



CITY OF FORT LUPTON
CITY COUNCIL/ENTERPRISE BOARDS
REGULAR MEETING AGENDA
Tuesday, January 6, 2026
6:00 PM
130 South McKinley Avenue

Chris Ceretto, Mayor
Valerie Blackston, Ward 1
Vacant, 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 Ceretto

Approval of Agenda

Review of Accounts Payables

- a. January 6, 2026 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. December 16, 2025 City Council Meeting Minutes
- b. Second Reading Ordinance 2025-1192 Rezoning of a Property Known as the Northland Business Park Change of Zone
- c. Second Reading Ordinance 2025-1193 Accepting an Annexation Known as the L.G. Everist NW Annexation Nos. 1-2 and Approving the Annexation Agreement
- d. Second Reading Ordinance 2025-1194 Initially Zone Land Known as the L.G. Everist NW Initial Zoning to the 'A' Agriculture Zone District
- e. Second Reading Ordinance 2025-1195 Accepting an Annexation Known as the L.G. Everist NE Annexation and Approving the Annexation Agreement
- f. Second Reading Ordinance 2025-1196 Initially Zone Land Known as the L.G. Everist NE Initial Zoning, to the 'A' Agriculture Zone District
- g. Second Reading Ordinance 2025-1197 Amending Portions of Chapter 16 – Development Code
- h. AM 2026-001 Approving a Resolution Designating the City of Fort Lupton Webpage www.fortluptonco.gov as the Public Place for Posting Notices of Public City Meetings in Accordance with Colorado Revised Statutes Open Meetings Law
- i. AM 2026-002 Approving a Resolution Adopting the Three Mile Area Plan for 2026
- j. AM 2026-003 Approving a Resolution Ratifying the Mayor's Appointment of the Attached List of Candidates (Exhibit A) to the Corresponding Advisory Committees for a Term Beginning January 6, 2026 and Ending December 31, 2027
- k. AM 2026-004 Approving a Resolution Designating William Carnes, Chief of Police, as the Emergency Response Authority

- I. AM 2026-005 Authorize the City Administrator to Accept a Service Agreement from Dig Deep to Provide Grants-Related Technical Assistance Services for Pursuing the DOLA Local Planning Capacity Grant
- m. AM 2026-006 Approving a Resolution Ratifying the Mayor's Appointment of Kathy Kvasnicka to the Planning Commission as a Regular Member for a Three-year Term Beginning January 18, 2026 and Ending January 18, 2029
- n. AM 2026-007 Approving a Resolution Appointing Ashley Greene as a Regular Member of the Planning Commission for a Term to Expire March 5, 2027
- o. AM 2026-009 Approve Additional Services to Contract with JR Engineering for an Amount Not to Exceed \$14,630.00 for Added CDOT Requirements for Analysis of Highway 52 / College Avenue Intersection Project from the Street Sales Tax Fund
- p. AM 2026-010 Award of Public Works Services Agreement to Dig Deep Research for an Amount Not to Exceed \$31,792.00 for Professional Services for Technical Services Related to the Water Strategy Plan in Conjunction with the Colorado Water Conservation Board Grant Awarded for the Drought Response Plan and Water Conservation/Efficiency Plan from the Utility Fund
- q. AM 2026-011 Authorizing Staff to Adjust the Police Department Retirement Percentages to Match the Fire and Police Pension Association Contributions (FPPA), Contingent on Adopting FPPA
- r. AM 2026-013 Approving the Annual Renewal of Cyber Security Software(s) from DigeTeks for an Amount Not to Exceed \$59,616.00, Allocated from the IT Department's General Fund

Action Memorandum

- a. AM 2026-008 Award of Contract to Tait & Associates, Inc. for an Amount Not to Exceed \$48,000.00 for Surveying Services for the 6th Street Rehabilitation Project from the Street Sales Tax Fund
- b. AM 2026-012 Approving a Resolution for an Agreement for an Economic Incentive via a Sales Tax Reimbursement to Breakfast Inn, LLC, Under the Targeted Restaurant & Entertainment Activation Policy & Program
- c. AM 2026-014 Accepting the 2026 Workers' Compensation from Pinnacol Assurance and the Boiler and Machinery and Cyber Liability Coverage Quotation from Traveler's for a Total Amount Not to Exceed \$414,875.00.

