



CITY OF FORT LUPTON
CITY COUNCIL/ENTERPRISE BOARDS
REGULAR MEETING AGENDA
Tuesday, March 17, 2026
6:00 PM
130 South McKinley Avenue

Chris Ceretto, Mayor
Valerie Blackston, Ward 1
Bruce Davis, 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

Proclamation

- a. Sexual Assault Awareness Month Proclamation
- b. National Crime Victims' Rights Week Proclamation

Executive Session

- a. To hold a conference with the City's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b). Northern Integrated Supply Project NISP

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. March 17, 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. March 3, 2026 City Council Meeting Minutes
- b. AM 2026-046 Authorizing a Partnership with Weld RE-8 to Assist in Establishing an Afterschool Program Directed Towards Butler and Twombly Elementary School
- c. AM 2026-047 Approving a Resolution Amending the Hillside Cemetery Fees Effective April 1, 2026
- d. AM 2026-049 Approving a Resolution Ratifying the Mayor's Appointment of Andrea Allison to the Planning Commission as an Alternate Member for a Three-year Term Beginning March 17, 2026, and Ending March 17, 2029

Action Memorandum

- a. AM 2026-045 Approve Change Order #1 to Contract with Civil Resources, LLC for an Amount Not to Exceed \$30,816.00 for the Lagoon Slurry Wall Project Construction Management from the Utility Fund
- b. AM 2026-048 Approving a Resolution Amending the Building Permit Fee Schedule Effective May 1, 2026

- c. AM 2026-050 Participation Level Confirmation to Inform the Twenty Second Interim Agreement with Northern Colorado Water Conservancy District (NCWCD) for the Northern Integrated Supply Plan (NISP)

Staff Reports

Mayor/Council Reports

Future City Events

- a. March 28, 2026 - Easter Egg Hunt, Fort Lupton Recreation Center, 203 S. Harrison Ave., 9:00 a.m.
April 23-25, 2026 - Great Fields of Honor, Pearson Park, 12285 State Hwy 52, Fort Lupton, CO 80621

Upcoming Meetings

- a. March 31, 2026 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.
April 7, 2026 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.
April 14, 2026 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.
April 21, 2026 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

Adjourn

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
MARCH 17, 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, March 17, 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, Bruce Fitzgerald, Bruce Davis, Claud Hanes, David Crespin and Michael. Councilmember Valerie Blackston participated remotely.

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

PROCLAMATION

Mayor Ceretto proclaimed April 2026 as Sexual Assault Awareness Month and the week of April 19-25, 2026, as National Crime Victims' Rights Week in the City of Fort Lupton.

Kim Messina, Victim Services Manager for the Brighton Office of Victim Assistance, thanked the Mayor and City Council for recognizing Sexual Assault Awareness Month and Crime Victim's Rights Week.

EXECUTIVE SESSION

It was moved by Bruce Fitzgerald and seconded by David Crespin to move to Executive Session at 6:04 p.m. to hold a conference with the City's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b). Northern Integrated Supply Project NISP. Motion passed unanimously on roll call vote. The following moved into Executive Session: Mayor Ceretto, Councilmembers David Crespin, Claud Hanes, Michael Sanchez, and Bruce Fitzgerald. Councilmember Valerie Blackston participated remotely. City Attorney, Andy Ausmus, City Administrator, Chris Cross, Public Works Director, Roy Vestal, Finance Director, Leann Perino and Planning Director, Todd Hodges. The Executive Session ended at 6:40 p.m. and the regular meeting reconvened.

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 David Crespin to approve the agenda as

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presented. Motion passed unanimously on voice vote.

REVIEW OF ACCOUNTS PAYABLES

Council reviewed the March 17, 2026 payables; there were no questions or comments from the Mayor or Council.

CONSENT AGENDA

It was moved by Michael Sanchez and seconded by Bruce Davis to approve the Consent Agenda as presented with the following items:

- March 3, 2026 City Council Meeting Minutes
- Authorizing a Partnership with Weld RE-8 to Assist in Establishing an Afterschool Program Directed Towards Butler and Twombly Elementary School (AM 2026-046)
- Approving Resolution 2026R018 AMENDING THE HILLSIDE CEMETERY FEES EFFECTIVE APRIL 1, 2026 (AM 2026-047)
- Approving Resolution 2026R019 RATIFYING THE MAYOR'S APPOINTMENT OF ANDREA ALLISON TO THE PLANNING COMMISSION AS AN ALTERNATE MEMBER FOR A THREE-YEAR TERM BEGINNING MARCH 17, 2026, AND ENDING MARCH 17, 2029 (AM 2026-049)

Motion passed unanimously on roll call vote.

ACTION MEMORANDUM

AM 2026-045 Approve Change Order #1 to Contract with Civil Resources, LLC for an Amount Not to Exceed \$30,816.00 for the Lagoon Slurry Wall Project Construction Management from the Utility Fund

The construction management engineering service agreement with Civil Resources was approved January 21, 2025. The original scope included preparing a bid document, bidding, construction QA/QC and testing for construction of the slurry wall.

Construction of the slurry wall is nearing completion with an expected completion date by the end of this week. Additional work was required by Civil Resources to rebid the project, coordination with BURSCO for materials and scheduling, delays in starting construction due to delays in completing the force main from the Waste Water Treatment Plant to METRO and coordination with City staff for abandoning existing utilities to the lagoon.

Total engineering cost for the slurry wall project will be \$116,183 with this change order. Construction cost of the slurry wall is \$2,433,189.68 making engineering cost 4.8% of the

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construction project. Typically, engineering cost is 10% to 15% of construction cost.

