



**CITY OF FORT LUPTON
CITY COUNCIL/ENTERPRISE BOARDS
REGULAR MEETING AGENDA
Tuesday, January 20, 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

**You may join in person or join remotely by clicking on:
<https://meet.goto.com/695781005>**

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 20, 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. January 6, 2026 City Council Meeting Minutes
- b. AM 2026-015 Approving a Resolution Appointing Chief William Carnes to the Weld County E911 Advisory Committee for a Term Beginning January 10, 2026 and Ending January 10, 2028
- c. AM 2026-016 Approving a Grant Application Allocating Funds for Proactive Safety Enforcement and Authorizing Acceptance of the Grant
- d. AM 2026-017 Approving a Resolution for Coverage Under the Fire and Police Pension Association (FPPA) Retirement Plan for Police Officers
- e. AM 2026-021 Authorize Work Order to Jacobs Engineering for Maximum Not to Exceed \$34,256.00 for Professional Engineering Services for Surge Analysis of the Non-Potable Water Main from the Pump House to Olson's Greenhouse from the Utility Fund
- f. AM 2026-022 Accepting a Proposal from Yoder Chevrolet for the Purchase of a 2026 Silverado 3500 Crew Cab Utility Truck for the Amount of \$74,820.86, Allocated from the Parks Capital Improvement Fund
- g. AM 2026-023 Approve the Proposed Resolution Ratifying the Appointment of Lynette Peppler as a Member of the Fort Lupton Urban Renewal Authority to Serve as the Representative for the Board of County Commissioners for a Term Expiring January 20, 2031

- h. AM 2026-024 Approve the Finance Director's Signature on the Statement of Work for the Account Services Contract with CliftonLarsonAllen

Action Memorandum

- a. AM 2026-019 Approving a Resolution Appointing a Candidate to Fill the Ward II City Council Position Vacancy for a Term Beginning January 20, 2026 and Ending November 2027
- b. AM 2026-018 Award of Contract to Backhoe & Dozer Services Inc. for an Amount Not to Exceed \$76,000.00 for On-Call Grading Services from the Street Sales Tax Fund
- c. AM 2026-025 Approve Change Order #4 to Contract with Thalle Construction Co, Inc. for an Amount Not to Exceed \$39,401.22 for the METRO Connection Force Main & Lift Station Project from the Utility Fund.

Public Hearings

- Public Hearings allow members of the audience to present comments and questions to the City Council on the item being presented. Comments and questions may be limited to three (3) minutes- Mayor Ceretto

- a. AM 2026-020 Adopting an Ordinance for Amendments to Chapter 18 Building Regulations of the Fort Lupton Municipal Code and Enacting New Sections to be Known as the Colorado Model Electric and Solar Ready Code and the Colorado Wildfire Resiliency Code with Adoption by Reference

Information Memorandum

- a. IM 2026-001 Public Works Agreement with Backhoe & Dozer Services Inc. for Maximum Not to Exceed \$30,000.00 for On-Call Snow Services for Street Plowing During Snow Events from the Street Sales Tax Fund to be Signed by the City Administrator

Staff Reports

Mayor/Council Reports

Future City Events

- a. February 4, 2026 Coffee with a Cop, Fort Lupton Recreation Center, 203 S. Harrison Ave., 8:00 a.m. - 9:00 a.m.
February 16, 2026 City Offices Closed in Observation of President's Day

Upcoming Meetings

- a. 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.
February 17, 2026 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.
February 24, 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 20, 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 20, 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, Valerie Blackston, and David Crespin.

