



**CITY OF FORT LUPTON**  
**CITY COUNCIL/ENTERPRISE BOARDS**  
**REGULAR MEETING AGENDA**  
Tuesday, June 17, 2025  
6:00 PM  
130 South McKinley Avenue

**Zo Hubbard, Mayor**  
Valerie Blackston, Ward 1  
Chris Ceretto, Ward 2  
Michael Sanchez, Ward 3  
David Crespín, Ward 1  
Claud Hanes, Ward 2  
Bruce Fitzgerald, Ward 3

**Call to Order**

**Pledge of Allegiance**

**Roll Call**

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

**Approval of Agenda**

**Review of Accounts Payables**

**a. June 17, 2025 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. June 3, 2025 City Council Meeting Minutes**
- b. AM 2025-077 Approving a Resolution Ratifying the Mayor's Appointment of Cynthia Bunning to the Senior Advisory Committee for a Term Beginning June 17, 2025 and Ending December 31, 2025**
- c. AM 2025-080 Authorize Funding for the Compressor Air Dryer Capital Project for an Amount Not to Exceed \$31,836.88, Allocated from the Utility Fund-Water**
- d. AM 2025-081 Authorize Funding for the Automatic CIP Valve Capital Project for an Amount Not to Exceed \$34,948.46, Allocated from the Utility Fund-Water**
- e. AM 2025-082 Authorize Payment to Northern Colorado Water Conservancy District for the Southern Water Supply Project 2025 Operation and Maintenance Assessment for an Amount Not to Exceed \$198,748.03 from the Utility Fund**

**Action Memorandum**

- a. AM 2025-078 Authorizing GH Phipps Construction / Clark-Enersen Design to Proceed with Contracting and Procuring Subs and Material Based on the Initial Guaranteed Maximum Price Based on 47% of the Construction Cost Not to Exceed \$9,576,080.00, Allocated from the General Fund.**
- b. AM 2025-079 Award the 2025 Crack and Slurry Seal Project to A-1 Chipseal Company for an Amount Not to Exceed \$750,000.00, Allocated from the Street Sales Tax Fund**

**Information Memorandum**

- a. IM 2025-008 Discussion of the High Pointe Hills Concept Plan (CPL25-001)**

**Staff Reports**

**Mayor/Council Reports**

**Future City Events**

- a. June 21, 2025 Buffalo Soldier Exhibit Grand Opening, Fort Lupton Museum, 453  
1st Street, 10:00 a.m. - 2:00 p.m.
- July 4, 2025 Independence Day Celebration, Fort Lupton Recreation Center, 203  
S. Harrison Ave., 3 p.m. - 7 p.m.
- July 11 & 12, 2025 Citywide Garage Sales
- July 19, 2025 Glow up the Splash Park, Fort Lupton Recreation Center, 203 S.  
Harrison Ave., 8:30 p.m. - 10:00 p.m.

### **Upcoming Meetings**

- a. June 24, 2025 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.
- July 1, 2025 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.
- July 8, 2025 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.
- July 15, 2025 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

### **Adjourn**

# Council Check Report

City of Fort Lupton

By Check Number

Date Range: 06/03/2025 - 06/17/2025

| 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: New Main Operating-New Main Operating</b> |                               |              |                                         |                 |                |        |
| 000239                                                  | CITY OF FORT LUPTON           | 06/05/2025   | Regular                                 | 0.00            | 1.00           | 107999 |
| <a href="#">1</a>                                       | Invoice                       | 06/05/2025   | test                                    | 0.00            | 1.00           |        |
| 002064                                                  | WELD MOTOR VEHICLES           | 06/09/2025   | Regular                                 | 0.00            | 139.58         | 108000 |
| <a href="#">L0142033690</a>                             | Invoice                       | 06/09/2025   | GF- FLEET RENEWAL FOR CAR REGISTRATI... | 0.00            | 139.58         |        |
| 000028                                                  | ACUSHNET COMPANY              | 06/17/2025   | Regular                                 | 0.00            | 1,760.60       | 108001 |
| <a href="#">920629092</a>                               | Invoice                       | 06/01/2025   | GOLF-MERCHANDISE-PRO SHOP               | 0.00            | 124.92         |        |
| <a href="#">920700747</a>                               | Invoice                       | 06/03/2025   | GOLF-MERCHANDISE-PRO SHOP               | 0.00            | 1,635.68       |        |
| 002254                                                  | ADIDAS AMERICA INC            | 06/17/2025   | Regular                                 | 0.00            | 453.90         | 108002 |
| <a href="#">6163415511</a>                              | Invoice                       | 06/01/2025   | GF-UNIFORMS-PARKS                       | 0.00            | 369.00         |        |
| <a href="#">6163415513</a>                              | Invoice                       | 06/01/2025   | GOLF-MERCHANDISE-PRO SHOP               | 0.00            | 61.20          |        |
| <a href="#">6163439641</a>                              | Invoice                       | 06/02/2025   | GF-WELLNESS BENEFITS-HR                 | 0.00            | 23.70          |        |
| 000044                                                  | AGFINITY INC                  | 06/17/2025   | Regular                                 | 0.00            | 1,742.01       | 108003 |
| <a href="#">H87634</a>                                  | Invoice                       | 06/01/2025   | GF-DRY BROADCAST-PARKS                  | 0.00            | 1,742.01       |        |
| 003866                                                  | AL CHESIS                     | 06/17/2025   | Regular                                 | 0.00            | 1,800.00       | 108004 |
| <a href="#">060525</a>                                  | Invoice                       | 06/05/2025   | CPR-BAND FOR INDEPENDENCE DAY-          | 0.00            | 1,800.00       |        |
| 003531                                                  | ARBOR VALLEY NURSERY          | 06/17/2025   | Regular                                 | 0.00            | 759.00         | 108005 |
| <a href="#">INV87947-1</a>                              | Invoice                       | 06/01/2025   | GF-TREES/SHRUBS-PARKS                   | 0.00            | 110.00         |        |
| <a href="#">INV87948-1</a>                              | Invoice                       | 06/01/2025   | GF-TREES/SHRUBS-PARKS                   | 0.00            | 649.00         |        |
| 003863                                                  | BRITTANY WILCOX               | 06/17/2025   | Regular                                 | 0.00            | 289.00         | 108006 |
| <a href="#">2007751.001</a>                             | Invoice                       | 06/05/2025   | REC-CAMP REFUND-                        | 0.00            | 289.00         |        |
| 000175                                                  | BSN SPORTS LLC                | 06/17/2025   | Regular                                 | 0.00            | 774.69         | 108007 |
| <a href="#">929858576</a>                               | Invoice                       | 06/01/2025   | CPR-EQUIPMENT BAGS-ATHL                 | 0.00            | 209.84         |        |
| <a href="#">929868087</a>                               | Invoice                       | 06/01/2025   | CPR-BASEBALLS-ATHL                      | 0.00            | 43.45          |        |
| <a href="#">929898517</a>                               | Invoice                       | 06/01/2025   | CPR-DOZEN BASEBALLS-ATHL                | 0.00            | 521.40         |        |
| 003478                                                  | BUFFALO REFRIGERATION         | 06/17/2025   | Regular                                 | 0.00            | 880.00         | 108008 |
| <a href="#">1313</a>                                    | Invoice                       | 06/09/2025   | GOLF-ICE MACHINE MAINT/REPAIRS-PRO ...  | 0.00            | 525.00         |        |
| <a href="#">1316</a>                                    | Invoice                       | 06/09/2025   | GOLF-REPAIRS-PRO SHOP                   | 0.00            | 355.00         |        |
| 000182                                                  | CEM SALES & SERVICE INC       | 06/17/2025   | Regular                                 | 0.00            | 2,005.00       | 108009 |
| <a href="#">12500559</a>                                | Invoice                       | 06/04/2025   | REC-POOL CHEMICALS-REC CENTER           | 0.00            | 2,005.00       |        |
| 002000                                                  | CIT GROUP/COMMERCIAL SERVICES | 06/17/2025   | Regular                                 | 0.00            | 911.17         | 108010 |
| <a href="#">71119293</a>                                | Invoice                       | 06/01/2025   | GOLF-MERCHANDISE-PRO SHOP               | 0.00            | 911.17         |        |
| 000239                                                  | CITY OF FORT LUPTON           | 06/17/2025   | Regular                                 | 0.00            | 250.00         | 108011 |
| <a href="#">#133524-1</a>                               | Invoice                       | 06/09/2025   | GF-RESTITUTION, CIT#133624-1            | 0.00            | 50.00          |        |
| <a href="#">CIT #133421-1</a>                           | Invoice                       | 06/05/2025   | GF-CIT # 133421-1, RESTITUTION-         | 0.00            | 200.00         |        |
| 002651                                                  | COLORADO COMMUNITY MEDIA      | 06/17/2025   | Regular                                 | 0.00            | 35.68          | 108012 |
| <a href="#">137886</a>                                  | Invoice                       | 06/05/2025   | GF-LEGAL NOTICES-COM DEV                | 0.00            | 35.68          |        |
| 000306                                                  | COMCAST BUSINESS              | 06/17/2025   | Regular                                 | 0.00            | 2,838.67       | 108013 |
| <a href="#">242681180</a>                               | Invoice                       | 06/01/2025   | GF-COMCAST INTERNET SERVICE FOR JUN...  | 0.00            | 2,838.67       |        |
| 000307                                                  | COMCAST CABLE COMM, LLC       | 06/17/2025   | Regular                                 | 0.00            | 663.02         | 108014 |
| <a href="#">0116038 JUNE25</a>                          | Invoice                       | 06/01/2025   | REC-JUNE 2025 PHONE SERVICE-REC CENT... | 0.00            | 178.11         |        |
| <a href="#">0117309 MAY 25</a>                          | Invoice                       | 06/01/2025   | REC-CABLE/MUSIC-REC CENTER              | 0.00            | 281.40         |        |
| <a href="#">0147405 JUNE25</a>                          | Invoice                       | 06/01/2025   | CPR-JUNE 2025 PHONE/INTERNET-MUSE...    | 0.00            | 203.51         |        |

## Council Check Report

Date Range: 06/03/2025 - 06/17/2025

| 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 |
|-----------------------------------------------------------|-----------------------------------------------------|--------------------------|---------------------------------------------------------------------------------|--------------|------------------------------------|----------------------------------|--------|
| 003790<br><a href="#">1823</a>                            | CRISPY COCKTAILS<br>Invoice                         | 06/05/2025               | 06/17/2025<br>GOLF-BEVERAGES-PRO SHOP                                           | Regular      | 0.00<br>0.00                       | 144.00<br>144.00                 | 108015 |
| 000340<br><a href="#">42-250541724-1</a>                  | CUMMINS SALES AND SERVICES<br>Invoice               | 06/01/2025               | 06/17/2025<br>GF-TUBE, FUEL SUPPLY-STREETS                                      | Regular      | 0.00<br>0.00                       | 74.50<br>74.50                   | 108016 |
| 003559<br><a href="#">1251</a>                            | DRAKE DUO PRINTS LTD<br>Invoice                     | 06/01/2025               | 06/17/2025<br>REC-SUMMER SIZZLE SHIRTS-REC                                      | Regular      | 0.00<br>0.00                       | 2,025.80<br>2,025.80             | 108017 |
| 003687<br><a href="#">34319</a>                           | EXTREME CARE LLC<br>Invoice                         | 06/02/2025               | 06/17/2025<br>REC-REPLACED SPRING ON CYBEX MACHI...                             | Regular      | 0.00<br>0.00                       | 182.50<br>182.50                 | 108018 |
| 002821<br><a href="#">5854</a>                            | FIESTA TIME INC<br>Invoice                          | 06/01/2025               | 06/17/2025<br>GF-FRAME TENT AND TABLES-PARKS                                    | Regular      | 0.00<br>0.00                       | 935.00<br>935.00                 | 108019 |
| 000503<br><a href="#">38740843</a>                        | FRONT RANGE INFLATABLES<br>Invoice                  | 06/11/2025               | 06/17/2025<br>GF-BOUNCE HOUSES FOR INDEPENDENCE...                              | Regular      | 0.00<br>0.00                       | 1,130.00<br>1,130.00             | 108020 |
| 002011<br><a href="#">46380/2</a>                         | FRONT RANGE LUMBER COMPANY<br>Invoice               | 06/11/2025               | 06/17/2025<br>GF-PARTS/SUPPLIES-PARKS                                           | Regular      | 0.00<br>0.00                       | 43.94<br>43.94                   | 108021 |
| 002851<br><a href="#">1158254</a>                         | GHA TECHNOLOGIES<br>Invoice                         | 06/01/2025               | 06/17/2025<br>Dell Latitude 5500 (10)                                           | Regular      | 0.00<br>0.00                       | 8,011.70<br>8,011.70             | 108022 |
| 003864<br><a href="#">2007750.001</a>                     | GLENDA CARIDAD<br>Invoice                           | 06/04/2025               | 06/17/2025<br>REC-MARTIAL ARTS REFUND-                                          | Regular      | 0.00<br>0.00                       | 68.00<br>68.00                   | 108023 |
| 003325<br><a href="#">22</a>                              | HEALTHY START CHILD CARE HEALTH CONSULTI<br>Invoice | 06/01/2025               | 06/17/2025<br>REC-MONTHLY NURSE CONSULTATION-RE...                              | Regular      | 0.00<br>0.00                       | 285.00<br>285.00                 | 108024 |
| 000567<br><a href="#">W-7116546</a>                       | HIGH COUNTRY BEVERAGE CORP<br>Invoice               | 06/09/2025               | 06/17/2025<br>GOLF-BEVERAGES-PRO SHOP                                           | Regular      | 0.00<br>0.00                       | 1,970.70<br>1,970.70             | 108025 |
| 003120<br><a href="#">529</a>                             | HUDSON LOCKERS, INC<br>Invoice                      | 06/09/2025               | 06/17/2025<br>GOLF-PRE PACKAGED FOODS-PRO SHOP                                  | Regular      | 0.00<br>0.00                       | 275.50<br>275.50                 | 108026 |
| 000618<br><a href="#">9110207833</a>                      | J. J. KELLER & ASSOCIATES, INC<br>Invoice           | 06/04/2025               | 06/17/2025<br>GF-SUPPLIES-STREETS                                               | Regular      | 0.00<br>0.00                       | 208.00<br>208.00                 | 108027 |
| 000636<br><a href="#">206893</a>                          | JC GOLF ACCESSORIES<br>Invoice                      | 06/01/2025               | 06/17/2025<br>GOLF-MERCHANDISE-PRO SHOP                                         | Regular      | 0.00<br>0.00                       | 318.44<br>318.44                 | 108028 |
| 003504<br><a href="#">052825</a>                          | JL POOLS & SPAS LLC<br>Invoice                      | 06/01/2025               | 06/17/2025<br>GF-FOUNTAIN WATERPROOFING, PAINTI...                              | Regular      | 0.00<br>0.00                       | 3,650.00<br>3,650.00             | 108029 |
| 002977<br><a href="#">32539</a>                           | JOSEPH ELLIOTT USA LLC<br>Invoice                   | 06/01/2025               | 06/17/2025<br>GOLF-MERCHANDISE-PRO SHOP                                         | Regular      | 0.00<br>0.00                       | 702.39<br>702.39                 | 108030 |
| 003311<br><a href="#">390334</a><br><a href="#">60020</a> | LINKSOUL, LLC<br>Invoice<br>Credit Memo             | 06/01/2025<br>06/06/2025 | 06/17/2025<br>GOLF-MERCHANDISE-PRO SHOP<br>GOLF-CREDIT FOR WRONG LOGO-PRO SH... | Regular      | 0.00<br>0.00<br>0.00               | 385.85<br>507.85<br>-122.00      | 108031 |
| 000735<br><a href="#">1952699-00</a>                      | LL JOHNSON DISTRIBUTING<br>Invoice                  | 06/01/2025               | 06/17/2025<br>GF-PARTS/SUPPLIES-MAINT                                           | Regular      | 0.00<br>0.00                       | 2,983.20<br>2,983.20             | 108032 |
| 003862<br><a href="#">CIT E0029272-1</a>                  | MARIA SILVA<br>Invoice                              | 06/05/2025               | 06/17/2025<br>GF-RESTITUTION PAYMENT-                                           | Regular      | 0.00<br>0.00                       | 500.00<br>500.00                 | 108033 |
| 003373<br><a href="#">041625</a>                          | MARK FRANZEN<br>Invoice                             | 06/11/2025               | 06/17/2025<br>CPR-SPAGHETTI DINNER DJ SERVICES-SPA...                           | Regular      | 0.00<br>0.00                       | 300.00<br>300.00                 | 108034 |
| 003780<br><a href="#">INV682211</a>                       | MINT GREEN GROUP USA<br>Invoice                     | 06/02/2025               | 06/17/2025<br>GOLF-MERCHANDISE-PRO SHOP                                         | Regular      | 0.00<br>0.00                       | 193.00<br>193.00                 | 108035 |
| 003213<br><a href="#">11527</a>                           | OLD TOWN PEST CONTROL<br>Invoice                    | 06/01/2025               | 06/17/2025<br>GF-PEST CONTROL-SHOP                                              | Regular      | 0.00<br>0.00                       | 600.00<br>600.00                 | 108036 |

