



CITY OF FORT LUPTON
CITY COUNCIL/ENTERPRISE BOARDS
REGULAR MEETING AGENDA
Tuesday, January 16, 2024
6:00 PM
130 South McKinley Avenue

Zo 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/353347597>

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 Hubbard

a. Police Department Staff Promotions

Approval of Agenda

Review of Accounts Payables

a. January 16, 2024 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. January 2, 2024 Marijuana Licensing Authority Meeting Minutes**
- b. January 2, 2024 City Council Meeting Minutes**
- c. Second Reading Ordinance 2023-1162 Amending Article IV Business Licenses and Regulations of the Fort Lupton Municipal Code to Amend Sections 6-111 Definitions; 6-112 License Fees; 6-113 Insurance; and Enacting the Following Sections Sec 6-116 Responsibilities of Contractor, and Sec 6-117 – Disciplinary Procedures, Violations, and Penalties**
- d. AM 2024-013 Approving the Purchase of Annual Software for Cyber Security for an Amount Not to Exceed \$41,520.00 Allocated from the Information Technology Budget, Professional Services Account**
- e. AM 2024-014 Approving Payment to Axon Enterprises Inc. for an Amount not to Exceed \$55,212.53 for User Licenses, Maintenance and Equipment for the Police Department Allocated from the General Fund 2024 PD Contractual Services Fund**
- f. AM 2024-015 Approving Payment to Northern Colorado Water Conservancy District for the 2024 Windy Gap Firing Assessment to be Paid from the Water Sales Tax Fund for an Amount Not to Exceed \$98,805.55**
- g. AM 2024-016 Renew Agreement with Williams and Weiss Consulting, LLC and J&T Consulting to Provide Water Engineering Services for the City of Fort Lupton for an Amount Not to Exceed \$109,010 from the Utility Fund and Water Sales Tax Funds**

Public Hearings - Public Hearings allow members of the audience to present comments and questions to the City Council on the item being presented. Comments and questions may be limited to three (3) minutes- Mayor Hubbard

- a. AM 2024-018 Adopting a Resolution Approving the Intergovernmental Agreement with the Town of Hudson Regarding Annexation, Growth Boundaries, and Planning Areas
- b. AM 2024-019 Approving a Resolution Accepting an Amendment to the Future Land Use Map that was Adopted in 2018 as a Part of the Fort Lupton Comprehensive Plan
- c. AM 2024-020 Approving a Resolution Accepting the Lupton Greens Preliminary Plat
- d. AM 2024-021 Approving a Resolution Accepting the Lupton Greens Change of Zone

Action Memorandum

- a. AM 2024-017 Approving the Purchase of (2) Ford Transits 350 Vans for the Recreation Center for an Amount Not to Exceed \$116,930.00, Allocated from the Culture Parks & Recreation Fund's Capital Projects Account

Information Memorandum

- a. IM 2024-001 Approved Public Works Agreement to Backhoe & Dozer Services Inc. for Maximum Amount Not to Exceed \$30,000.00 for On Call Snow Services for Street Plowing During Snow Events From the Street Sales Tax Fund
- b. IM 2024-002 Temporary Change to the Police Department Hiring Bonus Structure to Encourage Qualified Applicants to Fill Patrol Staff Vacancies

Staff Reports

Mayor/Council Reports

Future City Events

- a. January 16, 2024 Upcoming Events

Upcoming Meetings

- a. January 30, 2024 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.
February 6, 2024 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.
February 13, 2024 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.
February 20, 2024 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

Adjourn

Council Check Report

City of Fort Lupton

By Check Number

Date Range: 01/03/2024 - 01/16/2024

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	01/09/2024	Regular	0.00	89.92	86337
102004/1	Invoice	12/20/2023	GOLF-SUPPLIES-MAINT	0.00	24.97	
102119/1	Invoice	01/03/2024	GOLF-SUPPLIES-MAINT	0.00	64.95	
000241	CITY OF FT LUPTON-UTIL INVOICE	01/09/2024	Regular	0.00	2,089.64	86338
110249001 DEC23	Invoice	12/29/2023	Water/Sewer Bill-Golf	0.00	176.09	
110252001 DEC23	Invoice	12/29/2023	Water/Sewer Bill-Golf	0.00	1,781.11	
110252101 DEC23	Invoice	12/29/2023	Water/Sewer Bill-Golf	0.00	91.25	
770214501 DEC23	Invoice	12/29/2023	Water/Sewer Bill-Golf	0.00	41.19	
003401	CLUB PROPHET SOFTWARE, LLC	01/09/2024	Regular	0.00	760.00	86339
INV1951154	Invoice	01/01/2024	GOLF-SOFTWARE MONTHLY FEES-PRO SH...	0.00	760.00	
001320	DAPHNE'S HEADCOVERS	01/09/2024	Regular	0.00	524.84	86340
0334989-IN	Invoice	12/20/2023	GOLF-MERCHANDISE-PRO SHOP	0.00	524.84	
002723	EAGLE ROCK COMPANY OF COLO	01/09/2024	Regular	0.00	98.30	86341
12120910	Invoice	01/02/2024	GOLF-BEVERAGES-PRO SHOP	0.00	98.30	
002919	EQUIPMENTSHARE.COM INC	01/09/2024	Regular	0.00	1,228.10	86342
LUP-3347721-00...	Invoice	12/22/2023	GOLF-DIESEL AIR COMPRESSOR-MAINT	0.00	1,228.10	
003120	HUDSON LOCKERS, INC	01/09/2024	Regular	0.00	43.75	86343
359	Invoice	12/28/2023	GOLF-PREPACKAGED FOOD-PRO SHOP	0.00	43.75	
000862	O'REILLY AUTO PARTS	01/09/2024	Regular	0.00	60.76	86344
4489-106926	Invoice	12/21/2023	GOLF-2.5 GAL BLUE DEF-MAINT	0.00	60.76	
003432	PRISWING SOFTWARE LLC	01/09/2024	Regular	0.00	349.00	86345
INV1953859	Invoice	01/01/2024	GOLF-MONTHLY LICENSE FEE JAN 24-PRO ...	0.00	349.00	
001224	XCEL ENERGY-GAS	01/09/2024	Regular	0.00	456.46	86346
858024073 DEC23	Invoice	12/20/2023	GOLF-DEC23 GAS SERVICE-PRO SHOP	0.00	456.46	
000048	AIRGAS USA LLC	01/16/2024	Regular	0.00	19.03	86347
5504921041	Invoice	12/31/2023	GOLF-WELDING TANK RENTAL 12/01-12/3...	0.00	19.03	
000461	FERRELLGAS LP	01/16/2024	Regular	0.00	1,615.81	86348
1125228189	Invoice	12/18/2023	GOLF-PROPANE-MAINT	0.00	1,615.81	
003120	HUDSON LOCKERS, INC	01/16/2024	Regular	0.00	177.50	86349
364	Invoice	01/09/2024	GOLF-PREPACKAGED FOOD-PRO SHOP	0.00	177.50	
000768	MASEK GOLF CAR OF COLORADO	01/16/2024	Regular	0.00	313.20	86350
01-84240	Invoice	01/05/2024	GOLF-YAM SEAL-PRO SHOP	0.00	313.20	
003200	SUNICE	01/16/2024	Regular	0.00	438.75	86351
U3580040	Invoice	12/12/2023	GOLF-UNIFORMS-PRO SHOP	0.00	438.75	
003457	SURF & TURF GOLF LLC	01/16/2024	Regular	0.00	2,596.00	86352
2220	Invoice	01/05/2024	GOLF-MERCHANDISE-PRO SHOP	0.00	2,596.00	
001137	UNITED POWER	01/16/2024	Regular	0.00	3,107.11	86353
1194602 DEC2023	Invoice	12/31/2023	United Power	0.00	456.90	
1195001 DEC2023	Invoice	12/31/2023	United Power	0.00	2,363.59	
1195701 DEC2023	Invoice	12/31/2023	United Power	0.00	234.95	
19595600 DEC20...	Invoice	12/31/2023	United Power	0.00	25.91	

Council Check Report

Date Range: 01/03/2024 - 01/16/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
6601202 DEC2023	Invoice	12/31/2023	United Power	0.00	25.76	

Bank Code Golf Course Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	25	17	0.00	13,968.17
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
	25	17	0.00	13,968.17

Council Check Report

Date Range: 01/03/2024 - 01/16/2024

Vendor Number Payable #	Vendor Name Payable Type	Post Date	Payment Date Payable Description	Payment Type	Discount Amount Discount Amount	Payment Amount Payable Amount	Number
Bank Code: Pooled Cash-Pooled Cash							
002704 192389	AMERICAN WATER COLLEGE LLC Invoice	01/01/2024	01/09/2024 UF-TRAINING HUB PRO, STUDENT USER LI...	Regular	0.00 0.00	3,108.00 3,108.00	101662
002835 1235	BRANDING BY BRE Invoice	01/01/2024	01/09/2024 GF-JAN2024 SOCIAL MEDIA MANAGEMEN...	Regular	0.00 0.00	3,100.00 3,100.00	101663
000232 240147	CIRSA Invoice	01/02/2024	01/09/2024 2024 CIRSA Property Casualty Renewal	Regular	0.00 0.00	544,634.28 544,634.28	101664
000241 110035001 DEC23	CITY OF FT LUPTON-UTIL INVOICE Invoice	12/29/2023	01/09/2024 Water/Sewer Bill-City	Regular	0.00 0.00	2,717.28 34.65	101665
110221001 DEC23	Invoice	12/29/2023	Water/Sewer Bill-City		0.00	34.65	
110222001 DEC23	Invoice	12/29/2023	Water/Sewer Bill-City		0.00	34.65	
110251001 DEC23	Invoice	12/29/2023	Water/Sewer Bill-City		0.00	34.65	
330025001 DEC23	Invoice	12/29/2023	Water/Sewer Bill-City		0.00	34.65	
330031001 DEC23	Invoice	12/29/2023	Water/Sewer Bill-City		0.00	34.65	
330045001 DEC23	Invoice	12/29/2023	Water/Sewer Bill-City		0.00	153.51	
330092001 DEC23	Invoice	12/29/2023	Water/Sewer Bill-City		0.00	34.65	
330166001 DEC23	Invoice	12/29/2023	Water/Sewer Bill-City		0.00	96.60	
330920000 DEC23	Invoice	12/29/2023	Water/Sewer Bill-City		0.00	34.65	
550055501 DEC23	Invoice	12/29/2023	Water/Sewer Bill-City		0.00	159.10	
550057001 DEC23	Invoice	12/29/2023	Water/Sewer Bill-City		0.00	590.10	
550057601 DEC23	Invoice	12/29/2023	Water/Sewer Bill-City		0.00	534.59	
550057701 DEC23	Invoice	12/29/2023	Water/Sewer Bill-City		0.00	34.65	
660092001 DEC23	Invoice	12/29/2023	Water/Sewer Bill-City		0.00	34.65	
770109501 DEC23	Invoice	12/29/2023	Water/Sewer Bill-City		0.00	34.65	
770116501 DEC23	Invoice	12/29/2023	Water/Sewer Bill-City		0.00	34.65	
770229001 DEC23	Invoice	12/29/2023	Water/Sewer Bill-City		0.00	34.65	
770229501 DEC23	Invoice	12/29/2023	Water/Sewer Bill-City		0.00	34.65	
770229601 DEC23	Invoice	12/29/2023	Water/Sewer Bill-City		0.00	38.34	
770231101 DEC23	Invoice	12/29/2023	Water/Sewer Bill-City		0.00	34.65	
990004001 DEC23	Invoice	12/29/2023	Water/Sewer Bill-City		0.00	34.65	
990004101 DEC23	Invoice	12/29/2023	Water/Sewer Bill-City		0.00	91.25	
990005001 DEC23	Invoice	12/29/2023	Water/Sewer Bill-City		0.00	281.94	
990006001 DEC23	Invoice	12/29/2023	Water/Sewer Bill-City		0.00	34.65	
990007001 DEC23	Invoice	12/29/2023	Water/Sewer Bill-City		0.00	34.65	
990008001 DEC23	Invoice	12/29/2023	Water/Sewer Bill-City		0.00	34.65	
990132001 DEC23	Invoice	12/29/2023	Water/Sewer Bill-City		0.00	38.45	
999910000 DEC23	Invoice	12/29/2023	Water/Sewer Bill-City		0.00	75.05	
	Void		01/09/2024	Regular	0.00	0.00	101666
002651 103331	COLORADO COMMUNITY MEDIA Invoice	12/01/2023	01/09/2024 GF-LEGAL/PUBLIC NOTICES-	Regular	0.00 0.00	323.29 323.29	101667
003448 121823	CROW CREEK EVENTS, LLC Invoice	12/18/2023	01/09/2024 CPR-SENIOR EVENT HOLIDAY PARTY-SENI...	Regular	0.00 0.00	770.00 770.00	101668
000339 689571	CTL THOMPSON, INC Invoice	12/31/2023	01/09/2024 RC-CONSTRUCTION OBSERVATION & MAT...	Regular	0.00 0.00	10,432.50 10,432.50	101669
000597 1101123874	INSIGHT PUBLIC SECTOR INC Invoice	01/01/2024	01/09/2024 Annual Renewal Adobe Licenses	Regular	0.00 0.00	9,527.25 9,527.25	101670
003449 2075116137 NO...	LONGS PEAK HOSPITAL Invoice	12/01/2023	01/09/2024 GF-CASE #23FD01751 I. ARTEAGA-PD	Regular	0.00 0.00	1,190.39 1,190.39	101671
000745 DEC23	LOUIS A GRESH Invoice	12/19/2023	01/09/2024 GF-DEC23 ARRAINGMENT DOCKET-COURT	Regular	0.00 0.00	1,600.00 1,600.00	101672
003316 12192023	MIGUEL IRAOLA Invoice	12/31/2023	01/09/2024 GF-TRANSLATION SERVICES-COURT	Regular	0.00 0.00	575.00 575.00	101673

Council Check Report

Date Range: 01/03/2024 - 01/16/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
003446	NATIONAL CENTER FOR STATE COURTS	01/09/2024	Regular	0.00	1,980.00	101674
175221	Invoice	12/21/2023	GF-CLASS REGISTRATION-COURT	0.00	495.00	
175222	Invoice	12/21/2023	GF-CLASS REGISTRATION-COURT	0.00	495.00	
175223	Invoice	12/21/2023	GF-CLASS REGISTRATION-COURT	0.00	495.00	
175224	Invoice	12/21/2023	GF-CLASS REGISTRATION-COURT	0.00	495.00	
002216	NISP WATER ACTIVITY ENTERPRISE	01/09/2024	Regular	0.00	1,399,125.00	101675
12020	Invoice	01/03/2024	WST - NISP 20th Interim Agreement-Water	0.00	1,399,125.00	
000865	OFFICE DEPOT	01/09/2024	Regular	0.00	524.22	101676
347047896001	Invoice	12/21/2023	GF-TONER-FIN	0.00	491.99	
347048133001	Invoice	12/21/2023	GF-OFFICE SUPPLIES-FIN	0.00	32.23	
001943	PINNACOL ASSURANCE	01/09/2024	Regular	0.00	29,332.10	101677
21512843	Invoice	01/03/2024	Pinnacol Assurance Deductible	0.00	29,332.10	
003213	PRAIRIE DOG PROS	01/09/2024	Regular	0.00	600.00	101678
2216	Invoice	12/30/2023	GF-Prairie Dog Mitigation-PW	0.00	600.00	
001643	PROCEDURE INC	01/09/2024	Regular	0.00	32,132.34	101679
207312	Invoice	12/31/2023	GF-PERMITS/PLAN REVIEW SERVICES-BLD...	0.00	32,132.34	
002265	QUADIENT FINANCE USA INC	01/09/2024	Regular	0.00	332.00	101680
80877446 DEC23	Invoice	12/27/2023	GF-POSTAGE RECHARGES-	0.00	332.00	
001035	STANDARD INSURANCE CO.	01/09/2024	Regular	0.00	6,401.59	101681
00 759761 0001...	Invoice	01/01/2024	LI, AD&D, LTD, STD Ins Prem	0.00	6,401.59	
001040	STERICYCLE	01/09/2024	Regular	0.00	66.92	101682
8005600617	Invoice	01/01/2024	REC-BIOHAZARD DISPOSAL-REC CENTER	0.00	66.92	
003295	SWEET ROOFING	01/09/2024	Regular	0.00	22,127.00	101683
2092-23. 12.29.23	Invoice	12/29/2023	REPAIR HAIL DAMAGED ROOFS-CIRSA PAID	0.00	22,127.00	
002967	SYNERGETIC STAFFING LLC	01/09/2024	Regular	0.00	1,046.32	101684
21011596	Invoice	12/01/2023	GF-F. COMPEAN TEMP LABOR-FIN	0.00	1,046.32	
001075	THE CONSOLIDATED MUTUAL	01/09/2024	Regular	0.00	59,260.01	101685
PERRY PIT 2023_1	Invoice	12/31/2023	Perry Pit Flood Repairs	0.00	59,260.01	
003050	T-MOBILE USA, INC.	01/09/2024	Regular	0.00	25.00	101686
9554946106	Invoice	12/21/2023	GF-TIMING ADVANCE-PD	0.00	25.00	
001101	TODD HODGES DESIGN, LLC	01/09/2024	Regular	0.00	9,577.50	101687
3572	Invoice	12/01/2023	GF PLANNING DEC 18-31, 2023-PLAN	0.00	9,577.50	
001105	TOSHIBA FINANCIAL SERVICES	01/09/2024	Regular	0.00	2,358.81	101688
518421706	Invoice	12/15/2023	Copier Lease	0.00	2,358.81	
003411	ULTIMATE DENT REMOVAL LLP	01/09/2024	Regular	0.00	17,055.92	101689
1843	Invoice	12/29/2023	Hail Damage Vehicle Repairs	0.00	8,123.68	
1847	Invoice	12/29/2023	Hail Damage Vehicle Repairs	0.00	8,932.24	
001149	UTILITY NOTIFICATION CENTER	01/09/2024	Regular	0.00	229.62	101690
223120572	Invoice	12/31/2023	UF-RTL TRANSMISSIONS-ADMIN	0.00	229.62	
001963	WASTE CONNECTIONS OF COLO, INC	01/09/2024	Regular	0.00	360.37	101691
7490350V311	Invoice	12/01/2023	UF-DEC23 TRASH SERVICE-ADMIN	0.00	360.37	
001185	WAYNE'S ELECTRIC INC	01/09/2024	Regular	0.00	2,048.61	101692
23567A	Invoice	12/27/2023	GF-WORK ON LIGHT POLES-	0.00	2,048.61	
001224	XCEL ENERGY-GAS	01/09/2024	Regular	0.00	3,518.76	101693
858272434 DEC23	Invoice	12/22/2023	GF-DEC23 GAS SERVICES-FAC	0.00	859.17	
859190761	Invoice	12/22/2023	Xcel Gas Bill	0.00	2,659.59	

Council Check Report

Date Range: 01/03/2024 - 01/16/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
001195	YODER CHEVROLET LLC	01/09/2024	Regular	0.00	4,537.12	101694
263476	Invoice	12/18/2023	GF-VEHICLE MAINTENANCE-PD	0.00	3,140.77	
263693	Invoice	12/28/2023	GF-VEHICLE REPAIR/MAINTENANCE-PD	0.00	1,396.35	
003416	SUTTELL & HAMMER PC	01/12/2024	Regular	0.00	171.93	101695
INV0001513	Invoice	01/12/2024	Case 2021C031101	0.00	171.93	
000027	ACTIVE NETWORK	01/16/2024	Regular	0.00	1,190.00	101696
1015335	Invoice	12/12/2023	REC-ONE DAY REMOTE TRAINING-	0.00	1,190.00	
003196	AMAZE HEALTH	01/16/2024	Regular	0.00	1,755.00	101697
INV-5395	Invoice	01/01/2024	GF-MONTHLY USER FEE-MISC	0.00	1,755.00	
001293	AMAZON.COM	01/16/2024	Regular	0.00	1,622.13	101698
197H-796L-6J9M	Invoice	01/05/2024	GF-SUPPLIES, MISC ITEMS-	0.00	1,622.13	
003453	ANITA OWENS	01/16/2024	Regular	0.00	35.00	101699
2007369.001	Invoice	12/01/2023	REC-PROGRAM REFUND-	0.00	35.00	
000097	ASCAP	01/16/2024	Regular	0.00	500.00	101700
500578433 JAN24	Invoice	01/01/2024	REC-ANNUAL LICENSE RENEWAL	0.00	500.00	
000108	AUSMUS LAW FIRM PC	01/16/2024	Regular	0.00	6,500.00	101701
8551	Invoice	01/09/2024	GF-2024 City Attorney Fees-Legal	0.00	6,500.00	
002768	BAYLEI CHAMBERS	01/16/2024	Regular	0.00	161.00	101702
2007377.001	Invoice	12/01/2023	REC-SUMMER CAMP OVERPAYMENT	0.00	161.00	
000136	BG'S JAPANESE DESIGNS	01/16/2024	Regular	0.00	88.00	101703
6627A	Invoice	01/04/2024	GF-SERGEANT PATCHES W VELCRO-PD	0.00	88.00	
003455	BLUE GOJI LLC	01/16/2024	Regular	0.00	750.00	101704
42036	Invoice	01/03/2024	REC--2024 EXPRESSO BIKE MEMBERSHIP-	0.00	750.00	
000171	BROWNS HILL ENGINEERING & CONTROLS	01/16/2024	Regular	0.00	6,300.00	101705
27245	Invoice	01/09/2024	UF-LOGIC CONTROLLER UPGRADE-WT	0.00	6,300.00	
002853	BUCKEYE CLEANING CENTER	01/16/2024	Regular	0.00	144.15	101706
90554144	Invoice	01/08/2024	GF-CLEANING SUPPLIES-FAC	0.00	144.15	
000232	CIRSA	01/16/2024	Regular	0.00	8,445.84	101707
240457	Invoice	01/08/2024	GF-2024 INSURANCE PREMIUMS-MISC	0.00	8,445.84	
000250	COLORADO ASSOCIATION OF CHIEFS OF POLICE	01/16/2024	Regular	0.00	700.00	101708
4535	Invoice	01/02/2024	GF-MEMBERSHIP RENEWAL-PD	0.00	700.00	
000307	COMCAST CABLE COMM, LLC	01/16/2024	Regular	0.00	533.36	101709
0116038 JAN24	Invoice	01/01/2024	REC-JAN24 PHONE SERVICE-REC CENTER	0.00	178.76	
0124495 JAN24	Invoice	01/01/2024	CPR-JAN24 CABLE SERVICE-COM CENTER	0.00	151.00	
0147405 JAN24	Invoice	01/01/2024	CPR-JAN24 INTERNET/PHONE-MUSEUM	0.00	203.60	
000333	CREATIVE PRODUCT SOURCE INC	01/16/2024	Regular	0.00	384.91	101710
CPI101956	Invoice	01/03/2024	GF-SHIELD SHAPED STICKERS-PD	0.00	384.91	
003454	DANMAR MARLENE TOBAR RODRIGUEZ	01/16/2024	Regular	0.00	25.00	101711
CASE #E0030559	Invoice	01/05/2024	GF-REFUND, CASE#E0030559-,D. TOBAR R...	0.00	25.00	
000372	DELL MARKETING LP	01/16/2024	Regular	0.00	3,981.84	101712
10723399427	Invoice	12/28/2023	Dell Latitude 5540	0.00	3,981.84	
002899	DIG DEEP RESEARCH, LLC	01/16/2024	Regular	0.00	254,800.00	101713
1951	Invoice	01/01/2024	GF- 2024 GRANT TECHNICAL ASSISTANCE...	0.00	254,800.00	
002222	GREELEY LOCK & KEY	01/16/2024	Regular	0.00	14,715.06	101714
0000025692	Invoice	12/27/2023	Basement Renovation Doors	0.00	9,602.68	
0000026185	Invoice	12/27/2023	Basement Doors	0.00	5,112.38	

Council Check Report

Date Range: 01/03/2024 - 01/16/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
002674	HAYES POZNANOVIC KORVER, LLC	01/16/2024	Regular	0.00	2,944.50	101715
49508	Invoice	12/01/2023	WST-DEC2023 LEGAL FEES-WATER	0.00	2,944.50	
002817	JESSICA HANSEL	01/16/2024	Regular	0.00	322.00	101716
2007375.001	Invoice	12/01/2023	REC-SUMMER CAMP REFUND-	0.00	322.00	
003101	LANGUAGELINE SOLUTIONS	01/16/2024	Regular	0.00	337.84	101717
11181842	Invoice	12/31/2023	GF-PHONE INTERPRETATION-PD	0.00	337.84	
001689	LEADSONLINE	01/16/2024	Regular	0.00	2,795.00	101718
408013	Invoice	01/01/2024	GF-INVESTIGATION SYSTEM RENEWAL-PD	0.00	2,795.00	
001933	NORTH FRONT RANGE WATER QUALITY PLANNI	01/16/2024	Regular	0.00	3,307.50	101719
202430	Invoice	01/08/2024	UF-2024 Membership Dues	0.00	3,307.50	
000869	OPERATIONS MANAGEMENT INT	01/16/2024	Regular	0.00	141,312.39	101720
351230-25-01	Invoice	01/01/2024	OMI Monthly Allocations	0.00	141,312.39	
000862	O'REILLY AUTO PARTS	01/16/2024	Regular	0.00	9.74	101721
4489-109274	Invoice	01/03/2024	GF-CAPSULE-PD	0.00	9.74	
001629	PASTPERFECT SOFTWARE INC	01/16/2024	Regular	0.00	540.00	101722
2024-42087	Invoice	01/01/2024	CPR-SOFTWARE SUPPORT ANNUAL RENE...	0.00	540.00	
003044	PEAK FORM, LLC	01/16/2024	Regular	0.00	705.00	101723
2780K25213	Invoice	12/01/2023	GF-RAPID PANEL-SAFETY	0.00	60.00	
3072K25213	Invoice	12/31/2023	GF-DOT RECERT/DRUG TESTING-	0.00	645.00	
001998	PEAK PERFORMANCE COPIER AND SUPPLY INC	01/16/2024	Regular	0.00	7,757.50	101724
68395	Invoice	01/05/2024	Document Storage	0.00	7,757.50	
000932	R & M SERVICES	01/16/2024	Regular	0.00	631.22	101725
10797	Invoice	01/03/2024	GF-VEHICLE REPAIRS-PD	0.00	555.10	
10798	Invoice	01/03/2024	GF-VEHICLE MAINTENANCE-PD	0.00	76.12	
003150	REDI SERVICES, LLC	01/16/2024	Regular	0.00	960.00	101726
0000068633	Invoice	12/31/2023	GF-PORTABLE TOILET SERVICES, RR PARK-...	0.00	240.00	
0000068634	Invoice	12/31/2023	CEM-PORTABLE RESTROOM SERVICE-CEM...	0.00	240.00	
0000068635	Invoice	12/31/2023	GF-PORTABLE RESTROOM SERVICE, HERIT...	0.00	240.00	
0000068636	Invoice	12/31/2023	GF-PORTABLE RESTROOM SERVICE, DOG ...	0.00	240.00	
000997	SESAC, INC.	01/16/2024	Regular	0.00	581.00	101727
10703897	Invoice	01/01/2024	REC-ANNUAL MUSIC LICENSE RENEWAL-R...	0.00	581.00	
002967	SYNERGETIC STAFFING LLC	01/16/2024	Regular	0.00	769.11	101728
21011603	Invoice	01/09/2024	GF-F. COMPEAN TEMP LABOR-FIN	0.00	769.11	
003411	ULTIMATE DENT REMOVAL LLP	01/16/2024	Regular	0.00	11,062.41	101729
1868	Invoice	01/09/2024	Hail Damages-Vehicle Repair	0.00	11,062.41	
001137	UNITED POWER	01/16/2024	Regular	0.00	35,012.28	101730
10553102 DEC20...	Invoice	12/31/2023	United Power	0.00	22.32	
1195501 DEC2023	Invoice	12/31/2023	United Power	0.00	2,033.51	
1195603 DEC2023	Invoice	12/31/2023	United Power	0.00	657.38	
1196401 DEC2023	Invoice	12/31/2023	United Power	0.00	33.82	
1207701 DEC2023	Invoice	12/31/2023	United Power	0.00	21.05	
1223101 DEC2023	Invoice	12/31/2023	United Power	0.00	20.00	
1240301 DEC2023	Invoice	12/31/2023	United Power	0.00	96.05	
1241801 DEC2023	Invoice	12/31/2023	United Power	0.00	221.89	
1241903 DEC2023	Invoice	12/31/2023	United Power	0.00	137.61	
1276101 DEC2023	Invoice	12/31/2023	United Power	0.00	216.67	
1279801 DEC2023	Invoice	12/31/2023	United Power	0.00	24.72	
1295501 DEC2023	Invoice	12/31/2023	United Power	0.00	65.03	
1296101 DEC2023	Invoice	12/31/2023	United Power	0.00	190.39	
1299501 DEC2023	Invoice	12/31/2023	United Power	0.00	112.00	

Council Check Report

Date Range: 01/03/2024 - 01/16/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
1302801 DEC2023	Invoice	12/31/2023	United Power	0.00	2,516.16	
1302901 DEC2023	Invoice	12/31/2023	United Power	0.00	163.26	
1316801 DEC2023	Invoice	12/31/2023	United Power	0.00	299.26	
1322501 DEC2023	Invoice	12/31/2023	United Power	0.00	4,569.49	
1360303 DEC2023	Invoice	12/31/2023	United Power	0.00	37.77	
13842400 DEC20...	Invoice	12/31/2023	United Power	0.00	46.01	
14427100 DEC20...	Invoice	12/31/2023	United Power	0.00	95.88	
15232500 DEC20...	Invoice	12/31/2023	United Power	0.00	21.79	
17149700 DEC20...	Invoice	12/31/2023	United Power	0.00	62.49	
17761600 DEC20...	Invoice	12/31/2023	United Power	0.00	20.00	
17868800 DEC20...	Invoice	12/31/2023	United Power	0.00	20.00	
18057500 DEC20...	Invoice	12/31/2023	United Power	0.00	802.61	
18498400 DEC20...	Invoice	12/31/2023	United Power	0.00	203.65	
18762100 DEC20...	Invoice	12/31/2023	United Power	0.00	76.91	
19545100 DEC20...	Invoice	12/31/2023	United Power	0.00	989.53	
20040100DEC20...	Invoice	12/31/2023	United Power	0.00	412.76	
21675200 DEC20...	Invoice	12/31/2023	United Power	0.00	185.65	
21675300 DEC20...	Invoice	12/31/2023	United Power	0.00	32.33	
22185901 DEC20...	Invoice	12/31/2023	United Power	0.00	20.01	
3399301 DEC2023	Invoice	12/31/2023	United Power	0.00	52.13	
6612303 DEC2023	Invoice	12/31/2023	United Power	0.00	21.07	
6779701 DEC2023	Invoice	12/31/2023	United Power	0.00	7,287.85	
704901 DEC2023	Invoice	12/31/2023	United Power	0.00	8,467.22	
7225800 DEC2023	Invoice	12/31/2023	United Power	0.00	20.02	
726705 DEC2023	Invoice	12/31/2023	United Power	0.00	138.93	
7280200 DEC2023	Invoice	12/31/2023	United Power	0.00	21.48	
733101 DEC2023	Invoice	12/31/2023	United Power	0.00	186.68	
762901 DEC2023	Invoice	12/31/2023	United Power	0.00	61.71	
803908 DEC2023	Invoice	12/31/2023	United Power	0.00	3,797.43	
8976200 DEC2023	Invoice	12/31/2023	United Power	0.00	529.76	
	Void	01/16/2024	Regular	0.00	0.00	101731
	Void	01/16/2024	Regular	0.00	0.00	101732
001138	UNITED POWER	01/16/2024	Regular	0.00	8,010.05	101733
57311	Invoice	12/21/2023	GF-COST RPR DAM HIT STRT LIGHT WCR 1...	0.00	4,748.54	
57312	Invoice	12/21/2023	GF-COST OF RPR DAM HIT POLE COYOTE C...	0.00	3,261.51	
001156	VERIZON WIRELESS SVCS LLC	01/16/2024	Regular	0.00	5,469.62	101734
9952766724	Invoice	12/26/2023	Verizon Bill	0.00	5,469.62	
001189	WELD COUNTY ACCTG DEPART	01/16/2024	Regular	0.00	6,041.23	101735
DECEMBER 2023	Invoice	12/31/2023	GF-DEC23 FUEL CHARGES-	0.00	6,041.23	
001191	WELD COUNTY CHIEF'S OF POLICE ASSOC	01/16/2024	Regular	0.00	650.00	101736
2024 J. FRYAR	Invoice	01/01/2024	GF-2024 MEMBERSHIP DUES FOR J. FRYAR...	0.00	350.00	
2024 W. CARNES	Invoice	01/01/2024	GF-2024 MEMBERSHIP FEES FOR W. CARN...	0.00	300.00	
001212	WILLIAMS AND WEISS CONSULTING LLC	01/16/2024	Regular	0.00	2,890.00	101737
1929	Invoice	12/31/2023	Water Engineering Services	0.00	2,890.00	
000119	BANK OF COLORADO	01/12/2024	Bank Draft	0.00	7,043.71	DFT0002316
INV0001510	Invoice	01/12/2024	HSA DISTRIBUTION	0.00	7,043.71	
000119	BANK OF COLORADO	01/12/2024	Bank Draft	0.00	845.83	DFT0002317
INV0001511	Invoice	01/12/2024	HSA DISTRIBUTION	0.00	845.83	
001416	VALIC_1	01/12/2024	Bank Draft	0.00	52,494.39	DFT0002318
INV0001512	Invoice	01/12/2024	VALIC - 457(b) \$ Contributions	0.00	52,494.39	
001265	IRS	01/12/2024	Bank Draft	0.00	77,219.20	DFT0002319
INV0001514	Invoice	01/12/2024	Federal Withholding	0.00	77,219.20	
001418	CO DEPARTMENT OF REVENUE	01/12/2024	Bank Draft	0.00	13,806.00	DFT0002320

Council Check Report

Date Range: 01/03/2024 - 01/16/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
INV0001515	Invoice	01/12/2024	CO Withholding	0.00	13,806.00	

Bank Code Pooled Cash Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	161	73	0.00	2,705,528.81
Manual Checks	0	0	0.00	0.00
Voided Checks	0	3	0.00	0.00
Bank Drafts	5	5	0.00	151,409.13
EFT's	0	0	0.00	0.00
	166	81	0.00	2,856,937.94

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	186	90	0.00	2,719,496.98
Manual Checks	0	0	0.00	0.00
Voided Checks	0	3	0.00	0.00
Bank Drafts	5	5	0.00	151,409.13
EFT's	0	0	0.00	0.00
	191	98	0.00	2,870,906.11

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH/CONSOLIDATED CASH	1/2024	2,870,906.11
			2,870,906.11

**RECORD OF PROCEEDINGS
MARIJUANA LICENSING AUTHORITY
January 02, 2024**

The Marijuana Licensing Authority of the City of Fort Lupton met at the City Complex, 130 South McKinley Avenue, on Tuesday, January 02, 2024. 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, Bruce Fitzgerald, Carlos Barron, Claud Hanes and David Crespín.

Also present were City Administrator, Chris Cross, City Clerk, Mari Peña, Lieutenant, William Carnes, and Finance Director, Leann Perino.

PUBLIC HEARING

AM 2024-001 Consideration of the Transfer of Ownership Application for 1310 Factory Circle, LLC Located at 1310 Factory Circle, Fort Lupton

Mayor Hubbard opened the public hearing at 6:00 p.m.

City Clerk, Mari Peña, provided an overview of the Transfer of Ownership Application submitted on November 1, 2023, by Alicia Rotherham to acquire 100% ownership of 1310 Factory Circle, LLC ("LLC") from Colin Madden. The LLC was successful in the lottery held on February 15, 2022, for a retail marijuana business.

Pursuant to Section 6-364 of the Municipal Code, any transfer or assignment of ten percent (10%) or more corporate structure of any retail marijuana business shall require the filing of an application and payment of the requisite fees and shall be subject to all requirements of the post-award licensing process. A change of corporate structure shall be heard and approved or denied by the Authority.

Applications may not be approved until all City and state occupational taxes, City and state sales and use taxes, excise taxes, any fines, penalties, and interest assessed against or imposed upon such licensee in relation to operation of the licensed business are paid in full. The LLC, does not have any taxes, fines, penalties or assessments against or imposed upon it.

In determining whether to permit a transfer of ownership, the Authority may consider the requirements of state statute and the Colorado Marijuana Rules. In addition, no application for transfer of ownership will be considered by the Authority if, at the time of such application, the licensee is under a notice of violation or other unlawful acts issued by either the Authority or the state licensing authority. The LLC is not under any known violations.

RECORD OF PROCEEDINGS
MARIJUANA LICENSING AUTHORITY
January 02, 2024

Notification requirements have been met including publication on December 21, 2023, ten (10) days prior to the hearing, in the Fort Lupton Press and posting at the premises, December 22, 2023.

The applicant, Alicia Rotherham, has paid all applicable fees including the application fee and the fee for a background check. Based upon the background investigation conducted by Investigator Palissa, no concerns were noted with Mrs. Rotherham and she may move forward with her application.

The LLC has registered a trade name as “Nature’s Herbs & Wellness Center of Fort Lupton”

Status of Application with the Planning Department:

The applicant, Colin Madden, had two pre-application meetings with the Planning Department on August 25, 2022, and February 23, 2023. A follow up email was sent on March 14, 2023, advising Mr. Madden that based upon the discussion during the pre-application meeting, any new structures or major design changes may require a full site plan review, final design is to be submitted for review of final determination of process by the Planning Department. No communication or additional information has been received by the department.

Status of Application with the Authority:

The application for 1310 Factory Circle, LLC was renewed on April 4, 2023, based upon the facts and evidence presented, the Authority approved the application for a retail marijuana business conditioned upon the following:

- Applicable issuance of building permits and land use approvals as applicable,
- Approved site inspections,
- Approved security inspections,
- Any additional background information (if necessary) on any parties providing financing, and
- Maintaining compliance with all state and local laws, codes and ordinances.

Once the conditions listed have been met and the building is ready for occupancy with such furniture, fixtures and equipment in place as are necessary to comply with the applicable provisions and the local authority has inspected and approved the premises for occupancy, the City will issue the retail marijuana business license.

Mayor Hubbard asked if anyone from the public wished to speak for or against the application. Hearing none, Mayor Hubbard closed the public hearing at 6:02 p.m.

There was no further discussion.

**RECORD OF PROCEEDINGS
MARIJUANA LICENSING AUTHORITY
January 02, 2024**

It was moved by Carlos Barron and seconded by Bruce Fitzgerald to approve the Transfer of Ownership Application for 1310 Factory Circle, dba Nature's Herbs & Wellness Center of Fort Lupton to Alicia Rotherham for a Retail Marijuana Business Located at 1310 Factory Circle, Fort Lupton. Motion carried unanimously on roll call vote.

ADJOURNMENT

The meeting adjourned at 6:02 p.m.

Submitted by,

Maricela Peña, City Clerk

Approved by City Council,

Zo Hubbard, Mayor

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
January 02, 2024**

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, January 2, 2024. Mayor Zo Hubbard called the meeting to order at 6:03 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, Carlos Barron, Claud Hanes, Bruce Fitzgerald, and David Crespín. Valerie Blackston and Chris Ceretto were absent.

Also present were City Administrator, Chris Cross, City Clerk, Mari Peña, Public Works Director, Roy Vestal, Finance Director, Leann Perino, and Lieutenant, William Carnes.

PERSONS TO ADDRESS COUNCIL

There was no one to address the Council.

APPROVAL OF AGENDA

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

REVIEW OF ACCOUNTS PAYABLES

Council reviewed the January 2, 2024, payables; Mayor Hubbard commented on the amount of money being spent on cleaning supplies. She also stated that the amount of money spent on car washes for the police department was high, however, it was for the whole year.

CONSENT AGENDA

It was moved by Bruce Fitzgerald and seconded by Carlos Barron to approve the Consent Agenda as presented with the following items:

- December 18, 2023 City Council Special Meeting Minutes
- Approving Resolution 2024R001 DESIGNATING THE CITY OF FORT LUPTON WEBPAGE WWW.FORTLUPTONCO.GOV AS THE PUBLIC PLACE FOR POSTING NOTICES OF PUBLIC CITY MEETINGS IN ACCORDANCE WITH COLORADO REVISED STATUTES OPEN MEETINGS LAW (AM 2024-001)
- Approving Resolution 2024R002 DESIGNATING JOHN FRYER, CHIEF OF POLICE, AS THE EMERGENCY RESPONSE AUTHORITY (AM 2024-002)

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
January 02, 2024**

- Approve the Twentieth Interim Agreement with Northern Colorado Water Conservancy District for the Northern Integrated Supply Plan and Approve the 2024 Payment of \$1,399,125 from the Water Sales Tax Fund (AM 2024-005)
- Approve Resolution 2024R004 ADOPTING THE THREE MILE AREA PLAN FOR 2024 (AM 2024-006)
- Approving Resolution 2024R005 APPOINTING LIEUTENANT WILLIAM CARNES TO THE WELD COUNTY E911 ADVISORY COMMITTEE FOR A TERM BEGINNING JANUARY 10, 2024 AND ENDING JANUARY 10, 2026 (AM 2024-007)
- Approving the Increase of Contribution Amounts in the City's 401(a) Money Purchase Retirement Plan for Sworn Police Officer Personnel for Both Employer and Employee from 10.7% to 11.2% (AM 2024-012)
- Approving the Purchase of Motorola Radios for an Amount Not to Exceed \$63,583.61, Allocated from the General Fund Police Department Capital Budget (AM 2024-010)

Motion passed unanimously on roll call vote.

ACTION MEMORANDUM

AM 2024-003 Approve a Resolution Approving the "Design Standards for Public Improvements" and "Construction Specifications" for Public Improvements as the City Standards

The proposed Resolution approves the Manuals as presented. The last version of the Manual was approved in 2015 and has had various amendments to the document. The original Manual "Standards and Specifications for Design and Construction of Public Improvements" is being split into two separate documents. "Design Standards for Public Improvements" contains the City's design standards for use by engineering professionals. "Construction Specifications for Public Improvements" is intended to be used by construction professionals during the construction of improvements.

The Standards and Specification Manual was originally adopted by resolution 95-030 with AM 95-110 on July 12, 1995. The current version was adopted November 28, 2015 by Ordinance 2015-992.

Since procedures and technology evolve throughout the years, the proposed manuals will be reviewed and amended every two years or when applicable.

It was moved by Carlos Barron and seconded by David Crespino to Approve Resolution 2024R003 APPROVING THE "DESIGN STANDARDS FOR PUBLIC IMPROVEMENTS" AND "CONSTRUCTION SPECIFICATIONS" FOR PUBLIC IMPROVEMENTS AS THE CITY STANDARDS. Motion passed unanimously on roll call vote.

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
January 02, 2024**

AM 2024-004 Approving a Resolution Certifying the 2023 Mill Levy for Tax Collection in 2024

Every year the City must certify the mill levy for the following year by December 15th. Due to State of Colorado Legislation SB23B-001 the deadline for certification was moved to January 10, 2024.

The 2023 net assessed valuation is \$311,203,654, a \$29,151,004 increase over the previous year's valuations. Two options have been calculated for the mill levy and revenue collection.

Option 1: Increase the revenue 5.5%

This method Increases the base revenue 5.5% and keeps revenue as budgeted. Annual revenue increases \$832,119 compared to 2023 revenue. The total revenue collected across all funds is \$11,315,169 with a total mill levy of 35.359.

Option 2: Increase the revenue 5.5% with a temporary mill levy reduction of 4 mills

This will keep the original mill levy calculated in the budget but will reduce revenue \$347,651 compared to the 2024 budget. The total revenue collected across all funds is \$10,969,306 with a total mill levy of 35.248.

The Recreation Center mill levies for operations (4.68 mills/\$1,456,433) and debt (1.926 mills/\$599,378) remain the same for both methods. The reduction in valuations did decrease the revenue \$56,800 compared to 2024 budgeted revenue.

The budget has been built around a 5.5% increase in the property tax revenue in the general fund. Below is an evaluation of the general mill levy.

	Valuation	General Mill Levy	Revenue	Increase / (Decrease) 2024 v 2023	Increase / (Decrease) 2024 Budget
2023	282,052,650	30.360	\$ 8,563,118		
2024					
Budgeted	323,340,288	28.642	\$ 9,261,146	\$ 698,028	
Final 5.5%	311,203,654	29.753	\$ 9,259,358	\$ 696,240	(\$ 1,788)
Final w/ mill reduction	311,203,654	28.642	\$ 8,913,495	\$ 351,349	(\$ 347,651)

It was moved by Carlos Barron and seconded by Claud Hanes Approving Resolution 2024R006 CERTIFYING THE 2023 MILL LEVY AND MAINTAINING THE BUDGETED REVENUES FOR TAX COLLECTION IN 2024. Motion passed unanimously on roll call vote.

