



CITY OF FORT LUPTON  
CITY COUNCIL/ENTERPRISE BOARDS  
REGULAR MEETING AGENDA  
Tuesday, April 7, 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. 2026 National Library Week Proclamation

**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. April 7, 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 17, 2026 City Council Meeting Minutes

b. AM 2026-052 Approve Underwriter Engagement Agreement with Stifel, Nicolaus & Company to Issue Bonds to Refinance the 2017 Water Revenue Bonds

c. AM 2026-053 Approving the Certificate of Compliance for Fire and Police Pension Association's Defined Benefit Retirement Plan

d. AM 2026-054 Approving a Resolution for 2026 Outdoor Water Restrictions

e. AM 2026-057 Approve Continuation of Current Terms of Intergovernmental Agreement with CDOT for Maintenance Services on Hwy 52 and US 85B (Denver Avenue)

f. AM 2026-058 Approving a Resolution Reappointing Al Mowrer to the Historic Preservation Board for a Three-Year Term to Expire April 7, 2029

g. AM 2026-059 Approving a Resolution Appointing Kathy Kvasnicka as a Regular Member of the Historic Preservation Board for a Three-year Term to Expire April 7, 2029

h. AM 2026-060 Approving a Resolution Authorizing the Use of Colorado's Department of Local Affairs Fast Track Incentive Fund Award Through the Local Planning Capacity Grant Program for the Digitization of Project Files and the Preparation of the Water Supply Element of the Comprehensive Plan for an Award Total of \$50,000.00

i. AM 2026-061 Approving a Resolution Authorizing the City Administrator's Signature on a Memorandum of Understanding for the Preparation of a Wayfinding Master Plan for a Project Cost Estimate of \$7,120.00 and Accepting DOLA's Contribution of \$2,848.00

- j. AM 2026-062 Authorize the Mayor to Execute an Agreement to Lease 400 Acre Feet of Non-potable Water to 70 Ranch LLC for the Amount of \$400,000 for the 2026 Calendar Year

### **Action Memorandum**

- a. AM 2026-055 Approving the Construction of the Golf Course Concrete Wash Pad for an Amount Not to Exceed \$81,133.50 to be Paid from the Golf Course Fund Maintenance Department
- b. AM 2026-056 Accepting a Quote from CXT for the Construction of an On-Golf Course Restroom and Permit Fees for an Amount Not to Exceed \$167,738.07 to be Paid from the Golf Course Fund Maintenance Department
- c. AM 2026-063 Approving a Resolution Accepting an Annexation Petition and Initiating Annexation Proceedings for an Annexation known as the County Road 8.5 Annexation Submitted by Ken Evans with 8 ½ Enterprises LLC and Setting the Public Hearing for June 2, 2026
- d. AM 2026-064 Approve Change Order 1 for the 2025 Asphalt and Concrete Repair Project to extend into 2026 to Top-Notch Pavement Solutions LLC for an Amount Not to Exceed \$600,000.00, Allocated from the Street Sales Tax Fund and Cemetery Capital Projects Fund
- e. AM 2026-051 Approve the Estimated 2026 Payment to Northern Colorado Water Conservation District of \$263,852.95 and a Payment not to Exceed \$75,000.00 to Platte River Power Authority for the Windy Gap Annual Assessment Paid from the Water Utility Fund

### **Staff Reports**

#### **Mayor/Council Reports**

#### **Future City Events**

- a. April 13-17, 2026 - Cemetery Clean-up Days  
April 23, 2026 - Spring Clean-Up for Seniors and Disabled Citizens  
April 25, 2026 - Spring Clean-Up Day, 800 12th Street, 8:00 a.m. - 12:00 p.m.  
April 23-25, 2026 - Great Fields of Honor, Pearson Park, 12285 State Hwy 52, Fort Lupton, CO 80621  
April 27, 2026 - Shredding Day, 130 S. McKinley Avenue, 8:00 a.m. - 10:00 a.m.  
April 28, 2026 - Spaghetti Dinner, 203 S. Harrison Avenue, 5:00 p.m. - 6:30 p.m.