## Council Check Report

Date Range: 06/03/2025 - 06/17/2025

| Vendor Number                  | Vendor Name                 | Payment Date | Payment Type                             | Discount Amount | Payment Amount | Number |
|--------------------------------|-----------------------------|--------------|------------------------------------------|-----------------|----------------|--------|
| Payable #                      | Payable Type                | Post Date    | Payable Description                      | Discount Amount | Payable Amount |        |
| 000991                         | SCNS SPORTS FOODS INC       | 06/17/2025   | Regular                                  | 0.00            | 76.40          | 108037 |
| <a href="#">228401</a>         | Invoice                     | 06/02/2025   | GOLF-PRE PACKAGED GOODS-PRO SHOP         | 0.00            | 76.40          |        |
| 001022                         | SOUTHERN GLAZER'S OF CO     | 06/17/2025   | Regular                                  | 0.00            | 161.12         | 108038 |
| <a href="#">3764158</a>        | Invoice                     | 06/04/2025   | GOLF-BEVERAGES-PRO SHOP                  | 0.00            | 161.12         |        |
| 001026                         | SPECIALTY CIGARS, LLC       | 06/17/2025   | Regular                                  | 0.00            | 244.10         | 108039 |
| <a href="#">US16-39600346</a>  | Invoice                     | 06/10/2025   | GOLF-MERCHANDISE-PRO SHOP                | 0.00            | 244.10         |        |
| 001040                         | STERICYCLE                  | 06/17/2025   | Regular                                  | 0.00            | 73.78          | 108040 |
| <a href="#">8010815951</a>     | Invoice                     | 06/01/2025   | REC-BIOHAZARD-REC CENTER                 | 0.00            | 73.78          |        |
| 003297                         | SWEET PEA CLEANING, LLC     | 06/17/2025   | Regular                                  | 0.00            | 2,117.50       | 108041 |
| <a href="#">9376</a>           | Invoice                     | 06/01/2025   | REC-JUNE CLEANING LOCKER ROOMS-REC...    | 0.00            | 2,117.50       |        |
| 001052                         | SWIRE COCA-COLA, USA        | 06/17/2025   | Regular                                  | 0.00            | 283.15         | 108042 |
| <a href="#">47322722031</a>    | Invoice                     | 06/06/2025   | GOLF-PRE PACKAGED GOODS-PRO SHOP         | 0.00            | 283.15         |        |
| 002967                         | SYNERGETIC STAFFING LLC     | 06/17/2025   | Regular                                  | 0.00            | 1,103.90       | 108043 |
| <a href="#">21012117</a>       | Invoice                     | 06/09/2025   | GF-TEMP WAGES JUNE 2-6, 2025-FIN         | 0.00            | 1,103.90       |        |
| 001064                         | TAYLORMADE GOLF COMPANY INC | 06/17/2025   | Regular                                  | 0.00            | 3,657.14       | 108044 |
| <a href="#">38380369</a>       | Invoice                     | 06/01/2025   | GOLF-MERCHANDISE-PRO SHOP                | 0.00            | 282.50         |        |
| <a href="#">38406741</a>       | Invoice                     | 06/04/2025   | GOLF-MERCHANDISE-PRO SHOP                | 0.00            | 3,374.64       |        |
| 001115                         | TRAVIS MATTHEW, LLC         | 06/17/2025   | Regular                                  | 0.00            | 903.87         | 108045 |
| <a href="#">92838404</a>       | Invoice                     | 06/01/2025   | GOLF-MERCHANDISE-PRO SHOP                | 0.00            | 903.87         |        |
| 001120                         | TRUDILIGENCE LLC            | 06/17/2025   | Regular                                  | 0.00            | 203.46         | 108046 |
| <a href="#">66121</a>          | Invoice                     | 06/01/2025   | GF-BACKGROUND SCREENING-HR               | 0.00            | 203.46         |        |
| 001137                         | UNITED POWER                | 06/17/2025   | Regular                                  | 0.00            | 56,999.42      | 108047 |
| <a href="#">10553102 MAY25</a> | Invoice                     | 06/04/2025   | United Power                             | 0.00            | 22.86          |        |
| <a href="#">1194602 MAY25</a>  | Invoice                     | 06/04/2025   | United Power                             | 0.00            | 858.73         |        |
| <a href="#">1195001 MAY25</a>  | Invoice                     | 06/04/2025   | United Power                             | 0.00            | 2,846.68       |        |
| <a href="#">1195501 MAY25</a>  | Invoice                     | 06/04/2025   | United Power                             | 0.00            | 5,452.00       |        |
| <a href="#">1195603 MAY25</a>  | Invoice                     | 06/04/2025   | United Power                             | 0.00            | 699.46         |        |
| <a href="#">1195701 MAY25</a>  | Invoice                     | 06/04/2025   | United Power                             | 0.00            | 191.85         |        |
| <a href="#">1196401 MAY25</a>  | Invoice                     | 06/04/2025   | United Power                             | 0.00            | 36.54          |        |
| <a href="#">1207701 MAY25</a>  | Invoice                     | 06/04/2025   | United Power                             | 0.00            | 21.24          |        |
| <a href="#">1215802 MAY25</a>  | Invoice                     | 06/04/2025   | GF-MAY 2025 ELECTRIC SERVICE (VET OFF... | 0.00            | 142.83         |        |
| <a href="#">1223101 MAY25</a>  | Invoice                     | 06/04/2025   | United Power                             | 0.00            | 20.00          |        |
| <a href="#">1240301 MAY25</a>  | Invoice                     | 06/04/2025   | United Power                             | 0.00            | 148.53         |        |
| <a href="#">1241801 MAY25</a>  | Invoice                     | 06/04/2025   | United Power                             | 0.00            | 3,026.76       |        |
| <a href="#">1241903 MAY25</a>  | Invoice                     | 06/04/2025   | United Power                             | 0.00            | 156.02         |        |
| <a href="#">1276101 MAY25</a>  | Invoice                     | 06/04/2025   | United Power                             | 0.00            | 58.30          |        |
| <a href="#">1279801 MAY25</a>  | Invoice                     | 06/04/2025   | United Power                             | 0.00            | 25.64          |        |
| <a href="#">1295501 MAY25</a>  | Invoice                     | 06/04/2025   | United Power                             | 0.00            | 64.81          |        |
| <a href="#">1296101 MAY25</a>  | Invoice                     | 06/04/2025   | United Power                             | 0.00            | 43.84          |        |
| <a href="#">1299501 MAY25</a>  | Invoice                     | 06/04/2025   | United Power                             | 0.00            | 130.09         |        |
| <a href="#">1302801 MAY25</a>  | Invoice                     | 06/04/2025   | United Power                             | 0.00            | 2,476.88       |        |
| <a href="#">1302901 MAY25</a>  | Invoice                     | 06/04/2025   | United Power                             | 0.00            | 127.99         |        |
| <a href="#">1316801 MAY25</a>  | Invoice                     | 06/04/2025   | United Power                             | 0.00            | 1,152.41       |        |
| <a href="#">1322501 MAY25</a>  | Invoice                     | 06/04/2025   | United Power                             | 0.00            | 6,115.44       |        |
| <a href="#">1360303 MAY25</a>  | Invoice                     | 06/04/2025   | United Power                             | 0.00            | 31.97          |        |
| <a href="#">13842400 MAY25</a> | Invoice                     | 06/04/2025   | United Power                             | 0.00            | 66.55          |        |
| <a href="#">14427100 MAY25</a> | Invoice                     | 06/04/2025   | United Power                             | 0.00            | 97.85          |        |
| <a href="#">15232500 MAY25</a> | Invoice                     | 06/04/2025   | United Power                             | 0.00            | 22.39          |        |
| <a href="#">17149700 MAY25</a> | Invoice                     | 06/04/2025   | United Power                             | 0.00            | 56.67          |        |
| <a href="#">17761600 MAY25</a> | Invoice                     | 06/04/2025   | United Power                             | 0.00            | 20.06          |        |
| <a href="#">17868800 MAY25</a> | Invoice                     | 06/04/2025   | United Power                             | 0.00            | 20.00          |        |
| <a href="#">18057500 MAY25</a> | Invoice                     | 06/04/2025   | United Power                             | 0.00            | 704.43         |        |
| <a href="#">18498400 MAY25</a> | Invoice                     | 06/04/2025   | United Power                             | 0.00            | 445.79         |        |

## Council Check Report

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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="#">18762100 MAY25</a>    | Invoice                              | 06/04/2025   | United Power                             | 0.00            | 20.13          |         |
| <a href="#">19545100 MAY25</a>    | Invoice                              | 06/04/2025   | United Power                             | 0.00            | 735.10         |         |
| <a href="#">19595600 MAY25</a>    | Invoice                              | 06/04/2025   | United Power                             | 0.00            | 26.00          |         |
| <a href="#">20040100MAY25</a>     | Invoice                              | 06/04/2025   | United Power                             | 0.00            | 201.56         |         |
| <a href="#">21675200 MAY25</a>    | Invoice                              | 06/04/2025   | United Power                             | 0.00            | 160.40         |         |
| <a href="#">21675300 MAY25</a>    | Invoice                              | 06/04/2025   | United Power                             | 0.00            | 37.90          |         |
| <a href="#">22185901 MAY25</a>    | Invoice                              | 06/04/2025   | United Power                             | 0.00            | 20.41          |         |
| <a href="#">24165100 MAY25</a>    | Invoice                              | 06/04/2025   | GF-MAY 2025 ELECTRIC SERVICE (SPLASH ... | 0.00            | 520.71         |         |
| <a href="#">3399301 MAY25</a>     | Invoice                              | 06/04/2025   | United Power                             | 0.00            | 58.45          |         |
| <a href="#">6601202 MAY25</a>     | Invoice                              | 06/04/2025   | United Power                             | 0.00            | 28.83          |         |
| <a href="#">6612303 MAY25</a>     | Invoice                              | 06/04/2025   | United Power                             | 0.00            | 21.29          |         |
| <a href="#">6779701 MAY25</a>     | Invoice                              | 06/04/2025   | United Power                             | 0.00            | 10,929.40      |         |
| <a href="#">704901 MAY25</a>      | Invoice                              | 06/04/2025   | United Power                             | 0.00            | 11,454.28      |         |
| <a href="#">7225800 MAY25</a>     | Invoice                              | 06/04/2025   | United Power                             | 0.00            | 20.06          |         |
| <a href="#">726705 MAY25</a>      | Invoice                              | 06/04/2025   | United Power                             | 0.00            | 20.00          |         |
| <a href="#">7280200 MAY25</a>     | Invoice                              | 06/04/2025   | United Power                             | 0.00            | 21.98          |         |
| <a href="#">733101 MAY25</a>      | Invoice                              | 06/04/2025   | United Power                             | 0.00            | 186.89         |         |
| <a href="#">762901 MAY25</a>      | Invoice                              | 06/04/2025   | United Power                             | 0.00            | 507.82         |         |
| <a href="#">803908 MAY25</a>      | Invoice                              | 06/04/2025   | United Power                             | 0.00            | 5,947.80       |         |
| <a href="#">8976200 MAY25</a>     | Invoice                              | 06/04/2025   | United Power                             | 0.00            | 795.80         |         |
|                                   | **Void**                             | 06/17/2025   | Regular                                  | 0.00            | 0.00           | 108048  |
|                                   | **Void**                             | 06/17/2025   | Regular                                  | 0.00            | 0.00           | 108049  |
|                                   | **Void**                             | 06/17/2025   | Regular                                  | 0.00            | 0.00           | 108050  |
| 001174                            | WAGNER EQUIPMENT CO.                 | 06/17/2025   | Regular                                  | 0.00            | 975.90         | 108051  |
| <a href="#">P00C2809436</a>       | Invoice                              | 06/05/2025   | GF-PARTS/SUPPLIES-STREETS                | 0.00            | 975.90         |         |
| 001189                            | WELD COUNTY ACCTG DEPART             | 06/17/2025   | Regular                                  | 0.00            | 7,348.90       | 108052  |
| <a href="#">MAY 2025</a>          | Invoice                              | 06/01/2025   | WELD COUNTY FUEL PURCHASES               | 0.00            | 7,348.90       |         |
| 001207                            | WESTERN DISTRIBUTING INC             | 06/17/2025   | Regular                                  | 0.00            | 353.16         | 108053  |
| <a href="#">848479</a>            | Invoice                              | 06/06/2025   | GOLF-BEVERAGES-PRO SHOP                  | 0.00            | 353.16         |         |
| 001212                            | WILLIAMS AND WEISS CONSULTING LLC    | 06/17/2025   | Regular                                  | 0.00            | 4,770.00       | 108054  |
| <a href="#">2151</a>              | Invoice                              | 06/09/2025   | UF/WST-WATER ENGINEERING-UF/WST          | 0.00            | 4,770.00       |         |
| 003640                            | WYOMING TRIBUNE EAGLE                | 06/17/2025   | Regular                                  | 0.00            | 2,011.93       | 108055  |
| <a href="#">052588372</a>         | Invoice                              | 06/01/2025   | GF/CPR/REC-REC CENTER GUIDE COPIES-      | 0.00            | 2,011.93       |         |
| 001224                            | XCEL ENERGY-GAS                      | 06/17/2025   | Regular                                  | 0.00            | 502.23         | 108056  |
| <a href="#">292562338</a>         | Invoice                              | 06/01/2025   | Xcel Gas Bill- Account 53-2035237-0      | 0.00            | 156.13         |         |
| <a href="#">929562338</a>         | Invoice                              | 06/01/2025   | Xcel Gas Bill- Account 53-2035237-0      | 0.00            | 346.10         |         |
| 002853                            | BUCKEYE CLEANING CENTER              | 06/11/2025   | EFT                                      | 0.00            | 954.35         | 9100000 |
| <a href="#">90675488</a>          | Invoice                              | 05/29/2025   | REC-CLEANING SUPPLIES-REC CENTER         | 0.00            | 666.43         |         |
| <a href="#">90677271</a>          | Invoice                              | 06/05/2025   | GF-JANITORIAL SUPPLIES-PW SHOP           | 0.00            | 287.92         |         |
| 000024                            | ACE HARDWARE OF FORT LUPTON          | 06/17/2025   | EFT                                      | 0.00            | 240.17         | 9100001 |
| <a href="#">108160/1</a>          | Invoice                              | 06/01/2025   | GOLF-PARTS, SUPPLIES-MAINT               | 0.00            | 185.46         |         |
| <a href="#">108204/1</a>          | Invoice                              | 06/01/2025   | GOLF-BALL VALCE, CLAMP, PARTS-MAINT      | 0.00            | 27.74          |         |
| <a href="#">108642/1</a>          | Invoice                              | 06/05/2025   | GOLF-POTTING SOIL-PRO SHOP               | 0.00            | 26.97          |         |
| 003196                            | AMAZE HEALTH                         | 06/17/2025   | EFT                                      | 0.00            | 1,740.00       | 9100002 |
| <a href="#">INV-8731</a>          | Invoice                              | 06/01/2025   | GF-MAY25 USER FEE-MISC                   | 0.00            | 1,740.00       |         |
| 002122                            | BURNS & MCDONNELL ENGINEERING CO INC | 06/17/2025   | EFT                                      | 0.00            | 57,641.85      | 9100003 |
| <a href="#">169164-14</a>         | Invoice                              | 06/10/2025   | UF-LIFT STATION/FORCE MAIN PROJECT R...  | 0.00            | 57,641.85      |         |
| 000242                            | CIVICPLUS                            | 06/17/2025   | EFT                                      | 0.00            | 245.61         | 9100004 |
| <a href="#">339201</a>            | Invoice                              | 06/09/2025   | GF-CODE UPDATES PRINTED PAGES-CITY CL    | 0.00            | 245.61         |         |
| 003166                            | CODE RED AUDITS, LLC                 | 06/17/2025   | EFT                                      | 0.00            | 15,985.00      | 9100005 |
| <a href="#">INV-FTLPntKW-2...</a> | Invoice                              | 06/04/2025   | Network Audit                            | 0.00            | 15,985.00      |         |

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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 |         |
| 000361                            | DBC IRRIGATION SUPPLY        | 06/17/2025   | EFT                                           | 0.00            | 1,348.99       | 9100006 |
| <a href="#">55921216.001</a>      | Invoice                      | 06/01/2025   | GOLF-IRRIGATION PARTS/SUPPLIES-MAINT          | 0.00            | 1,348.99       |         |
| 002899                            | DIG DEEP RESEARCH, LLC       | 06/17/2025   | EFT                                           | 0.00            | 3,000.00       | 9100007 |
| <a href="#">2008</a>              | Invoice                      | 06/01/2025   | GF-KOSHIO PARKS SURVEYS-MISC                  | 0.00            | 3,000.00       |         |
| 002723                            | EAGLE ROCK COMPANY OF COLO   | 06/17/2025   | EFT                                           | 0.00            | 724.22         | 9100008 |
| <a href="#">14020754</a>          | Invoice                      | 06/09/2025   | GOLF-BEVERAGES-PRO SHOP                       | 0.00            | 197.60         |         |
| <a href="#">14020755</a>          | Invoice                      | 06/09/2025   | GOLF-BEVERAGES-PRO SHOP                       | 0.00            | 362.22         |         |
| <a href="#">14022025</a>          | Invoice                      | 06/09/2025   | GOLF-BEVERAGES-PRO SHOP                       | 0.00            | 164.40         |         |
| 000425                            | ELEVATION COFFEE TRADERS     | 06/17/2025   | EFT                                           | 0.00            | 314.00         | 9100009 |
| <a href="#">110161</a>            | Invoice                      | 06/01/2025   | GOLF-COFFEE-PRO SHOP                          | 0.00            | 314.00         |         |
| 002919                            | EQUIPMENTSHARE.COM INC       | 06/17/2025   | EFT                                           | 0.00            | 166.24         | 9100010 |
| <a href="#">LUP-5220985-00...</a> | Invoice                      | 06/01/2025   | GOLF-WHEELED CONCRETE BUGGY GAS-...           | 0.00            | 166.24         |         |
| 000536                            | GOLF AND SPORT SOLUTIONS LLC | 06/17/2025   | EFT                                           | 0.00            | 518.01         | 9100011 |
| <a href="#">50910</a>             | Invoice                      | 06/01/2025   | CPR-FIELD CHALK-ATHL                          | 0.00            | 518.01         |         |
| 000691                            | KONE INC                     | 06/17/2025   | EFT                                           | 0.00            | 140.80         | 9100012 |
| <a href="#">871702868</a>         | Invoice                      | 06/01/2025   | REC-ELEVATOR MAINTENANCE-REC CENT...          | 0.00            | 140.80         |         |
| 003486                            | LONGVIEW HEATING & AIR       | 06/17/2025   | EFT                                           | 0.00            | 1,604.00       | 9100013 |
| <a href="#">252344</a>            | Invoice                      | 06/01/2025   | REC-AIR CONDITIONER COIL CLEANING-RE...       | 0.00            | 720.00         |         |
| <a href="#">252369</a>            | Invoice                      | 06/01/2025   | GF-REPAIRS TO DRINKING FOUNTAIN-PAR...        | 0.00            | 884.00         |         |
| 000768                            | MASEK GOLF CAR OF COLORADO   | 06/17/2025   | EFT                                           | 0.00            | 570.02         | 9100014 |
| <a href="#">01-103506</a>         | Invoice                      | 06/11/2025   | GOLF-GOLF CART PARTS, MAINTENANCE-...         | 0.00            | 570.02         |         |
| 003316                            | MIGUEL IRAOLA                | 06/17/2025   | EFT                                           | 0.00            | 575.00         | 9100015 |
| <a href="#">04302025</a>          | Invoice                      | 06/01/2025   | GF-TRANSLATION SERVICES FOR APRIL 20...       | 0.00            | 575.00         |         |
| 002195                            | MINUTEMAN PRESS              | 06/17/2025   | EFT                                           | 0.00            | 841.88         | 9100016 |
| <a href="#">41442</a>             | Invoice                      | 06/11/2025   | GF-#10 ENVELOPES WINDOW SELF SEAL-F...        | 0.00            | 841.88         |         |
| 000855                            | NORTHERN COLO CONSTRUCTORS   | 06/17/2025   | EFT                                           | 0.00            | 193,650.85     | 9100017 |
| <a href="#">12CO</a>              | Invoice                      | 06/01/2025   | UF- CO#1 Water Meter Replacement- Wat...      | 0.00            | 193,650.85     |         |
| 001943                            | PINNACOL ASSURANCE           | 06/17/2025   | EFT                                           | 0.00            | 1,016.18       | 9100018 |
| <a href="#">22064913</a>          | Invoice                      | 06/01/2025   | GF-INSURANCE DEDUCTIBLES/--                   | 0.00            | 1,016.18       |         |
| 000913                            | POTESTIO BROTHERS EQUIPMENT  | 06/17/2025   | EFT                                           | 0.00            | 161.64         | 9100019 |
| <a href="#">16995K</a>            | Invoice                      | 06/01/2025   | GOLF-PARTS/SUPPLIES-MAINT                     | 0.00            | 161.64         |         |
| 000999                            | SHAMROCK FOODS COMPANY       | 06/17/2025   | EFT                                           | 0.00            | 3,236.51       | 9100020 |
| <a href="#">10045058</a>          | Credit Memo                  | 06/02/2025   | GOLF-CREDIT FOR RETURN-PRO SHOP               | 0.00            | -34.93         |         |
| <a href="#">33956646</a>          | Invoice                      | 06/05/2025   | GOLF-FOOD-PRO SHOP                            | 0.00            | 87.42          |         |
| <a href="#">33956647</a>          | Invoice                      | 06/05/2025   | GOLF-FOOD/BEVERAGES/PRE PACKAGED ...          | 0.00            | 1,615.19       |         |
| <a href="#">33969035</a>          | Invoice                      | 06/09/2025   | GOLF-FOOD/BEVERAGES/PRE PACKAGED ...          | 0.00            | 1,350.21       |         |
| <a href="#">33974207</a>          | Invoice                      | 06/10/2025   | GOLF-FOOD-PRO SHOP                            | 0.00            | 218.62         |         |
| 003491                            | THALLE CONSTRUCTION CO INC   | 06/17/2025   | EFT                                           | 0.00            | 3,515,653.07   | 9100021 |
| <a href="#">9</a>                 | Invoice                      | 06/09/2025   | UF-Force Main & Lift Station Construction-... | 0.00            | 3,515,653.07   |         |
| 001594                            | WILBUR-ELLIS COMPANY LLC     | 06/17/2025   | EFT                                           | 0.00            | 6,485.90       | 9100022 |
| <a href="#">17237899</a>          | Invoice                      | 06/09/2025   | GOLF-MIX SEED-MAINT                           | 0.00            | 1,160.05       |         |
| <a href="#">17237901</a>          | Invoice                      | 06/09/2025   | GOLF-CHEMICALS/FERTILIZER-PRO SHOP            | 0.00            | 4,688.25       |         |

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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="#">17237902</a> | Invoice      | 06/09/2025   | GOLF-IRRIGATION SUPPLIES-MAINT | 0.00            | 637.60         |        |

Bank Code New Main Operating Summary

| Payment Type   | Payable Count | Payment Count | Discount    | Payment             |
|----------------|---------------|---------------|-------------|---------------------|
| Regular Checks | 118           | 55            | 0.00        | 122,076.80          |
| Manual Checks  | 0             | 0             | 0.00        | 0.00                |
| Voided Checks  | 0             | 3             | 0.00        | 0.00                |
| Bank Drafts    | 0             | 0             | 0.00        | 0.00                |
| EFT's          | 35            | 23            | 0.00        | 3,806,814.29        |
|                | <b>153</b>    | <b>81</b>     | <b>0.00</b> | <b>3,928,891.09</b> |