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
January 02, 2024**

AM 2024-009 Approving the Purchase of Dodge Police Vehicles for an Amount Not to Exceed \$124,745.00, Allocated from the General Fund Police Department Capital Budget

The Fort Lupton Police Department is in need of vehicles to replace aging patrol vehicles. The original order through General Motors was cut from 6 to 3. The only vehicles available, which meet the Department's needs, are through Joe Cecconi's Chrysler Complex in Niagara Falls, NY. The Department has previously purchased vehicles through this vendor. Two of the available vehicles are priced at \$42,375.00 and one of the vehicles is priced at \$39,995.00. This price is within the projected cost detailed in the original requisition. Costs of vehicle upfit and associated equipment will be in a separate AM.

It was moved by Bruce Fitzgerald and seconded by Carlos Barron Approving the Purchase of Dodge Police Vehicles for an Amount Not to Exceed \$124,745.00, Allocated from the General Fund Police Department Capital Budget. Motion passed unanimously on roll call vote.

AM 2024-008 Accepting a Proposal from Associated Pool Builders, Inc. for the Leisure Pool Resurfacing for an Amount Not to Exceed \$112,900 to be Paid from the Recreation Center Fund

The Recreation Department would like to begin the capital improvement project of resurfacing the Leisure Pool with Diamond Brite plaster. Pool resurfacing is a maintenance process that is essential in order to keep the pool looking new. It also helps the pool maintain its structural integrity. Resurfacing the pool can also help to repair problems like cracks and general wear and tear, as well as providing the pool with an updated and enhanced appearance. Another reason pool resurfacing is an essential part of maintenance, is to make the pool slip-resistant. It will provide a sense of security knowing that the pool is comfortable and slip-resistant for guests. Resurfacing the pool should be one of the top maintenance requirements, as it has a life expectancy of 10 to 15 years. The current pool Diamond Brite is coming up on year 20. Associated Pool Builders, Inc. was the original sub-contractor that built the pool in 2004 and is also the sub-contractor for the recreation center expansion and splash park project.

It was moved by Claud Hanes and seconded by Bruce Fitzgerald to Accept the Proposal from Associated Pool Builders, Inc. for the Leisure Pool Resurfacing for an Amount Not to Exceed \$112,900 to be Paid from the Recreation Center Fund. Motion passed unanimously on roll call vote.

AM 2024-011 Approve Change Order to Contract Agreement with Adolfson & Peterson Construction for the Addition of a Front Entry Canopy to the Recreation Center for an Amount Not to Exceed \$118,296.36, Allocated from the Recreation Center Capital Projects Account

An issue that was discussed during the Recreation AdHoc Committee preliminary meetings, was

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
January 02, 2024**

the confusion around the entrance to the Recreation Center. During the initial phases of construction drawing and cost estimating, the committee choose to remove the Recreation Center front entrance project until confirmation that enough funds were available to cover the costs. As the project is now farther along in the process and most of the pricing has been locked, we asked for a cost estimate for this project.

There has been constant confusion from individuals that come to the building, not knowing what entrance to use. Patrons continually try to enter through the Community Center entrance. This change order addresses this issue, as well as making the entrance stand out. This will ensure that the Recreation Center entrance is easily identified and will change the community center door to become an exit only.

Discussion around when the Recreation Center Expansion Project will be completed occurred. Recreation Director, Monty Schuman, stated they are aiming for it to be completed by August 2024. He also provided Council with a packet containing information and updates about the project.

It was moved by Carlos Barron and seconded by David Crespin approving Change Order to Contract Agreement with Adolfsen & Peterson Construction for the Addition of a Front Entry Canopy to the Recreation Center for an Amount Not to Exceed \$118,296.36, Allocated from the Recreation Center Capital Projects Account. Motion passed unanimously on roll call vote.

STAFF REPORTS

Monty Schuman, Recreation Director, reported that the Splash Park construction is about to begin. Councilmember Carlos Barron asked when the new treadmills will be delivered. Mr. Schuman responded, stating they are waiting to order them until after the floors are completed since they will not have enough space to store them.

Lieutenant Carnes reported that most of the Police Department basement renovation project has been completed.

MAYOR/COUNCIL REPORTS

Mayor Hubbard reported there are two signs on Harrison Street that state “dip” that need to be removed since the street was reconstructed and the dips were removed.

Councilmember David Crespin stated that he is excited for the new year and looking forward to seeing continued growth in the community.

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
January 02, 2024**

FUTURE CITY EVENTS

January 3, 2024 Coffee with a Cop
Hard Bean Coffee, 107 Dales Pl., 8:00 a.m.- 9:00 a.m.

UPCOMING MEETINGS

January 9, 2024 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.
January 16, 2024 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.
January 30, 2024 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.
February 6, 2024 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

ADJOURNMENT

The meeting adjourned at 6:38 p.m.

Submitted by,

Maricela Peña, City Clerk

Approved by City Council,

Zo Hubbard, Mayor

ORDINANCE NO. 2023-1162

INTRODUCED BY: BRUCE FITZGERALD

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO, AMENDING CHAPTER 6, ARTICLE IV, SECTIONS 6-112—6-116 AND ENACTING TWO (2) SECTIONS, 6-116 RESPONSIBILITIES OF CONTRACTOR AND 6-117 DISCIPLINARY PROCEDURES, VIOLATIONS AND PENALTIES OF THE FORT LUPTON MUNICIPAL CODE

INTRODUCED, READ, AND PASSED ON FIRST READING, AND ORDERED PUBLISHED this 18th Day of December 2023.

PUBLISHED in the Fort Lupton Press the 28th day of December 2023.

FINALLY READ BY TITLE ONLY, PASSED AND ORDERED PUBLISHED BY TITLE ONLY this 16TH Day of January, 2024.

PUBLISHED BY TITLE ONLY the 25th day of January 2024.

EFFECTIVE (after publication) the 24th day of February 2024.

CITY OF FORT LUPTON, COLORADO

Zo Hubbard, Mayor

ATTEST:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney



SUBJECT FOR DISCUSSION

Approving the Purchase of Annual Software for Cyber Security for an Amount Not to Exceed \$41,520.00 Allocated from the Information Technology Budget, Professional Services Account.

SUMMARY STATEMENT/BACKGROUND DISCUSSION

Information Technology (IT) is requesting to allow the budgeted amount of Cyber Security Software to be paid in the amount not to exceed \$41,520.00. The Cyber Security Software includes Multifactor Authentication (Duo), Endpoint Detection and Response (Cynet), DNS Filtering and Threatlocker.

The Cyber Security Software has allowed the City to benefit with cost savings in insurance and better coverage.

FINANCIAL CONSIDERATIONS

The General Fund IT Department budgeted funds for this renewal in the professional services account.

LEGAL/POLITICAL CONSIDERATIONS

N/A

ALTERNATIVES/OPTIONS

Council decides to renew the existing Cyber Security software

Council requests staff to look elsewhere for Cyber Security software and/or not renew leaving the City at higher risk for an attack such as malware, ransomware.

STAFF RECOMMENDATIONS

IT recommends the renewal of the current Cyber Security Software that is in place.

Attachments: a. Quote from Digeteks

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date



5795 Oak Meadows Blvd
Firestone, CO 80504

Invoice

Date	Invoice #
12/27/2023	10318

Bill To

City of Fort Lupton
130 S McKinley Ave
Fort Lupton, CO 80621

P.O. No.

Terms

Project

Net 30

Quantity	Description	Rate	Amount
	Subscription Services January through December 2024		
143	Endpoint Detection and Response (\$13/month for 12 months)	156.00	22,308.00
147	Threatlocker (\$9/month for 12 months)	108.00	15,876.00
125	DNS Filtering: Web Protection and blocking (\$1/month for 12 months)	12.00	1,500.00
51	Duo (\$3/month for 12 months)	36.00	1,836.00
		Total	\$41,520.00

Phone

303-536-5052

E-mail

accounting@digetek.com



SUBJECT FOR DISCUSSION

Approving Payment to Axon Enterprises Inc. for an Amount not to Exceed \$55,212.53 for User Licenses, Maintenance and Equipment for the Police Department Allocated from the General Fund 2024 PD Contractual Services Fund

SUMMARY STATEMENT/BACKGROUND DISCUSSION

Fort Lupton Police Department entered in to a five year contract with Axon to provide body worn cameras, conducted energy weapons, data storage, software, and associated hardware maintenance in 2021. This contract has an annual cost of \$48,782.65. In 2023, additional licenses were added to the contract to accommodate additional staff positions with an added cost of \$6,429.88. The PD's total obligation for the contract is \$55,212.53 annually.

FINANCIAL CONSIDERATIONS

Funding for this payment was included in the approved in the General Fund's 2024 PD Contractual Services budget.

LEGAL/POLITICAL CONSIDERATIONS

N/A

ALTERNATIVES/OPTIONS

N/A

STAFF RECOMMENDATIONS

Staff recommends approval of the purchase.

Attachments: a. AXON Invoice INUS215294 and Invoice INUS215764

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date



Axon Enterprise Inc.
PO BOX 29661
DEPARTMENT 2018
PHOENIX, AZ 85038-9661
Ph: 1-480-991-0797, option 5, option 1
arinquiries@axon.com
www.axon.com
TIN: 86-0741227
DUNS Number: 832176382
UEI Number: TBW7MGPYURM7

Invoice

Invoice ID INUS215294
Date 01-Jan-24
Page 1 of 3
Sales Order
Requisition
Your Ref Q448995,
Our Ref , Q-448995,
Payment Net 30 days
Invoice Account 107329
Terms of Delivery FCA

BILL TO

Fort Lupton Police Dept. - CO
130 S McKinley Ave
Fort Lupton, CO 80621-1343
USA

SHIP TO

Fort Lupton Police Dept. - CO
130 S McKinley Ave
Fort Lupton, CO 80621-1343
USA

	Ship to*	Bundled Item Number	Bundled Description	Bundled Quantity	Unit Price	Amount
	1	T7Cert	2021 Core+	3.00		5,559.32
Line No.	Ship to*	Item Number	Description	Quantity	Unit Price	Amount
2	1	73478	REDACTION ASSISTANT USER LICENSE Tax Date 01-Jan-24 Shipment Date:	3.00	423.00	317.25
32	1	20336	AXON CORE + PLAN WITH T7 CERT TRUE UP PAYMENT Tax Date 01-Jan-24 Shipment Date:	3.00	737.75	553.31

PAYMENT REMITTANCE INFORMATION

For ACH/EFT Payment: (Preferred Method)		For Wire Transfers		For Check Payments Mail To:	For Overnight Check Payments Mail
Account Name	Axon Enterprise, Inc.	Beneficiary	Axon Enterprise, Inc.	Axon Enterprise, Inc.	Axon Enterprise, Inc.
Account Number	634912729	Account Number	634912729	PO BOX 29661	JPMorgan Chase (AZ1-2170)
Bank Routing No	122100024	Bank Routing No	021000021	DEPARTMENT 2018	Attn: Axon Enterprises 29661-2018
Reference No	INUS215294	SWIFT Code	CHASUS33	PHOENIX, AZ 85038-9661	2108 E Elliot Rd,
		Reference No	INUS215294	Reference No INUS215294	Tempe, AZ 85283
					Reference No INUS215294

Please reference the invoice number on your ACH, Wire or Check payment and send to AR@axon.com

Important Note: By selecting the wire transfer payment method, you agree to accept the processing & transaction fees charged by the bank relating to this wire



Axon Enterprise Inc.
PO BOX 29661
DEPARTMENT 2018
PHOENIX, AZ 85038-9661
Ph: 1-480-991-0797, option 5, option 1
arinquiries@axon.com
www.axon.com
TIN: 86-0741227
DUNS Number: 832176382
UEI Number: TBW7MGPYURM7

BILL TO

Fort Lupton Police Dept. - CO
130 S McKinley Ave
Fort Lupton, CO 80621-1343
USA

Invoice

Invoice ID INUS215294
Date 01-Jan-24
Page 2 of 3
Sales Order
Requisition
Your Ref Q448995,
Our Ref , Q-448995,
Payment Net 30 days
Invoice Account 107329
Terms of Delivery FCA

SHIP TO

Fort Lupton Police Dept. - CO
130 S McKinley Ave
Fort Lupton, CO 80621-1343
USA

Sales Amount	6,429.88
Misc. Charge	0.00
Discount	0.00
Sales Tax	0.00
Total	6,429.88
Amount Received	0.00
BALANCE DUE	USD 6,429.88

Payment Due 31-Jan-24

PAYMENT REMITTANCE INFORMATION

For ACH/EFT Payment: (Preferred Method)		For Wire Transfers		For Check Payments Mail To:	For Overnight Check Payments Mail
Account Name	Axon Enterprise, Inc.	Beneficiary	Axon Enterprise, Inc.	Axon Enterprise, Inc.	Axon Enterprise, Inc.
Account Number	634912729	Account Number	634912729	PO BOX 29661	JPMorgan Chase (AZ1-2170)
Bank Routing No	122100024	Bank Routing No	021000021	DEPARTMENT 2018	Attn: Axon Enterprises 29661-2018
Reference No	INUS215294	SWIFT Code	CHASUS33	PHOENIX, AZ 85038-9661	2108 E Elliot Rd,
		Reference No	INUS215294	Reference No INUS215294	Tempe, AZ 85283
					Reference No INUS215294

Please reference the invoice number on your ACH, Wire or Check payment and send to AR@axon.com

Important Note: By selecting the wire transfer payment method, you agree to accept the processing & transaction fees charged by the bank relating to this wire



Axon Enterprise Inc.
PO BOX 29661
DEPARTMENT 2018
PHOENIX, AZ 85038-9661
Ph: 1-480-991-0797, option 5, option 1
arinquies@axon.com
www.axon.com
TIN: 86-0741227
DUNS Number: 832176382
UEI Number: TBW7MGPYURM7

BILL TO

Fort Lupton Police Dept. - CO
130 S McKinley Ave
Fort Lupton, CO 80621-1343
USA

Invoice

Invoice ID INUS215294
Date 01-Jan-24
Page 3 of 3
Sales Order
Requisition
Your Ref Q448995,
Our Ref , Q-448995,
Payment Net 30 days
Invoice Account 107329
Terms of Delivery FCA

SHIP TO

Fort Lupton Police Dept. - CO
130 S McKinley Ave
Fort Lupton, CO 80621-1343
USA

Tax Note*Ship-to-address Legend***

1 Fort Lupton Police Dept. - CO
130 S McKinley Ave
Fort Lupton, CO 80621-1343
USA

PAYMENT REMITTANCE INFORMATION

For ACH/EFT Payment: (Preferred Method)		For Wire Transfers		For Check Payments Mail To:	For Overnight Check Payments Mail
Account Name	Axon Enterprise, Inc.	Beneficiary	Axon Enterprise, Inc.	Axon Enterprise, Inc.	Axon Enterprise, Inc.
Account Number	634912729	Account Number	634912729	PO BOX 29661	JPMorgan Chase (AZ1-2170)
Bank Routing No	122100024	Bank Routing No	021000021	DEPARTMENT 2018	Attn: Axon Enterprises 29661-2018
Reference No	INUS215294	SWIFT Code	CHASUS33	PHOENIX, AZ 85038-9661	2108 E Elliot Rd,
		Reference No	INUS215294	Reference No INUS215294	Tempe, AZ 85283
					Reference No INUS215294

Please reference the invoice number on your ACH, Wire or Check payment and send to AR@axon.com

Important Note: By selecting the wire transfer payment method, you agree to accept the processing & transaction fees charged by the bank relating to this wire



Axon Enterprise Inc.
PO BOX 29661
DEPARTMENT 2018
PHOENIX, AZ 85038-9661
Ph: 1-480-991-0797, option 5, option 1
arinquies@axon.com
www.axon.com
TIN: 86-0741227
DUNS Number: 832176382
UEI Number: TBW7MGPYURM7

Invoice

Invoice ID INUS215764
Date 01-Jan-24
Page 1 of 13
Sales Order SUS0135204,
Requisition
Your Ref Q351004,
Our Ref , Q-351004,
Payment Net 30 days
Invoice Account 107329
Terms of Delivery FCA

BILL TO

Fort Lupton Police Dept. - CO
130 S McKinley Ave
Fort Lupton, CO 80621-1343
USA

SHIP TO

Fort Lupton Police Dept. - CO
130 S McKinley Ave
Fort Lupton, CO 80621-1343
USA

		Bundled Item Number	Bundled Description	Bundled Quantity	Unit Price	Amount
		Core+Renewal	2021 Core+ Renewal	25.00		42,017.57
Line No.	Ship to*	Item Number	Description	Quantity	Unit Price	Amount
1	1	73746	PROFESSIONAL EVIDENCE.COM LICENSE Tax Date 01-Jan-24 Shipment Date:	25.00	1,705.47	
2	1	73449	RESPOND DEVICE LICENSE Tax Date 01-Jan-24 Shipment Date:	25.00	229.04	
3	1	73310	AXON CAMERA REFRESH TWO Tax Date 01-Jan-24 Shipment Date:	25.00	603.15	
10	1	20018	TASER BATTERY PACK, TACTICAL Tax Date 01-Jan-24 Shipment Date: 01/06/2022	30.00	65.66	
12	1	70033	WALL MOUNT BRACKET, ASSY, EVIDENCE.COM DOCK Tax Date 01-Jan-24 Shipment Date: 01/07/2022	1.00	33.52	

PAYMENT REMITTANCE INFORMATION

For ACH/EFT Payment: (Preferred Method)		For Wire Transfers		For Check Payments Mail To:	For Overnight Check Payments Mail
Account Name	Axon Enterprise, Inc.	Beneficiary	Axon Enterprise, Inc.	Axon Enterprise, Inc.	Axon Enterprise, Inc.
Account Number	634912729	Account Number	634912729	PO BOX 29661	JPMorgan Chase (AZ1-2170)
Bank Routing No	122100024	Bank Routing No	021000021	DEPARTMENT 2018	Attn: Axon Enterprises 29661-2018
Reference No	INUS215764	SWIFT Code	CHASUS33	PHOENIX, AZ 85038-9661	2108 E Elliot Rd,
		Reference No	INUS215764	Reference No INUS215764	Tempe, AZ 85283
					Reference No INUS215764

Please reference the invoice number on your ACH, Wire or Check payment and send to AR@axon.com

Important Note: By selecting the wire transfer payment method, you agree to accept the processing & transaction fees charged by the bank relating to this wire



Axon Enterprise Inc.
PO BOX 29661
DEPARTMENT 2018
PHOENIX, AZ 85038-9661
Ph: 1-480-991-0797, option 5, option 1
arinquies@axon.com
www.axon.com
TIN: 86-0741227
DUNS Number: 832176382
UEI Number: TBW7MGPYURM7

Invoice

Invoice ID INUS215764
Date 01-Jan-24
Page 2 of 13
Sales Order SUS0135204,
Requisition
Your Ref Q351004,
Our Ref , Q-351004,
Payment Net 30 days
Invoice Account 107329
Terms of Delivery FCA

BILL TO

Fort Lupton Police Dept. - CO
130 S McKinley Ave
Fort Lupton, CO 80621-1343
USA

SHIP TO

Fort Lupton Police Dept. - CO
130 S McKinley Ave
Fort Lupton, CO 80621-1343
USA

Line No.	Ship to*	Item Number	Description	Quantity	Unit Price	Amount
13	1	73686	EVIDENCE.COM UNLIMITED AXON DEVICE STORAGE Tax Date 01-Jan-24 Shipment Date:	25.00	1,099.40	
14	1	73683	10 GB EVIDENCE.COM A-LA-CART STORAGE Tax Date 01-Jan-24 Shipment Date:	75.00	18.32	
15	1	73309	AXON CAMERA REFRESH ONE Tax Date 01-Jan-24 Shipment Date:	25.00	576.42	
16	1	20246	TASER 7 DUTY CARTRIDGE REPLACEMENT ACCESS PROGRAM Tax Date 01-Jan-24 Shipment Date:	25.00	114.52	
21	1	70112	AXON SIGNAL UNIT Tax Date 08-Apr-22 Shipment Date: 04/12/2022	25.00	213.01	
22	1	20062	TASER 7 HOLSTER - BLACKHAWK, RIGHT HAND Tax Date 01-Jan-24 Shipment Date: 01/07/2022	25.00	61.08	

PAYMENT REMITTANCE INFORMATION

For ACH/EFT Payment: (Preferred Method)		For Wire Transfers		For Check Payments Mail To:	For Overnight Check Payments Mail
Account Name	Axon Enterprise, Inc.	Beneficiary	Axon Enterprise, Inc.	Axon Enterprise, Inc.	Axon Enterprise, Inc.
Account Number	634912729	Account Number	634912729	PO BOX 29661	JPMorgan Chase (AZ1-2170)
Bank Routing No	122100024	Bank Routing No	021000021	DEPARTMENT 2018	Attn: Axon Enterprises 29661-2018
Reference No	INUS215764	SWIFT Code	CHASUS33	PHOENIX, AZ 85038-9661	2108 E Elliot Rd,
		Reference No	INUS215764	Reference No INUS215764	Tempe, AZ 85283
					Reference No INUS215764

Please reference the invoice number on your ACH, Wire or Check payment and send to AR@axon.com

Important Note: By selecting the wire transfer payment method, you agree to accept the processing & transaction fees charged by the bank relating to this wire



Axon Enterprise Inc.
PO BOX 29661
DEPARTMENT 2018
PHOENIX, AZ 85038-9661
Ph: 1-480-991-0797, option 5, option 1
ar inquiries@axon.com
www.axon.com
TIN: 86-0741227
DUNS Number: 832176382
UEI Number: TBW7MGPYURM7

Invoice

Invoice ID INUS215764
Date 01-Jan-24
Page 3 of 13
Sales Order SUS0135204,
Requisition
Your Ref Q351004,
Our Ref , Q-351004,
Payment Net 30 days
Invoice Account 107329
Terms of Delivery FCA

BILL TO

Fort Lupton Police Dept. - CO
130 S McKinley Ave
Fort Lupton, CO 80621-1343
USA

SHIP TO

Fort Lupton Police Dept. - CO
130 S McKinley Ave
Fort Lupton, CO 80621-1343
USA

Line No.	Ship to*	Item Number	Description	Quantity	Unit Price	Amount
23	1	22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS Tax Date 01-Jan-24 Shipment Date: 01/06/2022	75.00	29.01	
24	1	20008	TASER 7 HANDLE, YLW, HIGH VISIBILITY (GREEN LASER), CLASS 3R Tax Date 28-Mar-22 Shipment Date: 03/31/2022	25.00	1,163.18	
25	1	22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS Tax Date 01-Jan-24 Shipment Date: 01/06/2022	50.00	29.01	
26	1	22177	TASER 7 HOOK-AND-LOOP TRN (HALT) CARTRIDGE, STANDOFF NS Tax Date 01-Jan-24 Shipment Date: 01/06/2022	50.00	29.01	
27	1	71019	NORTH AMER POWER CORD FOR AB3 8-BAY, AB2 1-BAY / 6-BAY DOCK Tax Date 01-Jan-24 Shipment Date: 01/07/2022	1.00	7.98	
28	1	22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS Tax Date 03-Jan-23 Shipment Date: 01/06/2023	50.00	29.01	

PAYMENT REMITTANCE INFORMATION

For ACH/EFT Payment: (Preferred Method)		For Wire Transfers		For Check Payments Mail To:	For Overnight Check Payments Mail
Account Name	Axon Enterprise, Inc.	Beneficiary	Axon Enterprise, Inc.	Axon Enterprise, Inc.	Axon Enterprise, Inc.
Account Number	634912729	Account Number	634912729	PO BOX 29661	JPMorgan Chase (AZ1-2170)
Bank Routing No	122100024	Bank Routing No	021000021	DEPARTMENT 2018	Attn: Axon Enterprises 29661-2018
Reference No	INUS215764	SWIFT Code	CHASUS33	PHOENIX, AZ 85038-9661	2108 E Elliot Rd,
		Reference No	INUS215764	Reference No INUS215764	Tempe, AZ 85283
					Reference No INUS215764

Please reference the invoice number on your ACH, Wire or Check payment and send to AR@axon.com

Important Note: By selecting the wire transfer payment method, you agree to accept the processing & transaction fees charged by the bank relating to this wire



Axon Enterprise Inc.
PO BOX 29661
DEPARTMENT 2018
PHOENIX, AZ 85038-9661
Ph: 1-480-991-0797, option 5, option 1
arinquies@axon.com
www.axon.com
TIN: 86-0741227
DUNS Number: 832176382
UEI Number: TBW7MGPYURM7

Invoice

Invoice ID INUS215764
Date 01-Jan-24
Page 4 of 13
Sales Order SUS0135204,
Requisition
Your Ref Q351004,
Our Ref , Q-351004,
Payment Net 30 days
Invoice Account 107329
Terms of Delivery FCA

BILL TO

Fort Lupton Police Dept. - CO
130 S McKinley Ave
Fort Lupton, CO 80621-1343
USA

SHIP TO

Fort Lupton Police Dept. - CO
130 S McKinley Ave
Fort Lupton, CO 80621-1343
USA

Line No.	Ship to*	Item Number	Description	Quantity	Unit Price	Amount
29	1	22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS Tax Date 01-Jan-24 Shipment Date:	50.00	29.01	
30	1	22177	TASER 7 HOOK-AND-LOOP TRN (HALT) CARTRIDGE, STANDOFF NS Tax Date 01-Jan-24 Shipment Date:	50.00	29.01	
31	1	22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS Tax Date 01-Jan-24 Shipment Date:	50.00	29.01	
32	1	22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS Tax Date 01-Jan-24 Shipment Date:	50.00	29.01	
33	1	73682	AUTO TAGGING LICENSE Tax Date 01-Jan-24 Shipment Date:	25.00	412.28	
34	1	79999	AUTO TAGGING / PERFORMANCE IMPLEMENTATION SERVICE Tax Date 01-Jan-24 Shipment Date:	1.00	0.00	

PAYMENT REMITTANCE INFORMATION

For ACH/EFT Payment: (Preferred Method)		For Wire Transfers		For Check Payments Mail To:	For Overnight Check Payments Mail
Account Name	Axon Enterprise, Inc.	Beneficiary	Axon Enterprise, Inc.	Axon Enterprise, Inc.	Axon Enterprise, Inc.
Account Number	634912729	Account Number	634912729	PO BOX 29661	JPMorgan Chase (AZ1-2170)
Bank Routing No	122100024	Bank Routing No	021000021	DEPARTMENT 2018	Attn: Axon Enterprises 29661-2018
Reference No	INUS215764	SWIFT Code	CHASUS33	PHOENIX, AZ 85038-9661	2108 E Elliot Rd,
		Reference No	INUS215764	Reference No INUS215764	Tempe, AZ 85283
					Reference No INUS215764

Please reference the invoice number on your ACH, Wire or Check payment and send to AR@axon.com

Important Note: By selecting the wire transfer payment method, you agree to accept the processing & transaction fees charged by the bank relating to this wire



Axon Enterprise Inc.
PO BOX 29661
DEPARTMENT 2018
PHOENIX, AZ 85038-9661
Ph: 1-480-991-0797, option 5, option 1
arinquies@axon.com
www.axon.com
TIN: 86-0741227
DUNS Number: 832176382
UEI Number: TBW7MGPYURM7

Invoice

Invoice ID INUS215764
Date 01-Jan-24
Page 5 of 13
Sales Order SUS0135204,
Requisition
Your Ref Q351004,
Our Ref , Q-351004,
Payment Net 30 days
Invoice Account 107329
Terms of Delivery FCA

BILL TO

Fort Lupton Police Dept. - CO
130 S McKinley Ave
Fort Lupton, CO 80621-1343
USA

SHIP TO

Fort Lupton Police Dept. - CO
130 S McKinley Ave
Fort Lupton, CO 80621-1343
USA

Line No.	Ship to*	Item Number	Description	Quantity	Unit Price	Amount
35	1	80464	EXT WARRANTY, CAMERA (TAP) Tax Date 01-Jan-24 Shipment Date:	25.00	534.59	
36	1	20248	TASER - EVIDENCE.COM LICENSE Tax Date 01-Jan-24 Shipment Date:	25.00	229.04	
37	1	20248	TASER - EVIDENCE.COM LICENSE Tax Date 01-Jan-24 Shipment Date:	1.00	229.04	
40	1	75015	SIGNAL SIDEARM KIT Tax Date 08-Apr-22 Shipment Date: 04/12/2022	25.00	190.11	
42	1	70117	AXON SIGNAL UNIT, CABLE ASSEMBLY Tax Date 08-Apr-22 Shipment Date: 04/12/2022	25.00	19.09	
43	1	22179	TASER 7 INERT CARTRIDGE, STANDOFF (3.5-DEGREE) NS Tax Date 01-Jan-24 Shipment Date: 01/06/2022	25.00	37.41	
44	1	22181	TASER 7 INERT CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS Tax Date 01-Jan-24 Shipment Date: 01/06/2022	25.00	37.41	

PAYMENT REMITTANCE INFORMATION

For ACH/EFT Payment: (Preferred Method)		For Wire Transfers		For Check Payments Mail To:	For Overnight Check Payments Mail
Account Name	Axon Enterprise, Inc.	Beneficiary	Axon Enterprise, Inc.	Axon Enterprise, Inc.	Axon Enterprise, Inc.
Account Number	634912729	Account Number	634912729	PO BOX 29661	JPMorgan Chase (AZ1-2170)
Bank Routing No	122100024	Bank Routing No	021000021	DEPARTMENT 2018	Attn: Axon Enterprises 29661-2018
Reference No	INUS215764	SWIFT Code	CHASUS33	PHOENIX, AZ 85038-9661	2108 E Elliot Rd,
		Reference No	INUS215764	Reference No INUS215764	Tempe, AZ 85283
					Reference No INUS215764

Please reference the invoice number on your ACH, Wire or Check payment and send to AR@axon.com

Important Note: By selecting the wire transfer payment method, you agree to accept the processing & transaction fees charged by the bank relating to this wire



Axon Enterprise Inc.
PO BOX 29661
DEPARTMENT 2018
PHOENIX, AZ 85038-9661
Ph: 1-480-991-0797, option 5, option 1
arinquiries@axon.com
www.axon.com
TIN: 86-0741227
DUNS Number: 832176382
UEI Number: TBW7MGPYURM7

Invoice

Invoice ID INUS215764
Date 01-Jan-24
Page 6 of 13
Sales Order SUS0135204,
Requisition
Your Ref Q351004,
Our Ref , Q-351004,
Payment Net 30 days
Invoice Account 107329
Terms of Delivery FCA

BILL TO

Fort Lupton Police Dept. - CO
130 S McKinley Ave
Fort Lupton, CO 80621-1343
USA

SHIP TO

Fort Lupton Police Dept. - CO
130 S McKinley Ave
Fort Lupton, CO 80621-1343
USA

Line No.	Ship to*	Item Number	Description	Quantity	Unit Price	Amount
46	1	22178	TASER 7 HOOK-AND-LOOP TRN (HALT) CARTRIDGE, CLOSE QUART NS Tax Date 01-Jan-24 Shipment Date: 01/06/2022	50.00	29.01	
48	1	22178	TASER 7 HOOK-AND-LOOP TRN (HALT) CARTRIDGE, CLOSE QUART NS Tax Date 01-Jan-24 Shipment Date:	50.00	29.01	
49	1	71044	BATTERY, SIGNAL SIDEARM, CR2430 SINGLE PACK Tax Date 01-Jan-24 Shipment Date: 01/07/2022	50.00	0.76	
50	1	22176	TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS Tax Date 01-Jan-24 Shipment Date: 01/06/2022	75.00	29.01	
51	1	22176	TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS Tax Date 01-Jan-24 Shipment Date: 01/06/2022	50.00	29.01	
52	1	74200	TASER 6-BAY DOCK AND CORE Tax Date 01-Jan-24 Shipment Date: 01/06/2022	1.00	1,145.21	

PAYMENT REMITTANCE INFORMATION

For ACH/EFT Payment: (Preferred Method)		For Wire Transfers		For Check Payments Mail To:	For Overnight Check Payments Mail
Account Name	Axon Enterprise, Inc.	Beneficiary	Axon Enterprise, Inc.	Axon Enterprise, Inc.	Axon Enterprise, Inc.
Account Number	634912729	Account Number	634912729	PO BOX 29661	JPMorgan Chase (AZ1-2170)
Bank Routing No	122100024	Bank Routing No	021000021	DEPARTMENT 2018	Attn: Axon Enterprises 29661-2018
Reference No	INUS215764	SWIFT Code	CHASUS33	PHOENIX, AZ 85038-9661	2108 E Elliot Rd,
		Reference No	INUS215764	Reference No INUS215764	Tempe, AZ 85283
					Reference No INUS215764

Please reference the invoice number on your ACH, Wire or Check payment and send to AR@axon.com

Important Note: By selecting the wire transfer payment method, you agree to accept the processing & transaction fees charged by the bank relating to this wire



Axon Enterprise Inc.
PO BOX 29661
DEPARTMENT 2018
PHOENIX, AZ 85038-9661
Ph: 1-480-991-0797, option 5, option 1
arinquiries@axon.com
www.axon.com
TIN: 86-0741227
DUNS Number: 832176382
UEI Number: TBW7MGPYURM7

Invoice

Invoice ID INUS215764
Date 01-Jan-24
Page 7 of 13
Sales Order SUS0135204,
Requisition
Your Ref Q351004,
Our Ref , Q-351004,
Payment Net 30 days
Invoice Account 107329
Terms of Delivery FCA

BILL TO

Fort Lupton Police Dept. - CO
130 S McKinley Ave
Fort Lupton, CO 80621-1343
USA

SHIP TO

Fort Lupton Police Dept. - CO
130 S McKinley Ave
Fort Lupton, CO 80621-1343
USA

Line No.	Ship to*	Item Number	Description	Quantity	Unit Price	Amount
53	1	22176	TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS Tax Date 03-Jan-23 Shipment Date: 01/06/2023	50.00	29.01	
54	1	22176	TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS Tax Date 01-Jan-24 Shipment Date:	50.00	29.01	
55	1	22176	TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS Tax Date 01-Jan-24 Shipment Date:	50.00	29.01	
56	1	22176	TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS Tax Date 01-Jan-24 Shipment Date:	50.00	29.01	
		Bundled Item Number	Bundled Description	Bundled Quantity	Unit Price	Amount
		BWCamMBDTAP	Body Worn Camera Multi-Bay Dock TAP Bundle	3.00		1,062.00

PAYMENT REMITTANCE INFORMATION

For ACH/EFT Payment: (Preferred Method)		For Wire Transfers		For Check Payments Mail To:	For Overnight Check Payments Mail
Account Name	Axon Enterprise, Inc.	Beneficiary	Axon Enterprise, Inc.	Axon Enterprise, Inc.	Axon Enterprise, Inc.
Account Number	634912729	Account Number	634912729	PO BOX 29661	JPMorgan Chase (AZ1-2170)
Bank Routing No	122100024	Bank Routing No	021000021	DEPARTMENT 2018	Attn: Axon Enterprises 29661-2018
Reference No	INUS215764	SWIFT Code	CHASUS33	PHOENIX, AZ 85038-9661	2108 E Elliot Rd,
		Reference No	INUS215764	Reference No INUS215764	Tempe, AZ 85283
					Reference No INUS215764

Please reference the invoice number on your ACH, Wire or Check payment and send to AR@axon.com

Important Note: By selecting the wire transfer payment method, you agree to accept the processing & transaction fees charged by the bank relating to this wire



Axon Enterprise Inc.
PO BOX 29661
DEPARTMENT 2018
PHOENIX, AZ 85038-9661
Ph: 1-480-991-0797, option 5, option 1
arinquies@axon.com
www.axon.com
TIN: 86-0741227
DUNS Number: 832176382
UEI Number: TBW7MGPYURM7

Invoice

Invoice ID INUS215764
Date 01-Jan-24
Page 8 of 13
Sales Order SUS0135204,
Requisition
Your Ref Q351004,
Our Ref , Q-351004,
Payment Net 30 days
Invoice Account 107329
Terms of Delivery FCA

BILL TO

Fort Lupton Police Dept. - CO
130 S McKinley Ave
Fort Lupton, CO 80621-1343
USA

SHIP TO

Fort Lupton Police Dept. - CO
130 S McKinley Ave
Fort Lupton, CO 80621-1343
USA

Line No.	Ship to*	Item Number	Description	Quantity	Unit Price	Amount
4	1	80465	EXT WARRANTY, MULTI-BAY DOCK (TAP) Tax Date 01-Jan-24 Shipment Date:	3.00	489.62	
5	1	73689	MULTI-BAY BWC DOCK 1ST REFRESH Tax Date 01-Jan-24 Shipment Date:	3.00	625.62	
38	1	73688	MULTI-BAY BWC DOCK 2ND REFRESH Tax Date 01-Jan-24 Shipment Date:	3.00	654.76	
		Bundled Item Number	Bundled Description	Bundled Quantity	Unit Price	Amount
		BWCamTAP	Body Worn Camera TAP Bundle	1.00		0.00

Line No.	Ship to*	Item Number	Description	Quantity	Unit Price	Amount
6	1	73310	AXON CAMERA REFRESH TWO Tax Date 01-Jan-24 Shipment Date:	1.00	0.00	
17	1	73309	AXON CAMERA REFRESH ONE Tax Date 01-Jan-24 Shipment Date:	1.00	0.00	

PAYMENT REMITTANCE INFORMATION

For ACH/EFT Payment: (Preferred Method)		For Wire Transfers		For Check Payments Mail To:	For Overnight Check Payments Mail
Account Name	Axon Enterprise, Inc.	Beneficiary	Axon Enterprise, Inc.	Axon Enterprise, Inc.	Axon Enterprise, Inc.
Account Number	634912729	Account Number	634912729	PO BOX 29661	JPMorgan Chase (AZ1-2170)
Bank Routing No	122100024	Bank Routing No	021000021	DEPARTMENT 2018	Attn: Axon Enterprises 29661-2018
Reference No	INUS215764	SWIFT Code	CHASUS33	PHOENIX, AZ 85038-9661	2108 E Elliot Rd,
		Reference No	INUS215764	Reference No INUS215764	Tempe, AZ 85283
					Reference No INUS215764

Please reference the invoice number on your ACH, Wire or Check payment and send to AR@axon.com

Important Note: By selecting the wire transfer payment method, you agree to accept the processing & transaction fees charged by the bank relating to this wire



Axon Enterprise Inc.
PO BOX 29661
DEPARTMENT 2018
PHOENIX, AZ 85038-9661
Ph: 1-480-991-0797, option 5, option 1
arinquiries@axon.com
www.axon.com
TIN: 86-0741227
DUNS Number: 832176382
UEI Number: TBW7MGPYURM7

Invoice

Invoice ID INUS215764
Date 01-Jan-24
Page 9 of 13
Sales Order SUS0135204,
Requisition
Your Ref Q351004,
Our Ref , Q-351004,
Payment Net 30 days
Invoice Account 107329
Terms of Delivery FCA

BILL TO

Fort Lupton Police Dept. - CO
130 S McKinley Ave
Fort Lupton, CO 80621-1343
USA

SHIP TO

Fort Lupton Police Dept. - CO
130 S McKinley Ave
Fort Lupton, CO 80621-1343
USA

Line No.	Ship to*	Item Number	Description	Quantity	Unit Price	Amount
39	1	80464	EXT WARRANTY, CAMERA (TAP) Tax Date 01-Jan-24 Shipment Date:	1.00	0.00	
		Bundled Item Number	Bundled Description	Bundled Quantity	Unit Price	Amount
		ProLicense	Pro License Bundle	2.00		936.00
Line No.	Ship to*	Item Number	Description	Quantity	Unit Price	Amount
7	1	73746	PROFESSIONAL EVIDENCE.COM LICENSE Tax Date 01-Jan-24 Shipment Date:	2.00	2,340.00	
20	1	73683	10 GB EVIDENCE.COM A-LA-CART STORAGE Tax Date 01-Jan-24 Shipment Date:	6.00	0.00	
		Bundled Item Number	Bundled Description	Bundled Quantity	Unit Price	Amount
			A La Carte	0.00		2,700.00

PAYMENT REMITTANCE INFORMATION

For ACH/EFT Payment: (Preferred Method)		For Wire Transfers		For Check Payments Mail To:	For Overnight Check Payments Mail
Account Name	Axon Enterprise, Inc.	Beneficiary	Axon Enterprise, Inc.	Axon Enterprise, Inc.	Axon Enterprise, Inc.
Account Number	634912729	Account Number	634912729	PO BOX 29661	JPMorgan Chase (AZ1-2170)
Bank Routing No	122100024	Bank Routing No	021000021	DEPARTMENT 2018	Attn: Axon Enterprises 29661-2018
Reference No	INUS215764	SWIFT Code	CHASUS33	PHOENIX, AZ 85038-9661	2108 E Elliot Rd,
		Reference No	INUS215764	Reference No INUS215764	Tempe, AZ 85283
					Reference No INUS215764

Please reference the invoice number on your ACH, Wire or Check payment and send to AR@axon.com

Important Note: By selecting the wire transfer payment method, you agree to accept the processing & transaction fees charged by the bank relating to this wire



Axon Enterprise Inc.
 PO BOX 29661
 DEPARTMENT 2018
 PHOENIX, AZ 85038-9661
 Ph: 1-480-991-0797, option 5, option 1
ar inquiries@axon.com
www.axon.com
 TIN: 86-0741227
 DUNS Number: 832176382
 UEI Number: TBW7MGPYURM7

Invoice

Invoice ID INUS215764
 Date 01-Jan-24
 Page 10 of 13
 Sales Order SUS0135204,
 Requisition
 Your Ref Q351004,
 Our Ref , Q-351004,
 Payment Net 30 days
 Invoice Account 107329
 Terms of Delivery FCA

BILL TO

Fort Lupton Police Dept. - CO
 130 S McKinley Ave
 Fort Lupton, CO 80621-1343
 USA

SHIP TO

Fort Lupton Police Dept. - CO
 130 S McKinley Ave
 Fort Lupton, CO 80621-1343
 USA

Line No.	Ship to*	Item Number	Description	Quantity	Unit Price	Amount
8	1	73478	REDACTION ASSISTANT USER LICENSE Tax Date 01-Jan-24 Shipment Date:	25.00	540.00	
47	1	20050	HOOK-AND-LOOP TRAINING (HALT) SUIT Tax Date 01-Jan-24 Shipment Date: 01/07/2022	1.00	0.00	
		Bundled Item Number	Bundled Description	Bundled Quantity	Unit Price	Amount
		20008	2021 Taser 7 Certification Bundle	25.00		1,310.10

Line No.	Ship to*	Item Number	Description	Quantity	Unit Price	Amount
9	1	80395	EXT WARRANTY, TASER 7 HANDLE Tax Date 28-Mar-22 Shipment Date: 03/31/2022	25.00	233.81	
11	1	80396	EXT WARRANTY, TASER 7 SIX BAY DOCK Tax Date 01-Jan-24 Shipment Date: 01/06/2022	1.00	233.81	
45	1	80374	EXT WARRANTY, TASER 7 BATTERY PACK Tax Date 01-Jan-24 Shipment Date: 01/06/2022	30.00	15.71	

PAYMENT REMITTANCE INFORMATION

For ACH/EFT Payment: (Preferred Method)	For Wire Transfers	For Check Payments Mail To:	For Overnight Check Payments Mail
Account Name Axon Enterprise, Inc. Account Number 634912729 Bank Routing No 122100024 Reference No INUS215764	Beneficiary Axon Enterprise, Inc. Account Number 634912729 Bank Routing No 021000021 SWIFT Code CHASUS33 Reference No INUS215764	Axon Enterprise, Inc. PO BOX 29661 DEPARTMENT 2018 PHOENIX, AZ 85038-9661 Reference No INUS215764	Axon Enterprise, Inc. JPMorgan Chase (AZ1-2170) Attn: Axon Enterprises 29661-2018 2108 E Elliot Rd, Tempe, AZ 85283 Reference No INUS215764

Please reference the invoice number on your ACH, Wire or Check payment and send to AR@axon.com

Important Note: By selecting the wire transfer payment method, you agree to accept the processing & transaction fees charged by the bank relating to this wire



Axon Enterprise Inc.
PO BOX 29661
DEPARTMENT 2018
PHOENIX, AZ 85038-9661
Ph: 1-480-991-0797, option 5, option 1
arinquies@axon.com
www.axon.com
TIN: 86-0741227
DUNS Number: 832176382
UEI Number: TBW7MGPYURM7

Invoice

Invoice ID INUS215764
Date 01-Jan-24
Page 11 of 13
Sales Order SUS0135204,
Requisition
Your Ref Q351004,
Our Ref , Q-351004,
Payment Net 30 days
Invoice Account 107329
Terms of Delivery FCA

BILL TO

Fort Lupton Police Dept. - CO
130 S McKinley Ave
Fort Lupton, CO 80621-1343
USA

SHIP TO

Fort Lupton Police Dept. - CO
130 S McKinley Ave
Fort Lupton, CO 80621-1343
USA

		Bundled Item Number	Bundled Description	Bundled Quantity	Unit Price	Amount
		BasicLicense	Basic License Bundle	3.00		540.00

Line No.	Ship to*	Item Number	Description	Quantity	Unit Price	Amount
18	1	73840	EVIDENCE.COM BASIC ACCESS LICENSE Tax Date 01-Jan-24 Shipment Date:	3.00	900.00	
19	1	73683	10 GB EVIDENCE.COM A-LA-CART STORAGE Tax Date 01-Jan-24 Shipment Date:	3.00	0.00	

		Bundled Item Number	Bundled Description	Bundled Quantity	Unit Price	Amount
		70112	2021 Core BWC Renewal	25.00		216.98

Line No.	Ship to*	Item Number	Description	Quantity	Unit Price	Amount
41	1	80379	EXT WARRANTY, AXON SIGNAL UNIT Tax Date 08-Apr-22 Shipment Date: 04/12/2022	25.00	43.40	

PAYMENT REMITTANCE INFORMATION

For ACH/EFT Payment: (Preferred Method)		For Wire Transfers		For Check Payments Mail To:	For Overnight Check Payments Mail
Account Name	Axon Enterprise, Inc.	Beneficiary	Axon Enterprise, Inc.	Axon Enterprise, Inc.	Axon Enterprise, Inc.
Account Number	634912729	Account Number	634912729	PO BOX 29661	JPMorgan Chase (AZ1-2170)
Bank Routing No	122100024	Bank Routing No	021000021	DEPARTMENT 2018	Attn: Axon Enterprises 29661-2018
Reference No	INUS215764	SWIFT Code	CHASUS33	PHOENIX, AZ 85038-9661	2108 E Elliot Rd,
		Reference No	INUS215764	Reference No INUS215764	Tempe, AZ 85283
					Reference No INUS215764

Please reference the invoice number on your ACH, Wire or Check payment and send to AR@axon.com

Important Note: By selecting the wire transfer payment method, you agree to accept the processing & transaction fees charged by the bank relating to this wire



Axon Enterprise Inc.
PO BOX 29661
DEPARTMENT 2018
PHOENIX, AZ 85038-9661
Ph: 1-480-991-0797, option 5, option 1
arinquies@axon.com
www.axon.com
TIN: 86-0741227
DUNS Number: 832176382
UEI Number: TBW7MGPYURM7

Invoice

Invoice ID INUS215764
Date 01-Jan-24
Page 12 of 13
Sales Order SUS0135204,
Requisition
Your Ref Q351004,
Our Ref , Q-351004,
Payment Net 30 days
Invoice Account 107329
Terms of Delivery FCA

BILL TO

Fort Lupton Police Dept. - CO
130 S McKinley Ave
Fort Lupton, CO 80621-1343
USA

SHIP TO

Fort Lupton Police Dept. - CO
130 S McKinley Ave
Fort Lupton, CO 80621-1343
USA

Sales Amount	48,782.65
Misc. Charge	0.00
Discount	0.00
Sales Tax	0.00
Total	48,782.65
Amount Received	0.00
BALANCE DUE	USD 48,782.65

Payment Due 31-Jan-24

PAYMENT REMITTANCE INFORMATION

For ACH/EFT Payment: (Preferred Method)		For Wire Transfers		For Check Payments Mail To:	For Overnight Check Payments Mail
Account Name	Axon Enterprise, Inc.	Beneficiary	Axon Enterprise, Inc.	Axon Enterprise, Inc.	Axon Enterprise, Inc.
Account Number	634912729	Account Number	634912729	PO BOX 29661	JPMorgan Chase (AZ1-2170)
Bank Routing No	122100024	Bank Routing No	021000021	DEPARTMENT 2018	Attn: Axon Enterprises 29661-2018
Reference No	INUS215764	SWIFT Code	CHASUS33	PHOENIX, AZ 85038-9661	2108 E Elliot Rd,
		Reference No	INUS215764	Reference No INUS215764	Tempe, AZ 85283
					Reference No INUS215764

Please reference the invoice number on your ACH, Wire or Check payment and send to AR@axon.com

Important Note: By selecting the wire transfer payment method, you agree to accept the processing & transaction fees charged by the bank relating to this wire



Axon Enterprise Inc.
PO BOX 29661
DEPARTMENT 2018
PHOENIX, AZ 85038-9661
Ph: 1-480-991-0797, option 5, option 1
arinquies@axon.com
www.axon.com
TIN: 86-0741227
DUNS Number: 832176382
UEI Number: TBW7MGPYURM7

Invoice

Invoice ID INUS215764
Date 01-Jan-24
Page 13 of 13
Sales Order SUS0135204,
Requisition
Your Ref Q351004,
Our Ref , Q-351004,
Payment Net 30 days
Invoice Account 107329
Terms of Delivery FCA

BILL TO

Fort Lupton Police Dept. - CO
130 S McKinley Ave
Fort Lupton, CO 80621-1343
USA

SHIP TO

Fort Lupton Police Dept. - CO
130 S McKinley Ave
Fort Lupton, CO 80621-1343
USA

*Tax Note

Ship-to-address Legend*

1 Fort Lupton Police Dept. - CO
130 S McKinley Ave
Fort Lupton, CO 80621-1343
USA

PAYMENT REMITTANCE INFORMATION

For ACH/EFT Payment: (Preferred Method)		For Wire Transfers		For Check Payments Mail To:	For Overnight Check Payments Mail
Account Name	Axon Enterprise, Inc.	Beneficiary	Axon Enterprise, Inc.	Axon Enterprise, Inc.	Axon Enterprise, Inc.
Account Number	634912729	Account Number	634912729	PO BOX 29661	JPMorgan Chase (AZ1-2170)
Bank Routing No	122100024	Bank Routing No	021000021	DEPARTMENT 2018	Attn: Axon Enterprises 29661-2018
Reference No	INUS215764	SWIFT Code	CHASUS33	PHOENIX, AZ 85038-9661	2108 E Elliot Rd,
		Reference No	INUS215764	Reference No INUS215764	Tempe, AZ 85283
					Reference No INUS215764

Please reference the invoice number on your ACH, Wire or Check payment and send to AR@axon.com

Important Note: By selecting the wire transfer payment method, you agree to accept the processing & transaction fees charged by the bank relating to this wire



SUBJECT FOR DISCUSSION

Approving Payment to Northern Colorado Water Conservancy District for the 2024 Windy Gap Firing Assessment to be Paid from the Water Sales Tax Fund for an Amount Not to Exceed \$98,805.55

SUMMARY STATEMENT/BACKGROUND DISCUSSION

The Northern Colorado Water Conservancy District (NCWCD) settled a lawsuit against the Windy Gap Firing Project by agreeing to pay the Grand Foundation \$15,000,000 at intervals corresponding to specific milestones in dam construction. This is the second payment to the Grand Foundation.

