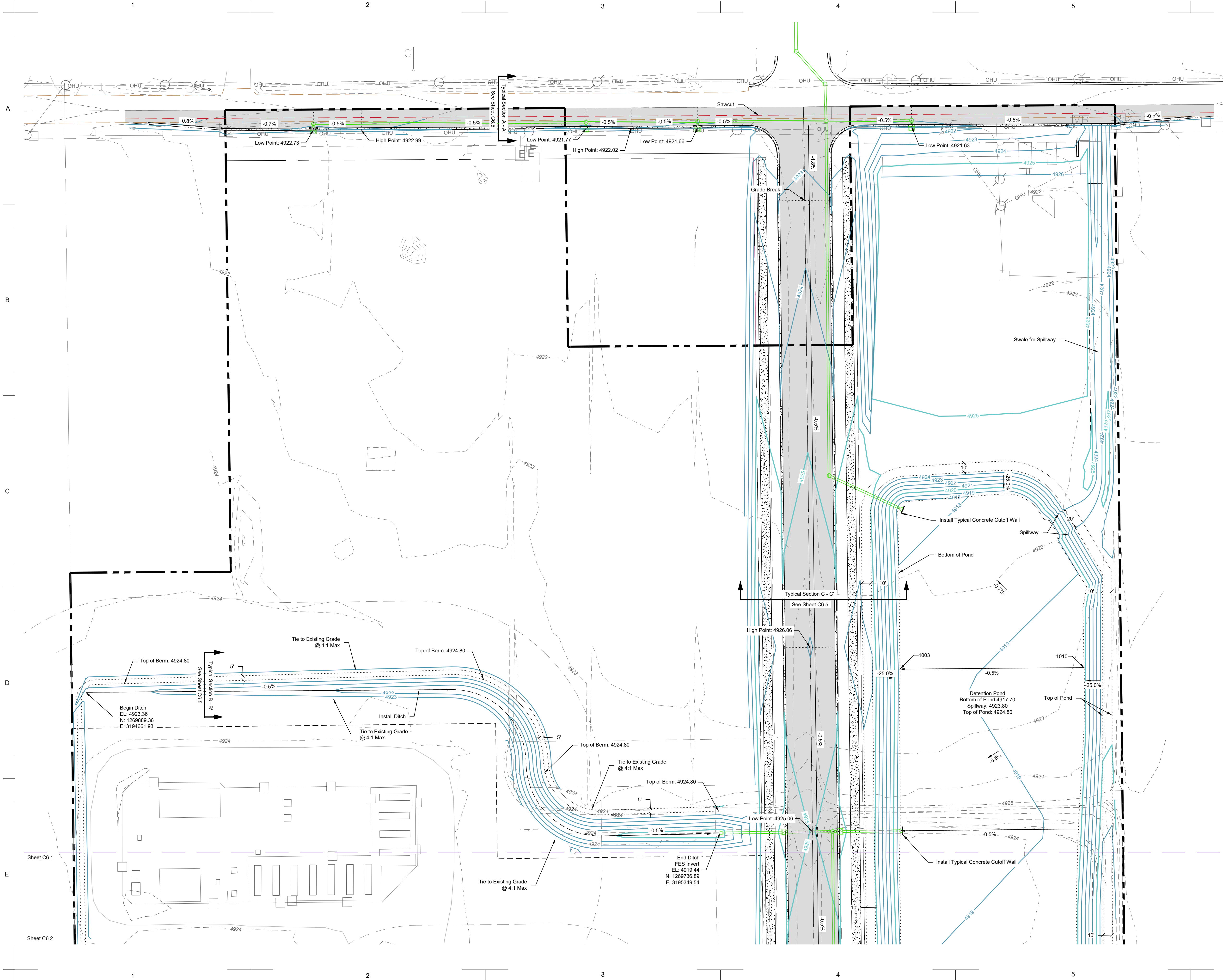


Jason S. Allee-On behalf of Lat40°, Inc.
Colorado Licensed Professional
Land Surveyor No. 38479



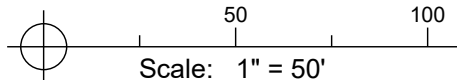
Lat40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

DATE: 2/11/2022	FILE NAME: 2021410LSP	DRAWN BY: MJW	CHECKED BY: JA	SCALE: AS NOTED	PROJECT #: 2021410
REVISIONS:	DATE:	TOPOGRAPHIC SURVEY FOR LANDONE ENGINEERING 361 71ST AVE GREELEY, CO 80634			
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		SHEET 2 OF 2			



Key Map
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Job Number 22-002
Checked By DH
Date 06/28/2022