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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 |        |
| Bank Code: Pooled Cash-Pooled Cash |                                          |              |                                        |                 |                |        |
| 002254                             | ADIDAS AMERICA INC                       | 06/03/2025   | Regular                                | 0.00            | 843.60         | 104862 |
| <a href="#">6163324136</a>         | Invoice                                  | 05/12/2025   | GF-WELLNESS BENEFITS-HR                | 0.00            | 114.30         |        |
| <a href="#">6163331557</a>         | Invoice                                  | 05/14/2025   | GF-WELLNESS BENEFITS-HR                | 0.00            | 402.30         |        |
| <a href="#">6163331558</a>         | Invoice                                  | 05/14/2025   | GOLF-MERCHANDISE-PRO SHOP              | 0.00            | 183.00         |        |
| <a href="#">6163346542</a>         | Invoice                                  | 05/16/2025   | GOLF-MERCHANDISE-PRO SHOP              | 0.00            | 42.00          |        |
| <a href="#">6163375352</a>         | Invoice                                  | 05/22/2025   | GF-WELLNESS BENEFITS-HR                | 0.00            | 102.00         |        |
| 000044                             | AGFINITY INC                             | 06/03/2025   | Regular                                | 0.00            | 4,327.53       | 104863 |
| <a href="#">H85942</a>             | Invoice                                  | 05/01/2025   | GOLF-CHEMICALS-MAINT                   | 0.00            | 225.00         |        |
| <a href="#">H87306</a>             | Invoice                                  | 05/19/2025   | GOLF-SULFATE OF POTASH-MAINT           | 0.00            | 604.00         |        |
| <a href="#">i84955</a>             | Invoice                                  | 05/23/2025   | GOLF-UNLEADED GASOHOL-MAINT            | 0.00            | 2,408.84       |        |
| <a href="#">i84956</a>             | Invoice                                  | 05/23/2025   | GOLF-FIELDMASTER DYED DIESEL-MAINT     | 0.00            | 1,072.83       |        |
| <a href="#">i84957</a>             | Invoice                                  | 05/23/2025   | GOLF-FIELDMASTER DYED DIESEL-MAINT     | 0.00            | 16.86          |        |
| 003858                             | ANNE MARTINEZ                            | 06/03/2025   | Regular                                | 0.00            | 300.00         | 104864 |
| <a href="#">2007739.001</a>        | Invoice                                  | 05/21/2025   | REC-PRO RATED CLEANUP REFUND-          | 0.00            | 300.00         |        |
| 003857                             | BETTY HERNANDEZ                          | 06/03/2025   | Regular                                | 0.00            | 30.00          | 104865 |
| <a href="#">2007742.001</a>        | Invoice                                  | 05/22/2025   | REC-SOCCER REFUND-                     | 0.00            | 30.00          |        |
| 003766                             | BIG WILLY MEAT COMPANY                   | 06/03/2025   | Regular                                | 0.00            | 106.40         | 104866 |
| <a href="#">0000578</a>            | Invoice                                  | 05/22/2025   | GOLF-PRE PACKAGED GOODS-PRO SHOP       | 0.00            | 106.40         |        |
| 003672                             | BLUDOT TECHNOLOGIES INC.                 | 06/03/2025   | Regular                                | 0.00            | 11,264.00      | 104867 |
| <a href="#">BCE0FAD3-0002</a>      | Invoice                                  | 05/22/2025   | Bludot Open Rewards                    | 0.00            | 11,264.00      |        |
| 000183                             | CALLAWAY GOLF SALES COMPANY              | 06/03/2025   | Regular                                | 0.00            | 4,876.21       | 104868 |
| <a href="#">051025</a>             | Invoice                                  | 05/10/2025   | GOLF-FINANCE CHARGES FOR LATE INVOI... | 0.00            | 9.00           |        |
| <a href="#">937642341</a>          | Invoice                                  | 05/01/2025   | GOLF-MERCHANDISE-PRO SHOP              | 0.00            | 367.21         |        |
| <a href="#">939595105</a>          | Invoice                                  | 05/01/2025   | GOLF-MERCHANDISE-PRO SHOP              | 0.00            | 4,500.00       |        |
| 002000                             | CIT GROUP/COMMERCIAL SERVICES            | 06/03/2025   | Regular                                | 0.00            | 266.46         | 104869 |
| <a href="#">71088243</a>           | Invoice                                  | 05/01/2025   | GF-UNIFORMS-PW SHOP                    | 0.00            | 266.46         |        |
| 000239                             | CITY OF FORT LUPTON                      | 06/03/2025   | Regular                                | 0.00            | 200.00         | 104870 |
| <a href="#">CIT#133421-1A</a>      | Invoice                                  | 05/22/2025   | GF-RESTITUTION PAYMENT-                | 0.00            | 200.00         |        |
| 003401                             | CLUB PROPHET SOFTWARE, LLC               | 06/03/2025   | Regular                                | 0.00            | 150.00         | 104871 |
| <a href="#">INV3148163</a>         | Invoice                                  | 05/20/2025   | GOLF-MONTHLY LICENSE FEE MAY 21-JUN... | 0.00            | 150.00         |        |
| 003810                             | CMC DESIGN LLC                           | 06/03/2025   | Regular                                | 0.00            | 241.86         | 104872 |
| <a href="#">CMC127139</a>          | Invoice                                  | 05/21/2025   | GOLF-MERCHANDISE-PRO SHOP              | 0.00            | 241.86         |        |
| 000267                             | COLONIAL LIFE                            | 06/03/2025   | Regular                                | 0.00            | 105.96         | 104873 |
| <a href="#">78168200601975</a>     | Invoice                                  | 06/01/2025   | GF-SUPPLEMENTAL INS FOR JUNE 2025-HR   | 0.00            | 105.96         |        |
| 000273                             | COLORADO BACKFLOW TESTING & REPAIR       | 06/03/2025   | Regular                                | 0.00            | 2,640.00       | 104874 |
| <a href="#">8402</a>               | Invoice                                  | 05/27/2025   | GF-CERTIFICAION TEST OF BACKFLOW-      | 0.00            | 2,640.00       |        |
| 003740                             | COLORADO PORTABLES LLC                   | 06/03/2025   | Regular                                | 0.00            | 970.00         | 104875 |
| <a href="#">i31217</a>             | Invoice                                  | 05/18/2025   | CPR-PORTABLE TOILETS, WEEKEND CLEAN... | 0.00            | 250.00         |        |
| <a href="#">i31475</a>             | Invoice                                  | 05/22/2025   | CEM-PORTABLE TOILET SERVICES-CEMETE... | 0.00            | 200.00         |        |
| <a href="#">i31476</a>             | Invoice                                  | 05/22/2025   | GF-PORTABLE TOILET SERVICES-PARKS      | 0.00            | 120.00         |        |
| <a href="#">i31554</a>             | Invoice                                  | 05/23/2025   | CEM-PORTABLE TOILET SERVICES-CEMETE... | 0.00            | 400.00         |        |
| 003229                             | COLORADO TRANSMISSION & DIESEL SPECIALIS | 06/03/2025   | Regular                                | 0.00            | 3,369.47       | 104876 |
| <a href="#">6436</a>               | Invoice                                  | 05/28/2025   | GF-TRANSMISSION REPAIRS TO GMC 3500... | 0.00            | 3,369.47       |        |
| 000306                             | COMCAST BUSINESS                         | 06/03/2025   | Regular                                | 0.00            | 2,653.00       | 104877 |
| <a href="#">241186825</a>          | Invoice                                  | 05/01/2025   | Comcast Phones                         | 0.00            | 2,653.00       |        |
| 000307                             | COMCAST CABLE COMM, LLC                  | 06/03/2025   | Regular                                | 0.00            | 516.27         | 104878 |
| <a href="#">0025494 JUNE2...</a>   | Invoice                                  | 06/01/2025   | GF-JUNE 2025 CABLE SERVICE-PRO SHOP    | 0.00            | 48.40          |        |
| <a href="#">0164533 JUNE25</a>     | Invoice                                  | 06/01/2025   | GF-INTERNET/PHONE SERV JUNE 2025-PW... | 0.00            | 220.02         |        |

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|------------------------------------|----------------------------------|--------------|------------------------------------------|-----------------|----------------|--------|
| Payable #                          | Payable Type                     | Post Date    | Payable Description                      | Discount Amount | Payable Amount |        |
| <a href="#">0215335 MAY 20...</a>  | Invoice                          | 05/15/2025   | GF-INTERNET SERV (VET OFFICE) MAY 202... | 0.00            | 247.85         |        |
| 003785                             | COMMERCIAL KEY SECURITY, INC     | 06/03/2025   | Regular                                  | 0.00            | 136.85         | 104879 |
| <a href="#">40653</a>              | Invoice                          | 05/01/2025   | REC-PARTS/SUPPLIES-REC CENTER            | 0.00            | 136.85         |        |
| 003559                             | DRAKE DUO PRINTS LTD             | 06/03/2025   | Regular                                  | 0.00            | 956.20         | 104880 |
| <a href="#">1242</a>               | Invoice                          | 05/07/2025   | REC-CAMP T-SHIRTS-REC CENTER             | 0.00            | 551.00         |        |
| <a href="#">1252</a>               | Invoice                          | 05/23/2025   | GF-VOLLEYBALL CAMP SHIRTS-ATHL           | 0.00            | 201.10         |        |
| <a href="#">1253</a>               | Invoice                          | 05/23/2025   | GF-FOOTBALL CAMP SHIRTS-ATHL             | 0.00            | 204.10         |        |
| 003631                             | EVERON, LLC                      | 06/03/2025   | Regular                                  | 0.00            | 164.37         | 104881 |
| <a href="#">50576495 JUNE25</a>    | Invoice                          | 06/01/2025   | GF/REC-ALARM, SECURITY SERVICES FOR ...  | 0.00            | 164.37         |        |
| 000445                             | EWING IRRIGATION PRODUCTS INC    | 06/03/2025   | Regular                                  | 0.00            | 100.94         | 104882 |
| <a href="#">25744716</a>           | Invoice                          | 05/01/2025   | GF-3/4 GOLD RIVER ROCK, TON-PARKS        | 0.00            | 100.94         |        |
| 002169                             | GH PHIPPS CONSTRUCTION COMPANIES | 06/03/2025   | Regular                                  | 0.00            | 104,347.00     | 104883 |
| <a href="#">CITY HALL 3</a>        | Invoice                          | 05/28/2025   | Pre Construction fee                     | 0.00            | 4,347.00       |        |
| <a href="#">CITY HALL 3A</a>       | Invoice                          | 05/22/2025   | GF-CITY HALL DESIGN-MISC                 | 0.00            | 100,000.00     |        |
| 000567                             | HIGH COUNTRY BEVERAGE CORP       | 06/03/2025   | Regular                                  | 0.00            | 1,617.45       | 104884 |
| <a href="#">W-7105526</a>          | Invoice                          | 05/27/2025   | GOLF-BEVERAGES-PRO SHOP                  | 0.00            | 1,483.05       |        |
| <a href="#">W-7106324</a>          | Invoice                          | 05/27/2025   | GOLF-BEVERAGES-PRO SHOP                  | 0.00            | 134.40         |        |
| 000588                             | ID EDGE INC                      | 06/03/2025   | Regular                                  | 0.00            | 528.00         | 104885 |
| <a href="#">104678</a>             | Invoice                          | 05/15/2025   | REC-CARD PRINTER RIBBONS-REC CENTER      | 0.00            | 528.00         |        |
| 000640                             | JEANELLE ANDERSEN                | 06/03/2025   | Regular                                  | 0.00            | 79.80          | 104886 |
| <a href="#">052725</a>             | Invoice                          | 05/27/2025   | GF-MILEAGE REIMBURSEMENT-COURT           | 0.00            | 79.80          |        |
| 000735                             | LL JOHNSON DISTRIBUTING          | 06/03/2025   | Regular                                  | 0.00            | 786.01         | 104887 |
| <a href="#">1164604-00</a>         | Invoice                          | 05/01/2025   | GF-PARTS/SUPPLIES-PARKS                  | 0.00            | 786.01         |        |
| 003276                             | MATTHEW KNIGHT                   | 06/03/2025   | Regular                                  | 0.00            | 68.60          | 104888 |
| <a href="#">052225</a>             | Invoice                          | 05/22/2025   | GF-MILEAGE REIMBURSEMENT TO/FROM ...     | 0.00            | 68.60          |        |
| 003855                             | NOCO SOD, LLC                    | 06/03/2025   | Regular                                  | 0.00            | 22,967.50      | 104889 |
| <a href="#">2091</a>               | Invoice                          | 05/21/2025   | Sod Installation on #5                   | 0.00            | 22,967.50      |        |
| 003044                             | PEAK FORM, LLC                   | 06/03/2025   | Regular                                  | 0.00            | 1,452.00       | 104890 |
| <a href="#">5578K25213</a>         | Invoice                          | 05/01/2025   | GF-RAPID PANELS, DOT CERT,-              | 0.00            | 1,452.00       |        |
| 003545                             | POINT AND PAY, LLC               | 06/03/2025   | Regular                                  | 0.00            | 50.00          | 104891 |
| <a href="#">052725</a>             | Invoice                          | 05/27/2025   | GF-MONTHLY FEE FOR APRIL 2025-PLANN...   | 0.00            | 50.00          |        |
| 003467                             | SCHILZ MARTIAL ARTS & KICKBOXING | 06/03/2025   | Regular                                  | 0.00            | 71.40          | 104892 |
| <a href="#">MAY 2025 MART...</a>   | Invoice                          | 05/23/2025   | REC-MAY 2025 MARTIAL ARTS-REC CENTER     | 0.00            | 71.40          |        |
| 003498                             | SEKICH ELECTRIC LLC              | 06/03/2025   | Regular                                  | 0.00            | 950.00         | 104893 |
| <a href="#">008</a>                | Invoice                          | 05/24/2025   | CPR-ELECTRICAL SERVICES-COM CENTER       | 0.00            | 950.00         |        |
| 001035                             | STANDARD INSURANCE CO.           | 06/03/2025   | Regular                                  | 0.00            | 5,625.94       | 104894 |
| <a href="#">00 759761 0001 ...</a> | Invoice                          | 06/01/2025   | LI, AD&D, LTD, STD Ins Prem              | 0.00            | 5,625.94       |        |
| 001040                             | STERICYCLE                       | 06/03/2025   | Regular                                  | 0.00            | 42.75          | 104895 |
| <a href="#">8010931074</a>         | Invoice                          | 05/25/2025   | GF-PAPER SHREDDING BINS CITY HALL-CIT... | 0.00            | 42.75          |        |
| 003297                             | SWEET PEA CLEANING, LLC          | 06/03/2025   | Regular                                  | 0.00            | 1,925.00       | 104896 |
| <a href="#">9330</a>               | Invoice                          | 05/02/2025   | REC-MAY LOCKER ROOM CLEANING-REC C...    | 0.00            | 1,925.00       |        |
| 002694                             | SYMMETRY ENERGY SOLUTIONS LLC    | 06/03/2025   | Regular                                  | 0.00            | 2,673.75       | 104897 |
| <a href="#">20161074</a>           | Invoice                          | 05/23/2025   | REC-NATURAL GAS SERVICE FOR APRIL 20...  | 0.00            | 2,673.75       |        |
| 002967                             | SYNERGETIC STAFFING LLC          | 06/03/2025   | Regular                                  | 0.00            | 1,341.91       | 104898 |
| <a href="#">21012097</a>           | Invoice                          | 05/27/2025   | GF-TEMP WAGES FOR MAY 19-23, 2025-F...   | 0.00            | 1,341.91       |        |
| 001075                             | THE CONSOLIDATED MUTUAL          | 06/03/2025   | Regular                                  | 0.00            | 231.50         | 104899 |

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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="#">052225A</a>     | Invoice                        | 05/22/2025   | UF-APRIL 25 PERRY PIT DISCHARGE PUMP... | 0.00            | 87.89          |        |
| <a href="#">052225B</a>     | Invoice                        | 05/22/2025   | UF-APRIL 2025 WELL PUMP B-W STOR        | 0.00            | 108.81         |        |
| <a href="#">052225C</a>     | Invoice                        | 05/22/2025   | UF-APRIL 2025 WELL PUMP C-W STOR        | 0.00            | 34.80          |        |
| 001105                      | TOSHIBA FINANCIAL SERVICES     | 06/03/2025   | Regular                                 | 0.00            | 3,902.84       | 104900 |
| <a href="#">556054278</a>   | Invoice                        | 06/01/2025   | Copier Lease                            | 0.00            | 334.49         |        |
| <a href="#">556143642</a>   | Invoice                        | 06/01/2025   | Copier Lease                            | 0.00            | 3,568.35       |        |
| 001145                      | UPSTATE COLORADO ECONOMIC      | 06/03/2025   | Regular                                 | 0.00            | 15,000.00      | 104901 |
| <a href="#">PSI2025_06</a>  | Invoice                        | 05/22/2025   | 100-4200-530800 2025 Upstate CO memb... | 0.00            | 15,000.00      |        |
| 003856                      | VICKI DAHMER                   | 06/03/2025   | Regular                                 | 0.00            | 150.00         | 104902 |
| <a href="#">2007738.001</a> | Invoice                        | 05/20/2025   | REC-MEMBERSHIP REFUND-                  | 0.00            | 150.00         |        |
| 001207                      | WESTERN DISTRIBUTING INC       | 06/03/2025   | Regular                                 | 0.00            | 193.00         | 104903 |
| <a href="#">846781</a>      | Invoice                        | 05/23/2025   | GOLF-BEVERAGES-PRO SHOP                 | 0.00            | 193.00         |        |
| 001224                      | XCEL ENERGY-GAS                | 06/03/2025   | Regular                                 | 0.00            | 603.18         | 104904 |
| <a href="#">923941073</a>   | Credit Memo                    | 05/01/2025   | GOLF-CREDIT ON ACCOUNT FOR APRIL 20...  | 0.00            | -4.38          |        |
| <a href="#">927938321</a>   | Invoice                        | 05/19/2025   | GOLF-MAY 2025 ELECTRIC SERVICES-PRO ... | 0.00            | 209.97         |        |
| <a href="#">928466195</a>   | Invoice                        | 05/01/2025   | Xcel Gas Bill- Account 53-2035238-1     | 0.00            | 397.59         |        |
| 003521                      | FIRST ARMORED SERVICES LLC     | 06/03/2025   | Regular                                 | 0.00            | 575.00         | 104905 |
| <a href="#">2388</a>        | Invoice                        | 05/29/2025   | FAS SHOP LABOR                          | 0.00            | 575.00         |        |
| 003524                      | BEST CLEANER DISPOSAL          | 06/04/2025   | Regular                                 | 0.00            | 2,419.00       | 104906 |
| <a href="#">10066</a>       | Invoice                        | 06/01/2025   | Best Cleaner Disposal                   | 0.00            | 328.00         |        |
| <a href="#">12614</a>       | Invoice                        | 06/01/2025   | Best Cleaner Disposal                   | 0.00            | 164.00         |        |
| <a href="#">13720</a>       | Invoice                        | 06/01/2025   | Best Cleaner Disposal                   | 0.00            | 164.00         |        |
| <a href="#">14439</a>       | Invoice                        | 06/01/2025   | Best Cleaner Disposal                   | 0.00            | 164.00         |        |
| <a href="#">15343</a>       | Invoice                        | 06/01/2025   | Best Cleaner Disposal                   | 0.00            | 164.00         |        |
| <a href="#">16198</a>       | Invoice                        | 06/01/2025   | Best Cleaner Disposal                   | 0.00            | 164.00         |        |
| <a href="#">17719</a>       | Invoice                        | 06/01/2025   | Best Cleaner Disposal                   | 0.00            | 164.00         |        |
| <a href="#">17992</a>       | Invoice                        | 06/01/2025   | Best Cleaner Disposal                   | 0.00            | 164.00         |        |
| <a href="#">18676</a>       | Invoice                        | 06/01/2025   | Best Cleaner Disposal                   | 0.00            | 164.00         |        |
| <a href="#">21316</a>       | Invoice                        | 06/01/2025   | Best Cleaner Disposal                   | 0.00            | 164.00         |        |
| <a href="#">21317</a>       | Invoice                        | 06/01/2025   | Best Cleaner Disposal                   | 0.00            | 164.00         |        |
| <a href="#">9447</a>        | Invoice                        | 06/01/2025   | Best Cleaner Disposal                   | 0.00            | 123.00         |        |
| <a href="#">9448</a>        | Invoice                        | 06/01/2025   | Best Cleaner Disposal                   | 0.00            | 164.00         |        |
| <a href="#">9749</a>        | Invoice                        | 06/01/2025   | Best Cleaner Disposal                   | 0.00            | 164.00         |        |
| 001564                      | AB COURT REPORTING & VIDEO     | 06/10/2025   | Regular                                 | 0.00            | 356.40         | 104907 |
| <a href="#">341052</a>      | Invoice                        | 05/29/2025   | GF-CERTIFIED TRANSCRIPTS-COURT          | 0.00            | 356.40         |        |
| 000031                      | ADAMSON POLICE PRODUCTS        | 06/10/2025   | Regular                                 | 0.00            | 79.20          | 104908 |
| <a href="#">INV434644</a>   | Invoice                        | 06/04/2025   | GF- PD UNIFORMS-PD                      | 0.00            | 79.20          |        |
| 000044                      | AGFINITY INC                   | 06/10/2025   | Regular                                 | 0.00            | 3.94           | 104909 |
| <a href="#">Z07220</a>      | Invoice                        | 05/31/2025   | GOLF-FINANCE CHARGE-MAINT               | 0.00            | 3.94           |        |
| 000108                      | AUSMUS LAW FIRM PC             | 06/10/2025   | Regular                                 | 0.00            | 7,700.00       | 104910 |
| <a href="#">9503</a>        | Invoice                        | 06/01/2025   | GF-2025 City Attorney Services-Legal    | 0.00            | 6,500.00       |        |
| <a href="#">9510</a>        | Invoice                        | 06/01/2025   | GF-MAY PROSECUTION SRVS-COURT           | 0.00            | 1,200.00       |        |
| 000160                      | BREAKTHRU BEVERAGE COLORADO    | 06/10/2025   | Regular                                 | 0.00            | 1,561.65       | 104911 |
| <a href="#">121681062</a>   | Invoice                        | 05/29/2025   | GOLF-BEVERAGES-PRO SHOP                 | 0.00            | 1,309.65       |        |
| <a href="#">121681063</a>   | Invoice                        | 05/29/2025   | GOLF-BEVERAGES-PRO SHOP                 | 0.00            | 252.00         |        |
| 003478                      | BUFFALO REFRIGERATION          | 06/10/2025   | Regular                                 | 0.00            | 690.00         | 104912 |
| <a href="#">1282</a>        | Invoice                        | 05/01/2025   | GOLF-ICE MACHINE REPAIR-PRO SHOP        | 0.00            | 690.00         |        |
| 001506                      | CHRISTOPHER CROSS              | 06/10/2025   | Regular                                 | 0.00            | 227.98         | 104913 |
| <a href="#">053025</a>      | Invoice                        | 05/30/2025   | GF-MAY PETTY CASH REIMBURSEMENT         | 0.00            | 227.98         |        |
| 000241                      | CITY OF FT LUPTON-UTIL INVOICE | 06/10/2025   | Regular                                 | 0.00            | 31,585.70      | 104914 |