The City of Fort Lupton's share of the legal settlement cost is \$66,111.11. In addition there is a \$6,250 charge for indirect costs and a \$26,444.44 charge required to build the operations and maintenance reserve.

FINANCIAL CONSIDERATIONS

The Water Sales Tax Fund's capital expenditure account has \$667,000 budgeted to pay the assessment and to build a reserve to pay for anticipated overages for the project.

LEGAL/POLITICAL CONSIDERATIONS

As a participant, our allocation contract requires us to pay the annual assessment.

ALTERNATIVES/OPTIONS

None

STAFF RECOMMENDATIONS

Approve the payment of \$98,805.55 from the Water Sales Tax Fund to NCWCD for the Windy Gap Firing Project Assessment

Attachments: a. Windy Gap Invoice

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date



INVOICE 12237

220 Water Avenue, Berthoud, CO 80513
Phone 800-369-7246 Fax 877-851-0017

DATE: JANUARY 08, 2024

BILL TO Chris Cross
City Administrator
City of Fort Lupton
130 South McKinley Avenue
Fort Lupton, CO 80621
ccross@fortluptonco.gov

DESCRIPTION	AMOUNT PAYABLE TO NORTHERN WATER
<u>Fiscal Year 2024 Assessment</u>	
Grand Foundation (Payment 2 of 3)	\$66,111.11
Amounts due in accordance with the Allotment Contract, including all subsequent amendments, dated November 12, 2020	
Indirect Cost Allocation	\$6,250.00
Senior Revenue Bond Series 2022 Debt Service	\$0.00
Liquidity Fund (Initial CWCB Loan)	\$0.00
O&M Reserve	\$26,444.44
PLEASE REMIT PAYMENT TO: Municipal Subdistrict Windy Gap Firing Project 220 Water Avenue Berthoud, CO 80513	
Due: February 08, 2024	
AMOUNT DUE TO NORTHERN WATER	\$98,805.55

Questions? Contact: Shawn Cyr at 970-622-2293.

PLEASE CONTACT KATHY JO PRICE 970-622-2290 FOR NORTHERN WATER WIRE INSTRUCTIONS.

THANK YOU!

FY 2024 Assessments

WGFP Allottee	WGFP Allotment (WGFP Units)	FY24 Assessment	Grand Foundation Payment	Indirect Cost Allocation	Bond Interest	Liquidity Fund Partial Payment	O&M Reserve
Broomfield	26,464	\$ 2,197,306.11	\$ 1,470,222.22	\$ 138,995.00	\$ -	\$ -	\$ 588,088.89
Platte River Power Authority	16,000	\$ 5,473,739.77	\$ 888,888.89	\$ 84,036.00	\$ 2,888,006.58	\$ 1,257,252.74	\$ 355,555.56
Loveland	10,000	\$ 830,299.78	\$ 555,555.56	\$ 52,522.00	\$ -	\$ -	\$ 222,222.22
Greeley	9,189	\$ 3,182,208.83	\$ 510,500.00	\$ 48,263.00	\$ 1,713,000.00	\$ 706,245.83	\$ 204,200.00
Longmont	7,500	\$ 622,725.34	\$ 416,666.67	\$ 39,392.00	\$ -	\$ -	\$ 166,666.67
Erie	6,000	\$ 2,052,339.40	\$ 333,333.33	\$ 31,513.00	\$ 1,083,002.46	\$ 471,157.28	\$ 133,333.33
Little Thompson Water District	4,850	\$ 1,659,028.52	\$ 269,444.44	\$ 25,473.00	\$ 875,427.00	\$ 380,906.30	\$ 107,777.78
Superior	4,726	\$ 1,616,847.43	\$ 262,555.56	\$ 24,822.00	\$ 853,044.94	\$ 371,402.71	\$ 105,022.22
Louisville	2,835	\$ 969,831.73	\$ 157,500.00	\$ 14,890.00	\$ 511,718.66	\$ 222,723.07	\$ 63,000.00
Fort Lupton	1,190	\$ 98,805.55	\$ 66,111.11	\$ 6,250.00	\$ -	\$ -	\$ 26,444.44
Lafayette	900	\$ 307,525.95	\$ 50,000.00	\$ 4,727.00	\$ 162,450.36	\$ 70,348.59	\$ 20,000.00
Central Weld County Water District	346	\$ 28,728.11	\$ 19,222.22	\$ 1,817.00	\$ -	\$ -	\$ 7,688.89
Totals	90,000	\$ 19,039,386.51	\$ 5,000,000.00	\$ 472,700.00	\$ 8,086,650.00	\$ 3,480,036.51	\$ 2,000,000.00

WINDY GAP PROJECT PARTICIPANTS COMMITTEE
MINUTES OF MEETING
HELD AT NORTHERN WATER HEADQUARTERS
August 1, 2023

1. PRELIMINARY ITEMS

- A. **Call to Order**
- B. **Agenda Modifications and Meeting Considerations**

2. ROUTINE ITEMS

- A. **Acceptance of July 11, 2023, Committee Meeting Minutes**

3. WINDY GAP PROJECT

- A. **Storage and Delivery Summary**
- B. **Colorado River Connectivity Channel Project Update**
- C. **Agreement with Mountain Parks Electric, Inc., for Power Supply to Colorado River Connectivity Channel Diversion Point**
- D. **Colorado River Connectivity Channel Monthly Financial Summary**
- E. **Financial Reports**

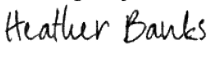
4. WINDY GAP FIRING PROJECT

- A. **Chimney Hollow Reservoir Project Update**
- B. **Chimney Hollow Reservoir Project Cost and Expense Disbursement Summary**
- C. **Actual, Estimated and Forecasted Fiscal Year Charges**

Chair Banks next asked for a discussion of actual, estimated, and forecasted charges for the WGFP. Mr. Hernandez referred the Committee to a packet of spreadsheets and discussed actual, estimated and forecasted fiscal year charges by participant for: (1) FY 2022-2028 assessments; (2) FY 2022- 2025 Grand Foundation payments; (3) FY 2022-2028 bond debt service; (4) FY 2026-2028 CWCB initial \$90 million debt service; (5) FY 2026-2028 forecasted CWCB subsequent completion \$65 million debt service; (6) FY 2025-2028 operation and maintenance (O&M) schedule; (7) FY 2024- 2028 O&M reserve fund schedule; (8) FY 2022-2028 liquidity fund schedule; and (9) FY 2024-2028 indirect costs. Following a discussion and questions, participants thanked Mr. Hernandez for providing participants with these actual, estimated, and forecasted charges for the WGFP.

D. Financial Reports**E. Environmental Mitigation and Enhancements Update****5. INFORMATION ITEMS****A. Summary Report of the July 31, 2023, Operations Subcommittee Meeting****B. Legal Report****C. Public Affairs Report****D. Published Subdistrict/Northern Water Board Meeting Agendas****E. Committee Participants Roundtable****6. ADJOURN MEETING**

The next Committee meeting is scheduled for Tuesday, September 12, 2023, at 8:30 a.m. There being no further business to come before the Committee, Chair Banks adjourned the meeting.

DocuSigned by:

729F0E33705D448
Chair, Heather Banks

DocuSigned by:

FC0471B7832F49C...
Secretary, Bradley D. Wind
Municipal Subdistrict, Northern Colorado
Water Conservancy District

ADDITIONAL STAFF AND GUESTS IN ATTENDANCE ON AUGUST 1, 2023**STAFF**

Joe Donnelly	Principal Project Manager
Jonathan Hernandez	Senior Project Manager
Liz Larmon	Administrative Support Specialist
Kevin Lock	Senior Project Manager
Traci Miller	Board Coordinator and Administrative Assistant
Greg Silkensen	Communications Department Assistant Manager
Sarah Smith	Water Scheduling Assistant Department Manager
Jeff Stahla	Public Information Officer
Kristyn Unrein	Financial Services Department Manager

GUESTS

None



SUBJECT FOR DISCUSSION

Renew Agreement with Williams and Weiss Consulting, LLC and J&T Consulting to Provide Water Engineering Services for the City of Fort Lupton for an Amount Not to Exceed \$109,010 from the Utility Fund and Water Sales Tax Funds

SUMMARY STATEMENT/BACKGROUND DISCUSSION

Williams and Weiss provide water engineering services. The scope of service includes Decree accounting and water resource planning. Todd Williams of Williams and Weiss has been instrumental in maintaining our water accounting as well as handling all leases of excess water for additional revenues. The 2024 estimate totals \$109,010 for all services listed in the letter including hours assisting him from J&T Consulting valued at \$23,670. As has been done in the past, the estimate is a not to exceed and billed on a time and material basis. Historically, the actual cost is much lower than the anticipated amount.

FINANCIAL CONSIDERATIONS

Water resource planning is budgeted in the Water Sales Tax Fund's professional services. Decree accounting is budgeted in the Utility Fund Water Treatment Plant engineering account.

	Utility Fund Decree Accounting	Water Sales Tax Fund Water Resources Planning	Total
Budge	\$100,000	\$50,000	\$150,000
Scope of Work	\$ 61,790	\$47,220	\$109,010
Under (Over) Budget	\$ 38,210	\$2,780	\$40,990

LEGAL/POLITICAL CONSIDERATIONS

None

ALTERNATIVES/OPTIONS

Do not approve the 2024 scope of work and bid our water engineering services.

STAFF RECOMMENDATIONS

Approve the 2024 scope of work for water engineering services from Williams and Weiss, and J&T.

Attachments: a. Scope of Work

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

Williams and Weiss Consulting, LLC

5255 Ronald Reagan Boulevard, Ste. 220
Johnstown, CO 80534

January 8, 2024

Chris Cross
City Administrator
City of Ft. Lupton
130 South McKinley Avenue
Ft. Lupton, CO 80621



RE: Proposed Scope of Work – Water Resource Engineering Work - Williams and Weiss Consulting and J&T Consulting for 2024

Chris,

For 2024, Williams and Weiss Consulting (WWC) and J&T Consulting (J&T) propose the following areas of work and resulting scope of services. This proposal is broken into two work areas: Decree accounting and related services and water resource planning and management. A more detailed breakdown of the work for each of these categories is given below.

Decree Accounting and Related Services:

- **Monthly Decree Accounting:** Services necessary to submit monthly decree accounting to the Division 1 Office for the 03CW119 and 2012CW180 water court cases. Operations of the Perry Pit Reservoir and the Terminal Reservoir at the Water Treatment Facility will also be included in the Decree Accounting for 2024. A sub-lease of storage in the Perry Pit to Tri-State finalized at the end of 2023. The sub-lease will require amendment of the Perry Pit monthly accounting as well as increasing the required coordination and related time to delivery of Tri-State Fulton Ditch Shares to the South Platte River and corresponding pumping of water into the Perry Pit Reservoir as well as any pumping of water out of the Perry Pit for Tri-State. As part of the decree accounting, J&T Consulting provides information related to the water use (Fulton Ditch deliveries, well water use) at the Coyote Creek Golf Course. This water use information is needed in terms of the Dry-Up Reporting (Fulton shares used above and below the Fulton Ditch) and the well usage and corresponding depletions/irrigation return flow credits that are part of the 03CW119 water court case decree.
- **Projection Workbook:** On April of each year a four-year projection of Fort Lupton's operations must be submitted to the State and objectors. This projection will be updated monthly according to decreed requirements.
- **Estimation of Monthly C-BT/Windy Gap Water Use:** Every month, Ft. Lupton's return flow obligations, lagged depletions from well pumping and water placed into the Perry Pit will need to be evaluated along with available Fulton Ditch water supplies to determine the amount of C-BT/Windy Gap water that needs to be utilized by Ft. Lupton. This usage needs to be reported to the Northern District.
- **Dry-up Reporting:** A requirement of the 03CW119 water court case is reporting for farms that have not been permanently dried up. This is due in April and November of each year. This requires site visits, interviews and submittal of forms to the Division 1 Office and objectors in the 03CW119 Water Court case.
- **Allocation of Fulton Shares:** Each year, the allocation of use of Fulton Ditch shares needs to be made between augmentation and irrigation use above and below the Fulton Ditch.
- **Water Court Support Services:** WWC will provide water court engineering review services as needed on a time and materials basis. Fort Lupton is planning on decommissioning its wastewater treatment plant in the near-future and deliver wastewater for treatment at the Metro Wastewater Treatment Facility upstream of Fort Lupton. This change will require Fort Lupton to file a water court case to change the point at which Fort Lupton puts effluent into the South Platte River. At the same time, there are a number of additional changes that may

be included in this water court case to address current and potential future operations for Fort Lupton.

- **Periodic Recalculation of Irrigation Return Flow Percentages:** Every five years after the entry of the 03CW119 decree, Ft. Lupton must re-compute the irrigation return flow percentages for locations of use of well water. The recalculation of return flows was performed in 2020 and submitted to the Division of Water Resources and objectors as required. We are still waiting to see if there are any objections to the recalculation. If so, additional time will be spent in addressing any concerns.
- **Estimated Scope:**
- WWC – 300 hours at \$170/hour = \$51,000
- J&T – 86 hours at \$115/hour plus Surveying at \$900 per year = \$10,790
- Total Estimated Scope = \$61,790

Water Resource Planning and Management Services:

- **Review of Monthly Water Use in Relation to Yield of Water Rights:** Use of Fulton Ditch water and tributary groundwater by the Coyote Creek Golf Course needs to be monitored in relation to the amount of water allowed to be used by the 03CW119 water court decree.
- **Daily/Weekly Operational Planning:** Balancing of daily water treatment plant production and resulting wholly consumable effluent, lagged return flow obligations and pumping into/out of the Perry Pit must occur to keep Ft. Lupton in compliance with the Division of Water Resources. Fort Lupton is subleasing storage space in the Perry Pit to Tri-State for the 2024 water year. Coordination of Perry Pit operations with Tri-State's potential exchange of Fulton Ditch shares will increase the time required in this area. The overall operational planning for Fort Lupton will require coordination and management of Ft. Lupton's Windy Gap, C-BT and Fulton Ditch water supplies.
- **Water Management Services:** The annual management of water resources includes monitoring the use of potable water supplies (C-BT, Windy Gap), reporting this usage to the Northern District and transfer of water/carryover capacity to maximize the utility of Ft. Lupton's water supplies as well as meeting operational criteria of the Northern Colorado Water Conservancy District. Other services include review of proposed water dedication policies as well as review/comment on specific developments that may have unique water resource engineering related issues or support services related to potential acquisition of additional native raw water rights (i.e. Fulton Ditch shares).
- **Review/Administration of Augmentation Stations on Fulton Ditch:** Ft. Lupton has constructed an augmentation station for the delivery of water from its Section 3 Fulton Ditch shares to the South Platte River which became operational in August of 2015. There may be the trading or leasing of capacity in the augmentation station to other water users under the Fulton Ditch, which will need to be coordinated monthly. Lochbuie has leased capacity in the Section 3 Augmentation station. Their delivery of Fulton share water via the Section 3 augmentation station will take additional coordination with Jon Mays on delivery amounts. Ft. Lupton will need to utilize capacity in South Adams County Water and Sanitation District's (SACWSD) augmentation station in Section 1 of the Fulton Ditch. The deliveries from the Ft. Lupton and SACWSD augmentation stations may need to be coordinated with operations of the Perry Pit reservoir to fill the reservoir and assure that Ft. Lupton is meeting augmentation requirements on the South Platte River.
- **Engineering Support for Annual Leases:** At times, Ft. Lupton has leased excess C-BT water. WWC will provide on-going monitoring and support for these leases including the on-going lease with Platte River Power Authority. WWC will tabulate entities interested in leasing water, coordinate payment and transfer water supplies with the Northern Colorado Water Conservancy District.
- **Terminal Reservoir Operations:** J&T Consulting will take piezometer readings at the Terminal Reservoir along with inspection monthly at the Terminal Reservoir. J&T Consulting also does annual testing of the dam given the High Hazard Dam classification by the Colorado State Engineer's Office and puts together the annual report for the State Engineer's Office review.

Estimated Scope:

WWC Water Resource Engineering

- WWC – 202 hours at \$170/hour = \$34,340
- J&T – 112 hours at \$115/hour = \$12,880
- Total Estimated Scope = \$47,220

Total Projected 2024 Scope of Work:

- WWC – 502 hours at \$170/hour = \$85,340
- J&T – 198 hours at \$115/hour plus Surveying at \$900 per year = \$23,670
- Total Estimated Scope = \$109,010

The work on the tasks listed above will be performed on a time and materials basis and billed monthly. If you should have any questions or suggestions regarding this proposal, please do not hesitate to contact me at (303) 653-3940 or at tlwwater@msn.com.

Sincerely,



Todd Williams, P.E.

Principal

Williams and Weiss Consulting



SUBJECT FOR DISCUSSION

Adopting a Resolution Approving the Intergovernmental Agreement with the Town of Hudson Regarding Annexation, Growth Boundaries, and Planning Areas

SUMMARY STATEMENT/BACKGROUND DISCUSSION

The City of Fort Lupton and Town of Hudson, have been working on an agreement to establish an updated planning area for which growth boundaries, land use, and service provision will be coordinated between the two municipalities. This agreement would replace the intergovernmental agreement dated February 14, 2007 and terminated on November 12, 2021. See the attachment for the proposed IGA language and the growth boundary and planning area map shown in Exhibit A.

FINANCIAL CONSIDERATIONS

N/A

LEGAL/POLITICAL CONSIDERATIONS

The Intergovernmental Agreement with the Town of Hudson reflects a joint interest in land use development along a growth boundary line with half mile planning area buffers on either side. The growth boundary line follows CR 39 ½ from CR 26 south to SH 52, jogs west along SH 52 to CR 35.5, extends south along CR 35.5 to CR 8 before jogging west along CR 8 to CR 35 and then south to CR 6. See Exhibit A of the attachment for the Growth Boundary Line and Planning Areas map. Legal Council has reviewed the proposed agreement and exhibits.

ALTERNATIVES/OPTIONS

The City Council has the following options:

1. Approve the Resolution pertaining to the Intergovernmental Agreement.
2. Do not approve the Resolution pertaining to the Intergovernmental Agreement.

STAFF RECOMMENDATION

Staff recommends Alternative 1, approving the Resolution for the Intergovernmental Agreement between the City of Fort Lupton and the Town of Hudson.

Attachments:

- a. Proposed Resolution
- b. Intergovernmental Agreement with Town of Hudson
- c. Exhibit A

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

RESOLUTION NO. 2024R0xx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING AN INTERGOVERNMENTAL AGREEMENT (IGA) BETWEEN THE CITY OF FORT LUPTON AND THE TOWN OF HUDSON.

WHEREAS, the State of Colorado has authorized and encouraged local governments to cooperate or contract with each other for the purposes of planning or regulating the development of land pursuant to the Local Government Land Use Control Act, C.R.S. § 29-20-101, *et seq.*, C.R.S. § 29-1-203, and § 18(2)(a) and 2(b) of Article XIV of the Colorado Constitution; and

WHEREAS, pursuant to the Municipal Annexation Act, C.R.S. § 31-12-101, *et seq.*, the City of Fort Lupton and the Town of Hudson (each a “Party” and collectively the “Parties”) each have the authority to annex property; and

WHEREAS, the Parties entered into an intergovernmental agreement on February 14, 2007, for the joint planning of land use and development of future growth areas (the “2007 IGA”); and

WHEREAS, the Parties now intend for the provisions of this Agreement to wholly replace, repeal, and supersede the provisions of the 2007 IGA; and

WHEREAS, growth, development, and demands for municipal services exist, and will continue to exist within the geographic vicinity of Fort Lupton and Hudson; and

WHEREAS, the Parties have both committed to: orderly growth and high-quality development; promoting economic viability and environmental integrity of their respective communities; planning the location and timing of activities and development that may result in increased demands for municipal services; providing for the efficient development and extension of municipal services, facilities, and regulations; and avoiding unnecessary duplication of governmental services; and

WHEREAS, the Parties desire to maintain the future land use concepts for both Parties’ adopted Comprehensive Plans in the two Planning Areas; and

WHEREAS, the Parties desire to establish growth areas for their respective jurisdictions as described herein, as well as a joint planning area as described herein, for the purposes of planning for future annexation and regulating the use of land within these described areas; and

WHEREAS, cooperation and increased coordination between the Parties, as represented in this Agreement, in planning for the affected geographic area will enhance the ability of the Parties to achieve their respective and common goals; and

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby finds, determines and declares that this Resolution is necessary and that it serves a valid public purpose, and authorizes the execution of the attached intergovernmental agreement between the City and the Town of Hudson.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS 16TH DAY OF JANUARY 2024.

City of Fort Lupton, Colorado

Zo Hubbard, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

INTERGOVERNMENTAL AGREEMENT
BETWEEN THE CITY OF FORT LUPTON AND THE TOWN OF HUDSON
REGARDING GROWTH AND PLANNING AREAS

This INTERGOVERNMENTAL AGREEMENT (the “Agreement”) is made this ____ day of _____, 2024 (the “Effective Date”), by and between THE CITY OF FORT LUPTON, a Colorado municipality with an address of 130 South McKinley Avenue, Fort Lupton, Colorado 80621 (“Fort Lupton”), and THE TOWN OF HUDSON, a Colorado municipality with an address of 50 South Beech Street, Hudson, Colorado 80642 (“Hudson”) (each a “Party” and collectively the “Parties”).

WHEREAS, Fort Lupton and Hudson entered into an intergovernmental agreement on February 14, 2007, for the joint planning of land use and development of future growth areas (the “2007 IGA”);

WHEREAS, the Parties now intend for the provisions of this Agreement to wholly replace, repeal, and supersede the provisions of the 2007 IGA;

WHEREAS, growth, development, and demands for municipal services exist, and will continue to exist within the geographic vicinity of Fort Lupton and Hudson;

WHEREAS, the Parties have both committed to: orderly growth and high quality development; promoting economic viability and environmental integrity of their respective communities; planning the location and timing of activities and development that may result in increased demands for municipal services; providing for the efficient development and extension of municipal services, facilities, and regulations; and avoiding unnecessary duplication of governmental services;

WHEREAS, the Parties desire to maintain the future land use concepts for both Parties’ adopted Comprehensive Plans in the two Planning Areas;

WHEREAS, the Parties desire to establish growth areas for their respective jurisdictions as described herein, as well as a joint planning area as described herein, for the purposes of planning for future annexation and regulating the use of land within these described areas;

WHEREAS, cooperation and increased coordination between the Parties, as represented in this Agreement, in planning for the affected geographic area will enhance the ability of the Parties to achieve their respective and common goals;

WHEREAS, the State of Colorado has authorized and encouraged local governments to cooperate or contract with each other for the purposes of planning or regulating the development of land pursuant to the Local Government Land Use Control Act, C.R.S. § 29-20-101, *et seq.*, C.R.S. § 29-1-203, and §§ 18(2)(a) and 2(b) of Article XIV of the Colorado Constitution;

WHEREAS, pursuant to the Municipal Annexation Act, C.R.S. § 31-12-101, *et seq.*, the Parties each have the authority to annex property; and

WHEREAS, the Parties, after notice and public hearing as required by C.R.S. § 29-20-105(2)(a), have adopted resolutions approving this Agreement, which resolutions are attached hereto and incorporated by this reference.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein,

the sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Fort Lupton Growth Boundary Line.** Fort Lupton is free to accept and act upon any petition for annexation of lands lying west and or north of the Growth Boundary Line as shown in Exhibit A. Hudson may annex and provide its services west and or north of the Growth Boundary Line only with the written approval of Fort Lupton.
2. **Hudson Growth Boundary Line.** Hudson is free to accept and act upon any petition for annexation of lands lying east and or south of the Growth Boundary Line as shown in Exhibit A. Fort Lupton may annex and provide its services east and or south of the Growth Boundary Line only with the written approval of Hudson.
3. **Fort Lupton and Hudson Planning Areas.** Each Party shall provide the other with a copy of any annexation petition or application for initial zoning, rezoning, planned unit development, variance, conditional use or special use, subdivision or injection well affecting any property within the two Planning Areas as set forth in Exhibit A (an "Application"), for review and comment at least twenty-one (21) days prior to any formal action thereon by any official, commission, agency, council or governing body of the authorizing or permitting Party. Upon review of any such Application, each Party shall consider the effects of the proposal on the character and land uses currently existing in the two Planning Areas.
4. **Land Use.** Fort Lupton and Hudson agree to use their best efforts to maintain the intentions of each other's Comprehensive Plans in the two Planning Areas and their adjoining properties. These areas are currently characterized by agricultural, industrial, non-industrial, residential estate, and open space land uses.
5. **Recreation and Environmental Planning.** The Parties agree to cooperate with each other and other affected agencies and individuals in the planning of recreational opportunities within the two Planning Areas and in planning to maintain and enhance the environmental integrity of the two Planning Areas.
6. **Transportation Planning.** To facilitate the coordination of transportation planning efforts, the Parties agree to evaluate their respective Comprehensive Plans to include any jointly designated transportation plans and standards for roadways that the Parties may develop within the two Planning Areas in addition to evaluating other transportation planning agreements affecting the corridor, such as the CO-52 PEL and ACP.
7. **Utility Service Study.** Absent separate agreement, representatives of proposed developments within the two Planning Areas will need to work with the Parties to gain a will-serve commitment for water and sewer services. This information will help to determine which Party will serve water and/or sewer services. Water service will typically be by the annexing Party. Sewer may be by either Party.
8. **Common Utility Corridor.** The Parties agree to work cooperatively to establish a common utility corridor to service the respective jurisdictions and to minimize surface impacts within the rights-of-way along the Growth Boundary Line as shown in Exhibit A.
9. **Maintenance and Access.** Absent separate agreement, surface maintenance of any right-

of-way shall be the responsibility of the Party within which the right-of-way lies. The Parties agree to work cooperatively to establish an economical approach to such maintenance. Access to all current and future roads along the Growth Boundary Line shown in Exhibit A shall be granted through the Party that controls the corresponding right-of-way according to said Party's access control standards. The Parties shall not impose a) any limitation on vehicular access or use of any road along the Growth Boundary Line that has the effect of specifically excluding farm or agricultural vehicles and equipment; or 2) any limitation on vehicle access based solely on the objection by the Party that controls the applicable right-of-way to the type of the new adjacent land use authorized by the other Party.

10. **Term and Termination.** The term of this Agreement shall be ten (10) years from the Effective Date (the "Initial Term"). Thereafter, it shall automatically renew for successive one (1) year terms ("Renewal Terms"), unless written notice of nonrenewal is served on the other Party at least thirty (30) days prior to the end of a term. This Agreement may be terminated before the end of the Initial Term or a Renewal Term, if any, only by the written consent of both Parties, as expressed in a joint resolution passed by a majority vote of the Fort Lupton City Council and the Hudson Town Council.

11. **Remedies.** Should either Party fail to comply with the provisions of this Agreement, the other Party, after providing written notification to the non-complying Party and upon the failure of said Party to achieve compliance within ninety (90) days after said notice, may at its option either terminate this Agreement in its entirety or seek appropriate relief, including those remedies described in C.R.S. § 29-20-105(2)(g), but excluding damages. In the event of litigation, each Party shall be responsible for its own costs, including attorney fees.

12. **Consents/Approvals.** When this Agreement calls for the consent or approval of a Party, to be effective, such consent or approval shall be in the form of a resolution duly enacted by the Fort Lupton City Council or the Hudson Town Council, as appropriate.

13. **Subject to Annual Appropriation.** Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of either Party not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year. To the extent that any obligation under this Agreement is deemed to constitute a multiple fiscal year financial obligation pursuant to Article X, § 20 of the Colorado Constitution, the performance of such obligation is conditioned upon annual appropriation by the Fort Lupton City Council or the Hudson Town Council, as appropriate, and in the sole discretion of that governing body.

14. **Amendment.** This Agreement may be amended in writing only by the mutual agreement of the governing bodies of the Parties.

15. **No Third Party Rights.** This Agreement is made solely for the benefit of the Parties, and is not intended to nor shall it be deemed to confer rights to any persons or entities not named as Parties.

16. **Severability.** If any provision of this Agreement is deemed invalid, the validity and effect of any other provision shall not be affected; and such invalid provision shall be deemed deleted from this Agreement in a manner to give effect to the remaining provisions, except that if a requirement or limitation in such provision is declared invalid as to one Party, it shall likewise be deemed invalid as to the other Party.

17. **Notice.** Any notice under this Agreement shall be in writing, and shall be deemed

sufficient when directly presented or sent pre-paid, first class United States Mail to the Party at the address set forth on the first page of this Agreement.

18. **Governing Law and Venue.** This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Weld County, Colorado.

19. **Entire Agreement.** This Agreement constitutes the entire understanding, contract, and agreement between the Parties as to the subject matters herein set forth, and this Agreement supersedes prior written or oral understandings, agreements, and commitments, formal or informal, relative thereto between the Parties.

20. **Governmental Immunity.** The Parties and their officers, attorneys and employees are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations and any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Parties and their officers, attorneys or employees.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the Effective Date.

CITY OF FORT LUPTON, COLORADO

TOWN OF HUDSON, COLORADO

Zo Hubbard, Mayor

Joe Hammock, Mayor

ATTEST:

ATTEST:

Maricela Peña, City Clerk

Linda Blackston, Town Clerk

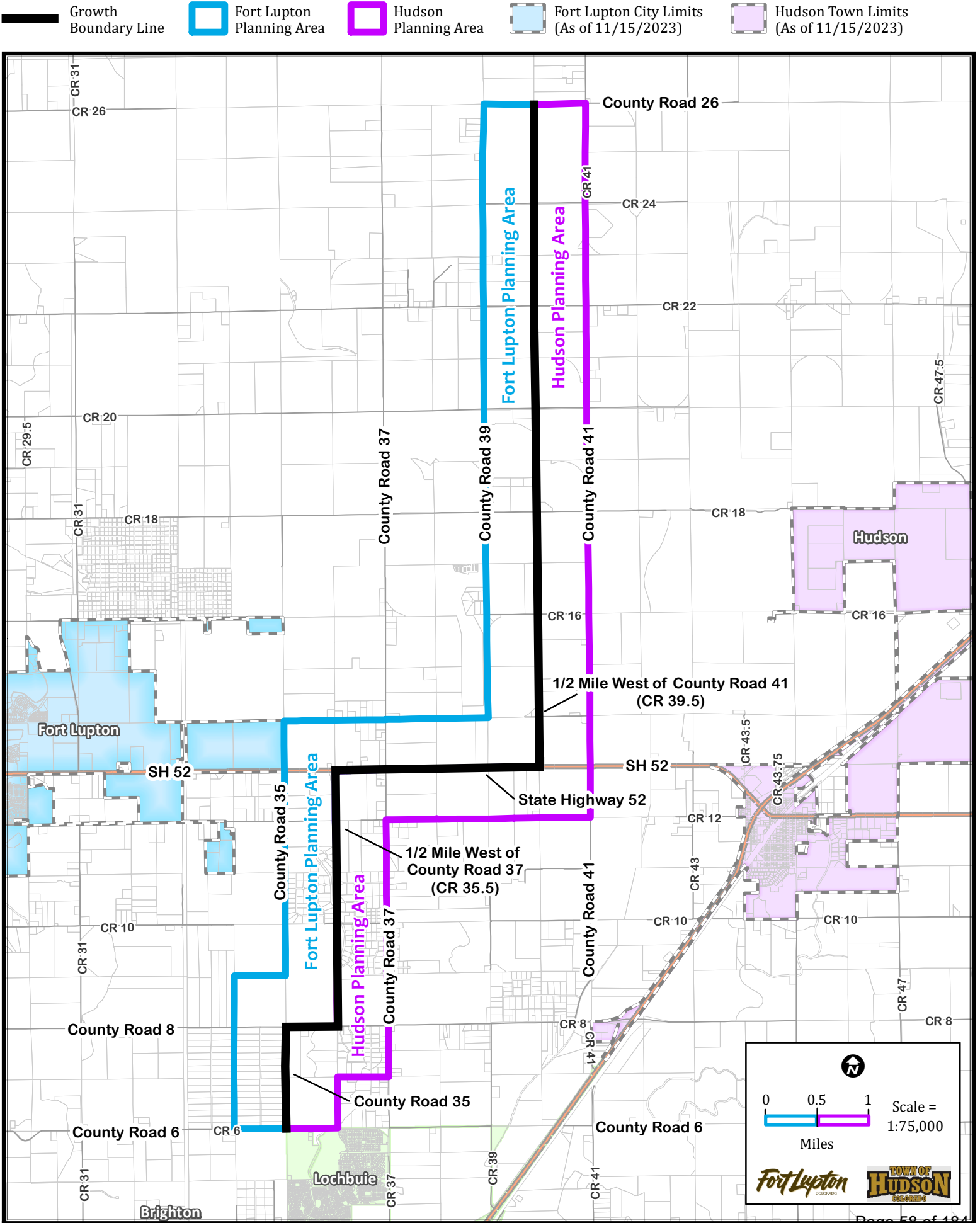
APPROVED AS TO FORM:

APPROVED AS TO FORM:

J. Andrew Ausmus, City Attorney

Corey Hoffmann, Town Attorney

Exhibit A: Growth Boundary Line and Planning Areas





SUBJECT FOR DISCUSSION

Approving a Resolution Accepting an Amendment to the Future Land Use Map that was Adopted in 2018 as a Part of the Fort Lupton Comprehensive Plan

SUMMARY STATEMENT/BACKGROUND DISCUSSION

The City is in receipt of an application for a Change of Zone, Preliminary Plat, and Final Plat from Fort Lupton Greens, LLP (Applicant) for a residential and commercial subdivision, known as Lupton Greens. These applications have been submitted concurrently and will be reviewed by the Planning Commission and City Council at separate public hearings. City staff has determined that an amendment to the 2018 Future Land Use Map is required in order for the property that is the subject of the Lupton Greens applications to conform with the Fort Lupton Comprehensive Plan. This proposed amendment is to reclassify a portion of the property from the General Commercial land use type to the Single-Family Detached use type.

All applicable land use application fees have been paid and a fee deposit has been submitted to cover costs related to the application.

FINANCIAL CONSIDERATIONS

N/A

LEGAL/POLITICAL CONSIDERATIONS

N/A

ALTERNATIVES/OPTIONS

The City Council has the following options for each request:

- a) Approve the proposed resolution.
- b) Continue the hearing for additional information or further study.
- c) Deny the proposed resolution.

STAFF RECOMMENDATIONS

Staff recommends approval of the Future Land Use Map Amendment.

Attachments:

- a. Proposed Resolution
- b. Planning Commission Resolution P2023-008
- c. Planning Commission Minutes
- d. Staff Report

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

RESOLUTION NO. 2024Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON ADOPTING AN AMENDMENT TO THE FUTURE LAND USE MAP TO THE 2018 FORT LUPTON COMPREHENSIVE PLAN

WHEREAS, pursuant to C.R.S. 31-23-208, a public hearing is required prior to adopting an amendment to the Comprehensive Plan;

WHEREAS, on December 14, 2023 the Planning Commission held a public hearing to consider the amendment to the Future Land Use Map to the 2018 Fort Lupton Comprehensive Plan, and recommended approval of the amendment to City Council; and

WHEREAS, the master plan will be a reflection of the laws of the City and State, and shall serve in an advisory capacity to help implement the land use goals of the City; and

WHEREAS, on June 18, 2018 the 2018 Fort Lupton Comprehensive Plan (or master plan) was adopted by City Council, which included a Future Land Use Map to generally guide appropriate areas within the comprehensive plan area for certain types of development; and

WHEREAS, an application for a Change of Zone, Preliminary Plat and Final Plat has been submitted to the City for a commercial and residential subdivision at the property identified under Exhibit A of this Resolution; and

WHEREAS, the property is currently designated as General Commercial on the Future Land Use Map; and

WHEREAS, an amendment to the Future Land Use Map re-designating the property to Single-Family Detached is required in order for the property to be zoned to the R-2 Mixed-Density Zone District with residential land uses within the City of Fort Lupton; and

WHEREAS, re-designating the property to Single-Family Detached on the Future Land Use Map is appropriate based on the transition of land uses surrounding the property; and

WHEREAS, this amendment to the Future Land Use Map has been made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with present and future needs, best promote health, safety, mores, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision of traffic, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds and the adequate provision of public utilities and other public requirements; and

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council has considered the amendment to the Future Land Use Map and supporting documentation, and has taken into consideration staff comments, all referral comments, and any citizen testimony in response to the application. Based on the facts presented on this date, the Fort Lupton City Council hereby approves this Resolution adopting an amendment to the Future Land Use Map to the 2018 Fort Lupton Comprehensive Plan re-designating the property identified in Exhibit A to R-2 Mixed-Density Residential conditional upon the following:

I. The Comprehensive Plan Amendment is contingent on the Change of Zone, Plan No. COZ2023-001.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 16TH DAY OF JANUARY 2024.

City of Fort Lupton, Colorado

Zo Hubbard, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

EXHIBIT A

An area of land being a portion of that parcel of land described within Warranty Deed recorded June 28, 1983 at Reception No. 1931751 within the records of the Weld County Clerk and Recorder, situate in the Northwest Quarter (NW1/4) of Section Eight (8) Township One North (T.1N.), Range Sixty-six West (R.66W.) of the Sixth Principle Meridian (6th P.M.), Town of Fort Lupton, County of Weld, State of Colorado.

COMMENCING at the Northwest corner of Section 8 and assuming the North line of the (NW1/4) of said Section 8, as monumented by a #6 rebar with 2.5" aluminum cap stamped LS 38479 at the West end and by a #6 rebar with a 2.5" aluminum cap stamped LS 38479 at the East end, as bearing North 89°40'34" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (2011), a distance of 2631.33 feet with all other bearings contained herein relative thereto;

The lineal dimensions as contained herein are based upon the U. S. Survey Foot.

THENCE South 34°31'56" East a distance of 1499.18 feet to the East right-of-way line of the Union Pacific Railroad and to the **POINT OF BEGINNING**;

THENCE North 89°17'54" East a distance of 746.43 feet to the West right-of-way line of Rollie Avenue per Agreement recorded February 20, 2014 at Reception No. 3997164 and per Right-of-Way Map recorded September 22, 2014 at Reception No. 4047523 within the records of Weld County;

THENCE South 00°42'06" East along the said West right-of-way line a distance of 1351.09 feet to the North right-of-way line of County Road 10.5;

THENCE South 89°42'09" West along said North right-of-way line a distance of 746.96 feet to the East right-of-way line of said Union Pacific Railroad;

THENCE North 00°40'47" West along said East right-of-way a distance of 1345.82 feet to the **POINT OF BEGINNING**, from said point the North Quarter corner of said Section 8 bears North 54°56'43" East a distance of 2176.19 feet.