Staff Reports

Mayor/Council Reports

Future City Events

- a. January 7, 2026 Coffee with a Cop, Fort Lupton Recreation Center, 203 S. Harrison Ave., 8:00 a.m. - 9:00 a.m.
January 19, 2026 City Offices Closed in Observation of Martin Luther King Jr. Day

Upcoming Meetings

- a. January 13, 2026 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.
 January 20, 2026 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.
 January 27, 2026 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.
 February 3, 2026 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

Adjourn

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
January 06, 2026**

The City Council of the City of Fort Lupton met in a regular session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the City Council, on Tuesday, January 6, 2026. Mayor Chris Ceretto called the meeting to order at 6:00 p.m. and invited everyone to join him in the Pledge of Allegiance.

ROLL CALL

Mari Peña, City Clerk, called the roll. Those present were Mayor Chris Ceretto, Councilmembers, Claud Hanes, Michael Sanchez, Bruce Fitzgerald and Valerie Blackston. Councilmember David Crespin was absent.

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

PERSONS TO ADDRESS COUNCIL

There was no one to address the Mayor or Council.

APPROVAL OF AGENDA

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

REVIEW OF ACCOUNTS PAYABLES

Council reviewed the January 6, 2026 payables; there were no questions or comments from the Mayor or Council.

CONSENT AGENDA

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

- December 16, 2025 City Council Meeting Minutes
- Second Reading Ordinance 2025-1192 REZONING OF A PROPERTY KNOWN AS THE NORTHLAND BUSINESS PARK CHANGE OF ZONE
- Second Reading Ordinance 2025-1193 ACCEPTING AN ANNEXATION KNOWN AS THE L.G. EVERIST NW ANNEXATION NOS. 1-2 AND APPROVING THE ANNEXATION AGREEMENT
- Second Reading Ordinance 2025-1194 INITIALLY ZONE LAND KNOWN AS THE L.G. EVERIST NW INITIAL ZONING TO THE 'A' AGRICULTURE ZONE DISTRICT

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- Second Reading Ordinance 2025-1195 ACCEPTING AN ANNEXATION KNOWN AS THE L.G. EVERIST NE ANNEXATION AND APPROVING THE ANNEXATION AGREEMENT
- Second Reading Ordinance 2025-1196 INITIALLY ZONE LAND KNOWN AS THE L.G. EVERIST NE INITIAL ZONING, TO THE 'A' AGRICULTURE ZONE DISTRICT
- Second Reading Ordinance 2025-1197 AMENDING PORTIONS OF CHAPTER 16 – DEVELOPMENT CODE
- Approving Resolution 2026R001 DESIGNATING THE CITY OF FORT LUPTON WEBPAGE WWW.FORTLUPTONCO.GOV AS THE PUBLIC PLACE FOR POSTING NOTICES OF PUBLIC CITY MEETINGS IN ACCORDANCE WITH COLORADO REVISED STATUTES OPEN MEETINGS LAW (AM 2026-001)
- Approving Resolution 2026R002 ADOPTING THE THREE MILE AREA PLAN FOR 2026 (AM 2026-002)
- Approving Resolution 2026R003 RATIFYING THE MAYOR'S APPOINTMENT OF THE ATTACHED LIST OF CANDIDATES TO THE CORRESPONDING ADVISORY COMMITTEES FOR A TERM BEGINNING JANUARY 6, 2026 AND ENDING DECEMBER 31, 2027 (AM 2026-003)
- Approving Resolution 2026R004 DESIGNATING WILLIAM CARNES, CHIEF OF POLICE, AS THE EMERGENCY RESPONSE AUTHORITY (AM 2026-004)
- Authorize the City Administrator to Accept a Service Agreement from Dig Deep to Provide Grants-Related Technical Assistance Services for Pursuing the DOLA Local Planning Capacity Grant (AM 2026-005)
- Approving Resolution 2026R005 RATIFYING THE MAYOR'S APPOINTMENT OF KATHY KVASNICKA TO THE PLANNING COMMISSION AS A REGULAR MEMBER FOR A THREE-YEAR TERM BEGINNING JANUARY 18, 2026 AND ENDING JANUARY 18, 2029 (AM 2026-006)
- Approving Resolution 2026R006 APPOINTING ASHLEY GREENE AS A REGULAR MEMBER OF THE PLANNING COMMISSION FOR A TERM TO EXPIRE MARCH 5, 2027 (AM 2026-007)
- Approve Additional Services to Contract with JR Engineering for an Amount Not to Exceed \$14,630.00 for Added CDOT Requirements for Analysis of Highway 52 / College Avenue Intersection Project from the Street Sales Tax Fund (AM 2026-009)
- Award of Public Works Services Agreement to Dig Deep Research for an Amount Not to Exceed \$31,792.00 for Professional Services for Technical Services Related to the Water Strategy Plan in Conjunction with the Colorado Water Conservation Board Grant Awarded for the Drought Response Plan and Water Conservation/Efficiency Plan from the Utility Fund (AM 2026-010)