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 David Crespin 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 20, 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:

- January 6, 2026 City Council Meeting Minutes
- Approving Resolution 2026R008 APPOINTING CHIEF WILLIAM CARNES TO THE WELD COUNTY E911 ADVISORY COMMITTEE FOR A TERM BEGINNING JANUARY 10, 2026 AND ENDING JANUARY 10, 2028 (AM 2026-015)
- Approving a Grant Application Allocating Funds for Proactive Safety Enforcement and Authorizing Acceptance of the Grant (AM 2026-016)
- Approving Resolution 2026R009 FOR COVERAGE UNDER THE FIRE AND POLICE PENSION ASSOCIATION (FPPA) RETIREMENT PLAN FOR POLICE OFFICERS (AM 2026-017)

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- Authorize Work Order to Jacobs Engineering for Maximum Not to Exceed \$34,256.00 for Professional Engineering Services for Surge Analysis of the Non-Potable Water Main from the Pump House to Olson's Greenhouse from the Utility Fund (AM 2026-021)
- Accepting a Proposal from Yoder Chevrolet for the Purchase of a 2026 Silverado 3500 Crew Cab Utility Truck for the Amount of \$74,820.86, Allocated from the Parks Capital Improvement Fund (AM 2026-022)
- Approve Resolution 2026R0010 RATIFYING THE APPOINTMENT OF LYNETTE PEPPLER AS A MEMBER OF THE FORT LUPTON URBAN RENEWAL AUTHORITY TO SERVE AS THE REPRESENTATIVE FOR THE BOARD OF COUNTY COMMISSIONERS FOR A TERM EXPIRING JANUARY 20, 2031 (AM 2026-023)
- Approve the Finance Director's Signature on the Statement of Work for the Account Services Contract with CliftonLarsonAllen (AM 2026-024)

Motion passed unanimously on roll call vote.

ACTION MEMORANDUM

AM 2026-019 Approving a Resolution Appointing a Candidate to Fill the Ward II City Council Position Vacancy for a Term Beginning January 20, 2026 and Ending November 2027

At the November 4, 2025, General Election, Councilmember Chris Ceretto was elected as Mayor of Fort Lupton, leaving a vacancy in Ward II. On December 2, 2025, Resolution 2025R056 was approved by City Council declaring a vacancy for Ward II and describing the vacancy to be filled by appointment.

Applications were available at the City Clerk's office beginning December 3, 2025. The deadline to apply was December 31, 2025 at 5:00 p.m. Applicants qualified as to age, registered voter and residency in Ward II were interviewed by City Council, on January 13, 2026, at the Town Hall meeting. The following candidates were interviewed: Art Barker, Bruce Davis, Bryan Weigel, Cody LeBlanc, Izic Urbina, Jimmy Dominguez, Julianna Williams and Matthew Fields.

Mari Peña, City Clerk distributed ballots to the governing body to cast their vote for the appointment. Councilmember Valerie Blackston recused herself from the vote at 6:03 p.m. Following a tie vote between Bruce Davis and Julianna Williams, a runoff vote was conducted. By a majority vote, the governing body appointed Bruce Davis to the position.

Councilmember Valerie Blackstone returned to the meeting at 6:09 p.m.

City Clerk Mari Peña, administered the oath of office to Bruce Davis as Ward II Councilmember.

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The Mayor called for a recess at 6:11 p.m. to allow Bruce Davis to get seated at the dias. The meeting reconvened at 6:13 p.m.

It was moved by Bruce Fitzgerald and seconded by Michael Sanchez to Approve Resolution 2025R011 Appointing Bruce Davis to Fill the Ward II City Council Position Vacancy for a Term Beginning January 20, 2026 and Ending November 2027. Motion passed unanimously on roll call vote.

AM 2026-018 Award of Contract to Backhoe & Dozer Services Inc. for an Amount Not to Exceed \$76,000.00 for On-Call Grading Services from the Street Sales Tax Fund

Backhoe & Dozer Services Inc is owned and operated by Willie Taylor, a local resident. Willie has provided emergency snow assistance and On-Call Grading Services for the City in the past.

The City can use additional help grading and maintaining unpaved City owned streets. Past annexations have added many miles of unpaved roadways to the city limits. By assigning the northern out skirt roadways to contract, City crews can focus on the southern roads and alley grading operations on the core area where the majority of the residents live and work.

The City currently has 16.32 miles of unpaved roads to maintain. Public Works Operations has set a schedule for grading every road once every 2-weeks.

