



**CITY OF FORT LUPTON**  
**CITY COUNCIL/ENTERPRISE BOARDS**  
**REGULAR MEETING AGENDA**  
Tuesday, April 2, 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

**Call to Order**

**Pledge of Allegiance**

**Roll Call**

**Proclamation**

- a. 2024 Arbor Day Proclamation

**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. April 2, 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. 03052024 City Council Meeting Minutes
- b. 03192024 City Council Meeting Minutes
- c. AM 2024-061 Approving a Resolution Ratifying the Mayor's Appointment of Jan Martin and Dustin Weller to the Golf Advisory Committee for a Term Beginning April 2, 2024 and Ending December 31, 2025

**Action Memorandum**

- a. AM 2024-062 Ratify Vote of Yes to the Amendment from Dacono to the Highway 52 Access Control Plan sent to the Colorado Department of Transportation on February 2, 2024
- b. AM 2024-063 Approving the Police Department Retention Bonus for 'Hard-to-Fill' Staff Positions to be Paid from the Salary and Benefits Budget

**Information Memorandum**

- a. IM 2024-008 Discussion Regarding the Rennoc Concept Plan

**Staff Reports**

**Mayor/Council Reports**

**Future City Events**

- a. April 2, 2024 Upcoming Events

**Upcoming Meetings**

- a. April 9, 2024 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.  
April 16, 2024 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

April 30, 2024 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.  
May 7, 2024 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

**Adjourn**



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## OFFICIAL PROCLAMATION

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**WHEREAS** in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, *and*

**WHEREAS** this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, *and*

**WHEREAS** Arbor Day is now observed throughout the nation and the world, *and*

**WHEREAS** trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, *and*

**WHEREAS** trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, *and*

**WHEREAS** trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, *and*

**WHEREAS** trees — wherever they are planted — are a source of joy and spiritual renewal.

**NOW, THEREFORE,** I, Zo Hubbard, Mayor of the City of Fort Lupton, do hereby proclaim April 26, 2024 as **ARBOR DAY** In the City of Fort Lupton, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, *and*

**FURTHER,** I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

**DATED THIS** 2nd day of April, 2024

Mayor \_\_\_\_\_

# Council Check Report

City of Fort Lupton

By Check Number

Date Range: 03/20/2024 - 04/02/2024

| Vendor Number                             | Vendor Name                    | Payment Date | Payment Type                             | Discount Amount | Payment Amount | Number |
|-------------------------------------------|--------------------------------|--------------|------------------------------------------|-----------------|----------------|--------|
| Payable #                                 | Payable Type                   | Post Date    | Payable Description                      | Discount Amount | Payable Amount |        |
| <b>Bank Code: Golf Course-Golf Course</b> |                                |              |                                          |                 |                |        |
| 000028                                    | ACUSHNET COMPANY               | 03/26/2024   | Regular                                  | 0.00            | 163.85         | 86471  |
| <a href="#">917417256</a>                 | Invoice                        | 03/08/2024   | GOLF-MERHANDISE-PRO SHOP                 | 0.00            | 163.85         |        |
| 000183                                    | CALLAWAY GOLF SALES COMPANY    | 03/26/2024   | Regular                                  | 0.00            | 840.75         | 86472  |
| <a href="#">937843463</a>                 | Invoice                        | 03/12/2024   | GOLF-MERCHANDISE-PRO SHOP                | 0.00            | 127.59         |        |
| <a href="#">937868626</a>                 | Invoice                        | 03/15/2024   | GOLF-MERCHANDISE-PRO SHOP                | 0.00            | 713.16         |        |
| 002723                                    | EAGLE ROCK COMPANY OF COLO     | 03/26/2024   | Regular                                  | 0.00            | 82.20          | 86473  |
| <a href="#">12396155</a>                  | Invoice                        | 03/18/2024   | GOLF-BEVERAGES-PRO SHOP                  | 0.00            | 82.20          |        |
| 001913                                    | LUXOTTICA OF AMERICA, INC      | 03/26/2024   | Regular                                  | 0.00            | 391.40         | 86474  |
| <a href="#">6917799766</a>                | Invoice                        | 03/06/2024   | GOLF-MERCHANDISE-PRO SHOP                | 0.00            | 391.40         |        |
| 000931                                    | R & L TIRES                    | 03/26/2024   | Regular                                  | 0.00            | 34.82          | 86475  |
| <a href="#">52225</a>                     | Invoice                        | 03/06/2024   | GOLF-CARLISLE TR13 TUBE-MAINT            | 0.00            | 34.82          |        |
| 001022                                    | SOUTHERN GLAZER'S OF CO        | 03/26/2024   | Regular                                  | 0.00            | 581.24         | 86476  |
| <a href="#">3378591</a>                   | Invoice                        | 03/13/2024   | GOLF-BEVERAGES-PRO SHOP                  | 0.00            | 581.24         |        |
| 000246                                    | SRIXON/CLEVELAND GOLF/XX10     | 03/26/2024   | Regular                                  | 0.00            | 1,646.10       | 86477  |
| <a href="#">7824544 SO</a>                | Invoice                        | 03/01/2024   | GOLF-MERCHANDISE-PRO SHOP                | 0.00            | 1,078.74       |        |
| <a href="#">7845137 SO</a>                | Invoice                        | 03/06/2024   | GOLF-PUTTERS-PRO SHOP                    | 0.00            | 567.36         |        |
| 003200                                    | SUNICE                         | 03/26/2024   | Regular                                  | 0.00            | 60.50          | 86478  |
| <a href="#">U4511630</a>                  | Invoice                        | 03/07/2024   | GOLF-MERCHANDISE-PRO SHOP                | 0.00            | 60.50          |        |
| 001963                                    | WASTE CONNECTIONS OF COLO, INC | 03/26/2024   | Regular                                  | 0.00            | 643.58         | 86479  |
| <a href="#">7638102V311</a>               | Invoice                        | 03/18/2024   | GOLF-APRIL 2024 TRASH SERVICE-PRO SH...  | 0.00            | 388.15         |        |
| <a href="#">7638103V311</a>               | Invoice                        | 03/18/2024   | GOLF-APRIL 2024 TRASH SERVICE-MAINT      | 0.00            | 255.43         |        |
| 000024                                    | ACE HARDWARE OF FORT LUPTON    | 04/02/2024   | Regular                                  | 0.00            | 189.49         | 86480  |
| <a href="#">103098/1</a>                  | Invoice                        | 03/15/2024   | GOLF-GROUT CLNR, STRIPPER BLADES, ETC... | 0.00            | 30.16          |        |
| <a href="#">103127/1</a>                  | Credit Memo                    | 03/18/2024   | GOLF-CREDIT FOR RETURN OF LED BULB-P...  | 0.00            | -64.99         |        |
| <a href="#">103128/1</a>                  | Invoice                        | 03/18/2024   | GOLF-WIREBURSH, GROUT SEAL-PRO SHOP      | 0.00            | 24.57          |        |
| <a href="#">103198/1</a>                  | Invoice                        | 03/22/2024   | GOLF-SUPPLIES, FASTENERS-MAINT           | 0.00            | 199.75         |        |
| 000028                                    | ACUSHNET COMPANY               | 04/02/2024   | Regular                                  | 0.00            | 1,792.51       | 86481  |
| <a href="#">917462362</a>                 | Invoice                        | 03/13/2024   | GOLF-MERCHANDISE-PRO SHOP                | 0.00            | 1,632.78       |        |
| <a href="#">917569227</a>                 | Invoice                        | 03/22/2024   | GOLF-MERCHANDISE-PRO SHOP                | 0.00            | 159.73         |        |
| 002254                                    | ADIDAS AMERICA INC             | 04/02/2024   | Regular                                  | 0.00            | 2,827.20       | 86482  |
| <a href="#">6161070060</a>                | Invoice                        | 03/18/2024   | GOLF-UNIFORMS-PRO SHOP                   | 0.00            | 2,731.20       |        |
| <a href="#">6161071536</a>                | Invoice                        | 03/18/2024   | GOLF-MERCHANDISE-PRO SHOP                | 0.00            | 96.00          |        |
| 000044                                    | AGFINITY INC                   | 04/02/2024   | Regular                                  | 0.00            | 633.95         | 86483  |
| <a href="#">I76320</a>                    | Invoice                        | 03/22/2024   | GOLF-UNLEADED GASOHOL-MAINT              | 0.00            | 633.95         |        |
| 002853                                    | BUCKEYE CLEANING CENTER        | 04/02/2024   | Regular                                  | 0.00            | 172.38         | 86484  |
| <a href="#">90568915</a>                  | Invoice                        | 03/10/2024   | GOLF-CLEANING SUPPLIES-PRO SHOP          | 0.00            | 172.38         |        |
| 000183                                    | CALLAWAY GOLF SALES COMPANY    | 04/02/2024   | Regular                                  | 0.00            | 878.00         | 86485  |
| <a href="#">937460705</a>                 | Credit Memo                    | 03/01/2024   | GOLF-CREDIT FOR CHROME SOFT-PRO SH...    | 0.00            | -100.00        |        |
| <a href="#">937868624</a>                 | Invoice                        | 03/15/2024   | GOLF-MERCHANDISE-PRO SHOP                | 0.00            | 713.16         |        |
| <a href="#">937898857</a>                 | Invoice                        | 03/20/2024   | GOLF-MERCHANDISE-PRO SHOP                | 0.00            | 264.84         |        |
| 000206                                    | CENTURYLINK                    | 04/02/2024   | Regular                                  | 0.00            | 142.84         | 86486  |
| <a href="#">333164407 FEB24</a>           | Invoice                        | 03/01/2024   | GOLF-FEB 2024 PHONE SERVICE-PRO SHOP     | 0.00            | 63.42          |        |



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| Vendor Number                    | Vendor Name                           | Payment Date | Payment Type                             | Discount Amount | Payment Amount | Number |
|----------------------------------|---------------------------------------|--------------|------------------------------------------|-----------------|----------------|--------|
| Payable #                        | Payable Type                          | Post Date    | Payable Description                      | Discount Amount | Payable Amount |        |
| <a href="#">333164407 MAR...</a> | Invoice                               | 03/19/2024   | GOLF-MARCH 2024 PHONE SERVICE-PRO ...    | 0.00            | 79.42          |        |
| 003499                           | CERTIFIED LABORATORIES                | 04/02/2024   | Regular                                  | 0.00            | 2,713.65       | 86487  |
| <a href="#">8610811</a>          | Invoice                               | 03/15/2024   | GOLF-SPECTRA EXTREME, OIL EXTREME, LI... | 0.00            | 2,713.65       |        |
| 000361                           | DBC IRRIGATION SUPPLY                 | 04/02/2024   | Regular                                  | 0.00            | 2,171.40       | 86488  |
| <a href="#">55347601.001</a>     | Invoice                               | 03/13/2024   | GOLF-HUNTER G90 INTERNAL ASSY-MAINT      | 0.00            | 2,171.40       |        |
| 002723                           | EAGLE ROCK COMPANY OF COLO            | 04/02/2024   | Regular                                  | 0.00            | 109.00         | 86489  |
| <a href="#">12420672</a>         | Invoice                               | 03/25/2024   | GOLF-BEVERAGES-PRO SHOP                  | 0.00            | 109.00         |        |
| 000461                           | FERRELLGAS LP                         | 04/02/2024   | Regular                                  | 0.00            | 2,391.26       | 86490  |
| <a href="#">1125766890</a>       | Invoice                               | 03/01/2024   | GOLF-PROPANE-MAINT                       | 0.00            | 1,383.65       |        |
| <a href="#">1126030804</a>       | Invoice                               | 03/01/2024   | GOLF-PROPANE-MAINT                       | 0.00            | 1,007.61       |        |
| 000536                           | GOLF AND SPORT SOLUTIONS LLC          | 04/02/2024   | Regular                                  | 0.00            | 2,100.15       | 86491  |
| <a href="#">46526</a>            | Invoice                               | 03/21/2024   | GOLF-BUNKER SAND-MAINT                   | 0.00            | 1,441.53       |        |
| <a href="#">46562</a>            | Invoice                               | 03/26/2024   | GOLF-BUNKER SAND-MAINT                   | 0.00            | 658.62         |        |
| 002673                           | HOWARD HUGHES HOOD CLEANING           | 04/02/2024   | Regular                                  | 0.00            | 1,400.00       | 86492  |
| <a href="#">251</a>              | Invoice                               | 03/27/2024   | GOLF-HOOD MAINTENANCE-PRO SHOP           | 0.00            | 1,400.00       |        |
| 003120                           | HUDSON LOCKERS, INC                   | 04/02/2024   | Regular                                  | 0.00            | 205.00         | 86493  |
| <a href="#">381</a>              | Invoice                               | 03/20/2024   | GOLF-PREPACKAGED FOOD-PRO SHOP           | 0.00            | 205.00         |        |
| 000636                           | JC GOLF ACCESSORIES                   | 04/02/2024   | Regular                                  | 0.00            | 328.48         | 86494  |
| <a href="#">SI-195153</a>        | Invoice                               | 03/19/2024   | GOLF-TEES-PRO SHOP                       | 0.00            | 328.48         |        |
| 000735                           | LL JOHNSON DISTRIBUTING               | 04/02/2024   | Regular                                  | 0.00            | 79.15          | 86495  |
| <a href="#">1923552-00</a>       | Invoice                               | 03/04/2024   | GOLF-BUSHING, SPACER-MAINT               | 0.00            | 79.15          |        |
| 001913                           | LUXOTTICA OF AMERICA, INC             | 04/02/2024   | Regular                                  | 0.00            | 95.80          | 86496  |
| <a href="#">6917860729</a>       | Invoice                               | 03/13/2024   | GOLF-MERCHANDISE-PRO SHOP                | 0.00            | 95.80          |        |
| 000795                           | MILE HIGH TURFGRASS, LLC              | 04/02/2024   | Regular                                  | 0.00            | 5,463.19       | 86497  |
| <a href="#">11133</a>            | Invoice                               | 03/21/2024   | GOLF-CHEMICALS/FERTILIZER-MAINT          | 0.00            | 720.19         |        |
| <a href="#">11137</a>            | Invoice                               | 03/22/2024   | GOLF-CHEMICALS/FERTILIZER-MAINT          | 0.00            | 4,743.00       |        |
| 000862                           | O'REILLY AUTO PARTS                   | 04/02/2024   | Regular                                  | 0.00            | 30.70          | 86498  |
| <a href="#">4489-126088</a>      | Invoice                               | 03/22/2024   | GOLF-WIPER FLUID, WIPER BLADE-MAINT      | 0.00            | 30.70          |        |
| 000933                           | R&R PRODUCTS INC                      | 04/02/2024   | Regular                                  | 0.00            | 129.50         | 86499  |
| <a href="#">CD2887603</a>        | Invoice                               | 03/25/2024   | GOLF-TURFGUARD-MAINT                     | 0.00            | 129.50         |        |
| 000944                           | REPUBLIC NATIONAL DISTRIBUTING CO LLC | 04/02/2024   | Regular                                  | 0.00            | 233.01         | 86500  |
| <a href="#">7400120</a>          | Invoice                               | 03/20/2024   | GOLF-BEVERAGES-PRO SHOP                  | 0.00            | 233.01         |        |
| 000999                           | SHAMROCK FOODS COMPANY                | 04/02/2024   | Regular                                  | 0.00            | 1,800.96       | 86501  |
| <a href="#">30427380</a>         | Invoice                               | 03/25/2024   | GOLF-PREPACKAGED FOOD/FOOD-PRO S...      | 0.00            | 1,800.96       |        |
| 001026                           | SPECIALTY CIGARS, LLC                 | 04/02/2024   | Regular                                  | 0.00            | 482.88         | 86502  |
| <a href="#">US16-33972339</a>    | Invoice                               | 03/21/2024   | GOLF-MERCHANDISE-PRO SHOP                | 0.00            | 482.88         |        |
| 003200                           | SUNICE                                | 04/02/2024   | Regular                                  | 0.00            | 282.00         | 86503  |
| <a href="#">U3576170/1</a>       | Invoice                               | 03/07/2024   | GOLF-MERCHANDISE-PRO SHOP                | 0.00            | 282.00         |        |
| 001052                           | SWIRE COCA-COLA, USA                  | 04/02/2024   | Regular                                  | 0.00            | 492.60         | 86504  |
| <a href="#">40487122007</a>      | Invoice                               | 03/22/2024   | GOLF-PREPACKED GOOD-PRO SHOP             | 0.00            | 492.60         |        |
| 001895                           | TERMINIX                              | 04/02/2024   | Regular                                  | 0.00            | 174.00         | 86505  |
| <a href="#">444280253</a>        | Invoice                               | 03/25/2024   | GOLF-PEST CONTROL-PRO SHOP               | 0.00            | 174.00         |        |
| 001105                           | TOSHIBA FINANCIAL SERVICES            | 04/02/2024   | Regular                                  | 0.00            | 283.52         | 86506  |
| <a href="#">525161931</a>        | Invoice                               | 03/21/2024   | GOLF-MAR 2024 COPIER LEASE-PRO SHOP      | 0.00            | 283.52         |        |
| 001224                           | XCEL ENERGY-GAS                       | 04/02/2024   | Regular                                  | 0.00            | 271.65         | 86507  |

Council Check Report

Date Range: 03/20/2024 - 04/02/2024

| Vendor Number             | Vendor Name  | Payment Date | Payment Type                          | Discount Amount | Payment Amount | Number |
|---------------------------|--------------|--------------|---------------------------------------|-----------------|----------------|--------|
| Payable #                 | Payable Type | Post Date    | Payable Description                   | Discount Amount | Payable Amount |        |
| <a href="#">869818780</a> | Invoice      | 03/20/2024   | GOLF-MARCH 2024 GAS SERVICE-PRO SH... | 0.00            | 271.65         |        |

Bank Code Golf Course Summary

| Payment Type   | Payable Count | Payment Count | Discount    | Payment          |
|----------------|---------------|---------------|-------------|------------------|
| Regular Checks | 51            | 37            | 0.00        | 32,318.71        |
| 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             |
|                | <b>51</b>     | <b>37</b>     | <b>0.00</b> | <b>32,318.71</b> |