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- Authorizing Staff to Adjust the Police Department Retirement Percentages to Match the Fire and Police Pension Association Contributions (FPPA), Contingent on Adopting FPPA (AM 2026-011)
- Approving the Annual Renewal of Cyber Security Software(s) from DigeTeks for an Amount Not to Exceed \$59,616.00, Allocated from the IT Department's General Fund (AM 2026-013)

Motion passed unanimously on roll call vote.

ACTION MEMORANDUM

AM 2026-008 Award of Contract to Tait & Associates, Inc. for an Amount Not to Exceed \$48,000.00 for Surveying Services for the 6th Street Rehabilitation Project from the Street Sales Tax Fund

The streets in the older parts of the City, as well as the underground infrastructure, need to be restored. A project from almost a decade ago ran a new storm line in 6th street that ended at Fulton Avenue. This project seeks to rehabilitate the existing storm infrastructure to the west up to the outfall towards Highway 85. The next step is obtaining existing survey information to aid in design efforts.

TAIT & Associates designed Harrison Avenue and staff is confident that their company can easily handle the surveying portion of engineering design.

The survey effort can begin immediately upon approval of this agreement.

It was moved by Michael Sanchez and seconded by Valerie Blackston to Award Contract to Tait & Associates, Inc. for an Amount Not to Exceed \$48,000.00 for Surveying Services for the 6th Street Rehabilitation Project from the Street Sales Tax Fund. Motion passed unanimously on roll call vote.

AM 2026-012 Approving a Resolution for an Agreement for an Economic Incentive via a Sales Tax Reimbursement to Breakfast Inn, LLC, Under the Targeted Restaurant & Entertainment Activation Policy & Program

Breakfast Inn, LLC plans to establish a new full-service restaurant at 322 Denver Avenue and has applied for an economic incentive through a sales tax reimbursement under the Targeted Restaurant & Entertainment Activation Policy & Program. The property is in the program area, and the attached application indicates the business plans to be open daily, from 6:00 am to 2:00 pm. As a new full-service restaurant, the business is eligible for a 1.5% sales tax reimbursement for a 5-year term.

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Based on the applicant's estimated total sales of \$150,000 for the first year of operations, the estimated sales tax reimbursement is \$2,250. Assuming annual sales growth of 3%, the total estimated sales tax reimbursement for the term of the agreement is \$11,946. The actual reimbursement amount will be determined by the actual total annual sales. The company will be required to submit annual requests for tax reimbursements.