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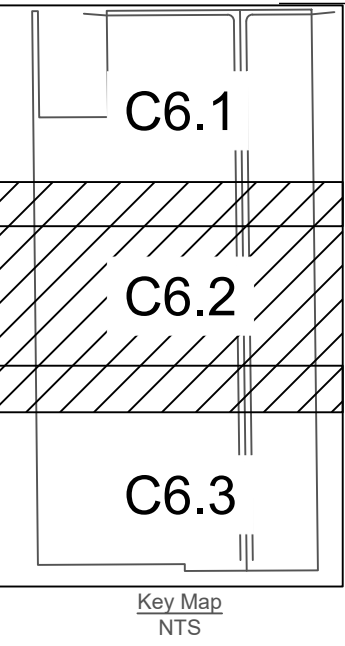
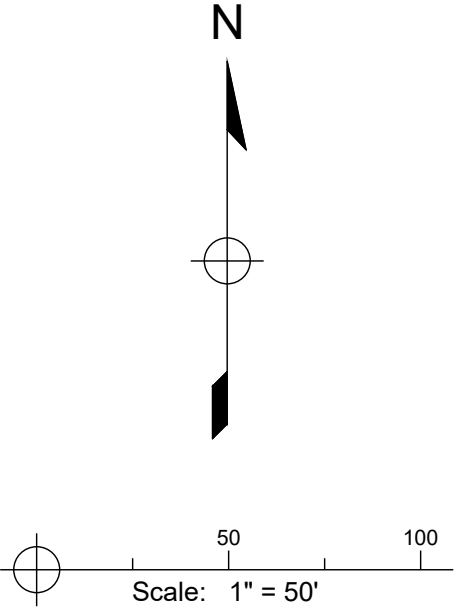
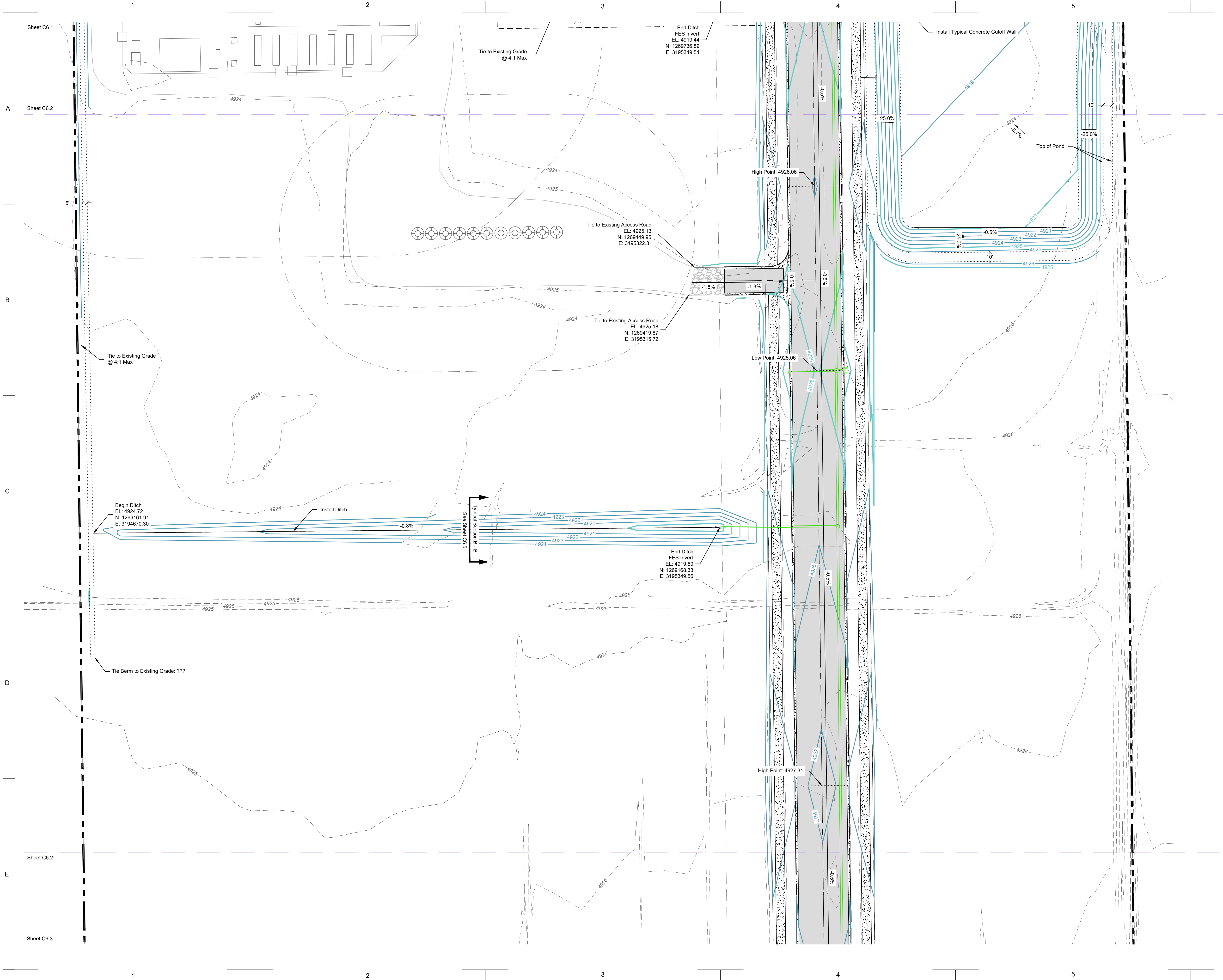
Revision Description