Said area of land contains 23.11 Acres (+/-1,006,872 sq.ft.), more or less (+/-), and is subject to any rights-of-way or other easements of record as now existing on said described area of land.

RESOLUTION NO. P2023-008

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING THAT CITY COUNCIL ADOPT AN AMENDMENT TO THE FUTURE LAND USE MAP TO THE 2018 FORT LUPTON COMPREHENSIVE PLAN.

WHEREAS, the Planning Commission has the authority under Section 2-186 of the Municipal Code to prepare a master plan for the City and make careful and comprehensive surveys and studies of present conditions and future growth of the City with due regard to its relation to neighboring territory; and

WHEREAS, Colorado Revised Statute 31-23-208 states that the Planning Commission may amend the master plan upon holding at least one public hearing; and

WHEREAS, the master plan will be a reflection of the laws of the City and State, and shall serve in an advisory capacity to help implement the land use goals of the City; and

WHEREAS, on June 18, 2018 the 2018 Fort Lupton Comprehensive Plan (or master plan) was adopted by City Council, which included a Future Land Use Map to generally guide appropriate areas within the comprehensive plan area for certain types of development; and

WHEREAS, an application for a Change of Zone, Preliminary Plat and Final Plat has been submitted to the City for a commercial and residential subdivision at the property identified under Exhibit A of this Resolution; and

WHEREAS, the property is currently designated as General Commercial on the Future Land Use Map; and

WHEREAS, an amendment to the Future Land Use Map re-designating the property to Single-Family Detached is required in order for the property to be zoned to the R-2 Mixed-Density Zone District with residential land uses within the City of Fort Lupton; and

WHEREAS, re-designating the property to Single-Family Detached on the Future Land Use Map is appropriate based on the transition of land uses surrounding the property; and

WHEREAS, this amendment to the Future Land Use Map has been made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with present and future needs, best promote health, safety, mores, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision of traffic, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds and the adequate provision of public utilities and other public requirements; and

WHEREAS, the Planning Commission is required to hold a public hearing on any amendment to the 2018 Fort Lupton Comprehensive Plan as a requirement of State law, and said hearing was published in a paper of general circulation on November 22, 2023; and

NOW THEREFORE BE IT RESOLVED, the Planning Commission has considered the amendment to the Future Land Use Map and supporting documentation, and has taken into consideration staff comments, all referral comments and any citizen testimony in response to this application. Based on the facts presented on this date, the Planning Commission recommends that City Council approve the re-designation of the property identified under Exhibit A to Single-Family Detached on the Future Land Use Map to the 2018 Fort Lupton Comprehensive Plan, conditional upon the following:

I. The Comprehensive Plan Amendment is contingent on the Change of Zone, Plan No. COZ2023-001.

DONE THIS 14TH DAY OF DECEMBER, 2023 BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

**THIS RESOLUTON WAS APPROVED, HOWEVER
SIGNATURES WERE NOT COLLECTED PRIOR TO
THE CITY CONCIL MEETING**

EXHIBIT A

An area of land being a portion of that parcel of land described within Warranty Deed recorded June 28, 1983 at Reception No. 1931751 within the records of the Weld County Clerk and Recorder, situate in the Northwest Quarter (NW1/4) of Section Eight (8) Township One North (T.1N.), Range Sixty-six West (R.66W.) of the Sixth Principle Meridian (6th P.M.), Town of Fort Lupton, County of Weld, State of Colorado.

COMMENCING at the Northwest corner of Section 8 and assuming the North line of the (NW1/4) of said Section 8, as monumented by a #6 rebar with 2.5" aluminum cap stamped LS 38479 at the West end and by a #6 rebar with a 2.5" aluminum cap stamped LS 38479 at the East end, as bearing North 89°40'34" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (2011), a distance of 2631.33 feet with all other bearings contained herein relative thereto;

The lineal dimensions as contained herein are based upon the U. S. Survey Foot.

THENCE South 34°31'56" East a distance of 1499.18 feet to the East right-of-way line of the Union Pacific Railroad and to the **POINT OF BEGINNING**;

THENCE North 89°17'54" East a distance of 746.43 feet to the West right-of-way line of Rollie Avenue per Agreement recorded February 20, 2014 at Reception No. 3997164 and per Right-of-Way Map recorded September 22, 2014 at Reception No. 4047523 within the records of Weld County;

THENCE South 00°42'06" East along the said West right-of-way line a distance of 1351.09 feet to the North right-of-way line of County Road 10.5;

THENCE South 89°42'09" West along said North right-of-way line a distance of 746.96 feet to the East right-of-way line of said Union Pacific Railroad;

THENCE North 00°40'47" West along said East right-of-way a distance of 1345.82 feet to the **POINT OF BEGINNING**, from said point the North Quarter corner of said Section 8 bears North 54°56'43" East a distance of 2176.19 feet.

Said area of land contains 23.11 Acres (+/-1,006,872 sq.ft.), more or less (+/-), and is subject to any rights-of-way or other easements of record as now existing on said described area of land.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 14, 2023**

The Planning Commission of the City of Fort Lupton met in session at City Hall Chambers, 130 South McKinley Avenue, the regular meeting place of the Planning Commission and virtually via GoToMeeting, on Thursday, December 14, 2023.

Chair Mike Simone called the meeting to order at 6:00 PM.

ROLL CALL

Commissioners Present: Chair Mike Simone, Members Kathy Kvasnicka, Shannon Rhoda, and Zachery Potter.

City Staff Present: Planning Director, Todd Hodges, Planner Magaly Morales, Planner Sean McDermott, Planner Zachary Mettler, Public Works Development Review Engineer David Rausch. Attending virtually was Planning Administrative Assistant Hailey McKay

APPROVAL OF AGENDA

Commissioner Kvasnicka moved to approve the agenda, Commissioner Potter seconded.

CONSENT AGENDA

Commissioner Potter moved to approve the consent agenda, Commissioner Rhoda seconded.

PUBLIC COMMENT

There were no public comments.

PUBLIC HEARINGS

P2023-008 A Resolution of the Planning Commission of Fort Lupton Recommending that City Council Adopt an Amendment to the Future Land Use Map to the 2018 Fort Lupton Comprehensive Plan

City Planner, Magaly Morales, introduced the action item submitted by Fort Lupton Greens, LLP, for a property located south and adjacent to Weld County Road 12, and east of Denver Avenue. The plat includes a proposed commercial lot on the north east corner, a residential tract on the south west corner, and remaining commercial tracts. The areas have been designated tracts to allow for further proposed subdividing.

Tract F is the subject of the proposed Comprehensive Plan Amendment and Change of Zone. The Comprehensive Plan Amendment proposes to change the future land use type from general commercial to single family detached.

The project also proposes to continue south Rollie avenue through the property and connect at Weld County Road 10 1/2.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 14, 2023

Dan Hall with Land One Engineering was present to provide answers to any questions. Mr. Hall had no further information to add to the presentation of the action item.

Chair Simone opened to public comments at 6:05 PM for Public Hearing Item P2023-008. Seeing none, Chair Simone closed the public comment section at 6:06 PM.

There were no questions from the Commissioners.

Commissioner Potter moved to approve P2023-008 A Resolution of the Planning Commission of Fort Lupton Recommending that City Council Adopt an Amendment to the Future Land Use Map to the 2018 Fort Lupton Comprehensive Plan, Commissioner Rhoda seconded the motion.

Motion passed unanimously on roll call votes.

P2023-009 A Resolution of The Planning Commission of Fort Lupton Recommending to City Council Approval of a Change of Zone Known as the Lupton Greens Rezoning

City Planner, Magaly Morales, introduced the action item submitted by Fort Lupton Greens, LLP, for a property located south and adjacent to Weld County Road 12, and east of Denver Avenue. The plat includes a proposed commercial lot on the north east corner, a residential tract on the south west corner, and remaining commercial tracts. The areas have been designated tracts to allow for further proposed subdividing.

Tract F is the subject of the proposed Comprehensive Plan Amendment and Change of Zone. The Change of Zone proposes a change from C-2 Heavy Commercial to R-2 Mixed Density Residential on Tract F. The remaining tracts on the property would stay C-2

The project also proposes to continue South Rollie Avenue through the property and connect at Weld County Road 10 1/2. All notification requirements were met.

Dan Hall with Land One Engineering was present to provide answers to any questions. Mr. Hall had no further information to add to the presentation.

Chair Simone opened to public comments at 6:07 PM for Public Hearing Item P2023-009. Seeing none, Chair Simone closed the public comment section at 6:07 PM.

There were no questions from the Commissioners.

Commission Rhoda moved to approve P2023-009 A Resolution of The Planning Commission of Fort Lupton Recommending to City Council approval of a Change of Zone Known as the Lupton Greens Rezoning, Commissioner Potter seconded the motion.

Motion passed unanimously on roll call votes.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 14, 2023

P2023-010 A Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of the Lupton Greens Preliminary Plat

City Planner, Magaly Morales, introduced the action item submitted by Fort Lupton Greens, LLP, for a property located south and adjacent to Weld County Road 12, and east of Denver Avenue. The plat includes a proposed commercial lot on the north east corner, a residential tract on the south west corner, and remaining commercial tracts. The areas have been designated tracts to allow for further proposed subdividing.

The project also proposes to continue South Rollie Avenue through the property and connect at Weld County Road 10 1/2. All notification requirements were met.

Dan Hall with Land One Engineering was present to provide answers to any questions. Mr. Hall had no further information to add to the presentation of the action item.

Chair Simone opened to public comments at 6:07 PM for Public Hearing Item P2023-010.

Jeana Hughes President of the Board of the Lupton Village Residential Metro District commented on the narrative, clarifying for the record that the Lupton Village Residential Metro District will not be funding any of this proposal as stated in the project narrative.

Fred Croci with Lupton Greens LLP addressed the comment made by Ms. Hughes. He stated that the narrative was based on prior proposals, but has since been changed.

Chair Simone closed the public comment section at 6:08 PM.

Chair Simone opened up for Commissioner questions at 6:08 PM.

Commissioner Kvasnicka addressed which portion of the plat was changing.

Chair Simone asked the applicant if there will be a trail created.

Mr. Croci addressed his questions and mentioned that a neighboring development concept plan was proposing some extensions for the trail system, and hopefully it all can be looped together.

The Public Works Development Review Engineer, David Rausch, indicated the Subdivision Improvements Agreement that will take place when the developments are proposed, which will require improvements to be made on site and off site, and will be implemented moving forward with the project during the Final Plat.

Commissioner Kvasnicka moved to approve P2023-010 A Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of the Lupton Greens Preliminary Plat, Commissioner Potter seconded the motion.

Motion passed unanimously on roll call votes.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 14, 2023**

DISCUSSION ITEMS

There were no discussion items.

FUTURE BUSINESS

The next meeting of the Planning Commission will be on January 11, 2024 at 6:00 PM.

ADJOURNMENT

Commissioner Potter moved to adjourn the meeting at 6:22 PM, Commissioner Kvasnicka seconded the motion.

Submitted by

Hailey McKay
Planning Administrative Assistant

Approved by Planning Commission

Mike Simone
Chair

**STAFF REPORT FOR AN AMENDMENT TO THE FUTURE LAND USE MAP
PROJECT NO. CPAM2023-001**

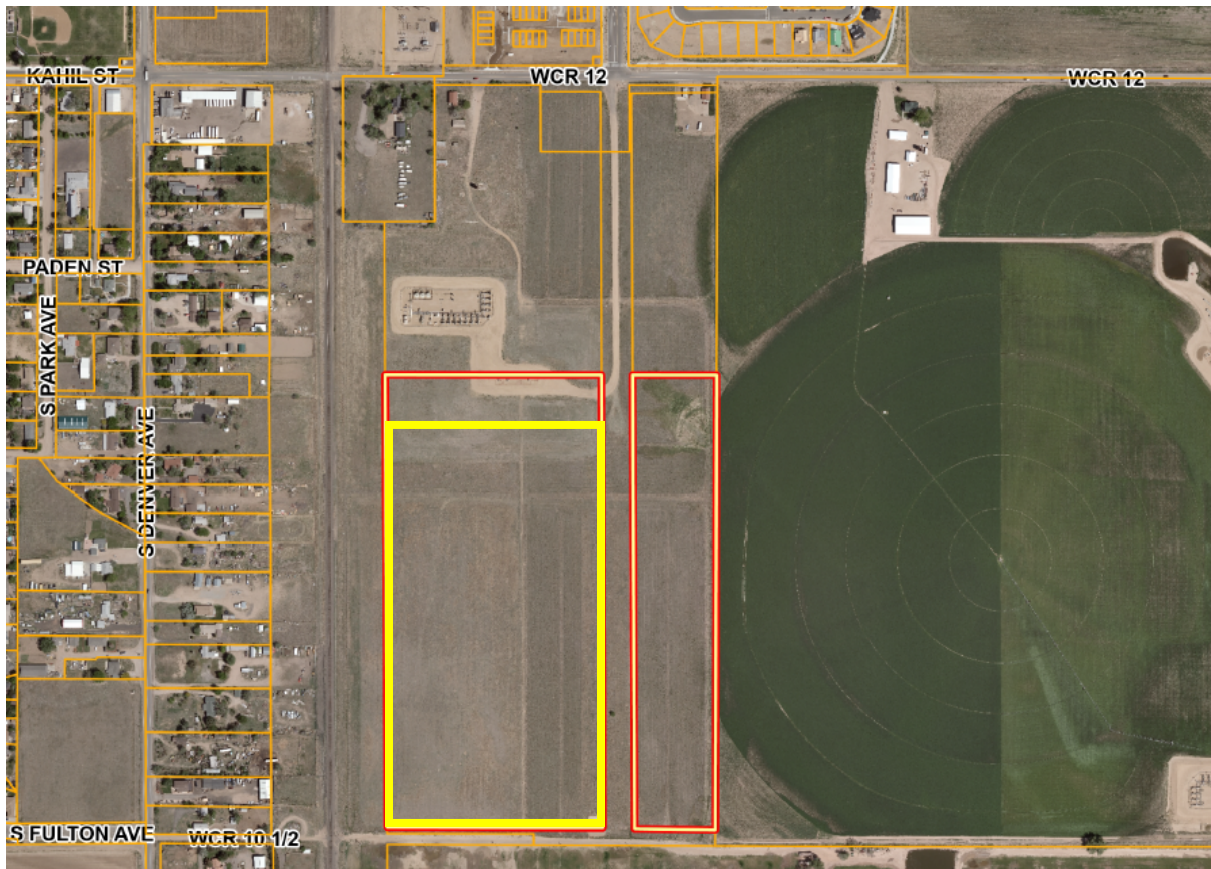
PROJECT DESCRIPTION

Project No.: CPAM2023-001

Project name: Amendment to the Future Land Use Map

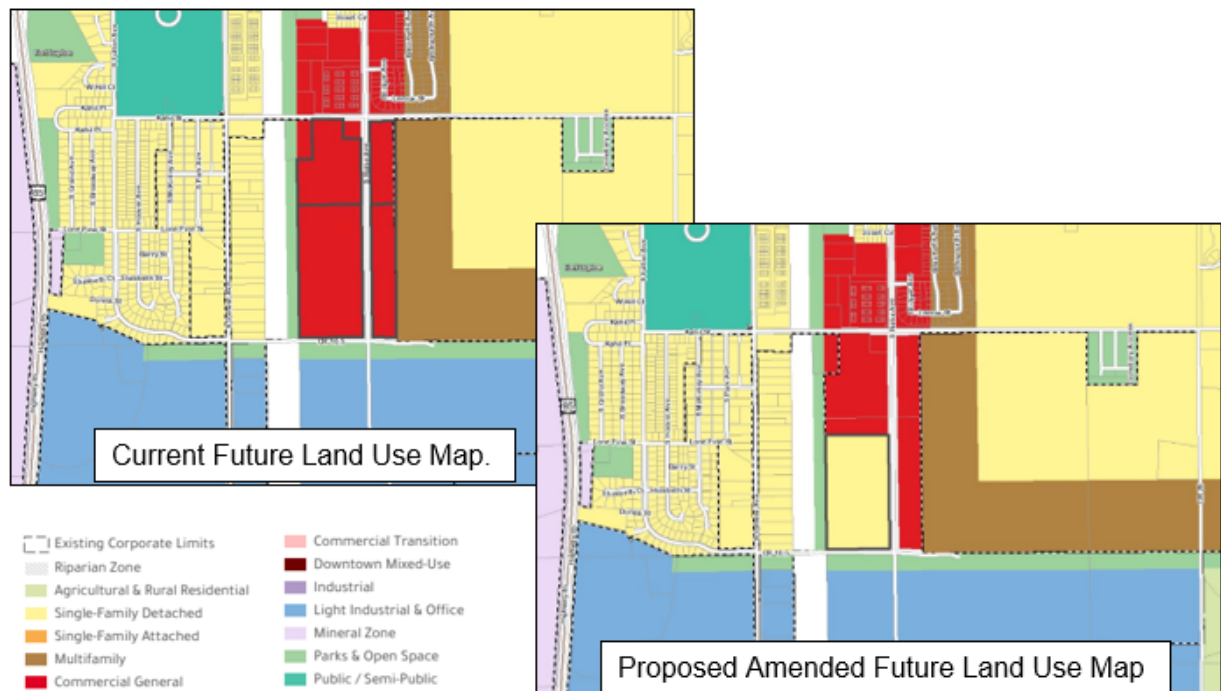
Location of Request:

The site is located south and adjacent to County Road 12 and approximately .16 miles west of S. Denver Ave. (the Property). The Property is located in 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:

This request is for Planning Commission to consider an amendment to the Future Land Use Map that was adopted in 2018 as a part of the Fort Lupton Comprehensive Plan.



The City is in receipt of an application for a Change of Zone, Preliminary Plat, and Final Plat from Fort Lupton Greens, LLP (Applicant) for a residential and commercial subdivision, known as Lupton Greens. These applications have been submitted concurrently and will be reviewed by the Planning Commission and City Council at separate public hearings. City staff has determined that an amendment to the 2018 Future Land Use Map is required in order for the property that is the subject of the Lupton Greens applications to conform with the Fort Lupton Comprehensive Plan. This proposed amendment is to reclassify a portion of the property from the General Commercial land use type to the Single-Family Detached use type.

The Future Land Use Map targets the areas to the east of the Property as residential growth areas, with the potential of multi-family designation. This land-use type can consist of a variety of development types, including higher density homes and planned subdivisions within residential growth areas. The comprehensive plan prioritizes residential growth and shows that, at time of studies conducted for the creation of the plan, 82.4% of study respondents favored single-family homes. The proposed single-family detached land use type supports this.

The loss of 23 acres of C-2 zoning leaves approximately 242 acres of C-2 zoned land in City limits, however this does not include PUD's, C-1, or Industrial zoning where the opportunity for commercial development still remains. The comprehensive plan does target other surrounding properties for general commercial land-use types.

Planning Commission and City Council should consider both the demand for more housing in the City as well as the loss of commercially zoned land when making their decision.

Site Size: 23.11 acres more or less.

Hearing Dates: Planning Commission – December 14, 2023 at 6:00 PM; and
City Council – January 16, 2024 at 6:00 PM.

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

Staff Recommendation: Approval.

SUMMARY OF PREVIOUS APPLICATIONS

On June 18, 2018 the Fort Lupton City Council adopted the 2018 Fort Lupton Comprehensive Plan, which included the Future Land Use Map, after receiving a recommendation for approval from the Fort Lupton Planning Commission.

APPLICATION PROCESS

Pursuant to Section 16-197 of the Municipal Code, an amendment to the Comprehensive Plan shall be adopted by resolution of the City Council. An amendment requires sufficient public notice and a public hearing before the Planning Commission and City Council.

Colorado Revised Statute 31-23-208 requires at least one public hearing be held prior to adopting an amendment to the Comprehensive Plan, with notice of time and place be given by one publication in a newspaper of general circulation in the municipality. The adoption of an amendment to the Comprehensive Plan shall be by resolution of the Planning Commission carried by the affirmative votes of not less than two-thirds of the entire membership of the Planning Commission.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

One of the roles of the Planning Commission is to create and update as needed a master plan (or comprehensive plan), as defined in [C.R.S. 31-23-206](#). This duty is reiterated in the Fort Lupton Municipal Code Section 2-186.

[Section 16-197](#) of the Municipal Code states that the master plan will be a reflection of the laws of the City and State, and shall serve in an advisory capacity to help implement the land use goals of the City.

NOTIFICATION REQUIREMENTS

The State Statute requires published notice of the hearings prior to the hearings. The Planning Commission and City Council hearings were published in the Fort Lupton Press on November 22, 2023.

Notice was also sent to the following neighboring municipalities, and any responses received are enclosed with this staff report:

City of Brighton	Town of Hudson	Town of Dacono
Town of Platteville	Town of Firestone	Town of Lochbuie
Town of Frederick	Weld County	

STAFF RECOMMENDATION

Staff recommends approval of the amendment to the Comprehensive Plan Amendment.

For more information on this development, please refer to the documents found at:
<https://www.fortluptonco.gov/DocumentCenter/Index/804>



SUBJECT FOR DISCUSSION

Approving a Resolution Accepting the Lupton Greens Preliminary Plat.

SUMMARY STATEMENT/BACKGROUND DISCUSSION

The applicant, Fort Lupton Greens LLC has applied for approval of a Preliminary Plat, known as the Lupton Greens Preliminary Plat. A public hearing with the Fort Lupton Planning Commission for this application was held on December 14, 2023, and Planning Commission recommended approval to City Council of the Preliminary Plat.

The site is located south and adjacent to County Road 12 and approximately .16 miles west of S. Denver Ave. The Applicant has submitted a request for a preliminary plat for a mixed-use subdivision that will include 1 commercial lot, 5 commercial tracts, 1 residential tract and two outlots. The proposed change of zone for Tract F is being reviewed concurrently with this application.

The Property is primarily 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.

All applicable land use application fees have been paid and a fee deposit has been submitted to cover costs related to the application.

FINANCIAL CONSIDERATIONS

N/A

LEGAL/POLITICAL CONSIDERATIONS

N/A

ALTERNATIVES/OPTIONS

The City Council has the following options for each request:

- a) Approve the proposed resolution.
- b) Continue the hearing for additional information or further study.
- c) Deny the proposed resolution.

STAFF RECOMMENDATIONS

Staff recommends conditional approval of the Lupton Greens Preliminary Plat.

Attachments:

- a. Proposed Resolution
- b. Planning Commission Resolution P2023-010
- c. Planning Commission Minutes
- d. Staff Report

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

- e. Project Description
- f. Preliminary Plat
- g. Legal Notifications

RESOLUTION NO. 2024Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE LUPTON GREENS PRELIMINARY PLAT FOR A MIXED-USE RESIDENTIAL AND COMMERCIAL SUBDIVISION LOCATED IN 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.

WHEREAS, the Planning Commission held a public hearing on December 14, 2023, for the purpose of reviewing the Lupton Greens Preliminary Plat; and

WHEREAS, the Lupton Greens Preliminary Plat proposes to create a mixed-use residential and commercial subdivision; and

WHEREAS, after review of the application for the Lupton Greens Preliminary Plat, and consideration of staff comments, applicant's presentation, and any public input, the Planning Commission recommended approval of the Lupton Greens Preliminary Plat; and

WHEREAS, all legal notification requirements have been met, including publishing the time and place of the public hearings in the Fort Lupton Press, posting notice at least fifteen (15) days before the hearings on the property, mailing notice to property owners within three-hundred (300) feet of the property; and

NOW THEREFORE BE IT RESOLVED, that the Fort Lupton City Council reviewed the plans and supporting documentation, all referral comments and any citizen input in response to this application. Based upon review of the applicable policies and goals in the Fort Lupton Comprehensive Plan, review of the Subdivision and Zoning Regulations, an analysis of referral comments and facts presented on this date, the City Council hereby recommends approval of the Lupton Greens Preliminary Plat for a mixed residential and commercial subdivision located in 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.

I. Prior to finalizing the Preliminary Plat:

A. Any redline comments provided by City staff shall be made to the preliminary plat.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO THIS 16th DAY OF JANUARY, 2024.

City of Fort Lupton, Colorado

Zo Hubbard, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

RESOLUTION NO. P2023-010

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF THE LUPTON GREENS PRELIMINARY PLAT LOCATED IN 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.

WHEREAS, Fort Lupton Greens LLP (“Applicant”) has applied for approval of the Lupton Greens Preliminary Plat for a mixed-use residential and commercial subdivision (the “Application”); and

WHEREAS, the Planning Commission held a public meeting on December 14, 2023 for the purpose of reviewing the Lupton Greens Preliminary Plat; and

WHEREAS, after review of the Application and consideration of staff comments, Applicant’s presentation and any public input, Planning Commission finds the request for the Lupton Greens Preliminary Plat conforms with City codes and requirements and policies therein; and

WHEREAS, all legal notification requirements have been met, including publishing the time and place of the public hearings in the Fort Lupton Press, posting notice at least fifteen (15) days before the hearings on the property, mailing notice to property owners within three-hundred (300) feet of the property; and

NOW THEREFORE BE IT RESOLVED, the Planning Commission has considered the application and has taken into consideration staff comments, the applicant presentation, all referral comments and any citizen testimony in response to this application. Based upon the review of applicable policies and goals in the Fort Lupton Comprehensive Plan, review of the Subdivision and Zoning Regulations, and the facts presented on this date, the Planning Commission hereby recommends approval of Lupton Greens Preliminary Plat for a mixed residential and commercial subdivision located in 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.

I. Prior to finalizing the Preliminary Plat:

A. Any redline comments provided by City staff shall be made to the preliminary plat.

DONE THIS 14th DAY OF DECEMBER, 2023, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

THIS RESOLUTON WAS APPROVED, HOWEVER
SIGNATURES WERE NOT COLLECTED PRIOR TO
THE CITY CONCIL MEETING

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 14, 2023**

The Planning Commission of the City of Fort Lupton met in session at City Hall Chambers, 130 South McKinley Avenue, the regular meeting place of the Planning Commission and virtually via GoToMeeting, on Thursday, December 14, 2023.

Chair Mike Simone called the meeting to order at 6:00 PM.

ROLL CALL

Commissioners Present: Chair Mike Simone, Members Kathy Kvasnicka, Shannon Rhoda, and Zachery Potter.

City Staff Present: Planning Director, Todd Hodges, Planner Magaly Morales, Planner Sean McDermott, Planner Zachary Mettler, Public Works Development Review Engineer David Rausch. Attending virtually was Planning Administrative Assistant Hailey McKay

APPROVAL OF AGENDA

Commissioner Kvasnicka moved to approve the agenda, Commissioner Potter seconded.

CONSENT AGENDA

Commissioner Potter moved to approve the consent agenda, Commissioner Rhoda seconded.

PUBLIC COMMENT

There were no public comments.

PUBLIC HEARINGS

P2023-008 A Resolution of the Planning Commission of Fort Lupton Recommending that City Council Adopt an Amendment to the Future Land Use Map to the 2018 Fort Lupton Comprehensive Plan

City Planner, Magaly Morales, introduced the action item submitted by Fort Lupton Greens, LLP, for a property located south and adjacent to Weld County Road 12, and east of Denver Avenue. The plat includes a proposed commercial lot on the north east corner, a residential tract on the south west corner, and remaining commercial tracts. The areas have been designated tracts to allow for further proposed subdividing.

Tract F is the subject of the proposed Comprehensive Plan Amendment and Change of Zone. The Comprehensive Plan Amendment proposes to change the future land use type from general commercial to single family detached.

The project also proposes to continue south Rollie avenue through the property and connect at Weld County Road 10 1/2.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 14, 2023

Dan Hall with Land One Engineering was present to provide answers to any questions. Mr. Hall had no further information to add to the presentation of the action item.

Chair Simone opened to public comments at 6:05 PM for Public Hearing Item P2023-008. Seeing none, Chair Simone closed the public comment section at 6:06 PM.

There were no questions from the Commissioners.

Commissioner Potter moved to approve P2023-008 A Resolution of the Planning Commission of Fort Lupton Recommending that City Council Adopt an Amendment to the Future Land Use Map to the 2018 Fort Lupton Comprehensive Plan, Commissioner Rhoda seconded the motion.

Motion passed unanimously on roll call votes.

P2023-009 A Resolution of The Planning Commission of Fort Lupton Recommending to City Council Approval of a Change of Zone Known as the Lupton Greens Rezoning

City Planner, Magaly Morales, introduced the action item submitted by Fort Lupton Greens, LLP, for a property located south and adjacent to Weld County Road 12, and east of Denver Avenue. The plat includes a proposed commercial lot on the north east corner, a residential tract on the south west corner, and remaining commercial tracts. The areas have been designated tracts to allow for further proposed subdividing.

Tract F is the subject of the proposed Comprehensive Plan Amendment and Change of Zone. The Change of Zone proposes a change from C-2 Heavy Commercial to R-2 Mixed Density Residential on Tract F. The remaining tracts on the property would stay C-2

The project also proposes to continue South Rollie Avenue through the property and connect at Weld County Road 10 1/2. All notification requirements were met.

Dan Hall with Land One Engineering was present to provide answers to any questions. Mr. Hall had no further information to add to the presentation.

Chair Simone opened to public comments at 6:07 PM for Public Hearing Item P2023-009. Seeing none, Chair Simone closed the public comment section at 6:07 PM.

There were no questions from the Commissioners.

Commission Rhoda moved to approve P2023-009 A Resolution of The Planning Commission of Fort Lupton Recommending to City Council approval of a Change of Zone Known as the Lupton Greens Rezoning, Commissioner Potter seconded the motion.

Motion passed unanimously on roll call votes.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 14, 2023

P2023-010 A Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of the Lupton Greens Preliminary Plat

City Planner, Magaly Morales, introduced the action item submitted by Fort Lupton Greens, LLP, for a property located south and adjacent to Weld County Road 12, and east of Denver Avenue. The plat includes a proposed commercial lot on the north east corner, a residential tract on the south west corner, and remaining commercial tracts. The areas have been designated tracts to allow for further proposed subdividing.

The project also proposes to continue South Rollie Avenue through the property and connect at Weld County Road 10 1/2. All notification requirements were met.

Dan Hall with Land One Engineering was present to provide answers to any questions. Mr. Hall had no further information to add to the presentation of the action item.

Chair Simone opened to public comments at 6:07 PM for Public Hearing Item P2023-010.

Jeana Hughes President of the Board of the Lupton Village Residential Metro District commented on the narrative, clarifying for the record that the Lupton Village Residential Metro District will not be funding any of this proposal as stated in the project narrative.

Fred Croci with Lupton Greens LLP addressed the comment made by Ms. Hughes. He stated that the narrative was based on prior proposals, but has since been changed.

Chair Simone closed the public comment section at 6:08 PM.

Chair Simone opened up for Commissioner questions at 6:08 PM.

Commissioner Kvasnicka addressed which portion of the plat was changing.

Chair Simone asked the applicant if there will be a trail created.

Mr. Croci addressed his questions and mentioned that a neighboring development concept plan was proposing some extensions for the trail system, and hopefully it all can be looped together.

The Public Works Development Review Engineer, David Rausch, indicated the Subdivision Improvements Agreement that will take place when the developments are proposed, which will require improvements to be made on site and off site, and will be implemented moving forward with the project during the Final Plat.

Commissioner Kvasnicka moved to approve P2023-010 A Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of the Lupton Greens Preliminary Plat, Commissioner Potter seconded the motion.

Motion passed unanimously on roll call votes.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 14, 2023**

DISCUSSION ITEMS

There were no discussion items.

FUTURE BUSINESS

The next meeting of the Planning Commission will be on January 11, 2024 at 6:00 PM.

ADJOURNMENT

Commissioner Potter moved to adjourn the meeting at 6:22 PM, Commissioner Kvasnicka seconded the motion.

Submitted by

Hailey McKay
Planning Administrative Assistant

Approved by Planning Commission

Mike Simone
Chair

**LUPTON GREENS PRELIMINARY PLAT
PPL2023-005**

PROJECT DESCRIPTION

Project No.: PPL2023-005

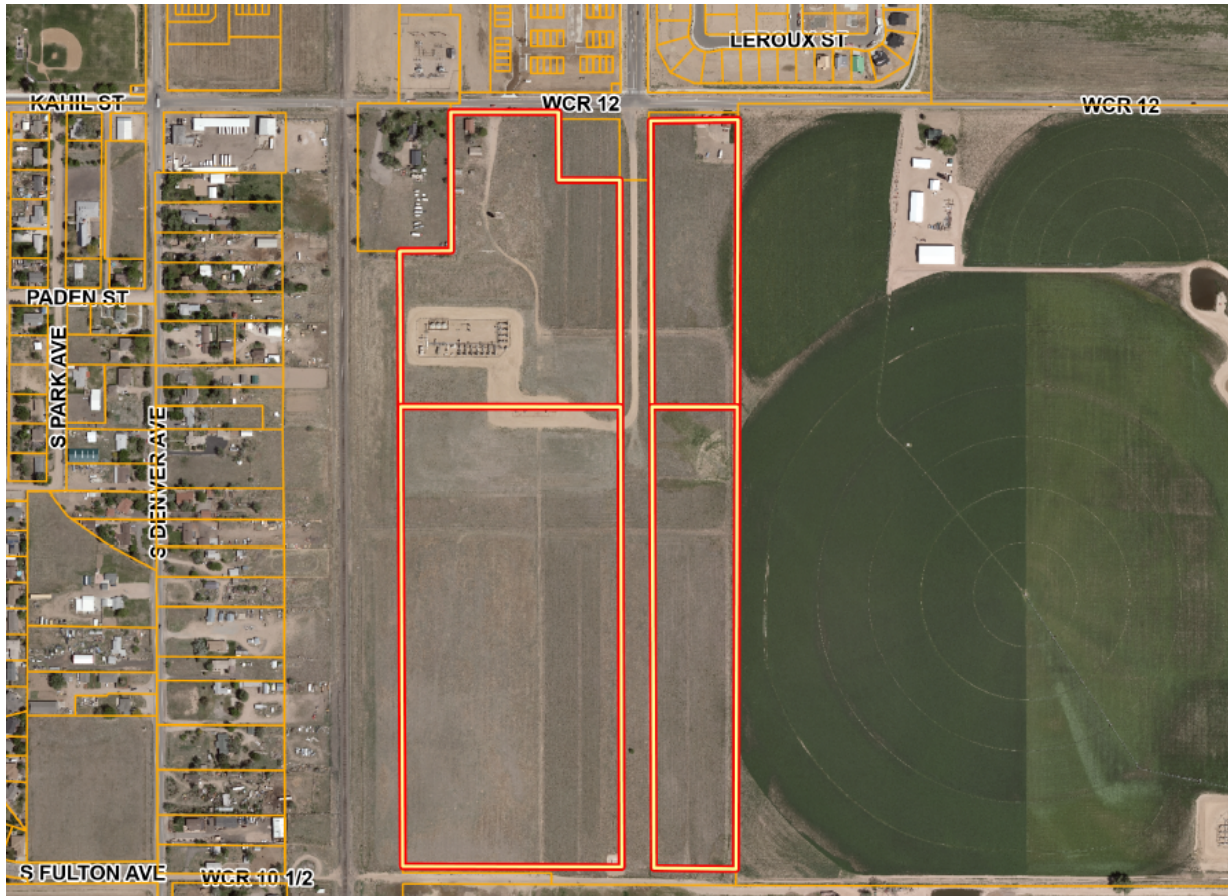
Project Name: Lupton Greens Preliminary Plat

Owner's Name: Fort Lupton Greens LLP

Representative: Fred L Croci and William "B.J." Johanningmeier ("Applicant")

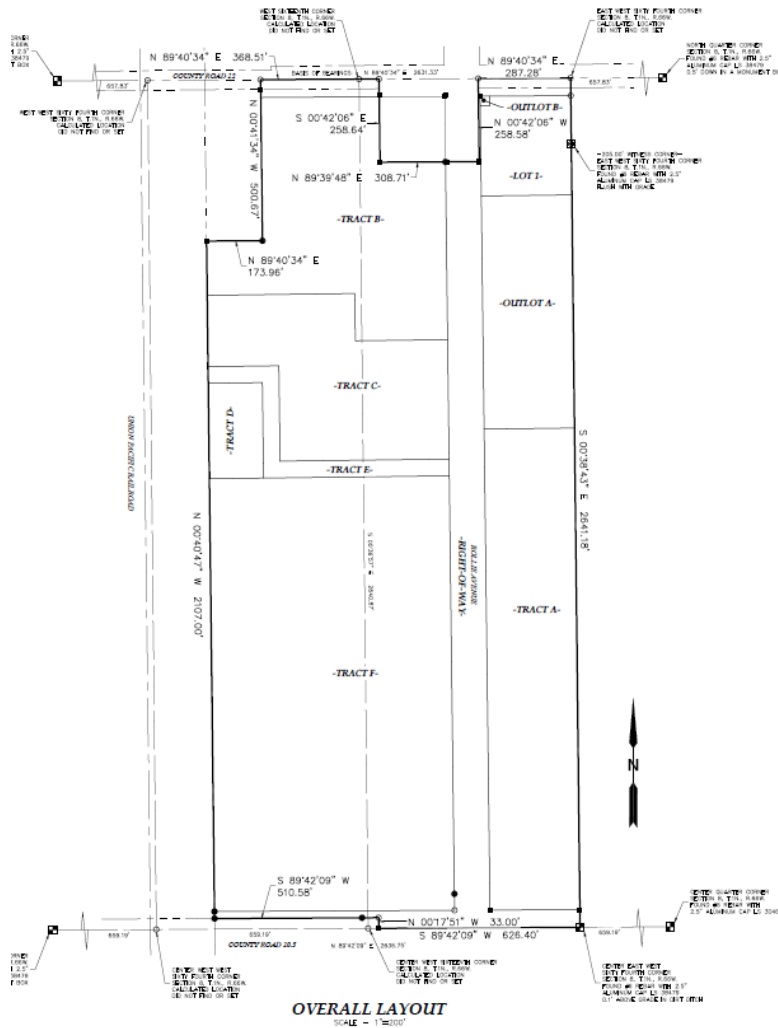
Location of Request:

The site is located south and adjacent to County Road 12 and approximately .16 miles west of S. Denver Ave. (the Property). The Property is located in 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 preliminary plat for a mixed use subdivision that will include 1 commercial lot, 5 commercial tracts, 1 residential tract and two outlots. The proposed change of zone for Tract F is being reviewed concurrently with this application.



Site Size: 73.76 acres, more or less.

Zone District: C-2 General Commercial and R-2 Mixed-Density Residential (if the proposed concurrent request for a change of zone from the 'C-2' Heavy Commercial Zone District is approved by Planning Commission and City Council).

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

Existing Use: The Property is primarily 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.

Hearing Dates: Planning Commission – December 14, 2023 at 6:00 PM; and
City Council – January 16, 2024 at 6:00 PM.

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

Staff Recommendation: Approval with conditions, as shown on the proposed resolution.

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.

On September 22, 2022 and October 4, 2022 Planning Commission and City Council reviewed a concept plan for this property. No official decision is made on concept plans.

A Comprehensive Plan Amendment, Change of Zone and Final Plat applications are being reviewed concurrently with this application.

APPLICATION PROCESS

The Applicant is requesting approval of a preliminary plat. Under the Fort Lupton Municipal Code, after required public notice of the preliminary plat, the Planning Commission shall consider the application, referral comments and any public testimony at a public hearing and make a recommendation to City Council to approve, approve with conditions or deny the preliminary plat. The Planning Commission’s comments shall be based on the evidence presented, conformance with the Comprehensive Plan and compliance with the City’s standards, regulations and policies.

The Applicant has submitted their preliminary plat and final plat concurrently, as permitted by the Municipal Code. A final plat is not reviewed by Planning Commission under the Municipal Code; however, the final plat map has been included in the Planning Commission packet for reference.

The City Council shall then conduct a public hearing and evaluate the preliminary plat, referral agency comments, Planning Commission recommendation and any public testimony, and shall approve, conditionally approve, continue for additional information or for further study or deny the application based on the evidence presented and compliance with the City’s standards, regulations and policies and other guidelines.

NOTIFICATION REQUIREMENTS

The Municipal Code requires published notice of the hearings in a timely manner prior to the hearings. The Planning Commission and City Council hearings were published in the Fort Lupton press on November 22, 2023.

Notice of the public hearings were posted on the Property pursuant to the Municipal Code, which require the Applicant post the Property with notice of the hearings at least fifteen (15) days prior to the hearings.

Notice was mailed to neighbors within three-hundred (300) feet of the Property on November 29, 2023.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The Preliminary Plat was reviewed using the following criteria as outlined in Sec. 16-2.02 of the Fort Lupton Municipal Code (FLMC):

- a. The application is in accordance with the Comprehensive Plan, and in particular, the physical development patterns and concepts of the plan.*
- b. The development and infrastructure is arranged in a manner to minimize impacts on geologic hazards, environmentally sensitive areas, wildlife habitat, or other natural features of the land.*
- c. The arrangement and proposed design of streets, open spaces, and blocks meet the development and design standards of the subdivision regulations, and are coordinated with existing or potential development on adjacent property.*
- d. The proposed blocks and lots are capable of meeting all development and site design standards of the applicable zoning district.*
- e. The application demonstrates a preliminary likelihood of being able to meet the design, construction, performance, and maintenance requirements for all required improvements.*
- f. Any phasing is clearly indicated and demonstrates a logical and coordinated approach to development, and the timing, location, and construction of amenities is consistent throughout phases.*
- g. Any impacts identified by specific studies or technical reports, including a review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.*
- h. The design does not impede the construction of anticipated or planned future public infrastructure or other development within the area.*
- i. The recommendations of professional staff or any other public entity or review agencies asked to officially review the preliminary plat.*

The Preliminary Plat is for a mixed-use residential and commercial subdivision that will include one lot and 5 tracts of commercial land on 29.15 acres more or less, 1 residential tract on approximately 23.11 acres, right-of-way on 7.31 acres and two outlots on approximately 4.71 acres for open space and detention. The proposed division into tracts rather than lots allows for future commercial and residential uses to further subdivide at time of any proposed development. The Applicant has submitted the required documents pursuant to the Code.

REFERRALS

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

City Attorney	Police Chief	Public Works Director
Building Inspector	Public Works Director	OMI
GIS Specialist	Finance Director	CDOT
Economic Development Manager	Fort Lupton Fire Protection District	Development Review Engineer
Colorado DRMS	United Power	Comcast

CenturyLink	Xcel Energy	Postmaster
Weld County Dept. of Planning Services	Weld County Dept. of Public Health & Environment	Weld County Public Works
Weld County School District RE-8	Weld County GIS	NCWCD
Fulton Ditch Company	State Geologist	

STAFF RECOMMENDATION

Staff recommends conditional approval of the Lupton Greens Preliminary Plat. Conditions are listed under the proposed Resolution included with the Planning Commission packet.

For more information on this development, please refer to the documents found at:

<https://www.fortluptonco.gov/DocumentCenter/Index/804>

Preliminary/Final Plat Narrative Lupton Greens Subdivision

Introduction

The following information is being submitted as a request for the City to complete a review for approval of the Preliminary/Final Plat and associated documents for the proposed project. From the Developer's perspective, the goal for the Preliminary/Final Plat submittal and review process will be to:

- Provide for the overall Plat for the subdivision;
- Show conformance with the City of Ft Lupton's design requirements;
- Bring out and address any concerns stakeholders may have;
- Provide clarification of the major aspects of the development; and
- Obtain approval for the Preliminary/Final Plat from the City of Ft Lupton Planning Commission and City Council.

Comments/Concerns:

Location

The proposed project is located in Fort Lupton, Colorado on the east side of Denver Avenue, south of County Road 12, north of County Road 10 ½, and more particularly described as follows: 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.

Comments/Concerns:

Zoning and Land Use

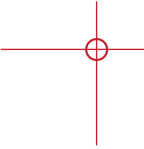
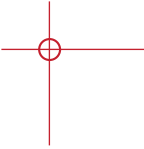
The property is approximately 73.76 total acres of vacant land including 9.48 acres of Right-of-Way area dedicated for the railroad west of the property and County Road 12 north of the property. The remaining 64.28 acres intended to be developed is currently zoned C-2 (Heavy Commercial). The proposed land use is residential and commercial. There is also an existing oil and gas pad within the property.

Comments/Concerns:

Subdivision

The site has been laid out utilizing City of Ft Lupton design standards and criteria. We request that any concerns with the replat be identified at the time of this submittal so that modifications can be made prior to final engineering design.

Comments/Concerns:



Streets

The Street Design complies with City adopted emergency access requirements. All internal streets/driveways will be considered private and will be maintained by the metro district.

Comments/Concerns:

Open Space and Trails

The subdivision will meet Fort Lupton design standards for openspace, at the time of individual lot development, each developer will maintain openspace/trails per the City's requirements. A centrally detention pond (Outlot A – Approximately 4.69 acres) will be dedicated open space and stormwater detention, while each Lot/Tract will meet design standards set forth by the City. The community will be internally connected to the planned regional trail system on the east side of the community.