## Council Check Report

Date Range: 03/20/2024 - 04/02/2024

| Vendor Number<br>Payable #                                                         | Vendor Name<br>Payable Type                        | Post Date                | Payment Date<br>Payable Description                                              | Payment Type | Discount Amount<br>Discount Amount | Payment Amount<br>Payable Amount | Number |
|------------------------------------------------------------------------------------|----------------------------------------------------|--------------------------|----------------------------------------------------------------------------------|--------------|------------------------------------|----------------------------------|--------|
| Bank Code: Pooled Cash-Pooled Cash                                                 |                                                    |                          |                                                                                  |              |                                    |                                  |        |
| 003355<br><a href="#">5</a>                                                        | ADOLFSON & PETERSON CONSTRUCTION<br>Invoice        | 03/22/2024               | 03/26/2024<br>RC-REC EXPANSION CONSTRUCTION-REC                                  | Regular      | 0.00<br>0.00                       | 1,078,174.70<br>1,078,174.70     | 102095 |
| 000040<br><a href="#">309866</a>                                                   | AFLAC<br>Invoice                                   | 03/19/2024               | 03/26/2024<br>GF-SUPPLIEMENTAL INSURANCE FOR MA...                               | Regular      | 0.00<br>0.00                       | 2,760.90<br>2,760.90             | 102096 |
| 001293<br><a href="#">1RD1-DFQ7-49QD</a>                                           | AMAZON.COM<br>Invoice                              | 03/05/2024               | 03/26/2024<br>GF-MISC ITEMS-CITY CLERK                                           | Regular      | 0.00<br>0.00                       | 3,192.18<br>3,192.18             | 102097 |
| 002941<br><a href="#">010-57637-01 D...</a><br><a href="#">010-57637-02 VIS...</a> | AMERITAS LIFE INSURANCE CORP<br>Invoice<br>Invoice | 04/01/2024<br>04/01/2024 | 03/26/2024<br>GF-DENTAL INS FOR APRIL 2024-HR<br>GF-VISION INS FOR APRIL 2024-HR | Regular      | 0.00<br>0.00<br>0.00               | 8,458.29<br>7,435.44<br>1,022.85 | 102098 |
| 003387<br><a href="#">55665</a>                                                    | BRANCHPATTERN, INC<br>Invoice                      | 03/20/2024               | 03/26/2024<br>REC-COMMISSIONING SERVICES-REC                                     | Regular      | 0.00<br>0.00                       | 4,842.50<br>4,842.50             | 102099 |
| 002853<br><a href="#">90569654</a>                                                 | BUCKEYE CLEANING CENTER<br>Invoice                 | 03/13/2024               | 03/26/2024<br>REC-CLEAINNG/ SUPPLIES-REC CENTER                                  | Regular      | 0.00<br>0.00                       | 1,263.19<br>1,263.19             | 102100 |
| 002300<br><a href="#">031824</a>                                                   | CASSIE CAMPBELL<br>Invoice                         | 03/18/2024               | 03/26/2024<br>GF-REIMBURSEMENT FOR FLIGHT FOR ADP..                              | Regular      | 0.00<br>0.00                       | 269.96<br>269.96                 | 102101 |
| 003177<br><a href="#">75</a>                                                       | CLEAN CUT FENCING<br>Invoice                       | 03/20/2024               | 03/26/2024<br>GF-City Hall Patio Fence-Misc                                      | Regular      | 0.00<br>0.00                       | 1,863.00<br>1,863.00             | 102102 |
| 002651<br><a href="#">104200</a>                                                   | COLORADO COMMUNITY MEDIA<br>Invoice                | 03/01/2024               | 03/26/2024<br>GF-PUBLIC NOTICE, IGA W TOWN OF HUD...                             | Regular      | 0.00<br>0.00                       | 22.48<br>22.48                   | 102103 |
| 000307<br><a href="#">0164533 APR 24</a>                                           | COMCAST CABLE COMM, LLC<br>Invoice                 | 03/13/2024               | 03/26/2024<br>GF-INTERNET/PHONE 03/23-04/22/24-PW...                             | Regular      | 0.00<br>0.00                       | 220.15<br>220.15                 | 102104 |
| 003417<br><a href="#">INDV195249</a>                                               | DATA CENTER WAREHOUSE, LLC<br>Invoice              | 03/18/2024               | 03/26/2024<br>GF-10 MDT Units for PD-IT                                          | Regular      | 0.00<br>0.00                       | 44,180.00<br>44,180.00           | 102105 |
| 002919<br><a href="#">LUP-3609614-00...</a>                                        | EQUIPMENTSHARE.COM INC<br>Invoice                  | 03/01/2024               | 03/26/2024<br>REC-RENTAL OF ELECTRIC SCISSOR LIFT-RE...                          | Regular      | 0.00<br>0.00                       | 801.84<br>801.84                 | 102106 |
| 000445<br><a href="#">21584274</a>                                                 | EWING IRRIGATION PRODUCTS INC<br>Invoice           | 03/01/2024               | 03/26/2024<br>GF-RECYCLED CONCRETE-PARKS                                         | Regular      | 0.00<br>0.00                       | 488.04<br>488.04                 | 102107 |
| 002011<br><a href="#">35063/2</a>                                                  | FRONT RANGE LUMBER COMPANY<br>Invoice              | 03/18/2024               | 03/26/2024<br>GF-2X2 FURRING STRIPS-PARKS                                        | Regular      | 0.00<br>0.00                       | 33.21<br>33.21                   | 102108 |
| 000616<br><a href="#">2958</a>                                                     | J & T CONSULTING INC<br>Invoice                    | 03/15/2024               | 03/26/2024<br>WST-2024 Water Resource Planning-water                             | Regular      | 0.00<br>0.00                       | 6,952.10<br>6,952.10             | 102109 |
| 003216<br><a href="#">FT LUP W12 2024...</a>                                       | KIMS INVESTMENTS, INC<br>Invoice                   | 03/20/2024               | 03/26/2024<br>GF-1200 Dexter March2024-Feb2025 Rent                              | Regular      | 0.00<br>0.00                       | 58,868.35<br>58,868.35           | 102110 |
| 003486<br><a href="#">251765</a>                                                   | LONGVIEW HEATING & AIR<br>Invoice                  | 03/18/2024               | 03/26/2024<br>REC-DIAGNOSTIC SERVICE ON HVAC SYST...                             | Regular      | 0.00<br>0.00                       | 120.00<br>120.00                 | 102111 |
| 000745<br><a href="#">MARCH 2024</a>                                               | LOUIS A GRESH<br>Invoice                           | 03/19/2024               | 03/26/2024<br>GF-ARRAINGMENT DOCKET MARCH 2024-...                               | Regular      | 0.00<br>0.00                       | 1,600.00<br>1,600.00             | 102112 |
| 003276<br><a href="#">022724</a>                                                   | MATTHEW KNIGHT<br>Invoice                          | 03/07/2024               | 03/26/2024<br>GF-MILEAGE REIMBURSEMENT FOR 02/27...                              | Regular      | 0.00<br>0.00                       | 13.96<br>13.96                   | 102113 |
| 000783<br><a href="#">021324</a>                                                   | MEANDERING WITH MARY<br>Invoice                    | 03/01/2024               | 03/26/2024<br>CPR-FEBRUARY 2024 CASINO TRIP-SENIORS                              | Regular      | 0.00<br>0.00                       | 225.00<br>225.00                 | 102114 |
| 002782<br><a href="#">101876</a>                                                   | MOUNTAIN WEST PRODUCTION GROUP<br>Invoice          | 03/01/2024               | 03/26/2024<br>GF-STAGE AND TECH RENTAL-COM EVENTS                                | Regular      | 0.00<br>0.00                       | 1,566.00<br>1,566.00             | 102115 |
| 000857                                                                             | NORTHERN WATER                                     |                          | 03/26/2024                                                                       | Regular      | 0.00                               | 281,405.16                       | 102116 |

## Council Check Report

Date Range: 03/20/2024 - 04/02/2024

| Vendor Number                  | Vendor Name                        | Payment Date | Payment Type                                  | Discount Amount | Payment Amount | Number |
|--------------------------------|------------------------------------|--------------|-----------------------------------------------|-----------------|----------------|--------|
| Payable #                      | Payable Type                       | Post Date    | Payable Description                           | Discount Amount | Payable Amount |        |
| <a href="#">12403-R</a>        | Invoice                            | 03/19/2024   | UF-2024 Windy Gap Carriage Assessment...      | 0.00            | 281,405.16     |        |
| 000865                         | OFFICE DEPOT                       |              | 03/26/2024 Regular                            | 0.00            | 104.90         | 102117 |
| <a href="#">356387576001</a>   | Invoice                            | 03/01/2024   | GF-PRINTED PLATES-ADMIN                       | 0.00            | 52.43          |        |
| <a href="#">356721032001</a>   | Invoice                            | 03/01/2024   | GF-CREAMER-ADMIN                              | 0.00            | 15.52          |        |
| <a href="#">356725158001</a>   | Invoice                            | 03/01/2024   | GF-PLASTIC FORKS-ADMIN                        | 0.00            | 36.95          |        |
| 000862                         | O'REILLY AUTO PARTS                |              | 03/26/2024 Regular                            | 0.00            | 528.11         | 102118 |
| <a href="#">4489-124298</a>    | Credit Memo                        | 03/14/2024   | GF-CREDIT FOR RETURN OF WIPER BLADES...       | 0.00            | -1.20          |        |
| <a href="#">4489-12433</a>     | Invoice                            | 03/11/2024   | GF-FILTERS FOR CAT UNIT #15-STREETS           | 0.00            | 384.45         |        |
| <a href="#">4489-124458</a>    | Invoice                            | 03/15/2024   | GF-HYD FITTING FOR BUCKET TRUCK UNIT...       | 0.00            | 5.73           |        |
| <a href="#">4489-12484</a>     | Invoice                            | 03/14/2024   | GF-WIPER BLADES-STREETS                       | 0.00            | 139.13         |        |
| 000931                         | R & L TIRES                        |              | 03/26/2024 Regular                            | 0.00            | 367.28         | 102119 |
| <a href="#">52366</a>          | Invoice                            | 03/15/2024   | GF-TIRE REPAIR-STREETS                        | 0.00            | 367.28         |        |
| 000939                         | RECREATION SUPPLY COMPANY          |              | 03/26/2024 Regular                            | 0.00            | 188.38         | 102120 |
| <a href="#">522631</a>         | Invoice                            | 03/13/2024   | REC-POOL/SPA CHEMICALS-REC CENTER             | 0.00            | 188.38         |        |
| 003498                         | SEKICH ELECTRIC LLC                |              | 03/26/2024 Regular                            | 0.00            | 2,810.74       | 102121 |
| <a href="#">001</a>            | Invoice                            | 03/12/2024   | REC-POOL EQUIPMENT REPAIRS-REC CENTER         | 0.00            | 2,810.74       |        |
| 001040                         | STERICYCLE                         |              | 03/26/2024 Regular                            | 0.00            | 30.00          | 102122 |
| <a href="#">8006450030</a>     | Invoice                            | 03/01/2024   | GF-SHRED BINS-CITY CL                         | 0.00            | 30.00          |        |
| 001075                         | THE CONSOLIDATED MUTUAL            |              | 03/26/2024 Regular                            | 0.00            | 182.01         | 102123 |
| <a href="#">031824A</a>        | Invoice                            | 03/18/2024   | UF-FEB 24 PERRY PIT DISCHARGE PUMP-W...       | 0.00            | 105.71         |        |
| <a href="#">031824B</a>        | Invoice                            | 03/18/2024   | UF-FEB 24 WELL PUMP B-W STOR                  | 0.00            | 42.67          |        |
| <a href="#">031824C</a>        | Invoice                            | 03/18/2024   | UF-FEB 24 WELL PUMP C-W STOR                  | 0.00            | 33.63          |        |
| 000975                         | TRINITY SCS, INC                   |              | 03/26/2024 Regular                            | 0.00            | 558.47         | 102124 |
| <a href="#">13435-IN</a>       | Invoice                            | 03/14/2024   | GF-MESH VESTS, DRIVER GLOVES,SMOKE...         | 0.00            | 558.47         |        |
| 003160                         | UNITEDHEALTHCARE INSURANCE COMPANY |              | 03/26/2024 Regular                            | 0.00            | 108,362.81     | 102125 |
| <a href="#">259038905534</a>   | Invoice                            | 03/18/2024   | GF-HEALTH INS FOR APRIL 2024-HR               | 0.00            | 108,362.81     |        |
| 003398                         | UNIVERSITY AUTO PARTS              |              | 03/26/2024 Regular                            | 0.00            | 180.68         | 102126 |
| <a href="#">196569</a>         | Invoice                            | 03/15/2024   | GF-PART FOR BUCKET TRUCK-STREETS              | 0.00            | 180.68         |        |
| 001963                         | WASTE CONNECTIONS OF COLO, INC     |              | 03/26/2024 Regular                            | 0.00            | 1,467.15       | 102127 |
| <a href="#">7638096V311</a>    | Invoice                            | 04/01/2024   | Waste Connections                             | 0.00            | 157.99         |        |
| <a href="#">7638097V311</a>    | Invoice                            | 04/01/2024   | Waste Connections                             | 0.00            | 228.67         |        |
| <a href="#">7638098V311</a>    | Invoice                            | 04/01/2024   | Waste Connections                             | 0.00            | 394.09         |        |
| <a href="#">7638099V311</a>    | Invoice                            | 04/01/2024   | Waste Connections                             | 0.00            | 166.43         |        |
| <a href="#">7638100V311</a>    | Invoice                            | 04/01/2024   | Waste Connections                             | 0.00            | 135.96         |        |
| <a href="#">7638606V311</a>    | Invoice                            | 04/01/2024   | Waste Connections                             | 0.00            | 209.57         |        |
| <a href="#">7639006V311</a>    | Invoice                            | 04/01/2024   | Waste Connections                             | 0.00            | 174.44         |        |
| 001203                         | WELD COUNTY SHERIFF'S OFFICE       |              | 03/26/2024 Regular                            | 0.00            | 37.83          | 102128 |
| <a href="#">1830 022024</a>    | Invoice                            | 03/01/2024   | GF-JAIL SERVICES-COURT                        | 0.00            | 37.83          |        |
| 001943                         | PINNACOL ASSURANCE                 |              | 03/26/2024 Regular                            | 0.00            | 222,826.00     | 102129 |
| <a href="#">21624221</a>       | Invoice                            | 03/19/2024   | Pinnacol Assurance Premium                    | 0.00            | 222,826.00     |        |
| 000034                         | ADT SECURITY SYSTEM                |              | 04/02/2024 Regular                            | 0.00            | 151.47         | 102130 |
| <a href="#">50576495 APR24</a> | Invoice                            | 03/01/2024   | GF-SECURITY MONITORING FOR APRIL 20...        | 0.00            | 151.47         |        |
| 000104                         | ASSOCIATED POOL BUILDERS, INC      |              | 04/02/2024 Regular                            | 0.00            | 64,520.00      | 102131 |
| <a href="#">2A</a>             | Invoice                            | 03/01/2024   | Spa Refurbish                                 | 0.00            | 7,760.00       |        |
| <a href="#">2B</a>             | Invoice                            | 03/01/2024   | Recreation Center Pool Area Island Refurbi... | 0.00            | 11,600.00      |        |
| <a href="#">2C</a>             | Invoice                            | 03/01/2024   | RC-Resurface Leisure Pool-Rec                 | 0.00            | 45,160.00      |        |
| 000105                         | ASSOCIATED SUPPLY CO. INC          |              | 04/02/2024 Regular                            | 0.00            | 275.27         | 102132 |
| <a href="#">A103879</a>        | Invoice                            | 03/14/2024   | REC-POOL SKIMMER BASKET LIDS-REC CE...        | 0.00            | 275.27         |        |

## Council Check Report

Date Range: 03/20/2024 - 04/02/2024

| Vendor Number                      | Vendor Name                         | Payment Date | Payment Type                              | Discount Amount | Payment Amount | Number |
|------------------------------------|-------------------------------------|--------------|-------------------------------------------|-----------------|----------------|--------|
| Payable #                          | Payable Type                        | Post Date    | Payable Description                       | Discount Amount | Payable Amount |        |
| 002946                             | ATKINSON DESIGN GROUP INC           | 04/02/2024   | Regular                                   | 0.00            | 2,798.00       | 102133 |
| <a href="#">14-001-221</a>         | Invoice                             | 03/01/2024   | GOLF-GOLF COURSE TREE LOCATION REVI...    | 0.00            | 2,798.00       |        |
| 002835                             | BRANDING BY BRE                     | 04/02/2024   | Regular                                   | 0.00            | 3,100.00       | 102134 |
| <a href="#">1255</a>               | Invoice                             | 04/01/2024   | GF-SOCIAL MEDIA MANAGEMENT APRIL 2...     | 0.00            | 3,100.00       |        |
| 000232                             | CIRSA                               | 04/02/2024   | Regular                                   | 0.00            | 2,000.00       | 102135 |
| <a href="#">240926</a>             | Invoice                             | 03/22/2024   | GF-DEDUCTIBLES-                           | 0.00            | 2,000.00       |        |
| 000239                             | CITY OF FORT LUPTON                 | 04/02/2024   | Regular                                   | 0.00            | 211.68         | 102136 |
| <a href="#">CITATION #E001...</a>  | Invoice                             | 03/22/2024   | GF-VCF RESTITUTION S. FROST CIT#E0015...  | 0.00            | 111.68         |        |
| <a href="#">CITATION #E002...</a>  | Invoice                             | 03/22/2024   | GF-CIT #E0023275-1 D. PADILLA VICTIM C... | 0.00            | 100.00         |        |
| 000247                             | CLIFTONLARSONALLEN LLP              | 04/02/2024   | Regular                                   | 0.00            | 26,917.04      | 102137 |
| <a href="#">1241144312</a>         | Invoice                             | 03/22/2024   | GF-2023 Audit Work-Finance                | 0.00            | 26,917.04      |        |
| 000268                             | COLORADO ANALYTICAL LAB             | 04/02/2024   | Regular                                   | 0.00            | 48.00          | 102138 |
| <a href="#">240322063</a>          | Invoice                             | 03/25/2024   | UF-DRINKING WATER TESTING-W LINES         | 0.00            | 48.00          |        |
| 000306                             | COMCAST BUSINESS                    | 04/02/2024   | Regular                                   | 0.00            | 2,242.66       | 102139 |
| <a href="#">196078157</a>          | Invoice                             | 04/01/2024   | GF-INTERNET SERVICES FOR MARCH 2024-      | 0.00            | 2,242.66       |        |
| 000454                             | FARIS MACHINERY COMPANY             | 04/02/2024   | Regular                                   | 0.00            | 12,660.39      | 102140 |
| <a href="#">W63652</a>             | Invoice                             | 03/23/2024   | Vactor Repair                             | 0.00            | 12,660.39      |        |
| 003504                             | JL POOLS & SPAS LLC                 | 04/02/2024   | Regular                                   | 0.00            | 555.00         | 102141 |
| <a href="#">032224</a>             | Invoice                             | 03/22/2024   | REC-POOL SLIDE COLUMN/ESCUTCHEONS ...     | 0.00            | 555.00         |        |
| 001786                             | JOHNSON CONTROLS SECURITY SOLUTIONS | 04/02/2024   | Regular                                   | 0.00            | 227.58         | 102142 |
| <a href="#">39950032</a>           | Invoice                             | 03/09/2024   | CPR-SECURITY MONITORING-MUSEUM            | 0.00            | 227.58         |        |
| 000714                             | LEGACY SCHOOL OF DANCE LLC          | 04/02/2024   | Regular                                   | 0.00            | 924.00         | 102143 |
| <a href="#">MAR24 DANCE</a>        | Invoice                             | 03/25/2024   | REC-MARCH 2024 DANCE LESSONS-REC C...     | 0.00            | 924.00         |        |
| 003164                             | LONGMONT AUTO BODY & GLASS          | 04/02/2024   | Regular                                   | 0.00            | 15,327.73      | 102144 |
| <a href="#">3628</a>               | Invoice                             | 03/26/2024   | Hail Damamge Repairs                      | 0.00            | 15,327.73      |        |
| 000783                             | MEANDERING WITH MARY                | 04/02/2024   | Regular                                   | 0.00            | 150.00         | 102145 |
| <a href="#">031924</a>             | Invoice                             | 03/19/2024   | CPR-MARCH CASINO TRIP-SENIORS             | 0.00            | 150.00         |        |
| 000862                             | O'REILLY AUTO PARTS                 | 04/02/2024   | Regular                                   | 0.00            | 308.56         | 102146 |
| <a href="#">4489-125349</a>        | Invoice                             | 03/19/2024   | GF-HEX PLUGS-STREETS                      | 0.00            | 8.40           |        |
| <a href="#">4489-125382</a>        | Credit Memo                         | 03/19/2024   | GF-CREDIT FOR RETURN OF HEX PLUGS-ST...   | 0.00            | -8.40          |        |
| <a href="#">4489-125854</a>        | Invoice                             | 03/21/2024   | GF-TEST KIT-ENG                           | 0.00            | 149.99         |        |
| <a href="#">4489-125951</a>        | Invoice                             | 03/21/2024   | GF-TIRE GUAGE, SUPER GLUE-PARKS           | 0.00            | 11.78          |        |
| <a href="#">4489-125973</a>        | Invoice                             | 03/21/2024   | GF-H-TMP GREASE-PW SHOP                   | 0.00            | 66.90          |        |
| <a href="#">4489-125979</a>        | Invoice                             | 03/21/2024   | GF-H-TMP GREASE-PW SHOP                   | 0.00            | 66.90          |        |
| <a href="#">4489-126126</a>        | Invoice                             | 03/22/2024   | GF-HAND CLEANER-PARKS                     | 0.00            | 12.99          |        |
| 003058                             | PRECISION PUMPING SYSTEMS           | 04/02/2024   | Regular                                   | 0.00            | 425.00         | 102147 |
| <a href="#">RMS000125</a>          | Invoice                             | 03/20/2024   | UF-IMPORT UTILITY WELLS-NONPOT            | 0.00            | 425.00         |        |
| 000931                             | R & L TIRES                         | 04/02/2024   | Regular                                   | 0.00            | 34.65          | 102148 |
| <a href="#">52412</a>              | Invoice                             | 03/20/2024   | CEM-TIRE REPAIR-CEMETERY                  | 0.00            | 34.65          |        |
| 000939                             | RECREATION SUPPLY COMPANY           | 04/02/2024   | Regular                                   | 0.00            | 396.72         | 102149 |
| <a href="#">522664</a>             | Invoice                             | 03/14/2024   | REC-WALL BRUSH, SKIMMER FOR POOL-R...     | 0.00            | 396.72         |        |
| 003467                             | SCHILZ MARTIAL ARTS & KICKBOXING    | 04/02/2024   | Regular                                   | 0.00            | 333.20         | 102150 |
| <a href="#">MARCH MARTIAL...</a>   | Invoice                             | 03/25/2024   | REC-MARCH 2024 MARTIAL ARTS LESSONS...    | 0.00            | 333.20         |        |
| 001035                             | STANDARD INSURANCE CO.              | 04/02/2024   | Regular                                   | 0.00            | 6,801.50       | 102151 |
| <a href="#">00 759761 0001 ...</a> | Invoice                             | 04/01/2024   | LI, AD&D, LTD, STD Ins Prem               | 0.00            | 6,801.50       |        |
| 002694                             | SYMMETRY ENERGY SOLUTIONS LLC       | 04/02/2024   | Regular                                   | 0.00            | 3,144.08       | 102152 |