Date

Rev

Lupton Greens Subdivision
Sketch Plat
Grading Plan

Fort Lupton, CO



Job Number: 22-002
Checked By: DH
Date: 06/28/2022

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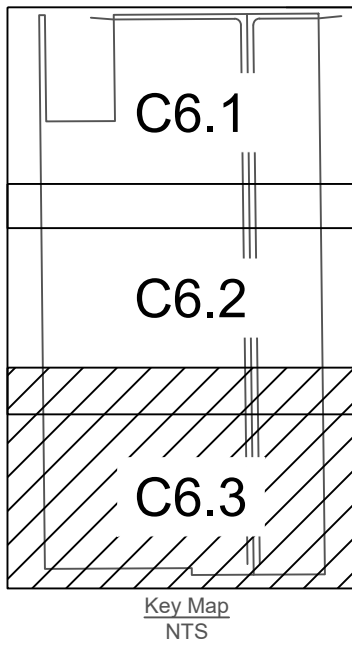
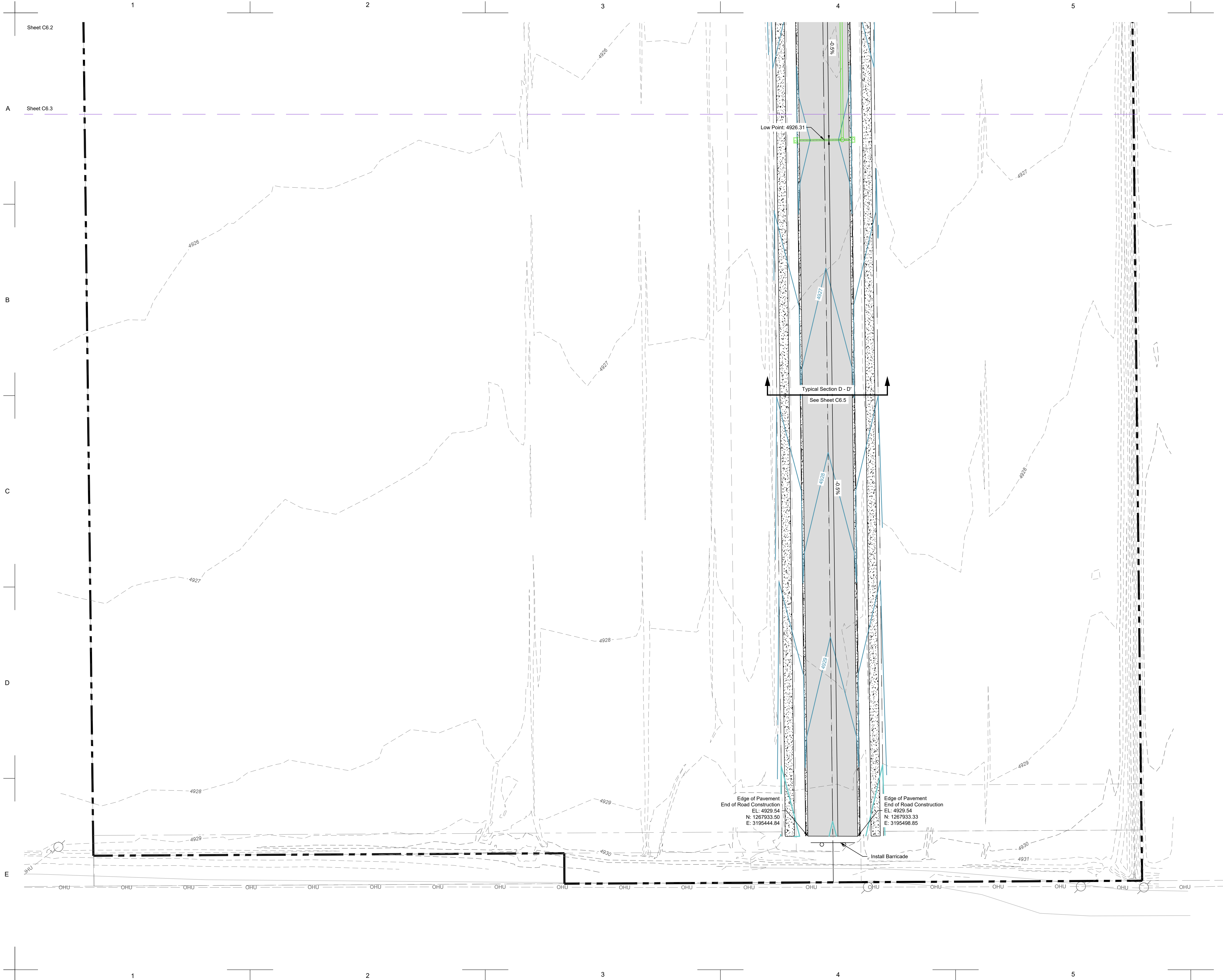
Revision Description	
1st Submittal To City	

Date	
06/28/2022	

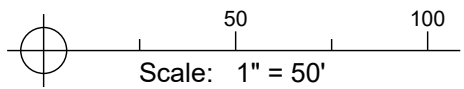
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Lupton Greens Subdivision
Sketch Plat
Grading Plan
Fort Lupton, CO

Sheet
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Job Number	22-002
Checked By	DH
Date	06/28/2022