## Council Check Report

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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="#">110035001 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 1,400.00       |        |
| <a href="#">110036002 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 98.21          |        |
| <a href="#">110221001 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 470.00         |        |
| <a href="#">110222001 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 566.00         |        |
| <a href="#">110249001 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 474.06         |        |
| <a href="#">110251001 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 101.46         |        |
| <a href="#">110252001 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 605.55         |        |
| <a href="#">110252101 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 123.38         |        |
| <a href="#">330025001 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 446.00         |        |
| <a href="#">330031001 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 1,316.00       |        |
| <a href="#">330045001 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 150.18         |        |
| <a href="#">330092001 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 386.77         |        |
| <a href="#">330166001 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 136.80         |        |
| <a href="#">330920000 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 34.66          |        |
| <a href="#">550055501 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 333.68         |        |
| <a href="#">550057001 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 699.08         |        |
| <a href="#">550057601 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 2,180.78       |        |
| <a href="#">550057701 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 5,286.75       |        |
| <a href="#">660092001 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 1,133.50       |        |
| <a href="#">770109501 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 245.82         |        |
| <a href="#">770116501 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 214.09         |        |
| <a href="#">770229001 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 157.85         |        |
| <a href="#">770229501 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 2,618.30       |        |
| <a href="#">770229601 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 42.71          |        |
| <a href="#">770231101 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 75.37          |        |
| <a href="#">990004001 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 213.41         |        |
| <a href="#">990004101 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 100.06         |        |
| <a href="#">990005001 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 289.08         |        |
| <a href="#">990006001 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 141.31         |        |
| <a href="#">990007001 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 272.91         |        |
| <a href="#">990008001 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 109.49         |        |
| <a href="#">990132001 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 10,775.52      |        |
| <a href="#">999910000 MAY...</a> | Invoice                       | 06/04/2025   | Water/Sewer Bill-City                    | 0.00            | 386.92         |        |
|                                  | **Void**                      | 06/10/2025   | Regular                                  | 0.00            | 0.00           | 104915 |
|                                  | **Void**                      | 06/10/2025   | Regular                                  | 0.00            | 0.00           | 104916 |
| 000247                           | CLIFTONLARSONALLEN LLP        | 06/10/2025   | Regular                                  | 0.00            | 17,325.00      | 104917 |
| <a href="#">L251334353</a>       | Invoice                       | 05/30/2025   | GF-2024 Audit Services-Fin               | 0.00            | 17,325.00      |        |
| 000268                           | COLORADO ANALYTICAL LAB       | 06/10/2025   | Regular                                  | 0.00            | 120.00         | 104918 |
| <a href="#">250515110</a>        | Invoice                       | 06/04/2025   | UF- WATER TESTING- UF                    | 0.00            | 72.00          |        |
| <a href="#">250530034</a>        | Invoice                       | 06/02/2025   | UF-WATER TESTING-W LINES                 | 0.00            | 48.00          |        |
| 001517                           | CORE&MAIN LP                  | 06/10/2025   | Regular                                  | 0.00            | 2,043.54       | 104919 |
| <a href="#">W970225</a>          | Invoice                       | 05/13/2025   | UF-PARTS-S LINES                         | 0.00            | 2,043.54       |        |
| 000340                           | CUMMINS SALES AND SERVICES    | 06/10/2025   | Regular                                  | 0.00            | 1,565.26       | 104920 |
| <a href="#">42-250541724</a>     | Invoice                       | 05/26/2025   | GF-FUEL SUPPLY TUBE-STREETS              | 0.00            | 74.50          |        |
| <a href="#">J3-250566190</a>     | Invoice                       | 05/29/2025   | GF-EQUPMENT REPAIR PARTS-STREETS         | 0.00            | 1,490.76       |        |
| 003713                           | EPS GROUP, INC                | 06/10/2025   | Regular                                  | 0.00            | 5,300.00       | 104921 |
| <a href="#">25-0193-2</a>        | Invoice                       | 05/16/2025   | SD-9TH ST PROJECT SURVEYING SERVICES-... | 0.00            | 5,300.00       |        |
| 003859                           | ERIN GEHRIG                   | 06/10/2025   | Regular                                  | 0.00            | 40.00          | 104922 |
| <a href="#">2007744.001</a>      | Invoice                       | 05/23/2025   | REC-PARTIAL POOL PARTY REFUND            | 0.00            | 40.00          |        |
| 000445                           | EWING IRRIGATION PRODUCTS INC | 06/10/2025   | Regular                                  | 0.00            | 1,525.09       | 104923 |
| <a href="#">26073463</a>         | Invoice                       | 05/19/2025   | CEM-COLORADO ROSE 3/4 IN                 | 0.00            | 1,018.03       |        |
| <a href="#">26085481</a>         | Invoice                       | 05/19/2025   | CEM-COLORADO ROSE 3/4 IN                 | 0.00            | 507.06         |        |
| 000461                           | FERRELLGAS LP                 | 06/10/2025   | Regular                                  | 0.00            | 568.55         | 104924 |
| <a href="#">1130416552</a>       | Invoice                       | 06/05/2025   | GOLF- PROPANE- MAINT                     | 0.00            | 568.55         |        |

## Council Check Report

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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 |        |
| 000512                          | FUZION FIELD SERVICES LLC               | 06/10/2025   | Regular                                    | 0.00            | 295.50         | 104925 |
| <a href="#">384843</a>          | Invoice                                 | 05/31/2025   | GOLF-PORTABLE RESTROOM MOVE-MAINT          | 0.00            | 68.90          |        |
| <a href="#">385129</a>          | Invoice                                 | 06/03/2025   | GOLF- PT STANDARD RENTAL 6/4/25-7/1/...    | 0.00            | 226.60         |        |
| 000513                          | G & G EQUIPMENT                         | 06/10/2025   | Regular                                    | 0.00            | 53.81          | 104926 |
| <a href="#">158862</a>          | Invoice                                 | 06/05/2025   | GC- RECOIL ASSY-MAINT                      | 0.00            | 53.81          |        |
| 000546                          | GREEN MILL SPORTSMAN'S CLUB             | 06/10/2025   | Regular                                    | 0.00            | 300.00         | 104927 |
| <a href="#">127</a>             | Invoice                                 | 06/02/2025   | GF- OFFICER TRAINING RANGE USE- PD         | 0.00            | 300.00         |        |
| 000567                          | HIGH COUNTRY BEVERAGE CORP              | 06/10/2025   | Regular                                    | 0.00            | 1,495.70       | 104928 |
| <a href="#">W-7107941</a>       | Credit Memo                             | 06/02/2025   | GOLF-BEVERAGES-PRO SHOP                    | 0.00            | -78.40         |        |
| <a href="#">W-7109953</a>       | Invoice                                 | 06/02/2025   | GOLF-BEVERAGES-PRO SHOP                    | 0.00            | 1,574.10       |        |
| 003577                          | JR ENGINEERING LLC                      | 06/10/2025   | Regular                                    | 0.00            | 262.00         | 104929 |
| <a href="#">86481</a>           | Invoice                                 | 05/01/2025   | Traffic Study CR 12 / S Denver Av          | 0.00            | 262.00         |        |
| 003784                          | KIMLEY-HORN AND ASSOCIATES              | 06/10/2025   | Regular                                    | 0.00            | 13,515.00      | 104930 |
| <a href="#">31880571</a>        | Invoice                                 | 05/01/2025   | SD-CR31 & 14th ST OUTFALL ENGINEERIN...    | 0.00            | 13,515.00      |        |
| 000735                          | LL JOHNSON DISTRIBUTING                 | 06/10/2025   | Regular                                    | 0.00            | 1,492.53       | 104931 |
| <a href="#">1165486-00</a>      | Invoice                                 | 05/28/2025   | GF-IRRIGATION PARTS/SUPPLIES-PARKS         | 0.00            | 1,492.53       |        |
| 002721                          | LUMIN 8 TRANSPORTATION TECHNOLOGIES     | 06/10/2025   | Regular                                    | 0.00            | 9,700.00       | 104932 |
| <a href="#">10528</a>           | Invoice                                 | 05/01/2025   | GF-722 DETECTORS-STREETS                   | 0.00            | 9,170.00       |        |
| <a href="#">10555</a>           | Invoice                                 | 05/01/2025   | GF-TROUBLE CALL-STREETS                    | 0.00            | 530.00         |        |
| 000865                          | OFFICE DEPOT                            | 06/10/2025   | Regular                                    | 0.00            | 95.98          | 104933 |
| <a href="#">423322563001</a>    | Invoice                                 | 05/28/2025   | GF-COFFEE FILTERS-ADM                      | 0.00            | 37.41          |        |
| <a href="#">423324705001</a>    | Invoice                                 | 05/28/2025   | GF-CUPS/POST ITS-ADM                       | 0.00            | 58.57          |        |
| 001643                          | PROCEDURE INC                           | 06/10/2025   | Regular                                    | 0.00            | 59,366.28      | 104934 |
| <a href="#">1821855</a>         | Invoice                                 | 06/05/2025   | GF-BUILDING PERMIT/INSPECTION SERVICE...   | 0.00            | 59,366.28      |        |
| 002265                          | QUADIENT FINANCE USA INC                | 06/10/2025   | Regular                                    | 0.00            | 284.00         | 104935 |
| <a href="#">7446 MAY25</a>      | Invoice                                 | 05/27/2025   | GF-POSTAGE RECHARGE 4/25-5/23/25           | 0.00            | 284.00         |        |
| 003860                          | ROCKY MOUNTAIN GUN WORKS, LLC           | 06/10/2025   | Regular                                    | 0.00            | 1,450.00       | 104936 |
| <a href="#">0825FLPD</a>        | Invoice                                 | 05/27/2025   | GF-BUTTRY,NOURAGAS TRAINING-PD             | 0.00            | 1,450.00       |        |
| 001022                          | SOUTHERN GLAZER'S OF CO                 | 06/10/2025   | Regular                                    | 0.00            | 1,128.56       | 104937 |
| <a href="#">3757978</a>         | Invoice                                 | 05/28/2025   | GOLF-BEVERAGES-PRO SHOP                    | 0.00            | 1,128.56       |        |
| 003764                          | STUDIO CKA LLC                          | 06/10/2025   | Regular                                    | 0.00            | 2,100.00       | 104938 |
| <a href="#">25002.01</a>        | Invoice                                 | 06/01/2025   | GF-Owners Rep Services-New City Hall-Mi... | 0.00            | 2,100.00       |        |
| 001052                          | SWIRE COCA-COLA, USA                    | 06/10/2025   | Regular                                    | 0.00            | 790.40         | 104939 |
| <a href="#">47187683008</a>     | Invoice                                 | 05/28/2025   | GOLF-BEVERAGES-PRO SHOP                    | 0.00            | 790.40         |        |
| 002967                          | SYNERGETIC STAFFING LLC                 | 06/10/2025   | Regular                                    | 0.00            | 1,109.53       | 104940 |
| <a href="#">21012104</a>        | Invoice                                 | 06/02/2025   | GF- TEMP WAGES 05/27/25-05/30/25-FIN...    | 0.00            | 1,109.53       |        |
| 001746                          | TRANSUNION RISK AND ALTERNATIVE DATA SO | 06/10/2025   | Regular                                    | 0.00            | 75.00          | 104941 |
| <a href="#">812682-202505-1</a> | Invoice                                 | 06/04/2025   | GF- PD LOOKUPS-PD                          | 0.00            | 75.00          |        |
| 001135                          | UNION PACIFIC RAILROAD CO               | 06/10/2025   | Regular                                    | 0.00            | 3,404.86       | 104942 |
| <a href="#">340596467</a>       | Invoice                                 | 06/01/2025   | GF-2025 PARK LEASE-PARKS                   | 0.00            | 3,404.86       |        |
| 003398                          | UNIVERSITY AUTO PARTS                   | 06/10/2025   | Regular                                    | 0.00            | 134.50         | 104943 |
| <a href="#">235237</a>          | Invoice                                 | 05/20/2025   | GF-THREADLOCKER/SLEEVE RETAIN ADHE-...     | 0.00            | 28.48          |        |
| <a href="#">236202</a>          | Invoice                                 | 05/30/2025   | GF-BLASTER SILICONE-STREETS                | 0.00            | 49.97          |        |
| <a href="#">236615</a>          | Invoice                                 | 06/03/2025   | GF-BLASTER LUBE-STREETS                    | 0.00            | 56.05          |        |
| 001149                          | UTILITY NOTIFICATION CENTER             | 06/10/2025   | Regular                                    | 0.00            | 355.67         | 104944 |
| <a href="#">225050623</a>       | Invoice                                 | 05/31/2025   | UF-ANNUAL ASSMNT MAY 25-W LINES            | 0.00            | 355.67         |        |

## Council Check Report

Date Range: 06/03/2025 - 06/17/2025

| Vendor Number                  | Vendor Name                          | Payment Date | Payment Type                                  | Discount Amount | Payment Amount | Number  |
|--------------------------------|--------------------------------------|--------------|-----------------------------------------------|-----------------|----------------|---------|
| Payable #                      | Payable Type                         | Post Date    | Payable Description                           | Discount Amount | Payable Amount |         |
| 001156                         | VERIZON WIRELESS SVCS LLC            | 06/10/2025   | Regular                                       | 0.00            | 5,931.02       | 104945  |
| <a href="#">6114545430</a>     | Invoice                              | 05/26/2025   | Verizon Bill                                  | 0.00            | 5,931.02       |         |
| 003723                         | WEAR PARTS & EQUIPMENT CO., INC.     | 06/10/2025   | Regular                                       | 0.00            | 4,799.80       | 104946  |
| <a href="#">65746</a>          | Invoice                              | 05/29/2025   | GF-GRADER BLADES-STREETS                      | 0.00            | 2,999.80       |         |
| <a href="#">65766</a>          | Invoice                              | 05/29/2025   | GF-LARGE GRADING BIT-STREETS                  | 0.00            | 1,800.00       |         |
| 001208                         | WHITE BEAR ANKELE TANAKA & WALDRON   | 06/10/2025   | Regular                                       | 0.00            | 194.83         | 104947  |
| <a href="#">41371</a>          | Invoice                              | 06/04/2025   | GF-Coyote Creek MD Legal Fees                 | 0.00            | 194.83         |         |
| 003715                         | WYOMING BEARING & SUPPLY LLC         | 06/10/2025   | Regular                                       | 0.00            | 104.00         | 104948  |
| <a href="#">7018209</a>        | Invoice                              | 05/15/2025   | GF-PRESSURE WASHER HOSE-PW SHOP               | 0.00            | 104.00         |         |
| 003612                         | JOHNSON MARK LLC                     | 06/13/2025   | Regular                                       | 0.00            | 440.73         | 104949  |
| <a href="#">INV0001774</a>     | Invoice                              | 06/13/2025   | Brian Oswalt-Case #2024C042153                | 0.00            | 440.73         |         |
| 001732                         | NELSON & KENNARD, ATTORNEYS AT LAW   | 06/13/2025   | Regular                                       | 0.00            | 383.00         | 104950  |
| <a href="#">INV0001775</a>     | Invoice                              | 06/13/2025   | MARIA MUNOZ - CASE #2024C030381               | 0.00            | 383.00         |         |
| 000024                         | ACE HARDWARE OF FORT LUPTON          | 06/03/2025   | EFT                                           | 0.00            | 172.91         | 9002261 |
| <a href="#">108341/1</a>       | Invoice                              | 05/14/2025   | GOLF-PARRTS/SUPPLIES-MAINT                    | 0.00            | 92.97          |         |
| <a href="#">108478/1</a>       | Invoice                              | 05/27/2025   | GOLF-GLOVES, FASTENERS-MAINT                  | 0.00            | 79.94          |         |
| 001293                         | AMAZON.COM                           | 06/03/2025   | EFT                                           | 0.00            | 321.42         | 9002262 |
| <a href="#">1G4L-HLHD-GX6K</a> | Invoice                              | 06/01/2025   | GF-OFFICE SUPPLIES, GENERAL SUPPLIES-P...     | 0.00            | 321.42         |         |
| 001820                         | BADGER METER                         | 06/03/2025   | EFT                                           | 0.00            | 99,792.50      | 9002263 |
| <a href="#">1734688</a>        | Invoice                              | 05/27/2025   | UF- WATER METER REPLACEMENT-WLINES            | 0.00            | 99,792.50      |         |
| 002835                         | BRANDING BY BRE                      | 06/03/2025   | EFT                                           | 0.00            | 3,500.00       | 9002264 |
| <a href="#">1336</a>           | Invoice                              | 06/01/2025   | GF-SOCIAL MEDIA COMMUNCATIONS JUN...          | 0.00            | 3,500.00       |         |
| 002853                         | BUCKEYE CLEANING CENTER              | 06/03/2025   | EFT                                           | 0.00            | 506.16         | 9002265 |
| <a href="#">90673793</a>       | Invoice                              | 05/21/2025   | REC-SHOWER SOAP-REC CENTER                    | 0.00            | 506.16         |         |
| 002122                         | BURNS & MCDONNELL ENGINEERING CO INC | 06/03/2025   | EFT                                           | 0.00            | 63,441.39      | 9002266 |
| <a href="#">169164-13</a>      | Invoice                              | 05/27/2025   | UF-LIFT STATION/FORCE MAIN PROJECT R...       | 0.00            | 63,441.39      |         |
| 000232                         | CIRSA                                | 06/03/2025   | EFT                                           | 0.00            | 8.34           | 9002267 |
| <a href="#">INV1001796</a>     | Invoice                              | 05/20/2025   | GF-CSWAMP & VAMP AUDITS-MISC                  | 0.00            | 8.34           |         |
| 002723                         | EAGLE ROCK COMPANY OF COLO           | 06/03/2025   | EFT                                           | 0.00            | 575.52         | 9002268 |
| <a href="#">13969888</a>       | Credit Memo                          | 05/27/2025   | GOLF-BEVERAGES-PRO SHOP                       | 0.00            | -126.50        |         |
| <a href="#">13969906</a>       | Invoice                              | 05/27/2025   | GOLF-BEVERAGES-PRO SHOP                       | 0.00            | 339.80         |         |
| <a href="#">13969907</a>       | Invoice                              | 05/27/2025   | GOLF-BEVERAGES-PRO SHOP                       | 0.00            | 362.22         |         |
| 003720                         | FREDERICK M GOODBEE                  | 06/03/2025   | EFT                                           | 0.00            | 1,600.00       | 9002269 |
| <a href="#">052725</a>         | Invoice                              | 05/27/2025   | GF-JUDGE SERVICES FOR MAY 2025-COURT          | 0.00            | 1,600.00       |         |
| 003609                         | GENERATOR SOURCE LLC                 | 06/03/2025   | EFT                                           | 0.00            | 4,297.21       | 9002270 |
| <a href="#">INV103262</a>      | Invoice                              | 05/01/2025   | SF-REPAIRS TO GENERATOR-S LINES               | 0.00            | 4,297.21       |         |
| 003316                         | MIGUEL IRAOLA                        | 06/03/2025   | EFT                                           | 0.00            | 575.00         | 9002271 |
| <a href="#">05312025</a>       | Invoice                              | 05/31/2025   | GF-TRANSLATOR SERVICES-COURT                  | 0.00            | 575.00         |         |
| 000999                         | SHAMROCK FOODS COMPANY               | 06/03/2025   | EFT                                           | 0.00            | 1,528.17       | 9002272 |
| <a href="#">33722661</a>       | Invoice                              | 05/26/2025   | GOLF-FOOD,BEVERAGES, SUPPLIES-PRO S...        | 0.00            | 1,528.17       |         |
| 003491                         | THALLE CONSTRUCTION CO INC           | 06/03/2025   | EFT                                           | 0.00            | 2,136,890.40   | 9002273 |
| <a href="#">8</a>              | Invoice                              | 05/02/2025   | UF-Force Main & Lift Station Construction-... | 0.00            | 2,136,890.40   |         |
| 001820                         | BADGER METER                         | 06/10/2025   | EFT                                           | 0.00            | 18,330.93      | 9002274 |
| <a href="#">1734991</a>        | Invoice                              | 05/28/2025   | UF-WATER METERS FOR NEW BUILDS-WLI...         | 0.00            | 14,376.15      |         |
| <a href="#">1735308</a>        | Invoice                              | 05/29/2025   | UF-WATER METERS FOR NEW BUILDS-WLI...         | 0.00            | 259.20         |         |
| <a href="#">80197405</a>       | Invoice                              | 05/29/2025   | UF-BEACON HOSTING/ORION CELL SRVC ...         | 0.00            | 3,695.58       |         |