## Council Check Report

Date Range: 03/20/2024 - 04/02/2024

| Vendor Number                  | Vendor Name                | Payment Date | Payment Type                            | Discount Amount | Payment Amount | Number     |
|--------------------------------|----------------------------|--------------|-----------------------------------------|-----------------|----------------|------------|
| Payable #                      | Payable Type               | Post Date    | Payable Description                     | Discount Amount | Payable Amount |            |
| <a href="#">18095754</a>       | Invoice                    | 03/25/2024   | REC-NATURAL GAS SERVICE FOR FEB 2024... | 0.00            | 3,144.08       |            |
| 001101                         | TODD HODGES DESIGN, LLC    | 04/02/2024   | Regular                                 | 0.00            | 11,537.50      | 102153     |
| <a href="#">3595</a>           | Invoice                    | 03/25/2024   | GF-PLANNING SERVICES 03/11/24-03/24/... | 0.00            | 11,537.50      |            |
| 001105                         | TOSHIBA FINANCIAL SERVICES | 04/02/2024   | Regular                                 | 0.00            | 3,039.46       | 102154     |
| <a href="#">525259206</a>      | Invoice                    | 04/01/2024   | Copier Lease                            | 0.00            | 3,039.46       |            |
| 001137                         | UNITED POWER               | 04/02/2024   | Regular                                 | 0.00            | 177.90         | 102155     |
| <a href="#">10213507 Feb24</a> | Invoice                    | 03/18/2024   | GF-ELECTRIC SERVICE 02/14-03/15/24-FAC  | 0.00            | 177.90         |            |
| 003398                         | UNIVERSITY AUTO PARTS      | 04/02/2024   | Regular                                 | 0.00            | 20.69          | 102156     |
| <a href="#">197161</a>         | Invoice                    | 03/22/2024   | GF-PARTS-PARKS                          | 0.00            | 20.69          |            |
| 003506                         | WAYDE GLOVER               | 04/02/2024   | Regular                                 | 0.00            | 500.00         | 102157     |
| <a href="#">032224</a>         | Invoice                    | 03/22/2024   | UF-GENERAL WIRE COLD SHOT C/O 2 BOT...  | 0.00            | 500.00         |            |
| 001224                         | XCEL ENERGY-GAS            | 04/02/2024   | Regular                                 | 0.00            | 752.50         | 102158     |
| <a href="#">870211673</a>      | Invoice                    | 03/22/2024   | GF-GAS SERVICE 02/21-03/20/24-FAC       | 0.00            | 752.50         |            |
| 000119                         | BANK OF COLORADO           | 03/22/2024   | Bank Draft                              | 0.00            | 7,093.71       | DFT0002371 |
| <a href="#">INV0001555</a>     | Invoice                    | 03/22/2024   | HSA DISTRIBUTION                        | 0.00            | 7,093.71       |            |
| 000119                         | BANK OF COLORADO           | 03/22/2024   | Bank Draft                              | 0.00            | 790.83         | DFT0002372 |
| <a href="#">INV0001556</a>     | Invoice                    | 03/22/2024   | HSA DISTRIBUTION                        | 0.00            | 790.83         |            |
| 001416                         | VALIC_1                    | 03/22/2024   | Bank Draft                              | 0.00            | 47,981.07      | DFT0002373 |
| <a href="#">INV0001557</a>     | Invoice                    | 03/22/2024   | VALIC - 457(b) \$ Contributions         | 0.00            | 47,981.07      |            |
| 001265                         | IRS                        | 03/22/2024   | Bank Draft                              | 0.00            | 77,751.35      | DFT0002374 |
| <a href="#">INV0001558</a>     | Invoice                    | 03/22/2024   | Federal Withholding                     | 0.00            | 77,751.35      |            |
| 001418                         | CO DEPARTMENT OF REVENUE   | 03/22/2024   | Bank Draft                              | 0.00            | 13,287.00      | DFT0002375 |
| <a href="#">INV0001559</a>     | Invoice                    | 03/22/2024   | CO Withholding                          | 0.00            | 13,287.00      |            |

## Bank Code Pooled Cash Summary

| Payment Type   | Payable Count | Payment Count | Discount    | Payment             |
|----------------|---------------|---------------|-------------|---------------------|
| Regular Checks | 87            | 64            | 0.00        | 1,994,545.95        |
| Manual Checks  | 0             | 0             | 0.00        | 0.00                |
| Voided Checks  | 0             | 0             | 0.00        | 0.00                |
| Bank Drafts    | 5             | 5             | 0.00        | 146,903.96          |
| EFT's          | 0             | 0             | 0.00        | 0.00                |
|                | <b>92</b>     | <b>69</b>     | <b>0.00</b> | <b>2,141,449.91</b> |

## All Bank Codes Check Summary

| Payment Type   | Payable<br>Count | Payment<br>Count | Discount    | Payment             |
|----------------|------------------|------------------|-------------|---------------------|
| Regular Checks | 138              | 101              | 0.00        | 2,026,864.66        |
| Manual Checks  | 0                | 0                | 0.00        | 0.00                |
| Voided Checks  | 0                | 0                | 0.00        | 0.00                |
| Bank Drafts    | 5                | 5                | 0.00        | 146,903.96          |
| EFT's          | 0                | 0                | 0.00        | 0.00                |
|                | <b>143</b>       | <b>106</b>       | <b>0.00</b> | <b>2,173,768.62</b> |

## Fund Summary

| Fund | Name                          | Period | Amount              |
|------|-------------------------------|--------|---------------------|
| 999  | POOLED CASH/CONSOLIDATED CASH | 3/2024 | 1,986,313.77        |
| 999  | POOLED CASH/CONSOLIDATED CASH | 4/2024 | 187,454.85          |
|      |                               |        | <b>2,173,768.62</b> |

**RECORD OF PROCEEDINGS  
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS  
March 5, 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, March 5, 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, Carlos Barron, Bruce Fitzgerald, and Chris Ceretto. Councilmembers Valerie Blackston, Claud Hanes, and David Crespín were absent.

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

**PERSONS TO ADDRESS COUNCIL**

There was no one to address the Council.

**APPROVAL OF AGENDA**

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

**REVIEW OF ACCOUNTS PAYABLES**

Council reviewed the March 5, 2024, payables; there were no questions or comments from the Mayor or Council.

**CONSENT AGENDA**

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

- February 20, 2024 Marijuana Licensing Authority Meeting Minutes
- February 20, 2024 City Council Meeting Minutes
- Updated Price for Purchase of Equipment for Patrol Vehicles in the Amount of \$45,880.00 Allocated from the Information Technology (IT) Budget (AM 2024-047)
- Approving Resolution 2024R015 RATIFYING THE MAYOR'S APPOINTMENT OF PAUL WITMER TO THE PLANNING COMMISSION AS AN ALTERNANTE MEMBER FOR A



**RECORD OF PROCEEDINGS  
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS  
March 5, 2024**

THREE-YEAR TERM BEGINNING MARCH 5, 2024 AND ENDING MARCH 5, 2027 (AM 2024-48)

Motion passed unanimously on roll call vote.

**ACTION MEMORANDUM**

**AM 2024-049 Approve Execution of Agreement for the Delegation of Pretreatment/Industrial Waste Control Program Responsibilities with METRO Water Recovery**

The City has joined with METRO for treatment of the City's sanitary sewage. Once the City sends flows to the Northern Treatment Plant, METRO will assume responsibility for Fort Lupton's Pretreatment Program.

The agreement includes:

- METRO assumes responsibility for City's Pretreatment Program
- METRO shall be responsible for future Pretreatment responsibilities required by law
- No additional charges from METRO to City for Pretreatment Program
- All charges to industrial users shall be determined, collected and retained by City.
- All enforcement receipts taken by METRO shall be collected and retained by METRO.

It was moved by Chris Ceretto and seconded by Bruce Fitzgerald to Approve Execution of Agreement for the Delegation of Pretreatment/Industrial Waste Control Program Responsibilities with METRO Water Recovery. Motion passed unanimously on roll call vote.

**AM 2024-050 Awarding Contract to Vance Brothers Inc. for an Amount Not to Exceed \$141,318.85 for the 2024 Crack Seal/Slurry Seal Project from the Street Sales Tax Fund**

Bid documents were advertised from January 9, 2024 with bid opening on February 9, 2024. One bid was received from Vance Brothers Inc. providing the lowest responsible bid as shown in the attached Bid Tabulation.

Staff coordinated and confirmed quantities with Vance Brothers to determine required work.

Vance Brothers Inc. is a respected contractor in Front Range communities with several local municipalities' projects in the area. Revised unit cost and quantities resulted in contract award of \$141,318.85

\$200,000 is budgeted for the project in 2024 budget.

Anticipated project start is this March with completion in 28 Calendar Days (weather providing).

**RECORD OF PROCEEDINGS  
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS  
March 5, 2024**

It was moved by Bruce Fitzgerald and Seconded Carlos Barron to Award Contract to Vance Brothers Inc. for an Amount Not to Exceed \$141,318.85 for the 2024 Crack Seal/Slurry Seal Project from the Street Sales Tax Fund. Motion passed unanimously on roll call vote.

**INFORMATION MEMORANDUM**

**IM 2024-007 Revision of the City of Fort Lupton Storm Drainage Design and Technical Criteria**

A revision to the City's Storm Drainage Criteria has been authorized by the City Administrator.

**Section 1.5 Amendment and Revision** of the approved Storm Drainage Criteria Manual states:

*These CRITERIA may be amended as new technology is developed and/or experience is gained in the use of these CRITERIA indicating a need for revision. It is the intent of the City Council to vest wide rule-making authority in the City Manager to the extent such rule-making authority is exercised consistent with the objectives of these CRITERIA. For the purpose of avoiding City Council involvement in the technical refinement of these CRITERIA, the City Council finds that such responsibility is best delegated to the CITY's technical staff acting under the supervision of the City Manager. Thus, the City Manager or designated representative shall have the full power and authority to amend the rules and regulations presented in these CRITERIA. Such amendments to the rules and regulations shall be effective immediately upon their approval by the City Manager or designated representative who shall certify their incorporation into these CRITERIA with a written addendum to these CRITERIA.*

The designation of "City Manager" is understood to mean City Administrator. The revised sections have been posted to the City's web site.

**Section 1.8 Interpretation** - is revised to add the following paragraph after the third paragraph.

*Final determination of appropriateness and interpretation of these CRITERIA shall rest with the City Engineer, as designated by the City Manager.*

**Section 14 Detention Facilities** - is revised to highlight the intent of this section for being used in the design and evaluation of detention facilities.

**Section 14.3.2 Release Rates** - revised to highlight the design of detention facility release rate. Added note to Maximum "Historic" Site Runoff Rates table referencing the Mile High Flood District's predevelopment 100-year discharge. And indicating the use of the table factors is for the purpose of reducing downstream conveyance facilities.

**RECORD OF PROCEEDINGS  
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS  
March 5, 2024**

**STAFF REPORTS**

Mari Peña, City Clerk stated today, March 5, 2024 is the presidential primary election and polls are open until 7:00 p.m. She encouraged everyone to vote.

Roy Vestal, Public Works Director, stated this Friday, March 8, 2024, is the bid opening for the Harrison phase 2 project. He also stated the meter replacement project is moving along well and Northern Colorado Constructors will be starting to swap out some meters. The sewer crew is finding all the vent holes to ensure they are not creating any vacuums.

**MAYOR/COUNCIL REPORTS**

Councilmember Carlos Barron, stated this Thursday March 7, 2024 is the Police Department's Commendation Ceremony, in which he will be attending.

**FUTURE CITY EVENTS**

|                |                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------|
| March 6, 2024  | Coffee with a Cop<br>Hard Bean Coffee, 107 Dales Place, 8:00 a.m.                                           |
| March 9, 2024  | Hope at Miracle House 4th Annual Walkabout and Pancake Breakfast,<br>942 Denver Ave. 8:00 a.m. – 11:00 a.m. |
| March 20, 2024 | Welcome Wednesday- Community Development Office<br>1200 Dexter St. Unit W13, 7:30 a.m.- 9:00 a.m.           |
| March 30, 2024 | Easter Egg Hunt – Pearson Park, 12285 State Hwy 52, Fort Lupton, CO<br>80621, 9:00 a.m.                     |

**UPCOMING MEETINGS**

March 12, 2024 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.  
March 19, 2024 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.  
March 26, 2024 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.  
April 2, 2024 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

**ADJOURNMENT**

The meeting adjourned at 6:11 p.m.

**RECORD OF PROCEEDINGS  
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS  
March 5, 2024**

Submitted by,

---

Maricela Peña, City Clerk

Approved by City Council,

---

Zo Hubbard, Mayor

DRAFT

**RECORD OF PROCEEDINGS  
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS  
March 19, 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, March 19, 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, Carlos Barron, Bruce Fitzgerald, Chris Ceretto, Valerie Blackston, Claud Hanes, and David Crespín.

Also present were City Administrator, Chris Cross, City Clerk, Mari Peña, Public Works Director, Roy Vestal, Finance Director, Leann Perino, Planning Director, Todd Hodges and Chief of Police, John Fryer.

**PROCLAMATION**

Mayor Hubbard read the United Power 85th Anniversary Proclamation and proclaimed the month of April 2024 as United Power Month in recognition of United Power's 85<sup>th</sup> anniversary. Samantha Riblett with United Power was also present during the reading of the proclamation.

Mayor Hubbard retroactively acknowledged the 2023 Arbor Day Proclamation proclaiming April 28, 2023 as Arbor Day.

**PERSONS TO ADDRESS COUNCIL**

There was no one to address the Council.

**APPROVAL OF AGENDA**

Staff requested to add item e. under Action Memorandum, AM 2024-060 Approving the Proposal from United Power, Inc. for Underground Conversion of Power Lines Along Harrison Avenue from 4th St. to 1st St., Allocated from the Undergrounding Fund for an Amount Not to Exceed \$49,495.97. It was moved by Bruce Fitzgerald and seconded by Carlos Barron to approve the agenda as amended. Motion passed unanimously on voice vote.

**REVIEW OF ACCOUNTS PAYABLES**

Council reviewed the March 19, 2024, payables; Mayor Hubbard had questions regarding the dates. Finance Director, Leanna Perino stated she would confirm the correct dates.

**RECORD OF PROCEEDINGS  
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS  
March 19, 2024**

**CONSENT AGENDA**

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

- Second Reading Ordinance 2024-1163 REVISING SECTIONS 13-25 SEPARATE CONNECTIONS REQUIRED (SEWER) AND 13-86 SEPARATE CONNECTIONS REQUIRED (WATER) OF THE FORT LUPTON MUNICIPAL CODE
- Approving the Installation of Cameras at the Recreation Center to Cover Parking Areas and Parks for an Amount Not to Exceed \$64,837.85 (AM 2024-051)
- Approve the Estimated 2024 Payment to Northern Colorado Water Conservation District (NCWCD) for Windy Gap Carriage Assessment Paid from the Utility Fund for an Amount Not to Exceed 281,405.16 (AM 2024-052)
- Approving the Addition of Axon Fleet 3 to Vehicles Purchased for 2024 (AM 2024-053)
- Adopting the Revised Memorandum of Understanding Between the City of Fort Lupton and the Weld RE-8 School District Regarding the School Resource Officer Program (AM 2024-054)
- Accepting a Proposal from Vortex Aquatics Structures International for the Purchase of Abrio No. 6 for an Amount Not to Exceed \$88,741.90 to be Paid from the Capital Improvements Budget (AM 2024-056)

Motion passed unanimously on roll call vote.