Comments/Concerns:

Grading and Drainage

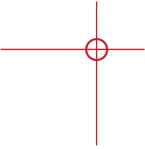
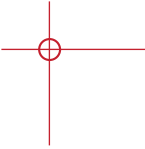
General grading and drainage has been determined and is shown on the Grading Plan. The grading and drainage of the subdivision will generally be from south to north. Internal storm drainage pipes will be used to convey stormwater to the designated detention pond, within Outlot A, on the east side of the site.

Comments/Concerns:

Sanitary Sewer

The existing 18-inch sanitary sewer system in South Rollie Avenue will be utilized for the subdivision. 8" sanitary sewer lines will be stubbed to service each Lot/Tract. All wastewater will gravity flow from South to North in the mainline within South Rollie Avenue.

Comments/Concerns:



Potable Water

This community will be fed by an existing 12-inch main line located within South Rollie Avenue. The subdivision's potable water system will be looped internally to provide redundancy and fire flow. The location of the internal loops will be specified at the time of design for each individual Lot/Tract.

Comments/Concerns:

Compliance

In general, the proposed subdivision is consistent and complies with City of Fort Lupton applicable zoning and comprehensive planning criteria.

Comments/Concerns:

Preliminary Plat of
LUPTON GREENS SUBDIVISION

PROJECT No. LUP2022-XXXX & PLAN No. SPL2022-XXXX

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

PROPERTY DESCRIPTION (PER ALTA COMMITMENT ORDER No. FCC25171342-6)

THE E 1/2 OF THE W 1/2 OF THE NW 1/4 AND THE W 1/2 OF THE E 1/2 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M. , COUNTY OF WELD, STATE OF COLORADO

EXCEPT THOSE PORTIONS THEREOF DESCRIBED IN INSTRUMENTS RECORDED MAY 25, 1908 IN BOOK 250 AT PAGE 420, JULY 24, 1914 IN BOOK 401 AT PAGE 225 AND MARCH 7, 2002 AT RECEPTION NO. 2931400

AND EXCEPT RIGHT-OF-WAY OF UNION PACIFIC RAILROAD COMPANY

DEDICATION

Know all men by these presents, that we, Fort Lupton Greens LLP, being the owners of the land described herein, have caused said land to be laid out and platted under the name of **LUPTON GREENS SUBDIVISION** and do hereby dedicate to the City of Fort Lupton and it's licensees for public use forever all streets, alleys and utility easements as indicated hereon, in compliance with the City of Fort Lupton Subdivision Regulations and by contractual agreement, the landowners shall bear all expenses involved in improvements.

*IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 20____.

Owner: Fort Lupton Greens, LLP, a Colorado limited liability partnership
By: Fort Lupton Greens, a general partnership

STATE OF _____)
COUNTY OF _____)ss

The foregoing instrument was acknowledged before me this _____ day of _____, 20____

by Fort Lupton Greens, LLP a Colorado limited liability partnership, by Fort Lupton Greens, a general partnership

Witness my hand and official seal.

My commission expires _____

Notary Public

OWNER'S APPROVAL

Know All Men By These Presents, that Fort Lupton Greens, LLP, being the sole owners of the land described hereon, and are all of the mortgagors and holders of liens upon the property, and each and all hereby consent to this Plat and join the conveyance and dedication of all streets, roads, alleys, easements, public ways and places shown hereon.

*IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 20____.

Owner: Fort Lupton Greens, LLP, a Colorado limited liability partnership
By: Fort Lupton Greens, a general partnership

STATE OF _____)
COUNTY OF _____)ss

The foregoing instrument was acknowledged before me this _____ day of _____, 20____

by Fort Lupton Greens, LLP, a Colorado limited liability partnership by Fort Lupton Greens, a general partnership

Witness my hand and official seal.

My commission expires _____

Notary Public

MAYOR'S CERTIFICATE

This is to certify that a plat of the above-described property was approved by Resolution No. 2022 _____ of the City of Fort Lupton

passed and adopted on the _____ day of _____, 20____ and that the Mayor of the City of Fort Lupton, as authorized by said resolution on behalf of the City of Fort Lupton, hereby acknowledges and adopts the said plat upon which this certificate is endorsed for all purposes indicated thereon.

Mayor

Attest:

City Clerk
(Seal)

CITY ADMINISTRATOR'S APPROVAL

Approved this _____ day of _____, 20____.

City Administrator

CITY WATER AND SEWER DEPARTMENT APPROVAL

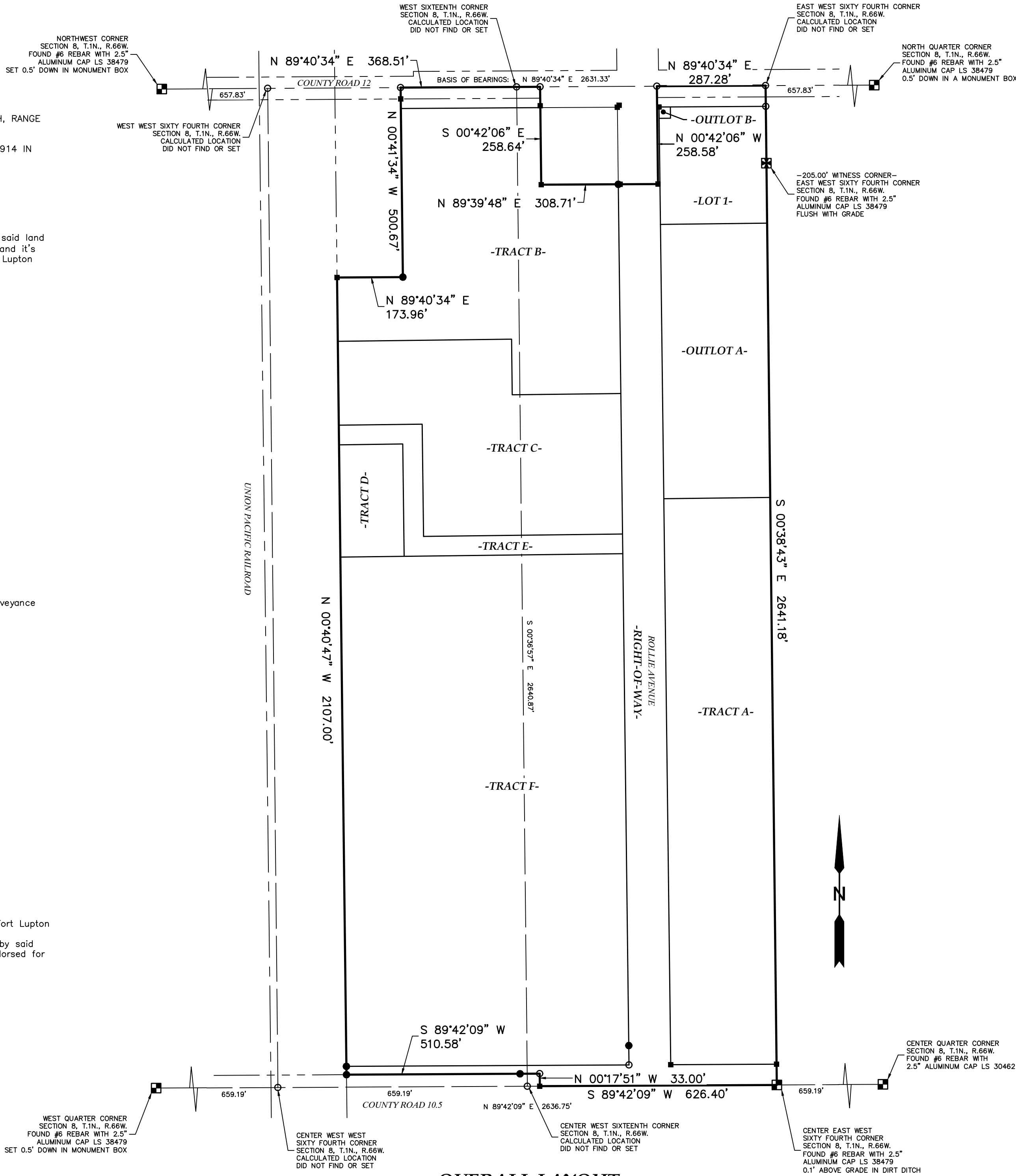
Approved this _____ day of _____, 20____.

Director of Public Works

CITY ENGINEER'S APPROVAL

Approved this _____ day of _____, 20____.

Accepted by: _____
City Engineer



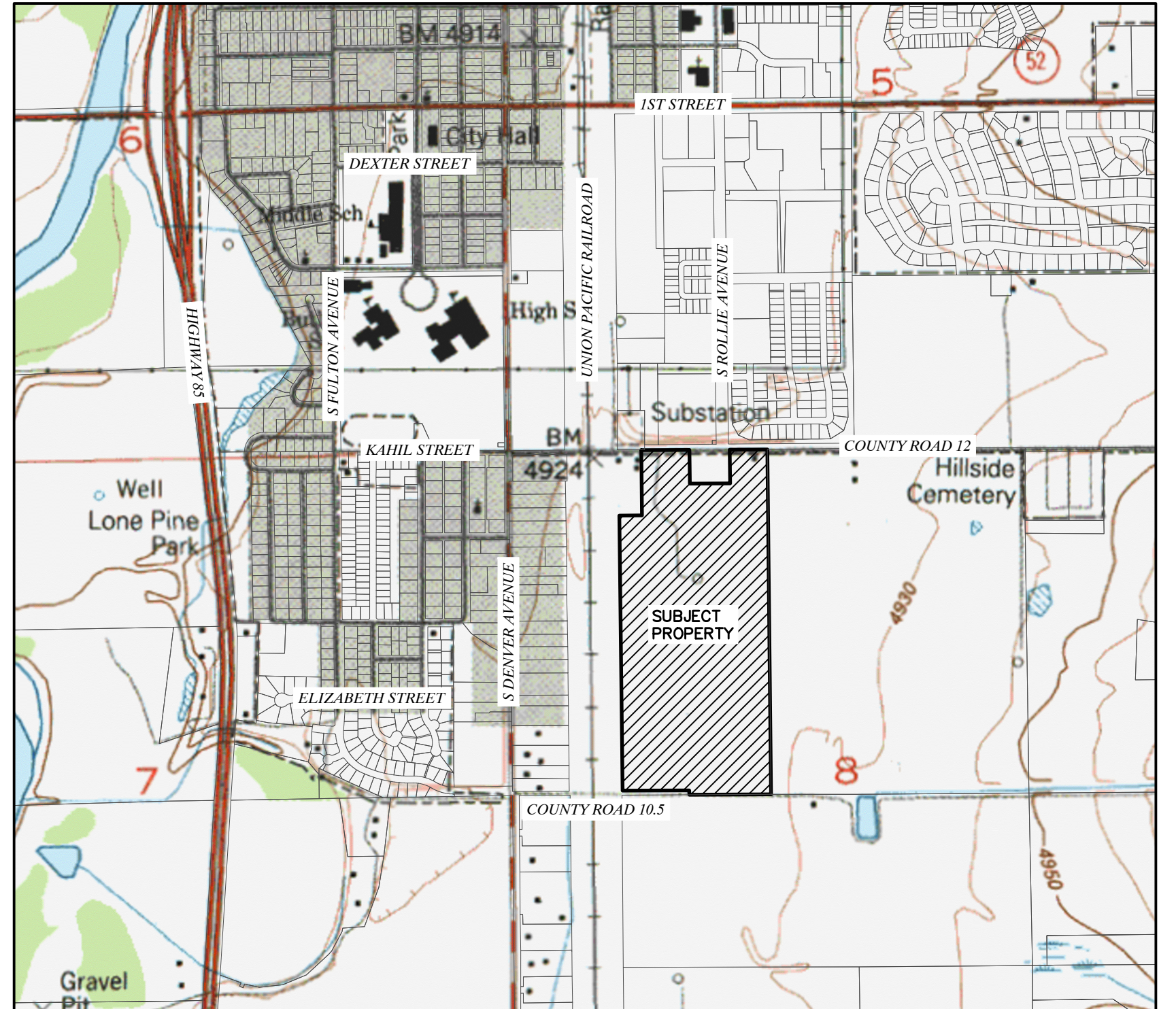
OVERALL LAYOUT
SCALE - 1"=200'

UTILITY MAINTENANCE STATEMENT

All public water, storm sewer and sanitary sewer mains and appurtenances located in public ROW shall be maintained by the City of Fort Lupton Public Works Department. All public water, storm sewer, sanitary sewer mains and appurtenances under private drives are located in utility easements. City is responsible for maintenance of these water, storm and sanitary sewer facilities. City is not responsible for repair or replacement of private drive, curb and gutter or landscaping damaged during utility repair or maintenance.

TITLE COMMITMENT NOTE

This survey does not constitute a title search by Lat40, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, Lat40, Inc. relied upon ALTA Commitment File Number FCC25171342-6, having an effective date of July 13, 2022 at 5:00 P.M. as issued by Old Republic National Title Insurance Company, to delineate the aforesaid information.



VICINITY MAP

SCALE - 1"=1000'

LEGEND

GIS PARCEL LINES
SUBJECT PROPERTY

PROJECT CONTACTS:

DEVELOPER:
Lupton Village Land Developers, LLC
3780 W. 10th Street, Suite 200
Greeley, CO 80634
Ph: (970)702-2009
Andrew J. Gerk

ENGINEER:
LandOne Engineering LLC
361 71st Avenue
Greeley, CO 80634
Ph: (970)443-2311
Jeremy Goetsch, PE

SURVEYOR:
Lat40, Inc.
6250 W. 10th Street, Unit 2
Greeley, CO 80634
Ph: (970)515-5294
Jason Allee, PLS

SURVEYOR'S CERTIFICATE

I, Jason S. Allee, a duly registered land surveyor in the State of Colorado, do hereby certify that this Final Plat of LUPTON GREENS SUBDIVISION was performed by me or under my direct supervision, and that this Plat has been prepared in compliance with all applicable laws of the State of Colorado at the time of this survey and within my control, and is accurate to the best of my knowledge, information and belief.

Sheet 1 of 4

PRELIMINARY

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

SURVEYOR'S IMPROVEMENT CERTIFICATE

I hereby certify that, on the date shown, a field survey was conducted under my supervision of the above-described property, and that all building improvements, easements and rights-of-way in evidence or known to me are correctly shown on the above plat. I further certify that there are no encroachments by and/or on this property, unless otherwise noted.

Sheet 1 of 4

PRELIMINARY

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

SURVEYOR'S NOTES

- Total Surveyed Area: 64.75 Acres (±2,820,395 sq.ft.).
- BASIS OF BEARINGS AND LINEAL UNIT DEFINITION:

Assuming the North line of the NW1/4 of Section 8, T.1N., R.66W., as monumented by a #6 rebar with a 2.5" aluminum cap LS 38479 at the West end and by a #6 rebar with a 2.5" aluminum cap LS 38479 at the East end, as bearing North 89°40'34" East, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (2011), a distance of 2631.33 feet, with all other bearings contained herein being relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

3. Entire property is in Flood Zone X, areas of minimal flood hazard per FEMA Flood Map Number 08123C210E, effective on 01/20/2016. The referenced Federal Insurance Rate Map was not available for viewing. The FIRMette states the map is "Not Printed".

4. Current zoning is C-1 (General Commercial), per the City of Fort Lupton Interactive Zoning Map.

5. Property is subject to blanket type surface use agreements, leases, easements and rights-of-way whose locations may not be specifically defined.

6. NOTICE: 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 certificate shown hereon. (13-80-105 C.R.S.)

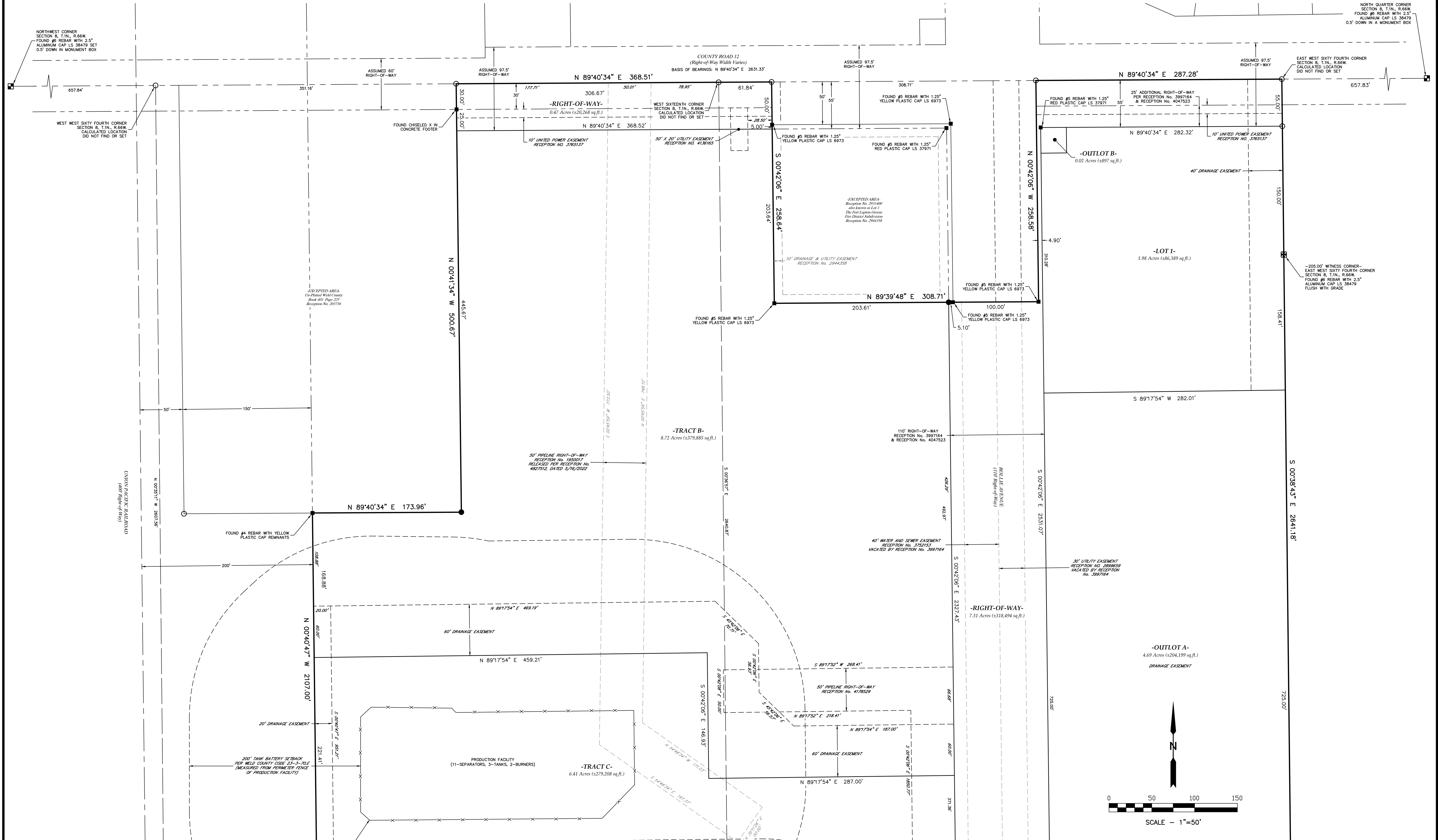


Lat40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

DATE: 5/18/2022	FILE NAME: 2021410SUB	DRAWN BY: JA	CHECKED BY: JA	SCALE: AS NOTED	PROJECT #: 2021410
REVISIONS:	DATE:	LUPTON GREENS SUB FOR LANDONE ENGINEERING 361 71ST AVE GREELEY, CO 80634			
UPDATED O&G PARCEL	6/8/2022				
UPDATE OVERALL BOUNDARY & TC INFO	7/27/2022				
UPDATE LOTS & EASEMENTS-LD	1/9/2023				
UPDATE LOTS & EASEMENTS-LD	1/25/2023				
UPDATE EASEMENTS - LD	5/24/2023				

1
SHEET 1 OF 4

Preliminary Plat of
LUPTON GREENS SUBDIVISION



LEGEND	
	BOUNDARY LINE
	LOT LINE
	EXISTING EASEMENT LINE
	SECTION LINE
	FRACTIONAL SECTION LINE
	RIGHT-OF-WAY LINE
	PERIMETER FENCING
	ALIQUOT MONUMENT AS DESCRIBED
	WITNESS CORNER AS DESCRIBED
	BOUNDARY MONUMENT AS DESCRIBED
	SET 24" OF #4 REBAR WITH A PINK PLASTIC CAP STAMPED LAT40 LS 38479
	CALCULATED POSITION
	PRODUCING OIL/GAS WELL HEAD
	PLUGGED & ABANDONED WELL HEAD

Sheet 2 of 4
Jason S. Allee-On behalf of Lat40°, Inc.
Colorado Licensed Professional
Land Surveyor No. 38479

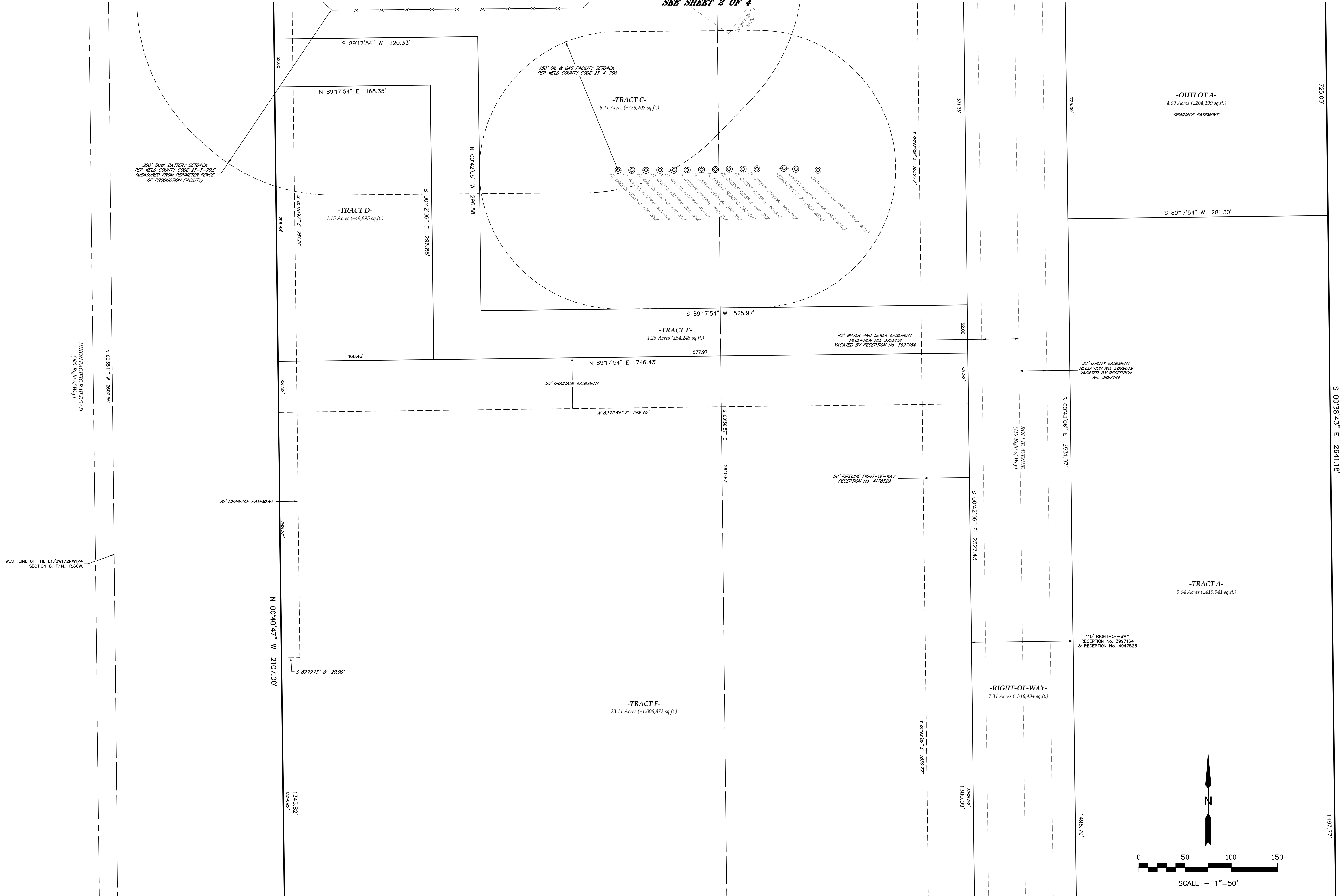


Lat40°, Inc.
Professional Land Surveyors
6250 W. 10th Street, Unit 2
Greeley, CO 80634
O: 970-515-5294

DATE: 5/18/2022	FILE NAME: 2021410SUB	DRAWN BY: JA	CHECKED BY: JA	SCALE: AS NOTED	PROJECT #: 2021410
REVISIONS:		DATE:			
UPDATED O&G PARCEL		6/8/2022			
UPDATE OVERALL BOUNDARY & TC INFO		7/27/2022			
UPDATE LOTS & EASEMENTS-LD		1/9/2023			
UPDATE LOTS & EASEMENTS-LD		1/25/2023			
UPDATE EASEMENTS - LD		5/24/2023			
LUPTON GREENS SUB FOR LANDONE ENGINEERING 361 71ST AVE GREELEY, CO 80634					2 SHEET 2 OF 4

Preliminary Plat of
LUPTON GREENS SUBDIVISION

SEE SHEET 2 OF 4



LEGEND

- | | | | |
|---------|-------------------------|---|--|
| — | BOUNDARY LINE | ■ | ALIQUOT MONUMENT AS DESCRIBED |
| --- | LOT LINE | ⊗ | WITNESS CORNER AS DESCRIBED |
| - - - - | EXISTING EASEMENT LINE | ■ | BOUNDARY MONUMENT AS DESCRIBED |
| --- | SECTION LINE | ● | SET 24" OF #4 REBAR WITH A PINK PLASTIC CAP STAMPED LAT40 LS 38479 |
| --- | FRACTIONAL SECTION LINE | ○ | CALCULATED POSITION |
| --- | RIGHT-OF-WAY LINE | ⊗ | PRODUCING OIL/GAS WELL HEAD |
| --- | PERIMETER FENCING | ⊗ | PLUGGED & ABANDONED WELL HEAD |

Sheet 3 of 4

PRELIMINARY

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

SEE SHEET 4 OF 4



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

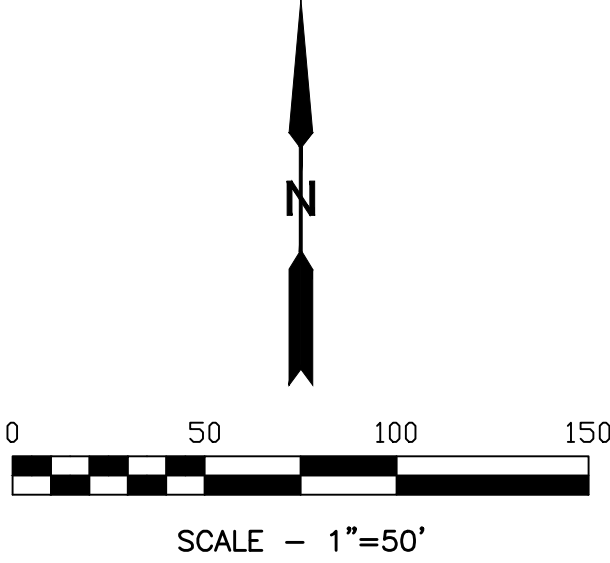
DATE: 5/18/2022	FILE NAME: 2021410SUB	DRAWN BY: JA	CHECKED BY: JA	SCALE: AS NOTED	PROJECT #: 2021410
REVISIONS:	DATE:	LUPTON GREENS SUB FOR LANDONE ENGINEERING 361 71ST AVE GREELEY, CO 80634			
UPDATED O&G PARCEL	6/8/2022				
UPDATE OVERALL BOUNDARY & TC INFO	7/27/2022				
UPDATE LOTS & EASEMENTS—LD	1/9/2023				
UPDATE LOTS & EASEMENTS—LD	1/25/2023				
UPDATE EASEMENTS — LD	5/24/2023				

3

SHEET 3 OF 4

Preliminary Plat of
LUPTON GREENS SUBDIVISION

SEE SHEET 3 OF 4



UNION PACIFIC RAILROAD
(400 Right-of-Way)

N 00°35'11" W 2607.56'

N 00°40'47" W 2107.00'

-TRACT F-
23.11 Acres (±1,006,872 sq.ft.)

-TRACT A-
9.64 Acres (±419,941 sq.ft.)

40" WATER AND SEWER EASEMENT
RECEPTION NO. 1782121
VACATED BY RECEPTION No. 3997164

30" UTILITY EASEMENT
RECEPTION NO. 2899459
VACATED BY RECEPTION
No. 3997164

110' RIGHT-OF-WAY
RECEPTION No. 3997164
& RECEPTION No. 4047523

50' PIPELINE RIGHT-OF-WAY
RECEPTION No. 4178529

50' PIPELINE RIGHT-OF-WAY
RECEPTION No. 4178529

SET #4 REBAR WITH 1.0" PINK PLASTIC "RM" CAP
AS A 50.00' REFERENCE MONUMENT. ACTUAL
LOCATION FALLS IN CENTER OF VALVE SET GUARD

SET #4 REBAR WITH 1.0" PINK PLASTIC "RM" CAP
AS A 52.00' REFERENCE MONUMENT. ACTUAL
LOCATION FALLS IN CONCRETE DITCH

22' RIGHT-OF-WAY
RECEPTION No. 3997164
& RECEPTION No. 4047523

FOUND BENT #5 REBAR
S 81°7'45" E 0.63' FROM
SET BOUNDARY PIN

FOUND #5 REBAR WITH 1.25"
RED PLASTIC CAP LS 37971

FOUND #5 REBAR WITH 1.25"
RED PLASTIC CAP LS 37971

WEST QUARTER CORNER
SECTION 8, T.1N., R.66W.
FOUND #6 REBAR WITH 2.5"
ALUMINUM CAP LS 38479
SET 0.5' DOWN IN MONUMENT BOX

CENTER WEST WEST
SIXTY FOURTH CORNER
SECTION 8, T.1N., R.66W.
CALCULATED LOCATION
DID NOT FIND OR SET

-EXCEPTED AREA-
33' RIGHT-OF-WAY
BOOK 250 PAGE 420
RECEPTION No. 129592

COUNTY ROAD 10.5
(33' Right-of-Way)

CENTER WEST SIXTEENTH CORNER
SECTION 8, T.1N., R.66W.
CALCULATED LOCATION
DID NOT FIND OR SET

55' RIGHT-OF-WAY
RECEPTION No. 3997164
& RECEPTION No. 4047523

33" UTILITY EASEMENT
RECEPTION NO. 2899459
VACATED BY RECEPTION
No. 3997164

CENTER EAST WEST
SIXTY FOURTH CORNER
SECTION 8, T.1N., R.66W.
FOUND #6 REBAR WITH 2.5"
ALUMINUM CAP LS 38479
0.1' ABOVE GRADE IN DIRT DITCH

CENTER QUARTER CORNER
SECTION 8, T.1N., R.66W.
FOUND #6 REBAR WITH 2.5"
ALUMINUM CAP LS 30462

LEGEND

- | | | | |
|--|-------------------------|--|--|
| | BOUNDARY LINE | | ALIQUOT MONUMENT AS DESCRIBED |
| | LOT LINE | | WITNESS CORNER AS DESCRIBED |
| | EXISTING EASEMENT LINE | | BOUNDARY MONUMENT AS DESCRIBED |
| | SECTION LINE | | SET 24" OF #4 REBAR WITH A PINK PLASTIC CAP STAMPED LAT40 LS 38479 |
| | FRACTIONAL SECTION LINE | | CALCULATED POSITION |
| | RIGHT-OF-WAY LINE | | PRODUCING OIL/GAS WELL HEAD |
| | PERIMETER FENCING | | PLUGGED & ABANDONED WELL HEAD |

Sheet 4 of 4

PRELIMINARY

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

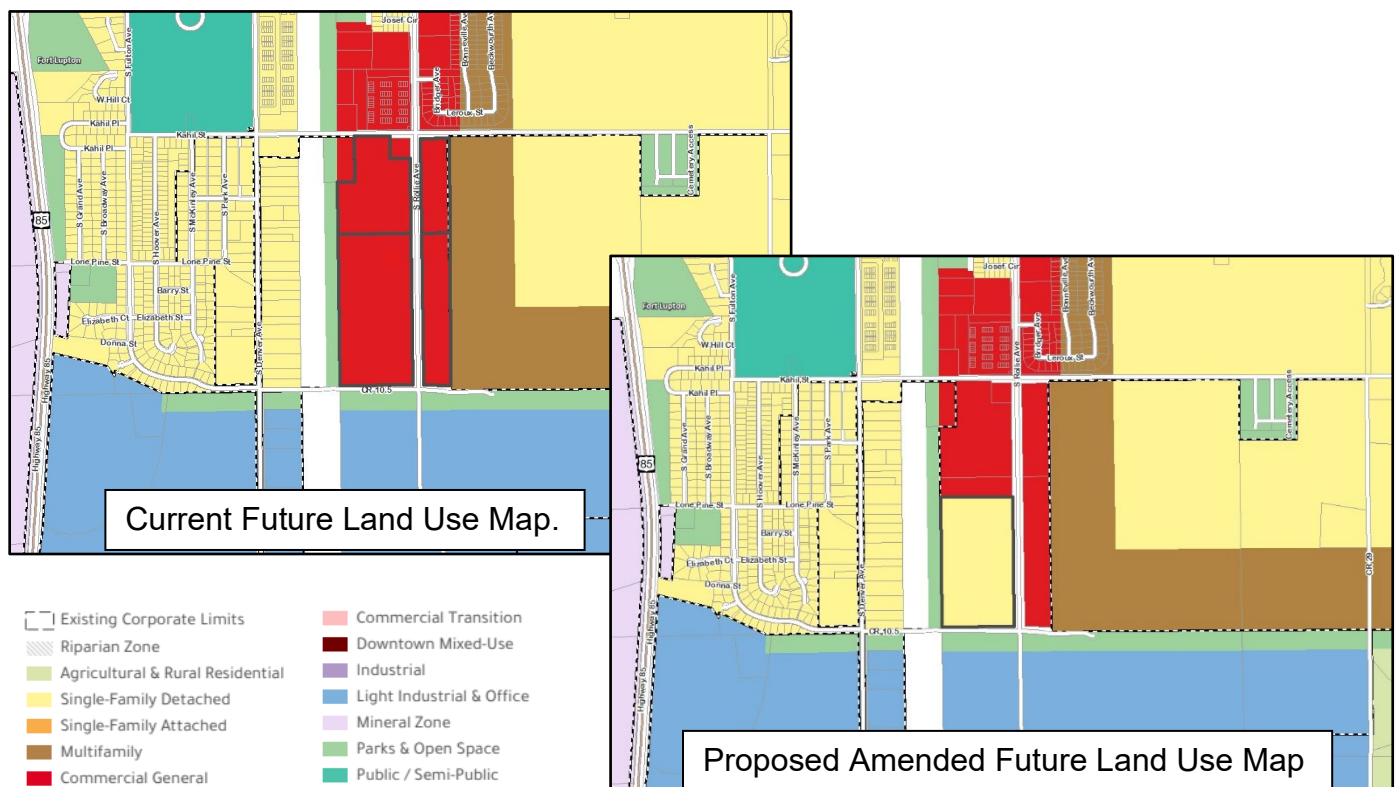
DATE: 5/18/2022	FILE NAME: 2021410SUB	DRAWN BY: JA	CHECKED BY: JA	SCALE: AS NOTED	PROJECT #: 2021410
REVISIONS:	DATE:	LUPTON GREENS SUB FOR LANDONE ENGINEERING 361 71ST AVE GREELEY, CO 80634			
UPDATED O&G PARCEL	6/8/2022				
UPDATE OVERALL BOUNDARY & TC INFO	7/27/2022				
UPDATE LOTS & EASEMENTS-LD	1/9/2023				
UPDATE LOTS & EASEMENTS-LD	1/25/2023				
UPDATE EASEMENTS - LD	5/24/2023				

4

SHEET 4 OF 4

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is proposing an amendment to its comprehensive land use plan map, pursuant to the City of Fort Lupton Municipal Code Notice Requirements and Colorado State Statute Notice Requirements for a Master Plan Amendment. The proposed change is limited to a portion of Parcel No. 147108200045. This parcel is currently identified for General Commercial Land Uses on the Future Land Use Map. The proposed amendment would change it to Single-Family Detached Uses.



The public hearings are to be held before the Planning Commission on December 14, 2023 at 6:00 P.M., and before the City Council on January 16, 2023 at 6:00 P.M. or as soon as possible thereafter.

The public hearings shall be held in the City Hall, 130 South McKinley Avenue, Fort Lupton, Colorado, or at such other time or place in the event this hearing is adjourned. Further information is available through the City Planning and Building Department at (720) 928-4003.



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortluptonco.gov

Sign Posting Affidavit

Lupton Greens

Project No. PPL2023-005, and COZ2023-001



Facing North West towards CR
12 and South Rolie Avenue



Facing North West towards CR
12 and South Rolie Avenue

I, Fred L Croci hereby acknowledge that the aforementioned property was posted
in accordance with City Codes. Said public hearing notice was posted on this 27th day of
November, 2023

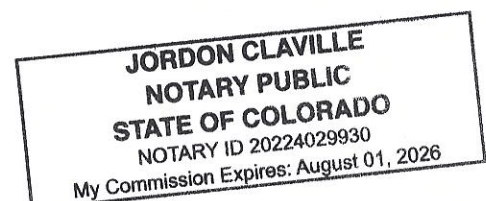
Fred L Croci

Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Fred L Croci, this 28
day of November, 2023. Witness my hand and seal.

My commission expires 08/01/2026.

Jordan Claville
Notary Public





CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 29 day of November, 2023, a true and correct copy of the foregoing Notice of Public Hearings for the Lupton Greens Preliminary and Final Plat, Change of Zone, and Comprehensive Plan Amendment was sent via United States Mail, postage pre-paid, to the following addresses:

UNITED POWER INC
500 COOPERATIVE WAY
BRIGHTON, CO. 80603-8728

LUPTON VILLAGE RESIDENTIAL
METROPOLITAN DISTRICT
C/O WOLFERSBERGER
12210 BRIGHTON RD UNIT 8
COMMERCE CITY, CO. 80640-1002

RIPPETH JAMES B JR
1332 LEROUX ST
FORT LUPTON, CO. 80621-2764

MCCAULEY-SUITS GAYL M,
MCCORMICK HEATHER N
1322 LEROUX ST
FORT LUPTON, CO. 80621-2764

WARNER ANNETTE M
CALAWAY STEPHEN
1312 LEROUX ST
FORT LUPTON, CO. 80621-2764

MACIAS DISRAELI
1302 LEROUX ST
FORT LUPTON, CO. 80621-2764

SCOTT IAN JAY
SCOTT KIMBERLY JEAN
1242 LEROUX ST
FORT LUPTON, CO. 80621-2763

HUTSON KEVIN
1232 LEROUX ST
FORT LUPTON, CO. 80621-2763

ROGERS JAI R
1222 LEROUX ST
FORT LUPTON, CO. 80621-2763

TUKA ALEX A
TUKA RAVEN J
1212 LEROUX ST
FORT LUPTON, CO. 80621-2763

RUSCH LUKE ALLEN
ROSSIGNOL ASHLEY ROSE
539 BRIDGER AVE
FORT LUPTON, CO. 80621-2762

HOLMBERG JOHN
533 BRIDGER AVE
FORT LUPTON, CO. 80621-2762

GUERRERO ROSANGELICA
1243 LEROUX ST
FORT LUPTON, CO. 80621-2763

VUE ASSIS
LAOVAYSANG KHAIVAN
526 BRIDGER AVE
FORT LUPTON, CO. 80621-2762



CASEY SHAWN
CASEY JAMIE L
503 S ROLLIE AVE UNIT 2E
FORT LUPTON, CO. 80621-8382

DUNCAN JOANNA
DUNCAN JOSHUA
503 S ROLLIE AVE UNIT 3A
FORT LUPTON, CO. 80621-8383

HAMPTON JOSH
503 S ROLLIE AVE UNIT 3B
FORT LUPTON, CO. 80621-8383

LIRA MICHAEL R
HERNANDEZ ERIN A
503 S ROLLIE AVE UNIT 3C
FORT LUPTON, CO. 80621-8383

HOFF BRIAN D
503 S ROLLIE AVE UNIT 3D
FORT LUPTON, CO. 80621-8383

PARKER ANDREW
PARKER DOUGLAS
PARKER TRISHA
503 S ROLLIE AVE UNIT 3E
FORT LUPTON, CO. 80621-8383

STRAIN KYLE EDWARD
STRAIN TAYLOR ELISE
503 S ROLLIE AVE UNIT 7A
FORT LUPTON, CO. 80621-8387

VOLESKY JAY JAMES
VOLESKY JENNIFER ANN
503 S ROLLIE AVE UNIT 7B
FORT LUPTON, CO. 80621-8387

MANIS ETHAN G
503 S ROLLIE AVE UNIT 7C
FORT LUPTON, CO. 80621-8387

POLIKUIT CHRISTOPHER JOHN D
503 S ROLLIE AVE UNIT 7D
FORT LUPTON, CO. 80621-8387

COOLEY CINDA M
503 S ROLLIE AVE UNIT 7E
FORT LUPTON, CO. 80621-8387

BLANCO JORDAN S
SHAW JENYCA
503 S ROLLIE AVE UNIT 8A
FORT LUPTON, CO. 80621-8388

POTTER ZACHARY
503 S ROLLIE AVE UNIT 8B
FORT LUPTON, CO. 80621-8388

GILSON ROBERT D
503 S ROLLIE AVE UNIT 8C
FORT LUPTON, CO. 80621-8388

WITMER PAUL M
503 S ROLLIE AVE UNIT 8D
FORT LUPTON, CO. 80621-8388

SCHWARTZ MICHELLE
WINKLER JUSTIN
503 S ROLLIE AVE UNIT 8E
FORT LUPTON, CO. 80621-8388

BACON DOUGLAS C
GROCHOWSKI MARY A
503 S ROLLIE AVE UNIT 12B
FORT LUPTON, CO. 80621-8392

QUINTANA NATALIA J
QUINTANA ANDRE M
503 S ROLLIE AVE UNIT 12C
FORT LUPTON, CO. 80621-8392



SIANIS ANTHONY J
503 S ROLLIE AVE UNIT 12D
FORT LUPTON, CO. 80621-8392

WILSON OWEN
503 S ROLLIE AVE UNIT 13A
FORT LUPTON, CO. 80621-8393

BARNES JEREMY W
BARNES DANA RENEE
503 S ROLLIE AVE UNIT 13B
FORT LUPTON, CO. 80621-8393

STEED BENJAMIN
503 S ROLLIE AVE UNIT 13C
FORT LUPTON, CO. 80621-8393

GOBEY JEFFREY R
503 S ROLLIE AVE UNIT 13D
FORT LUPTON, CO. 80621-8393

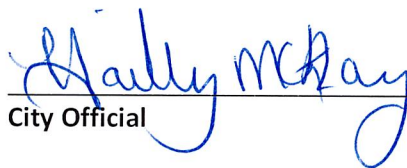
KONING EMILY
BAKER MATTHEW K
503 S ROLLIE AVE UNIT 13E
FORT LUPTON, CO. 80621-8393

FORT LUPTON MEADOWS LLC
6194 S BENTON CT
LITTLETON, CO. 80123-3702

CERETTO MICHAEL W
CERETTO GWEN S
13144 COUNTY ROAD 12
FORT LUPTON, CO. 80621-8348

GABEL TODD A
GABEL CORINNE
17154 COUNTY ROAD 29
PLATTEVILLE, CO. 80651-8505

FORT LUPTON FIRE PROTECTION
DISTRICT
1121 DENVER AVE
FORT LUPTON, CO. 80621-2650


City Official



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621
www.fortluptonco.gov

Phone: 303.857.6694
Fax: 303.857.0351

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a **Preliminary Plat, Change of Zone and Comprehensive Plan Amendment** referred to as the **Lupton Greens Preliminary Plat, Change of Zone and Comprehensive Plan Amendment** located south and adjacent to Country Road 12 and approximately .16 miles east of S. Denver Ave in Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on Thursday, December 14, 2023, at 6:00 P.M., and before the City Council on Tuesday, January 16, 2023, at 6:00 P.M. or as soon as possible thereafter.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that the City Hall remains closed at the time of the hearings, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, www.fortluptonco.gov.

Further information is available through the City Planning and Building Department at (303) 857-6694.

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: LUPTON GREENS Preliminary and Final Plat, Change of Zone, and Comprehensive Plan Amendment

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

An area of land being a portion of that parcel of land described within Warranty Deed recorded June 28, 1983 at Reception No. 1931751 within the records of the Weld County Clerk and Recorder, situate in the Northwest Quarter (NW1/4) of Section Eight (8) Township One North (T.1N.), Range Sixty-six West (R.66W.) of the Sixth Principle Meridian (6th P.M.), Town of Fort Lupton, County of Weld, State of Colorado.