Anticipate continuing grading operations through January 2026.

The 2026 Street Sales Tax Fund includes \$50,000 for Contractual Services. An additional \$26,000 will need to be appropriated to provide a 2-week schedule as requested.

It was moved by Michael Sanchez and seconded by Valerie Blackston to Award Contract to Backhoe & Dozer Services Inc. for an Amount Not to Exceed \$76,000.00 for On-Call Grading Services from the Street Sales Tax Fund. Motion passed unanimously on roll call vote.

AM 2026-025 Approve Change Order #4 to Contract with Thalle Construction Co, Inc. for an Amount Not to Exceed \$39,401.22 for the METRO Connection Force Main & Lift Station Project from the Utility Fund.

Contract was awarded to Thalle Construction on February 7, 2024 for the construction of the METRO connection force main and conversion of the Waste Water Treatment Plant to a lift station.

Change Order No. 4, covers removal of components within the blower room that interfere with new electrical installations.

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Contracted construction is \$25,919,700. As of November 2025, total construction billings for the project are \$20,283,635.42 (78%). The force main is complete with bypass flows began October 13, 2025. Current projections by contractor indicate a project completion in April 2026.

The USDA total project budget of \$51,756,970.00 includes:

- METRO buy-in of \$20,952,970.00
- Engineering Services/Administration of \$2,292,330.00
- Construction cost of \$25,919,700.00
- Contingencies of \$2,591,970.
 - The 4 Change Orders amount to \$451,037.36 (approximately 17% of contingency budget).

It was moved by Bruce Fitzgerald and seconded by Claud Hanes to Approve Change Order #4 to Contract with Thalle Construction Co, Inc. for an Amount Not to Exceed \$39,401.22 for the METRO Connection Force Main & Lift Station Project from the Utility Fund. Motion passed unanimously on roll call vote.

PUBLIC HEARING

AM 2026-020 Adopting an Ordinance for Amendments to Chapter 18 Building Regulations of the Fort Lupton Municipal Code and Enacting New Sections to be Known as the Colorado Model Electric and Solar Ready Code and the Colorado Wildfire Resiliency Code with Adoption by Reference

Mayor Hubbard opened the public hearing at 6:18 p.m.

Sean McDermott, City Planner, stated Fire Marshal Taw Tamlin and Building Official Jose Gonzalez will provide an overview of the amendments to be made to the Building Regulations in the Municipal Code. Mr. McDermott stated all notification requirements have been met. On December 16, 2025, staff presented the Ordinance for Amendments to Chapter 18 Building Regulations of the Fort Lupton Municipal Code with adoption by reference and set the public hearing for January 20, 2026. Pursuant to statute, notice of the public hearing was published twice in the Fort Lupton Press on December 25, 2025 and January 1, 2026, meeting the publication requirements of publishing once at least fifteen days preceding the hearing and once at least eight days preceding the hearing. Such notice stating the time and place of the hearing and all other information required by law and if the changes are approved they will take effect on March 28, 2026. He also stated five public comment letters have been received.

Building Official Jose Gonzalez provided an overview of the codes to be updated. The Building

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Regulations in Chapter 18 of the Fort Lupton Municipal Code are adopted by reference to the International Code Council (ICC) codes with specific amendments as defined by the City. The City has currently adopted the 2018 version of the ICC building codes by reference, and the purpose of this proposed code update is to adopt the 2024 ICC codes by reference, along with the enactment of the Colorado Model Electric and Solar Ready Code (2023 edition) and the Colorado Wildfire Resiliency Code (2025 edition) to align with state requirements.

Fire Marshal Taw Tamlin provided more information regarding the changes to the International Fire Code.

Mayor Ceretto asked if anyone had any questions. Councilmember Bruce Davis asked what the cost for the sprinkler installation in Townhomes and Duplexes would be. Mr. Tamlin stated the cost will depend on what kind of system has to be installed. Typically, it is about \$3.00-\$5.00 per square foot. Councilmember Davis also asked if thought has been given to reduce duplexes out of this requirement since they have a dual exit. Mr. Tamlin stated he believes it is important for duplexes to have the sprinkler requirement.