**ACTION MEMORANDUM**

**AM 2024-055 Approving an Ordinance Authorizing USDA Interim Loan Financing Through COBank, ACB for \$23,839,000 for the Construction of the Metro Force Main and Lift Station**

The City applied for and was awarded a USDA Rural Development, low interest loan for the construction of the Metro force main and lift station which will replace the waste water treatment plant. The cost of construction is approximately \$30 million. The USDA will loan the City \$23,839,000 for the project.

During the construction period the USDA requires an interim loan through a banking institution. COBank, ACB has been chosen as the interim financing institution due to their extensive experience with USDA financing.

The City will draw down funds during the construction period through COBank. Interest will be paid June 1 and Dec 1 each year for the duration of the interim loan. The USDA has designated

**RECORD OF PROCEEDINGS  
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS  
March 19, 2024**

\$786,886 for interim loan interest in their loan. The City can reimburse ourselves for the interest paid on the interim loan from those funds.

It was moved by David Crespín and seconded by Valerie Blackston to Approve Ordinance 2024-1164 AUTHORIZING USDA INTERIM LOAN FINANCING THROUGH COBANK, ACB FOR \$23,839,000 FOR THE CONSTRUCTION OF THE METRO FORCE MAIN AND LIFT STATION. Motion passed unanimously on roll call vote.

**AM 2024-057 Approving a Resolution Opposing House Resolution 3372: Allowing Longer and Heavier Trucks on Federal Highways**

This Resolution opposes House Resolution 3372, which would allow longer double semi-trailer trucks and heavier single trailer trucks.

HR 3372 would allow Double 33s and single truck trailers weighing 91,000 pounds. The existing Federal truck restrictions are Twin 28s (10-feet longer) and maximum weight of 80,000 pounds (11,000-pound increase). Similar legislation was defeated in 2015.

Heavier loads increase the stopping distance of a truck by 22-feet and result in \$1.2 billion to \$1.8 billion in estimated pavement damage every year. Although the legislation affects the National Roadway Network, the trucks would use local roadways when arriving to a local destination or when detouring road closures on the National Network.

It was moved by Carlos Barron and seconded by Bruce Fitzgerald to Approve Resolution 2024R016 OPPOSING HOUSE RESOLUTION 3372: ALLOWING LONGER AND HEAVIER TRUCKS ON FEDERAL HIGHWAYS. Motion passed unanimously on roll call vote.

**AM 2024-058 Approve Change Order Number 1 to Contract Agreement with Dkota Ventures LLC, dba CU Onsite Solutions for 2023 Concrete and Asphalt Repairs Project for an Amount Not to Exceed \$150,000 from the Street Sales Tax Fund**

The current contract agreement with CU Onsite Solutions was executed June 6, 2023 for \$100,000.00 to repair concrete sidewalk and asphalt streets. The contract was written as an "On Call" basis for one year from execution, through June 2024.

The 2024 budget for concrete repairs is increased to \$100,000 and \$50,000 is available in the Patching and Crack Seal budget.

Work will begin as weather permits.

It was moved by David Crespín and seconded by Chris Ceretto to Approve Change Order

**RECORD OF PROCEEDINGS  
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS  
March 19, 2024**

Number 1 to Contract Agreement with Dkota Ventures LLC, dba CU Onsite Solutions for 2023 Concrete and Asphalt Repairs Project for an Amount Not to Exceed \$150,000 from the Street Sales Tax Fund. Motion passed unanimously on roll call vote.

**AM 2024-059 Award of Contract to De Falco Construction Company for an Amount Not to Exceed \$1,892,487.76 for the Harrison Avenue Reconstruction Project Phase 2 from the Street Sales Tax Fund**

Bid documents were advertised from February 9, 2024 with bid opening on March 8, 2024. Seven bids were received with DeFalco Construction Company providing the lowest responsible bid as shown in the attachment c, Bid Tabulation.

The lowest bid was deemed nonconforming and was rejected as being an unbalanced bid as per IAW 3-18.01.

De Falco Construction Company is a respected contractor in Front Range communities with several local municipalities' projects in the area.

\$1,525,000 is budgeted for the project in the 2024 budget.

Anticipated project start is this April with completion in 120 Calendar Days (weather providing).

It was moved by Bruce Fitzgerald and seconded by Chris Ceretto to Approve of Contract to De Falco Construction Company for an Amount Not to Exceed \$1,892,487.76 for the Harrison Avenue Reconstruction Project Phase 2 from the Street Sales Tax Fund. Motion passed unanimously on roll call vote.

**AM 2024-060 Approving the Proposal from United Power, Inc. for Underground Conversion of Power Lines Along Harrison Avenue from 4th St. to 1st St., Allocated from the Undergrounding Fund for an Amount Not to Exceed \$49,495.97.**

United Power has completed the design and cost estimate to convert the overhead power lines along Harrison Ave, serving the street lights from 4th St to 1st St, to underground and replacing the telephone pole/mast arm lights with LED fixture and new poles.

Once approval is given to United Power, turn-around will be 16-20 weeks. Anticipated project should occur summer/fall of 2024.

It was moved by Claud Hanes and seconded by Bruce Fitzgerald to Approving the Proposal from United Power, Inc. for Underground Conversion of Power Lines Along Harrison Avenue from 4th



**RECORD OF PROCEEDINGS  
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS  
March 19, 2024**

St. to 1st St., Allocated from the Undergrounding Fund for an Amount Not to Exceed \$49,495.97. Motion passed unanimously on roll call vote.

**STAFF REPORTS**

Amanda Rice, Human Resources Director, stated they are heavy in recruiting for seasonal positions which is going well. However, they have been struggling to find qualified candidates for the Police Department.

Roy Vestal, Public Works Director, stated tomorrow March 20, 2024 is the pre-construction conference for the sewer lift station.

Monroe Peck, Engineering Projects Manager, stated Friday March 22, 2024 is the Harrison Avenue Reconstruction Project – Phase 2 community meeting starting at 5:30 p.m.

Todd Hodges, Planning Director, stated tomorrow March 20, 2024 is the planning departments Welcome Wednesday and they are giving an overview on getting ready for spring to provide knowledge around code enforcement and obtaining permits. The planning department also has a new hire that will be starting on Monday March 25, 2024 to fill the Planning Administrator Assistant position.

Chris Cross, City Administrator, stated Friday, March 15, 2024, notification was received that the City was awarded the CDOT Main Streets Project Grant for the Harrison Avenue project. There is still paperwork to be completed and staff has begun working on it.

Mari Peña, City Clerk, stated the community survey is out and 164 responses have been received via online. She stated a paper copy was also mailed to community members.

Leann Perino, Finance Director, stated the finance department is still working on the new software implementations. ADP is supposed to go live on the first payroll in April. However, there have been some challenges.

**MAYOR/COUNCIL REPORTS**

There were no reports from the Mayor or Council.

**FUTURE CITY EVENTS**

March 20, 2024      Welcome Wednesday - Community Development Office  
1200 Dexter St. Unit W13, 7:30 a.m. – 9:00 a.m.

March 30, 2024      Easter Egg Hunt – Pearson Park, 12285 State Hwy 52, 9:00 a.m.

**RECORD OF PROCEEDINGS  
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS  
March 19, 2024**

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| April 3, 2024     | Coffee with a Cop – Hard Bean Coffee<br>107 Dales Place, 8:00 a.m. – 9:00 a.m. |
| April 11, 2024    | Curbside Spring Clean-up day (For Seniors and/or Disabled Residents)           |
| April 13, 2024    | Spring Clean-up Day - 800 12th Street, 8:00 a.m. – 12:00 p.m.                  |
| April 15-19, 2024 | Hillside Cemetery Annual Clean-up Days                                         |
| April 20, 2024    | Fields of Honor Ceremony, Pearson Park, 12285 State Hwy 52,<br>1:00 p.m.       |
| April 24, 2024    | Spaghetti Dinner – Recreation Center, 203 S. Harrison Ave.                     |
| April 29, 2024    | Shredding Day – 130 S. McKinley Avenue, 8:00 a.m. – 10 a.m.                    |

**UPCOMING MEETINGS**

March 26, 2024 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.  
April 2, 2024 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.  
April 9, 2024 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.  
April 16, 2024 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

**EXECUTIVE MEETING**

It was moved by Bruce Fitzgerald and seconded by David Crespín to move to Executive Session at 6:30 p.m. "To consider personnel matters, pursuant to C.R.S. § 24-6-402(4)(f)." Police Department Personnel Planning. Motion passed unanimously on voice vote. The following moved into Executive Session: Mayor Hubbard, Mayor Pro-Tem, Chris Ceretto, Councilmembers Bruce Fitzgerald, Claud Hanes, David Crespín, Carlos Barron, and Valerie Blackston. City Attorney, Andy Ausmus, and City Administrator, Chris Cross, Chief of Police, John Fryer, and Human Resources Director, Amanda Rice.

The Executive Session ended at 6:48 p.m. and the regular meeting reconvened.

**ADJOURNMENT**

The meeting adjourned at 6:48 p.m.

**RECORD OF PROCEEDINGS  
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS  
March 19, 2024**

Submitted by,

---

Maricela Peña, City Clerk

Approved by City Council,

---

Zo Hubbard, Mayor

DRAFT



**SUBJECT FOR DISCUSSION**

Approving a Resolution Ratifying the Mayor's Appointment of Jan Martin and Dustin Weller to the Golf Advisory Committee for a Term Beginning April 2, 2024 and Ending December 31, 2025

**SUMMARY STATEMENT/BACKGROUND DISCUSSION**

Terms of all members of all advisory committees shall commence on January 1st of each even year and continue until December 31st of each odd year. The Mayor shall appoint members to all advisory committees to be ratified by the City Council and members so appointed shall serve at the pleasure of the Mayor. As a result, notifications with re-appointment applications were sent to current committee members advising them that their terms will expire December 31, 2023. It was requested that they submit a new application as to their desire regarding continued membership. Notices have been posted on the City of Fort Lupton's webpage soliciting applications for advisory committees.

All voting members of advisory committees shall live within one of the following zones (school district, fire district, or Fort Lupton zip code).

Jan Martin and Dustin Weller have reapplied to serve on the Golf Advisory Committee.

**FINANCIAL CONSIDERATIONS**

Not Applicable

**LEGAL/POLITICAL CONSIDERATIONS**

Not Applicable

**ALTERNATIVES/OPTIONS**

1. Continue to solicit for applications through announcements on the City of Fort Lupton's webpage and social media accounts.

**STAFF RECOMMENDATIONS**

Staff recommend approving the proposed resolution

Attachments: a. Proposed Resolution

**Certification of Council Approval:**

Ordinance No. \_\_\_\_\_

Resolution No. \_\_\_\_\_

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Date

**RESOLUTION 2024Rxxx**

**A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON RATIFYING THE MAYOR'S APPOINTMENT OF JAN MARTIN AND DUSTIN WELLER TO THE GOLF ADVISORY COMMITTEE FOR A TERM BEGINNING APRIL 2, 2024 AND ENDING DECEMBER 31, 2025**

**WHEREAS**, Jan Martin and Dustin Weller submitted a request in the form of an application for the Mayor to consider their reappointment to the Golf Advisory Committee allowing them the opportunity to serve the City of Fort Lupton.

**NOW THEREFORE BE IT RESOLVED** that the Fort Lupton City Council hereby ratifies the Mayor's appointment of Jan Martin and Dustin Weller to the Golf Advisory Committee for a term beginning April 2, 2024, and ending December 31, 2025.

**APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS 2<sup>nd</sup> DAY OF APRIL 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**

Ratify Vote of Yes to the Amendment from Dacono to the Highway 52 Access Control Plan sent to the Colorado Department of Transportation on February 2, 2024.

**SUMMARY STATEMENT/BACKGROUND DISCUSSION**

The Colorado Department of Transportation (CDOT) is requesting an amendment to the Hwy 52 Access Control Plan (ACP) adopted on June 2, 2022, to allow for the modification of the Hwy 52 and Ridge Lands Subdivision development in Dacono.

The ACP currently plans for the Hwy 52 restricted access to be located at mile marker 12.55-S. The change moves the access 420-feet to the west to mile marker 12.47-S and remain as a 3 quarter movement restricted access. Closure of the access at mile marker 12.72-S is proposed.

The Town of Dacono is a co-sponsor of the amendment.

**FINANCIAL CONSIDERATIONS**

None.

**LEGAL/POLITICAL CONSIDERATIONS**

Per the IGA, each agency will provide their decision to CDOT by April 5, 2024. A “No response” vote is equated as a NO vote and a 2/3rds majority is required for the amendment to pass.

**ALTERNATIVES/OPTIONS**

- Vote yes to approved the amendment
- Vote No
- Do nothing (counts as a NO vote)

**STAFF RECOMMENDATIONS**

City staff recommends approval of the amendment to Hwy 52 ACP.

Attachments:                      a. Hwy 52 Amendment Packet

**Certification of Council Approval:**

Ordinance No. \_\_\_\_\_

Resolution No. \_\_\_\_\_

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Date



February 2, 2024

RE: Designated Official Authorization- SH-52 Access Control Plan Amendment Request

To Whom It May Concern,

The purpose of this letter is to authorize the submission of a CDOT SH-52 Access Control Plan (ACP) Amendment request by the City of Dacono. The ACP Amendment is in connection with the proposed Ridge Lands Subdivision development location south of SH-52 and east of York Street and includes the relocation of a planned restricted access at mile marker 12.55-S to a point approximately 420' west to mile marker 12.47-S.

Sincerely,



Jennifer Krieger, AICP  
Interim City Manager  
City of Dacono

**CITY OF DAcono**

512 Cherry Street Dacono, Colorado 80514 | Phone 303.833.2317 | Fax 303.833.5528 | CityofDacono.com



LSC TRANSPORTATION CONSULTANTS, INC.

1889 York Street  
Denver, CO 80206  
(303) 333-1105  
FAX (303) 333-1107  
E-mail: [lsc@lscdenver.com](mailto:lsc@lscdenver.com)

December 20, 2023

Stars & Stripes 4B, LLC  
c/o St. Bourke Development  
Attn: Mr. Dan Mason  
1123 Zonolite Road NE, Suite 30  
Atlanta, GA 30306

Re: Ridge Lands  
State Highway 52  
ACP Amendment Request  
Dacono, CO  
LSC #190091

Dear Mr. Mason:

Per your request, LSC Transportation Consultants, Inc. has prepared this memorandum for the proposed Ridge Lands and Mesa Ridge residential developments. As shown on Figure 1, the two sites are adjacent to each other and located south of State Highway (SH) 52 and east of York Street (CR 11) in Dacono, Colorado. This memorandum is to support an amendment request for the *SH 52 Access Control Plan* to relocate a proposed three-quarter access at Mile-post (MP) 12.55 South approximately 420 feet to the west to about MP 12.47 South.

## INTRODUCTION

This memorandum is to support an amendment request for the *SH 52 Access Control Plan*. Figure 2 shows the proposed Ridge Lands site plan adjacent to SH 52. Figure 2 shows the existing access at MP 12.55N has been converted to EVA only by development in the Town of Frederick. It also shows the allowed three-quarter access at MP 12.55S and the proposed relocation to about MP 12.47S.

## EXISTING SH 52 ACCESS CONTROL PLAN AND THE PROPOSED AMENDMENT

Figure 3 shows the existing SH 52 Access Control Plan (ACP) and the proposed amendment.

### MP 12.55N&S:

- The access at MP 12.55N has been restricted to Emergency Vehicle Only (EVA) through development in the Town of Frederick.
- The access at MP 12.55S is shown as a future three-quarter movement - proposed to be relocated to MP 12.47S.



**MP 12.73S**

- The access at MP 12.73S is to be closed through coordination with Dacono, Weld County, and CDOT. It is not part of this amendment request. Alternative access is proposed east to Flying Circle Boulevard.

**MP 12.47S**

- The access at MP 12.47S is proposed as the permanent three-quarter movement access relocation from MP 12.55S.

**CONCEPTUAL BUILDOUT LANE GEOMETRY WITH AND WITHOUT THE PROPOSED ACP AMENDMENT**

Figure 4 shows the conceptual buildout lane geometry along SH 52 with and without the proposed ACP Amendment. The only substantive change is the length of the continuous eastbound right-turn lane between York Street (Silver Birch Boulevard) and the future three-quarter access. The existing access location at MP 12.55S results in a 1,740-foot continuous lane. The amendment request reduces this length to about 1,320 feet or one-quarter mile. This shorter length can contain the required 738-foot acceleration lane, over 200 feet of separation, and the required 378-foot deceleration lane.

**SUMMARY**

The impacts of relocating the allowed three-quarter access from MP 12.55S to the west about 420 feet to MP 12.47S are minimal so the proposed SH 52 Access Control Plan (ACP) Amendment is appropriate.

\* \* \* \* \*

We trust our findings will assist you in gaining approval of the proposed SH 52 ACP Amendment for the Ridge Lands residential development. Please contact me if you have any questions or need further assistance.

Sincerely,

LSC TRANSPORTATION CONSULTANTS, INC.