It was moved by Claud Hanes and seconded by Bruce Davis to Approve Change Order #1 to Contract with Civil Resources, LLC for an Amount Not to Exceed \$30,816.00 for the Lagoon Slurry Wall Project Construction Management from the Utility Fund. Motion passed unanimously on roll call vote.

**AM 2026-048 Approving a Resolution Amending the Building Permit Fee
Schedule Effective May 1, 2026**

Building permit fees primarily offset the City's costs for application reviews and ensure construction meets safety and zoning standards. Periodically, the City audits the fee schedule to ensure rates align with the staff time required for plan reviews, inspections, and administrative duties.

The current fees were last updated in April 2022. Following a recent review, the Building and Planning Department recommends adopting the attached schedule to better reflect current staffing requirements. This update clarifies fee application, introduces additional standardized flat-rate fees, reduces fees for less intensive tasks, and increases fees for projects requiring more significant staff resources.

Additionally, the Department is implementing an internal policy to collect plan review fees at the time of application. This change ensures that the City's costs are covered even if an application is withdrawn or never completed, preventing the loss of staff time on projects that do not come to fruition. This is not an additional fee; it is the same total cost, simply collected earlier in the process to better manage department resources.

Plan Review Fee Deposit Policy: Effective May 1st, 2026, the Building and Planning Department shall implement a mandatory upfront collection of Plan Review fees at the time of application submittal. This policy ensures that the administrative and technical costs associated with professional plan examination, including those performed by City staff or third-party contractors, are recovered regardless of whether a permit is ultimately issued or the project reaches completion. This is not a new or additional fee; rather, it is a reallocation of the existing fee structure to the beginning of the application cycle. These funds are non-refundable once the review process has commenced to cover the labor and resources expended by the City.

It was moved by David Crespin and seconded by Claud Hanes to approve Resolution 2026R020 amending the building permit fee schedule effective May 1, 2026. Motion passed unanimously on roll call vote.

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AM 2026-050 Participation Level Confirmation to Inform the Twenty Second Interim Agreement with Northern Colorado Water Conservancy District (NCWCD) for the Northern Integrated Supply Plan (NISP)

Over twenty-one years Fort Lupton has been a participant in the NISP project, the net cost of funding has totaled \$4,825,632 (original cost \$9,379,382 less proceeds of \$4,553,750 from 1,950 units). The reduction to 1,050 units was driven by the 2017 purchase of ten shares of Windy Gap water reducing the need for the NISP levels.

At the current participation level of 1,050 units, the City's share of the construction cost of the first portion of the project, Glade Reservoir, is estimated to be \$52,500,000 of the approximately two billion dollars. A forty-year low interest loan would almost double that cost.

The second part of the project is the Galeton Reservoir. The preliminary estimate for construction is \$600 million, and the City's share is \$15,750,000. All costs are based on current full participation levels by all entities.

Given the high cost of the project, participants and NCWCD have been reviewing participation levels for all entities and are considering ways to increase the number of participants and phase the construction to make the project more affordable for all participants.

Before finalizing the Twenty Second Interim Agreement NCWCD has asked participants to confirm their participation level in the project by no later than March 30th.

The Twenty Second Interim Agreement will be effective on May 1, 2026. City funding for the agreement is budgeted at \$784,875 in the Water Sales Tax Fund. If all participants stay in at the current participation levels, the City's share of the approximately \$12,000,000 total NCWCD NISP Budget is \$315,000. If any participant reduces their participation the City's cost at 1,050 units will increase by an amount related to the reduction of other participants.

Every 100-acre feet of the Glade Reservoir phase of the project cost is \$5 million cash. With interest from financing the cost would be higher. If participants reduce participation levels cost to the remaining participants will increase.

It was moved by Bruce Davis and seconded by Bruce Fitzgerald to Inform Participation Level of 100 units for the Twenty Second Interim Agreement with Northern Colorado Water Conservancy District (NCWCD) for the Northern Integrated Supply Plan (NISP). Roll Call passed with 6 yes votes and one no vote from Councilmember Valerie Blackston on roll call vote.

STAFF REPORTS

Roy Vestal, Public Works Director stated a Transportation Community Meeting covering pets,

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bikes, and trails will be held on Wednesday March 25, 2026 at 6:00 p.m.

Mari Peña, City Clerk, stated Youth in Government is scheduled a little different from prior years. The kids will come to City Hall on April 2nd during the day and on April 7th they will run the Council meeting.

Leann Perino, Finance Director, stated she has hired a new accounting manager, Rachel Guzman.

MAYOR/COUNCIL REPORTS

There were no reports from the Mayor or Council.

FUTURE CITY EVENTS

March 28, 2026 - Easter Egg Hunt, Fort Lupton Recreation Center, 203 S. Harrison Ave., 9:00 a.m.

April 23-25, 2026 - Great Fields of Honor, Pearson Park, 12285 State Hwy 52, Fort Lupton, CO 80621

UPCOMING MEETINGS

March 31, 2026 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

April 7, 2026 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

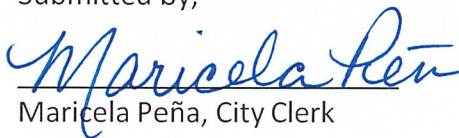
April 14, 2026 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

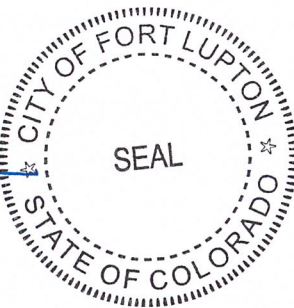
April 21, 2026 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

ADJOURNMENT


The meeting adjourned at 6:50 p.m.

Submitted by,


Maricela Peña, City Clerk



Approved by City Council,


Chris Ceretto, Mayor