



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

**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. July 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. June 16, 2026 City Council Meeting Minutes**
- b. AM 2026-097 Approving the First Amendment to the Intergovernmental Agreement Concerning Library Services Between the High Plains Library District and the City of Fort Lupton**
- c. AM 2026-098 Approving the Application of a Justice Assistance Grant in the Amount of \$257,474.94 for Motorola APX N70 Portable Radios and Authorizing Acceptance of the Grant**
- d. AM 2026-099 Approving a Resolution Ratifying the Appointment of Certain Nominees to the Board of Trustees of the High Plains Library Board**
- e. AM 2026-103 Accepting a Proposal from Miracle Playsystems for the Purchase of Park Furnishings for an Amount Not to Exceed \$38,934.01 to be Paid from the CPR Fund – Capital Projects**
- f. AM 2026-104 Accepting a Proposal from Miracle Playsystems for the Purchase of 3 Shade Sails for an Amount Not to Exceed \$53,014.08 to be Paid from the CPR Fund – Capital Projects**
- g. AM 2026-102 Approving the Installation of Two New Pumps for the Golf Course from Rocky Mountain Pumps and Controls for an Amount not to Exceed \$59,995.00, Allocated from the Golf Course Maintenance Department**
- h. AM 2026-105 Accepting a Proposal from Molecular Coatings Inc. for Exterior Painting of the Community Center and Recreation Center for an Amount Not to Exceed \$46,440.00 to be Paid from the CPR Fund – Capital Projects**
- i. AM 2026-106 Approving a Resolution Amending the General Guidelines for Advisory Committees Effective July 7, 2026**

**Action Memorandum**

- a. AM 2026-100 Approving the Annual Renewal of Box Enterprise Plus, KeySafe, and Premier Services for an Amount Not to Exceed \$77,315.77, Allocated from the IT Budget
- b. AM 2026-101 Authorize Work Order to Jacobs Engineering for Maximum not to Exceed \$66,740.00 for Professional Engineering Services for Engineering Design for the Water Treatment Plant (WTP) Sampling Station Project from the Utility Fund

### **Information Memorandum**

- a. IM 2026-004 Presentation and Review of the Cottonwood Downs Concept Plan

### **Staff Reports**

### **Mayor/Council Reports**

### **Future City Events**

- a. July 1, 2026 Coffee with a Cop, Recreation Center, 203 S. Harrison Ave. 8:00 a.m. - 9:00 a.m.  
July 10-11, 2026 Citywide Yard Sales  
August 4, 2026 National Night Out, South McKinley Ave. & Dexter Street, 5:00 p.m. - 8:00 p.m.

### **Upcoming Meetings**

- a. July 14, 2026 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.  
July 21, 2026 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.  
July 28, 2026 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.  
August 4, 2026 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

