



CITY OF FORT LUPTON
CITY COUNCIL/ENTERPRISE BOARDS
REGULAR MEETING AGENDA
Tuesday, October 17, 2023
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/851983253>

Call to Order

Pledge of Allegiance

Roll Call

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

Approval of Agenda

Review of Accounts Payables

a. October 17, 2023 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. October 3, 2023 City Council Meeting Minutes

b. October 10, 2023 City Council Special Meeting Minutes

c. AM 2023-148 Authorizing the Disposal of Unusable Vehicles through Auction

d. AM 2023-150 Authorize the Mayor to Sign the Sub-Lease of Water Storage and Diversion Capacity Agreement with Tri-State Generation and Transmission Association Inc. with the City of Fort Lupton Utility Enterprise Board

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 2023-147 Approving a Resolution Approving a Preliminary Plat and PUD Plan, Known as the Murata Farms (Filing No. 2) Townhomes Preliminary Plat and PUD Plan

Action Memorandum

a. AM 2023-149 Amending the Contract for Adolfson & Peterson Construction to Proceed with Contracting and Procuring Subcontractors and Material for the Final Guaranteed Maximum Price Based on the 100% Construction Drawings for an Amount Not to Exceed a Total Project Cost of \$10,908,523.00 for the Recreation Expansion Project

Staff Reports

Mayor/Council Reports

Future City Events

a. October 17, 2023 Upcoming Events

Upcoming Meetings

- a. October 21, 2023 Budget Retreat, City Hall, 130 S. McKinley Ave. 9:00 a.m.
 October 31, 2023 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.
 (CANCELED)
 November 7, 2023 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.
 November 14, 2023 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

Adjourn

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
October 17, 2023**

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, October 17, 2023. 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

Kaela Dunston, Deputy City Clerk, called the roll. Those present were, Mayor Zo Hubbard, Councilmembers, Chris Ceretto, Carlos Barron, Claud Hanes, Bruce Fitzgerald, and Valerie Blackston. David Crespino participated remotely.

Also present were City Administrator, Chris Cross, City Clerk, Mari Peña, City Attorney, Andy Ausmus, Chief of Police, John Fryar, Planning Director, Todd Hodges and Finance Director, Leann Perino.

PERSONS TO ADDRESS COUNCIL

There was no one to address the Council.

APPROVAL OF AGENDA

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

REVIEW OF ACCOUNTS PAYABLES

Council reviewed the October 17, 2023, payables; there were no questions or comments from the Mayor or Council.

CONSENT AGENDA

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

- October 3, 2023 City Council Meeting Minutes
- October 10, 2023 City Council Special Meeting Minutes
- Authorizing the Disposal of Unusable Vehicles through Auction (AM 2023-148)
- Authorize the Mayor to Sign the Sub-Lease of Water Storage and Diversion Capacity Agreement with Tri-State Generation and Transmission Association Inc. with the City of Fort Lupton Utility Enterprise Board (AM 2023-150)

Motion passed unanimously on roll call vote.

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
October 17, 2023**

PUBLIC HEARINGS

AM 2023-147 Approving a Resolution Approving a Preliminary Plat and PUD Plan, Known as the Murata Farms (Filing No. 2) Townhomes Preliminary Plat and PUD Plan

Mayor Hubbard opened the public hearing at 6:04 p.m.

City Attorney, Andy Ausmus, read the connected meeting advisement to Karen Henry with Henry Design Group and Travis Frazier with Redland who were representing the applicants, they consented to move forward with the hearing.

City Planner, Clay Hartley presented the item.

John Cork of CW Murata, LLC and Tim Buschar of COLA, LLC ("Applicants") have applied for approval of a Preliminary Plat and PUD Plan, known as the Murata Farms (Filing No. 2) Townhomes Preliminary Plat and PUD Plan for City Council's consideration. A public hearing for this application was held on September 28, 2023, and Planning Commission recommended approval to City Council of the Preliminary Plat and PUD Plan.

The site that is the subject of this Preliminary Plat and PUD Plan is located south and adjacent to Highway 52 and west of County Road 29 ½ (the "Property"). The proposed Preliminary Plat and PUD Plan are for a residential subdivision that will include 45 fee-simple, single-family, attached residential lots. The subdivision includes greenspace amenity areas and connects to the regional trail network. The subdivision is 5.35 acres, more or less.