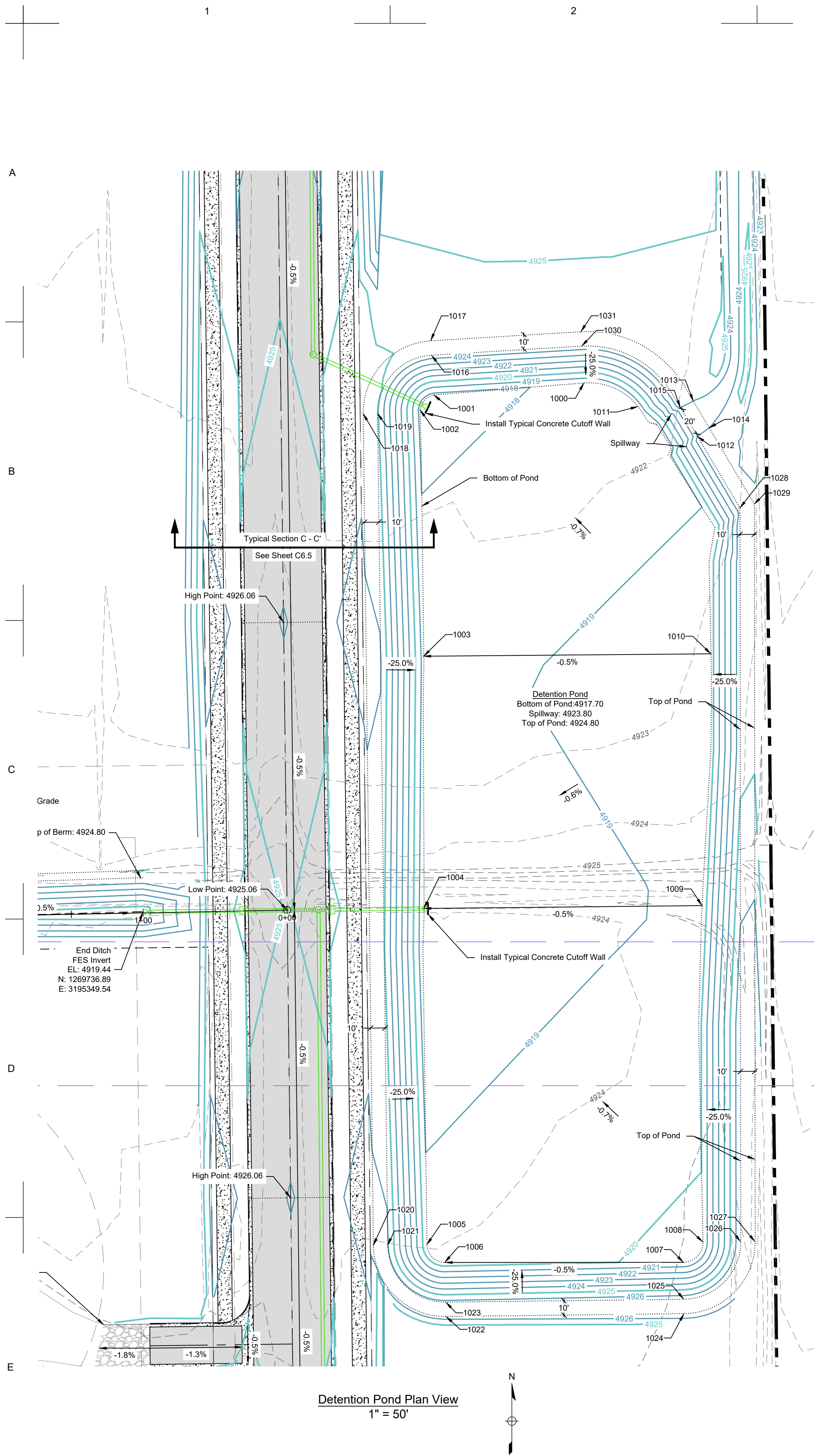
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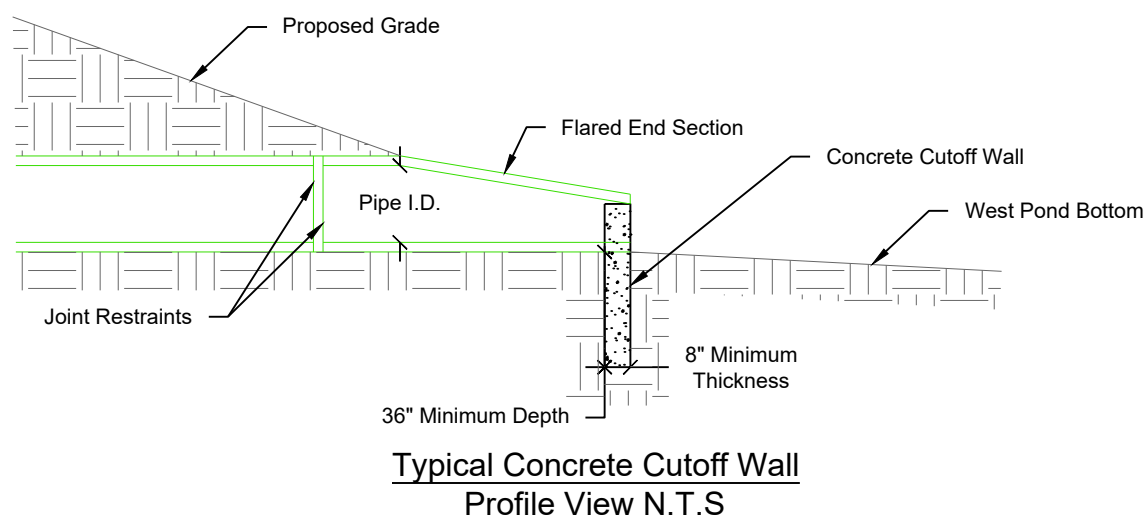
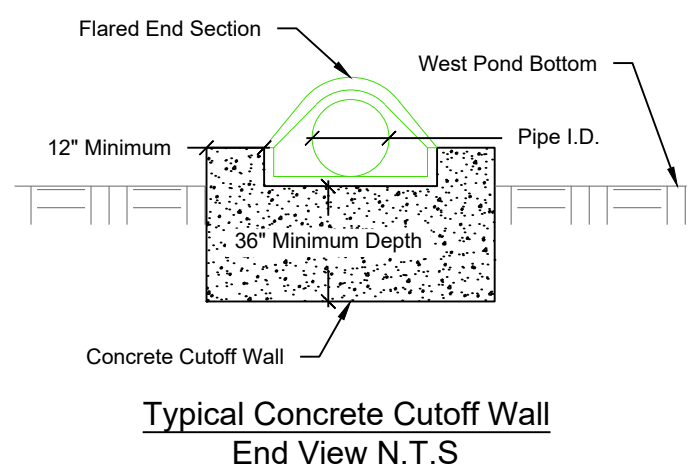
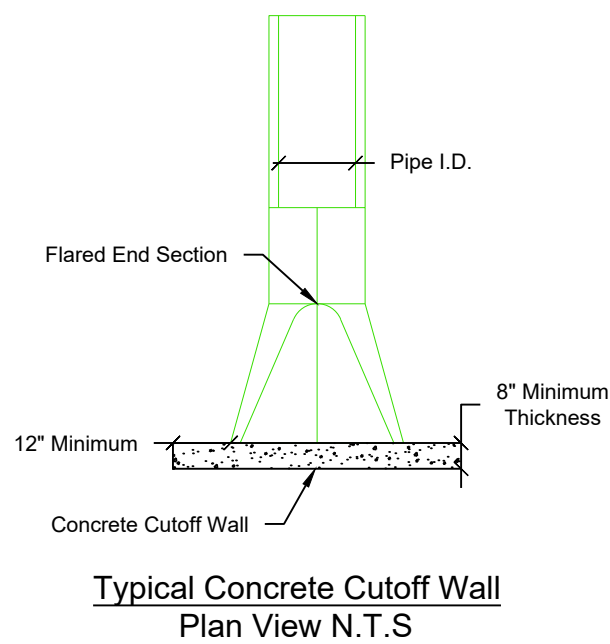
Revision	Date	Description
1st Submittal To City	06/28/2022	