Mayor Hubbard asked if anyone from the public wanted to speak for or against the proposal.

Ryan Barnes with Baessler Homes addressed Council and urged them to remove section 309 from the IRC -Automatic Fire Sprinklers. He stated the main concern is affordability for home buyers. The cost of the homes will go up about \$4,042.00 due to the State passing the Colorado Model Energy and Electric Ready Mandate. If the fire sprinkler requirement is passed, the cost to the home builder will be about \$3,500.00 which will also increase the price per townhome.

Jay Gardner with Baessler Homes addressed Council and also encouraged them to delete section 309 from the code changes.

Mayor Ceretto asked if Council had any other questions. Councilmember Bruce Davis asked if anyone has thought about how much water will be needed if the sprinklers go off. Mr. Tamlin stated the water pressure in town is very good and the P2904 sprinkler system will be tied into the house's water system, regular piping can be used. He does not foresee needing a pump and tank for sprinkler systems.

Hearing no more questions, Mayor Ceretto closed the hearing at 6:45 p.m.

It was moved by David Crespín and seconded by Valerie Blackston to Adopt Ordinance 2026-1198 for Amendments to Chapter 18 Building Regulations of the Fort Lupton Municipal Code and Enacting New Sections to be Known as the Colorado Model Electric and Solar Ready Code and the Colorado Wildfire Resiliency Code with Adoption by Reference. Motion carried with 5 yes votes, 1 no vote from Bruce Fitzgerald and 1 abstain from Bruce Davis.

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INFORMATION MEMORANDUM

IM 2026-001 Public Works Agreement with Backhoe & Dozer Services Inc. for Maximum Not to Exceed \$30,000.00 for On-Call Snow Services for Street Plowing During Snow Events from the Street Sales Tax Fund to be Signed by the City Administrator

Backhoe & Dozer Services Inc is owned and operated by Willie Taylor, a local resident. Willie has provided emergency snow assistance for the City in the past.

The City can use additional help during snow events to plow City owned streets. Past annexations have added many miles of roadway to the city limits. By assigning the northern out skirt roadways to contract, City crews can focus snow removal operations on the core area where the majority of the residents live and work.

The City current has over 75 miles of streets to maintain. Past snow removal expenses average around \$20,000 per year. The last big event occurred in 2021 with a total expense of \$48,000 that included two contractors to assist with removal of snow.

STAFF REPORTS

Roy Vestal, Public Works Director, invited everyone to attend the Public Meeting regarding round-a-bouts next Wednesday at 6:00 p.m.

MAYOR/COUNCIL REPORTS

Chris Cross, City Administrator, took a moment to recognize Alan Kaylor, prior Superintendent for the School District as he passed away on December 23, 2025. His Celebration of Life was held January 16, 2026. Mr. Cross stated there was a big turn out from the community.

FUTURE CITY EVENTS

February 4, 2026 Coffee with a Cop, Fort Lupton Recreation Center, 203 S. Harrison Ave., 8:00 a.m. - 9:00 a.m.

February 16, 2026 City Offices Closed in Observation of President's Day

UPCOMING MEETINGS

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.

February 17, 2026 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

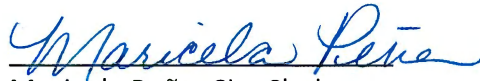
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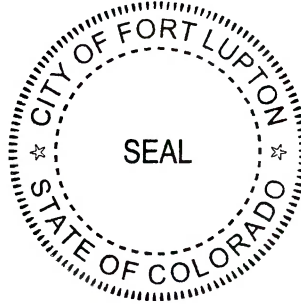
February 24, 2026 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

ADJOURNMENT

The meeting adjourned at 6:51 p.m.

Submitted by,


Maricela Peña, City Clerk



Approved by City Council,


Chris Ceretto, Mayor