### **Adjourn**

# Council Check Report

By Check Number

Date Range: 06/17/2026 - 07/07/2026

City of Fort Lupton

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<b>Bank Code: New Main Operating-New Main Operating</b>						
000040	AFLAC	06/23/2026	Regular	0.00	2,252.58	110368
<a href="#">189075</a>	Invoice	06/11/2026	GF-SUPPLEMENTAL INS FOR JUNE 2026-HR	0.00	2,252.58	
000160	BREAKTHRU BEVERAGE COLORADO	06/23/2026	Regular	0.00	1,720.00	110369
<a href="#">127435825</a>	Invoice	06/11/2026	GOLF-BEVERAGES-PRO SHOP	0.00	1,468.00	
<a href="#">127435826</a>	Invoice	06/11/2026	GOLF-BEVERAGES-PRO SHOP	0.00	252.00	
000169	BROADCAST MUSIC INC	06/23/2026	Regular	0.00	459.00	110370
<a href="#">500002240592</a>	Invoice	06/02/2026	REC-ANNUAL MUSIC LICENSES-REC CENTER	0.00	459.00	
000239	CITY OF FORT LUPTON	06/23/2026	Regular	0.00	50.00	110371
<a href="#">CIT#133524-1C</a>	Invoice	06/15/2026	GF-RESTITUTION CIT #133524-1, M. HERN...	0.00	50.00	
000241	CITY OF FT LUPTON-UTIL INVOICE	06/23/2026	Regular	0.00	54,438.97	110372
<a href="#">110035001 MAY...</a>	Invoice	06/01/2026	GF-04/30-05/29 WATER USAGE-S RAILRO...	0.00	1,360.71	
<a href="#">110036002 MAY...</a>	Invoice	06/01/2026	GF-04/30-05/29 WATER USAGE-ANIMAL ...	0.00	217.28	
<a href="#">110221001 MAY...</a>	Invoice	06/01/2026	GF-04/30-05/29 WATER USAGE-RR PK SO...	0.00	460.99	
<a href="#">110222001 MAY...</a>	Invoice	06/01/2026	GF-04/30-05/29 WATER USAGE-RR PK NO...	0.00	829.30	
<a href="#">110249001 MAY...</a>	Invoice	06/01/2026	GOLF-04/30-05/29WATER USAGE-CLUBH...	0.00	358.34	
<a href="#">110251001 MAY...</a>	Invoice	06/01/2026	GF-04/30-05/29 WATER USAGE-CC MAST ...	0.00	331.80	
<a href="#">110252001 MAY...</a>	Invoice	06/01/2026	GOLF-04/30-05/29 WATER USAGE-IRRIGAT..	0.00	21,477.26	
<a href="#">110252101 MAY...</a>	Invoice	06/01/2026	GOLF-04/30-05/29 WATER USAGE-RESTR...	0.00	127.03	
<a href="#">330025001 MAY...</a>	Invoice	06/01/2026	GF-04/30-05/29 WATER USAGE-9TH ST PK	0.00	342.65	
<a href="#">330031001 MAY...</a>	Invoice	06/01/2026	GF-04/30-05/29 WATER USAGE-N RAILRO...	0.00	936.58	
<a href="#">330045001 MAY...</a>	Invoice	06/01/2026	GF-04/30-05/29 WATER USAGE-PW SHOP	0.00	153.30	
<a href="#">330092001 MAY...</a>	Invoice	06/01/2026	GF-04/30-05/29 WATER USAGE-5TH & FU...	0.00	201.73	
<a href="#">330166001 MAY...</a>	Invoice	06/01/2026	CPR-04/30-05/29 WATER USAGE-MUSEUM	0.00	99.34	
<a href="#">330920000 MAY...</a>	Invoice	06/01/2026	GF-04/30-05/29 WATER USAGE-CANNERY ...	0.00	34.66	
<a href="#">550055501 MAY...</a>	Invoice	06/01/2026	GF-04/30-05/29 WATER USAGE-VERIZON ...	0.00	291.69	
<a href="#">550057001 MAY...</a>	Invoice	06/01/2026	CPR-04/30-05/29 WATER USAGE-COMM C...	0.00	769.28	
<a href="#">550057601 MAY...</a>	Invoice	06/01/2026	REC-04/30-05/29 WATER USAGE-REC CEN...	0.00	2,186.03	
<a href="#">550057701 MAY...</a>	Invoice	06/01/2026	GF-04/30-05/29 WATER USAGE-IRRIG REC ...	0.00	6,200.37	
<a href="#">660092001 MAY...</a>	Invoice	06/01/2026	GF-04/30-05/29 WATER USAGE-LANCAST...	0.00	498.14	
<a href="#">770109501 MAY...</a>	Invoice	06/01/2026	GF-04/30-05/29 WATER USAGE-HERITAGE...	0.00	170.70	
<a href="#">770116501 MAY...</a>	Invoice	06/01/2026	GF-04/30-05/29 WATER USAGE-HERITAGE...	0.00	145.55	
<a href="#">770214501 MAY...</a>	Invoice	06/01/2026	GOLF-04/30-05/29 WATER USAGE-IRRIGAT..	0.00	49.91	
<a href="#">770215800 MAY...</a>	Invoice	06/01/2026	GF-04/30-05/29 WATER USAGE-NEW CITY...	0.00	157.92	
<a href="#">770229001 MAY...</a>	Invoice	06/01/2026	GF-04/30-05/29 WATER USAGE-ROADSIDE...	0.00	726.45	
<a href="#">770229501 MAY...</a>	Invoice	06/01/2026	GF-04/30-05/29 WATER USAGE-PEARSON ...	0.00	2,150.77	
<a href="#">770229601 MAY...</a>	Invoice	06/01/2026	GF-04/30-05/29 WATER USAGE-PEARSON ...	0.00	42.59	
<a href="#">770231101 MAY...</a>	Invoice	06/01/2026	GF-04/30-05/29 WATER USAGE-25.5 S GR...	0.00	48.77	
<a href="#">990004001 MAY...</a>	Invoice	06/01/2026	GF-04/30-05/29 WATER USAGE-S MCKINL...	0.00	752.99	
<a href="#">990004101 MAY...</a>	Invoice	06/01/2026	GF-04/30-05/29 WATER USAGE-KOSHIO PK..	0.00	105.58	
<a href="#">990006001 MAY...</a>	Invoice	06/01/2026	GF-04/30-05/29 WATER USAGE-IRRIG N IS...	0.00	85.68	
<a href="#">990007001 MAY...</a>	Invoice	06/01/2026	GF-04/30-05/29 WATER USAGE-IRRIG CITY...	0.00	244.68	
<a href="#">990008001 MAY...</a>	Invoice	06/01/2026	GF-04/30-05/29 WATER USAGE-IRRIG S IS...	0.00	44.28	
<a href="#">990132001 MAY...</a>	Invoice	06/01/2026	CEM-04/30-05/29 WATER USAGE-CEMETE...	0.00	12,416.37	
<a href="#">999910000 MAY...</a>	Invoice	06/01/2026	GF-04/30-05/29 WATER USAGE-FULTON V...	0.00	420.25	
	**Void**	06/23/2026	Regular	0.00	0.00	110373
	**Void**	06/23/2026	Regular	0.00	0.00	110374
000273	COLORADO BACKFLOW TESTING & REPAIR	06/23/2026	Regular	0.00	3,230.00	110375
<a href="#">8757</a>	Invoice	06/01/2026	CERTIFICATION TEST OF BACKFLOW ASSE...	0.00	3,000.00	
<a href="#">8891</a>	Invoice	06/15/2026	GF-CERTIFICATION TEST OF BACKFLOW AS...	0.00	230.00	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
003740	COLORADO PORTABLES LLC	06/23/2026	Regular	0.00	1,046.50	110376
<a href="#">149612</a>	Invoice	06/01/2026	CEM-ADA PORTABLE TOILET SERVICE-CEM...	0.00	230.00	
<a href="#">150779</a>	Invoice	06/10/2026	GF-PORTABLE TOILET SERV @ RAILROAD ...	0.00	310.50	
<a href="#">151011</a>	Invoice	06/15/2026	CPR-PORTABLE TOILET SERVICES @ PEAR...	0.00	506.00	
000306	COMCAST BUSINESS	06/23/2026	Regular	0.00	2,921.15	110377
<a href="#">274074656</a>	Invoice	06/01/2026	COMCAST INTERNET SERVICE JUNE 2026	0.00	2,921.15	
000307	COMCAST CABLE COMM, LLC	06/23/2026	Regular	0.00	268.73	110378
<a href="#">0208785 JUNE26</a>	Invoice	06/04/2026	GF-JUNE 2026 INTERNET SERVICE-PLANNI...	0.00	268.73	
000307	COMCAST CABLE COMM, LLC	06/23/2026	Regular	0.00	232.89	110379
<a href="#">0120790 JUNE26</a>	Invoice	06/06/2026	GOLF-JUNE 2026 INTERNET SERVICE-PRO ...	0.00	232.89	
004072	CONCRETE PRIDE LLC	06/23/2026	Regular	0.00	22,993.50	110380
<a href="#">2075</a>	Invoice	06/09/2026	GC-Concrete for Wash Pad-Golf	0.00	22,993.50	
003925	DESIGN WORKSHOP, INC	06/23/2026	Regular	0.00	25,440.34	110381
<a href="#">0085305</a>	Invoice	06/10/2026	GF-PARKS & TRAILS MASTER PLAN-PARKS	0.00	25,440.34	
001401	DIVISION OF OIL & PUBLIC SAFETY	06/23/2026	Regular	0.00	80.00	110382
<a href="#">761457</a>	Invoice	06/01/2026	REC-BOILER INSPECTION 2026-REC CENTER	0.00	80.00	
003559	DRAKE DUO PRINTS LTD	06/23/2026	Regular	0.00	758.17	110383
<a href="#">1462</a>	Invoice	06/11/2026	REC-STAFF SHIRTS-REC CENTER	0.00	238.99	
<a href="#">1463</a>	Invoice	06/11/2026	REC-MERCHANDISE FOR PRO SHOP-REC C...	0.00	519.18	
003631	EVERON, LLC	06/23/2026	Regular	0.00	179.17	110384
<a href="#">50576495 JULY 26</a>	Invoice	06/01/2026	GF/REC-ALARM-SECURITY MONITORING J...	0.00	179.17	
002601	FRIENDLY FORK SENIOR NUTRITION PROGRAM	06/23/2026	Regular	0.00	140.00	110385
<a href="#">061226</a>	Invoice	06/12/2026	CPR-SENIOR LUNCHESES-PUNCH CARDS, JU...	0.00	140.00	
000513	G & G EQUIPMENT	06/23/2026	Regular	0.00	481.62	110386
<a href="#">172442</a>	Invoice	06/11/2026	GF-REPAIRS, LABOR-PARKS	0.00	481.62	
003875	HALL-IRWIN CORPORATION	06/23/2026	Regular	0.00	122,991.62	110387
<a href="#">25007-1.8</a>	Invoice	06/01/2026	WST-LAGOON SLURRY WALL PROJECT-WA...	0.00	122,991.62	
004122	HERITAGE LANDSCAPE SUPPLY GROUP, INC.	06/23/2026	Regular	0.00	641.06	110388
<a href="#">0027429013-001</a>	Invoice	06/04/2026	GF-PARTS, SUPPLIES-PARKS	0.00	641.06	
000567	HIGH COUNTRY BEVERAGE CORP	06/23/2026	Regular	0.00	2,736.55	110389
<a href="#">W-7418965</a>	Invoice	06/11/2026	GOLF-BEVERAGES-PRO SHOP	0.00	463.00	
<a href="#">W-7419568</a>	Invoice	06/15/2026	GOLF-BEVERAGES-PRO SHOP	0.00	2,273.55	
000618	J. J. KELLER & ASSOCIATES, INC	06/23/2026	Regular	0.00	229.00	110390
<a href="#">9111263954</a>	Invoice	06/03/2026	GF-DVIR NCR BOOK-PW SHOP	0.00	229.00	
004119	JD ENTERPRISES INC	06/23/2026	Regular	0.00	1,500.00	110391
<a href="#">061626</a>	Invoice	06/16/2026	UF-HYD METER DEP REFUND-UB	0.00	1,500.00	
004118	JIMENEZ AUTO SERVICE INC	06/23/2026	Regular	0.00	963.80	110392
<a href="#">17714</a>	Invoice	06/10/2026	GF-TIRES-ENG	0.00	963.80	
001926	MAMMOTH GRAPHICS	06/23/2026	Regular	0.00	104.88	110393
<a href="#">16529</a>	Invoice	06/01/2026	GF-DECALS FOR FACILITIES TRUCK-FAC	0.00	104.88	
003741	MEMBERSPORTS INC	06/23/2026	Regular	0.00	750.00	110394
<a href="#">MS-3674-18016</a>	Invoice	06/15/2026	GOLF-JULY 2026 MONTHLY FEE-PRO SHOP	0.00	750.00	
003213	OLD TOWN PEST CONTROL	06/23/2026	Regular	0.00	600.00	110395
<a href="#">17028</a>	Invoice	06/16/2026	GF-PRAIRIE DOG CONTROL-PW SHOP	0.00	600.00	
001643	PROCEDURE INC	06/23/2026	Regular	0.00	105,578.97	110396
<a href="#">3744249</a>	Invoice	04/30/2026	GF-INSPECTION FEES/PERMITS-BLDG INSP	0.00	105,578.97	