Rev	No.	Date
A		06/28/2022

Lupton Greens Subdivision Sketch Plat Grading Plan Fort Lupton, CO



POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	FULL DESCRIPTION
1000	1270104.4851	3195655.9779	4917.700	BOTTOM OF POND
1001	1270096.2099	3195551.6966	4917.700	BOTTOM OF POND
1002	1270085.8612	3195542.1047	4917.700	BOTTOM OF POND
1003	1269914.5724	3195544.6181	4918.554	BOTTOM OF POND
1004	1269739.2918	3195544.7421	4924.000	BOTTOM OF POND
1005	1269505.5093	3195546.7794	4917.700	BOTTOM OF POND
1006	1269493.2220	3195559.2298	4917.700	BOTTOM OF POND
1007	1269493.3281	3195725.0619	4917.700	BOTTOM OF POND
1008	1269507.5015	3195738.6024	4917.700	BOTTOM OF POND
1009	1269741.2550	3195738.0100	4918.554	BOTTOM OF POND
1010	1269916.2493	3195744.2123	4919.000	BOTTOM OF POND
1011	1270088.1175	3195693.6094	4917.700	BOTTOM OF POND
1012	1270067.4400	3195734.7981	4924.000	SPILLWAY
1013	1270091.8086	3195731.9823	4924.000	SPILLWAY
1014	1270073.2260	3195742.9934	4924.000	SPILLWAY
1015	1270087.3992	3195722.9714	4924.000	SPILLWAY
1016	1270123.8411	3195550.0797	4924.800	TOP OF POND
1017	1270133.8230	3195549.4786	4924.800	TOP OF POND
1018	1270083.3012	3195502.4879	4924.800	TOP OF POND
1019	1270083.4236	3195512.4872	4924.800	TOP OF POND
1020	1269505.0536	3195509.5687	4924.800	TOP OF POND
1021	1269505.1761	3195519.5679	4924.800	TOP OF POND
1022	1269455.6696	3195560.1782	4924.800	TOP OF POND
1023	1269465.6689	3195560.0555	4924.800	TOP OF POND
1024	1269457.6974	3195725.4989	4924.800	TOP OF POND
1025	1269467.6966	3195725.3763	4924.800	TOP OF POND
1026	1269507.7361	3195764.8857	4924.800	TOP OF POND
1027	1269507.7467	3195774.8857	4924.800	TOP OF POND
1028	1270017.5764	3195764.3446	4924.800	TOP OF POND
1029	1270020.3215	3195774.3417	4924.800	TOP OF POND
1030	1270130.1252	3195654.4338	4924.800	TOP OF POND
1031	1270140.1072	3195653.8327	4924.800	TOP OF POND



Job Number 22-002
Checked By DH
Date 06/28/2022

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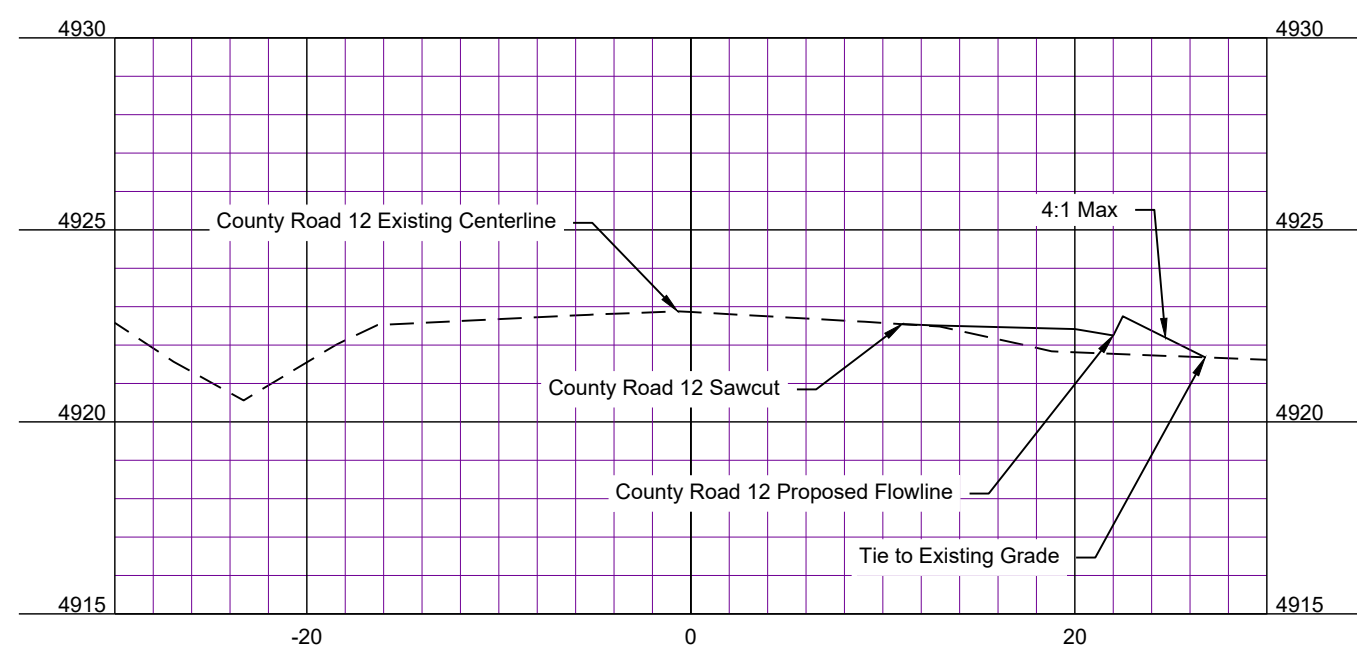