#### **Upcoming Meetings**

- a. 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.  
April 28, 2026 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.  
May 5, 2026 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

#### **Adjourn**

**RECORD OF PROCEEDINGS**  
**FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS**  
**April 7, 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, April 7, 2026. Mayor Chris Ceretto called the meeting to order at 6:06 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, David Crespin, Bruce Davis, and Claud Hanes. Councilmember Michael Sanchez was absent.

Also present were City Administrator, Chris Cross, City Clerk, Mari Peña, City Attorney, Andy Ausmus, Chief of Police, William Carnes and the Fort Lupton Middle School National Junior Honor Society Students.

**PROCLAMATION**

Student Mayor Pro Tem Aily Barron read the National Library Proclamation and Mayor Ceretto proclaimed the week of April 19-25, 2026 National Library Week.

**PERSONS TO ADDRESS COUNCIL**

Chief of Police Williams Carnes awarded new badges to the following officers in recognition of their successful completion of the probationary period; Daniel Trujillo, Justin Inman, Daniel Monares and Jimmy Martinez.

**APPROVAL OF AGENDA**

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

**REVIEW OF ACCOUNTS PAYABLES**

Council reviewed the April 7, 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:

- March 17, 2026 City Council Meeting Minutes
- Approve Underwriter Engagement Agreement with Stifel, Nicolaus & Company to Issue Bonds to Refinance the 2017 Water Revenue Bonds (AM 2026-052)
- Approving the Certificate of Compliance for Fire and Police Pension Association's Defined Benefit Retirement Plan (AM 2026-053)
- Approving Resolution 2026R021 for 2026 Outdoor Water Restrictions (AM 2026-054)

**RECORD OF PROCEEDINGS  
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS**

**April 7, 2026**

- Approve Continuation of Current Terms of Intergovernmental Agreement with CDOT for Maintenance Services on Hwy 52 and US 85B (Denver Avenue) (AM 2026-057)
- Approving Resolution 2026R022 Reappointing Al Mowrer to the Historic Preservation Board for a Three-Year Term to Expire April 7, 2029 (AM 2026-058)
- Approving Resolution 2026R023 Appointing Kathy Kvasnicka as a Regular Member of the Historic Preservation Board for a Three-year Term to Expire April 7, 2029 (AM 2026-059)
- Approving Resolution 2026R024 Authorizing the Use of Colorado's Department of Local Affairs Fast Track Incentive Fund Award Through the Local Planning Capacity Grant Program for the Digitization of Project Files and the Preparation of the Water Supply Element of the Comprehensive Plan for an Award Total of \$50,000.00 (AM 2026-060)
- Approving Resolution 2026R025 Authorizing the City Administrator's Signature on a Memorandum of Understanding for the Preparation of a Wayfinding Master Plan for a Project Cost Estimate of \$7,120.00 and Accepting DOLA's Contribution of \$2,848.00 (AM 2026-061)
- Authorize the Mayor to Execute an Agreement to Lease 400 Acre Feet of Non-potable Water to 70 Ranch LLC for the Amount of \$400,000 for the 2026 Calendar Year (AM 2026-062)

Motion passed unanimously on roll call vote.

**ACTION MEMORANDUM**

**AM 2026-055 Approving the Construction of the Golf Course Concrete Wash Pad for an Amount Not to Exceed \$81,133.50 to be Paid from the Golf Course Fund Maintenance Department**

The existing wash pad used to wash equipment at the golf course will be removed to build the new road accessing the filing 6 housing development.

A new concrete pad needs to be built in order for staff to properly clean and maintain the equipment used to maintain the golf course. Drainage has been installed as well as an oil and solid separator. The concrete needs to be poured with proper footings for the completion of the build.

An RFP was issued on March 12th for the concrete pad to be installed, a pre-bid meeting was held on March 20th, and bid opening was held March 27th. There were 8 bids accepted at opening. The bids ranged from \$19,226 - \$46,497.00.

To complete the project the drainage must be tied into the sewer. The sewer fee is \$12,140.

The concrete pad must be covered to protect the sewer system. The fee to tie the steel beams into the footings and cover with a roof will not exceed \$47,000.