By

Christopher S. McGranahan  
Principal/President



CSM/wc

12-20-23

Enclosures: Figures 1 - 4

W:\LSC\Projects\2019\190091-Ridgeland&MesaRidgeUpdate\Dec-2023-ACP Amendment\ACP-Amendment-RidgeLands-122023.wpd

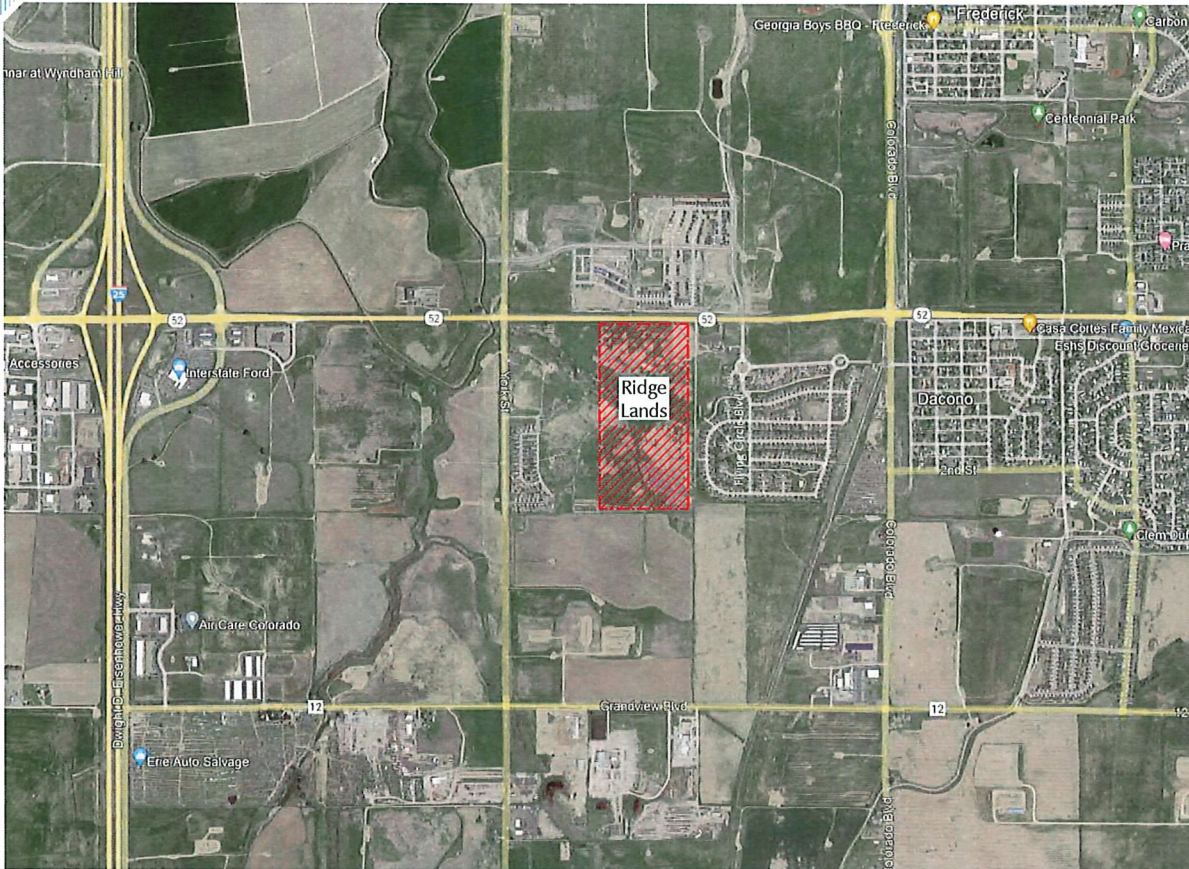


Figure 1  
 Vicinity  
 Map  
 Ridge Lands (LSC #190091)



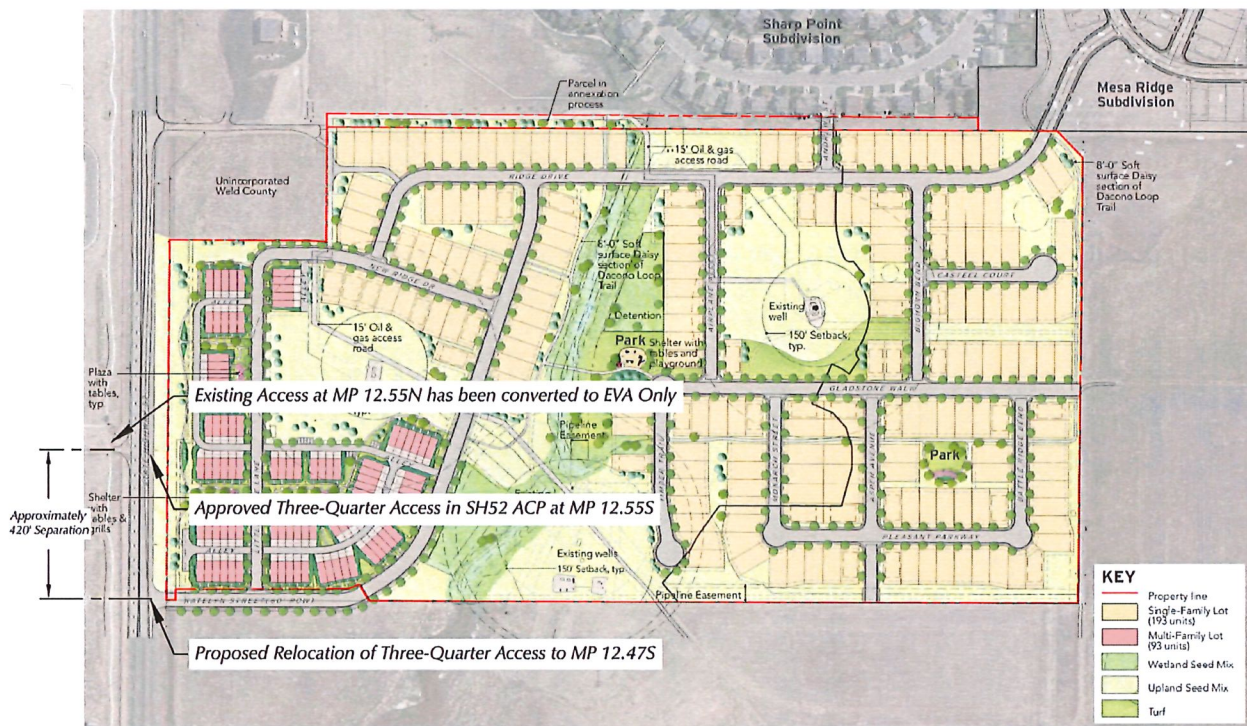


Figure 2

## Ridge Lands Site Plan

Ridge Lands (LSC #190091)



February 2, 2024

**RE: State Highway 52 Access Control Plan (SH-52 ACP) Amendment for Dacono at Katelyn Street**

Dear SH-52 ACP Committee Members,

The purpose of this letter is to formally request an amendment to the SH-52 ACP for one restricted  $\frac{3}{4}$ -movement access to be relocated from its current proposed location at mile marker 12.55-S to a future proposed location at 12.47-S in Dacono, Colorado. The proposed access point is located on the south side of SH-52 between the existing York Street/Silver Birch Boulevard and Flying Circle/William Bailey signalized intersections and is proposed as an access for the Ridge Lands Subdivision in Dacono. No proposed alterations to 12.55-N, in Frederick, are contemplated and that restricted access is not proposed to be altered with this requested amendment.

The Ridge Lands Subdivision will contain 283 single family detached and single family attached homes, with the proposed road, Katelyn Street, using the access point at 12.47-S as the primary access point from SH-52 into the development. The proposed access point will be restricted to a  $\frac{3}{4}$  turn movement, meaning a westbound vehicle on SH-52 can turn left, south onto Katelyn Street, but a northbound vehicle on Katelyn will not be able to make a left onto SH-52 to travel westbound towards York Street and/or Interstate 25. The City of Dacono is working on alternatives to allow for future westbound traffic on the highway from the lands south of SH-52, but those alternatives for westbound traffic will not involve any new access points to SH-52. In addition, the City of Dacono also recognizes that at some point, the access to the east at mile marker 12.73-S (also currently known as County Road 11.5), will be closed, as identified in the approved SH-52 ACP. In order to close that access point at 12.73-S in the future, the Ridge Lands Subdivision will be required to be built, allowing for alternate access points from SH-52 to be used to serve those other adjacent properties without direct access to SH-52 at County Road 11.5.

The proposed amendment involves moving the restricted access approved in the SH-52 ACP from mile marker 12.55-S to 12.47-S, or approximately 420 feet to the west. The proposed relocation will allow for future connections at Katelyn Street, south of SH-52, when the adjacent parcel to the west of Ridge Lands subdivision develops, providing for more connections to the west at York Street that will not involve adding vehicles directly onto SH-52 using the proposed access. The approved restricted access at 12.55-N will not be impacted by the proposed location, as that existing access point is not currently being used for the existing development in Frederick, called Silver Stone. That access has not been integrated into the design of that subdivision, and as such the existing subdivision north of SH-52 has been developed without a direct connection to SH-52 at that location. Should that 12.55-N access ever change, the approved ACP identifies that the access point will be restricted, subject to CDOT and Frederick approval, meaning that traffic will not be allowed to turn left allowing traffic to cross westbound lanes of SH-52, thus preventing southbound traffic the ability to travel eastbound on SH-52.

Included with the proposed amendment, is the supporting traffic analysis for Ridge Lands Subdivision. That study indicates that the proposed access point will still be 1,320 (1/4-mile) east of York Street and can accommodate the required deceleration and acceleration lanes needed for the access at Katelyn Street, and not impact the existing restricted access point on the north side of the highway (12.55-N). That

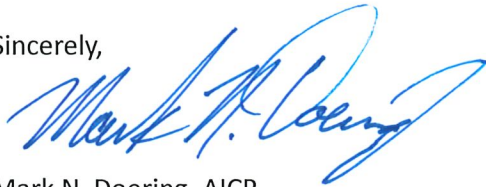
traffic analysis also demonstrates the conceptual lane geometry with and without the proposed amendment.

Enclosed with this requested amendment are the following supporting materials:

1. Traffic Impact Study from LSC Transportation Consultants, Inc. , dated December 20, 2023, that includes the proposed lane geometry for Katelyn Street.
2. The Access Control Plan, Sheets 15 of 50 and 16 of 50, with the proposed location of the access for Katelyn Street at mile marker 12.47-S.
3. Amended State Highway 52 Access Control Plan Table for Katelyn Street.

We appreciate the opportunity to work with the SH-52 Community partners to amend the location of an access to the highway in Dacono, and recognize that it is vital to all our partners' interests. Should any additional information be required, please contact Mark N. Doering, ACIP at [mndoering@cityofdacono.com](mailto:mndoering@cityofdacono.com) or by telephone at 303-833-2317 extension 125.

Sincerely,



Mark N. Doering, AICP  
Senior Planner  
City of Dacono



### CO 52 Access Inventory (CO 119 to CO 79)

| Access ID | Existing Condition   | Future Condition              | Description                                                                                                                                   |
|-----------|----------------------|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| 10.48-S   | Full Movement Access | To Be Removed                 | Removed once criteria met                                                                                                                     |
| 10.56-N   | Full Movement Access | To Be Removed                 | Removed once criteria met                                                                                                                     |
| 10.56-S   | Restricted Access    | To Be Removed                 | Existing restricted access may remain until such time as the property redevelops. Then access to be removed.                                  |
| 10.69-N   | -                    | Possible Full Movement Access | New full movement access allowed to align with 10.69-S                                                                                        |
| 10.69-S   | Full Movement Access | No Change                     | Glacier Way                                                                                                                                   |
| 10.95-N&S | Full Movement Access | No Change                     | I-25 Frontage Road/Puritan Way                                                                                                                |
| 11.08-N&S | Full Movement Access | No Change                     | Southbound I-25 Entrance/Exit Ramp                                                                                                            |
| 11.27-N&S | Full Movement Access | No Change                     | Northbound I-25 Entrance/Exit Ramp                                                                                                            |
| 11.45-N&S | Full Movement Access | No Change                     | I-25 Frontage Road                                                                                                                            |
| 11.65-S   | Full Movement Access | To Be Removed                 | Removed once criteria met                                                                                                                     |
| 11.71-N   | -                    | Possible Full Movement Access | New full movement access allowed. CDOT and Local Municipalities to                                                                            |
| 11.71-S   | -                    | Possible Full Movement Access | New full movement access allowed. CDOT and Local Municipalities to                                                                            |
| 11.81-N   | Full Movement Access | To Be Removed                 | Removed once criteria met                                                                                                                     |
| 11.83-S   | Full Movement Access | To Be Removed                 | Removed once criteria met                                                                                                                     |
| 11.85-N   | Full Movement Access | To Be Removed                 | Removed once criteria met                                                                                                                     |
| 11.86-S   | Full Movement Access | To Be Removed                 | Removed once criteria met                                                                                                                     |
| 11.97-N   | Full Movement Access | Restricted Access             | Existing full movement access to be restricted                                                                                                |
| 11.97-S   | -                    | Possible Restricted Access    | New restricted access allowed                                                                                                                 |
| 12.08-N   | Full Movement Access | To Be Removed                 | Removed once criteria met                                                                                                                     |
| 12.1-S    | Full Movement Access | To Be Removed                 | Removed once criteria met                                                                                                                     |
| 12.17-N   | Full Movement Access | To Be Removed                 | Removed once criteria met                                                                                                                     |
| 12.19-N   | Full Movement Access | To Be Removed                 | Removed once criteria met                                                                                                                     |
| 12.19-S   | Full Movement Access | To Be Removed                 | Removed once criteria met                                                                                                                     |
| 12.2-S    | Full Movement Access | To Be Removed                 | Removed once criteria met                                                                                                                     |
| 12.23-N&S | Full Movement Access | No Change                     | Silver Birch Blvd/York Street                                                                                                                 |
| 12.34-S   | Full Movement Access | To Be Removed                 | Removed once criteria met                                                                                                                     |
| 12.47-S   | --                   | Restricted Access             | Three-quarters movement restricted access.                                                                                                    |
| 12.55-N   | Full Movement Access | Restricted Access             | Existing full movement to be restricted                                                                                                       |
| 12.71-S   | Full Movement Access | To Be Removed                 | Removed once criteria met. This access is to remain until such time as a suitable industrial, internal road system provides alternate access. |
| 12.83-N&S | Full Movement Access | No Change                     | Flying Circle/William Bailey Avenue                                                                                                           |



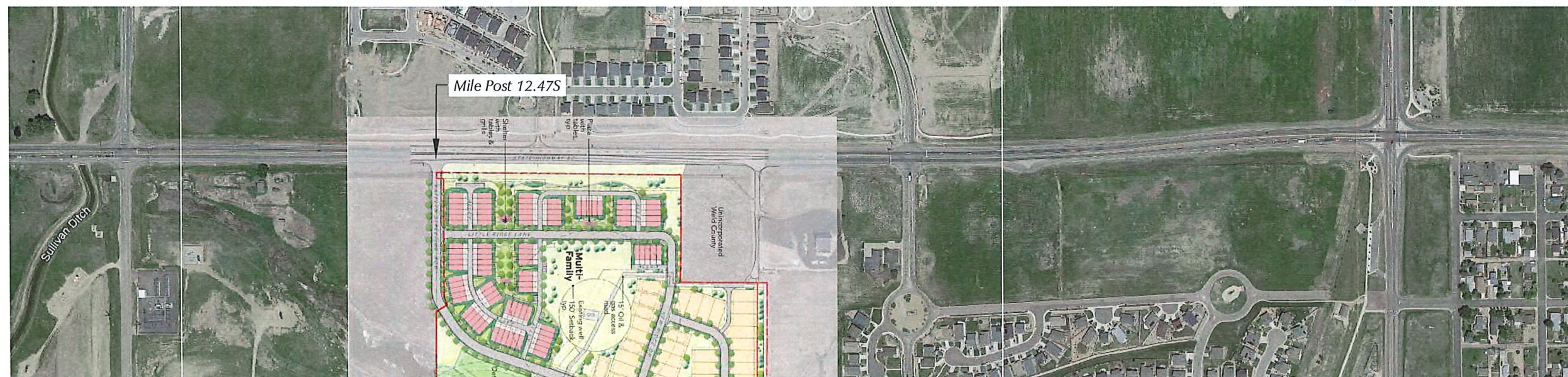
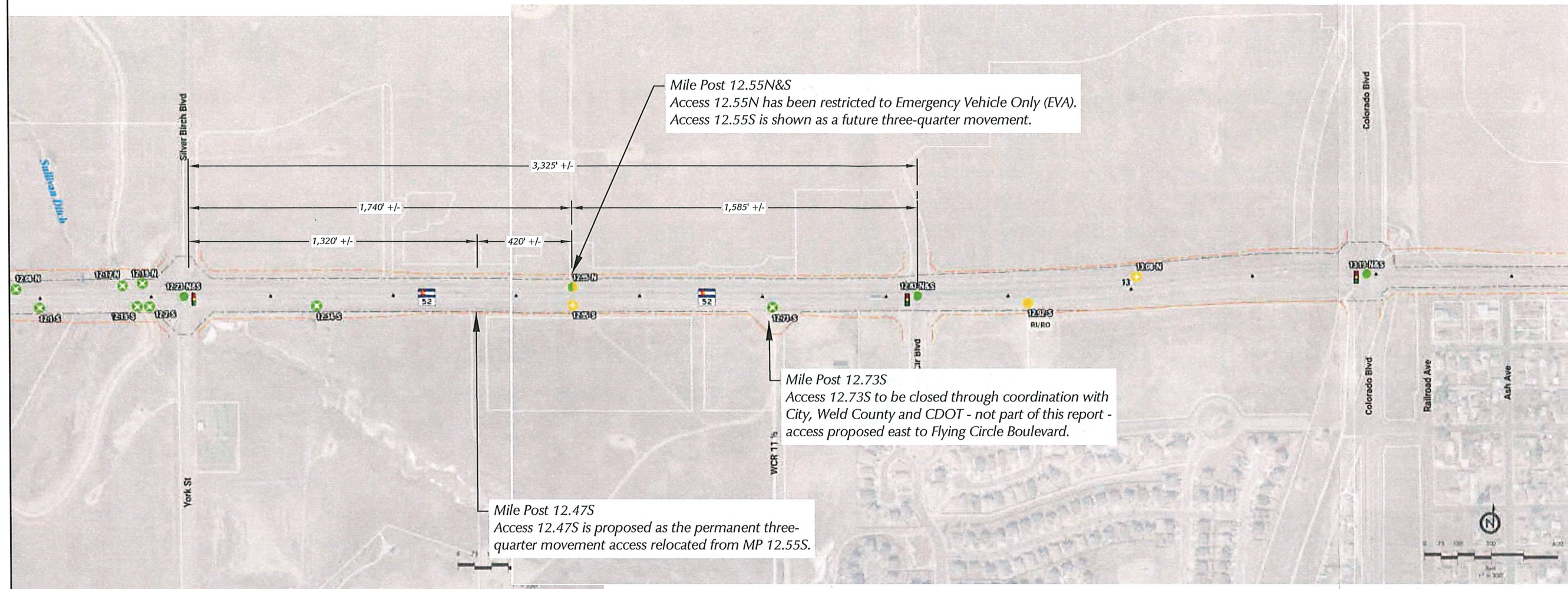
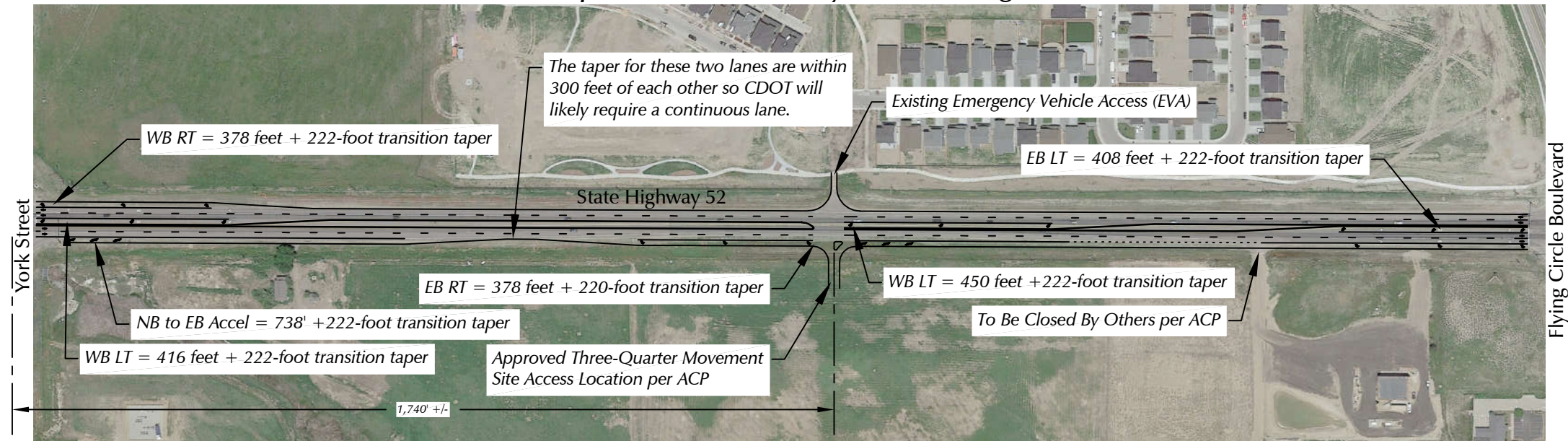