Revision Description	
1st Submittal To City	

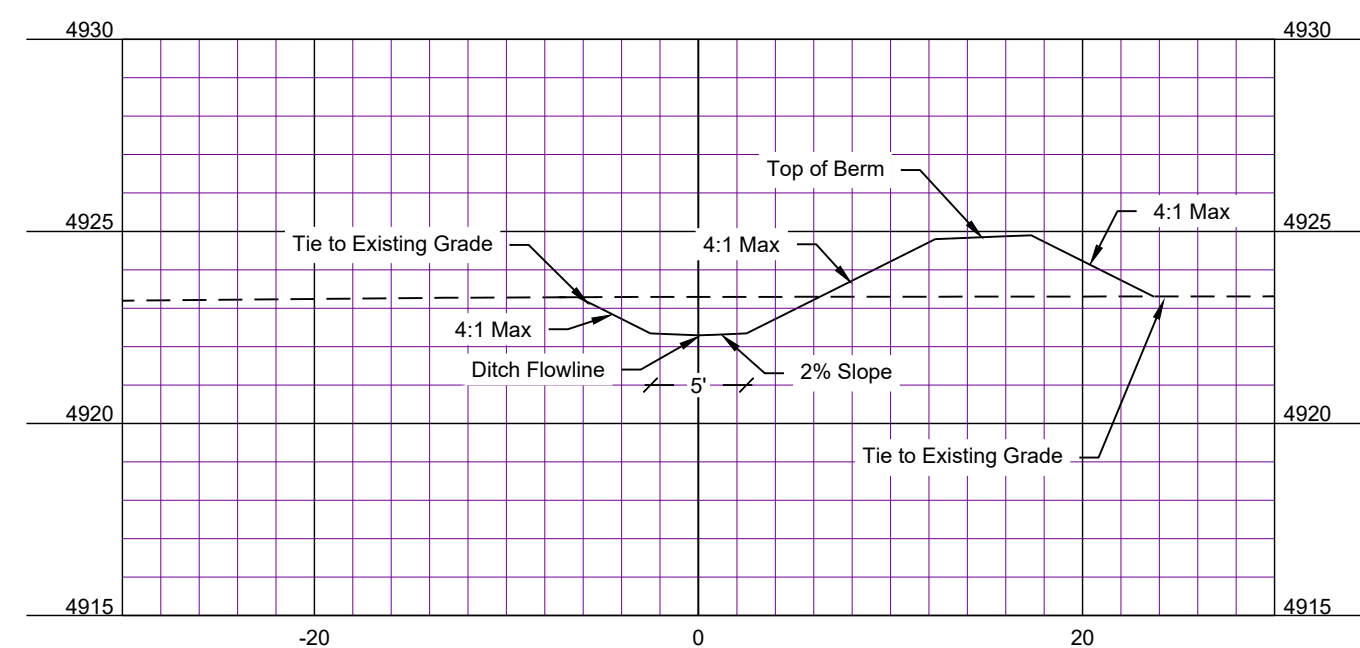
Date	
06/28/2022	

Rev	
A	

Lupton Greens Subdivision
Sketch Plat
Grading Plan
Pond Design
Fort Lupton, CO

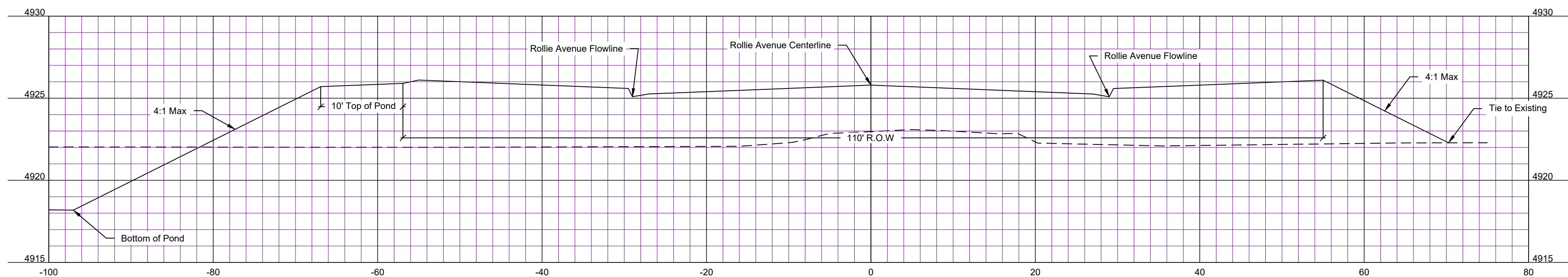


Section A - A'
1" = 10'

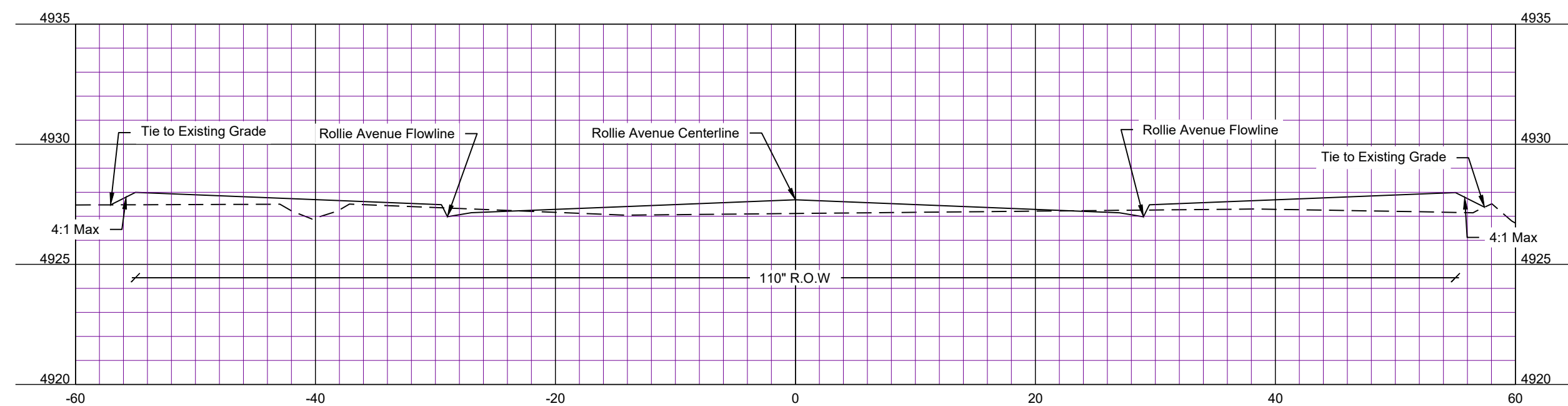


Section B - B'