Council Check Report

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
000933 <a href="#">CD3161477</a>	R&R PRODUCTS INC Invoice	06/08/2026	06/23/2026 Regular GOLF-BEDKNIFE, BRACKET-MAINT	0.00 0.00	314.55 314.55	110397
000999 <a href="#">36887032</a> <a href="#">36899197</a>	SHAMROCK FOODS COMPANY Invoice Invoice	06/09/2026 06/13/2026	06/23/2026 Regular GOLF-FOOD, BEVERAGES, PRE PACKAGED ... GOLF-FOOD, BEVERAGES, PRE PACKAGED ...	0.00 0.00	3,799.59 2,659.80 1,139.79	110398
004117 <a href="#">2008154.001</a>	SHELLEY MARTINDEL CAMPO Invoice	06/10/2026	06/23/2026 Regular REC-RENTAL REFUND	0.00 0.00	100.00 100.00	110399
001022 <a href="#">4057014</a>	SOUTHERN GLAZER'S OF CO Invoice	06/10/2026	06/23/2026 Regular GOLF-BEVERAGES-PRO SHOP	0.00 0.00	665.85 665.85	110400
001040 <a href="#">8014550991</a>	STERICYCLE Invoice	06/10/2026	06/23/2026 Regular GF-SHRED SERVICE @ PLANNING-CITY CL	0.00 0.00	40.07 40.07	110401
001052 <a href="#">52797923004</a> <a href="#">52797923005</a>	SWIRE COCA-COLA, USA Invoice Invoice	06/12/2026 06/12/2026	06/23/2026 Regular GOLF-PRE PACKAGED GOODS-PRO SHOP GOLF-PRE PACKAGED GOODS-PRO SHOP	0.00 0.00 0.00	1,169.78 656.23 513.55	110402
002967 <a href="#">21012495</a>	SYNERGETIC STAFFING LLC Invoice	06/09/2026	06/23/2026 Regular GF-TEMP SERVICES FOR J. DIAZ, 06/01-06/...	0.00 0.00	1,273.02 1,273.02	110403
004121 <a href="#">20260528</a>	TO THE MOON GAMING AND GIFTS LLC Invoice	06/01/2026	06/23/2026 Regular REC-SUMMER COMP ACTIVITY-REC CENTER	0.00 0.00	212.85 212.85	110404
001137 <a href="#">10213507 JUNE26</a>	UNITED POWER Invoice	06/01/2026	06/23/2026 Regular GF-JUNE 2026 ELECTRIC SERVICE, 1200 DE...	0.00 0.00	339.21 339.21	110405
001798 <a href="#">2025 FORM 720</a>	UNITED STATES TREASURY Invoice	06/16/2026	06/23/2026 Regular GF-2025 PCORI FEES HRA-MISC	0.00 0.00	367.82 367.82	110406
002132 <a href="#">PI-A00018662</a>	VECTOR DISEASE CONTROL Invoice	06/01/2026	06/23/2026 Regular GF-MOSQUITO CONTROL-PW	0.00 0.00	3,659.49 3,659.49	110407
001189 <a href="#">MAY 2026</a>	WELD COUNTY ACCTG DEPART Invoice	06/01/2026	06/23/2026 Regular MAY 2026 FUEL CHARGES-	0.00 0.00	11,693.76 11,693.76	110408
000453 <a href="#">INV0002007</a>	FAMILY SUPPORT REGISTRY Invoice	06/26/2026	06/26/2026 Regular A. Infante Jr - Remit ID 06092977-SDU/Tri...	0.00 0.00	140.76 140.76	110409
000031 <a href="#">450486CM</a> <a href="#">INV451898</a> <a href="#">INV451929</a> <a href="#">INV452267</a> <a href="#">INV452771</a>	ADAMSON POLICE PRODUCTS Credit Memo Invoice Invoice Invoice Invoice	06/04/2026 06/01/2026 06/01/2026 06/01/2026 06/04/2026	06/30/2026 Regular GF-CREDIT FOR RETURNS-PD GF-UNIFORMS FOR WEYER-PD GF-UNIFORMS FOR CORDOVA-PD GF-UNIFORMS FOR NOURAGAS-PD GF-NAMEPLATES FOR FRAGOSO-PD	0.00 0.00 0.00 0.00 0.00	84.30 -74.65 3.95 134.05 6.00 14.95	110410
002254 <a href="#">6165574226</a>	ADIDAS AMERICA INC Invoice	06/10/2026	06/30/2026 Regular GOLF-MERCHANDISE-PRO SHOP	0.00 0.00	1,641.00 1,641.00	110411
000044 <a href="#">064259</a> <a href="#">H92912</a> <a href="#">I93612</a> <a href="#">I93613</a>	AGFINITY INC Invoice Invoice Invoice Invoice	06/01/2026 06/17/2026 06/20/2026 06/20/2026	06/30/2026 Regular GF-GLYSTAR PLUS-STREETS GOLF-CHEMICALS-MAINT GOLF-UNLEADED GASOHOL-MAINT GOLF-FIELDMASTER DYED DIESEL-MAINT	0.00 0.00 0.00 0.00	12,109.00 650.00 4,983.00 4,524.26 1,951.74	110412
000047 <a href="#">260508</a>	AIMS COMMUNITY COLLEGE Invoice	06/04/2026	06/30/2026 Regular GF-BLS CLASSES-PD	0.00 0.00	18.00 18.00	110413
003652 <a href="#">549713</a> <a href="#">550089</a>	ANIMAL CLINIC LLC Invoice Invoice	06/01/2026 06/01/2026	06/30/2026 Regular GF-TECHNICIAN OFFICE CHARGE-CODE GF-TECHNICIAN OFFICE CHARGE-CODE	0.00 0.00 0.00	198.00 99.00 99.00	110414
003766	BIG WILLY'S MEAT COMPANY		06/30/2026 Regular	0.00	252.00	110415