It was moved by Bruce Fitzgerald and seconded by Bruce Davis to approve the Construction of the Golf Course Concrete Wash Pad for an Amount Not to Exceed \$81,133.50 to be Paid from the Golf Course Fund Maintenance Department. Motion passed unanimously on roll call vote.

RECORD OF PROCEEDINGS  
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS  
April 7, 2026

**AM 2026-056 Accepting a Quote from CXT for the Construction of an On-Golf Course Restroom and Permit Fees for an Amount Not to Exceed \$167,738.07 to be Paid from the Golf Course Fund Maintenance Department**

Coyote Creek Golf Course is attempting to install a permanent restroom on the front 9 of the golf course.

There is an existing restroom on the back 9 which is a pre-cast concrete structure with facilities for both men and ladies. Prior to the construction of filing 6 houses on the front 9, utilities were not available for a permanent restroom. Since the opening of the golf course in 1999, a temporary porta potty has been used in this location. A permanent restroom is aesthetically more pleasing to customers and more practical from a long-term perspective for golf course operations.

The proposed new structure will have electricity which will allow the restroom to have timed electric faucets and air dryers for hands as well as be heated and available for patrons year-round.

The company CXT provided the golf course with a Sourcewell contract bid and has built other facilities for the City of Fort Lupton. The building will cost \$126,413.90 and includes setting the building at its location.

The golf course had the plumbing for the bathrooms water and sewer line installed by Alpine Construction when installing all the utilities for the filing 6 community. To complete the project, it is necessary to pay all of the tap fees for both water and sewer in the amount of \$41,324.17.

It was moved by Bruce Davis and seconded by Bruce Fitzgerald to Accept a Quote from CXT for the Construction of an On-Golf Course Restroom and Permit Fees for an Amount Not to Exceed \$167,738.07 to be Paid from the Golf Course Fund Maintenance Department. Motion passed unanimously on roll call vote.

**AM 2026-063 Approving a Resolution Accepting an Annexation Petition and Initiating Annexation Proceedings for an Annexation known as the County Road 8.5 Annexation Submitted by Ken Evans with 8 ½ Enterprises LLC and Setting the Public Hearing for June 2, 2026**

Ken Evans with 8 ½ Enterprises LLC has submitted an annexation petition to initiate annexation proceedings for a parcel of land. The parcel is generally located east and adjacent to Highway 85 and approximately .5-mile north of County Road 8 (Parcel No. 147118000060). This proposed annexation, known as the County Road 8.5 Annexation consists of a total of 45.463 acres, more or less. The resolution is to accept the annexation petition and initiate the two-month (60 day) review process that involves staff, referral agencies, Planning Commission and City Council. Approval of the resolution does not constitute approval of the annexation request. Approval of the resolution simply means that there is an interest in considering the annexation, with the final decision to be made by City Council at a public hearing on June 2, 2026.

The initiating resolution is the first step in the annexation process and is to accept the annexation

**RECORD OF PROCEEDINGS**  
**FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS**  
**April 7, 2026**

petition and initiate the two-month (60 day) review process that involves staff, referral agencies, Planning Commission and City Council. The resolution also sets the public hearing date to consider the annexation. If Council adopts the resolution to accept the petition, the petitioners will move on to the next step, which is the review of the proposed annexation, initial zoning, and submitted application documents by the Development Review Team (DRT). Step three is a review and public hearing on May 14, 2026 by the Planning Commission who will provide Council with a recommendation. City Council is then required to act upon the request by ordinance at the public hearing, which is proposed to be set for June 2, 2026, which is the final step in the process.

It was moved by Claud Hanes and seconded by Valerie Blackston Approving Resolution 2026R026 Accepting an Annexation Petition and Initiating Annexation Proceedings for an Annexation known as the County Road 8.5 Annexation Submitted by Ken Evans with 8 ½ Enterprises LLC and Setting the Public Hearing for June 2, 2026. Motion passed unanimously on roll call vote.