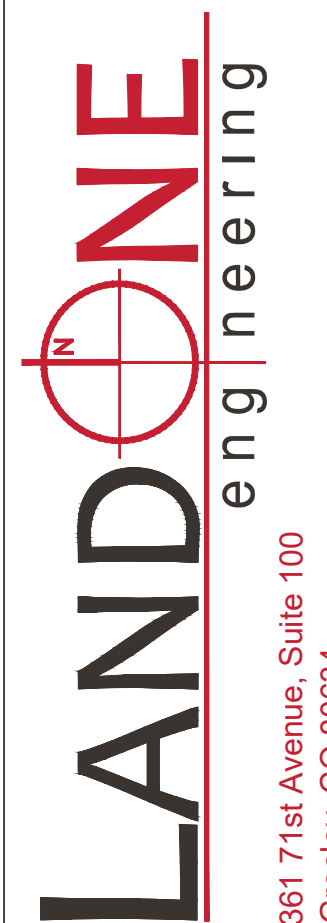
1" = 10'



Section C - C'
1" = 10'



Section D - D'
1" = 10'



Job Number	22-002
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Date	06/28/2022

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in Greens Subdivision Sketch Plat
Grading Plan Typical Sections
Fort Lupton, CO

Sheet

C6.5

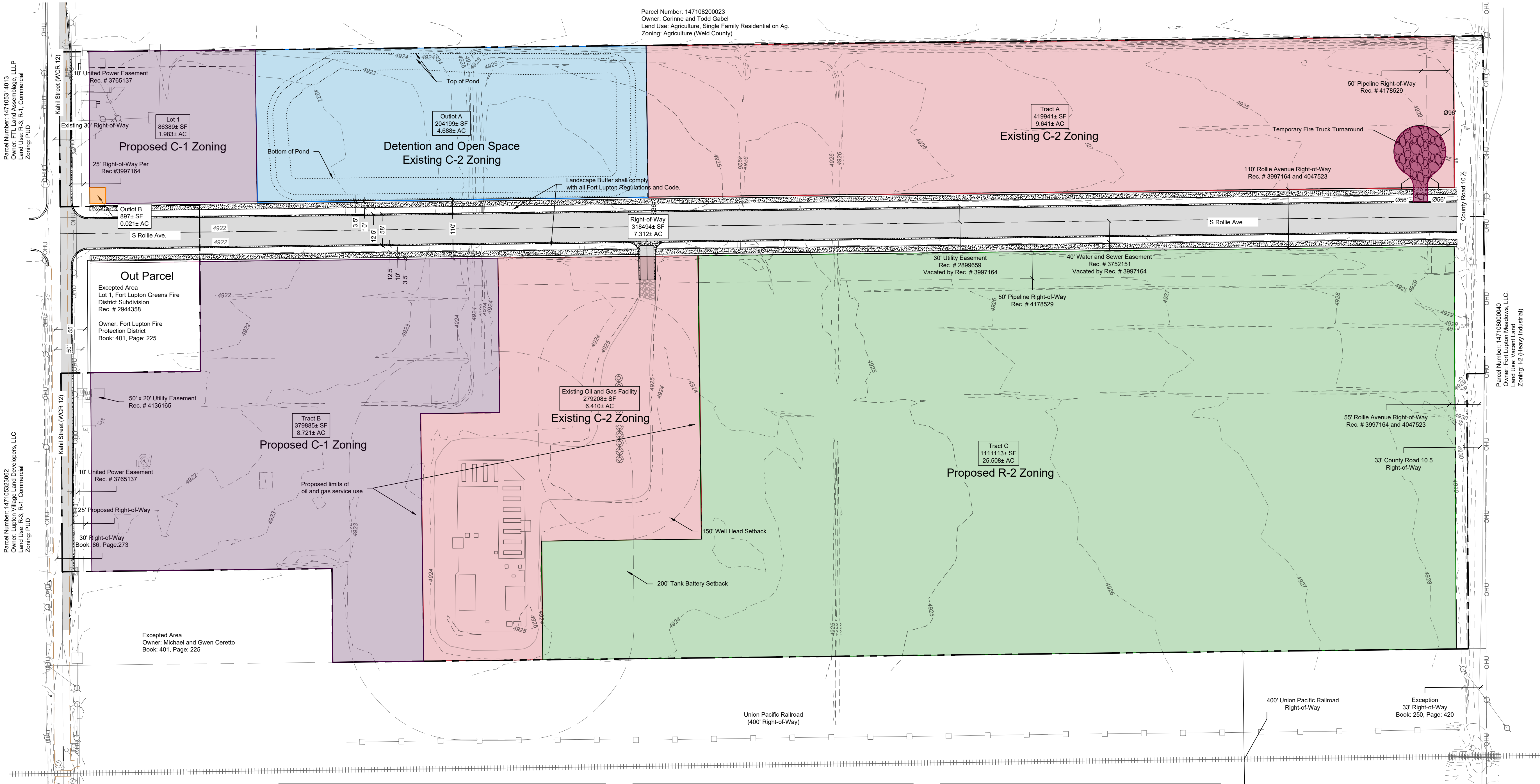
A

B

C

D

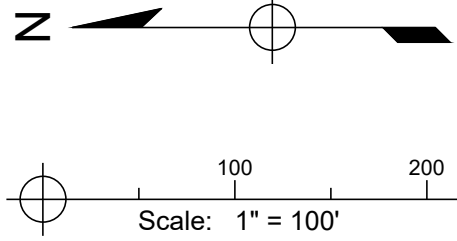
E



PARCEL SEGMENT TABLE		
PARCEL ID	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
Existing Oil and Gas Facility	287.000	N89°17'54.37"E
	371.360	S00°42'05.63"E
	525.967	S89°17'54.37"W
	296.877	N00°42'05.63"W
	220.327	S89°17'54.37"W
	221.413	N00°40'46.67"W
	459.209	N89°17'54.37"E
Lot 1	146.930	S00°42'05.63"E
	29.802	N00°42'05.63"W
	252.320	N89°40'33.62"E
	308.417	S00°38'42.95"E
	282.011	S89°17'54.37"W
Outlot A	280.277	N00°42'05.63"W
	29.999	N89°17'54.37"E
	281.298	S89°17'54.37"W
	724.999	N00°42'05.63"W
	282.011	N89°17'54.37"E
	725.000	S00°38'42.95"E