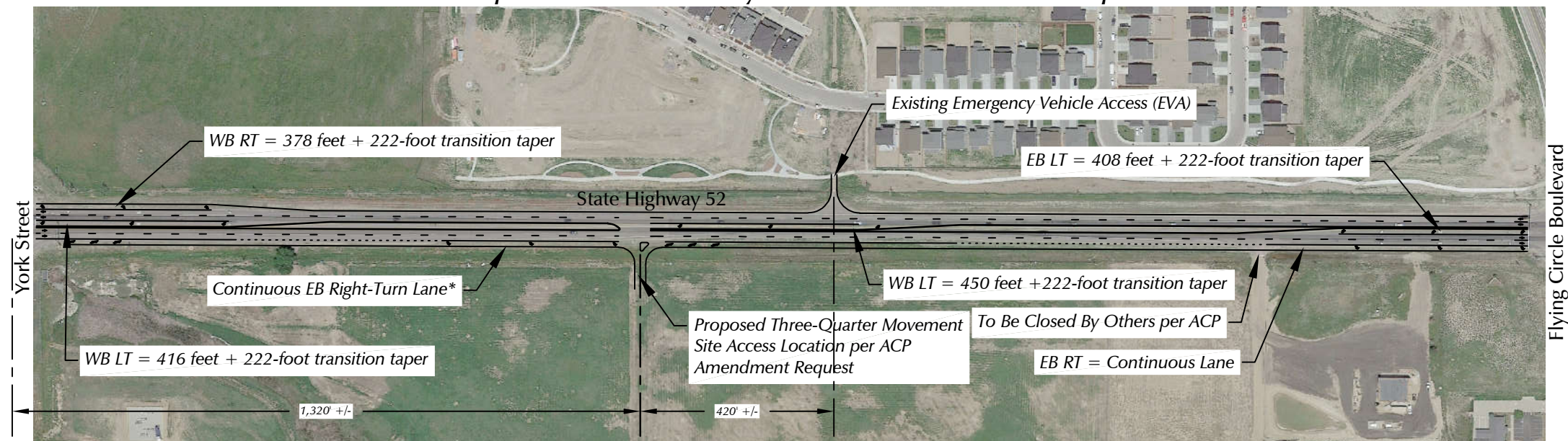
Figure 3  
Existing SH 52 Access Control Plan (ACP)  
and The Proposed Amendment  
Ridge Lands (LSC #190091)



### Conceptual Lane Geometry With Existing ACP



### Conceptual Lane Geometry With ACP Amendment Request



\* The continuous lane will be approximately 1,320 feet in length and include both the 738 feet of acceleration length and the 378 feet of deceleration length within about 204 feet of transition area between the two lanes.

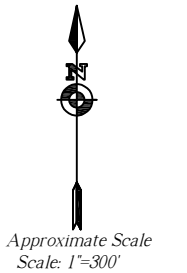
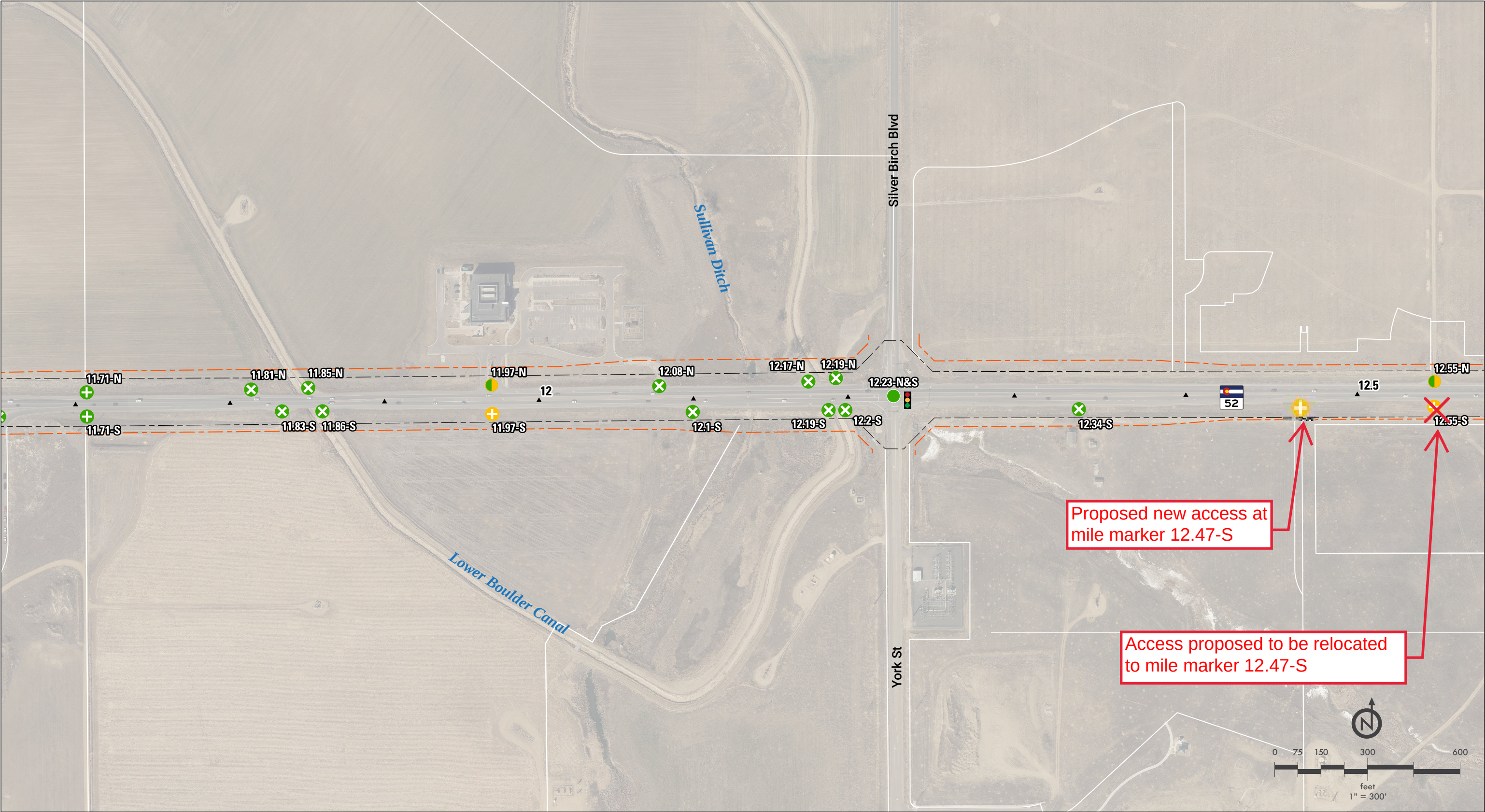


Figure 4

## Conceptual Buildout Lane Geometry With and Without The Proposed ACP Amendment

Ridge Lands (LSC #190091)





**Access Control Plan  
Mapbook**

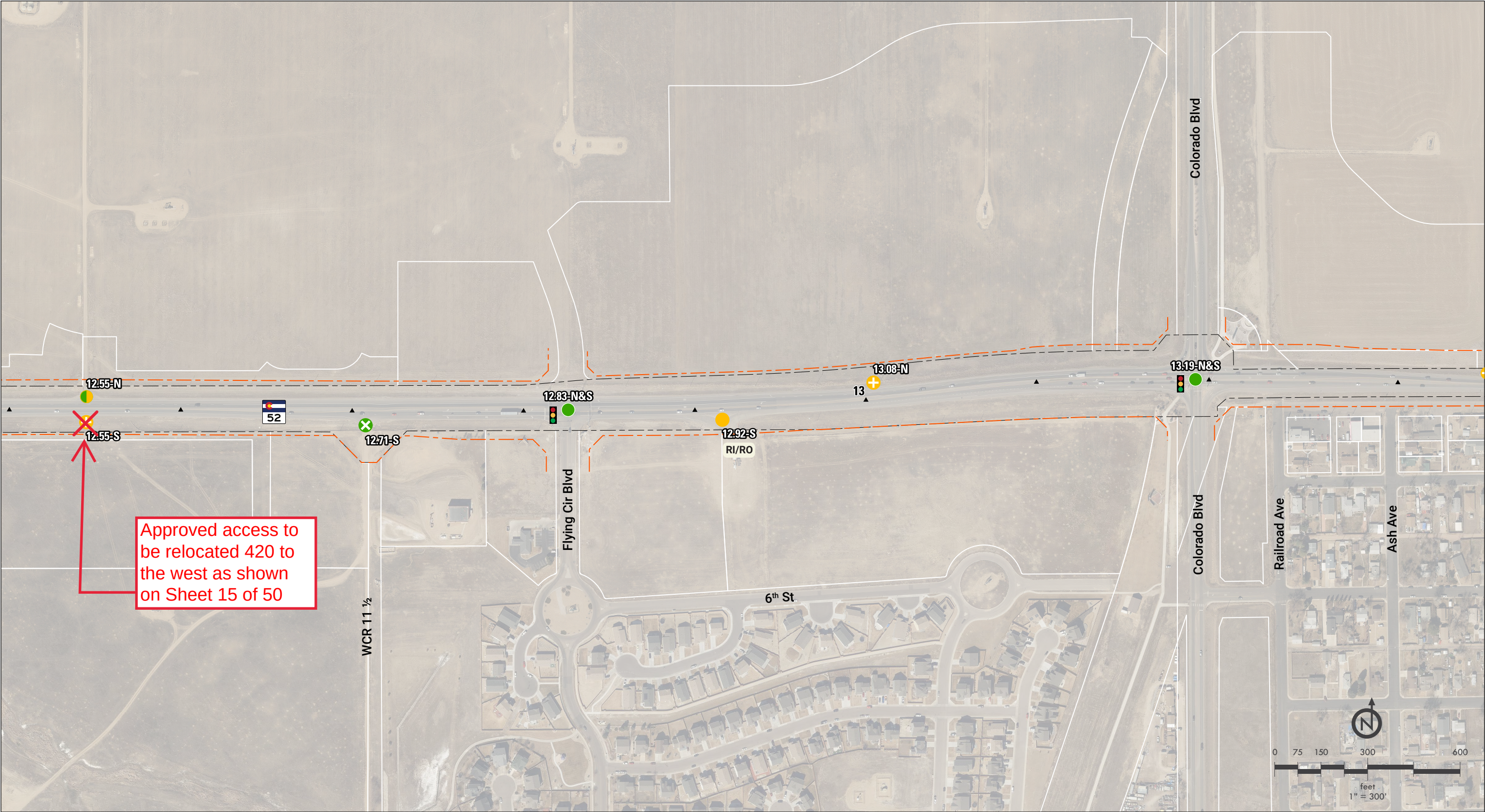
**CO 52 PEL / ACP  
CO 119 to CO 79**

- ▲ Mileposts (1/10 mi)
- 🚦 Existing Traffic Signal
- 441-S Access Identifier
- RI/RO Right-In/Right-Out
- Approx. Existing CO 52 ROW
- - - Corridor Preservation Footprint
- Parallel Irrigation

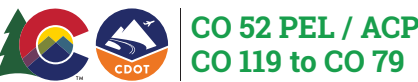
**Access Key**

- No Action - Existing Full Movement
- No Action - Existing Restricted
- Existing Full Movement to Restricted Access
- Existing Full Movement Access - Conditional\*  
\*Access to remain until such time as the property redevelops or a raised median is installed
- ✕ Existing Full Movement Access to be Removed
- ✕ Existing Restricted Access to be Removed
- Access to be removed if one of the following occur:  
1. Landuse change resulting in traffic volume increase of more than 20%  
2. Other access to Colorado Highway becomes available  
3. CDOT Project provides other access  
4. Safety concerns arise
- New Full Movement Access
- New Restricted Access  
CDOT and Local Municipality to determine restriction (Right-In/Right-Out or ¾)





**Access Control Plan  
Mapbook**



- ▲ Mileposts (1/10 mi)
- 🚦 Existing Traffic Signal
- 420-S Access Identifier
- RI/RO Right-In/Right-Out

- - - Approx. Existing CO 52 ROW
- - - Corridor Preservation Footprint
- - - Parallel Irrigation

**Access Key**

- No Action - Existing Full Movement
- No Action - Existing Restricted
- Existing Full Movement to Restricted Access
- Existing Full Movement Access - Conditional\*  
\*Access to remain until such time as the property redevelops or a raised median is installed

- ✕ Existing Full Movement Access to be Removed
- ✕ Existing Restricted Access to be Removed
- Access to be removed if one of the following occur:
  - 1. Landuse change resulting in traffic volume increase of more than 20%
  - 2. Other access to Colorado Highway becomes available
  - 3. CDOT Project provides other access
  - 4. Safety concerns arise

- ➕ New Full Movement Access
- ➕ New Restricted Access  
CDOT and Local Municipality to determine restriction (Right-In/Right-Out or ¾)





**SUBJECT FOR DISCUSSION**

Approving the Police Department Retention Bonus for 'Hard-to-Fill' Staff Positions to be Paid from the Salary and Benefits Budget.

**SUMMARY STATEMENT/BACKGROUND DISCUSSION**

In an effort to improve retention in a highly competitive job market, the Police Department (PD) is seeking approval to pay a retention bonus for job positions which are more difficult to fill, including police officer and code enforcement officer. The PD proposes a retention bonus of \$10,000 subject to a 24-month contract for police officer positions and a bonus of \$5,000 subject to a 12-month contract for code enforcement positions. The bonus will only be available to staff members hired prior to January 1<sup>st</sup>, 2024 and will not apply to any staff positions hired after this date.

**FINANCIAL CONSIDERATIONS**

This bonus will be funded by unspent funds in the Salary and Benefits budget as a result of staff vacancies. Finance confirmed that these funds are available.

**LEGAL/POLITICAL CONSIDERATIONS**

The contract is similar to existing contracts used by the City for other employment benefits and has been reviewed and approved by the City Attorney.

**ALTERNATIVES/OPTIONS**

No other viable alternatives are believed to be effective.

**STAFF RECOMMENDATIONS**

Staff recommends approving the retention bonus.

Attachments: N/A

**Certification of Council Approval:**

Ordinance No. \_\_\_\_\_

Resolution No. \_\_\_\_\_

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Date



**SUBJECT FOR DISCUSSION**

Discussion Regarding the Rennoc Concept Plan

**SUMMARY STATEMENT/BACKGROUND DISCUSSION**

The Applicant has submitted a request for the consideration of a Concept Plan. The proposed Concept Plan would provide a variety of single-family housing types, a park, and commercial development along Highway 52. The residential homes include detached single-family, paired homes, and town homes with a variety of lot sized and product types. The current zoning of the property is PUD with C-1, C-2, R-O, and R-3 uses allowed.

Pursuant to the Fort Lupton Development Code, Article 2.02 (D), a Concept Plan is an initial review of a proposed development. The intent of this process is to provide a general concept that describes the applicants' development vision. Similarly, review of a Concept Plan shall not have any formal decision or approval, but merely provides general consensus and offers the applicant direction for preparing a formal submittal. A Concept Plan is not intended to provide final comments or requirements, or restrict the City's discretion in subsequent stages of the review process.

The Property (Parcel No. 147104100004) is located north and adjacent to Highway 52 and roughly 1,300 ft east of CR 29 ½ (College Ave). It is east and adjacent to AIMS Community College and south and adjacent to the Colorado National Guard. To the south and east are agricultural and residential land uses. The Property is located in the southeast portion of the Northeast Quarter of Section 4, Township 1 North, Range 66 West of the 6th PM, City of Fort Lupton, County of Weld, State of Colorado.