COMMENCING at the Northwest corner of Section 8 and assuming the North line of the (NW1/4) of said Section 8, as monumented by a #6 rebar with 2.5" aluminum cap stamped LS 38479 at the West end and by a #6 rebar with a 2.5" aluminum cap stamped LS 38479 at the East end, as bearing North 89°40'34" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (2011), a distance of 2631.33 feet with all other bearings contained herein relative thereto;

The lineal dimensions as contained herein are based upon the U. S. Survey Foot.

THENCE North 89°40'34" East a distance of 1009.00 feet to the Northeast corner of that parcel of land described in Warranty Deed recorded July 24, 1914 at Book 401 Page 225 Reception No. 203736 within the records of Weld County, and to the **POINT OF BEGINNING**;

THENCE continuing North 89°40'34" East a distance of 368.51 feet to the Northwest corner of The Fort Lupton Greens Fire District Subdivision recorded April 19, 2002 at Reception No. 2944358 within the records of Weld County;

Thence along the West, South and East lines of said The Fort Lupton Greens Fire District Subdivision the following Three (3) courses and distances:

THENCE South 00°42'06" East a distance of 258.64 feet;

THENCE North 89°39'48" East a distance of 308.71 feet;

THENCE North 00°42'06" West a distance of 258.58 feet to the North line of the NW1/4 of said Section 8;

THENCE North 89°40'34" East along said North line a distance of 287.28 feet to the Northeast corner of the West Half of the East Half of the Northwest Quarter (W1/2E1/2NW1/4), also known as the East West Sixty Fourth corner of said Section 8;

THENCE South 00°38'43" East along the East line of said W1/2E1/2NW1/4 a distance of 2641.18 feet to the Southeast corner of said W1/2E1/2NW1/4, also known as the Center East West Sixty Fourth corner of said Section 8;

THENCE South 89°42'09" West along the South line of said W1/2E1/2NW1/4 a distance of 626.40 feet to the Southeast corner of the County Road 10.5 right-of-way as described in Quit Claim Deed recorded May 25, 1908 at Book 250 Page 420, Reception No. 129592 within the records of Weld County;

Thence along the East and North right-of-way lines of said County Road 10.5 the following Two (2) courses and distances:

THENCE North 00°17'51" West a distance of 33.00 feet;

THENCE South 89°42'09" West a distance of 510.58 feet to the East right-of-way line of Union Pacific Railroad;

THENCE North 00°40'47" West along said East right-of-way a distance of 2107.00 feet to the South line of said parcel of land described in Warranty Deed recorded July 24, 1914 at Book 401 Page 225 Reception No. 203736;

Thence along the South and East lines of said parcel of land the following Two (2) courses and distances:

THENCE North 89°40'34" East a distance of 173.96 feet;

THENCE North 00°41'34" West a distance of 500.67 feet to the North line of the NW1/4 of said Section 8 and to the **POINT OF BEGINNING**.

Said area of land contains 64.75 Acres (+/-2,820,395 sq.ft.), more or less (+/-), and is subject to any rights-of-way or other easements of record as now existing on said described area of land.

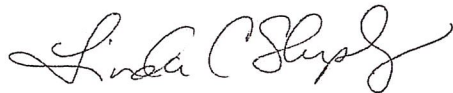
Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

City of Fort Lupton Legals***
130 S McKinley Avenue
Fort Lupton CO 80621

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Weld } ss

This Affidavit of Publication for the Fort Lupton Press, a weekly newspaper, printed and published for the County of Weld, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 11/23/2023, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



For the Fort Lupton Press

State of Colorado }
County of Arapahoe } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 11/23/2023. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20004025550-965882

Carla Bethke
Notary Public
My commission ends April 11, 2026

CARLA BETHKE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004025550
MY COMMISSION EXPIRES APRIL 11, 2026

Public Notice

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a Preliminary Plat, Change of Zone and Comprehensive Plan Amendment referred to as the Lupton Greens Preliminary Plat, Change of Zone and Comprehensive Plan Amendment located south and adjacent to Country Road 12 and approximately .16 miles east of S. Denver Ave in Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on Thursday, December 14, 2023, at 6:00 P.M., and before the City Council on Tuesday, January 16, 2024, at 6:00 P.M., or as soon as possible thereafter.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that the City Hall remains closed at the time of the hearings, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, www.fortluptonco.gov.

Further information is available through the City Planning and Building Department at (303) 857-6694.

ALL INTERESTED PERSONS MAY ATTEND.

LEGAL DESCRIPTION

An area of land being a portion of that parcel of land described within Warranty Deed recorded June 28, 1983 at Reception No. 1931751 within the records of the Weld County Clerk and Recorder, situate in the Northwest Quarter (NW1/4) of Section Eight (8) Township One North (T.1N.), Range Sixty-six West (R.66W.) of the Sixth Principal Meridian (6th P.M.), Town of Fort Lupton, County of Weld, State of Colorado.

COMMENCING at the Northwest corner of Section 8 and assuming the North line of the (NW1/4) of said Section 8, as monumented by a #6 rebar with 2.5" aluminum cap stamped LS 38479 at the West end and by a #6 rebar with a 2.5" aluminum cap stamped LS 38479 at the East end, as bearing North 89°40'34" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (2011), a distance of 2631.33 feet with all other bearings contained herein relative thereto;

The lineal dimensions as contained herein are based upon the U. S. Survey Foot.

THENCE North 89°40'34" East a distance of 1009.00 feet to the Northeast corner of that parcel of land described in Warranty Deed recorded July 24, 1914 at Book 401 Page 225 Reception No. 203736 within the records of Weld County, and to the POINT OF BEGINNING;

THENCE continuing North 89°40'34" East a distance of 368.51 feet to the Northwest corner of The Fort Lupton Greens Fire District Subdivision recorded April 19, 2002 at Reception No. 2944358 within the records of Weld County;

Thence along the West, South and East lines of said The Fort Lupton Greens Fire District Subdivision the following Three (3) courses and distances:

THENCE South 00°42'06" East a distance of 258.64 feet;

THENCE North 89°39'48" East a distance of 308.71 feet;

THENCE North 00°42'06" West a distance of 258.58 feet to the North line of the NW1/4 of said Section 8;

THENCE North 89°40'34" East along said North line a distance of 287.28 feet to the Northeast corner of the West Half of the East Half of the Northwest Quarter (W1/2E1/2NW1/4), also known as the East West Sixty Fourth corner of said Section 8;

THENCE South 00°38'43" East along the East line of said W1/2E1/2NW1/4 a distance of 2641.18 feet to the Southeast corner of said W1/2E1/2NW1/4, also known as the Center East West Sixty Fourth corner of said Section 8;

THENCE South 89°42'09" West along the South line of said W1/2E1/2NW1/4 a distance of 626.40 feet to the Southeast corner of the County Road 10.5 right-of-way as described in Quit Claim Deed recorded May 25, 1908 at Book 250 Page 420, Reception No. 129592 within the records of Weld County;

Thence along the East and North right-of-way lines of said County Road 10.5 the following Two (2) courses and distances:

THENCE North 00°17'51" West a distance of 33.00 feet;

THENCE South 89°42'09" West a distance of 510.58 feet to the East right-of-way line of Union Pacific Railroad;

THENCE North 00°40'47" West along said East right-of-way a distance of 2107.00 feet to the South line of said parcel of land described in Warranty Deed recorded July 24, 1914 at Book 401 Page 225 Reception No. 203736;

Thence along the South and East lines of said parcel of land the following Two (2) courses and distances:

THENCE North 89°40'34" East a distance of 173.96 feet;

THENCE North 00°41'34" West a distance of 500.67 feet to the North line of the NW1/4 of said Section 8 and to the POINT OF BEGINNING.

Said area of land contains 64.75 Acres (+/-2,820,395 sq.ft.), more or less (+/-), and is subject to any rights-of-way or other easements of record as now existing on said described area of land.

Legal Notice No. FLP967
First Publication: November 23, 2023
Last Publication: November 23, 2023
Publisher: Fort Lupton Press



SUBJECT FOR DISCUSSION

Approving a Resolution Accepting the Lupton Greens Change of Zone.

SUMMARY STATEMENT/BACKGROUND DISCUSSION

The applicant, Fort Lupton Greens LLC has applied for approval of a Change of Zone, known as the Lupton Greens Change of Zone. A public hearing with the Fort Lupton Planning Commission for this application was held on December 14, 2023, and Planning Commission recommended approval to City Council of the Change of Zone.

The site is the southwest portion of a property that is located south of County Road 12 and approximately .16 miles west of S. Denver Ave. The Applicant has submitted a change of zone request to the 'R-2' Mixed-Density Zone District for the property. The current zoning of the Property is 'C-2' Heavy Commercial. A Comprehensive Plan Amendment, Preliminary Plat and Final Plat applications are being reviewed concurrently with this application.

At this time, there is no proposed development for this tract.

All applicable land use application fees have been paid and a fee deposit has been submitted to cover costs related to the application.

FINANCIAL CONSIDERATIONS

N/A

LEGAL/POLITICAL CONSIDERATIONS

N/A

ALTERNATIVES/OPTIONS

The City Council has the following options for each request:

- a) Approve the proposed resolution.
- b) Continue the hearing for additional information or further study.
- c) Deny the proposed resolution.

STAFF RECOMMENDATIONS

Staff recommends approval of the Lupton greens Change of Zone

Attachments:

- a. Proposed Resolution
- b. Planning Commission Resolution P2023-009
- c. Planning Commission Minutes
- d. Staff Report
- e. Project Description
- f. Change of Zone Map

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

g. Legal Notifications

RESOLUTION NO. 2024Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE LUPTON GREENS LUPTON GREENS REZONING ON A PROPERTY LOCATED IN 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.

WHEREAS, the Planning Commission held a public hearing on December 14, 2023, for the purpose of reviewing the Lupton Greens Change of Zone; and

WHEREAS, the Lupton Greens Change of Zone proposes to change the property legally described under Exhibit A of this Resolution to the R-2 Mixed-Density Residential District; and

WHEREAS, after review of the application for the Lupton Greens Change of Zone, and consideration of staff comments, applicant's presentation, and any public input, the Planning Commission recommended approval of the Lupton Greens Change of Zone; and

WHEREAS, all legal requirements for the public hearing have been met, including publication of the legal notice in the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 300 feet, and posted notice of the public hearings on the site.

NOW THEREFORE BE IT RESOLVED, that the Fort Lupton City Council reviewed the plans and supporting documentation, all referral comments and any citizen input in response to this application. Based upon review of the applicable policies and goals in the Fort Lupton Comprehensive Plan, review of the Subdivision and Zoning Regulations, an analysis of referral comments and facts presented on this date, the City Council hereby approves the Lupton Greens Change of Zone to R-2 Mixed Density Residential District for the property legally described in Exhibit A of this Resolution.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO THIS 16th DAY OF JANUARY, 2024.

City of Fort Lupton, Colorado

Zo Hubbard, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

EXHIBIT A

LEGAL DESCRIPTION

An area of land being a portion of that parcel of land described within Warranty Deed recorded June 28, 1983 at Reception No. 1931751 within the records of the Weld County Clerk and Recorder, situate in the Northwest Quarter (NW1/4) of Section Eight (8) Township One North (T.1N.), Range Sixty-six West (R.66W.) of the Sixth Principle Meridian (6th P.M.), Town of Fort Lupton, County of Weld, State of Colorado.

COMMENCING at the Northwest corner of Section 8 and assuming the North line of the (NW1/4) of said Section 8, as monumented by a #6 rebar with 2.5" aluminum cap stamped LS 38479 at the West end and by a #6 rebar with a 2.5" aluminum cap stamped LS 38479 at the East end, as bearing North 89°40'34" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (2011), a distance of 2631.33 feet with all other bearings contained herein relative thereto;

The lineal dimensions as contained herein are based upon the U. S. Survey Foot.

THENCE South 34°31'56" East a distance of 1499.18 feet to the East right-of-way line of the Union Pacific Railroad and to the **POINT OF BEGINNING**;

THENCE North 89°17'54" East a distance of 746.43 feet to the West right-of-way line of Rollie Avenue per Agreement recorded February 20, 2014 at Reception No. 3997164 and per Right-of-Way Map recorded September 22, 2014 at Reception No. 4047523 within the records of Weld County;

THENCE South 00°42'06" East along the said West right-of-way line a distance of 1351.09 feet to the North right-of-way line of County Road 10.5;

THENCE South 89°42'09" West along said North right-of-way line a distance of 746.96 feet to the East right-of-way line of said Union Pacific Railroad;

THENCE North 00°40'47" West along said East right-of-way a distance of 1345.82 feet to the **POINT OF BEGINNING**, from said point the North Quarter corner of said Section 8 bears North 54°56'43" East a distance of 2176.19 feet.

Said area of land contains 23.11 Acres (+/-1,006,872 sq.ft.), more or less (+/-), and is subject to any rights-of-way or other easements of record as now existing on said described area of land.

RESOLUTION NO. P2023-009

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A CHANGE OF ZONE KNOWN AS THE LUPTON GREENS REZONING ON A PROPERTY LOCATED IN 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.

WHEREAS, the Planning Commission held a public hearing December 14, 2023 for the purpose of reviewing a change of zone known as the Lupton Greens Change of Zone to the R-2 Mixed-Density Residential District on a property legally described under Exhibit A to this Resolution, and

WHEREAS, after review of the application and supporting information, the Planning Commission finds that the Lupton Greens Change of Zone application conforms to Colorado Revised Statutes and City codes and policies therein, and

WHEREAS, all legal requirements for the public hearing have been met, including publication of the legal notice in the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 300 feet, and posted notice of the public hearings on the site.

NOW THEREFORE BE IT RESOLVED, the Planning Commission has taken into consideration all referral comments and citizen testimony in response to this application. Based upon the facts presented on this date the Planning Commission hereby recommends approval of the Lupton Greens Change of Zone to the R-2 Mixed-Density Residential Zone District.

DONE THIS 14TH DAY OF DECEMBER 2023, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

THIS RESOLUTON WAS APPROVED, HOWEVER
SIGNATURES WERE NOT COLLECTED PRIOR TO
THE CITY CONCIL MEETING

EXHIBIT A

LEGAL DESCRIPTION

An area of land being a portion of that parcel of land described within Warranty Deed recorded June 28, 1983 at Reception No. 1931751 within the records of the Weld County Clerk and Recorder, situate in the Northwest Quarter (NW1/4) of Section Eight (8) Township One North (T.1N.), Range Sixty-six West (R.66W.) of the Sixth Principle Meridian (6th P.M.), Town of Fort Lupton, County of Weld, State of Colorado.

COMMENCING at the Northwest corner of Section 8 and assuming the North line of the (NW1/4) of said Section 8, as monumented by a #6 rebar with 2.5" aluminum cap stamped LS 38479 at the West end and by a #6 rebar with a 2.5" aluminum cap stamped LS 38479 at the East end, as bearing North 89°40'34" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (2011), a distance of 2631.33 feet with all other bearings contained herein relative thereto;

The lineal dimensions as contained herein are based upon the U. S. Survey Foot.

THENCE South 34°31'56" East a distance of 1499.18 feet to the East right-of-way line of the Union Pacific Railroad and to the **POINT OF BEGINNING**;

THENCE North 89°17'54" East a distance of 746.43 feet to the West right-of-way line of Rollie Avenue per Agreement recorded February 20, 2014 at Reception No. 3997164 and per Right-of-Way Map recorded September 22, 2014 at Reception No. 4047523 within the records of Weld County;

THENCE South 00°42'06" East along the said West right-of-way line a distance of 1351.09 feet to the North right-of-way line of County Road 10.5;

THENCE South 89°42'09" West along said North right-of-way line a distance of 746.96 feet to the East right-of-way line of said Union Pacific Railroad;

THENCE North 00°40'47" West along said East right-of-way a distance of 1345.82 feet to the **POINT OF BEGINNING**, from said point the North Quarter corner of said Section 8 bears North 54°56'43" East a distance of 2176.19 feet.

Said area of land contains 23.11 Acres (+/-1,006,872 sq.ft.), more or less (+/-), and is subject to any rights-of-way or other easements of record as now existing on said described area of land.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 14, 2023**

The Planning Commission of the City of Fort Lupton met in session at City Hall Chambers, 130 South McKinley Avenue, the regular meeting place of the Planning Commission and virtually via GoToMeeting, on Thursday, December 14, 2023.

Chair Mike Simone called the meeting to order at 6:00 PM.

ROLL CALL

Commissioners Present: Chair Mike Simone, Members Kathy Kvasnicka, Shannon Rhoda, and Zachery Potter.

City Staff Present: Planning Director, Todd Hodges, Planner Magaly Morales, Planner Sean McDermott, Planner Zachary Mettler, Public Works Development Review Engineer David Rausch. Attending virtually was Planning Administrative Assistant Hailey McKay

APPROVAL OF AGENDA

Commissioner Kvasnicka moved to approve the agenda, Commissioner Potter seconded.

CONSENT AGENDA

Commissioner Potter moved to approve the consent agenda, Commissioner Rhoda seconded.

PUBLIC COMMENT

There were no public comments.

PUBLIC HEARINGS

P2023-008 A Resolution of the Planning Commission of Fort Lupton Recommending that City Council Adopt an Amendment to the Future Land Use Map to the 2018 Fort Lupton Comprehensive Plan

City Planner, Magaly Morales, introduced the action item submitted by Fort Lupton Greens, LLP, for a property located south and adjacent to Weld County Road 12, and east of Denver Avenue. The plat includes a proposed commercial lot on the north east corner, a residential tract on the south west corner, and remaining commercial tracts. The areas have been designated tracts to allow for further proposed subdividing.

Tract F is the subject of the proposed Comprehensive Plan Amendment and Change of Zone. The Comprehensive Plan Amendment proposes to change the future land use type from general commercial to single family detached.

The project also proposes to continue south Rollie avenue through the property and connect at Weld County Road 10 1/2.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 14, 2023

Dan Hall with Land One Engineering was present to provide answers to any questions. Mr. Hall had no further information to add to the presentation of the action item.

Chair Simone opened to public comments at 6:05 PM for Public Hearing Item P2023-008. Seeing none, Chair Simone closed the public comment section at 6:06 PM.

There were no questions from the Commissioners.

Commissioner Potter moved to approve P2023-008 A Resolution of the Planning Commission of Fort Lupton Recommending that City Council Adopt an Amendment to the Future Land Use Map to the 2018 Fort Lupton Comprehensive Plan, Commissioner Rhoda seconded the motion.

Motion passed unanimously on roll call votes.

P2023-009 A Resolution of The Planning Commission of Fort Lupton Recommending to City Council Approval of a Change of Zone Known as the Lupton Greens Rezoning

City Planner, Magaly Morales, introduced the action item submitted by Fort Lupton Greens, LLP, for a property located south and adjacent to Weld County Road 12, and east of Denver Avenue. The plat includes a proposed commercial lot on the north east corner, a residential tract on the south west corner, and remaining commercial tracts. The areas have been designated tracts to allow for further proposed subdividing.

Tract F is the subject of the proposed Comprehensive Plan Amendment and Change of Zone. The Change of Zone proposes a change from C-2 Heavy Commercial to R-2 Mixed Density Residential on Tract F. The remaining tracts on the property would stay C-2

The project also proposes to continue South Rollie Avenue through the property and connect at Weld County Road 10 1/2. All notification requirements were met.

Dan Hall with Land One Engineering was present to provide answers to any questions. Mr. Hall had no further information to add to the presentation.

Chair Simone opened to public comments at 6:07 PM for Public Hearing Item P2023-009. Seeing none, Chair Simone closed the public comment section at 6:07 PM.

There were no questions from the Commissioners.

Commission Rhoda moved to approve P2023-009 A Resolution of The Planning Commission of Fort Lupton Recommending to City Council approval of a Change of Zone Known as the Lupton Greens Rezoning, Commissioner Potter seconded the motion.

Motion passed unanimously on roll call votes.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 14, 2023

P2023-010 A Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of the Lupton Greens Preliminary Plat

City Planner, Magaly Morales, introduced the action item submitted by Fort Lupton Greens, LLP, for a property located south and adjacent to Weld County Road 12, and east of Denver Avenue. The plat includes a proposed commercial lot on the north east corner, a residential tract on the south west corner, and remaining commercial tracts. The areas have been designated tracts to allow for further proposed subdividing.

The project also proposes to continue South Rollie Avenue through the property and connect at Weld County Road 10 1/2. All notification requirements were met.

Dan Hall with Land One Engineering was present to provide answers to any questions. Mr. Hall had no further information to add to the presentation of the action item.

Chair Simone opened to public comments at 6:07 PM for Public Hearing Item P2023-010.

Jeana Hughes President of the Board of the Lupton Village Residential Metro District commented on the narrative, clarifying for the record that the Lupton Village Residential Metro District will not be funding any of this proposal as stated in the project narrative.

Fred Croci with Lupton Greens LLP addressed the comment made by Ms. Hughes. He stated that the narrative was based on prior proposals, but has since been changed.

Chair Simone closed the public comment section at 6:08 PM.

Chair Simone opened up for Commissioner questions at 6:08 PM.

Commissioner Kvasnicka addressed which portion of the plat was changing.

Chair Simone asked the applicant if there will be a trail created.

Mr. Croci addressed his questions and mentioned that a neighboring development concept plan was proposing some extensions for the trail system, and hopefully it all can be looped together.

The Public Works Development Review Engineer, David Rausch, indicated the Subdivision Improvements Agreement that will take place when the developments are proposed, which will require improvements to be made on site and off site, and will be implemented moving forward with the project during the Final Plat.

Commissioner Kvasnicka moved to approve P2023-010 A Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of the Lupton Greens Preliminary Plat, Commissioner Potter seconded the motion.

Motion passed unanimously on roll call votes.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
December 14, 2023**

DISCUSSION ITEMS

There were no discussion items.

FUTURE BUSINESS

The next meeting of the Planning Commission will be on January 11, 2024 at 6:00 PM.

ADJOURNMENT

Commissioner Potter moved to adjourn the meeting at 6:22 PM, Commissioner Kvasnicka seconded the motion.

Submitted by

Hailey McKay
Planning Administrative Assistant

Approved by Planning Commission

Mike Simone
Chair



LUPTON GREENS CHANGE OF ZONE STAFF REPORT
PROJECT NO. COZ2023-001

PROJECT DESCRIPTION

Project No.: COZ2023-001

Project name: Lupton Greens Change of Zone

Owner's Name: Fort Lupton Greens LLP

Representative: Fred L Croci and William "B.J." Johanningmeier ("Applicant")

Location of Request:

The site is located south and adjacent to County Road 12 and approximately .16 miles west of S. Denver Ave. (the Property). The Property is located in 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 change of zone request to the 'R-2' Mixed-Density Zone District for the property identified on the map above. The current zoning of the Property is 'C-2' Heavy Commercial. This rezoning has been submitted concurrently for review with the Lupton Greens Preliminary Plat which was

brought before the Planning Commission as a separate public hearing and the Lupton Greens Final Plat that is being review administratively.

Site Size: The Property is 23.11 acres, more or less.

Current Zone District: 'C-2' Heavy Commercial.

Proposed Zone District: 'R-2' Mixed-Density Residential

Proposed Use: A tract of residential land that can be further subdivided at time of proposed development.

Existing Use: Vacant.

Hearing Dates: Planning Commission – December 14, 2023 at 6:00 PM; and
City Council – January 16, 2024 at 6:00 PM.

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

Staff Recommendation: Approval.

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.

On September 22, 2022 and October 4, 2022 Planning Commission and City Council reviewed a concept plan for this property. No official decision is made on concept plans.

A Comprehensive Plan Amendment, Preliminary Plat and Final Plat applications are being reviewed concurrently with this application.

APPLICATION PROCESS

The Applicant is requesting approval of a change of zone to the 'R-2' Mixed-Density Residential.

A change of zone is processed under [Section 16-9](#) of the Fort Lupton Municipal Code ("Code"). After required public notice of the change of zone, the Planning Commission shall consider the application, referral comments and any public testimony at a public hearing and make a recommendation to City Council to approve, approve with conditions or deny the change of zone. The Planning Commission's comments shall be based on the evidence presented, conformance with the Comprehensive Plan and compliance with the City's standards, regulations and policies.

The City Council shall then conduct a public hearing and evaluate the change of zone, referral agency comments, Planning Commission recommendation and any public testimony, and shall approve, conditionally approve, continue for additional information or for further study or deny the application based on the evidence presented and compliance with the City's standards, regulations and policies and other guidelines.

NOTIFICATION REQUIREMENTS

The Zoning Regulations require published notice of the hearings at least fifteen (15) days prior to the hearings. The Planning Commission and City Council hearings were published in the Fort Lupton Press on November 22, 2023.

Notice of the public hearings were posted on the Property pursuant to the Zoning Regulations at least fifteen (15) days prior to the hearings.

Notice was mailed to neighbors within three-hundred (300) feet of the Property on November 29, 2023.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The Property is located within the 'C-2' Heavy Commercial Zone District, governed by Section 16-4.01 of the Fort Lupton Municipal Code.

The Applicant wishes to change the zone of the Property to the 'R-2' Mixed-Density Residential Zone District, governed by Section 16-4.01 of the Fort Lupton Municipal Code. The intent of the R-2 Zone District is to allow a mix of housing options at strategic locations that transition to complement and support non-residential uses. A well-designed public realm provides the focal point to integrate a variety of building types with a consistent neighborhood character.

The Applicant has submitted the required documents pursuant to the Code.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

An amendment to the Comprehensive Plan has been submitted to Planning Commission for review concurrent with this project. If this amendment is approved by City Council the land use designation for this property would be Single-Family Detached.

REFERRALS

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

City Attorney	Police Chief	Public Works Director
Building Inspector	Public Works Director	OMI
GIS Specialist	Finance Director	CDOT
Economic Development Manager	Fort Lupton Fire Protection District	Development Review Engineer
Colorado DRMS	United Power	Comcast
CenturyLink	Xcel Energy	Postmaster
Weld County Dept. of Planning Services	Weld County Dept. of Public Health & Environment	Weld County Public Works
Weld County School District RE-8	Weld County GIS	NCWCD
Fulton Ditch Company	State Geologist	

STAFF RECOMMENDATION

Staff recommends approval.

For more information on this development, please refer to the documents found at:

<https://www.fortluptonco.gov/DocumentCenter/Index/804>

Lupton Greens Sketch Plat Change of Zone – Compliance Narrative

**June 2023
Project 22-002**

Prepared For
Commercial Broker's Alliance, LLC
1540 Main Street #218
Windsor, Colorado 80550

Prepared By
LandOne Engineering
361 71st Avenue, Suite 100
Greeley, Colorado 80634

Lupton Greens Change of Zone - Compliance Narrative

Table of Contents

Location:	2
Existing Conditions:	2
Proposed Land Uses:	2
Sketch Plat Compatibility with Surrounding Area:	2
Sketch Plat Compatibility with the City of Fort Lupton’s Comprehensive Master Plan:	3
Zoning Amendment Criteria:	6
Utilities:	7
Existing Transportation Network:	8
Existing Significant Cultural, Archaeological, and Historical Resources and Plans for Protection:	8
Commercial Mineral Deposits on Site:	8
Surface Use Agreement:	8
City’s Public Land Dedication Requirements:	8
Appendices:	9
Appendix A: Vicinity Map	9
Appendix B: Surrounding Area Zoning Map	9
Appendix C: NRCS Soils Report	9
Appendix D: Preliminary Drainage Plan	9
Appendix E: Sketch Plat Site Plan	9
Appendix F: Existing Surface Use Agreement	9

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 County Road 12, southwest of Beckwourth Ave, east of Denver Ave, north of County Road 10 ½, and is split by the right-of-way (ROW) of S. Rollie Ave, which has not been constructed.

Existing Conditions:

The subject property consists of approximately 64.28 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 WCR 12 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 on page 7.

Proposed Land Uses:

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

Lupton Greens East

Lupton Green East tracts and outlots will remain under the C-2, Heavy Commercial zoning and will be subject to with the City of Fort Lupton's newest Development Code. Lupton Greens East includes Lot 1, and Outlots A & B. Lot 1 is a two-acre property that is anticipated to be utilized for retail/commercial businesses. A monument sign for the overall property subdivision will 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, C, D, E, and F. Tract B is 8.72 acres and just north of an existing oil and gas facility. This tract will remain under its current zoning, C-2, and will comply with the City of Fort Lupton's newest Development Code. Tract F is 23.11 acres. The Applicant proposes that Tract F be rezoned from C-2 to R-2 under the new Development Code. Rezoning this portion of Lupton Greens allows the Applicant to include Tract F in the Metropolitan District (Metro District), thereby allowing the Applicant to utilize funds held by the Metro District. These funds provide the necessary funding to complete the South Rollie Avenue extension south of WCR 12 to WCR 10.5 (approximately one-half mile of arterial street) and fund the construction of infrastructure to serve the entire subdivision, ensuring the economic stability of the overall subdivision. Additional information as to why this rezoning of Tract F is crucial to the overall subdivision can be found in the sections below.

A map depicting the 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 zoned as Agriculture. To the west lies the UPRR ROW and just west of 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). The Applicant requests to rezone only 25.51-acres of the 64.75 acres from C-2 to R-2 under this Sketch Plat 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 WCR 12. Tract B consists of roughly 8.72 acres and is adjacent to the existing oil and gas facility. Because of setbacks imposed by the oil and gas facility, portions of this tract will be restricted to only open space or infrastructure that would not create a risk to health and safety.

If rezoned to R-2, Tract F could include single family detached housing. Metro District funds generated by these single-family properties, as well as other fund-raising efforts, will make it possible for the Applicant to construct the South Rollie Avenue extension from WCR 12 to WCR 10 ½. Without this residential metropolitan district in place, or a substantial financial contribution from the City of Fort Lupton, the extension of South Rollie Avenue to WCR 10.5 could not be constructed 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. The Applicant believes that these homeowners would probably prefer to have other homes out their back yards.

A map depicting the zoning surrounding Lupton Greens may be found in Appendix B.

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

The Applicant believes that it is important to support the intent of the comprehensive plan and City's goals. Overall, Lupton Greens will be consistent with the City of Fort Lupton's Comprehensive Master Plan by keeping the entire area of Lupton Greens East under the C-2 zoning and only Tract F of Lupton Greens West is proposed to be rezoned to R-2.

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

Applicant's Statements and Points

In addition to the paragraphs above, the Applicant makes the following statements and points-of-fact:

1. The Metro Districts set up by the Applicant to build out Lupton Village (Residential & Commercial) between them can fund the improvements necessary to extend South Rollie Avenue from WCR 12 south to WCR 10.5.
2. The City does not, or cannot, fund the improvements necessary to extend South Rollie Avenue from WCR 12 south to WCR 10.5.
3. The Applicant does not, and cannot, fund the improvements necessary to extend South Rollie Avenue from WCR 12 south to WCR 10.5 without the aid of the Metro District participation, even with the assistance of the Commercial Metro District.

Based upon the statements and points-of-fact listed above, the Applicant believes that the improvements to South Rollie Avenue be constructed in the near future by this Applicant without the Metro District participation.

Therefore, it is essential that the City approve the Applicant's request for rezoning for the primary purpose of allowing the Applicant to extend South Rollie Avenue.

Positive Attributes of Rezoning Per Applicant's Request

The Applicant submits that rezoning Tract F also has the following positive attributes:

1. South Rollie Avenue will be extended from WCR 12 south to WCR 10.5 within the next 9 months, realizing more of the City's vision for extension of South Rollie Avenue to WCR 8. Ultimately, extension to WCR 8 will create a new route from WCR 12 to the City's new Fire Station, the future east/west WCR 8 route to Highway 85, and eventually the future east/west WCR 8 route to I-76.
2. The City will have in place a 4.69-acre regional detention pond to accommodate this project and hopefully assist the City with other current storm drainage issues in this area. This detention pond will also provide an opportunity to provide regional storm drainage detention to other area development to the east.
3. The City will end up with 38.77 acres of C-2 zoned property consistent with the current zoning under the new Development Code.
4. The exchange of 25.51 acres of C-2 zoning for R-2 zoning to accommodate detached single-family properties will allow the Applicant to construct the next segment of Rollie Avenue, an important north-south arterial street by utilizing the Metro District funding, an option not available under the current zoning.

Applicant Responses to 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 WCR 12 to WCR 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 WCR 12 south to WCR 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 WCR 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 8.72 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 the development of this area. To the north of this land across WCR 12 lies a 70-unit multifamily townhome project with for sale product developed by Baessler Homes, with infrastructure that is nearly complete. To the northeast is single family detached housing project featuring 90 single family homes. To the east are properties under 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 Petroleum.

The Applicant's development plan for the west side of South Rollie Avenue and south of the Oxy Petroleum well site, 23.11 acres, is single family detached housing of up to 90 units. Metro District funds from these single-family homes, as well as leftover funds from prior fund-raising efforts, will make possible the Applicant being able to fund the South Rollie Avenue extension south of WCR 12 south to WCR 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 WCR 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 year-round 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 WCR 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 WCR 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 meeting City standards under 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 acquired 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 WCR 8 some years ago. A search of Weld County records by the Applicant did not reveal documents indicating that the City acquired the necessary right of way across those parcels as it did at Lupton Village and Lupton Greens.

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 WCR 10, where the west half of South Rollie Avenue has already been partially improved between WCR 8 and WCR 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 provide sales tax revenue for the City, retail needs rooftops which turn into an average of 2.6 + occupants per each single-family residence. 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 23.11-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 align with current zoning and 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 intent of 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 facilitate 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 and has been in place for approximately 12 years. Based on development trends to the north and along the State Highway 52 corridor, commercial zoning for the entire property is not supported because of time and trends. Rezoning Tract F to residential land use would align with 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 trends established by the development to 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 under this Prelim/Final 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 six temporary fire hydrants proposed that will connect to 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. Five stubs are proposed, all being 8-inch PVC lines. The 8-inch stubs will connect to the 18-inch line via 48-inch manholes and will end with a sanitary sewer cap.

Storm Drainage:

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 Drainage report prepared by LandOne and submitted to the City of Fort Lupton within the current submittal package.

Dry Utilities:

Existing gas, overhead electric, and fiber optics lines run on the north side of the site within the WCR 12 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 Plat uses. There is an abandoned gas line that runs north and south from WCR 12 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 WCR 10 ½.

Existing Transportation Network:

Access to these sites would come from WCR 12 and South Rollie Avenue to the north. The public roadway, South Rollie Avenue, will be extended from WCR 12 to WCR 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:

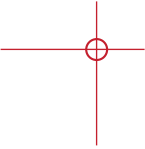
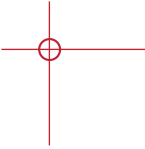
There is currently an oil and gas facility within the west site, but there are no known commercial mineral deposits on site.

Surface Use Agreement:

The oil and gas facility within Tract C 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 WCR 12. WCR 12 will be widened with this development and right-of-way dedication will be provided.



Appendices:

Appendix A: Vicinity Map

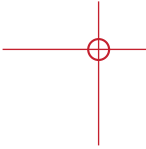
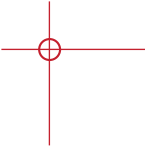
Appendix B: Surrounding Area Zoning Map

Appendix C: NRCS Soils Report

Appendix D: Preliminary Drainage Plan

Appendix E: Sketch Plat Site Plan

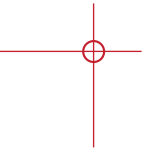
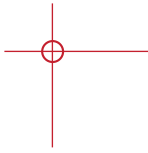
Appendix F: Existing Surface Use Agreement



Appendix A

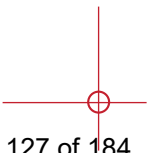
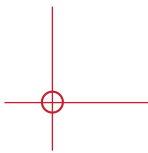
Vicinity Map

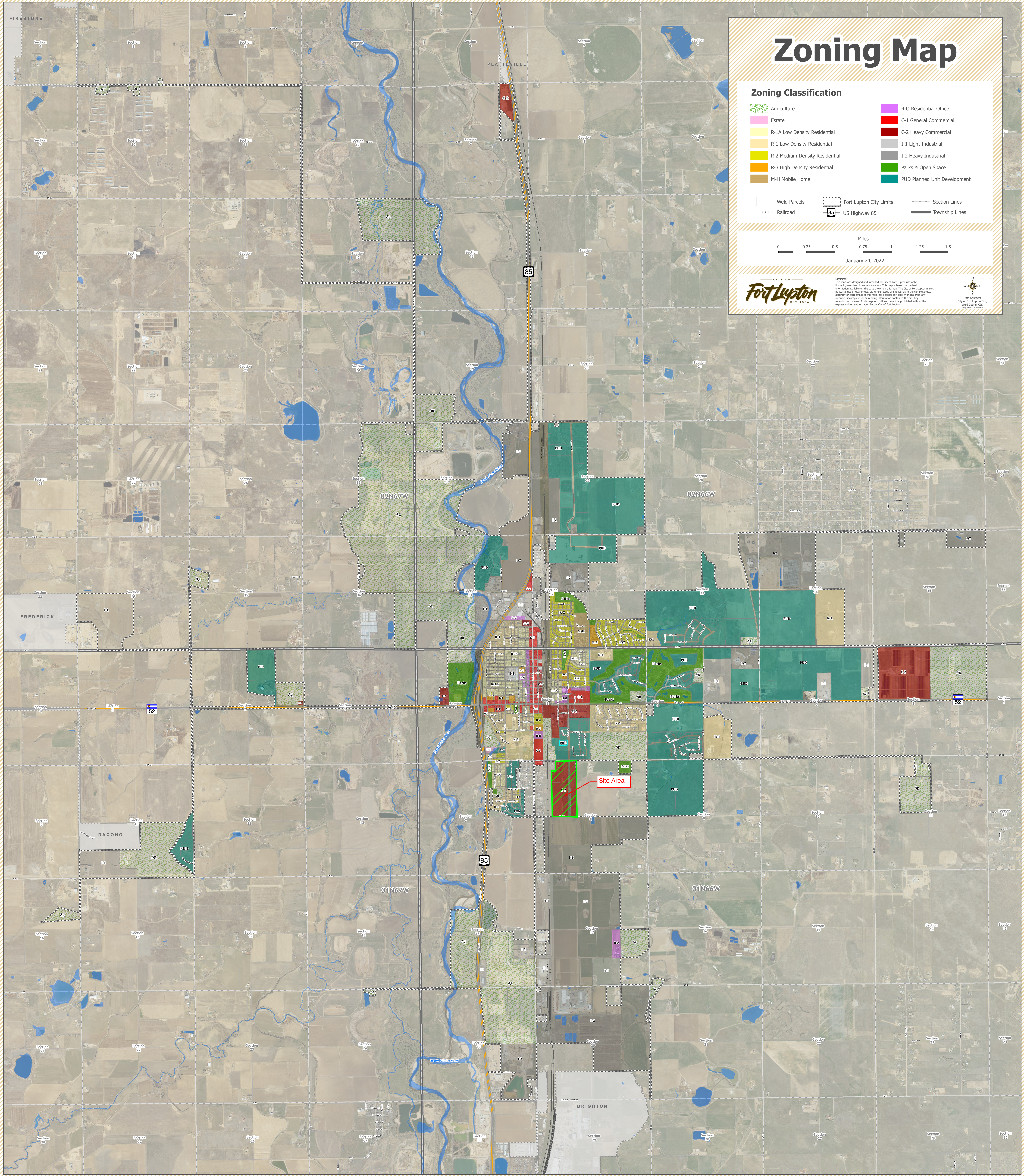




Appendix B

Surrounding Area Zoning Map



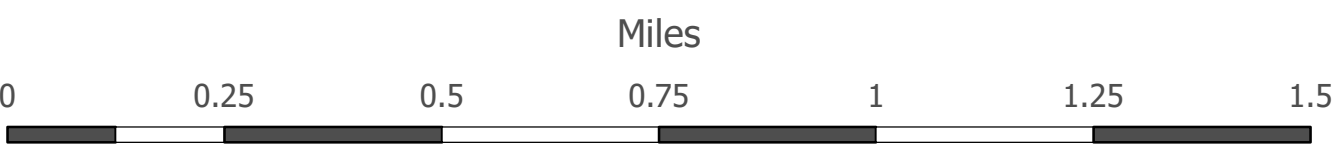


Zoning Map

Zoning Classification

- | | |
|--------------------------------|------------------------------|
| Agriculture | R-O Residential Office |
| Estate | C-1 General Commercial |
| R-1A Low Density Residential | C-2 Heavy Commercial |
| R-1 Low Density Residential | I-1 Light Industrial |
| R-2 Medium Density Residential | I-2 Heavy Industrial |
| R-3 High Density Residential | Parks & Open Space |
| M-H Mobile Home | PUD Planned Unit Development |

- | | | |
|--------------|-------------------------|----------------|
| Weld Parcels | Fort Lupton City Limits | Section Lines |
| Railroad | US Highway 85 | Township Lines |



January 24, 2022

CITY OF
Fort Lupton
EST. 1924

Disclaimer:
This map was designed and intended for use by the City of Fort Lupton only.
It is not guaranteed to survey accuracy. The map is based on the best
information available on the date shown in the map. The City of Fort Lupton makes
no warranties or guarantees, either expressed or implied, as to the completeness,
accuracy or timeliness of the map. No person shall be liable for any
inaccuracies, omissions, or misleading information contained therein. Any
reproduction or use of the map, or portions thereof, is prohibited without the
express written authorization by the City of Fort Lupton.

