



CITY OF FORT LUPTON
CITY COUNCIL/ENTERPRISE BOARDS
REGULAR MEETING AGENDA
Tuesday, June 3, 2025
6:00 PM
130 South McKinley Avenue

Zo Hubbard, Mayor
Valerie Blackston, Ward 1
Chris Ceretto, Ward 2
Michael Sanchez, Ward 3
David Crespin, 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 03, 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. May 20, 2025 City Council Meeting Minutes**
- b. Second Reading of Ordinance 2025-1186 Accepting an Annexation Known as the 1.21 Annexation Nos. 1-7**
- c. Second Reading of Ordinance 2025-1187 Initially Zoning Land Known as the 1.21 Initial Zoning, to the 'I-1' Light Industrial Zone District**
- d. Approving Resolution 2025R031 Approving an Economic Incentive Via a Rebate of Personal Property Tax to Charm Industrial, Inc.**
- e. AM 2025-072 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**
- f. AM 2025-074 Reject All Bids Received for the City Hall / Police Station Landscape Renovation Project**
- g. AM 2025-075 Approving a Resolution Assigning the Subdivision Improvements Agreement ("SIA) for the Cottonwood Greens PUD Filing No. 4 to LGI Homes Colorado, LLC ("LGI")**

Action Memorandum

- a. 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**
- b. 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.**

- c. 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

Staff Reports

Mayor/Council Reports

Future City Events

- a. June 4, 2025 Coffee with a Cop, Fort Lupton Recreation Center, 203 S. Harrison Ave., 8:00 a.m. - 9 a.m.
June 14, 2025 Summer Sizzle 5K, Fort Lupton Recreation Center, 203 S. Harrison Ave. 8:00 a.m.
June 14, 2025 Splash to the Movies, Fort Lupton Recreation Center, 203 S. Harrison Ave. 7:00 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 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.

Adjourn

**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 Crespino, 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.

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- 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.

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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 12th the

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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., 8:00 a.m. - 9 a.m.
June 14, 2025	Summer Sizzle 5K, Fort Lupton Recreation Center, 203 S. Harrison Ave. 8:00 a.m.
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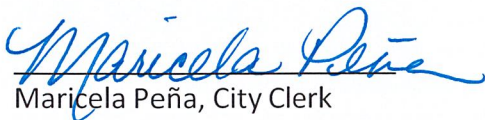
UPCOMING MEETINGS

June 10, 2025 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.
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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.

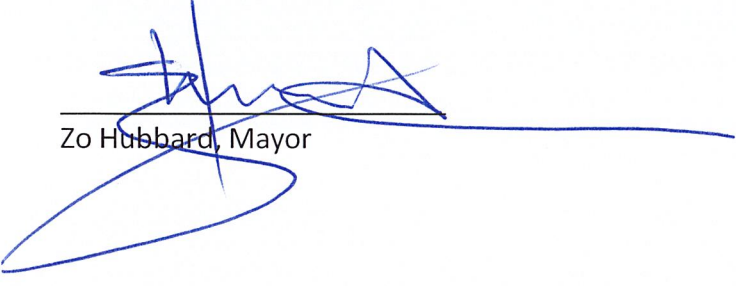
Submitted by,


Maricela Peña, City Clerk



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Approved by City Council,



Zo Hubbard, Mayor