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<a href="#">0001178</a>	Invoice	06/11/2026	GOLF-PRE PACKAGED GOODS-PRO SHOP	0.00	252.00	
000183	CALLAWAY GOLF SALES COMPANY	06/30/2026	Regular	0.00	207.93	110416
<a href="#">941890951</a>	Credit Memo	06/09/2026	GOLF-CREDIT FOR RETURN-PRO SHOP	0.00	-532.00	
<a href="#">942408435</a>	Invoice	06/01/2026	GOLF-MERCHANDISE-PRO SHOP	0.00	197.65	
<a href="#">942731462</a>	Invoice	06/02/2026	GOLF-MERCHANDISE-PRO SHOP	0.00	231.48	
<a href="#">942801738</a>	Invoice	06/10/2026	GOLF-MERCHANDISE-PRO SHOP	0.00	310.80	
000182	CEM SALES & SERVICE INC	06/30/2026	Regular	0.00	2,320.00	110417
<a href="#">12503503</a>	Invoice	06/01/2026	REC-REPAIR OF WARM WATER BECS LEAK...	0.00	315.00	
<a href="#">12503534</a>	Invoice	06/01/2026	REC-POOL CHEMICALS-REC CENTER	0.00	2,005.00	
001506	CHRISTOPHER CROSS	06/30/2026	Regular	0.00	162.00	110418
<a href="#">061826</a>	Invoice	06/18/2026	GF-PETTY CASH REIMBURSEMENT	0.00	162.00	
000247	CLIFTONLARSONALLEN LLP	06/30/2026	Regular	0.00	20,475.00	110419
<a href="#">L261382292</a>	Invoice	06/22/2026	GF-2025 ACFR Perperation Services-FIN	0.00	6,292.00	
<a href="#">L261382292-1</a>	Invoice	06/23/2026	GF-2025 Financial Statement Preperation-...	0.00	14,183.00	
000267	COLONIAL LIFE	06/30/2026	Regular	0.00	105.96	110420
<a href="#">78168200701601</a>	Invoice	07/01/2026	GF-SUPPLEMENTAL INS FOR JULY 2026-HR	0.00	105.96	
002651	COLORADO TRUST FOR LOCAL NEWS	06/30/2026	Regular	0.00	94.29	110421
<a href="#">SREIUSAC-0006</a>	Invoice	06/17/2026	GF-SECOND READINGOF MODEL TRAFFIC ...	0.00	94.29	
000306	COMCAST BUSINESS	06/30/2026	Regular	0.00	2,799.53	110422
<a href="#">274980654</a>	Invoice	06/01/2026	GC-06/15-07/14 PHONE-GOLF COURSE	0.00	2,799.53	
000307	COMCAST CABLE COMM, LLC	06/30/2026	Regular	0.00	247.85	110423
<a href="#">0215335 JULY26</a>	Invoice	07/01/2026	GF-JULY 2026 INTERNET SERVICE (VET OFF...	0.00	247.85	
000307	COMCAST CABLE COMM, LLC	06/30/2026	Regular	0.00	219.89	110424
<a href="#">0164533 JULY26</a>	Invoice	07/01/2026	GF-JULY 2026 INTERNET SERVICE-PW SHOP	0.00	219.89	
000372	DELL MARKETING LP	06/30/2026	Regular	0.00	4,473.42	110425
<a href="#">10878021080</a>	Invoice	06/06/2026	Three Dell Pro Max FCM2250 Desktops	0.00	4,473.42	
000246	DUNLOP SPORTS AMERICAS	06/30/2026	Regular	0.00	100.00	110426
<a href="#">9036743 SO</a>	Invoice	06/12/2026	GOLF-MERCHANDISE-PRO SHOP	0.00	100.00	
000445	EWING IRRIGATION PRODUCTS INC	06/30/2026	Regular	0.00	1,526.78	110427
<a href="#">30777696</a>	Invoice	06/18/2026	GF-LANDSCAPING SUPPLIES-PARKS	0.00	99.59	
<a href="#">30778925</a>	Invoice	06/18/2026	GF-GORILLA HAIR MULCH-PARKS	0.00	353.75	
<a href="#">30794886</a>	Invoice	06/19/2026	GF-COLORAD ROSE FOR PICKLEBALL COUR...	0.00	529.54	
<a href="#">30821234</a>	Invoice	06/22/2026	GF-COLORADO ROSE FOR PICKLE BALL CO...	0.00	543.90	
000472	FIVE STAR TIMING	06/30/2026	Regular	0.00	1,000.60	110428
<a href="#">20250613</a>	Invoice	06/13/2026	REC-TIMING COMPANY-REC CENTER	0.00	1,000.60	
000512	FUZION FIELD SERVICES LLC	06/30/2026	Regular	0.00	262.57	110429
<a href="#">427837</a>	Invoice	06/08/2026	GOLF-PORTABLE TOILET SERVICES-MAINT	0.00	262.57	
000546	GREEN MILL SPORTSMAN'S CLUB	06/30/2026	Regular	0.00	600.00	110430
<a href="#">132</a>	Invoice	06/01/2026	GF-RANGE USE NOVEMBER 19-22, 2025-PD	0.00	300.00	
<a href="#">135</a>	Invoice	06/02/2026	GF-RANGE USE MAY 19 & 23, 2026-PD	0.00	300.00	
000567	HIGH COUNTRY BEVERAGE CORP	06/30/2026	Regular	0.00	1,750.17	110431
<a href="#">W-7425372</a>	Invoice	06/22/2026	GOLF-BEVERAGES-PRO SHOP	0.00	1,750.17	
003120	HUDSON LOCKERS, INC	06/30/2026	Regular	0.00	215.00	110432
<a href="#">652</a>	Invoice	06/18/2026	GOLF-PRE PACKAGED GOODS-PRO SHOP	0.00	215.00	
000735	LL JOHNSON DISTRIBUTING	06/30/2026	Regular	0.00	2,297.76	110433
<a href="#">1171785-00</a>	Invoice	06/11/2026	GOLF-CHEMICALS-MAINT	0.00	781.68	
<a href="#">1171886-00</a>	Invoice	06/16/2026	GOLF-CHEMICALS-MAINT	0.00	1,875.44	