**AM 2026-064 Approve Change Order 1 for the 2025 Asphalt and Concrete Repair Project to extend into 2026 to Top-Notch Pavement Solutions LLC for an Amount Not to Exceed \$600,000.00, Allocated from the Street Sales Tax Fund and Cemetery Capital Projects Fund**

With the commendable work done by Top-Notch Pavement Solutions, staff is recommending an extension of their contract to work into the 2026 year. In addition to the current list of available repairs, there are likely to be multiple additional occurrences that will require their services throughout the rest of the year. In addition, we will be entrusting them with taking care of the cemetery sidewalk project in time for Memorial Day.

Staff believes that \$250,000.00 of the Asphalt Patch and Seal will be adequate for this particular project extension. Combined with the \$200,000.00 for CIP Curb, Gutter & Sidewalk and the \$150,000.00 for the Cemetery Accessibility project, this will result in a total of \$600,000.00 to complete this change order request.

It was moved by Bruce Davis and seconded by Bruce Fitzgerald to Approve Change Order 1 for the 2025 Asphalt and Concrete Repair Project to extend into 2026 to Top-Notch Pavement Solutions LLC for an Amount Not to Exceed \$600,000.00, Allocated from the Street Sales Tax Fund and Cemetery Capital Projects Fund. Motion passed unanimously on roll call vote.

**AM 2026-051 Approve the Estimated 2026 Payment to Northern Colorado Water Conservation District of \$263,852.95 and a Payment not to Exceed \$75,000.00 to Platte River Power Authority for the Windy Gap Annual Assessment Paid from the Water Utility Fund**

The City has fifteen units, equivalent to 1,500-acre feet, of Windy Gap water. The assessment covers thirteen units, the cost of pumping, electrical power and general costs to operate the system and deliver the water to the City.

The City purchased two units from PRPA in 2025. NCWCD charged the 2026 assessment to PRPA. PRPA has sent a billing calculation with an estimate of \$67,758.84 for two units.

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The operations and maintenance for the Windy Gap Firing Project and the Windy Gap Water Carriage Assessment are coming from the same budget line item in the Utility Fund. The 2026 Budget for both Windy Gap Assessments is \$450,000. Windy Gap firing for 2026 was assessed and paid at \$62,865.92 leaving a budget of \$387,134.08 for the carriage assessment.

It was moved by Bruce Davis and seconded by David Crespin to Approve the Estimated 2026 Payment to Northern Colorado Water Conservation District of \$263,852.95 and a Payment not to Exceed \$75,000.00 to Platte River Power Authority for the Windy Gap Annual Assessment Paid from the Water Utility Fund. Motion passed unanimously on roll call vote.

**STAFF REPORTS**

City Administrator Chris Cross praised the National Junior Honor Society students and parents for their participation in Youth in Government Day. He also expressed his appreciation to City Clerk Mari Peña and Deputy City Clerk Kaela Dunston for organizing the event.

City Clerk Mari Peña praised the youth for their participation.

**MAYOR/COUNCIL REPORTS**

The Councilmembers showed support, gratitude and encouragement to the National Junior Honor Society for their future and participation in Youth in Government Day.

**FUTURE CITY EVENTS**

April 13-17, 2026 - Cemetery Clean-up Days

April 23, 2026 - Spring Clean-Up for Seniors and Disabled Citizens

April 25, 2026 - Spring Clean-Up Day, 800 12th Street, 8:00 a.m. - 12:00 p.m.

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

April 27, 2026 - Shredding Day, 130 S. McKinley Avenue, 8:00 a.m. - 10:00 a.m.

April 28, 2026 - Spaghetti Dinner, 203 S. Harrison Avenue, 5:00 p.m. - 6:30 p.m.

**UPCOMING MEETINGS**

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.

RECORD OF PROCEEDINGS  
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS  
APRIL 7, 2026


April 28, 2026 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

May 5, 2026 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

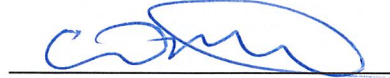
**ADJOURNMENT**

The meeting adjourned at 6:42 p.m.

Submitted by,

  
Maricela Peña, City Clerk

Approved by City Council,

  
Chris Ceretto, Mayor