## Council Check Report

Date Range: 06/03/2025 - 06/17/2025

| Vendor Number               | Vendor Name                     | Payment Date | Payment Type                          | Discount Amount | Payment Amount | Number     |
|-----------------------------|---------------------------------|--------------|---------------------------------------|-----------------|----------------|------------|
| Payable #                   | Payable Type                    | Post Date    | Payable Description                   | Discount Amount | Payable Amount |            |
| 002723                      | EAGLE ROCK COMPANY OF COLO      | 06/10/2025   | EFT                                   | 0.00            | 1,031.70       | 9002275    |
| <a href="#">13991824</a>    | Invoice                         | 06/02/2025   | GOLF-BEVERAGES-PRO SHOP               | 0.00            | 450.30         |            |
| <a href="#">13991825</a>    | Invoice                         | 06/02/2025   | GOLF-BEVERAGES-PRO SHOP               | 0.00            | 581.40         |            |
| 002674                      | HAYES POZNANOVIC KORVER, LLC    | 06/10/2025   | EFT                                   | 0.00            | 7,051.30       | 9002276    |
| <a href="#">886</a>         | Invoice                         | 06/04/2025   | WST-May2025 Legal Fees-Water          | 0.00            | 7,051.30       |            |
| 003101                      | LANGUAGELINE SOLUTIONS          | 06/10/2025   | EFT                                   | 0.00            | 109.06         | 9002277    |
| <a href="#">11627525</a>    | Invoice                         | 06/04/2025   | GF- PD TRANSLATION SERVICES-PD        | 0.00            | 109.06         |            |
| 002195                      | MINUTEMAN PRESS                 | 06/10/2025   | EFT                                   | 0.00            | 170.67         | 9002278    |
| <a href="#">41271</a>       | Invoice                         | 06/04/2025   | GF- PD BADGE ENVELOPES- PD            | 0.00            | 170.67         |            |
| 000862                      | O'REILLY AUTO PARTS             | 06/10/2025   | EFT                                   | 0.00            | 1,028.91       | 9002279    |
| <a href="#">4489-219134</a> | Invoice                         | 05/12/2025   | GF-ELBOW CLAMPS SWEEPER-STREETS       | 0.00            | 9.28           |            |
| <a href="#">4489-219794</a> | Invoice                         | 05/15/2025   | UF-WIPER FLUID                        | 0.00            | 130.00         |            |
| <a href="#">4489-219798</a> | Invoice                         | 05/15/2025   | GF-MOTOR OIL-STREETS                  | 0.00            | 199.98         |            |
| <a href="#">4489-219799</a> | Invoice                         | 05/15/2025   | UF-MOTOR OIL-S LINES                  | 0.00            | 199.98         |            |
| <a href="#">4489-219802</a> | Invoice                         | 05/15/2025   | GF-MOTOR OIL-STREETS                  | 0.00            | 199.98         |            |
| <a href="#">4489-219803</a> | Invoice                         | 05/15/2025   | UF-MOTOR OIL-S LINES                  | 0.00            | 199.98         |            |
| <a href="#">4489-219804</a> | Invoice                         | 05/15/2025   | GF-MOTOR OIL-STREETS                  | 0.00            | 44.94          |            |
| <a href="#">4489-220984</a> | Invoice                         | 06/04/2025   | GF- PD WIPERS- PD                     | 0.00            | 12.78          |            |
| <a href="#">4489-222394</a> | Invoice                         | 05/27/2025   | UF-BREAKER BAR-W LINES                | 0.00            | 31.99          |            |
| 000931                      | R & L TIRES                     | 06/10/2025   | EFT                                   | 0.00            | 56.64          | 9002280    |
| <a href="#">57420</a>       | Invoice                         | 05/19/2025   | CEM-TIRE/TUBE INSTALL                 | 0.00            | 35.65          |            |
| <a href="#">57619</a>       | Invoice                         | 06/04/2025   | GF-TIRE CHECK-PW SHOP                 | 0.00            | 20.99          |            |
| 000932                      | R & M SERVICES                  | 06/10/2025   | EFT                                   | 0.00            | 746.79         | 9002281    |
| <a href="#">10885</a>       | Invoice                         | 06/04/2025   | GF PD CAR MAINT- PD                   | 0.00            | 470.14         |            |
| <a href="#">10887</a>       | Invoice                         | 06/04/2025   | GF- PD CAR MAINT-PD                   | 0.00            | 218.67         |            |
| <a href="#">10889</a>       | Invoice                         | 06/04/2025   | GF- PD CAR MAINT- PD                  | 0.00            | 57.98          |            |
| 000999                      | SHAMROCK FOODS COMPANY          | 06/10/2025   | EFT                                   | 0.00            | 4,441.98       | 9002282    |
| <a href="#">33733103</a>    | Invoice                         | 05/29/2025   | GOLF-PACKAGING/FOOD-PRO SHOP          | 0.00            | 14.73          |            |
| <a href="#">33733104</a>    | Invoice                         | 05/29/2025   | GOLF-PACKAGING/FOOD-PRO SHOP          | 0.00            | 2,837.95       |            |
| <a href="#">33944946</a>    | Invoice                         | 06/02/2025   | GOLF-PACKAGING/FOOD-PRO SHOP          | 0.00            | 1,589.30       |            |
| 001101                      | TODD HODGES DESIGN, LLC         | 06/10/2025   | EFT                                   | 0.00            | 9,730.50       | 9002283    |
| <a href="#">3688</a>        | Invoice                         | 06/02/2025   | GF-PLANNING SRVC 5/19-6/1-PLANNING    | 0.00            | 9,730.50       |            |
| 002158                      | WW BACKHOE & DOZER SERVICES INC | 06/10/2025   | EFT                                   | 0.00            | 1,925.00       | 9002284    |
| <a href="#">27946</a>       | Invoice                         | 06/04/2025   | SST-2025 ON CALL GRADING SERVICES-SST | 0.00            | 1,925.00       |            |
| 000119                      | BANK OF COLORADO                | 06/13/2025   | Bank Draft                            | 0.00            | 7,565.27       | DFT0002599 |
| <a href="#">INV0001771</a>  | Invoice                         | 06/13/2025   | HSA DISTRIBUTION                      | 0.00            | 7,565.27       |            |
| 000119                      | BANK OF COLORADO                | 06/13/2025   | Bank Draft                            | 0.00            | 1,268.32       | DFT0002600 |
| <a href="#">INV0001772</a>  | Invoice                         | 06/13/2025   | HSA DISTRIBUTION                      | 0.00            | 1,268.32       |            |
| 001416                      | VALIC_1                         | 06/13/2025   | Bank Draft                            | 0.00            | 50,065.44      | DFT0002601 |
| <a href="#">INV0001773</a>  | Invoice                         | 06/13/2025   | VALIC - 457(b) \$ Contributions       | 0.00            | 50,065.44      |            |
| 001265                      | IRS                             | 06/13/2025   | Bank Draft                            | 0.00            | 96,722.12      | DFT0002602 |
| <a href="#">INV0001776</a>  | Invoice                         | 06/13/2025   | Federal Withholding                   | 0.00            | 96,722.12      |            |
| 001418                      | CO DEPARTMENT OF REVENUE        | 06/13/2025   | Bank Draft                            | 0.00            | 16,276.00      | DFT0002603 |

## Council Check Report

Date Range: 06/03/2025 - 06/17/2025

| 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="#">INV0001777</a> | Invoice      | 06/13/2025   | CO Withholding      | 0.00            | 16,276.00      |        |

## Bank Code Pooled Cash Summary

| Payment Type   | Payable Count | Payment Count | Discount    | Payment             |
|----------------|---------------|---------------|-------------|---------------------|
| Regular Checks | 168           | 87            | 0.00        | 381,775.76          |
| Manual Checks  | 0             | 0             | 0.00        | 0.00                |
| Voided Checks  | 0             | 2             | 0.00        | 0.00                |
| Bank Drafts    | 5             | 5             | 0.00        | 171,897.15          |
| EFT's          | 43            | 24            | 0.00        | 2,357,832.50        |
|                | <b>216</b>    | <b>118</b>    | <b>0.00</b> | <b>2,911,505.41</b> |



## All Bank Codes Check Summary

| Payment Type   | Payable<br>Count | Payment<br>Count | Discount    | Payment             |
|----------------|------------------|------------------|-------------|---------------------|
| Regular Checks | 286              | 142              | 0.00        | 503,852.56          |
| Manual Checks  | 0                | 0                | 0.00        | 0.00                |
| Voided Checks  | 0                | 5                | 0.00        | 0.00                |
| Bank Drafts    | 5                | 5                | 0.00        | 171,897.15          |
| EFT's          | 78               | 47               | 0.00        | 6,164,646.79        |
|                | <b>369</b>       | <b>199</b>       | <b>0.00</b> | <b>6,840,396.50</b> |

## Fund Summary

| Fund | Name                          | Period | Amount              |
|------|-------------------------------|--------|---------------------|
| 999  | POOLED CASH/CONSOLIDATED CASH | 6/2025 | 6,840,396.50        |
|      |                               |        | <b>6,840,396.50</b> |

**RECORD OF PROCEEDINGS  
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS  
June 3, 2025**

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, June 3, 2025. Mayor Zo Hubbard called the meeting to order at 6:03 p.m. and invited everyone to join her in the Pledge of Allegiance.

**ROLL CALL**

Kaela Dunston, Deputy City Clerk, called the roll. Those present were Mayor Zo Hubbard, Councilmembers, David Crespin, Claud Hanes, Michael Sanchez, Valerie Blackston, Chris Ceretto and Bruce Fitzgerald.

Also present were City Administrator, Chris Cross, Deputy City Clerk, Kaela Dunston, City Attorney, Andy Ausmus, Finance Director, Leann Perino, Chief of Police, William Carnes and Planning Director, Todd Hodges.

**PERSONS TO ADDRESS COUNCIL**

There was no one to address the Mayor or Council.

**APPROVAL OF AGENDA**

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

**REVIEW OF ACCOUNTS PAYABLES**

Council reviewed the June 3, 2025, payables; there were no questions or comments from the Mayor or Council.

**CONSENT AGENDA**

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

- May 20, 2025 City Council Meeting Minutes
- Second Reading of Ordinance 2025-1186 Accepting an Annexation Known as the 1.21 Annexation Nos. 1-7
- Second Reading of Ordinance 2025-1187 Initially Zoning Land Known as the 1.21 Initial Zoning, to the 'I-1' Light Industrial Zone District
- Approving Resolution 2025R031 APPROVING AN ECONOMIC INCENTIVE VIA A REBATE OF PERSONAL PROPERTY TAX TO CHARM INDUSTRIAL, INC.

**RECORD OF PROCEEDINGS  
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS  
June 3, 2025**

- Accepting a Proposal from Gerardo Concrete Company for the Concrete Work of the Pickleball Court Project at Railroad Park for an Amount Not to Exceed \$47,391.00 to be Paid from the Conservation Trust Capital Projects Account (AM 2025-072)
- Reject All Bids Received for the City Hall / Police Station Landscape Renovation Project (AM 2025-074)
- Approving Resolution 2025R032 ASSIGNING THE SUBDIVISION IMPROVEMENTS AGREEMENT ("SIA) FOR THE COTTONWOOD GREENS PUD FILING NO. 4 TO LGI HOMES COLORADO, LLC ("LGI") (AM 2025-075)

Motion passed unanimously on roll call vote.

**ACTION MEMORANDUM**

**AM 2025-071 Approve Purchase of 2026 HV515 SFA International Dump Truck From McCandless Truck Center LLC for an Amount Not to Exceed \$346,415.89 from the Public Works Streets General Fund**

The full-size dump truck is needed by Public Works (PW) for maintaining the City's streets, clean-up days transporting debris to the PW shop area and transporting materials for construction repairs to the PW shop area and job sites. The existing 2013 Freightliner CNG dump truck will be replaced with the new truck. The CNG truck was purchased in 2012 with a CMAQ grant and has had multiple issues of leaking fuel tank, problematic cold weather operations and lack of CNG fueling stations. The CNG truck has over 16,000 miles.

McCandless Truck Center is a SourceWell provider with preferred government pricing. The pricing of this truck is based on The City & County of Denver Master Supplier Contract No. SC-00003211, which provides a better price than the direct SourceWell pricing. The truck can be delivered to the City within 270 days.

It was moved by Claud Hanes and seconded by Valerie Blackston to approve the purchase of a 2026 HV515 SFA International Dump Truck From McCandless Truck Center LLC for an Amount Not to Exceed \$346,415.89 from the Public Works Streets General Fund. Motion passed unanimously on roll call vote.

**AM 2025-073 Award the 2025 Asphalt & Concrete Project to Top Notch Pavement Solutions for an Amount Not to Exceed \$350,000.00, Allocated from the 2025 Street Sales Tax Fund.**

Public Works is responsible for annual Asphalt and Concrete patchwork within the city. The current projects to be done include approximately 2,000 sq ft of asphalt patching, 700 sq ft of sidewalk repairs and 500 sq ft of curb & gutter to be replaced. This contract is an on-call contract that is not to exceed \$350,000.00 and comes from the Street Sales Tax Fund.

**RECORD OF PROCEEDINGS  
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS  
June 3, 2025**

Top Notch provided 7 letters of recommendation from various project sites/entities. All of these references stated positive reviews of their professionalism and several state that they have worked for 5-10 years or longer with the company.

The funds are split as follows:

\$200,000 for Concrete Repair

\$150,000 for Asphalt Repair

It was moved by Valerie Blackston and seconded by Michael Sanchez to award the 2025 Asphalt & Concrete Project to Top Notch Pavement Solutions for an Amount Not to Exceed \$350,000.00, Allocated from the 2025 Street Sales Tax Fund. Motion passed unanimously on roll call vote.

**AM 2025-076 Approving the Mayor's Signature for a Deed of Perpetual Easement for a Waterline Located at Lot 3 of the Villano Minor Subdivision**

The thirty-foot-wide easement gives the City of Fort Lupton the right to maintain, operate, and access its facilities. Located in the parking lot of 2290 South Rollie Ave.

It was moved by Chris Ceretto and seconded by Bruce Fitzgerald approve the Mayor's Signature for a Deed of Perpetual Easement for a Waterline Located at Lot 3 of the Villano Minor Subdivision Motion passed unanimously on roll call vote.

**STAFF REPORTS**

Mari Peña, City Clerk, recognized Kaela Dunston, Deputy City Clerk for obtaining the Certified Municipal Clerks certification.

Monroe Peck, Engineer Project Manager, stated Top Notch Concrete will be working on repairs on Harrison Avenue next week and pavement should be completed by the end of July.

Leann Perino, Finance Director, stated they are almost done with the audit and the CIRSA renewal will be due at the end of the week.

**MAYOR/COUNCIL REPORTS**

Councilmember Chris Ceretto announced that he will be running for Mayor in the upcoming election.

Councilmember Claud Hanes praised staff for continuing education and striving to do better.

Mayor Hubbard stated she attended a meeting with CDOT and the Fire Chief. On June 12<sup>th</sup> the

**RECORD OF PROCEEDINGS  
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS  
June 3, 2025**

Highway 85 Coalition will be meeting to discuss how to alleviate the problems on Highway 85 and County Road 8.

**FUTURE CITY EVENTS**

|                    |                                                                                                         |
|--------------------|---------------------------------------------------------------------------------------------------------|
| June 4, 2025       | Coffee with a Cop, Fort Lupton Recreation Center, 203 S. Harrison Ave.,<br>8:00 a.m. - 9 a.m.           |
| June 14, 2025      | Summer Sizzle 5K, Fort Lupton Recreation Center, 203 S. Harrison Ave.<br>8:00 a.m.                      |
| June 14, 2025      | Splash to the Movies, Fort Lupton Recreation Center, 203 S.<br>Harrison Ave. 7:00 p.m.                  |
| July 4, 2025       | Independence Day Celebration, Fort Lupton Recreation Center,<br>203 S. Harrison Ave., 3 p.m. - 7 p.m.   |
| July 11 & 12, 2025 | Citywide Garage Sales                                                                                   |
| July 19, 2025      | Glow up the Splash Park, Fort Lupton Recreation Center, 203 S.<br>Harrison Ave., 8:30 p.m. - 10:00 p.m. |

**UPCOMING MEETINGS**

June 10, 2025 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.  
June 17, 2025 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.  
June 24, 2025 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.  
July 1, 2025 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m

**ADJOURNMENT**

The meeting adjourned at 6:18 p.m.

Submitted by,

---

Maricela Peña, City Clerk

**RECORD OF PROCEEDINGS  
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS  
June 3, 2025**

Approved by City Council,

---

Zo Hubbard, Mayor

DRAFT



**SUBJECT FOR DISCUSSION**

Approving a Resolution Ratifying the Mayor's Appointment of Cynthia Bunning to the Senior Advisory Committee for a Term Beginning June 17, 2025 and Ending December 31, 2025

**SUMMARY STATEMENT/BACKGROUND DISCUSSION**

The Senior Advisory Committee has been an on-going committee for many years. Currently, there are five committee members. With the passing of long-time member, Jim Ripka, we would like to fill his vacancy with Cynthia Bunning who participates in many Senior related activities and would be an asset to the current committee.

Also, updating the City Liaisons to remove Monty Schuman. Linda Kudrna will be the sole city liaison for the committee.

**FINANCIAL CONSIDERATIONS**

Not Applicable

**LEGAL/POLITICAL CONSIDERATIONS**

Not Applicable

**ALTERNATIVES/OPTIONS**

1. Approve the Resolution.
2. Deny the Resolution and 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 2025Rxx**

**A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON RATIFYING THE MAYOR'S APPOINTMENT OF CYNTHIA BUNNING TO THE SENIOR ADVISORY COMMITTEE FOR A TERM BEGINNING JUNE 17, 2025 AND ENDING DECEMBER 31, 2025**

**WHEREAS**, Ms. Bunning has submitted an application for the Mayor to consider appointment to the Senior Advisory Committee; and

**WHEREAS**, Ms. Bunning lives within the zip code of 80621 and has previously served on the Community Engagement Committee; and

**WHEREAS**, Ms. Bunning meets the requirements to serve on the Senior Advisory Committee.

**NOW THEREFORE BE IT RESOLVED** that the Fort Lupton City Council hereby ratifies the Mayor's appointment of Cynthia Bunning to the Senior Advisory Committees for a term beginning June 17, 2025 and ending December 31, 2025.

**APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS 17<sup>th</sup> DAY OF JUNE 2025.**

City of Fort Lupton, Colorado

\_\_\_\_\_  
Zo Hubbard, Mayor

Attest:

\_\_\_\_\_  
Maricela Peña, City Clerk

Approved as to form:

\_\_\_\_\_  
Andy Ausmus, City Attorney



**SUBJECT FOR DISCUSSION**

Authorize Funding for the Compressor Air Dryer Capital Project for an Amount Not to Exceed \$31,836.88, Allocated from the Utility Fund-Water.

**SUMMARY STATEMENT/BACKGROUND DISCUSSION**

This capital project is to purchase and install an in-line air dryer downstream of the two air compressors at the water treatment plant. All the valves controlling the filter skids are pneumatic, with the air supplied from the two air compressors. There have been continued issues and high repair costs with the internal air dryers on both air compressors at the plant, which has led to moisture in the airlines. This can damage the valves on the skids. After thorough assessments, it's been determined the best course of action would be to bypass the internal air dryers on the air compressors and install an external air dryer downstream of both compressors.

These air compressors are critical assets to operations and require specialized parts and preventative maintenance, which can be costly. Because the air dryer solution was cheaper than initially thought, we asked Ingersoll Rand to include a three-year service plan for the air compressors and air dryer. This cost has been included in the final price of this project.

**FINANCIAL CONSIDERATIONS**

The approved budget for this project in the Utility Fund-Water is \$100k, and the quote for the completion of this project is \$31,836.88.

**LEGAL/POLITICAL CONSIDERATIONS**

Not Applicable

**ALTERNATIVES/OPTIONS**

Not Applicable

**STAFF RECOMMENDATIONS**

Staff recommends approval of this capital project.