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<a href="#">1977421-00</a>	Credit Memo	06/05/2026	GOLF-CREDIT FOR RETURNS-MAINT	0.00	-359.36	
000795	MILE HIGH TURFGRASS, LLC	06/30/2026	Regular	0.00	4,940.00	110434
<a href="#">13763</a>	Invoice	06/02/2026	GOLF-CHEMICALS, FERTILIZER-MAINT	0.00	4,940.00	
000824	MUTUAL OF OMAHA INSURANCE COMPANY	06/30/2026	Regular	0.00	16,094.27	110435
<a href="#">002124200570</a>	Invoice	07/01/2026	GF-JUL26 VISION PREM	0.00	16,094.27	
000865	OFFICE DEPOT	06/30/2026	Regular	0.00	105.15	110436
<a href="#">471444730001</a>	Invoice	06/05/2026	GF-FEBREEZE AIR FRESHENER-ADMIN	0.00	28.99	
<a href="#">471594686001</a>	Invoice	06/19/2026	GF-CUPS, PAPER TOWLS-ADMIN	0.00	76.16	
003992	RESCUE REPAIR	06/30/2026	Regular	0.00	1,659.50	110437
<a href="#">1701</a>	Invoice	06/22/2026	GF-VEHICLE REPAIRS-PD	0.00	1,659.50	
001529	ROCKY MOUNTAIN PUMP & CONTROLS LLC	06/30/2026	Regular	0.00	262.50	110438
<a href="#">4829</a>	Invoice	06/18/2026	GOLF-IRRIGATION SUPPLIES REPAIRS-MAI...	0.00	262.50	
002081	SAFELITE FULFILLMENT,INC	06/30/2026	Regular	0.00	984.48	110439
<a href="#">05006-316538</a>	Invoice	06/12/2026	GF-WINDSHIELD REPAIR-PD	0.00	556.44	
<a href="#">05006-316701</a>	Invoice	06/17/2026	GF-WINDSHIELD REPAIR-PD	0.00	428.04	
004112	SATELLITE SHELTERS, INC	06/30/2026	Regular	0.00	40,161.20	110440
<a href="#">INV998183</a>	Invoice	06/17/2026	UF-Mobile Office - WTP	0.00	40,161.20	
000999	SHAMROCK FOODS COMPANY	06/30/2026	Regular	0.00	2,394.93	110441
<a href="#">36924826</a>	Invoice	06/20/2026	GOLF-FOOD, BEVERAGES, PRE PACKAGED ...	0.00	2,394.93	
003155	SHIRTS BY CHA LLC	06/30/2026	Regular	0.00	495.00	110442
<a href="#">3713</a>	Invoice	06/12/2026	GF-A NIGHT TO REMEMBER BANNER-PD	0.00	330.00	
<a href="#">3718</a>	Invoice	06/16/2026	CPR-BANNERS,-EQUIPMENT-EVENTS	0.00	165.00	
001026	SPECIALTY CIGARS, LLC	06/30/2026	Regular	0.00	502.34	110443
<a href="#">US16-43946934</a>	Invoice	06/16/2026	GOLF-MERCHANDISE-PRO SHOP	0.00	502.34	
002694	SYMMETRY ENERGY SOLUTIONS LLC	06/30/2026	Regular	0.00	1,839.06	110444
<a href="#">21998444</a>	Invoice	06/22/2026	REC-NATURAL GAS USAGE FOR JUNE 2026...	0.00	1,839.06	
003954	TALK THE ROCKIES	06/30/2026	Regular	0.00	1,800.00	110445
<a href="#">5698138</a>	Invoice	06/01/2026	GOLF-MONTHLY CONNECTION FEE JAN 2...	0.00	300.00	
<a href="#">5698194</a>	Invoice	06/01/2026	GOLF-MONTHLY CONNECTION FEE FEB 2...	0.00	300.00	
<a href="#">5698231</a>	Invoice	06/01/2026	GOLF-MONTHLY CONNECTION FEE MARC...	0.00	300.00	
<a href="#">5698312</a>	Invoice	06/01/2026	GOLF-MONTHLY CONNECTION FEE APRIL ...	0.00	300.00	
<a href="#">5698378</a>	Invoice	06/01/2026	GOLF-MONTHLY CONNECTION FEE MAY 2...	0.00	300.00	
<a href="#">5698427</a>	Invoice	06/01/2026	GOLF-MONTHLY CONNECTION FEE JUNE ...	0.00	300.00	
001075	THE CONSOLIDATED MUTUAL	06/30/2026	Regular	0.00	659.77	110446
<a href="#">061826A</a>	Invoice	06/18/2026	UF-MAY 2026 PERRY PIT DISCHARGE PUM...	0.00	99.94	
<a href="#">061826B</a>	Invoice	06/18/2026	UF-MAY 2026 WELL PUMP B-W STOR	0.00	517.73	
<a href="#">061826C</a>	Invoice	06/18/2026	UF-MAY 2026 WELL PUMP C-W STOR	0.00	42.10	
003050	T-MOBILE USA, INC.	06/30/2026	Regular	0.00	50.00	110447
<a href="#">L2604240054</a>	Invoice	06/01/2026	GF-TIME DIFFERENCE OF ARRIVAL-PD	0.00	50.00	
001746	TRANSUNION RISK AND ALTERNATIVE DATA SO	06/30/2026	Regular	0.00	100.00	110448
<a href="#">812682-202605-1</a>	Invoice	06/01/2026	GF-DATA RESEARCH FOR MAY 2026-PD	0.00	100.00	
001224	XCEL ENERGY-GAS	06/30/2026	Regular	0.00	148.81	110449
<a href="#">982903313</a>	Invoice	06/19/2026	GOLF-JUNE 2026 ELECTRIC SERVICE-PRO S...	0.00	148.81	
000031	ADAMSON POLICE PRODUCTS	07/07/2026	Regular	0.00	74.65	110450
<a href="#">INV453492</a>	Invoice	06/19/2026	GF-UNIFORMS FOR SANDOVAL-PD	0.00	74.65	
002254	ADIDAS AMERICA INC	07/07/2026	Regular	0.00	1,818.30	110451
<a href="#">6165564662</a>	Invoice	06/08/2026	GF-UNIFORMS-FAC	0.00	676.50	
<a href="#">6165571744</a>	Invoice	06/09/2026	GF-UNIFORMS-PD	0.00	113.40	