All notification requirements were met, including posting notice of the hearings on the property at least 15 days prior to this public hearing, mailing notice to property owners within 500 feet of the site, and publishing notice of the hearing at least 15 days prior to the hearing.

Pursuant to the Municipal Code, prior to a preliminary plat for a proposed subdivision, a sketch plat must be approved by City Council. The City Council approved the Murata Farms Sketch Plat and PUD Plan on April 21, 2020 by Resolution No. 2020R046.

Karen Henry provided a presentation to Council. Ms. Henry's presentation included the site plan, Landscape Plan, and line drawings of what the elevations will look like. Mr. Frazier stated they will be extending the public road along S. Grosbeak Avenue. Mayor Hubbard asked who maintains the roads. Mr. Frazier responded, stating all the private roads are maintained by the district and the public right of way, all the public roads including meadowlark parkway will be maintained by Fort Lupton.

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
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There was no further discussion and no one from the public wished to speak. Mayor Hubbard closed the public hearing at 6:15 p.m.

It was moved by Bruce Fitzgerald and seconded by Chris Ceretto to approve Resolution 2023R034 APPROVING A PRELIMINARY PLAT AND PUD PLAN, KNOWN AS THE MURATA FARMS (FILING NO. 2) TOWNHOMES PRELIMINARY PLAT AND PUD PLAN. Motion passed unanimously on roll call vote.

ACTION MEMORANDUM

AM 2023-149 Amending the Contract for Adolfson & Peterson Construction to Proceed with Contracting and Procuring Subcontractors and Material for the Final Guaranteed Maximum Price Based on the 100% Construction Drawings for an Amount Not to Exceed a Total Project Cost of \$10,908,523.00 for the Recreation Expansion Project

\$6,467,483.00 Initial Guaranteed Maximum Price (IGMP) and \$671,327.00 for General Manager /General Contractor (GM/GC) services have already been approved. Since Adolfson & Peterson (A&P) Construction was retained to be the CM/GC, they have secured bids/pricing. This amount is based on approximately 100 % of the Construction Drawings (CD). By securing the subcontractors and supplies order, it will keep the 11 months build out on schedule. A & P received multiple bids on each project area. A&P has bid out the remaining trades and materials for the Final Guaranteed Maximum Price (FGMP). Each month construction prices have continued to increase due to difficulties in securing materials and staff. Securing pricing early will greatly influence the timeline and finished product.

It was moved by Claud Hanes and seconded by Valerie Blackston to Amend the Contract for Adolfson & Peterson Construction to Proceed with Contracting and Procuring Subcontractors and Material for the Final Guaranteed Maximum Price Based on the 100% Construction Drawings for an Amount Not to Exceed a Total Project Cost of \$10,908,523.00 for the Recreation Expansion Project. Motion passed unanimously on roll call vote.

STAFF REPORTS

Leann Perino, Finance Director reminded everyone that the budget retreat is Saturday, October 21, 2023 at 9:00 a.m.

Todd Hodges, Planning Director reported the City of Fort Lupton has been accepted for proposition 123. He also reported that tomorrow is City Planner, Clay Hartley's last day with the City of Fort Lupton and thanked him for all the work he has done for the City.

MAYOR/COUNCIL REPORTS

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Councilmember Carlos Barron, reported that he went to Pumpkinfest over the weekend, he stated there was a lot of people and everyone had fun.

Councilmember Chris Ceretto, wished Clay Hartley farewell and thanked him for his contribution to the City.

Mayor Zo Hubbard, reported that she attended the Opium Council Region 3 and they awarded a number of grants. However, there is still money left and time to apply. One of the grants was for \$50,000.00 for Ault, asking to strengthen their k-9 response units.

FUTURE CITY EVENTS

October 31, 2023 Trick or Treat Street, 4:00 p.m. – 6:00 p.m.
Downtown Fort Lupton

UPCOMING MEETINGS

October 21, 2023 Budget Retreat, City Hall, 130 S. McKinley Ave. 9:00 a.m.
October 31, 2023 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m. (Canceled)
November 7, 2023 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.
November 14, 2023 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

ADJOURNMENT

The meeting adjourned at 6:24 p.m.

Submitted by,


Maricela Peña, City Clerk

Approved by City Council,


Zo Hubbard, Mayor