**Attachments:** Notice to proceed document.

**Certification of Council Approval:**

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

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

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

\_\_\_\_\_  
Date



Jacobs  
12285 State Hwy 52  
Fort Lupton, CO 80621  
www.jacobs.com

May 19th, 2025

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

**Subject:** Out of Scope Services – Air Dryers

Dear Mr. Vestal:

OMI would like to propose the following out-of-scope services as further defined below. These services will comply with the requirements of the Operations, Maintenance and Management Agreement between Operations Management International, Inc. (OMI) and Fort Lupton Utility Enterprise Board (Owner) dated 6 August 2019.

**Scope:** OMI will work together with Ingersol Rand purchase and install an air dryer downstream of the air compressors, as well as purchase a three year service agreement for both the dryer and compressors.

**Term:** Services will commence upon the Owner giving OMI notice to proceed. Work is expected to be completed by the end of October 2025.

**Price of Services:** The price estimate based on time and materials terms is \$31,836.88. All non-labor direct costs will be billed at cost plus 15%.

The price estimate is based on the following assumed labor hours and materials but is subject to change:

| <b>Labor</b>                         | <b>Bill Rate</b>   | <b>Hours</b>  | <b>Price</b>       |
|--------------------------------------|--------------------|---------------|--------------------|
| Project Manager                      | \$157              | 10            | \$1,570.00         |
| Lead Operator                        | \$69               | 15            | \$1,035.00         |
| <b>Labor Subtotal</b>                |                    | <b>18</b>     | <b>\$2,605.00</b>  |
|                                      |                    |               |                    |
| <b>Materials/Parts/Subcontractor</b> | <b>Raw Cost</b>    | <b>Markup</b> | <b>Price</b>       |
| Valves / Install / Programming       | \$25,419.03        | 1.15          | \$29,231.88        |
| <b>Nonlabor Subtotal</b>             | <b>\$25,419.03</b> | <b>1.15</b>   | <b>\$29,231.88</b> |

**Billing and Payment Terms:** As defined in Section 5 of the Agreement, Owner shall be billed for these services upon completion of the work and payment will be due and payable within twenty (20) days following receipt of Jacobs invoice.

If these terms are agreeable to you, please sign and return this letter. We will return one fully executed original for your files.

Jacobs appreciates the opportunity to provide these additional services for the City of Fort Lupton.



May 19th, 2025  
Subject: Out of Scope Services – Air Dryers

Regards

**AARON RICHARDSON**  
Project Manager  
720-939-4494  
[Aaron.Richardson@jacobs.com](mailto:Aaron.Richardson@jacobs.com)

---

| City of Fort Lupton | Operations Management International, Inc. |
|---------------------|-------------------------------------------|
| Authorized _____    | Authorized _____                          |
| Name _____          | Name _____                                |
| Title _____         | Title _____                               |
| Date _____          | Date _____                                |



**SUBJECT FOR DISCUSSION**

Authorize Funding for Automatic CIP Valve Capital Project for an Amount Not to Exceed \$34,948.46,  
Allocated from the Utility Fund-Water

**SUMMARY STATEMENT/BACKGROUND DISCUSSION**

This capital project is to purchase, install, and program automatic CIP valves for five of the seven filter skids at the water treatment plant. Currently, maintenance washes (2–3-hour process) and CIP's (5–6-hour process) require someone to be on-site to manually cycle valves, which means we can only perform this work during business hours. This can lead to having filters down during peak demand hours and uses valuable operator time during the day. Installing these automatic valves will allow us to initiate maintenance and CIP washes remotely, and during the most convenient times of the day/night. This will lead to greater labor efficiency, and will also positively impact operations, by allowing us to have all the filters in operation during peak demand.

**FINANCIAL CONSIDERATIONS**

The approved budget for this project in the Utility Fund-Water is \$100k, and the quote for the completion of this project is \$34,948.46.

**LEGAL/POLITICAL CONSIDERATIONS**

Not Applicable

**ALTERNATIVES/OPTIONS**

Not Applicable

**STAFF RECOMMENDATIONS**

Staff recommends approval of this capital project.

**Attachments:** Notice to proceed document.

**Certification of Council Approval:**

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

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

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

\_\_\_\_\_  
Date



Jacobs  
12285 State Hwy 52  
Fort Lupton, CO 80621  
www.jacobs.com

May 19th, 2025

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

**Subject:** Out of Scope Services – Automatic CIP Valves

Dear Mr. Vestal:

OMI would like to propose the following out-of-scope services as further defined below. These services will comply with the requirements of the Operations, Maintenance and Management Agreement between Operations Management International, Inc. (OMI) and Fort Lupton Utility Enterprise Board (Owner) dated 6 August 2019.

**Scope:** OMI will work together with Memecor and Browns Hill to purchase, install, and program automatic CIP valves for five filter skids at the water treatment plant.

**Term:** Services will commence upon the Owner giving OMI notice to proceed. Work is expected to be completed by the end of September 2025.

**Price of Services:** The price estimate based on time and materials terms is \$34,948.46. All non-labor direct costs will be billed at cost plus 15%.

The price estimate is based on the following assumed labor hours and materials but is subject to change:

| Labor                          | Bill Rate          | Hours       | Price              |
|--------------------------------|--------------------|-------------|--------------------|
| Project Manager                | \$157              | 10          | \$1,570.00         |
| Lead Operator                  | \$69               | 15          | \$1,035.00         |
| <b>Labor Subtotal</b>          |                    | <b>18</b>   | <b>\$2,605.00</b>  |
|                                |                    |             |                    |
| Materials/Parts/Subcontractor  | Raw Cost           | Markup      | Price              |
| Valves / Install / Programming | \$28,124.75        | 1.15        | \$32,343.46        |
| <b>Nonlabor Subtotal</b>       | <b>\$28,124.75</b> | <b>1.15</b> | <b>\$32,343.46</b> |

**Billing and Payment Terms:** As defined in Section 5 of the Agreement, Owner shall be billed for these services upon completion of the work and payment will be due and payable within twenty (20) days following receipt of Jacobs invoice.

If these terms are agreeable to you, please sign and return this letter. We will return one fully executed original for your files.

Jacobs appreciates the opportunity to provide these additional services for the City of Fort Lupton.



May 19th, 2025  
Subject: Out of Scope Services – Automatic CIP Valves

Regards

**AARON RICHARDSON**  
Project Manager  
720-939-4494  
[Aaron.Richardson@jacobs.com](mailto:Aaron.Richardson@jacobs.com)

| City of Fort Lupton | Operations Management International, Inc. |
|---------------------|-------------------------------------------|
| Authorized _____    | Authorized _____                          |
| Name _____          | Name _____                                |
| Title _____         | Title _____                               |
| Date _____          | Date _____                                |



**SUBJECT FOR DISCUSSION**

Authorize Payment to Northern Colorado Water Conservancy District (NCWCD) for the Southern Water Supply Project (SWSP) 2025 Operation and Maintenance Assessment for an Amount Not to Exceed \$198,748.03 from the Utility Fund.

**SUMMARY STATEMENT/BACKGROUND DISCUSSION**

The NCWCD is requiring a payment of \$198,748.03 due by June 29, 2025. The 2025 estimated net assessment increased \$12,119.40. The increase in the 2025 estimated cost not including the 2024 adjustment and the reserve adjustment is \$48,881.15.

|                                      | <i>2025<br/>Estimated<br/>Cost</i> | <i>2024<br/>Actual Cost<br/>Estimate<br/>Adjustment</i> | <i>2025<br/>Reserve<br/>Adjustment</i> | <i>2025<br/>Total<br/>Assessment<br/>Due</i> | <i>2024<br/>Assessment</i> |
|--------------------------------------|------------------------------------|---------------------------------------------------------|----------------------------------------|----------------------------------------------|----------------------------|
| <i>Carter Lake Outlet</i>            | \$ 4,759.00                        | \$ (972.82)                                             | \$ 3,865.00                            | \$7,651.18                                   | \$9,126.52                 |
| <i>Broomfield Line</i>               | 13,552.00                          | (4,878.26)                                              | 1,792.00                               | 10,465.74                                    | 21,339.93                  |
| <i>Fort Lupton Line</i>              | 106,548.00                         | 21,283.14                                               | (10,772.00)                            | 117,059.14                                   | 103,343.14                 |
| <i>Eastern Pump<br/>Plant</i>        | 59,098.00                          | (4,374.13)                                              | (973.00)                               | 53,750.87                                    | 49,566.09                  |
| <i>Indirect Costs</i>                | 21,092.12                          | (11,271.02)                                             | 0.00                                   | 9,821.10                                     | 3,252.95                   |
| <i>Net Assessment<br/>Amount Due</i> | \$205,049.12                       | \$( 213.09)                                             | \$ (6,088.00)                          | \$198,748.03                                 | \$186,628.63               |

**FINANCIAL CONSIDERATIONS**

The utility fund budget for 2025 has \$250,000 budgeted.

**LEGAL/POLITICAL CONSIDERATIONS**

None

**ALTERNATIVES/OPTIONS**

None

**STAFF RECOMMENDATIONS**

Approve the payment for the 2025 Southern Supply Pipeline Operating Assessment to Northern Colorado Water Conservancy District for \$198,748.03.

**Attachments:** a. Letter from NCWCD  
b. Invoice

**Certification of Council Approval:**

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

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

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

\_\_\_\_\_  
Date





Emailed to: [lperino@fortluptonco.gov](mailto:lperino@fortluptonco.gov)

May 29, 2025

Leann Perino  
City of Fort Lupton  
130 South McKinley Avenue  
Fort Lupton, CO 80621-0148

Dear Leann Perino:

Enclosed please find the 2025 Southern Water Supply Project Operation and Maintenance Assessment. This statement reflects the assessment for 2025 estimated costs and the reconciliation of the estimated to actual expenses incurred for 2024.

In addition to the annual maintenance work, there were two large projects last year. Those included the variable frequency drive (VFD) at West Longmont Pump Plant (WLPP) and the blowoff on SWSP II. Specific to the VFD, it was not included in last year's deposit invoice. For those with a financial interest WLPP, this has created a large adjustment in the 2024 column of the invoice.

Also enclosed is an overview of Annual Expenditures for fiscal year ending September 30, 2024.

The 2025 assessment is due on or before June 29, 2025. If you have any questions, please contact me at (970) 622-2314 or [mbaker@northernwater.org](mailto:mbaker@northernwater.org).

Regards,

Myles G. Baker  
Senior Financial Analyst

Enclosures

CC: Chris Cross



**Southern Water Supply Project Water Activity Enterprise  
2024 Annual Operation Assessment**

Participant: City of Fort Lupton

Statement Date: May 29, 2025

Payment Due Date: June 29, 2025

Payment Due: \$198,748.03

*Three Assessment billing components are detailed below:*

| Pipeline and Pump Station | 2025<br>Estimated<br>Cost | 2024 (1)<br>Actual Cost to Estimate<br>(Credit) Debit Adjustment | (2)<br>Reserve<br>Adjustment | Other<br>Credit | Total<br>Due      |
|---------------------------|---------------------------|------------------------------------------------------------------|------------------------------|-----------------|-------------------|
| Carter Lake Outlet        | 4,759.00                  | (972.82)                                                         | 3,865.00                     | 0.00            | 7,651.18          |
| Broomfield Line           | 13,552.00                 | (4,878.26)                                                       | 1,792.00                     | 0.00            | 10,465.74         |
| Ft. Lupton Line           | 106,548.00                | 21,283.14                                                        | (10,772.00)                  | 0.00            | 117,059.14        |
| Eastern Pump Plant        | 59,098.00                 | (4,374.13)                                                       | (973.00)                     | 0.00            | 53,750.87         |
| Indirect Costs            | 21,092.12                 | (11,271.02)                                                      | 0.00                         |                 | 9,821.10          |
|                           |                           |                                                                  |                              |                 |                   |
| <b>Total</b>              | <b>205,049.12</b>         | <b>-213.09</b>                                                   | <b>-6,088.00</b>             | <b>0.00</b>     | <b>198,748.03</b> |

AMOUNT DUE

**\$198,748.03**

**Billing Comments:**

(1) (Credit) or Charge adjustment for 2023 estimated cost to 2023 actual cost.

(2) Adjustment for operating and maintenance reserve (18 months of estimated costs).

Please make your check payable to:

Northern Colorado Water Conservancy District  
220 Water Avenue, Berthoud, CO 80513

Please contact Ms. Kathy Jo Price at (970) 622-2313 for wire and ACH payment options.



**SUBJECT FOR DISCUSSION**

Authorizing GH Phipps Construction / Clark-Enersen Design to Proceed with Contracting and Procuring Subs and Material Based on the Initial Guaranteed Maximum Price (IGMP) Based on 47% of the Construction Cost Not to Exceed \$9,576,080.00, Allocated from the General Fund.

**SUMMARY STATEMENT/BACKGROUND DISCUSSION**

Since GH Phipps Construction and Clark Enersen Design was retained to be the Design-Builder for the new city hall construction project, they have secured bids/pricing on the hard to secure trades and long lead time supplies. This will enable the project to keep moving forward and hopefully not lead to the delays that many other projects have experienced. This amount is based on approximately 47% of the construction project. The main trades included are concrete, metals (steel), fire suppression, plumbing, HVAC, electrical, earthwork and utilities.

The City of Fort Lupton has first-hand knowledge on HVAC lead times as we have experienced 11-week delays on recent purchases. By getting these subs and supplies ordered, it will keep the project on schedule. GH Phipps received multiple bids on each project area. Once 100% CDs are completed, GH Phipps will bid out the remaining trades and materials for the Final Guaranteed Maximum Price (FGMP) which we will bring as an amendment to this agreement. Each month construction prices have continued to increase due to difficulties in securing materials and staff.

This will also allow these trades to come on board early and help complete the design by providing insight on the availability, cost considerations, and lead times of equipment / materials needed for the project.

**FINANCIAL CONSIDERATIONS**

This amount is to come out of the City Hall Construction Budget in the General Fund.

**LEGAL/POLITICAL CONSIDERATIONS**

Not Applicable.

**ALTERNATIVES/OPTIONS**

We could wait until the 100%CD are completed and get the pricing for the Final Guaranteed Maximum Price (FGMP) at that time, but could run the risks of higher prices and longer lead times and difficulty getting some trades.

**STAFF RECOMMENDATIONS**

We recommend to authorizing GH Phipps Construction / Clark-Enersen Design to proceed with contracting and procuring subs and material based on the Initial Guaranteed Maximum Price (IGMP) based on 47% of the construction cost not to exceed \$9,576,080.00.

**Attachments:** a. Project Summary sheet

**Certification of Council Approval:**

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

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

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

\_\_\_\_\_  
Date



# CSI Owner Report

Fort Lupton  
City Hall

Job # 25J2168  
Project # 24.0414  
June 04, 2025

| Code Description                                     | Total Amount         | IGMP Amount         | Total Remaining     |
|------------------------------------------------------|----------------------|---------------------|---------------------|
| 013000 Administrative Requirements Phase 1- IGMP     | \$ 195,623           | \$ 195,623          | \$ -                |
| 013000 Administrative Requirements Phase 2- FGMP     | \$ 586,869           | \$ -                | \$ 586,869          |
| 015000 Temporary Facilities & Controls               | \$ 179,007           | \$ -                | \$ 179,007          |
| 017000 Execution & Closeout Requirements             | \$ 157,289           | \$ -                | \$ 157,289          |
| 030000 Concrete                                      | \$ 419,245           | \$ 419,245          | \$ -                |
| 031000 Concrete Forming & Accessories                | \$ 1,442             | \$ 1,442            | \$ -                |
| 032000 Concrete Reinforcement                        | \$ 8,090             | \$ 8,090            | \$ -                |
| 033000 Cast-in-Place Concrete Placement              | \$ 1,205,650         | \$ 1,205,650        | \$ -                |
| 036000 Grouting                                      | \$ 3,942             | \$ -                | \$ 3,942            |
| 039000 Miscellaneous Division 3 Work                 | \$ 134,099           | \$ 134,099          | \$ -                |
| 042000 Unit Masonry                                  | \$ 319,796           | \$ -                | \$ 319,796          |
| 049000 Miscellaneous Division 4 Work                 | \$ 61,916            | \$ -                | \$ 61,916           |
| 051000 Structural Metal Framing                      | \$ 1,575,724         | \$ 1,575,724        | \$ -                |
| 055000 Miscellaneous Iron                            | \$ 151,124           | \$ -                | \$ 151,124          |
| 059000 Miscellaneous Division 5 Work                 | \$ 38,014            | \$ -                | \$ 38,014           |
| 061000 Rough Carpentry                               | \$ 135,643           | \$ -                | \$ 135,643          |
| 064000 Architectural Woodwork                        | \$ 261,555           | \$ -                | \$ 261,555          |
| 071000 Dampproofing & Waterproofing                  | \$ 184,440           | \$ -                | \$ 184,440          |
| 074000 Roofing & Siding Panels                       | \$ 89,532            | \$ -                | \$ 89,532           |
| 075000 Membrane Roofing                              | \$ 584,880           | \$ -                | \$ 584,880          |
| 079000 Joint Protection                              | \$ 414,999           | \$ -                | \$ 414,999          |
| 081000 Doors & Frames                                | \$ 380,845           | \$ -                | \$ 380,845          |
| 083000 Specialty Doors & Frames                      | \$ 3,557             | \$ -                | \$ 3,557            |
| 087000 Hardware                                      | \$ 103,838           | \$ -                | \$ 103,838          |
| 088000 Glazing                                       | \$ 647,430           | \$ -                | \$ 647,430          |
| 092000 Plaster and Gypsum Board                      | \$ 792,934           | \$ -                | \$ 792,934          |
| 093000 Tiling                                        | \$ 193,678           | \$ -                | \$ 193,678          |
| 095000 Ceilings                                      | \$ 161,564           | \$ -                | \$ 161,564          |
| 096000 Flooring                                      | \$ 38,503            | \$ -                | \$ 38,503           |
| 099000 Miscellaneous Division 9 Work                 | \$ 300,098           | \$ -                | \$ 300,098          |
| 101000 Informational Specialties                     | \$ 95,775            | \$ -                | \$ 95,775           |
| 102000 Interior Specialties                          | \$ 104,707           | \$ -                | \$ 104,707          |
| 104000 Safety Specialties                            | \$ 3,195             | \$ -                | \$ 3,195            |
| 107000 Exterior Specialties                          | \$ 31,460            | \$ -                | \$ 31,460           |
| 109000 Miscellaneous Division 10 Work                | \$ 2,047             | \$ -                | \$ 2,047            |
| 113000 Residential Equipment                         | \$ 5,887             | \$ -                | \$ 5,887            |
| 115000 Educational & Scientific Equipment            | \$ 11,893            | \$ -                | \$ 11,893           |
| 122000 Window Treatments                             | \$ 23,885            | \$ -                | \$ 23,885           |
| 124000 Furnishings & Accessories                     | \$ 7,615             | \$ -                | \$ 7,615            |
| 129000 Other Furnishings                             | \$ 58,442            | \$ -                | \$ 58,442           |
| 211000 Fire Suppression                              | \$ 91,117            | \$ 91,117           | \$ -                |
| 221000 Plumbing/Prime Contractor                     | \$ 1,060,899         | \$ 1,060,899        | \$ -                |
| 221000 HVAC/Prime Contractor                         | \$ 923,712           | \$ 923,712          | \$ -                |
| 261000 Prime Electrical Contractor                   | \$ 1,516,759         | \$ 1,516,759        | \$ -                |
| 312000 Earthwork                                     | \$ 891,780           | \$ 891,780          | \$ -                |
| 316000 Special Foundations and Load-Bearing Elements | \$ 3,552             | \$ 3,552            | \$ -                |
| 319000 Miscellaneous Division 31 Work                | \$ 8,000             | \$ 8,000            | \$ -                |
| 321000 Bases, Ballasts, & Paving                     | \$ 421,744           | \$ -                | \$ 421,744          |
| 329000 Planting                                      | \$ 447,923           | \$ -                | \$ 447,923          |
| 330000 Utilities                                     | \$ 498,741           | \$ 498,741          | \$ -                |
| <b>Sub Total</b>                                     | <b>\$ 15,540,459</b> | <b>\$ 8,534,431</b> | <b>\$ 7,006,027</b> |
| Utility Tap and Development Fees                     | By Owner             | \$ -                | By Owner            |
| Permit Allowance                                     | By Owner             | \$ -                | By Owner            |
| Misc. Permit Allowance                               | \$ 5,000             | \$ 5,000            | \$ -                |
| Use Tax                                              | By Owner             | \$ -                | By Owner            |
| Design Contingency (1.5% at DD, 0% at CD)            | \$ 237,216           | \$ -                | \$ 237,216          |
| Estimating Contingency (1.5% at DD, 0% at CD)        | \$ 237,216           | \$ -                | \$ 237,216          |
| Construction Contingency                             | \$ 474,432           | \$ 237,216          | \$ 237,216          |
| Builder's Risk Insurance                             | \$ 23,318            | \$ 23,318           | \$ -                |
| General Liability Insurance                          | \$ 155,455           | \$ 155,455          | \$ -                |
| Performance and Payment Bond                         | \$ 90,164            | \$ 90,164           | \$ -                |
| Extended Design Fees (6% above \$11M)                | \$ 272,428           | \$ 272,428          | \$ -                |
| Contractor's Fee                                     | \$ 486,135           | \$ 243,068          | \$ 243,068          |
| Preconstruction Services Fee                         | \$ 30,000            | \$ 15,000           | \$ 15,000           |
| <b>CONSTRUCTION TOTAL</b>                            | <b>17,551,823</b>    | <b>9,576,080</b>    | <b>7,975,743</b>    |
| Owner's Soft Costs (with Contingency)                | \$ 2,823,261         | \$ -                | \$ 2,823,261        |
| <b>CONSTRUCTION TOTAL</b>                            | <b>20,375,084</b>    | <b>9,576,080</b>    | <b>10,799,004</b>   |



**SUBJECT FOR DISCUSSION**

Award the 2025 Crack and Slurry Seal Project to A-1 Chipseal Company for an Amount Not to Exceed \$750,000.00, Allocated from the Street Sales Tax Fund

**SUMMARY STATEMENT/BACKGROUND DISCUSSION**

Public Works is responsible for upkeep of road surfaces within the city. The current projects to be done include approximately 48,000 sq ft of Slurry Seal, 8 tons of Mastic Crack Sealing and 9 tons of traditional crack sealing. This contract is an on-call contract that is not to exceed \$750,000.00 and comes from the Street Sales Tax Fund.