**FINANCIAL CONSIDERATIONS**

N/A

**LEGAL/POLITICAL CONSIDERATIONS**

N/A

**ATTACHMENTS:**

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

**RENNOC CONCEPT PLAN STAFF REPORT  
PROJECT NO. CPL2023-002**

**PROJECT DESCRIPTION**

Project No.: CPL2023-002

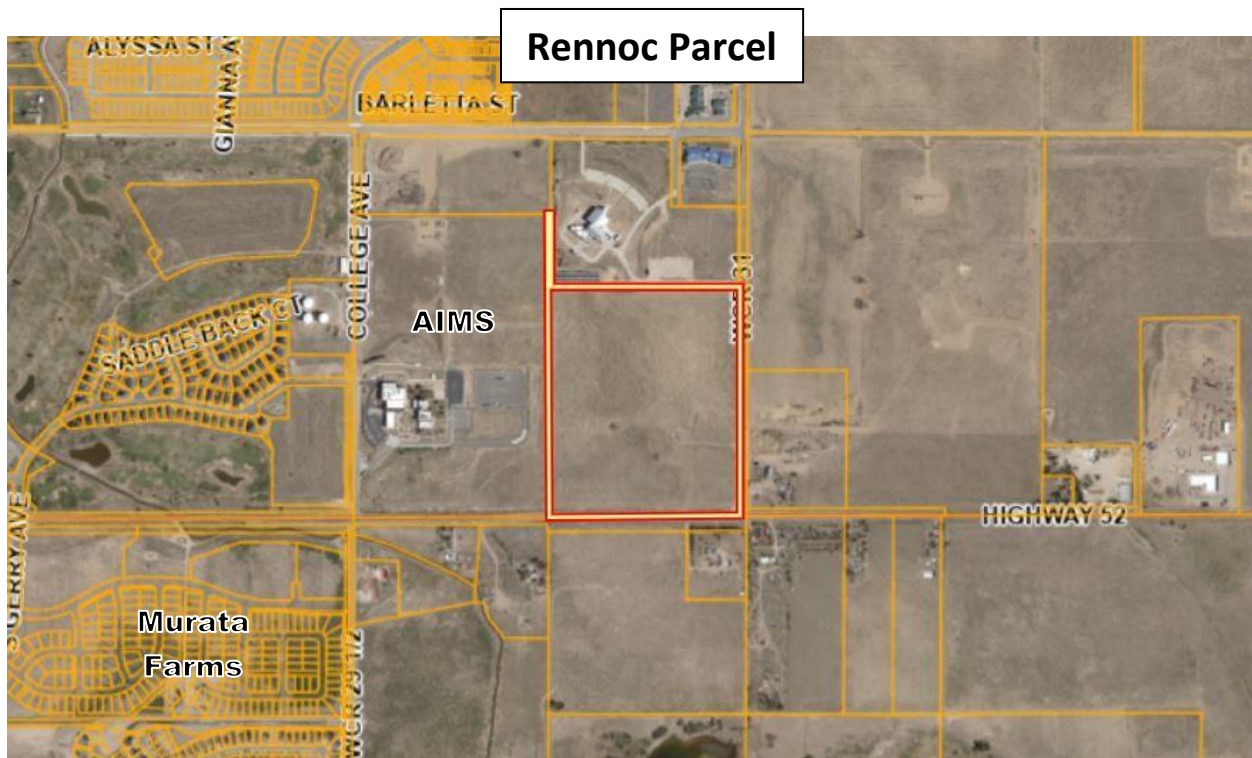
Project Name: Rennoc Concept Plan

Owner's Name: Rennoc Corporation, represented by Bobby Kline & David Goldberg, Miller Real Estate Investments

Representative: Kristin Turner, TB Group ("Applicant")

Location of Request:

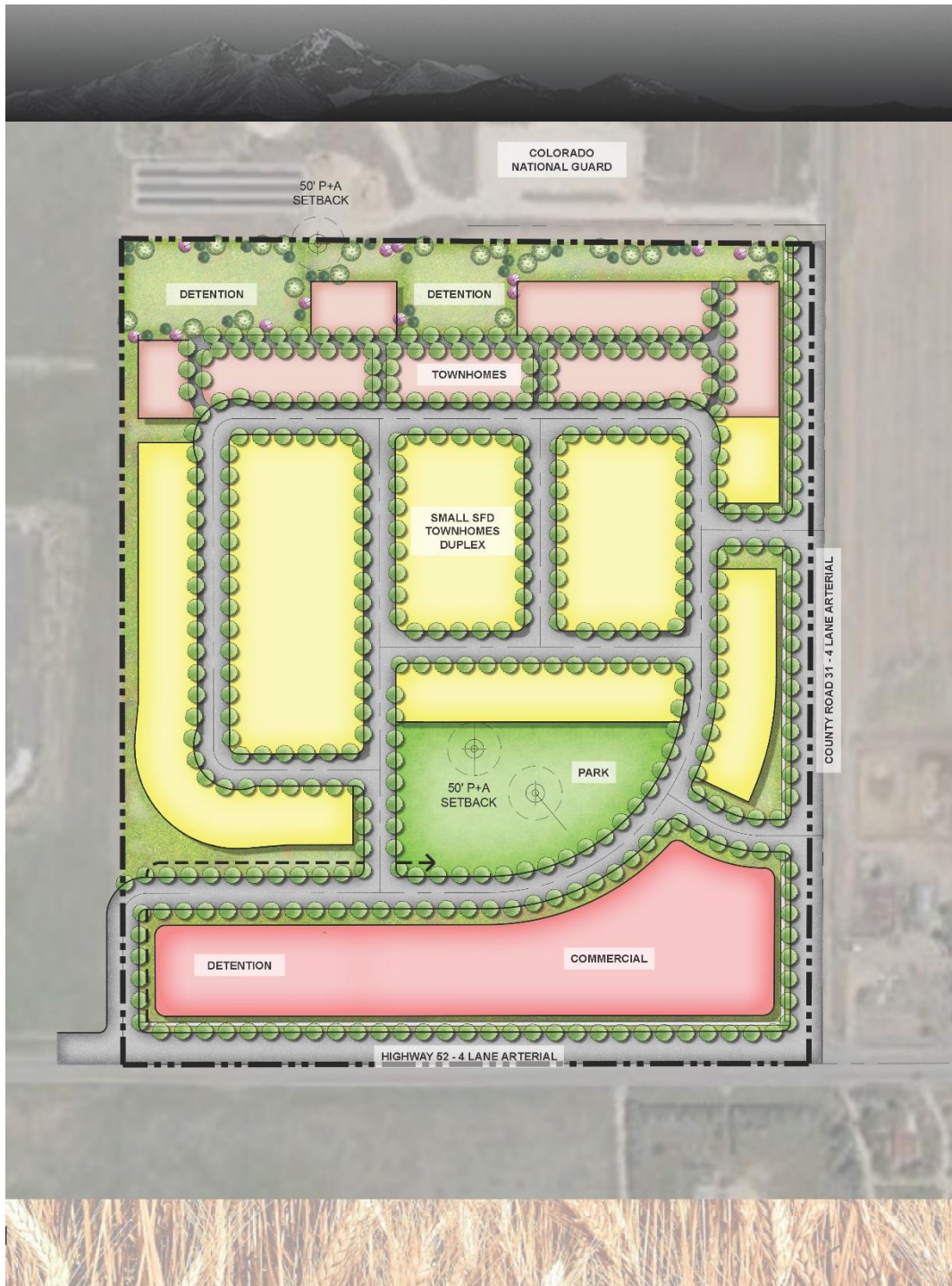
The site is located north and adjacent to Highway 52 and roughly 1,300 ft east of CR 29 ½ (College Ave). The Property is located in the southeast portion of the Northeast Quarter of Section 4, Township 1 North, Range 66 West of the 6<sup>th</sup> PM, City of Fort Lupton, County of Weld, State of Colorado.





Nature of Request:

The Applicant has submitted a request for consideration of a concept plan. The proposed concept plan will provide a variety of single family housing types, a park, and commercial development along Hwy 52.





|   | Product Tag                 | Product Type | # of Stories | Unit Dim. | Garage Dim. | Garage Details      | LOT SIZE       | QTY | PERCENTAGE |
|---|-----------------------------|--------------|--------------|-----------|-------------|---------------------|----------------|-----|------------|
| ● | A22-1380/1544*<br>& **      | Paired/TH    | 2-Story      | 22'x40'   | 22'x22'     | Rear Load Detached  | 32' x 102' LOT | 56  | 22.4%      |
| ● | A22-1565/1730*<br>& **      | Paired/TH    | 2-Story      | 22'x50'   | Incl.       | Rear Load Attached  | 32' x 95' LOT  | 11  | 4.4%       |
| ● | A18-1575/A22-1943 (endcap)* | TH           | 3-Story      | 18'x40'   | Incl.       | Rear Load Attached  | 28' x 65' LOT  | 64  | 25.6%      |
| ● | S22-1565/1730               | SFD          | 2-Story      | 22'x50'   | Incl.       | Rear Load Attached  | 30' x 75' LOT  | 60  | 24%        |
| ● | E25-1641/1888               | SFD          | 2-Story      | 25'x50'   | Incl.       | Front Load Attached | 33' x 95' LOT  | 59  | 23.6%      |
|   |                             |              |              |           |             |                     |                | 250 | 100%       |

Site Size: 43.221 acres, more or less.

Zone District: PUD with C-1, C-2, R-O, R-3 uses.

Proposed Zone District: No proposed change of zone.

Proposed Use: 250 single family lots with a variety of product types, a park, and commercial development along Hwy 52.

Existing Use: The Property is currently vacant agricultural land.

Meeting Dates: Planning Commission – February 22, 2024 at 6:00 PM; and  
City Council – April 2, 2024 at 6:00 PM.

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

### **SUMMARY OF PREVIOUS APPLICATIONS**

On April 29, 1977, the property was annexed as part of the Ranchero Development Third Annexation and recorded with Weld County (Rec. No. 1717770).

On December 15, 2014, Ordinance No 2014-985 was approved by City Council to rezone the property from I-2 to PUD with C-1, C-2, R-O, and R-3 uses. This PUD is the current PUD for the property and states that boundaries for the property were based on field evidence and the recorded plats for the Ranchero Development Third Annexation, Meadowlark Village PUD Amended, Colorado National Guard Minuteman Meadows Subdivision, and the Southeast Weld County Services Buildings Subdivision. The legal boundaries of this property must be determined with this project.

### **APPLICATION PROCESS**

City Council's review of the Rennoc Concept Plan is intended to be an open exchange of ideas where the Council members are encouraged to discuss any issues, questions or concerns with the Applicant and staff. Pursuant to Article 2.02 (D) of the Fort Lupton Development Code, review of a Concept Plan shall not have any formal decision or approval, but merely provides general consensus and offers the applicant direction for preparing a formal Preliminary Plat and Final Plat submittal. Therefore, City Council shall evaluate the Concept Plan and all comments by referral agencies, and provide input to the Applicant. All information provided to the Applicant will become part of the record and will inform future submittals regarding this Concept Plan. The purpose of this process is to achieve a project that satisfies the goals of the Fort Lupton Comprehensive Plan and the priorities of the community.

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

1. The application is in accordance with the Comprehensive Plan, and in particular the physical development patterns and concepts of the plan.
2. The development will relate to neighboring areas and to the community.
3. The development will promote efficient use of utilities, streets and other public resources.
4. The applicant can demonstrate that adequate infrastructure is or will be available for the proposed development.



## **NOTIFICATION REQUIREMENTS**

No notifications are required for a Concept Plan.

## **CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES**

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

Staff has been working with the applicant to address some initial comments in relation to the City's Development Standards and will complete the formal review with a future submittal. With the Concept review by staff, there are some items that will need to be clarified, delineated, or updated with formal submittal to meet the Development Code, that include but are not limited to:

- Ensuring alley widths, lengths, and access meet the Development Code standards. There appears to be some homes that only have rear-loaded alley access with no road or usable green space on the frontage. This particularly applies for the lots in the middle and north end of the Concept Plan.
- Reviewing proposed housing types with lots and determining compliance with the applicable zone district's standards and the residential design standards.
- Ensuring an adequate commercial tract/lot is created for commercial development and demonstrating the feasibility of the commercial piece for multiple users. Ideally the detention pond will not detract from the Hwy 52 commercial frontage and if so this is compensated for with the remaining commercial. Thus, the design of the drainage/detention pond should be taken into consideration to maximize commercial usage.
- Detailing the park and its function/usability for residents and commercial customers. This includes location, facilities, etc.

A full review of the project alongside the city's development standards will occur with future submittals.

## **EXISTING CONTEXT**

Nearby uses include AIMS Community College to the west, the Colorado National Guard to the immediate north along with Weld County Services, undeveloped agricultural land and an existing residence to the east, and unincorporated agricultural land to the south.

## CURRENT ZONING

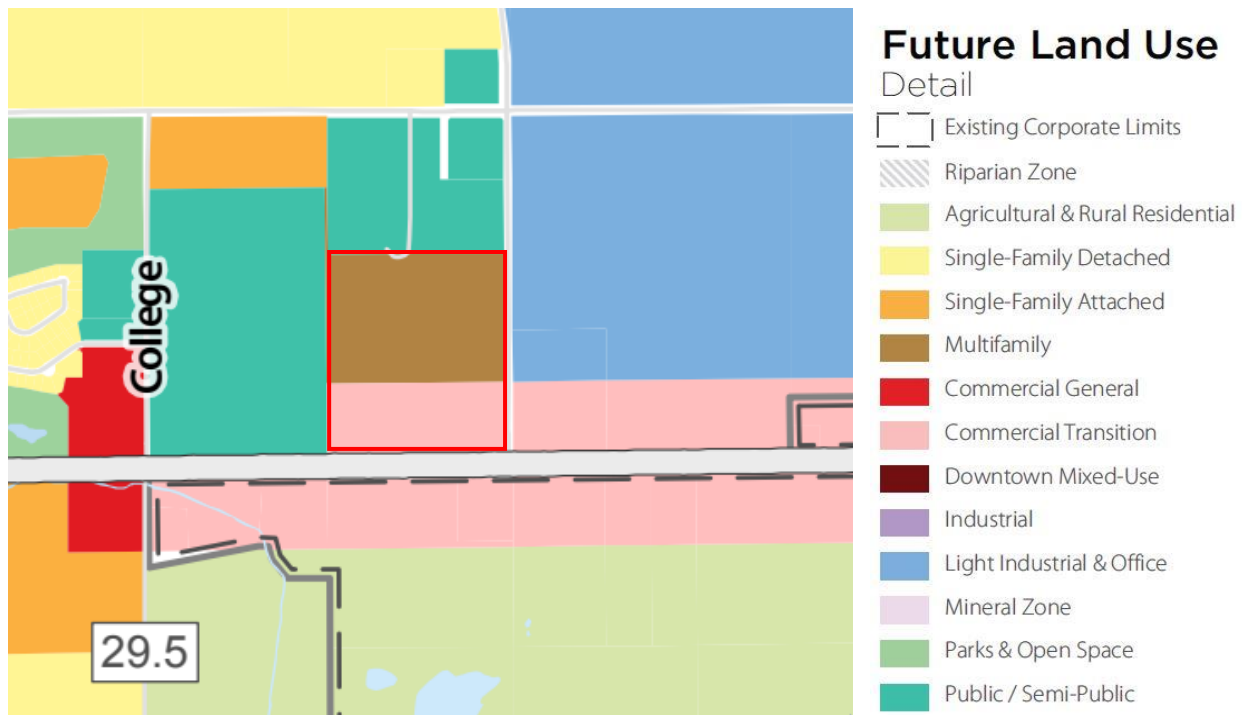
|              | EXISTING ZONING                                   | EXISTING LAND USE       |
|--------------|---------------------------------------------------|-------------------------|
| <b>NORTH</b> | I-2                                               | Colorado National Guard |
| <b>SOUTH</b> | Unincorporated Weld County                        | Agriculture             |
| <b>EAST</b>  | PUD with I-1, C-1, C-2, R-1, R-2,<br>and R-O uses | Agriculture             |
| <b>WEST</b>  | I-1                                               | AIMS Community College  |



## CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Future Land Use map designates the subject property as Commercial Transition and Multifamily. The Commercial Transition piece along Hwy 52 is intended to identify potential growth areas for commercial development outside the primary commercial districts of Fort Lupton. These areas should support gradual, long-term commercial investment outward from the City's urban core, including incremental transitioning of agricultural uses to commercial development. The Multifamily designation allows for multi-family buildings and planned multi-family developments. Multi-family complements traditional single family detached by offering the highest density options within Fort Lupton. Opportunities to develop new multi-family will provide affordable housing options and contribute to greater housing diversity.

The proposed Concept Plan included a commercial strip along Hwy 52 in line with the Comprehensive Plan. The proposed housing types don't align with the intent of the Multifamily land use designation, however the density and variety of housing types proposed are intended to create diversity and a "detached townhome" feel despite being single-family products. Staff supports the diversity and density provided, however this is a point for discussion with Planning Commission and City Council to get their feedback. Further discussion on incorporating housing options that meet the multifamily intent is encouraged.





## REFERRALS

|                                      |                                                         |                              |
|--------------------------------------|---------------------------------------------------------|------------------------------|
| Building Inspector                   | OMI                                                     | Economic Development Manager |
| City Attorney                        | Recreation Manager                                      | GIS Specialist               |
| Police Chief                         | Public Works Director                                   | Development Review Engineer  |
| Fort Lupton Fire Protection District | CDOT                                                    | Colorado Parks and Wildlife  |
| Division of Water Resources          | United Power                                            | Comcast                      |
| CenturyLink                          | Xcel Energy                                             | Postmaster                   |
| Weld County Department of Planning   | Weld County Department of Public Health and Environment | Weld County Public Works     |
| Weld County School District RE-8     | Weld County GIS                                         | NWCWD                        |
| Fulton Ditch Company                 | Western Midstream                                       | State Geologist              |

Referrals were provided to the list above

## STAFF RECOMMENDATION

No formal decision is being made here, however staff supports the concept proposed with the understanding that the items listed above in the “Conformance with City Standards, Regulations and Policies” will need to be addressed and staff will continue to work with the applicant to address any concerns that Planning Commission and City Council may have prior to future submittal.

***Additional documents are available for review at***

***<https://www.fortluptonco.gov/DocumentCenter/Index/806>***

## **Rennoc: Concept Plan Narrative**

### **September 8, 2023**

#### General Description/Site Features and Proposed Land Uses

The intent of this project is to provide a high-quality residential subdivision that provides a safe and efficient transportation network that accommodates pedestrians, vehicles, and bicycles. The proposed development is designed to provide continuous, direct, convenient, and safe pedestrian pathways throughout the site with the ability to connect to future adjacent subdivisions and development as well as open space and park amenities. Commercial development is envisioned along the Highway 52 corridor to support the overall goals of the city along with walkable commercial development for residents of this subdivision.

The property is located on the northwest of Highway 52 and Weld County Road 31. The property is approximately 43.221 acres with existing PUD zoning. Proposed uses will include commercial development along Highway 52, townhomes and small single family detached or 'detached townhomes'. These 'detached townhomes' will provide a different housing product type for the City of Fort Lupton which supports varied and attainable price points, more water wise development, and responsible extension of nearby infrastructure.

The development will include a large central park and open space to serve as buffers to adjacent property. The park is envisioned to provide amenities geared to the residential development as well as amenities to support the adjacent commercial. This could include elements such as plazas and gathering spaces for events like summer concert series or holiday events. This development will include the extension of the connector trail along Highway 52 trail and County Road 31, with neighborhood trail spurs connecting to the interior of the property. The proposed parks, open space and trails within the development will provide high quality recreational opportunities for neighborhood residents and also create connections to future neighborhoods and uses beyond our project boundaries.

The public open space requirement for the proposed plan is 2.3 acres with a 2.9-acre central park. In addition, all residential lots are located within 1000' of parks and trails. The commercial area will be designed as part of a future entitlement package.

## Compliance with the City of Fort Lupton Comprehensive Plan

The proposed development integrates the goals set out in the Town Comprehensive Plan in the following ways:

### ***Growth and Development***

The proposed development is designed to provide continuous, direct, convenient, and safe pedestrian pathways throughout the site with the ability to connect to future adjacent subdivisions and development. The site is well situated for both commercial development and housing per the Comprehensive Plan. The plan also provides for diversity in housing types for the community.

### ***Transportation and Mobility***

This plan provides a safe and efficient transportation network that accommodates pedestrians, vehicles and bicycles. The primary entrances are located along Highway 52 and Weld County Road 31. The project is planned as a pedestrian oriented and walkable community with detached sidewalks, tree lawns, street trees and connections throughout the community, to future adjacent neighborhoods.