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<a href="#">6165571746</a>	Invoice	06/09/2026	GF-UNIFORMS-PW SHOP	0.00	369.00	
<a href="#">6165616580</a>	Invoice	06/16/2026	GF-STAFF APPRECIATION SHIRTS-ADMIN	0.00	659.40	
000047	AIMS COMMUNITY COLLEGE	07/07/2026	Regular	0.00	1,920.00	110452
<a href="#">409</a>	Invoice	06/24/2026	GF-CDL CLASS, EDUCATIONAL ASSISTANCE...	0.00	1,800.00	
<a href="#">410</a>	Invoice	06/24/2026	GF-CDL DRUG SCREENING-PW SHOP	0.00	120.00	
000079	AMERICAN RED CROSS	07/07/2026	Regular	0.00	588.00	110453
<a href="#">23322675</a>	Invoice	06/17/2026	GOLF/GF-CPR, AED TRAINING-PRO SHOP/...	0.00	588.00	
001387	ANGEL ARMOR	07/07/2026	Regular	0.00	3,035.20	110454
<a href="#">INV18876</a>	Invoice	06/25/2026	GF-UNIFORM ACCESSORIES-PD	0.00	3,035.20	
003510	ANGEL MORALES	07/07/2026	Regular	0.00	29.23	110455
<a href="#">062326</a>	Invoice	06/23/2026	GF-REIMBURSE FOR USE OF PERSONAL CC...	0.00	29.23	
000108	AUSMUS LAW FIRM PC	07/07/2026	Regular	0.00	6,500.00	110456
<a href="#">10181</a>	Invoice	07/01/2026	GF-2026 City Attorney Services-Legal	0.00	6,500.00	
003950	AYRES ASSOCIATES INC	07/07/2026	Regular	0.00	4,128.47	110457
<a href="#">231049</a>	Invoice	06/26/2026	GF- Housing Needs Assessment- Comp Pla...	0.00	4,128.47	
000160	BREAKTHRU BEVERAGE COLORADO	07/07/2026	Regular	0.00	1,151.51	110458
<a href="#">127682099</a>	Invoice	06/26/2026	GOLF-BEVERAGES-PRO SHOP	0.00	983.51	
<a href="#">127682100</a>	Invoice	06/26/2026	GOLF-BEVERAGES-PRO SHOP	0.00	168.00	
001949	CIVIL RESOURCES LLC	07/07/2026	Regular	0.00	4,211.46	110459
<a href="#">19-305.02.11</a>	Invoice	06/26/2026	UF-CO#1 Lagoon Slurry Wall Design	0.00	4,211.46	
000268	COLORADO ANALYTICAL LAB	07/07/2026	Regular	0.00	50.00	110460
<a href="#">260623097</a>	Invoice	06/24/2026	UF-WATER DRINKING TESTING-W LINES	0.00	50.00	
002651	COLORADO TRUST FOR LOCAL NEWS	07/07/2026	Regular	0.00	49.06	110461
<a href="#">JQCIZ0EQ-0001</a>	Invoice	06/24/2026	GF-LAND USE PROJECT #SUP26-002	0.00	49.06	
000307	COMCAST CABLE COMM, LLC	07/07/2026	Regular	0.00	54.33	110462
<a href="#">0025494 JULY26</a>	Invoice	07/01/2026	GOLF-JULY 2026 CABLE SERVICE-PRO SHOP	0.00	54.33	
000307	COMCAST CABLE COMM, LLC	07/07/2026	Regular	0.00	303.35	110463
<a href="#">0117309 JUNE26</a>	Invoice	06/01/2026	REC-CABLE/MUSIC FOR JUNE 2026-REC C...	0.00	303.35	
000307	COMCAST CABLE COMM, LLC	07/07/2026	Regular	0.00	204.33	110464
<a href="#">0147405 JULY26</a>	Invoice	07/01/2026	CPR-JULY 2026 PHONE/INTERNET SERV-M...	0.00	204.33	
003559	DRAKE DUO PRINTS LTD	07/07/2026	Regular	0.00	2,845.95	110465
<a href="#">1454</a>	Invoice	06/02/2026	REC-5K T-SHIRTS-REC CENTER	0.00	2,258.84	
<a href="#">1467</a>	Invoice	06/21/2026	CPR-PICKLEBALL SHIRTS-ATHL	0.00	400.45	
<a href="#">1468</a>	Invoice	06/21/2026	CPR-CHEER CAMP SHIRTS-ATHL	0.00	186.66	
003762	ERIC GOLDEN	07/07/2026	Regular	0.00	1,250.00	110466
<a href="#">062326</a>	Invoice	06/23/2026	GF-FINAL PYMNT FOR 4TH OF JULY EVENT...	0.00	1,250.00	
002011	FRONT RANGE LUMBER COMPANY	07/07/2026	Regular	0.00	368.72	110467
<a href="#">54463/2</a>	Invoice	06/29/2026	UF/GF-BAGS OF CONCRETE-STREETS/SD	0.00	368.72	
002143	GREEN CO2 SYSTEMS	07/07/2026	Regular	0.00	304.44	110468
<a href="#">00407081</a>	Invoice	06/24/2026	REC-POOL CO2 REFILL-REC CENTER	0.00	304.44	
003884	GST FENCE	07/07/2026	Regular	0.00	6,206.00	110469
<a href="#">051</a>	Invoice	07/01/2026	Pickleball Court Fencing	0.00	6,206.00	
000567	HIGH COUNTRY BEVERAGE CORP	07/07/2026	Regular	0.00	1,305.00	110470
<a href="#">W-7430907</a>	Invoice	06/29/2026	GOLF-BEVERAGES-PRO SHOP	0.00	1,305.00	
000588	ID EDGE INC	07/07/2026	Regular	0.00	525.00	110471
<a href="#">106752</a>	Invoice	06/19/2026	REC-CARD PRINTER REPAIR-REC CENTER	0.00	525.00	