**FINANCIAL CONSIDERATIONS**

The 2025 Street Sales Tax Fund includes:

\$800,000 remains of the \$1,000,000 budgeted for Asphalt Patch & Seal

\$50,000 remains of the \$200,000 budgeted in capital expenditures for Curb, Gutter & Sidewalk

**LEGAL/POLITICAL CONSIDERATIONS**

Not Applicable.

**ALTERNATIVES/OPTIONS**

- A. Award project to A-1 Chipseal Company
- B. Award project to another bidder
- C. Re-bid project

**STAFF RECOMMENDATIONS**

Staff recommends awarding the Crack and Slurry Seal Project to A-1 Chipseal Company for not to exceed \$750,000.00 from the Street Sales Tax Fund.

- Attachments:**
- a. Public Works Agreement
  - b. Notice of Award
  - c. Bid Tabulation

**Certification of Council Approval:**

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

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

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

\_\_\_\_\_  
Date



## **Public Works Construction Agreement**

This **Public Works Agreement**, hereinafter "Agreement," is entered into by and between the City of Fort Lupton, Colorado, hereinafter "City," and A-1 Chipseal, hereinafter "Contractor."

**WHEREAS** the parties hereto agree in consideration of the covenants, payments, and agreements set forth herein as follows:

### **1. Scope of Work**

The Contractor shall furnish all tools, equipment, machinery, supplies, superintendence, insurance, transportation, labor and other construction accessories, services and facilities specified or required to be incorporated into and for a permanent part of the completed Work. The Contractor shall provide and perform all necessary labor in a first class and workmanlike manner in accordance with the conditions and prices stated in the Bid Proposal and the requirements, stipulations, provisions and conditions of the Contract Documents. The Contractor shall perform, execute, construct, and complete all things mentioned to be done by the Contractor and all work included in this Scope of Work and the Bid Documents set forth and incorporated hereinbelow.

### **2. Contract Documents**

The executed Contract Documents comprise the following:

- A.** The Executed Agreement;
- B.** Addenda (if any);
- C.** Advertisement for Bids;
- D.** Invitation for Bids;
- E.** Instructions to Bidders;
- F.** Proposed Subcontractors;
- G.** Non-Collusion Affidavit;
- H.** Bid, Performance, and Payment Bonds;
- I.** Proposal;
- J.** Bid Form;
- K.** Conditions of Contract;
- L.** Special Conditions of Contract;

- M. City of Fort Lupton, Colorado *Standards and Specifications for the Construction of Public Improvements*, latest edition;
- N. The Colorado Department of Transportation *2017 Standard Specifications for Road and Bridge Construction*;
- O. Certificates of Insurance; and
- P. Plans (Drawings).

This Agreement, together with the other Documents enumerated above, which said other Documents are as fully a part of the Agreement as if hereto attached or herein repeated, form the Contract between the parties hereto. In the event that any provisions in any component part of this Agreement conflicts with any provision of any other component part, the conflict shall be resolved by the Engineer whose decision shall be final.

### 3. **Time for Completion**

The Contractor agrees to commence work upon execution of this Agreement and to substantially complete all work within 28 calendar days.

### 4. **Contract Appropriations / No Change Orders**

The City states that the amount of money appropriated for this Agreement is equal to or in excess of the Contract Sum. No Change Order to this Agreement requiring additional compensable Work to be performed, which Work causes the aggregate amount payable under this Agreement to exceed the Amount appropriated for the Original Contract will be issued by the City unless the City notifies the Contractor, in writing, that lawful appropriations to cover the costs of the Additional Work have been made.

### 5. **Contract Amount**

The City will pay to the Contractor for the performance and completion of the Work encompassed by this Agreement, and the Contractor shall accept as full compensation therefore the Amount of **Seven Hundred Fifty Thousand DOLLARS and Zero CENTS, \$750,000.00**, subject to the City's confirmation of the completion of the Scope of Work in accordance with the Contract Documents attached hereto. The said Amount to be paid upon the City's inspection and acceptance of the Work, at the City's sole discretion, including the Contractor's completion of any punch-list items as determined by the City and the execution of any releases by the Contractor deemed necessary by the City.

### 6. **Contractor Payments**

The Contractor shall, at no more than or less than monthly intervals on a Date to be agreed by the City and the Contractor, submit Application for Payment requests to the City.

- A. The Application for Payment shall clearly identify and provide such detail for which the Engineer and the Contractor shall agree to describe the Work completed by the Contractor up to the Date of the Application for Payment.
- B. The City will deduct and retain an amount equal to ten percent (10%) of the Application for Payment's Amount. The retained amounts shall be paid upon Final Acceptance of the work.
- C. The City will endeavor to effect the Progress Payments to the Contractor no later than thirty (30) calendar days after the Date the Application for Payment is received by the City.
- D. The Contractor shall charge Past Due Accounts an interest rate of two percent (2%) per month on any unpaid balance.

**7. Warranty**

All warranties for Work performed by the Contractor, repairs to be made or service calls required to be attended to by the Contractor shall be two (2) years. The Contractor shall notify the City when the Scope of Work is Completed and the City will confirm Completion of the Work, at the City's sole discretion. Once the Scope of Work is confirmed by the City as being completed, the Notice of Commencement of Warranty attached hereto and incorporated herein will be tendered by the City. The Warranty Period shall only commence upon the execution and tendering of the Notice of Commencement of Warranty to the Contractor by the City and said Warranty shall continue for the Warranty Period.

**8. Amendment / No Assignment**

No modification or amendment of this Agreement shall be valid unless in writing and signed by all parties to this Agreement.

**9. Complete Agreement**

This Agreement, and the documents attached hereto, constitute the entire Agreement between the parties with respect to the subject matter hereof and there are no agreements, representations or warranties other than as set forth herein.

**10. Severability**

In the event that any portion of this Agreement is held to be unenforceable, the unenforceable portion of this Agreement will be deleted and the remaining provisions of the Agreement shall continue in full force and effect.

**11. Governing Law**

This Agreement is governed by the laws of the State of Colorado. All parties agree that any dispute regarding enforcement of this Agreement shall be filed



in the Weld County District Court after first attempting in good faith to submit the dispute to mediation. The submission of any dispute to mediation shall be a condition precedent to the filing of litigation in this matter, other than the request for injunctive relief.

**12. OSHA Requirements**

The Contractor agrees that it alone bears the responsibility for providing a safe and healthy work environment and shall provide employees with adequate orientation and training to safely perform the Scope of Work set forth in this Agreement. The Contractor shall at all times comply with the safety and health regulations of the Occupational Safety and Health Act of 1970 (29 CFR 1926) including all amendments and modifications thereto. In the event there is a conflict between the safety and health provisions of federal, state or local regulations, the more stringent provision shall prevail. The Contractor acknowledges and agrees that with respect to the Scope of Work under this contract, it shall comply with all obligations and assume all responsibilities imposed upon the "Controlling Contractor" as such term is defined and construed under all of OSHA's rules and regulations.

**13. No Waiver of Governmental Immunity**

The City, its elected officials, officers, and employees are relying upon, and do not waive or intent to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities and protections provided by the C.R.S. § 24-10-101 et seq., *Colorado Governmental Immunity Act*, as amended or otherwise available to the City. Nothing herein shall operate as a waiver of any right the City has of governmental immunity under Colorado law which is specifically herein reserved.

**14. Independent Contractor**

The Contractor is a separate, legal entity from the City and the parties making this Agreement accordingly with the understanding that the Contractor at all times is acting as an independent contractor and not an employee or agent of the City. All persons retained by the Contractor to perform services pursuant to this Agreement shall be employees or independent contractors of the Contractor and are not employees, contractors or agents of the City. The Contractor does not have the authority to bind the City by contract or otherwise.

**15. Indemnification by Contractor**

The Contractor shall defend, indemnify and hold the City harmless from any damages, including but not limited to any loss, liability, expenses, suit or claim, or claim for injury to persons or damage to property arising out of the activities of the Contractor or its subcontractors pursuant to this Agreement. Expenses shall include all out of pocket expenses, attorney fees, expert costs and related litigation fees.

**16. Force Majeure**

Neither party shall be liable or responsible to the other party nor be deemed to have defaulted under or breached this Agreement for failure or delay in fulfilling or performing any obligation under this Agreement when such failure or delay is caused by or results from causes beyond the reasonable control of the affected party, including but not limited to fire, floods, embargoes, pandemics, wars, acts of war (whether war is declared or not), insurrections, riots, civil commotions, strikes, lockouts or other labor disturbances, instances affecting public health including pandemics, acts of God or acts, omission, or delays in acting by any governmental authority. Provided, however, that the party so affected shall use reasonable efforts to avoid or remove such causes of non-performance, and shall continue performance hereunder with reasonable dispatch whenever such causes are removed. Either party shall provide the other party with prompt written notice of any delay or failure to perform that occurs by reason of force majeure. The parties shall mutually seek a resolution of the delay or the failure to perform as noted above.

**17. Approval Required**

This Agreement is subject to the final approval of the Fort Lupton, Colorado, City Council and signature by the Mayor of Fort Lupton.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

**CITY OF FORT LUPTON, COLORADO**

\_\_\_\_\_  
By: **Zo Hubbard**

Title: **Mayor**

**TOP NOTCH PAVEMENT SOLUTIONS**

\_\_\_\_\_  
By: \_\_\_\_\_

Title: \_\_\_\_\_



## Public Works

130 S. McKinley Avenue  
Fort Lupton, CO 80621

Phone: 303.857.6694  
Fax: 303.857.0351

[www.fortluptonco.gov](http://www.fortluptonco.gov)

A-1 Chipseal Company

Date: **June 19, 2025**

2505 E 74<sup>th</sup> Avenue  
Denver, CO 80229

Attention: Gil Uhrich

**Subject: City of Fort Lupton, Colorado  
The 2025 Crack and Slurry Seal Project**

### **Notice of Award**

The City of Fort Lupton, Colorado, has considered the Proposal submitted by you for the above described work in response to the Invitation for Bids dated **May 9, 2025**, and the Instructions to Bidders.

You are hereby notified that your revised Proposal has been accepted for the work in the amount or amounts shown on your Proposal.

You are required by the Instructions to Bidders to execute the Public Works Agreement and furnish the Performance Bond, the Payment Bond, Insurance Certificates, and other required documentation no later than ten (10) calendar days from the date of this notice.

If you fail to execute the said Public Works Agreement and to furnish the said Bonds no later than seven (7) calendar days from the date of this Notice of Award, the City of Fort Lupton, Colorado, will be entitled to consider all your rights arising out of the City of Fort Lupton, Colorado's acceptance of your Proposal as abandoned and as a forfeiture of your Proposal security as liquidated damages, but not as a penalty, for the delay and extra work caused thereby and also to compensate the City of Fort Lupton, Colorado, for the difference between your Proposal and the next lowest Bid. The City of Fort Lupton, Colorado, will be entitled to such other rights as may be granted by Colorado law.

You are required to return an acknowledged copy of this Notice of Award to the City of Fort Lupton, Colorado.

The insurance certificates required for this project shall be sent to City of Fort Lupton, Attention: Chris Cross, 130 South McKinley Avenue, Fort Lupton, Colorado 80621.

**CITY OF FORT LUPTON, COLORADO**

\_\_\_\_\_  
By: Zo Hubbard  
Title: Mayor  
Address: 130 South McKinley Avenue  
Fort Lupton, Colorado 80621  
Telephone: (303) 857-6694

**Acceptance of Notice of Award**

Receipt of the above Notice to Proceed is hereby acknowledged:

this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

A-1 Chipseal Company  
\_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Telephone: \_\_\_\_\_

City of Fort Lupton, Colorado  
Public Works Department

**Clause 8 - Bid Form**  
**Crack Seal/Slurry Seal**

|                           |  |  |  |                     |               |                     |               |                    |               |
|---------------------------|--|--|--|---------------------|---------------|---------------------|---------------|--------------------|---------------|
| <b>Contractor's Name:</b> |  |  |  | <b>Engineer Est</b> |               | <b>A-1 Chipseal</b> |               | <b>Vance Bros.</b> |               |
| <b>Project Total</b>      |  |  |  |                     | \$ 830,870.00 |                     | \$ 336,847.45 |                    | \$ 352,144.92 |

**Division 100 - General Provisions**

| Payment Item No. | Specification Reference | Description     | Payment Unit | Quantity | Rate in Numbers | Amount in Numbers | Rate in Numbers | Amount in Numbers | Rate in Numbers | Amount in Numbers |
|------------------|-------------------------|-----------------|--------------|----------|-----------------|-------------------|-----------------|-------------------|-----------------|-------------------|
| 1                | TS 16-101               | Mobilization    | LS           | 1        | \$ 100,000.00   | \$ 100,000.00     | \$ 10,000.00    | \$ 10,000.00      | \$ 12,500.00    | \$ 12,500.00      |
| 2                | TS 16-102               | Traffic Control | LS           | 1        | \$ 37,500.00    | \$ 37,500.00      | \$ 15,000.00    | \$ 15,000.00      | \$ 25,000.00    | \$ 25,000.00      |
| <b>SUBTOTAL</b>  |                         |                 |              |          |                 | \$ 137,500.00     |                 | \$ 25,000.00      |                 | \$ 37,500.00      |

**Chapter 6 - Asphalt Work**

| Payment Item No. | Specification Reference                  | Description                        | Payment Unit | Quantity | Rate in Numbers | Amount in Numbers | Rate in Numbers | Amount in Numbers | Rate in Numbers | Amount in Numbers |
|------------------|------------------------------------------|------------------------------------|--------------|----------|-----------------|-------------------|-----------------|-------------------|-----------------|-------------------|
| 3                | TS 16-408                                | Hot Poured Joint and Crack Sealant | TON          | 9        | \$ 7,500.00     | \$ 67,500.00      | \$ 4,850.00     | \$ 43,650.00      | \$ 4,900.00     | \$ 44,100.00      |
| 4                | CODOT 403 (REVISED) STONE MATRIX ASPHALT | Mastic (Stone Matrix Asphalt)      | TON          | 8        | \$ 7,500.00     | \$ 60,000.00      | \$ 4,995.00     | \$ 39,960.00      | \$ 5,400.00     | \$ 43,200.00      |
| 5                | TS 16-409                                | Slurry Seal                        | SY           | 47,650   | \$ 10.00        | \$ 476,500.00     | \$ 3.35         | \$ 159,627.50     | \$ 3.15         | \$ 150,097.50     |
| <b>SUBTOTAL</b>  |                                          |                                    |              |          |                 | \$ 604,000.00     |                 | \$ 243,237.50     |                 | \$ 237,397.50     |

| <b>Division 600 - Miscellaneous</b> |           |                                                               |    |       |             |              |           |              |           |              |
|-------------------------------------|-----------|---------------------------------------------------------------|----|-------|-------------|--------------|-----------|--------------|-----------|--------------|
| 6                                   | TS 16-605 | Thermoplastic Lane (Single White - 4" Wide Solid Line)        | LF | 50    | \$ 10.00    | \$ 500.00    | \$ 3.75   | \$ 187.50    | \$ 3.91   | \$ 195.50    |
| 7                                   | TS 16-605 | Thermoplastic Centerline (Single Yellow 4" Wide)              | LF | 1,500 | \$ 10.00    | \$ 15,000.00 | \$ 5.83   | \$ 8,745.00  | \$ 6.04   | \$ 9,060.00  |
| 8                                   | TS 16-605 | Thermoplastic Centerline (Double Yellow 4" Wide Each)         | LF | 4,260 | \$ 10.00    | \$ 42,600.00 | \$ 6.80   | \$ 28,968.00 | \$ 7.82   | \$ 33,313.20 |
| 9                                   | TS 16-605 | Thermoplastic Crosshatch (Single Yellow - 4" Wide Solid Line) | LF | 240   | \$ 10.00    | \$ 2,400.00  | \$ 5.83   | \$ 1,399.20  | \$ 6.04   | \$ 1,449.60  |
| 10                                  | TS 16-605 | Thermoplastic White - 4" Broken Line                          | LF | 0     | \$ 10.00    | \$ -         | \$ 3.78   | \$ -         |           | \$ -         |
| 11                                  | TS 16-605 | Thermoplastic White - 24" Stop Bar                            | LF | 427   | \$ 10.00    | \$ 4,270.00  | \$ 20.75  | \$ 8,860.25  | \$ 23.58  | \$ 10,068.66 |
| 12                                  | TS 16-605 | Thermoplastic White - Crosswalk (18" Wide x 9' Long Bars)     | EA | 122   | \$ 50.00    | \$ 6,100.00  | \$ 140.00 | \$ 17,080.00 | \$ 160.43 | \$ 19,572.46 |
| 13                                  | TS 16-606 | Preform Thermoplastic Pavement Marking (Turn/Through Arrow)   | EA | 2     | \$ 1,500.00 | \$ 3,000.00  | \$ 445.00 | \$ 890.00    | \$ 460.00 | \$ 920.00    |
| 14                                  | TS 16-606 | Preform Thermoplastic Pavement Marking (Left Turn Arrow)      | EA | 1     | \$ 1,500.00 | \$ 1,500.00  | \$ 315.00 | \$ 315.00    | \$ 327.75 | \$ 327.75    |
| 15                                  | TS 16-606 | Preform Thermoplastic Pavement Marking (Right Turn Arrow)     | EA | 1     | \$ 1,500.00 | \$ 1,500.00  | \$ 315.00 | \$ 315.00    | \$ 327.75 | \$ 327.75    |
| 16                                  | TS 16-606 | Preform Thermoplastic Pavement Marking (Through Arrow)        | EA | 0     | \$ 1,500.00 | \$ -         | \$ 315.00 | \$ -         |           | \$ -         |
| 17                                  | TS 16-605 | Preform Thermoplastic Pavement Marking (ONLY)                 | EA | 0     | \$ 1,500.00 | \$ -         | \$ 415.00 | \$ -         |           | \$ -         |
| 18                                  | TS 16-605 | Preform Thermoplastic Pavement Marking (Handicap Symbol)      | EA | 5     | \$ 2,500.00 | \$ 12,500.00 | \$ 370.00 | \$ 1,850.00  | \$ 402.50 | \$ 2,012.50  |
| <b>SCHEDULE SUBTOTAL</b>            |           |                                                               |    |       |             | \$ 89,370.00 |           | \$ 68,609.95 |           | \$ 77,247.42 |

Signature: \_\_\_\_\_ Company: \_\_\_\_\_

**End Clause 8**



### **SUBJECT FOR DISCUSSION**

Discussion of the High Pointe Hills Concept Plan (CPL25-001)

### **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 and multi-family housing types (totalling 668 units), a park and robust trail network, and commercial development along Highway 52. The current zoning of the property is Agricultural. A future Preliminary Plat submittal would likely be accompanied by a Change of Zone and Comprehensive Plan Amendment.