North Arrow
Data Sources:
City of Fort Lupton GIS
Weld County GIS
Aerial Imagery

Appendix C

NRCS Soils Report



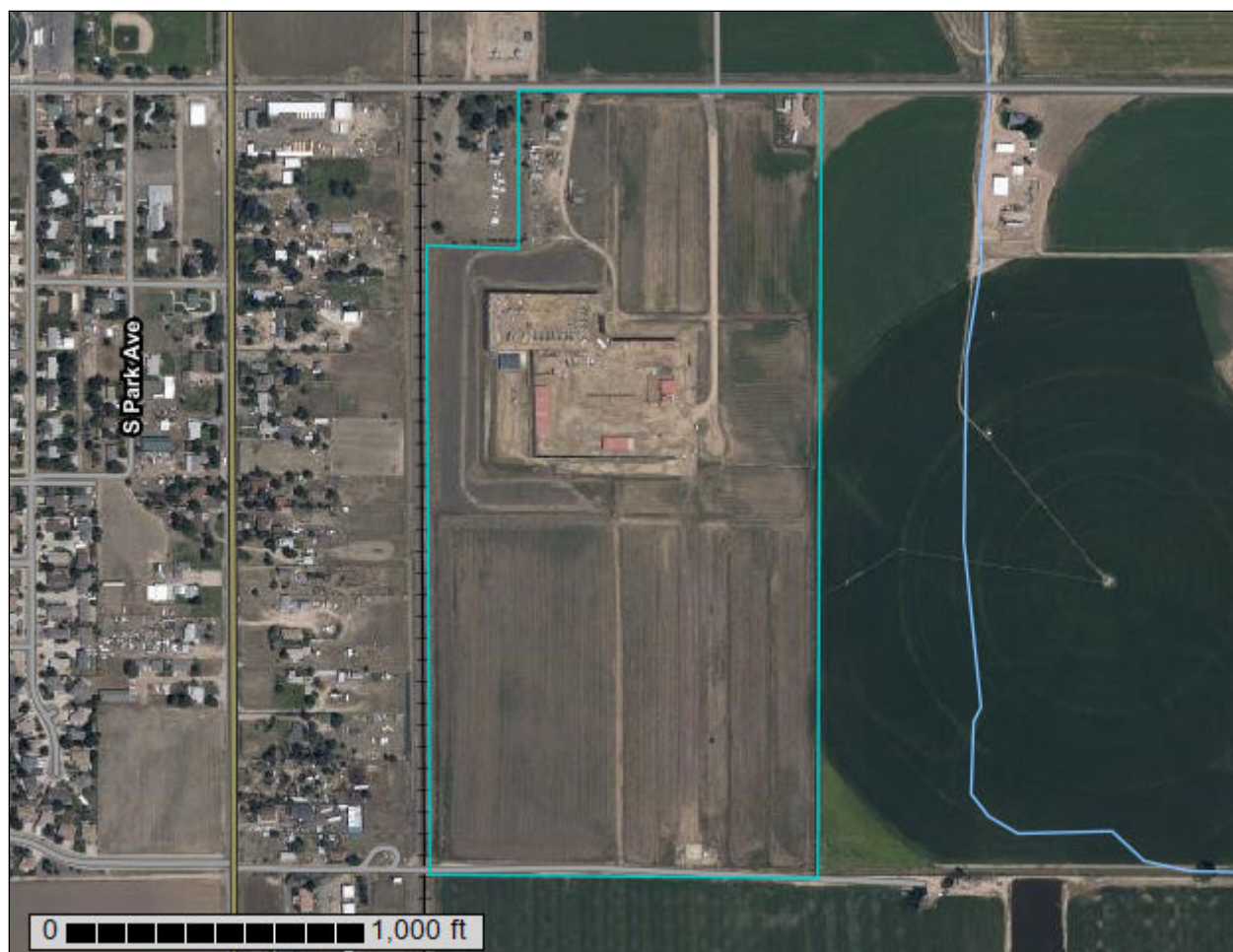
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Weld County, Colorado, Southern Part**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

Preface	2
How Soil Surveys Are Made	5
Soil Map	8
Soil Map.....	9
Legend.....	10
Map Unit Legend.....	11
Map Unit Descriptions.....	11
Weld County, Colorado, Southern Part.....	13
29—Julesburg sandy loam, 0 to 1 percent slopes.....	13
30—Julesburg sandy loam, 1 to 3 percent slopes.....	14
75—Vona sandy loam, 0 to 1 percent slopes.....	15
Soil Information for All Uses	17
Soil Properties and Qualities.....	17
Soil Qualities and Features.....	17
Hydrologic Soil Group.....	17
References	22

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

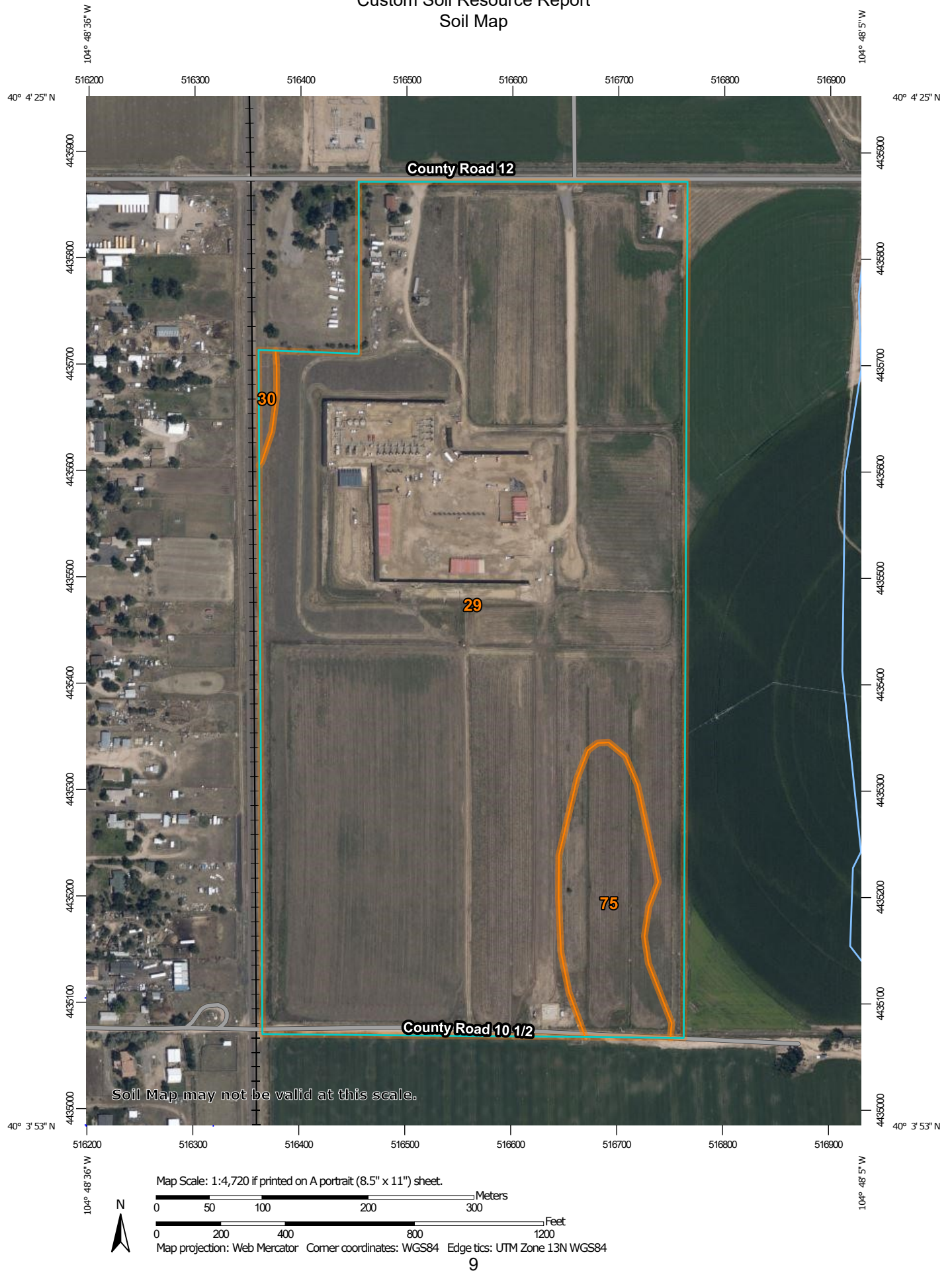
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Weld County, Colorado, Southern Part
Survey Area Data: Version 20, Aug 31, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 19, 2018—Aug 10, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
29	Julesburg sandy loam, 0 to 1 percent slopes	70.7	92.7%
30	Julesburg sandy loam, 1 to 3 percent slopes	0.4	0.5%
75	Vona sandy loam, 0 to 1 percent slopes	5.2	6.8%
Totals for Area of Interest		76.3	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Weld County, Colorado, Southern Part

29—Julesburg sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 3626

Elevation: 4,700 to 4,800 feet

Mean annual precipitation: 15 to 19 inches

Mean annual air temperature: 48 to 52 degrees F

Frost-free period: 145 to 155 days

Farmland classification: Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

Map Unit Composition

Julesburg and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Julesburg

Setting

Landform: Terraces

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: South platte river alluvium

Typical profile

H1 - 0 to 12 inches: sandy loam

H2 - 12 to 27 inches: sandy loam

H3 - 27 to 60 inches: sand

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): 2s

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: A

Ecological site: R067BY024CO - Sandy Plains

Hydric soil rating: No

Minor Components

Valent

Percent of map unit: 4 percent

Hydric soil rating: No

Edgar

Percent of map unit: 4 percent

Hydric soil rating: No

Remmit

Percent of map unit: 4 percent

Hydric soil rating: No

Vona

Percent of map unit: 3 percent

Hydric soil rating: No

30—Julesburg sandy loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2tlpz

Elevation: 4,200 to 4,320 feet

Mean annual precipitation: 15 to 20 inches

Mean annual air temperature: 46 to 52 degrees F

Frost-free period: 144 to 163 days

Farmland classification: Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

Map Unit Composition

Julesburg and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Julesburg

Setting

Landform: Interfluves

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Eolian sands

Typical profile

A - 0 to 5 inches: sandy loam

BA - 5 to 12 inches: sandy loam

Bt1 - 12 to 30 inches: sandy loam

Bt2 - 30 to 39 inches: sandy loam

C - 39 to 80 inches: loamy sand

Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Very low

Custom Soil Resource Report

Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.1 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 5.9 inches)

Interpretive groups

Land capability classification (irrigated): 3e

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: A

Ecological site: R072XY111KS - Sandy Plains

Hydric soil rating: No

Minor Components

Manter

Percent of map unit: 5 percent

Landform: Interfluves

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: R072XY111KS - Sandy Plains

Hydric soil rating: No

Valent

Percent of map unit: 5 percent

Landform: Interfluves

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: R072XY109KS - Rolling Sands

Hydric soil rating: No

Haxtun

Percent of map unit: 5 percent

Landform: Interfluves, drainageways

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Concave

Ecological site: R072XY111KS - Sandy Plains

Hydric soil rating: No

75—Vona sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 363v

Elevation: 4,650 to 4,950 feet

Custom Soil Resource Report

Mean annual precipitation: 13 to 15 inches
Mean annual air temperature: 48 to 55 degrees F
Frost-free period: 130 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Vona and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Vona

Setting

Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium

Typical profile

H1 - 0 to 6 inches: sandy loam
H2 - 6 to 28 inches: fine sandy loam
H3 - 28 to 60 inches: sandy loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 6.8 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Hydrologic Soil Group: A
Ecological site: R067BY024CO - Sandy Plains
Hydric soil rating: No

Minor Components

Remmit

Percent of map unit: 11 percent
Hydric soil rating: No

Olney

Percent of map unit: 4 percent
Hydric soil rating: No

Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Hydrologic Soil Group

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

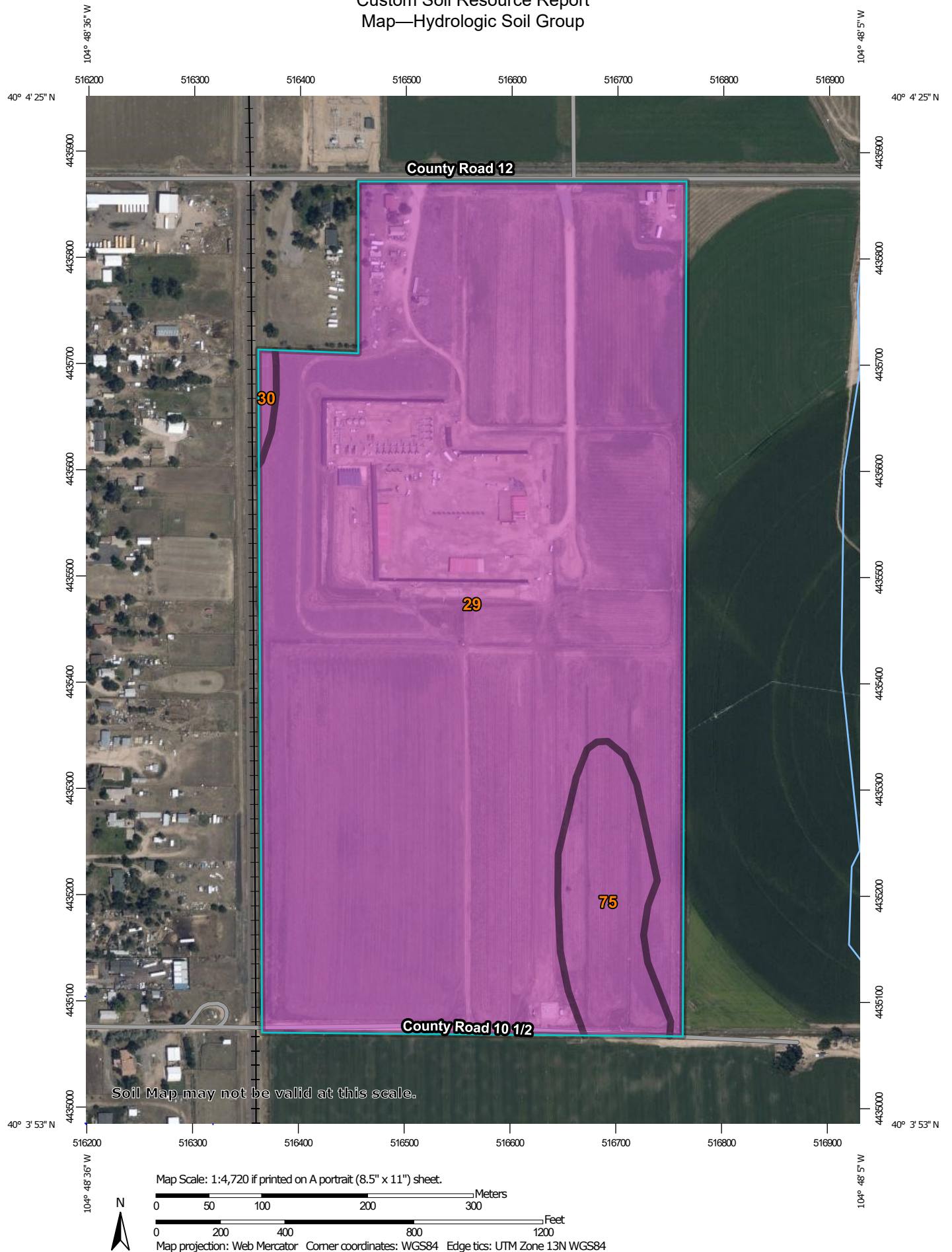
Custom Soil Resource Report

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Custom Soil Resource Report Map—Hydrologic Soil Group



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Weld County, Colorado, Southern Part
 Survey Area Data: Version 20, Aug 31, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 19, 2018—Aug 10, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
29	Julesburg sandy loam, 0 to 1 percent slopes	A	70.7	92.7%
30	Julesburg sandy loam, 1 to 3 percent slopes	A	0.4	0.5%
75	Vona sandy loam, 0 to 1 percent slopes	A	5.2	6.8%
Totals for Area of Interest			76.3	100.0%

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

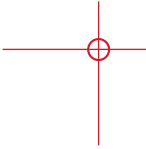
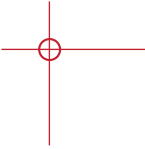
References

- American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
- American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.
- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.
- Federal Register. July 13, 1994. Changes in hydric soils of the United States.
- Federal Register. September 18, 2002. Hydric soils of the United States.
- Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.
- National Research Council. 1995. Wetlands: Characteristics and boundaries.
- Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_054262
- Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577
- Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580
- Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.
- United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.
- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

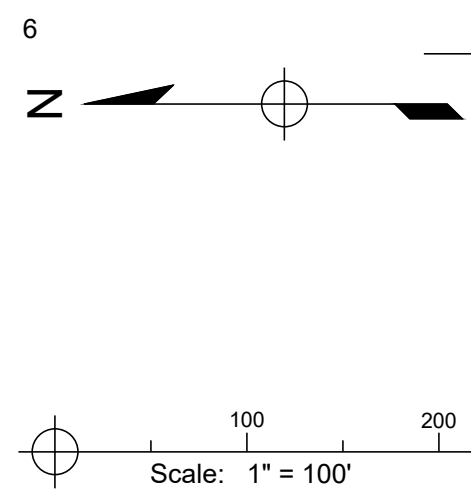
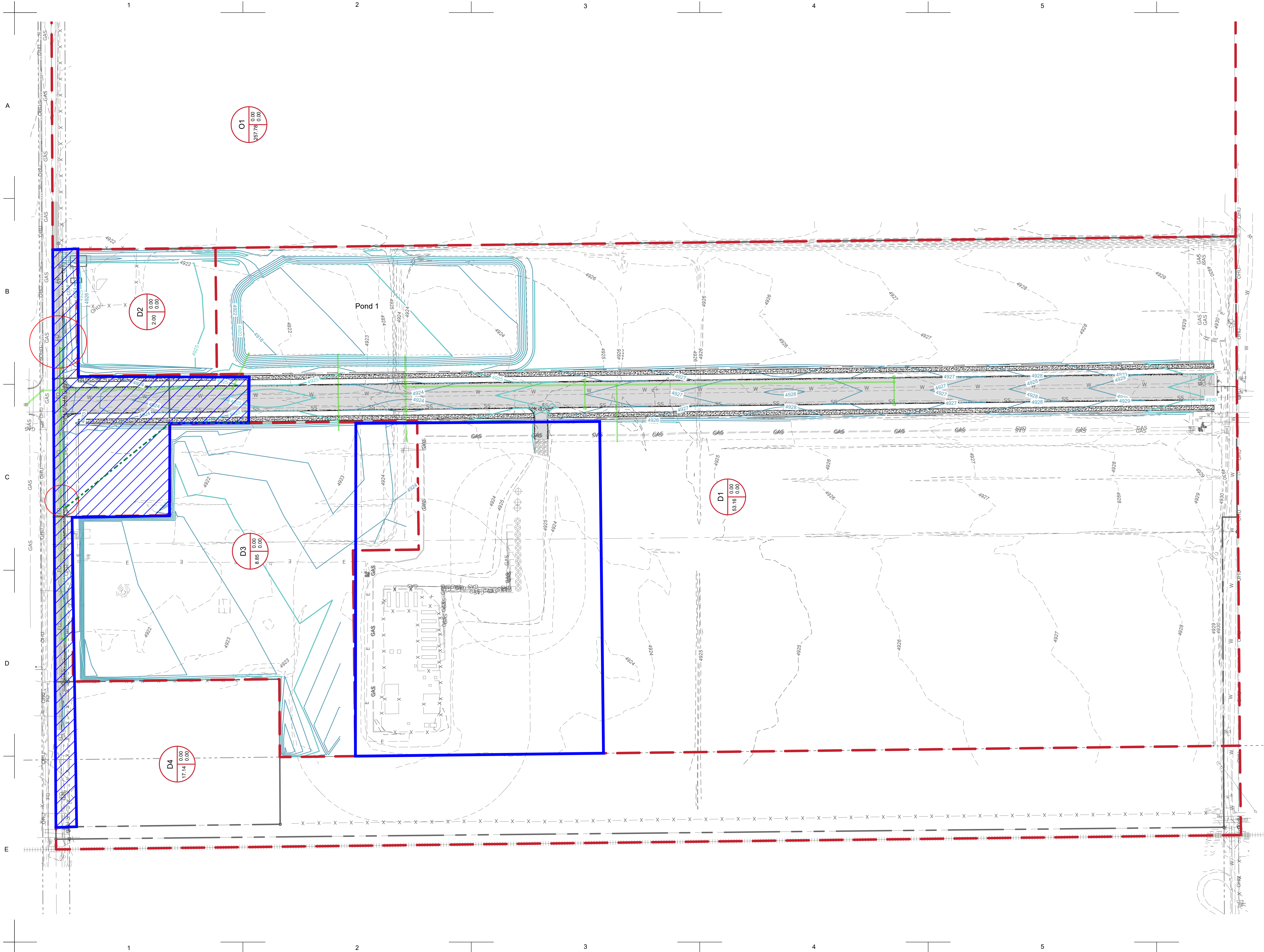
United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf



Appendix D

Preliminary Drainage Plan



Preliminary
Not For
Construction

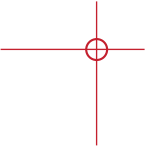
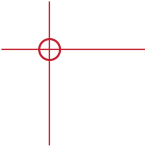
Job Number	22-002
Checked By	DH
Date	01/17/2023

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.



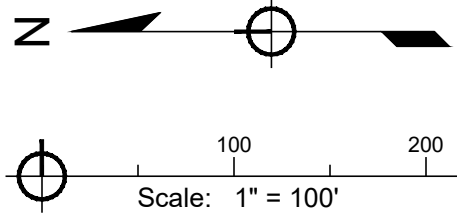
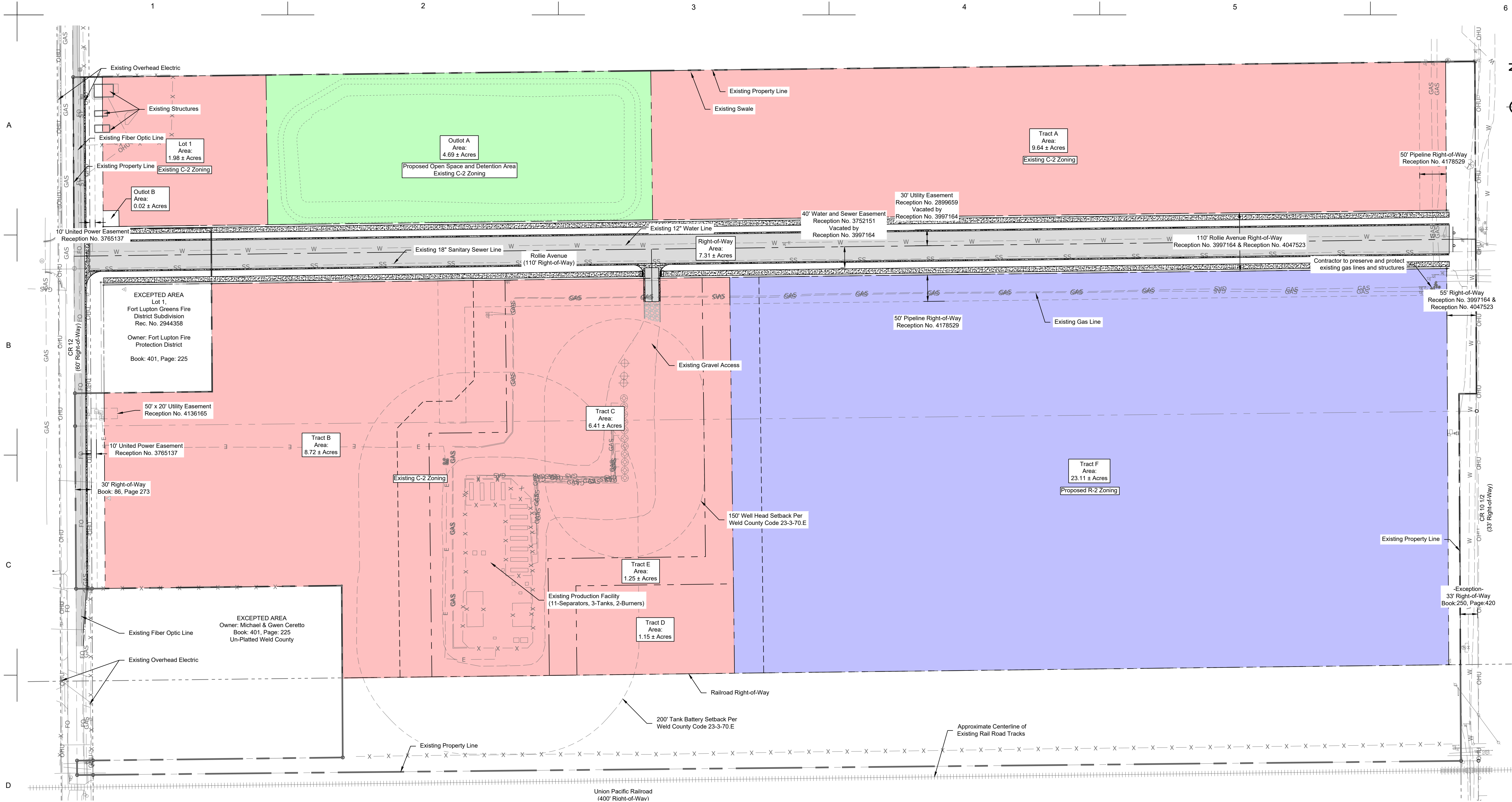
Rev	No.	Date	Revision Description
	A	06/10/2022	1st Submittal to City

Lupton Greens Preliminary Plat	Developed Drainage Basin Map
Fort Lupton, CO	



Appendix E

Sketch Plat Plan Sheet



Preliminary
Not for
Construction

Job Number 22-002
Checked By EW
Date

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

Date

Rev. No.

Lupton Greens

Zoning Exhibit

Fort Lupton, CO

Sheet

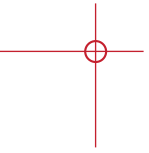
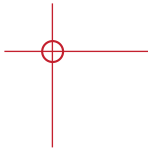
EX-1

PARCEL AREA TABLE			
PARCEL ID	AREA (AC)	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
Lot 1	1.98	308.42	S00°38'42.95"E
		282.01	S89°17'54.37"W
		280.28	N00°42'05.63"W
		30.00	N89°17'54.37"E
		29.80	N00°42'05.63"W
Outlot A	4.69	252.32	N89°40'33.62"E
		725.00	S00°38'42.95"E
Outlot B	0.02	281.30	S89°17'54.37"W
		725.00	N00°42'05.63"W
		282.01	N89°17'54.37"E
		30.00	N89°40'33.62"E
Tract A	9.64	29.80	S00°42'05.63"E
		30.00	S89°17'54.37"W
		30.00	N00°42'05.63"W
		30.00	N00°42'05.63"W

PARCEL AREA TABLE			
PARCEL ID	AREA (AC)	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
Tract B	8.72	203.61	N89°39'48.31"E
		552.97	S00°42'05.63"E
		287.00	S89°17'54.37"W
		146.93	N00°42'05.63"W
		459.21	S89°17'54.37"W
		168.88	N00°40'46.67"W
		173.96	N89°40'33.62"E
		445.67	N00°41'33.79"W
		368.52	N89°40'33.62"E
		203.64	S00°42'05.63"E
Tract C	6.41	221.41	N00°40'46.67"W
		459.21	N89°17'54.37"E
		146.93	S00°42'05.63"E
		287.00	N89°17'54.37"E
		371.36	S00°42'05.63"W
		525.97	S89°17'54.37"W
		296.88	N00°42'05.63"W
		220.33	S89°17'54.37"W

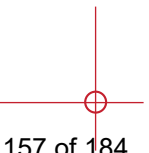
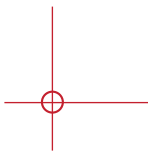
PARCEL AREA TABLE			
PARCEL ID	AREA (AC)	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
Tract D	1.15	296.88	N00°40'46.67"W
		168.35	N89°17'54.37"E
		296.88	S00°42'05.63"E
		168.46	S89°17'54.37"W
		168.46	S89°17'54.37"W
Tract E	1.25	52.00	N00°40'46.67"W
		220.33	N89°17'54.37"E
		296.88	S00°42'05.63"E
		525.97	N89°17'54.37"E
		52.00	S00°42'05.63"E
Tract F	23.11	577.97	S89°17'54.37"W
		296.88	N00°42'05.63"W
		168.35	S89°17'54.37"W

PARCEL AREA TABLE			
PARCEL ID	AREA (AC)	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
Right-of-Way	7.31	55.00	S00°38'42.95"E
		252.32	S89°40'33.62"W
		30.00	S89°40'33.62"W
		30.00	S00°42'05.63"E
		280.28	S00°42'05.63"E
		725.00	S00°42'05.63"E
		1495.79	N89°42'09.30"E
		279.83	S00°38'42.95"E
		55.00	S89°42'09.30"W
		626.40	N00°17'50.70"W
		33.00	S89°42'09.30"W
		510.58	N00°40'46.67"W
		22.00	N89°42'09.30"E
		746.96	N00°42'05.63"W
		1351.09	N89°17'54.37"E



Appendix F

Existing Surface Use Agreement



**EASEMENT, RIGHT-OF-WAY
and
SURFACE USE AGREEMENT**

This Easement, Right-of-Way and Surface Use Agreement ("Agreement") is entered into as of the 18th day of January, 2003, by and between Fort Lupton Greens, LLP, whose address is 5305 West 86th Avenue, Arvada, CO 80003 ("Surface Owner," whether one or more) and Kerr-McGee Rocky Mountain Corporation, a Delaware corporation ("KMRMC"), with offices at 1999 Broadway, Suite 3600, Denver, CO 80202 covering certain lands, (the "Lands") situated in Weld County, Colorado described as follows:

Township 1 North, Range 66 West, of the 6th P.M.

Section 8: W/2E/2NW/4, E/2W/2NW/4, less a tract in the NE/4NW/4/NW/4 more specifically described as follows: Beginning on the north line of the NW/4; thence 50 feet east of the center line of the Union Pacific Railroad Company ROW to the point of beginning; thence east 324 feet; thence south 500 feet 8 inches; thence west 324 feet; thence north 500 feet 8 inches to the point of beginning, being 2 acres more or less.

For and in consideration of the sum of ten dollars (\$10.00), and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned hereby agree to the terms and provisions set forth as follows:

1. Compensation for Wells; Release of All Claims

KMRMC shall pay to Surface Owner the sum as set forth in and according to the terms of that certain Letter Agreement by and between Surface Owner and KMRMC, dated January 18, 2003, as full and final settlement and satisfaction for any and all detriment, depreciation, injury or damage of any nature to the Lands or growing crops thereon that may occur as a result of KMRMC's drilling or completion operations or its continuing activities for the production or transportation of oil, gas, or other hydrocarbons or products associated with the foregoing including, but not limited to, surface use, access, mud and reserve pits, wellhead equipment, separators, tank batteries, pipelines, gathering lines, flowlines, pipeline interconnections, and any and all other reasonable or customary uses of land related to said operations or activities.

2. Grant of Right of Way and Easement

Surface Owner hereby grants, bargains, sells, assigns and conveys to KMRMC an easement and right-of-way for the purpose of constructing, using and maintaining access roads, locations for surface equipment and subsurface gathering lines for each well drilled upon the Lands, pipelines, and pipeline interconnections for one year from the date of commencement of surface activities for drilling operations and so long thereafter as oil or gas is produced or capable of being produced from any well drilled on the Lands.

3. Drilling of Wethington 1-7A

Surface Owner specifically grants KMRMC permission to use the above described Lands for all and any of the rights, and easements as more specifically stated in paragraphs 1 and 2 above to directionally drill, operate and produce the Wethington 1-7A well from a surface location on the Lands approximately 1034' FNL, 1387' FWL (Section 8: NW/4, T1N-R66W). In consideration therefore, KMRMC shall pay to Surface Owner the sum as set forth in and according to the terms of that certain Letter Agreement by and between Surface Owner and KMRMC, dated January 18, 2003, as full and final settlement and satisfaction for any and all detriment, depreciation, injury or damage of any nature to the Lands or growing crops thereon that may occur as a result of KMRMC's drilling or completion operations or its continuing activities for the production or transportation of oil, gas, or other hydrocarbons or products associated with the foregoing including, but not limited to, surface use, access, mud and reserve pits, wellhead equipment, separators, tank batteries, pipelines, gathering lines, flowlines, pipeline interconnections, and any and all other reasonable or customary uses of land related to said operations or activities. It is agreed and understood said well shall be drilled to a bottom hole location in the NE/4, Section 7, Township 1 North, Range 66 West, 6th P.M. It is further agreed and understood by and between the parties hereto that the production facilities for said well will be located, maintained and improved as necessary, upon the Lands.

This Agreement shall be binding upon the respective heirs, executors, administrators, successors, and assigns of the undersigned.

The undersigned have executed this Agreement as of the day first above written.

SURFACE OWNER
FORT LUPTON GREENS, LLP

By: [Signature]
Josef Guetlein, General Partner

KERR-McGEE
ROCKY MOUNTAIN CORPORATION

By: [Signature]
James P. Wason
Attorney-in-Fact

STATE OF COLORADO)
)ss
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 24 day of February, 2003, by Josef Guetlein, as General Partner of Fort Lupton Greens, LLP, on behalf of the partnership.

Witness my hand and official seal.

[Signature]
Notary Public

My commission expires 6/13/2006

STATE OF COLORADO)
CITY AND)ss
COUNTY OF DENVER)

This instrument was acknowledged before me this 24 day of February, 2003, by James P. Wason, Attorney-in-Fact of Kerr-McGee Rocky Mountain Corporation, a Delaware corporation, on behalf of the corporation.

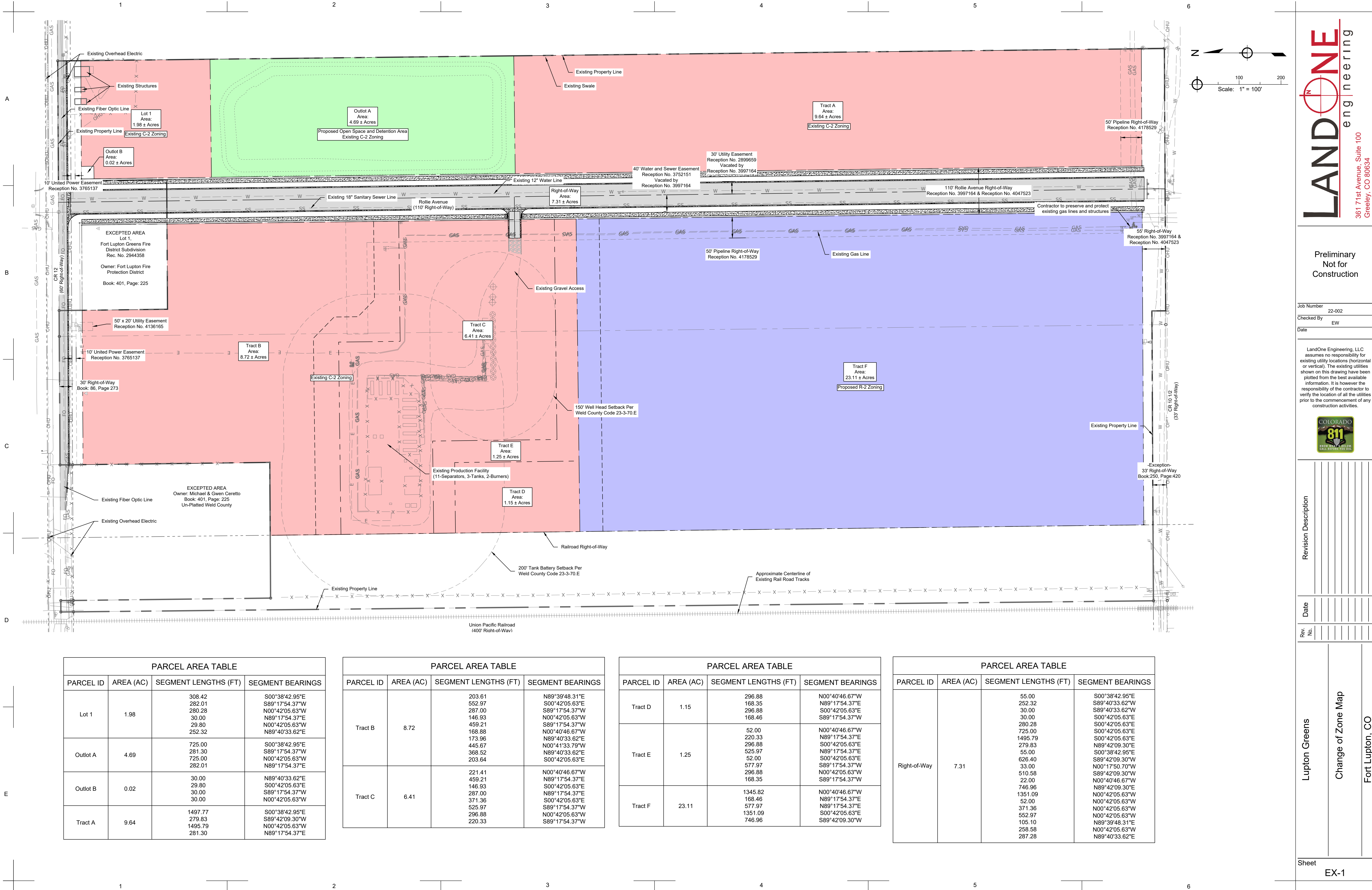
Witness my hand and official seal.



[Signature]
Notary Public

My commission expires _____

My Commission Expires 03/24/2004



Preliminary
Not for
Construction

Job Number
22-002
Checked By
EW
Date

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	

Date

Rev No.

Lupton Greens	Change of Zone Map	Fort Lupton, CO
---------------	--------------------	-----------------

PARCEL AREA TABLE			
PARCEL ID	AREA (AC)	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
Lot 1	1.98	308.42	S00°38'42.95"E
		282.01	S89°17'54.37"W
		280.28	N00°42'05.63"W
		30.00	N89°17'54.37"E
		29.80	N00°42'05.63"W
Outlot A	4.69	252.32	N89°40'33.62"E
		725.00	S00°38'42.95"E
		281.30	S89°17'54.37"W
Outlot B	0.02	725.00	N00°42'05.63"W
		282.01	N89°17'54.37"E
		30.00	N89°40'33.62"E
		29.80	S00°42'05.63"E
Tract A	9.64	30.00	S89°17'54.37"W
		30.00	N00°42'05.63"W
		1497.77	S00°38'42.95"E
		279.83	S89°42'09.30"W

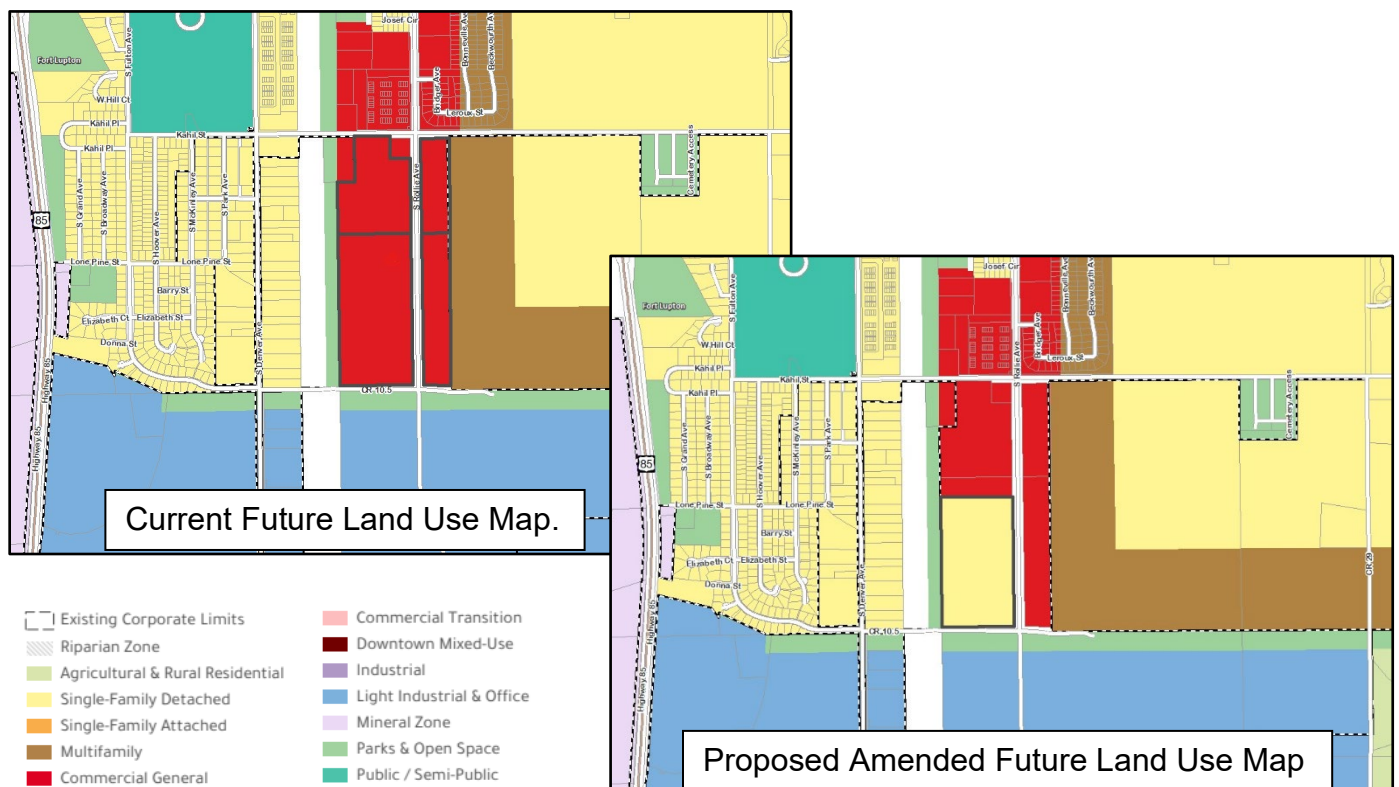
PARCEL AREA TABLE			
PARCEL ID	AREA (AC)	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
Tract B	8.72	203.61	N89°39'48.31"E
		552.97	S00°42'05.63"E
		287.00	S89°17'54.37"W
		146.93	N00°42'05.63"W
		459.21	S89°17'54.37"W
		168.88	N00°40'46.67"W
		173.96	N89°40'33.62"E
		445.67	N00°41'33.79"W
		368.52	N89°40'33.62"E
		203.64	S00°42'05.63"E
Tract C	6.41	221.41	N00°40'46.67"W
		459.21	N89°17'54.37"E
		146.93	S00°42'05.63"E
		287.00	N89°17'54.37"E
		371.36	S00°42'05.63"W
		525.97	S89°17'54.37"W
		296.88	N00°42'05.63"W
		220.33	S89°17'54.37"W
		220.33	S89°17'54.37"W
		220.33	S89°17'54.37"W

PARCEL AREA TABLE			
PARCEL ID	AREA (AC)	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
Tract D	1.15	296.88	N00°40'46.67"W
		168.35	N89°17'54.37"E
		296.88	S00°42'05.63"E
		296.88	S89°17'54.37"W
		168.46	S89°17'54.37"W
Tract E	1.25	52.00	N00°40'46.67"W
		220.33	N89°17'54.37"E
		296.88	S00°42'05.63"E
		525.97	N89°17'54.37"E
		52.00	S00°42'05.63"E
Tract F	23.11	577.97	S89°17'54.37"W
		296.88	N00°42'05.63"W
		168.35	S89°17'54.37"W
		1345.82	N00°40'46.67"W
		168.46	N89°17'54.37"E

PARCEL AREA TABLE			
PARCEL ID	AREA (AC)	SEGMENT LENGTHS (FT)	SEGMENT BEARINGS
Right-of-Way	7.31	55.00	S00°38'42.95"E
		252.32	S89°40'33.62"W
		30.00	S89°40'33.62"W
		30.00	S00°42'05.63"E
		280.28	S00°42'05.63"E
		725.00	S00°42'05.63"E
		1495.79	N89°42'09.30"E
		279.83	S00°38'42.95"E
		55.00	S89°42'09.30"W
		626.40	N00°17'50.70"W
		33.00	S89°42'09.30"W
		510.58	N00°40'46.67"W
		22.00	N89°42'09.30"E
		746.96	N00°42'05.63"W
		1351.09	N89°17'54.37"E
		52.00	N00°42'05.63"W
		371.36	N00°42'05.63"W
		552.97	N89°39'48.31"E

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is proposing an amendment to its comprehensive land use plan map, pursuant to the City of Fort Lupton Municipal Code Notice Requirements and Colorado State Statute Notice Requirements for a Master Plan Amendment. The proposed change is limited to a portion of Parcel No. 147108200045. This parcel is currently identified for General Commercial Land Uses on the Future Land Use Map. The proposed amendment would change it to Single-Family Detached Uses.



The public hearings are to be held before the Planning Commission on December 14, 2023 at 6:00 P.M., and before the City Council on January 16, 2023 at 6:00 P.M. or as soon as possible thereafter.

The public hearings shall be held in the City Hall, 130 South McKinley Avenue, Fort Lupton, Colorado, or at such other time or place in the event this hearing is adjourned. Further information is available through the City Planning and Building Department at (720) 928-4003.



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortluptonco.gov

Sign Posting Affidavit

Lupton Greens

Project No. PPL2023-005, and COZ2023-001



Facing North West towards CR
12 and South Rolie Avenue



Facing North West towards CR
12 and South Rolie Avenue

I, Fred L Croci hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 27th day of November, 2023.

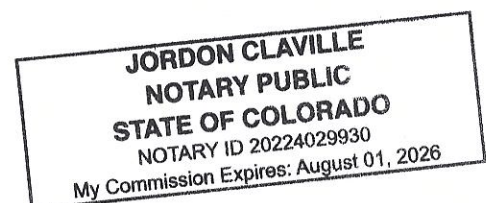
Fred L Croci

Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Fred L Croci, this 28 day of November, 2023. Witness my hand and seal.

My commission expires 08/01/2026.