### ***Parks, Open Space and Environmental Features***

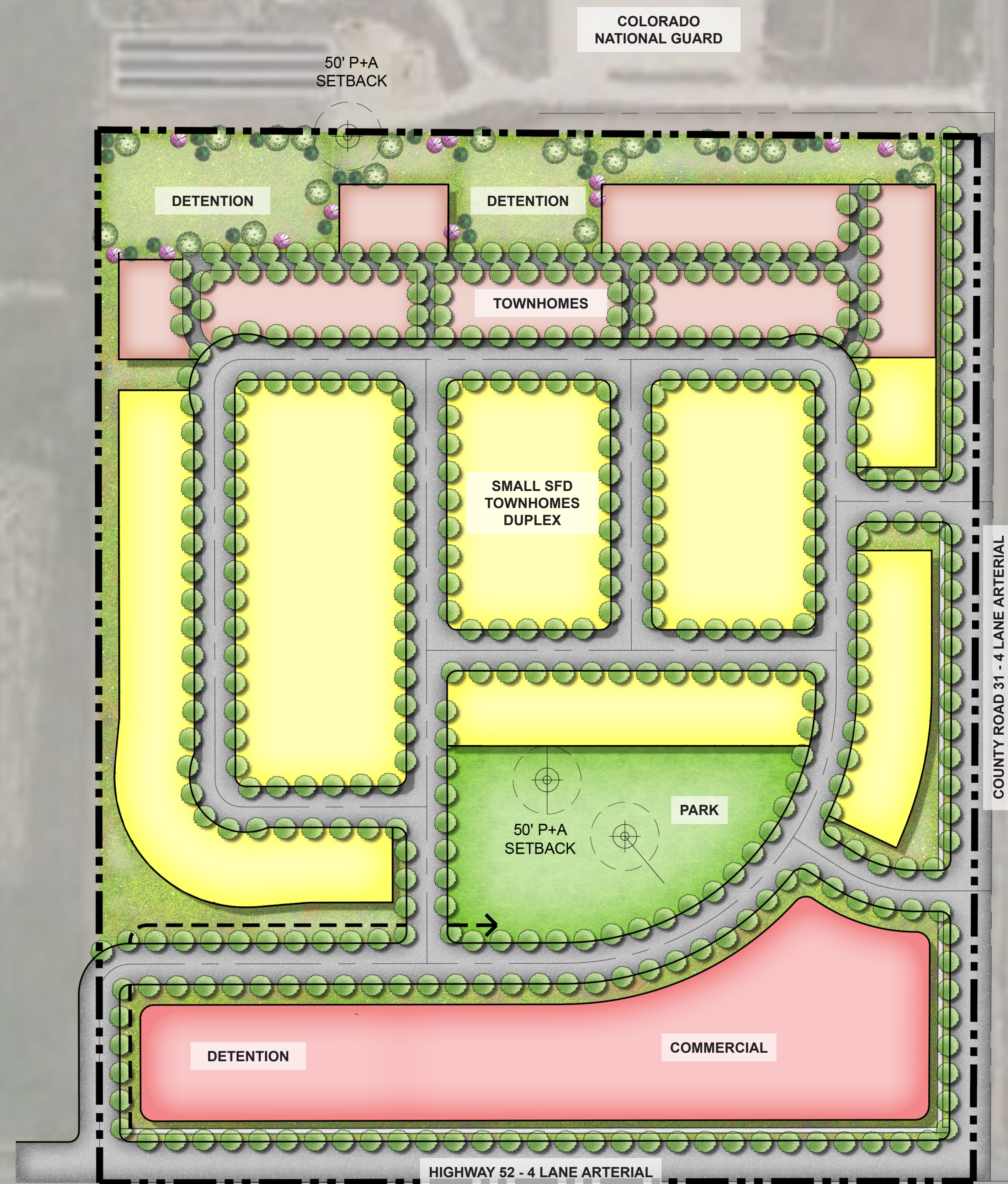
The proposed parks, open space and trails within the development will provide high quality recreational opportunities for neighborhood residents and also create connections to future neighborhoods and uses beyond our project boundaries. As shown on the Fort Lupton Proposed Trails Map, this project will construct the Connector Trail proposed along Highway 52 and Weld County Road 31.

### ***Public Facilities and Services***

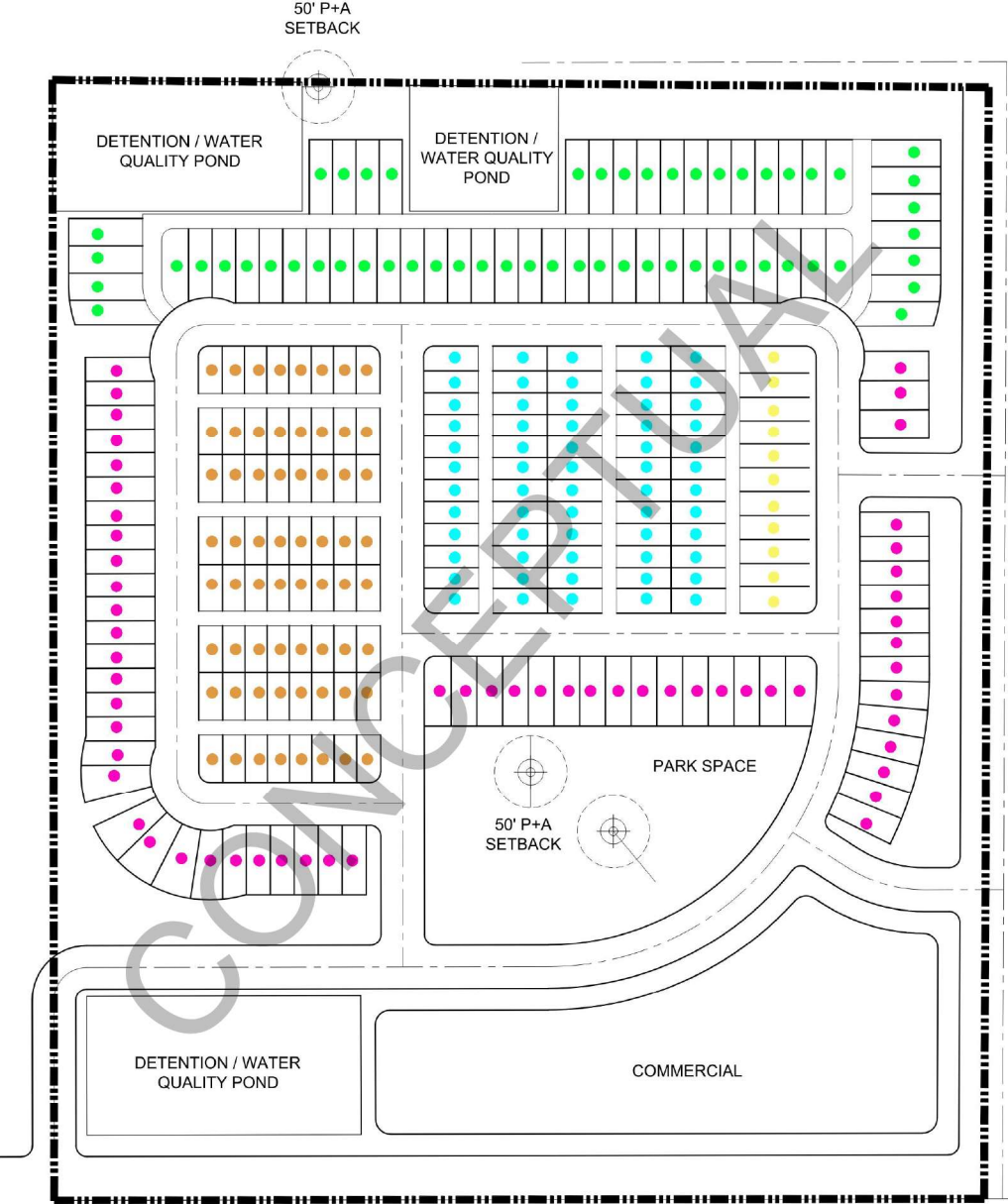
The proposed development is a logical extension of the City of Fort Lupton public services without placing additional burdens on existing residents and businesses. Infrastructure will be provided so as to meet the requirements of the Comprehensive Plan and/or the Land Use Code.

Please refer to the included drainage, traffic and utility memos provided with this submittal for additional details.









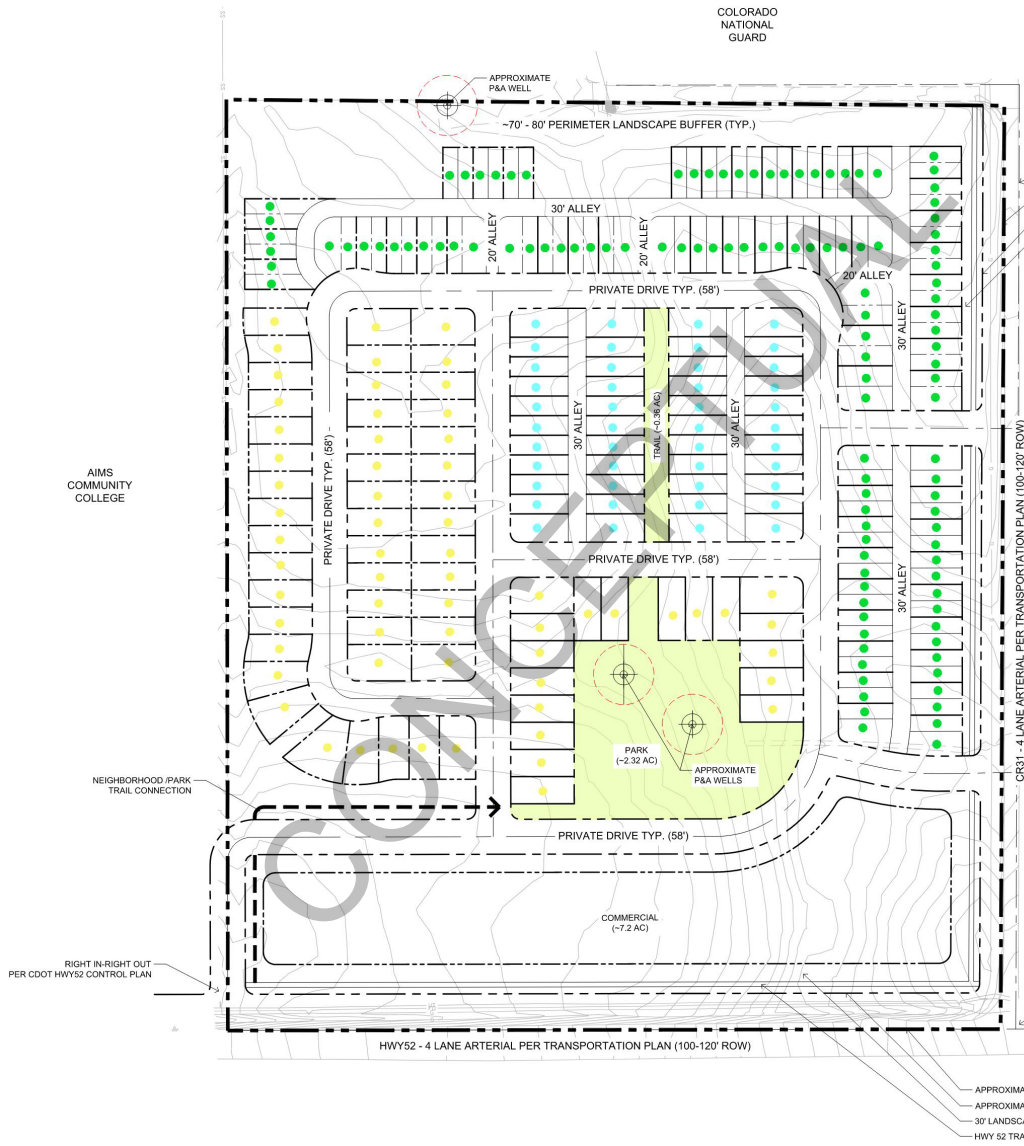
**CONCEPTUAL** site testing to demonstrate potential density.

Lot sizes range from 28' - 40' wide to accommodate product types that range from 18' -30'.

Product types include town homes, duplex units and small lot single family detached.

| Product Tag                 | Product Type | # of Stories | Unit Dim. | Garage Dim. | Garage Details      | LOT SIZE       | QTY | PERCENTAGE |
|-----------------------------|--------------|--------------|-----------|-------------|---------------------|----------------|-----|------------|
| A22-1380/1544* & **         | Paired/TH    | 2-Story      | 22'x40'   | 22'x22'     | Rear Load Detached  | 32' x 102' LOT | 56  | 22.4%      |
| A22-1565/1730* & **         | Paired/TH    | 2-Story      | 22'x50'   | Incl.       | Rear Load Attached  | 32' x 95' LOT  | 11  | 4.4%       |
| A18-1575/A22-1943 (endcap)* | TH           | 3-Story      | 18'x40'   | Incl.       | Rear Load Attached  | 28' x 65' LOT  | 64  | 25.6%      |
| S22-1565/1730               | SFD          | 2-Story      | 22'x50'   | Incl.       | Rear Load Attached  | 30' x 75' LOT  | 60  | 24%        |
| E25-1641/1888               | SFD          | 2-Story      | 25'x50'   | Incl.       | Front Load Attached | 33' x 95' LOT  | 59  | 23.6%      |
|                             |              |              |           |             |                     |                | 250 | 100%       |

Staff note: Updated conceptual layout provided 03-27-2024. Not reviewed by Planning Commission or staff but included for conceptual review by City Council.



**CONCEPTUAL** site testing to demonstrate potential density.

Lot sizes range from 28' - 40' wide to accommodate product types that range from 18' -30'.

Product types include town homes, duplex units and small lot single family detached.

| PRODUCT TYPE                                | # OF STORIES | GARAGE     | DETAILS  | LOT SIZE       | QTY | PERCENTAGE |
|---------------------------------------------|--------------|------------|----------|----------------|-----|------------|
| <span style="color: yellow;">●</span> SFD   | 2            | FRONT LOAD | ATTACHED | 45' x 105' LOT | 64  | 28.6%      |
| <span style="color: cyan;">●</span> SFD     | 2            | REAR LOAD  | ATTACHED | 32' x 96' LOT  | 44  | 19.6%      |
| <span style="color: green;">●</span> DUPLEX | 2            | REAR LOAD  | ATTACHED | 25' x 85' LOT  | 116 | 51.8%      |
|                                             |              |            |          |                | 224 | 100.0%     |

**RECORD OF PROCEEDINGS  
FORT LUPTON PLANNING COMMISSION  
February 22, 2024**

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, February 22, 2024.

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

**ROLL CALL**

Commissioners Present: Chair Mike Simone, Vice-Chair Bushrod White, Members Kathy Kvasnicka, and Zachery Potter.

City Staff Present: Planning Director, Todd Hodges, Planner Sean McDermott, City Engineer David Rausch, and Planning Administrative Assistant Hailey McKay.  
Planners Magaly Morales and Zachary Mettler attended virtually via GoToMeeting.

**APPROVAL OF AGENDA**

Vice-Chair White moved to approve the agenda, Commissioner Kvasnicka seconded.

**CONSENT AGENDA**

Vice-Chair White moved to approve the consent agenda, Commissioner Kvasnicka seconded.

**PUBLIC COMMENT**

There were no public comments.

**PUBLIC HEARINGS**

There were no public hearing items.

**DISCUSSION ITEMS**

Prior to the start of the presentation, a representative of the Discussion Item addressed that the project will to be renamed, and was currently called Lupton Vistas.

Rennoc (Lupton Vistas) Concept Plan was the discussion Item. Planner Sean McDermott presented the concept plan to commissioners. Mr. McDermott stated that the parcel is 43.221 acres more or less and currently owned by the Rennoc Corporation. The plan is being represented by Bobby Kline and David Goldberg of Miller Real Estates Investment Group and Kristin Turner of TB Group. The site is located North and adjacent to Highway 52, east of Aims Community College



**RECORD OF PROCEEDINGS**  
**FORT LUPTON PLANNING COMMISSION**  
**February 22, 2024**

and south of the Colorado National Guard Readiness Center. Mr. McDermott stated that the parcel is currently vacant agricultural land. It is currently zoned PUD with C-1 (Light Commercial), C-2 (Heavy Commercial), R-O (Residential Office), and R-1 (Single-Family Residential) land uses. No change of zone is proposed with the concept plan. Mr. McDermott stated that the property was annexed into the city in 1977 as part of the Ranchero Development, Third Annexation. In 2014 ordinance 2014-985 was approved by City Council to rezone the property from I-2 to PUD. This project will define the legal boundaries for formal record. Mr. McDermott stated that as per Chapter 16 article 2.02 D, no formal decision or approval will be given, only general consensus and direction for future formal submittals. The applicant has submitted a request for consideration of a concept plan consisting of a variety of single-family housing types roughly 250 lots, a park, and commercial development. Mr. McDermott stated that the Future Land Use map designates the property as multi-family and commercial transition, and the Rennoc Concept Plan is in line with future land use.

Kristin Turner with TB Groups was in attendance to give a presentation. Ms. Turner stated that their intent is to continue with the current zoning, and the proposal plans include both zonings. She addressed the proposed layout for the development, with commercial along the entire frontage, and mixed density residential on the rest of the property. Proposed are small single family detached homes, townhomes, and duplexes. Ms. Turner addressed the proposed plan for a buffer around the perimeter of the property, as well as the trail system extension along Highway 52 and Weld County Road 31. She also stated that there will be a park with the intent to be a transition between the commercial and residential aspects of the project. Ms. Turner stated that the proposal is just conceptual, and provided examples to Commissioners of what each housing type can look like.

Chair Simone opened up for commissioner comments.

- Vice-Chair White addressed density as it related to fire and safety, and the water saving aspects of the plan.
- Commissioner Potter asked how the developer plans to manage concerns with parking along the street, and issues faced by current homes with not enough parking.
- Commissioner Kvasnicka addressed the garage sizes, as well as the price ranges for the homes.
- Chair Simone addressed the option of providing single story homes, homes specifically for senior citizens. Chair Simone also addressed the plugged and abandoned wells on the property, the internal lighting and who will manage them, as well as the possibility for lighting along the proposed trail.

**RECORD OF PROCEEDINGS  
FORT LUPTON PLANNING COMMISSION  
February 22, 2024**

**FUTURE BUSINESS**

The next meeting of the Planning Commission will be on March 14, 2024 at 6:00 PM.

**ADJOURNMENT**

Vice-Chair White moved to adjourn the meeting at 6:43 PM, Commissioner Kvasnicka seconded the motion.

Submitted by

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Hailey McKay  
Planning Administrative Assistant

Approved by Planning Commission

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Mike Simone  
Chair



## Upcoming Events

- |                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| April 3, 2024     | Coffee with a Cop – Hard Bean Coffee<br>107 Dales Place, 8:00 a.m. – 9:00 a.m.                      |
| April 11, 2024    | Curbside Spring Clean-up day (For Seniors and/or Disabled Residents)                                |
| April 13, 2024    | Spring Clean-up Day - 800 12 <sup>th</sup> Street, 8:00 a.m. – 12:00 p.m.                           |
| April 15-19, 2024 | Hillside Cemetery Annual Clean-up Days                                                              |
| April 17, 2024    | Welcome Wednesday - Community Development Office<br>1200 Dexter St. Unit W13, 7:30 a.m. – 9:00 a.m. |
| April 20, 2024    | Fields of Honor Ceremony, Pearson Park, 12285 State Hwy 52,<br>1:00 p.m.                            |
| April 24, 2024    | Spaghetti Dinner – Recreation Center, 203 S. Harrison Ave.                                          |
| April 29, 2024    | Shredding Day – 130 S. McKinley Avenue, 8:00 a.m. – 10 a.m.                                         |