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000644	JENNIFER DILLER	07/07/2026	Regular	0.00	39.50	110472
<a href="#">060626</a>	Invoice	06/06/2026	REC-MILEAGE REIMBURSEMENT-REC CEN...	0.00	39.50	
003389	JOE BRNAK	07/07/2026	Regular	0.00	14,835.25	110473
<a href="#">123</a>	Invoice	06/04/2026	Legacy Stone Engraving	0.00	14,835.25	
003784	KIMLEY-HORN AND ASSOCIATES	07/07/2026	Regular	0.00	4,592.50	110474
<a href="#">36147980</a>	Invoice	06/01/2026	SD-CR31 & 14th ST OUTFALL ENGINEERIN...	0.00	4,592.50	
000735	LL JOHNSON DISTRIBUTING	07/07/2026	Regular	0.00	5,504.40	110475
<a href="#">1973437-01</a>	Invoice	06/23/2026	GOLF-PARTS, SUPPLIES-MAINT	0.00	1,078.20	
<a href="#">1973440-00</a>	Invoice	06/23/2026	GOLF-PARTS, SUPPLIES-MAINT	0.00	4,426.20	
002928	PAR WEST TURF SERVICES INC	07/07/2026	Regular	0.00	271.51	110476
<a href="#">INV-PW255071</a>	Invoice	06/24/2026	GOLF-CONE CUPS-PRO SHOP	0.00	271.51	
004124	RACHEL CURL	07/07/2026	Regular	0.00	150.00	110477
<a href="#">2008165.001</a>	Invoice	06/24/2026	REC-CAMP REFUND	0.00	150.00	
002837	SECURITY METRICS, INC	07/07/2026	Regular	0.00	3,448.00	110478
<a href="#">4234870</a>	Invoice	06/29/2026	Annual PCI Compliance	0.00	3,448.00	
000999	SHAMROCK FOODS COMPANY	07/07/2026	Regular	0.00	2,592.24	110479
<a href="#">36931197</a>	Invoice	06/22/2026	GOLF-FOOD, PRE PACKAGED GOODS, SUP...	0.00	493.14	
<a href="#">36937454</a>	Invoice	06/23/2026	GOLF-FOOD-PRO SHOP	0.00	128.92	
<a href="#">36937455</a>	Invoice	06/24/2026	GOLF-FOOD, BEVERAGES, PRE PACKAGED ...	0.00	1,970.18	
003155	SHIRTS BY CHA LLC	07/07/2026	Regular	0.00	124.00	110480
<a href="#">3729</a>	Invoice	06/25/2026	CPR-SAFETY SIGNAGE FOR JULY 4TH-EVEN...	0.00	124.00	
001022	SOUTHERN GLAZER'S OF CO	07/07/2026	Regular	0.00	517.11	110481
<a href="#">4068690</a>	Invoice	06/24/2026	GOLF-BEVERAGES-PRO SHOP	0.00	517.11	
001052	SWIRE COCA-COLA, USA	07/07/2026	Regular	0.00	1,065.86	110482
<a href="#">53023169004</a>	Invoice	06/26/2026	GOLF-PRE PACKAGED GOODS-PRO SHOP	0.00	1,065.86	
002967	SYNERGETIC STAFFING LLC	07/07/2026	Regular	0.00	1,842.89	110483
<a href="#">21012506</a>	Invoice	06/23/2026	GF-TEMP SERVICES J DIAZ, 06/15-06/19/2...	0.00	1,237.74	
<a href="#">21012511</a>	Invoice	06/30/2026	GF-TEMP SERVICES FOR J DIAZ, 06/22-06/...	0.00	605.15	
001105	TOSHIBA FINANCIAL SERVICES	07/07/2026	Regular	0.00	283.52	110484
<a href="#">584815278</a>	Invoice	07/01/2026	GOLF-JULY 2026 COPIER SERVICES	0.00	283.52	
002826	VICTORIA MIRAGLIA	07/07/2026	Regular	0.00	288.36	110485
<a href="#">06292026</a>	Invoice	06/29/2026	GF-MILEAGE REIMBURSEMENT FOR CASRO..	0.00	165.30	
<a href="#">062926</a>	Invoice	06/29/2026	GF-REIMBURSE MEALS @ CASRO CONF IN...	0.00	123.06	
001174	WAGNER EQUIPMENT CO.	07/07/2026	Regular	0.00	445.88	110486
<a href="#">P00C2923878</a>	Invoice	06/30/2026	GF-FILTER, PARTS, SUPPLIES-STREETS	0.00	445.88	
001224	XCEL ENERGY-GAS	07/07/2026	Regular	0.00	291.15	110487
<a href="#">983296429</a>	Invoice	06/01/2026	GF-JUNE26 GAS BILL-PLANNING UNIT13	0.00	291.15	
001225	YAMAHA MOTOR CORP	07/07/2026	Regular	0.00	17,416.35	110488
<a href="#">36021</a>	Invoice	06/19/2026	GOLF-LEASE FOR JULY 1-31, 2026	0.00	17,416.35	
001327	ALTA PEAK ROLLOFFS LLC	06/23/2026	EFT	0.00	522.78	9100866
<a href="#">5804</a>	Invoice	06/02/2026	GF-ROLLOFF DUMPSTERS-PW SHOP	0.00	522.78	
001293	AMAZON.COM	06/23/2026	EFT	0.00	1,511.68	9100867
<a href="#">1FGL-9P1R-T4YW</a>	Invoice	06/05/2026	GF-SUPPLIES-PLANNING	0.00	83.29	
<a href="#">1KTY-GR9H-LYXN</a>	Credit Memo	06/05/2026	GOLF-CREDIT FOR RETURNS-PRO SHOP	0.00	-4.99	
<a href="#">1MQX-RRCH-M9...</a>	Invoice	06/05/2026	GOLF-MISC ITEMS, PARTS, SUPPLIES-	0.00	1,433.38	
003962	BOHANNAN HUSTON INC	06/23/2026	EFT	0.00	10,388.78	9100868