PARCEL SEGMENT TABLE		
PARCEL ID	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
Outlot B	29.802	S00°42'05.63"E
	29.999	S89°17'54.37"W
	30.000	N00°42'05.63"W
	30.000	N89°40'33.62"E
	30.000	N89°40'33.62"E
Right-of-Way	746.961	N89°42'09.30"E
	1403.090	N00°42'05.63"W
	371.360	N00°42'05.63"W
	552.969	N00°42'05.63"W
	105.099	N89°39'48.31"E
	258.576	N00°42'05.63"W
	287.277	N89°40'33.62"E
	55.001	S00°38'42.95"E
	252.320	S89°40'33.62"W
	30.000	S89°40'33.62"W
	30.000	S00°42'05.63"E
	280.277	S00°42'05.63"E
	724.999	S00°42'05.63"E
	1495.792	S00°42'05.63"E
	279.833	N89°42'09.30"E
	55.001	S00°38'42.95"E
	626.400	S89°42'09.30"W
Tract A	33.000	N00°17'50.70"W
	510.585	S89°42'09.30"W
	22.000	N00°40'46.67"W
	1497.766	S00°38'42.95"E
	279.833	S89°42'09.30"W
	1495.792	N00°42'05.63"W
	281.298	N89°17'54.37"E

PARCEL SEGMENT TABLE		
PARCEL ID	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
Tract B	173.961	N89°40'33.62"E
	445.669	N00°41'33.79"W
	368.519	N89°40'33.62"E
	203.643	S00°42'05.63"E
	203.611	N89°39'48.31"E
	552.969	S00°42'05.63"E
	287.000	S89°17'54.37"W
	146.930	N00°42'05.63"W
Tract C	459.209	S89°17'54.37"W
	168.885	N00°40'46.67"W
	220.327	N89°17'54.37"E
	296.877	S00°42'05.63"E
	525.967	N89°17'54.37"E
	1403.090	S00°42'05.63"E
	746.961	S89°42'09.30"W
	1694.699	N00°40'46.67"W



Preliminary
Not for
Construction

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Revision Description	
1st	Submission To City

Date	06/28/2022
Rev	A

Lupton Greens Subdivision
Sketch Plat
Planning Commission Suggested Zoning Exhibit
Fort Lupton, CO

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
September 22, 2022**

The Planning Commission of the City of Fort Lupton met in session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the Planning Commission and virtually via GoToMeeting, on Thursday, September 22, 2022.

Chair Mike Simone called the meeting to order at 6:02 p.m.

ROLL CALL

Board Members Present: Chair Mike Simone, Vice-Chair Bushrod White, Kathy Kvasnicka and Thomas Holton. Member Jimmy Dominguez participated remotely via GoToMeeting.

City Staff Present: Planning Director Todd Hodges, Planner Clay Hartley and Planning Technician Magaly Morales-Tejada.

APPROVAL OF AGENDA

Bush White moved to approve the agenda and Kathy Kvasnicka seconded.

CONSENT AGENDA

Bush White moved to approve the consent agenda and Kathy Kvasnicka seconded.

PUBLIC COMMENT

There was no public comment.

PUBLIC HEARINGS

There were no public hearings.

DISCUSSION ITEMS

Lupton Greens Concept Plan

Planner Clay Hartley presented this item. He stated that with the new development code in place, concept plans are no longer items that will be voted on and are now discussion items meant to provide Planning Commission an opportunity to provide feedback to the applicant. This application proposes to change 25.5 acres of C-2 zoning to R2 zoning on a property located north and adjacent to county road 10 ½ and approximately 0.16 miles east of S. Denver Ave. The development would also complete the section of S. Rollie Ave between CR 12 and CR 10 ½. The proposal also includes 4.98 acres of open space and water detention.

Fred Croci, representative of FTL LLP Developers provided a brief presentation. He stated that FTL Developers are responsible for the development to the north of this property and this property would further the development to the south. The proposal would change the zoning from C-2 to R-2 on a portion of the property to meet current market demands for residential properties and retain the C-2 zoning on the remainder of the property. C-2 zoning is planned to be used to provide flex space for small contractors and buildings. The detention pond is designed to meet the needs of the entire site.

Chair Simone opened up the discussion to Commissioners comments and questions. Commissioners discussed:

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
September 22, 2022**

- Maintenance of the detention pond.
- Long-term plans for the roadway along this property.
- Impacts of removing commercial zoning and addition of residential to the area.
- Concerns with water supply.
- The need for recreational amenities within the development.

The applicants acknowledged the Commissioners concerns and stated they would use the feedback received to continue working on the plans for this development.

Review of Meeting Discussion

A review of meeting discussion took place.

FUTURE BUSINESS

The next meeting of the Planning Commission will be on October 13, 2022 at 6:00 PM.

ADJOURNMENT

Chair Simone adjourned the meeting at 7:03 PM.

Submitted by

Magaly Morales-Tejada, Planning Technician

Approved by Planning Commission

Mike Simone, Chair



Upcoming Events

October 4, 2022	City Council Meeting, 130 S. McKinley Ave. 6:00 p.m.
October 11, 2022	Town Hall Meeting, 130 S. McKinley Ave. 6:00 p.m.
October 15, 2022	Budget Retreat, 130 S. McKinley Ave. 9:00 a.m.
October 15, 2022	Pumpkinfest & Haunted Hayride, The Fort- 2001 Historic Pkwy 4:00 p.m. – 9:00 p.m.
October 18, 2022	City Council Meeting, 130 S. McKinley Ave. 6:00 p.m.
October 25, 2022	Town Hall Meeting, 130 S. McKinley Ave. 6:00 p.m.
November 1, 2022	City Council Meeting, 130 S. McKinley Ave. 6:00 p.m.