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. 147103000035) is 182 acres, more or less, and is located south and adjacent to Highway 52 and roughly 1,340 ft east of CR 31. The Property is located in portions of the Southeast Quarter and Southwest Quarter of Section 3, 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. Planning Commission Minutes

**HIGH POINTE HILLS CONCEPT PLAN STAFF REPORT  
PROJECT NO. CPL25-001**

**PROJECT DESCRIPTION**

Project No.: CPL25-001

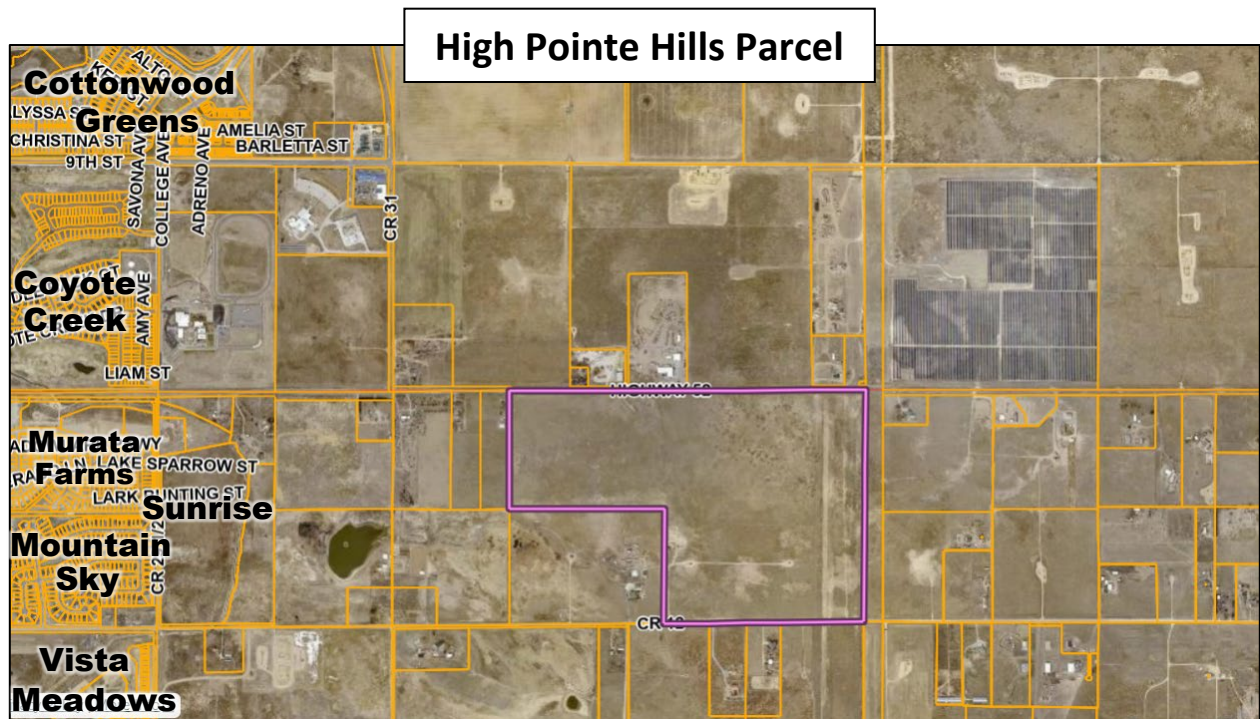
Project Name: High Pointe Hills Concept Plan

Owner's Name: High Pointe 52 LLC, represented by JR Osborne, C3 Construction ("Applicant")

Representative: Kristin Turner, TB Group

Location of Request:

The site is located south and adjacent to Highway 52 and roughly 1,340 ft east of CR 31. The Property is located in portions of the Southeast Quarter and Southwest Quarter of Section 3, 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 provides a variety of single family and multi-family housing types (totalling 668 units), commercial development along Hwy 52, and parks and trails internal to the subdivision.



Site Size: 182.000 acres, more or less.

Zone District: Agricultural.

Proposed Zone District: Change of Zone would be required at future submittal based on proposed lot types.

Proposed Use: 452 single family lots with a variety of product types, 216 apartment units, a park, and approximately 6.3 acres of commercial development along Hwy 52.

Existing Use: The Property is currently vacant agricultural land.

Hearing Dates: Planning Commission – June 12, 2025 at 6:00 PM; and  
City Council – June 17, 2025 at 6:00 PM.

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



## SUMMARY OF PREVIOUS APPLICATIONS

On January 7<sup>th</sup>, 2023, the property was annexed through the High Pointe Hills Annexation (Project No. LUP2022-0020; ANX2022-0001 & SPL2022-0004) with initial Agricultural zoning. A Concept Plan was reviewed concurrently for a residential subdivision with a variety of product types and open space designed to meet the intent of the conservation pattern development standards in Section 16-5.05 of the Development Code, along with commercial development on Highway 52 frontage.

## APPLICATION PROCESS

The Planning Commission and City Council's review of a Concept Plan is intended to be an open exchange of ideas where the Commission members are encouraged to discuss any issues, questions, or concerns with the Applicant and staff. Pursuant to Article 2.02 (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 submittal with any associated land use submittals. Therefore, City Council shall evaluate the Concept Plan along with all comments by referral agencies and the Planning Commission minutes when providing input to the Applicant. All information provided to the Applicant will become part of the record and will inform the discussion with City Council regarding this Concept Plan. The purpose of this process is to achieve a project that satisfies the goals of the Fort Lupton Comprehensive Plan and the priorities of the community.

## 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 may be recommended or required by the Planning Director for complex projects prior to submitting a Preliminary Plat. 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.

In providing input for this Concept Plan, the City shall use the following review criteria. Staff has added notes regarding each of the four standards:

1. The application is in accordance with the Comprehensive Plan, and in particular the physical development patterns and concepts of the plan.

*A Comprehensive Plan Amendment will be required with future subdivision, however the project is in line and furthers the general concepts and policies of the Comprehensive Plan by providing a variety of housing and commercial use types in a logical and compatible pattern.*

2. The development will relate to neighboring areas and to the community.

*This Concept Plan includes a larger vision for coordinated expansion of utilities that brings benefit to the existing and potential future land uses in the area. With new residential subdivisions to the west of this property, the City is currently undergoing a Comprehensive Plan update that will help formalize the City's vision for this area for the future.*

3. The development will promote efficient use of utilities, streets and other public resources.

*This Concept Plan includes a larger vision for coordinated expansion of infrastructure and utilities that brings benefit to the existing and potential future land uses in the area.*

4. The applicant can demonstrate that adequate infrastructure is or will be available for the proposed development.

*This development will be required to provide sufficient infrastructure and utilities to serve the proposed land use types. The applicant will provide more information regarding this topic; including the potential benefits to surrounding properties created by the extension of services.*

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. Some items that will need to be clarified, delineated, or updated with formal submittal to meet the Development Code include but are not limited to:

- *Ensuring road widths, alley widths, lengths, and accesses meet the Development Code standards.*
- *Reviewing proposed housing types with lot and design development standards to comply with the applicable zone district standards and the residential design standards. This would accompany a Preliminary Plat and Change of Zone.*
- *Ensuring commercial tracts are feasible for future commercial development.*
- *Ensure parks and open spaces meet Section 3.02 Open & Civic Space standards and are usable and accessible.*
- *Address Highway 52 buffering and ROW requirements.*
- *Address all referral comments related to the Concept Plan with future submittals.*

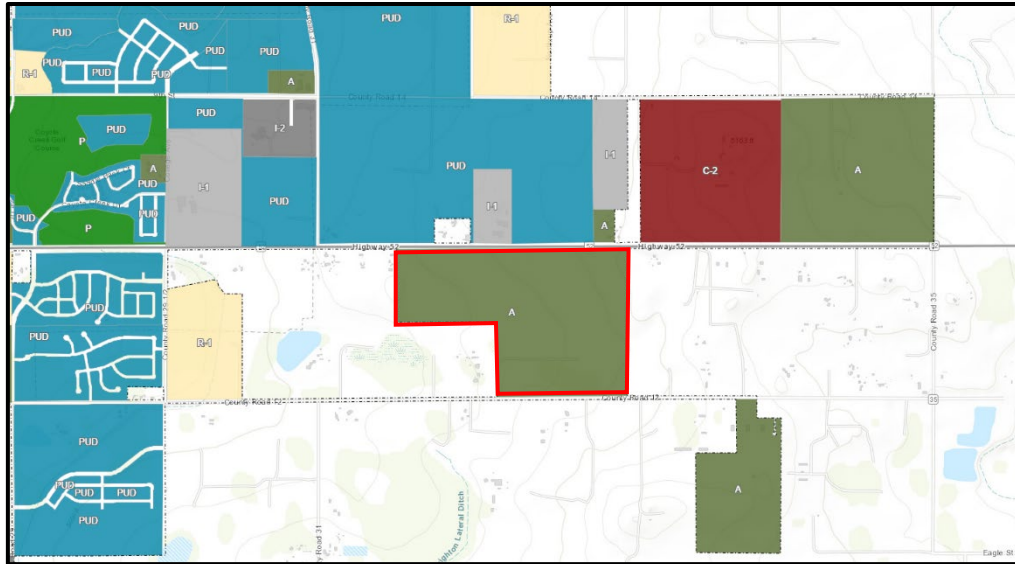
A full review of the project alongside the City's development standards will occur with future submittals.

## EXISTING CONTEXT

Nearby uses include agricultural to the west, industrial and agricultural to the north, utility and agricultural to the east, and unincorporated agricultural land to the south.

## CURRENT ZONING

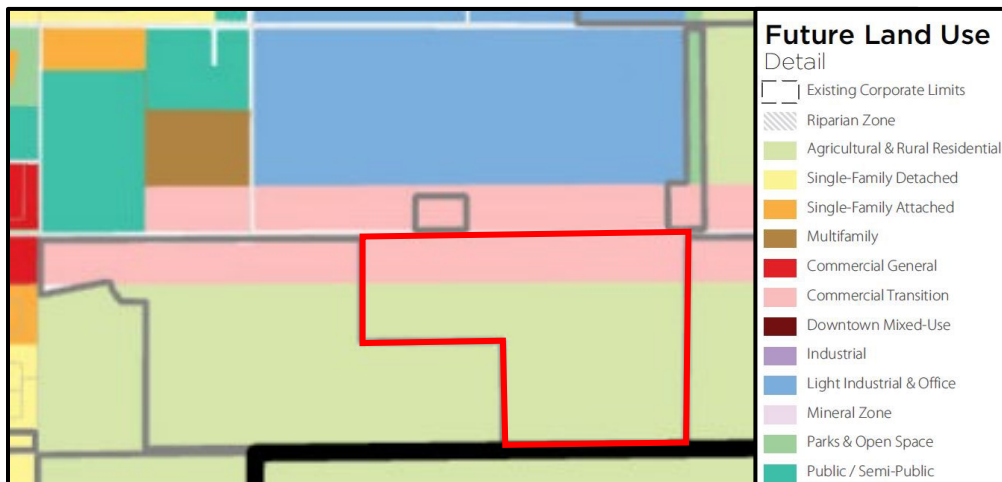
|              | EXISTING ZONING            | EXISTING LAND USE          |
|--------------|----------------------------|----------------------------|
| <b>NORTH</b> | I-1 and PUD                | Agriculture and Industrial |
| <b>SOUTH</b> | Unincorporated Weld County | Agriculture                |
| <b>EAST</b>  | Unincorporated Weld County | Agriculture                |
| <b>WEST</b>  | Unincorporated Weld County | Agriculture                |



### CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Future Land Use map designates the subject property as Commercial Transition and Agricultural & Rural Residential. 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 proposed Concept Plan includes commercial tracts along Hwy 52 in line with the Comprehensive Plan. The proposed housing types don't directly align with the Agricultural & Rural Residential land use designation, meaning a Comprehensive Plan Amendment will likely be required with future Preliminary Plat submittal. The variety of the housing types and corresponding open spaces proposed in the remaining portions of the Concept Plan create housing and open space diversity that staff feels is in line with the overall goals of the Comprehensive Plan, namely in concentrating denser development close to corridors (in this case Highway 52) where infrastructure improvements are appropriate to support growth. Staff supports the diversity and density provided, and encourage this is as a point for discussion with Planning Commission and City Council.



## REFERRALS

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

**Referrals were provided to the list above. All referral responses received are viewable on the City's website at the project link below.**

## 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/950>***

High Pointe Hills: Concept Plan Narrative  
April 21, 2025

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.

The development reserved a substantial portion of the site to be open space which includes native plantings with a focus and emphasis on enhanced planting. The property was annexed into the city of Fort Lupton on January 7, 2023, and has complied with the Fort Lupton Parks and Trails Master Plan by including extensions of the connector trails along HWY 52 and County Road 12. In addition, the development includes a centrally located neighborhood park surrounded by a robust internal trail network. 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. An additional park and open space area is envisioned near the apartment buildings. The proposed park locations will be programmed for more active use, which the open space areas are intended to be more passive with the trail system serving as the primary amenity. A focus on a low water planting palette is planned for the overall community.

Several residential product types are proposed for this development. The intent is to provide a range of product types for the community. This results in diversity of product type as well as providing different prices points. Proposed product types include multi-family apartments, Detached House (Standard Lot) and Detached House (Small Lot). There will be several lot sizes within the Detached House (Standard Lot) which will allow for additional diversity in product type, beyond the lot size. There are 675 lots conceptually planned for this community.

There are two (2) commercial pad sites planned along Highway 52. This will allow maximum visibility and access from a major thoroughfare in addition to walkable services for residents of this community.

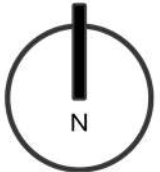




LOT SUMMARY

|                     |         |
|---------------------|---------|
| 60' x 110' SFD - FL | 60      |
| 55' x 110' SFD - FL | 120     |
| 50' x 120' SFD - FL | 154     |
| 35' x 95' SFD - AL  | 118     |
| APARTMENT UNITS     | 216     |
| COMMERCIAL          | ~6.3 AC |

LOT TOTAL 668





**RECORD OF PROCEEDINGS**  
**FORT LUPTON PLANNING COMMISSION**  
**June 12, 2025**

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, June 12, 2025.

Chair Mike Simone called the meeting to order at 6:01 PM.

**ROLL CALL**

Commissioners Present: Chair Mike Simone, Vice-Chair Paul Witmer, Commissioners Kathy Kvasnicka, Jimmy Dominguez, Karina Gonzalez and Ashley Greene. Commissioner Shannon Wiens joined online via GoTo.

City Staff Present: Planning Director Todd Hodges, Planner Magaly Morales and Planning Administrative Assistant Beyza Kirmizi. Planner Sean McDermott and City Engineer David Rausch joined online via GoTo.

**APPROVAL OF AGENDA**

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

**CONSENT AGENDA**

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

**PUBLIC COMMENT**

There were no public comments.

**DISCUSSION ITEMS**

**High Pointe Hills Concept Plan**

Planner Sean McDermott presented the concept plan and pointed out that no formal action is going to be made and no formal application has been submitted. This process merely provides general direction for future formal submittals.

The site is south and adjacent to Highway 52 and east of County Road 31. The applicant has submitted a proposed concept plan that includes a variety of single family and multi-family housing types, totaling 668 units, and commercial development along highway 52. Parks and trails are also included in the proposed subdivision. The site is approximately 182.000 acres in size and zoned agriculture. He explained that a change of zone would be required at a future submittal, based on the proposed lot types, which will include single-family lots with a variety of product types, as well as apartment units. A park and commercial development are also proposed and would require appropriate zoning in the future. An initial concept plan was reviewed for this property when it was annexed in 2023 with initial Agricultural zoning. There are no notification requirements associated with a concept plan.

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**June 12, 2025**

The comprehensive plan designates this area as commercial transition and agricultural & rural residential which would align with the commercial tracts along HWY 52 but not directly with the proposed housing types. A comprehensive plan amendment will likely be required with future preliminary plat submittal. The variety of the housing types and corresponding open spaces create housing and open space diversity that staff feels is in line with the overall goals of the Comprehensive Plan.

JR Osborne, the applicant and property owner, was in attendance to provide a presentation. He explained that the offsite costs associated with their initial concept plan rendered the project financially unfeasible, which is why it was previously put on hold. He stated that they have been working on a revised concept plan that is more suitable for the area and offers a viable financial return. The proposed subdivision includes a variety of lot sizes with different housing types, open space on the eastern side of the site, a centrally located park, and a trail along the eastern edge. The applicant brought the concept plan to the Planning Commission to receive feedback and to see if a change of zone would be supported.

Kristin Turner with TB Group was also in attendance to present the conceptual site plan. She noted that the street layout and open/park spaces remain consistent with the initial concept plan, but that they revised the lot sizes to provide greater variety. The plan proposes the highest density along the northern portion of the site adjacent to Highway 52, transitioning to lower density toward the south. The goal is to offer a range of housing types and densities to provide varied price points and attract a diverse population. She also noted that the trail would provide great connectivity to adjacent neighborhoods, and that the extension of infrastructure and utilities would benefit the city. Offsite improvements—including sewer, water expansion, and road lanes—are planned to extend approximately one mile beyond the property.

Conceptual elevations were presented, showcasing various color schemes, porch designs, and alley-loaded housing types to illustrate the range of proposed products. Preliminary visuals of the apartment buildings were also shared, which are anticipated to be three-story structures.

Chair Simone opened up for commissioner comments.

Commissioners discussed:

- Estimated start of the first phase
- Amenities the club house would be providing
- Potential traffic light at the Highway 52 intersection
- Pavement of County Road 12
- Landscaping along Highway 52
- Length of the trail
- Limitations of the proposed zoning districts in the future
- Parking spaces
- Whether the neighborhood park was open to the public
- Management of the apartment buildings
- Possibility of a sidewalk along Highway 52
- Trail connectivity to County Road 12



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- Potential to mix residential and commercial uses within the commercial-designated areas in the concept plan
- Type of anticipated commercial
- Whether townhomes are proposed
- Anticipated price point
- Communication with developers regarding this concept

JR Osborne responded to Commissioner Greene's question regarding the anticipated start of the first phase. He explained that they are planning to begin work on the preliminary plat in approximately one year. They anticipate submitting the preliminary plat, change of zone, and metro district applications simultaneously. He also addressed the question about a traffic light on Highway 52, noting that while one is not currently required, increasing development will eventually necessitate it.

Planning Director Todd Hodges addressed the question about zoning limitations. He explained that the site would include different residential zoning districts (R-2 and R-3), and that the commercial areas would most likely be zoned C-1.

Chair Simone asked whether the project could be classified as a Planned Unit Development (PUD).

Todd Hodges responded by explaining that the City's new code no longer uses PUD as a zoning district. Instead, it requires that each zoning district within a larger project meet its own set of design standards and requirements to ensure clarity and consistency.

JR Osborne addressed Commissioner Dominguez's request for a sidewalk along Highway 52. He expressed understanding of the importance but noted that it would be a significant expense. However, he indicated they are open to discussing it as the project moves forward.

JR Osborne also responded to Commissioner Kvansicka's question about the potential for mixing residential and commercial uses within the proposed commercial area. He said they are open to that discussion. Todd Hodges added that the City can work with the applicant to ensure the zoning code is properly met. Kristin Turner noted that Highway 52 is a key corridor, and that careful consideration is needed regarding the placement of commercial uses, as overabundance can reduce their overall value.

Planning Commission and Board of Adjustment Training

Planning Director Todd Hodges explained that members of the Planning Commission also serve as members of the Board of Adjustment (BOA), and therefore act as the ultimate decision-makers when applicants apply for a variance or file an appeal. Appeals are filed with the district court rather than with City Council. He emphasized the importance of evaluating each case individually and considering all information provided, even if a proposal does not meet every requirement of the code.

Planner Magaly Morales continued the training and explained that the BOA has the authority to grant variances when strict application of regulations would create an undue hardship on the reasonable use of a property. The Board also has the authority to hear and decide appeals when an error is alleged in the

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**June 12, 2025**

interpretation or enforcement of the zoning code. She clarified that variances allow exceptions to zoning regulations only when strict enforcement would cause undue hardship, and they apply solely to design, dimensional, and site development standards. She noted that approval of a variance requires a minimum of four affirmative votes from Board members. Morales also reviewed the criteria that a variance request must meet, including ensuring that the deviation is the minimum necessary to alleviate the hardship while maintaining the intent of the zoning code. The hardship must be specific to the property and the owner, and the variance must not cause harm to neighbors or the general public, nor disrupt the character of the neighborhood.

Commissioner Greene asked whether HOA rules are affected by variances.

Todd Hodges responded by clarifying that the City does not enforce HOA rules and cannot grant variances that would conflict with HOA restrictions.

Magaly Morales continued the presentation with an overview of the appeals process. She explained that any aggrieved party who is directly and materially affected by a zoning decision may file an appeal with the BOA. Appeals must be filed with the City Clerk within 30 days of the date the decision was made. The Board presumes that the official's decision is correct, which places the burden of proof on the appellant. The Board has the authority to affirm, reverse, or modify the decision.

Chair Simone asked how it would work if a member of the Board were to file a variance or an appeal.

Todd Hodges responded that in such a case, it would be best to consult the City Attorney for guidance.

**FUTURE BUSINESS**

There is no Planning Commission meeting scheduled for June 26<sup>th</sup>, 2025, but there is a Board of Adjustment meeting planned for this day.

**ADJOURNMENT**

Commissioner Kvasnicka moved to adjourn the meeting. Vice-Chair Witmer seconded.

Chair Simone moved to adjourn the meeting at 7:57 PM.

Submitted by

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Beyza Kirmizi  
Planning Administrative Assistant

**RECORD OF PROCEEDINGS  
FORT LUPTON PLANNING COMMISSION  
June 12, 2025**

Approved by Planning Commission

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Mike Simone  
Chair

DRAFT