It was moved by Valerie Blackston and seconded by Michael Sanchez to approve Resolution 2026R007 FOR AN AGREEMENT FOR AN ECONOMIC INCENTIVE VIA A SALES TAX REIMBURSEMENT TO BREAKFAST INN, LLC, UNDER THE TARGETED RESTAURANT & ENTERTAINMENT ACTIVATION POLICY & PROGRAM. Motion passed unanimously on roll call vote.

AM 2026-014 Accepting the 2026 Workers' Compensation from Pinnacol Assurance, the Boiler and Machinery from Traveler's and Cyber Liability Coverage Quotation from Tokio Marine for a Total Amount Not to Exceed \$414,875.00.

IMA is the City of Fort Lupton's Broker of Record for Workers' Compensation, Boiler and Machinery, and Cyber Liability coverages. They have provided the renewal numbers for these lines of coverage for 2024.

The total cost for the Workers' Compensation has gone up for 2026. For 2026, Pinnacol offered a renewal at \$392,740.00, which is a 22% increase from 2025. This renewal is reflective of a \$500.00 per claim deductible. There are three major factors in the Workers' Compensation premium rates: total payroll, rate by occupation, and experience modifier (EMOD). Total payroll is expected to increase in 2026 over 2025 by around 8%. The rate by occupation for high-risk positions has decreased over the last year.

The EMOD rating for 2025 was 1.49 and has increased in 2026 to 1.84. This is due to several high claim costs from 2023 through 2025, which has affected our overall premium. While this will continue to affect the premium over the next three years, efforts towards reducing severe claims will assist in lowering this rating overtime. Continued efforts and implementation of the Safety Wellness Program should positively influence our future claim history. Better safety and hazard controls in place will also reduce lost time from injuries.

The City of Fort Lupton did apply and was awarded a 3-year Cost Containment Certification by the State of Colorado in 2024. This is a certification that verifies that organizations adhere to best safety practices. It also qualifies organizations for discounts on their renewal.

The cost of the Boiler and Machinery coverage increased from 2025 to 2026. This is due to the City of Fort Lupton's increase in assets. For 2026, Traveler's offered the renewal at \$7,699.00, a 3% increase over 2025.

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The City of Fort Lupton's Cyber Liability coverage is decreasing in 2026. In the past few years, the public entity sector has been particularly vulnerable to all manners of cyber-attacks. For 2026, Tokio Marine offered the renewal at \$14,436.00, a 10.64% decrease over 2025.

It was moved by Bruce Fitzgerald and seconded by Valerie Blackston to accept the 2026 Workers' Compensation from Pinnacol Assurance, the Boiler and Machinery from Traveler's and Cyber Liability Coverage Quotation from Tokio Marine for a Total Amount Not to Exceed \$414,875.00. Motion passed unanimously on roll call vote.

STAFF REPORTS

Mari Peña, City Clerk, stated eleven applications for the Ward II Councilmember vacancy has been received.

MAYOR/COUNCIL REPORTS

There was no report from the Mayor or Council.

FUTURE CITY EVENTS

January 7, 2026 Coffee with a Cop, Fort Lupton Recreation Center, 203 S. Harrison Ave., 8:00 a.m. - 9:00 a.m.

January 19, 2026 City Offices Closed in Observation of Martin Luther King Jr. Day

UPCOMING MEETINGS

January 13, 2026 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

January 20, 2026 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

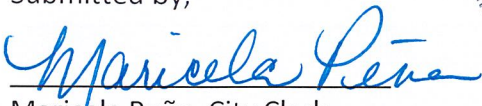
January 27, 2026 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

February 3, 2026 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

ADJOURNMENT

The meeting adjourned at 6:17 p.m.

Submitted by,


Maricela Peña, City Clerk



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Approved by City Council,

A handwritten signature in black ink, appearing to read "Ceretto", written over a horizontal line.

Chris Ceretto, Mayor