Jordan Claville
Notary Public





CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 29 day of November, 2023, a true and correct copy of the foregoing Notice of Public Hearings for the Lupton Greens Preliminary and Final Plat, Change of Zone, and Comprehensive Plan Amendment was sent via United States Mail, postage pre-paid, to the following addresses:

UNITED POWER INC
500 COOPERATIVE WAY
BRIGHTON, CO. 80603-8728

LUPTON VILLAGE RESIDENTIAL
METROPOLITAN DISTRICT
C/O WOLFERSBERGER
12210 BRIGHTON RD UNIT 8
COMMERCE CITY, CO. 80640-1002

RIPPETH JAMES B JR
1332 LEROUX ST
FORT LUPTON, CO. 80621-2764

MCCAULEY-SUITS GAYL M,
MCCORMICK HEATHER N
1322 LEROUX ST
FORT LUPTON, CO. 80621-2764

WARNER ANNETTE M
CALAWAY STEPHEN
1312 LEROUX ST
FORT LUPTON, CO. 80621-2764

MACIAS DISRAELI
1302 LEROUX ST
FORT LUPTON, CO. 80621-2764

SCOTT IAN JAY
SCOTT KIMBERLY JEAN
1242 LEROUX ST
FORT LUPTON, CO. 80621-2763

HUTSON KEVIN
1232 LEROUX ST
FORT LUPTON, CO. 80621-2763

ROGERS JAI R
1222 LEROUX ST
FORT LUPTON, CO. 80621-2763

TUKA ALEX A
TUKA RAVEN J
1212 LEROUX ST
FORT LUPTON, CO. 80621-2763

RUSCH LUKE ALLEN
ROSSIGNOL ASHLEY ROSE
539 BRIDGER AVE
FORT LUPTON, CO. 80621-2762

HOLMBERG JOHN
533 BRIDGER AVE
FORT LUPTON, CO. 80621-2762

GUERRERO ROSANGELICA
1243 LEROUX ST
FORT LUPTON, CO. 80621-2763

VUE ASSIS
LAOVAYSANG KHAIVAN
526 BRIDGER AVE
FORT LUPTON, CO. 80621-2762



CASEY SHAWN
CASEY JAMIE L
503 S ROLLIE AVE UNIT 2E
FORT LUPTON, CO. 80621-8382

DUNCAN JOANNA
DUNCAN JOSHUA
503 S ROLLIE AVE UNIT 3A
FORT LUPTON, CO. 80621-8383

HAMPTON JOSH
503 S ROLLIE AVE UNIT 3B
FORT LUPTON, CO. 80621-8383

LIRA MICHAEL R
HERNANDEZ ERIN A
503 S ROLLIE AVE UNIT 3C
FORT LUPTON, CO. 80621-8383

HOFF BRIAN D
503 S ROLLIE AVE UNIT 3D
FORT LUPTON, CO. 80621-8383

PARKER ANDREW
PARKER DOUGLAS
PARKER TRISHA
503 S ROLLIE AVE UNIT 3E
FORT LUPTON, CO. 80621-8383

STRAIN KYLE EDWARD
STRAIN TAYLOR ELISE
503 S ROLLIE AVE UNIT 7A
FORT LUPTON, CO. 80621-8387

VOLESKY JAY JAMES
VOLESKY JENNIFER ANN
503 S ROLLIE AVE UNIT 7B
FORT LUPTON, CO. 80621-8387

MANIS ETHAN G
503 S ROLLIE AVE UNIT 7C
FORT LUPTON, CO. 80621-8387

POLIKUIT CHRISTOPHER JOHN D
503 S ROLLIE AVE UNIT 7D
FORT LUPTON, CO. 80621-8387

COOLEY CINDA M
503 S ROLLIE AVE UNIT 7E
FORT LUPTON, CO. 80621-8387

BLANCO JORDAN S
SHAW JENYCA
503 S ROLLIE AVE UNIT 8A
FORT LUPTON, CO. 80621-8388

POTTER ZACHARY
503 S ROLLIE AVE UNIT 8B
FORT LUPTON, CO. 80621-8388

GILSON ROBERT D
503 S ROLLIE AVE UNIT 8C
FORT LUPTON, CO. 80621-8388

WITMER PAUL M
503 S ROLLIE AVE UNIT 8D
FORT LUPTON, CO. 80621-8388

SCHWARTZ MICHELLE
WINKLER JUSTIN
503 S ROLLIE AVE UNIT 8E
FORT LUPTON, CO. 80621-8388

BACON DOUGLAS C
GROCHOWSKI MARY A
503 S ROLLIE AVE UNIT 12B
FORT LUPTON, CO. 80621-8392

QUINTANA NATALIA J
QUINTANA ANDRE M
503 S ROLLIE AVE UNIT 12C
FORT LUPTON, CO. 80621-8392



SIANIS ANTHONY J
503 S ROLLIE AVE UNIT 12D
FORT LUPTON, CO. 80621-8392

WILSON OWEN
503 S ROLLIE AVE UNIT 13A
FORT LUPTON, CO. 80621-8393

BARNES JEREMY W
BARNES DANA RENEE
503 S ROLLIE AVE UNIT 13B
FORT LUPTON, CO. 80621-8393

STEED BENJAMIN
503 S ROLLIE AVE UNIT 13C
FORT LUPTON, CO. 80621-8393

GOBEY JEFFREY R
503 S ROLLIE AVE UNIT 13D
FORT LUPTON, CO. 80621-8393

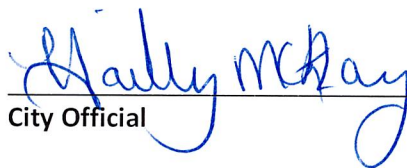
KONING EMILY
BAKER MATTHEW K
503 S ROLLIE AVE UNIT 13E
FORT LUPTON, CO. 80621-8393

FORT LUPTON MEADOWS LLC
6194 S BENTON CT
LITTLETON, CO. 80123-3702

CERETTO MICHAEL W
CERETTO GWEN S
13144 COUNTY ROAD 12
FORT LUPTON, CO. 80621-8348

GABEL TODD A
GABEL CORINNE
17154 COUNTY ROAD 29
PLATTEVILLE, CO. 80651-8505

FORT LUPTON FIRE PROTECTION
DISTRICT
1121 DENVER AVE
FORT LUPTON, CO. 80621-2650


City Official



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621
www.fortluptonco.gov

Phone: 303.857.6694
Fax: 303.857.0351

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a **Preliminary Plat, Change of Zone and Comprehensive Plan Amendment** referred to as the **Lupton Greens Preliminary Plat, Change of Zone and Comprehensive Plan Amendment** located south and adjacent to Country Road 12 and approximately .16 miles east of S. Denver Ave in Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on Thursday, December 14, 2023, at 6:00 P.M., and before the City Council on Tuesday, January 16, 2023, at 6:00 P.M. or as soon as possible thereafter.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that the City Hall remains closed at the time of the hearings, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, www.fortluptonco.gov.

Further information is available through the City Planning and Building Department at (303) 857-6694.

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: LUPTON GREENS Preliminary and Final Plat, Change of Zone, and Comprehensive Plan Amendment

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

An area of land being a portion of that parcel of land described within Warranty Deed recorded June 28, 1983 at Reception No. 1931751 within the records of the Weld County Clerk and Recorder, situate in the Northwest Quarter (NW1/4) of Section Eight (8) Township One North (T.1N.), Range Sixty-six West (R.66W.) of the Sixth Principle Meridian (6th P.M.), Town of Fort Lupton, County of Weld, State of Colorado.

COMMENCING at the Northwest corner of Section 8 and assuming the North line of the (NW1/4) of said Section 8, as monumented by a #6 rebar with 2.5" aluminum cap stamped LS 38479 at the West end and by a #6 rebar with a 2.5" aluminum cap stamped LS 38479 at the East end, as bearing North 89°40'34" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (2011), a distance of 2631.33 feet with all other bearings contained herein relative thereto;

The lineal dimensions as contained herein are based upon the U. S. Survey Foot.

THENCE North 89°40'34" East a distance of 1009.00 feet to the Northeast corner of that parcel of land described in Warranty Deed recorded July 24, 1914 at Book 401 Page 225 Reception No. 203736 within the records of Weld County, and to the **POINT OF BEGINNING**;

THENCE continuing North 89°40'34" East a distance of 368.51 feet to the Northwest corner of The Fort Lupton Greens Fire District Subdivision recorded April 19, 2002 at Reception No. 2944358 within the records of Weld County;

Thence along the West, South and East lines of said The Fort Lupton Greens Fire District Subdivision the following Three (3) courses and distances:

THENCE South 00°42'06" East a distance of 258.64 feet;

THENCE North 89°39'48" East a distance of 308.71 feet;

THENCE North 00°42'06" West a distance of 258.58 feet to the North line of the NW1/4 of said Section 8;

THENCE North 89°40'34" East along said North line a distance of 287.28 feet to the Northeast corner of the West Half of the East Half of the Northwest Quarter (W1/2E1/2NW1/4), also known as the East West Sixty Fourth corner of said Section 8;

THENCE South 00°38'43" East along the East line of said W1/2E1/2NW1/4 a distance of 2641.18 feet to the Southeast corner of said W1/2E1/2NW1/4, also known as the Center East West Sixty Fourth corner of said Section 8;

THENCE South 89°42'09" West along the South line of said W1/2E1/2NW1/4 a distance of 626.40 feet to the Southeast corner of the County Road 10.5 right-of-way as described in Quit Claim Deed recorded May 25, 1908 at Book 250 Page 420, Reception No. 129592 within the records of Weld County;

Thence along the East and North right-of-way lines of said County Road 10.5 the following Two (2) courses and distances:

THENCE North 00°17'51" West a distance of 33.00 feet;

THENCE South 89°42'09" West a distance of 510.58 feet to the East right-of-way line of Union Pacific Railroad;

THENCE North 00°40'47" West along said East right-of-way a distance of 2107.00 feet to the South line of said parcel of land described in Warranty Deed recorded July 24, 1914 at Book 401 Page 225 Reception No. 203736;

Thence along the South and East lines of said parcel of land the following Two (2) courses and distances:

THENCE North 89°40'34" East a distance of 173.96 feet;

THENCE North 00°41'34" West a distance of 500.67 feet to the North line of the NW1/4 of said Section 8 and to the **POINT OF BEGINNING**.

Said area of land contains 64.75 Acres (+/-2,820,395 sq.ft.), more or less (+/-), and is subject to any rights-of-way or other easements of record as now existing on said described area of land.

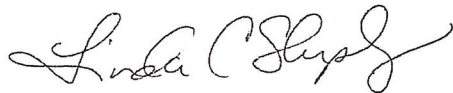
Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

City of Fort Lupton Legals***
130 S McKinley Avenue
Fort Lupton CO 80621

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Weld } ss

This Affidavit of Publication for the Fort Lupton Press, a weekly newspaper, printed and published for the County of Weld, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 11/23/2023, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



For the Fort Lupton Press

State of Colorado }
County of Arapahoe } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 11/23/2023. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20004025550-965882

Carla Bethke
Notary Public
My commission ends April 11, 2026

CARLA BETHKE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004025550
MY COMMISSION EXPIRES APRIL 11, 2026

Public Notice

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a Preliminary Plat, Change of Zone and Comprehensive Plan Amendment referred to as the Lupton Greens Preliminary Plat, Change of Zone and Comprehensive Plan Amendment located south and adjacent to Country Road 12 and approximately .16 miles east of S. Denver Ave in Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on Thursday, December 14, 2023, at 6:00 P.M., and before the City Council on Tuesday, January 16, 2024, at 6:00 P.M., or as soon as possible thereafter.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that the City Hall remains closed at the time of the hearings, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, www.fortluptonco.gov.

Further information is available through the City Planning and Building Department at (303) 857-6694.

ALL INTERESTED PERSONS MAY ATTEND.

LEGAL DESCRIPTION

An area of land being a portion of that parcel of land described within Warranty Deed recorded June 28, 1983 at Reception No. 1931751 within the records of the Weld County Clerk and Recorder, situate in the Northwest Quarter (NW1/4) of Section Eight (8) Township One North (T.1N.), Range Sixty-six West (R.66W.) of the Sixth Principal Meridian (6th P.M.), Town of Fort Lupton, County of Weld, State of Colorado.

COMMENCING at the Northwest corner of Section 8 and assuming the North line of the (NW1/4) of said Section 8, as monumented by a #6 rebar with 2.5" aluminum cap stamped LS 38479 at the West end and by a #6 rebar with a 2.5" aluminum cap stamped LS 38479 at the East end, as bearing North 89°40'34" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983 (2011), a distance of 2631.33 feet with all other bearings contained herein relative thereto;

The lineal dimensions as contained herein are based upon the U. S. Survey Foot.

THENCE North 89°40'34" East a distance of 1009.00 feet to the Northeast corner of that parcel of land described in Warranty Deed recorded July 24, 1914 at Book 401 Page 225 Reception No. 203736 within the records of Weld County, and to the POINT OF BEGINNING;

THENCE continuing North 89°40'34" East a distance of 368.51 feet to the Northwest corner of The Fort Lupton Greens Fire District Subdivision recorded April 19, 2002 at Reception No. 2944358 within the records of Weld County;

Thence along the West, South and East lines of said The Fort Lupton Greens Fire District Subdivision the following Three (3) courses and distances:

THENCE South 00°42'06" East a distance of 258.64 feet;

THENCE North 89°39'48" East a distance of 308.71 feet;

THENCE North 00°42'06" West a distance of 258.58 feet to the North line of the NW1/4 of said Section 8;

THENCE North 89°40'34" East along said North line a distance of 287.28 feet to the Northeast corner of the West Half of the East Half of the Northwest Quarter (W1/2E1/2NW1/4), also known as the East West Sixty Fourth corner of said Section 8;

THENCE South 00°38'43" East along the East line of said W1/2E1/2NW1/4 a distance of 2641.18 feet to the Southeast corner of said W1/2E1/2NW1/4, also known as the Center East West Sixty Fourth corner of said Section 8;

THENCE South 89°42'09" West along the South line of said W1/2E1/2NW1/4 a distance of 626.40 feet to the Southeast corner of the County Road 10.5 right-of-way as described in Quit Claim Deed recorded May 25, 1908 at Book 250 Page 420, Reception No. 129592 within the records of Weld County;

Thence along the East and North right-of-way lines of said County Road 10.5 the following Two (2) courses and distances:

THENCE North 00°17'51" West a distance of 33.00 feet;

THENCE South 89°42'09" West a distance of 510.58 feet to the East right-of-way line of Union Pacific Railroad;

THENCE North 00°40'47" West along said East right-of-way a distance of 2107.00 feet to the South line of said parcel of land described in Warranty Deed recorded July 24, 1914 at Book 401 Page 225 Reception No. 203736;

Thence along the South and East lines of said parcel of land the following Two (2) courses and distances:

THENCE North 89°40'34" East a distance of 173.96 feet;

THENCE North 00°41'34" West a distance of 500.67 feet to the North line of the NW1/4 of said Section 8 and to the POINT OF BEGINNING.

Said area of land contains 64.75 Acres (+/-2,820,395 sq.ft.), more or less (+/-), and is subject to any rights-of-way or other easements of record as now existing on said described area of land.

Legal Notice No. FLP967
First Publication: November 23, 2023
Last Publication: November 23, 2023
Publisher: Fort Lupton Press



SUBJECT FOR DISCUSSION

Approving the Purchase of (2) Ford Transits 350 Vans for the Recreation Center for an Amount Not to Exceed \$116,930.00, Allocated from the Culture Parks & Recreation Fund's Capital Projects Account

SUMMARY STATEMENT/BACKGROUND DISCUSSION

As part of the 2024 Capital Projects for the Community Center, the Recreation Department would like to replace the 2008 Chevy Express 12 passenger van and the 2005 Ford Mini Bus with (2) 2024, 15 Passenger, High Profile Ford Transit 350 vans from Larry H. Miller Ford Lakewood. Both the Chevrolet Van and the Mini Bus have seen significant usage over the years with physical wear and tear, including significant paint wear off on the van. These are the 2 oldest vehicles from the Recreation Center's passenger fleet. The (2) 2024 Ford Transits will include a 5 Year, 100,000-mile warranty. Both Vans are expected to be delivered by end of May 2024.

The Community Center offers regular Senior Trips, Teen Trips and Summer Camp Field Trips. All have seen an increase in usage and require 2 vans on most trips. During the summer months, trips go out 4-5 times per week requiring a rotation of passenger vehicles. By not providing safe and reliable transportation, it could prohibit these programs from offering outings that are appealing.

The Recreation Department planned to purchase 1 van in 2023. However, there was not enough money budgeted.

FINANCIAL CONSIDERATIONS

A total of \$130,000.00 was budgeted in the Culture Parks & Recreation (CPR) Fund's capital projects account (2024) for this replacement.

LEGAL/POLITICAL CONSIDERATIONS

Not Applicable

ALTERNATIVES/OPTIONS

Not Applicable

STAFF RECOMMENDATIONS

Staff recommends to replace the 2 vehicles with (2) 2024, 15 passenger Ford Transits 350 from Larry H. Miller Ford Lakewood.

Attachments: a. Larry H. Miller Ford Lakewood Bid Proposal

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

Request Number:
FTL2023-17



Finance Director
130 South McKinley Avenue
Fort Lupton, Colorado 80621

Dear Ms. Perino:

The undersigned having become familiar with the specifications for ONE (1) 15 PASSENGER VAN/Community Center and deliver to the City of Fort Lupton as set forth in the following schedule:

YEAR, MAKE, MODEL	<u>2024 FORD TRANSIT 350</u>
PRICE EACH-QTY (1)	<u>\$ 56,030.00</u>
EXTENDED WARRANTY	<u>\$ 2235.00 5YR/100K MILE</u>
CONVERSION COST	<u>\$</u>
GRAND TOTAL	<u>\$ 58,265.00</u> <i>+ \$200 (gray) = \$156,465.00</i>
DELIVERY DATE:	<u>3-4 MONTHS A.R.O.</u>

I certify that the above quotation is exclusive of any federal excise taxes and all other state and local taxes, and includes any applicable permits and fees for installation. I further certify that the items offered for intended use by the City of Fort Lupton will meet all specifications as has so indicated in this bid form. The Council of the City of Fort Lupton reserves the right to reject any or all bids, to waive any informality in bids, and to accept the bid that, in the opinion of the Council, is to the best interests of the Council and of the City of Fort Lupton. The Council of the City of Fort Lupton shall give preference to residents of Fort Lupton bidders in all cases where the bids are competitive in price and quality.

FIRM LARRY H. MILLER FORD LAKEWOOD BY MICHAEL CROSS *[Signature]*

BUSINESS ADDRESS 11595 W 6TH AVE TITLE FLEET MANAGER

CITY, STATE, ZIP CODE LAKEWOOD, CO 80215 DATE 01/05/2024

TELEPHONE NO. 720-481-2418 FAX NO. 720-481-2468 TAXPAYER I.D.# 01-0609375

DOES YOUR BID MEET OUR SPECIFICATIONS? YES ☒ NO ☐

CITY OF FORT LUPTON IS EXEMPT FROM COLORADO SALES TAXES. CERTIFICATE OF EXEMPTION NO.98-02812-0000. CITY OF FORT LUPTON FAX NUMBER IS #303-857-6090
BID REQUEST NO. FTL

Request Number:
FTL2023-17



PAGE 7

SPECIFICATIONS FOR 15 PASSENGER VAN

DEPARTMENT: COMMUNITY CENTER

MINIMUM CITY SPECIFICATIONS

Engine Minimums

Engine Type – 3.5L V6

30 gallon fuel tank

Transmission

Automatic Transmission

Drive Axle

Primary Drive Axle – Rear

Doors and Windows

Passenger Side Door with Electric Running Board

Intermittent windshield wipers

Tinted windows

Keyless Entry

Interior

Multi Zone Climate Control

Upholstery – Cloth

Power Windows w/power locks

SPECIFICATIONS TO BE COMPLETED
BY BIDDER

99G - 3.5L V6 ECOBOOST PER ADD. #1

31 GALLON FUEL TANK

10-SPEED AUTOMATIC

REAR WHEEL DRIVE

SLIDING SIDE DOOR FIXED RNG BRD

YES

YES

YES

YES

YES

YES

Request Number:
FTL2023-17



Radio – AM/FM

YES

Seating – Seating for 15 (2, 3, 3, 3, 4)

YES

BID REQUEST NO. FTL
PAGE 8

SPECIFICATIONS FOR 15 PASSENGER VAN

DEPARTMENT: COMMUNITY CENTER

MINIMUM CITY SPECIFICATIONS

SPECIFICATIONS TO BE COMPLETED
BY BIDDER

Safety

Power Antilock Brakes front and rear (ABS)

YES

3 Point Safety Belts

YES

Air bags : front, side, canopy

YES

Back up Sensor and Camera

YES

Color

Gray or White

WHITE

Warranty

Extended Warranty (define)

FORD POWERTRAINCARE ESP
\$0 DEDUCTIBLE, 5YR/100K MILE

Other

High Profile

HIGH ROOF

Cruise Control

YES

BODY CODE	FORD ORDER CODE	DESCRIPTION	2024 MODEL YEAR Price	1/5/2024
--------------	-----------------------	-------------	--------------------------	----------

CITY OF FORT LUPTON - QL540

REQUEST NO. FTL2023-17

2024 FORD TRANSIT 15-PASS VAN



PICTURE IS SYMBOLIC ONLY AND DOES NOT REPRESENT VEHICLE BID

U4X	2024 FORD HIGH ROOF PASSENGER VAN - REAR WHEEL DRIVE	51,800.00
301A	EQUIPMENT GROUP #301A - XL	
YZ	Exterior Color: OXFORD WHITE (GRAY REQUIRES AN ADD OF \$200.00)	
C	Interior Color: PALAZZO GRAY	
K	SEATS: CLOTH - 4-ROWS - 15- PASSENGER	
99G	ENGINE: 3.5L V6 ECOBOOST	2,495.00
44U	TRANSMISSION: 10-SPEED AUTO TRANSMISSION	
20P	10100# GVWR	N/C
43R	REVERSE SENSING SYSTEM	295.00
655	EXTENDED FUEL TANK	285.00
68J	EXTENDED LENGTH RUNNING BOARDS - I.L.O. POWER RNG BRDS	655.00
92E	PRIVACY GLASS - ALL WINDOWS EXCEPT FRONT DRVR AND PASS	500.00

TOTAL VEHICLE UNIT PRICE	56,030.00
---------------------------------	------------------

DEALER OPTIONS

ESP	5YR/100K MILE FORD POWERTRAINCARE EXTENDED WARRANTY	2,235.00
-----	---	----------

COMPLETE VEHICLE UNIT PRICE	\$ 58,265.00
------------------------------------	---------------------

Drive On with First-Class Service.

Ford Protect PowertrainCARE coverage is 100% backed by Ford Motor Company.

- Service provided at Ford and Lincoln dealerships in the U.S., Canada and Mexico
- Ford-authorized parts used for covered repairs
- Factory-trained and certified technicians

Drive On with Valuable Benefits.

Ford Protect PowertrainCARE coverage is there when you need it with 24-hour Roadside Assistance.

- Includes tire change, lockout, out-of-fuel and battery jump-start assistance
- Towing Assistance (up to \$100 per occurrence)
- Emergency Travel Expense (up to \$1,000 within the first 5 days per occurrence)
- Destination Assistance (up to \$75)
- **Call 1-800-241-3673**

Rental vehicle benefits.

- Standard coverage includes \$60 a day for up to 10 days for covered repairs

Drive On with Key Services.

Key Services is an optional benefit within your Ford Protect PowertrainCARE coverage.[†] The technology in today's keys/key fobs makes it expensive to replace.

- Your optional Ford Protect Key Services benefit will replace your key(s) and/or fob(s) if they are:
 - Misplaced
 - Damaged and will not work
- [†]Not available for Cab/Chassis and Incomplete plans.

Drive On with Savings.

Ford Protect PowertrainCARE coverage is an affordable way to limit your out-of-pocket expenses.

- Protects you from the rising cost of future repair bills
- Pay only your deductible, if any, per covered repair visit
- 100% transferable, which may increase your vehicle's resale value (transfer fee applies)

For New Ford Protect Plans:

- Coverage begins with the original in-service date (New Vehicle Limited Warranty start date) and zero miles or hours. Your selected coverage expires upon reaching the earliest of time or mileage

For Used Ford Protect Plans:

- **Vehicles within the New Vehicle Limited Warranty**
 - Eligible Ford and Lincoln vehicles that have New Vehicle Limited Warranty remaining at the time of purchase – coverage begins at the signature date and current mileage. Coverage ends at the earlier of the number of months purchased or the number of miles purchased from the expiration of the New Vehicle Limited Warranty

Vehicles outside the New Vehicle Limited Warranty

- Coverage for Ford and Lincoln vehicles beyond the New Vehicle Limited Warranty and all competitive-make vehicles begins at the signature date and current mileage. Your selected coverage expires upon reaching the earliest of time or mileage

For Cab and Chassis/Incomplete Vehicles:

- A variety of time/mileage/hour options and deductibles are available:
 - For Incomplete: within 5 years, 100,000 miles or 4,000 hours of the original in-service date
 - For F-650/750: within the New Vehicle Limited Warranty
- Coverage begins with the original in-service date (New Vehicle Limited Warranty start date) and zero miles or hours. Your selected coverage expires upon reaching the earliest of time, mileage or hours

0% APR Interest-free Installment Payment Plan:

Flexible payment options are available when the extended service plan is not included in the vehicle financing; everyone qualifies, making it the smart choice.



ADMINISTERED BY BUCCO FINANCIAL



FORD PROTECT®

This brochure is intended to provide general information about a PowertrainCARE extended service plan offered by Ford Protect. Prices and plan details may have changed after the brochure was printed. Plan availability, benefits, coverage and provider may vary by state. Please refer to your plan's service contract for the actual terms and conditions, including a list of covered repairs.

In Florida, Ford Protect is a Service Contract from Ford Motor Service Company (License #42722).

In Texas, Ford Protect is a Service Contract from Ford Motor Service Company (License #SCP-165).

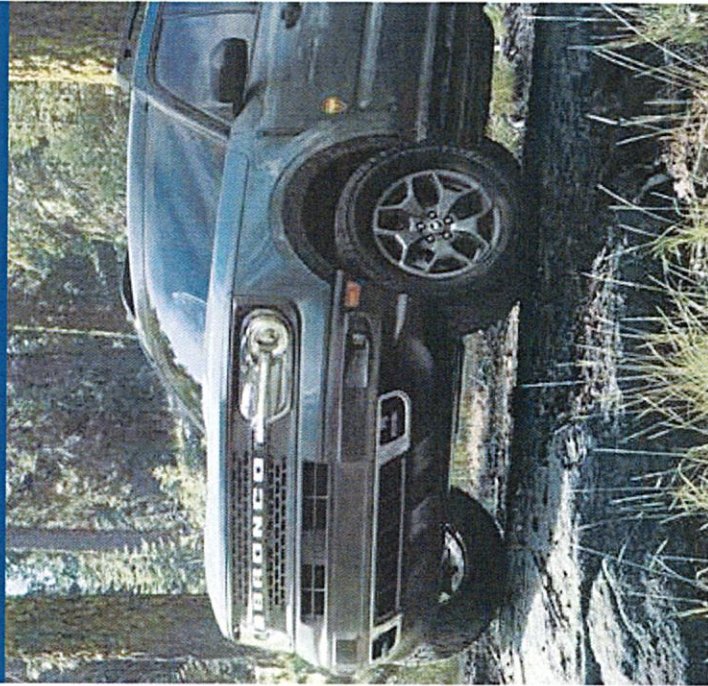
Always consult the Owner's Manual before off-road driving, know your terrain and trail difficulty, and use appropriate safety gear.

24FLP-PTCBRC-H-F
64172_1646b

Printed in the U.S.A.

October 2023

29
COVERED
COMPONENTS



PowertrainCARE

29

Covered Components

With a Ford Protect PowertrainCARE extended service plan, you are protected from unforeseen covered repairs on your vehicle for up to the earlier of 10 years or 175,000 miles.

10 years
175,000 miles

That's well beyond the New Vehicle Limited Warranty that comes with your vehicle. Now is the time to protect your investment with a Ford Protect PowertrainCARE extended service plan.

Why Ford Protect PowertrainCARE coverage is such a great value.

The price for parts and labor to repair many major components can be significant. One repair bill can easily exceed the price of your Ford Protect PowertrainCARE coverage. It's clear that this coverage can quickly pay for itself!

Engine*
\$7,063

Transmission*
\$7,919



ENGINE



- All Internally Lubricated Parts
- Cylinder Block
- Cylinder Heads
- Exhaust (Manifold and Bolts)
- Flywheel
- Intake (Manifold and Bolts)
- Oil Pan
- Oil Pump
- Seals and Gaskets
- Thermostat
- Timing Chain Cover
- Timing Chain (Gears or Belt)
- Turbocharger/Supercharger Unit (Factory-Installed)
- Valve Covers
- Water Pump

TRANSMISSION



- All Internally Lubricated Parts
- Seals and Gaskets
- Torque Converter
- Transfer Case (Including All Internal Parts)
- Transmission Case



REAR/FRONT-WHEEL-DRIVE AXLE

- Axle Shafts
- Rear: Drive Axle Housing and Front Axle Housing for 4x4 (Including All Internal Parts)
- Front: Final Drive Housing and Rear Axle Housing for AWD (Including All Internal Parts)
- Driveshaft
- Locking Rings (Four-Wheel Drive)
- Seals and Gaskets
- Universal and Constant Velocity Joints
- Viscous Coupler/Flexible Coupler

Based on your driving needs, you can customize a Ford Protect PowertrainCARE extended service plan that's right for you.

NEW PLAN TIME AND MILEAGE OPTIONS Available within New Vehicle Limited Warranty									
Plan Length or Miles Covered (Coverage ends at the earlier of years or mileage)	3 Years	4 Years	5 Years	6 Years	7 Years	8 Years	9 Years	10 Years	
36,000 Miles	■	■	■	✓	✓	✓	✓	✓	✓
48,000 Miles	■	■	■	✓	✓	✓	✓	✓	✓
60,000 Miles	■	■	■	✓	✓	✓	✓	✓	✓
75,000 Miles	✓	✓	✓	✓	✓	✓	✓	✓	✓
100,000 Miles	✓	✓	✓	✓	✓	✓	✓	✓	✓
125,000 Miles	✓	✓	✓	✓	✓	✓	✓	✓	✓
150,000 Miles	✓	✓	✓	✓	✓	✓	✓	✓	✓
175,000 Miles	✓	✓	✓	✓	✓	✓	✓	✓	✓

■ Not offered.

USED PLAN TIME AND MILEAGE OPTIONS Available beyond the New Vehicle Limited Warranty

Coverage lengths range from 6 months/6,000 miles to 6 years/75,000 miles for Model Year 2010 and newer vehicles.

DEDUCTIBLE OPTIONS		
	STANDARD	OPTIONAL
New Ford and Competitive-make Vehicle Plans	\$100	\$0, \$50, \$200, Disappearing
Used Ford and Competitive-make Vehicle Plans	\$100	\$50, \$200, Disappearing

*These examples are based on an average estimated U.S. retail repair cost for a Ford Explorer. Actual repair costs will vary by vehicle and dealer location.



SUBJECT FOR DISCUSSION

Approved Public Works Agreement to Backhoe & Dozer Services Inc. for Maximum Not to Exceed \$30,000.00 for On Call Snow Services for Street Plowing During Snow Events From the Street Sales Tax Fund

SUMMARY STATEMENT/BACKGROUND DISCUSSION

Backhoe & Dozer Services Inc. is owned and operated by Willie Taylor, a local resident. Willie has provided emergency snow assistance for the City in the past.

The City can use additional help during snow events to plow City owned streets. Past annexations have added many miles of roadway to the city limits. By assigning the northern out skirt roadways to contract, City crews can focus snow removal operations on the core area where the majority of the residents live and work.

The City currently has over 75 miles of streets to maintain. Past snow removal expenses average around \$20,000 per year. The last big event occurred in 2021 with a total expense of \$48,000 that included two contractors to assist with removal of snow.

The agreement has been signed by City Administrator, Chris Cross.

FINANCIAL CONSIDERATIONS

The 2024 Budget includes \$60,000 for snow removal in the Street Sales Tax Fund.

LEGAL/POLITICAL CONSIDERATIONS

Not Applicable.

Attachments: a. Public Works Agreement - Backhoe & Dozer Services Inc

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date



Public Works Agreement Snow On Call Services

This PUBLIC WORKS Agreement is entered into by and between the City of Fort Lupton, Colorado (hereinafter "City") and **Backhoe & Dozer Services Inc.** (hereinafter "CONTRACTOR").

WHEREAS, the parties hereto agree in consideration of the covenants, payments and agreements set forth herein as follows:

1. **SCOPE OF WORK.** Contractor will furnish all tools, equipment, machinery, supplies, superintendence, insurance, transportation, labor and other construction accessories, services and facilities specified or required to be incorporated in the completed work. Contractor shall provide and perform all necessary labor in a first class and workmanlike manner and in accordance with the conditions and prices stated in the proposal and the requirements, stipulations, provisions and conditions of the contract documents. Contractor shall perform, execute, and complete all things mentioned to be done by the Contractor and all work included in the scope of work set forth and incorporated herein as **Exhibit A** (See attached) Contractor shall provide all insurance as required by Exhibit A prior to commencement of work. All certificates of insurance from contractors should list the City as an additional insured.

2. **CONTRACT DOCUMENTS.** This Agreement consists of and includes this Agreement and the scope of work set forth as **Exhibit A**. In the event of any conflict between any of these documents, this document shall control.

3. **TIME OF COMPLETION.** The Contractor agrees to commence work upon execution of this Agreement to provide "on-call" snow services through June 1, 2024.

4. **CONTRACT SUM.** The City shall pay to the Contractor for performance and completion of the work encompassed by this Agreement, and the Contractor will accept as full compensation based on hourly rates as provided in Exhibit A, subject to confirmation by the City of completion of the scope of work in accordance with the contract documents attached hereto. The maximum not to exceed amount of **\$30,000.00 (Thirty Thousand Dollars)** for the term of this agreement. Said amounts to be paid upon inspection and acceptance of the work by the City, in its sole discretion and execution of any releases by Contractor deemed necessary by the City.

5. **CONTRACT APPROPRIATIONS/NO CHANGE ORDERS.** The City states that the amount of money appropriated for this Agreement is equal to or in excess of the contract amount. No change order to this Agreement requiring additional compensable work to be performed, which work causes the aggregate amount payable under this Agreement to exceed the amount appropriated for the original contract shall be issued by the City unless the City notifies the Contractor in

writing, that lawful appropriations to cover the costs of this additional work has been made and the change order is approved by the City in its sole discretion in writing.

6. **AMENDMENT/NO ASSIGNMENT.** No modification or amendment of this Agreement shall be valid unless in writing and signed by all parties to this Agreement.

7. **COMPLETE AGREEMENT.** This Agreement, and the exhibits hereto, shall constitute the entire agreement between the parties with respect to the subject matter hereof and there are no agreements, representations or warranties other than as set forth herein.

8. **SEVERABILITY.** In the event any portion of this Agreement is held to be unenforceable, the unenforceable portion of this Agreement will be deleted and the remaining provisions of the Agreement shall continue in full force and effect.

9. **GOVERNING LAW.** Contractor agrees to comply with all local, state and federal laws in its performance of work under this Agreement. This Agreement shall be governed by the laws of the State of Colorado. All parties agree that any dispute regarding enforcement of this Agreement shall be filed in Weld County District Court after first attempting in good faith to submit the dispute to mediation. Submission of any dispute to mediation shall be a condition precedent to filing litigation in this matter, other than the request for injunctive relief.

10. **OSHA REQUIREMENTS.** Contractor agrees that it alone bears the responsibility for providing a safe and healthy work environment and shall provide its employees with adequate orientation and training to safely perform the scope of work set forth in this contract. Contractor shall at all times comply with the safety and health regulations of the Occupational Safety and Health Act of 1970 (29 CFR 1926) including all amendments and modifications thereto. In the event there is a conflict between the safety and health provisions of federal, state or local regulations, the more stringent provision shall prevail. Contractor acknowledges and agrees that with respect to the scope of work under this contract, it shall comply with all obligations and assume all responsibilities for its actions as required by all OSHA rules and regulations. The Contractor shall adhere to all federal, state and local safety and health regulations, laws and ordinances.

11. **NO WAIVER OF GOVERNMENTAL IMMUNITY.** The City, its elected officials, officers and employees are relying upon, and do not waive or intent to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, C.R.S. Sec. 24-10-101 et seq. as amended or otherwise available to the City. Nothing herein shall operate as a waiver of any right the City has of governmental immunity under Colorado law which is specifically herein reserved.

12. **INDEPENDENT CONTRACTOR.** Contractor is a separate, legal entity from the City and the parties make this Agreement accordingly with the understanding that Contractor at all times is acting as an independent contractor and not an employee or agent of the City. All persons retained by Contractor to perform services pursuant to this Agreement shall be employees or independent contractors of Contractor and are not employees, contractors or agents of the City. Contractor does not have the authority to bind the City by contract or otherwise

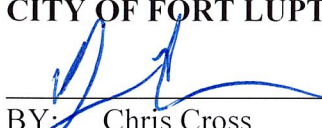
13. **FORCE MAJEURE.** Neither party shall be liable or responsible to the other party nor be deemed to have defaulted under or breached this Agreement for failure or delay in fulfilling or performing any obligation under this Agreement when such failure or delay is caused by or results from causes beyond the reasonable control of the affected party, including but not limited to fire, floods, embargoes, pandemics, wars, acts of war (whether war is declared or not), insurrections, riots, civil commotions, strikes, lockouts or other labor disturbances, instances affecting public health including pandemics, acts of God or acts, omission, or delays in acting by any governmental authority. Provided, however, that the party so affected shall use reasonable efforts to avoid or remove such causes of non-performance, and shall continue performance hereunder with reasonable dispatch whenever such causes are removed. Either party shall provide the other party with prompt written notice of any delay or failure to perform that occurs by reason of force majeure. The parties shall mutually seek a resolution of the delay or the failure to perform as noted above.

14. **INDEMNIFICATION BY CONTRACTOR.** Contractor shall defend, indemnify and hold the City harmless from any damages, including but not limited to any loss, liability, expenses, suit or claim, or claim for injury to persons or damage to property arising out of the activities of Contractor or its contractors pursuant to this Agreement. Expenses shall include all out of pocket expenses, attorney fees, expert costs and related litigation fees.

15. **APPROVAL REQUIRED.** This Agreement is subject to the final approval of the Fort Lupton Finance Director and signature by the City Administrator.

EXECUTED THIS 10 DAY OF January, 2024.

CITY OF FORT LUPTON, COLORADO

BY:  Chris Cross

TITLE: City Administrator

CONTRACTOR:

BY: Willie Taylor

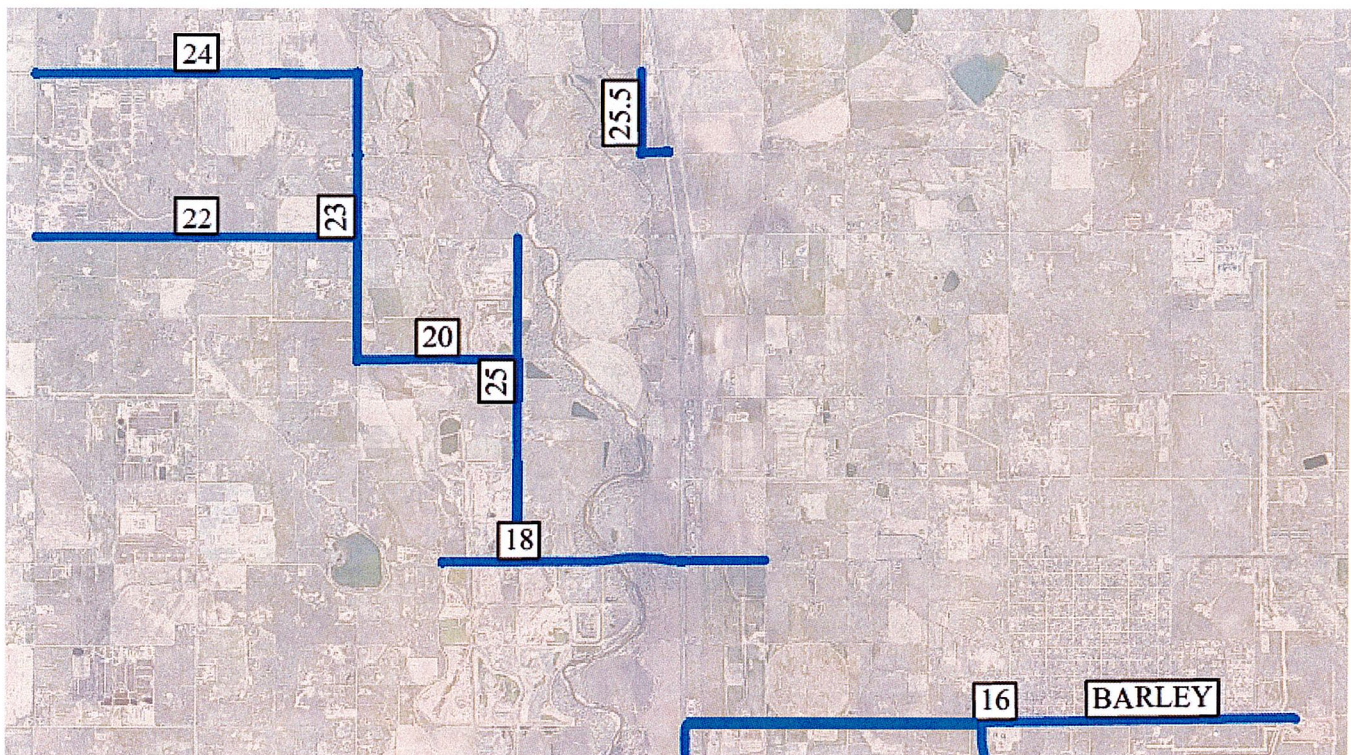
TITLE: Owner/Operator

EXHIBIT A**Equipment**

<u>Machine</u>	<u>Hourly Rate</u>
140G Blade	\$175.00/hr
IT28 Loader	\$145.00/hr
Backhoe	\$145.00/hr
JD 8630 Tractor	\$150.00/hr

Designated Roads

CR 16 - WTP west to US 85 (3.6 miles)
CR 24 - CR 19 east to CR 23 (2 miles)
CR 23 - CR 24 south to CR 20 (1.75 miles)
CR 25 - CR 22 south to CR 18 (2 miles)
CR 18 - ~ 1,800 feet east of CR 23 east to ~ 750 feet east of Northland Dr (~2 miles)
CR 25.5 - CR 24 south to CR 22.5 (0.5 mile)
CR 22.5 - CR 25.5 east to US 85 (~ 650 feet)
CR 22 - CR 19 east to CR 23 (2 miles)



Snow operations will be coordinated by Anthony Gomez (m) (303) 994-7613

City Snow Operations

Paved Roads

It is not the policy of the City to provide a "dry" pavement condition.

First propriety for snow removal and ice control are as follows. Streets adjacent to public facilities such as Police Department, Fire Department, City Hall, and RE-8 School district. During any snow events, routes may be sanded or plowed at the request of emergency personnel due to life threatening emergencies.

Snow events under four (4) inches, the City will sand/plow the heavily travelled intersections and railroad crossings. Generally, snow will not be plowed for light snow events.

Snow events over six (6) inches, after the first and secondary streets have been cleared, the City will begin to sand/plow the remaining streets throughout the City.

Snow removal and ice control operations will normally be carried out between the hours of 7:00 AM and 5:00 PM, Monday through Friday. Operations outside these hours or on weekends or holidays may be authorized; but only on a 'storm by storm' basis, and only if it is determined that such works is likely to be productive.

The initial snow removal efforts will be to open all routes to two lane traffic as soon as possible and/or practicable. During initial snow removal operations, paved roads may only have one lane plowed for a period of time.

Clearing of shoulders and intersections will not begin until operators and equipment become available for these purposes after two lane travel has been achieved and will be done during normal working hours.

Units will not be operated when snow and/or blowing snow reduces visibility to hazardous levels or when snow drifts are forming faster than they can be removed.

The City has four (4) snow routes, once City crews have cleared the priority area's they will break up into their assigned routes and make at least one pass through every street to allow safe access to each roadway. City crews will open all roadways when snow event has finished within three (3) business days.

Granular (rock) Surfaced Roads.

Ice control (sand or stone) will not normally be applied to rock roads. If in the judgment of the City Administrator, or his/her designee, an "emergency" exists and ice has built up on hills and intersections on the rock road system so as to become dangerous, abrasive material may be applied at these locations as crew and equipment availability allows and only as a last resort. This condition will not, under any circumstances, take a higher priority than placing of ice control material on the paved road system and will only be done after the paved roads are cleared of ice and snow. Abrasive material will only be placed after other mechanical means have been tried and failed, such as scraping with motor graders.

Snow removal and ice control operations will normally be carried out between the hours of 7:00 AM and 5:00 PM, Monday through Friday. Operations outside of these hours or on weekends or holidays may be authorized; but only on a 'storm by storm' basis and only if it is determined that such work is likely to be productive.

The initial snow removal effort will be to provide at least one lane of access from one direction to all residences.

Widening to two way travel and clearing of shoulders and intersections will not begin until operators and equipment become available for these purposes after one way travel has been achieved and will be done during normal working hours.

Units will not be operated when snow and blowing snow reduces visibility to hazardous levels or when snow drifts are forming faster than they can be removed.



SUBJECT FOR DISCUSSION

Temporary Change to the Police Department Hiring Bonus Structure to Encourage Qualified Applicants to Fill Patrol Staff Vacancies

SUMMARY STATEMENT/BACKGROUND DISCUSSION

The Police Department (PD) has five patrol staff vacancies, which is adversely affecting patrol effectiveness and efficiency. The PD has run an open hiring process for over a year and struggles to find qualified applicants. The PD has also participated in job fairs and police academy recruitment events to try to remedy this shortfall.

Currently, the PD pays a hiring bonus of \$1500 (new) / \$2500 (lateral) to new hires. This bonus is paid in two installments, with the first installment paid once the Officer completes initial training and is certified to work independently. The second installment is paid after the completion of the initial performance period. Many surrounding police departments offer a significantly higher bonus to new hires.

The PD is proposing to temporarily increase the hiring bonus to \$5000 for new Police Officers and \$10,000 for lateral Police Officers (defined as Colorado certified Peace Officers with at least two consecutive years' experience at one law enforcement agency and having left the agency in good standing, from the most recent law enforcement employer). The PD recommends running this temporary increase for 6 months, in 60-day recruiting cycles, and then returning to the current bonus structure. After each 60-day recruiting cycle, the PD and HR will evaluate the need to run an additional cycle based on the continuing need of the Department.

FINANCIAL CONSIDERATIONS

The PD currently has \$67,500 budgeted for bonuses in 2024.

Filling five vacancies under this proposal commits the PD to paying a maximum of \$25,000 in 2024 and 2025 to new hires, assuming all new hires qualify as laterals. Additionally, if all five applicants are referred by current employees, the PD would be committed to paying \$7,500 in 2024 and 2025 in recruiting bonuses. The total maximum obligation for this proposal is \$32,500 in 2024 and \$32,500 in 2025.

\$10,500 of the budgeted amount is allocated to pay the second half of recruitment and hiring bonuses for 2023 hires in 2024. This proposal would bring the obligation for bonuses in 2024 to \$43,000. The amount is within budget and would not require a supplemental appropriation.

LEGAL/POLITICAL CONSIDERATIONS

N/A

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date



Upcoming Events

- January 17, 2024 Welcome Wednesday- Community Development Office
1200 Dexter St. Unit W13, 7:30 a.m.- 9:00 a.m.
- February 7, 2024 Coffee with a Cop
Hard Bean Coffee, 107 Dales Pl., 8:00 a.m.- 9:30 a.m.