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<a href="#">000139734</a>	Invoice	06/09/2026	GF-Mtn Sky Hydrology Services-PW	0.00	10,388.78	
002853	BUCKEYE CLEANING CENTER	06/23/2026	EFT	0.00	4,005.84	9100869
<a href="#">90764194</a>	Invoice	06/02/2026	REC-JANITORIAL SUPPLIES-REC CENTER	0.00	216.70	
<a href="#">90764196</a>	Invoice	06/02/2026	GF-JANITORIAL SUPPLIES-FAC	0.00	228.43	
<a href="#">90764197</a>	Invoice	06/02/2026	GF-JANITORIAL SUPPLIES-FAC	0.00	237.77	
<a href="#">90764198</a>	Invoice	06/02/2026	GOLF-GENERAL SUPPLIES-PRO SHOP	0.00	957.15	
<a href="#">90764199</a>	Invoice	06/02/2026	GF-GENERAL SUPPLIES-PLANNING	0.00	199.44	
<a href="#">90764200</a>	Invoice	06/02/2026	GF-JANITORIAL SUPPLIES-FAC	0.00	1,415.77	
<a href="#">90765595</a>	Invoice	06/09/2026	GF-JANITORIAL SUPPLIES-FAC	0.00	175.88	
<a href="#">90765596</a>	Invoice	06/09/2026	REC-TISSUE-REC CENTER	0.00	282.40	
<a href="#">90767230</a>	Invoice	06/15/2026	GF-GENERAL SUPPLIES-FAC	0.00	70.80	
<a href="#">90767231</a>	Invoice	06/15/2026	REC-JANITORIAL SUPPLIES-REC CENTER	0.00	221.50	
000211	CH2M	06/23/2026	EFT	0.00	6,322.80	9100870
<a href="#">D3410909-04</a>	Invoice	06/01/2026	UF - WTP Sampling Station Design	0.00	6,322.80	
004057	CLINGERHAGERMAN LLC	06/23/2026	EFT	0.00	10,000.00	9100871
<a href="#">1266</a>	Invoice	06/17/2026	GF-2025 Audit - FIN	0.00	10,000.00	
003166	CODE RED AUDITS, LLC	06/23/2026	EFT	0.00	50,593.18	9100872
<a href="#">INV-FLnTH.CO-26...</a>	Invoice	06/11/2026	Additional Cabling for New City Hall	0.00	9,143.18	
<a href="#">INV-FL-SRV-26234</a>	Invoice	06/08/2026	Security Camera Maintenance	0.00	41,450.00	
000361	DBC IRRIGATION SUPPLY	06/23/2026	EFT	0.00	685.66	9100873
<a href="#">S6416845.001</a>	Invoice	06/12/2026	GF-IRRIGATION SUPPLIES-PARKS	0.00	685.66	
002723	EAGLE ROCK COMPANY OF COLO	06/23/2026	EFT	0.00	1,564.48	9100874
<a href="#">15385807</a>	Invoice	06/11/2026	GOLF-BEVERAGES-PRO SHOP	0.00	324.00	
<a href="#">15395212</a>	Invoice	06/15/2026	GOLF-BEVERAGES-PRO SHOP	0.00	60.60	
<a href="#">15396919</a>	Invoice	06/15/2026	GOLF-BEVERAGES-PRO SHOP	0.00	611.20	
<a href="#">15396920</a>	Invoice	06/15/2026	GOLF-BEVERAGES-PRO SHOP	0.00	568.68	
000455	FASTENAL COMPANY 01COFTL	06/23/2026	EFT	0.00	38.28	9100875
<a href="#">COFTL208424</a>	Invoice	06/09/2026	GF-PARTS, SUPPLIES-PARKS	0.00	50.74	
<a href="#">STATEMENT 05/...</a>	Credit Memo	06/01/2026	GF-CREDIT FOR RETURNS-PARKS	0.00	-12.46	
003874	HPM, INC.	06/23/2026	EFT	0.00	1,367,689.40	9100876
<a href="#">010</a>	Invoice	06/16/2026	UF-ELEVATED WATER STORAGE TANK CO...	0.00	1,367,689.40	
000691	KONE INC	06/23/2026	EFT	0.00	140.80	9100877
<a href="#">872040326</a>	Invoice	06/01/2026	REC-MAY 2026 ELEVATOR MAINTENANCE...	0.00	140.80	
003259	KUMAR & ASSOCIATES, INC.	06/23/2026	EFT	0.00	6,505.00	9100878
<a href="#">242524</a>	Invoice	06/16/2026	GF-City Hall Const.Observation & Materials..	0.00	6,505.00	
000783	MEANDERING WITH MARY	06/23/2026	EFT	0.00	325.00	9100879
<a href="#">060926</a>	Invoice	06/09/2026	CPR-JUNE CASINO TRIP-SENIORS	0.00	325.00	
000227	MIRACLE PLAYSYSTEMS	06/23/2026	EFT	0.00	20,015.20	9100880
<a href="#">D2026-0294</a>	Invoice	06/09/2026	CPR-Poligon Shelter-Koshio Park	0.00	20,015.20	
000857	NORTHERN WATER	06/23/2026	EFT	0.00	63,846.00	9100881
<a href="#">13938</a>	Invoice	06/01/2026	WST-NISP 22nd Interim Agreement Asses...	0.00	63,846.00	
000862	O'REILLY AUTO PARTS	06/23/2026	EFT	0.00	67.89	9100882
<a href="#">4489-297631</a>	Invoice	06/01/2026	SF-NITRILE GLOVES-W LINES	0.00	51.28	
<a href="#">4489-297654</a>	Invoice	06/01/2026	GF-PARTS, SUPPLIES-PW SHOP	0.00	48.33	
<a href="#">4489-299710</a>	Invoice	06/11/2026	GF-HOSE, PAPER-ENG	0.00	76.90	
<a href="#">4489-299720</a>	Invoice	06/11/2026	GF-AST KEYCHAIN, ANTIFREEZE-ENG	0.00	17.98	
<a href="#">4489-299725</a>	Invoice	06/11/2026	GF-CABIN FILTER-ENG	0.00	14.39	
<a href="#">STATEMENT 05/...</a>	Credit Memo	06/01/2026	GF-CREDIT ON ACCOUNT-PW SHOP	0.00	-140.99	
000905	PLATTE RIVER POWER AUTHORITY	06/23/2026	EFT	0.00	70,228.52	9100883

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<a href="#">281020</a>	Invoice	06/17/2026	UF-Assess Fees-2 Units Windy Gap Water	0.00	70,228.52	
001101	TODD HODGES DESIGN, LLC	06/23/2026	EFT	0.00	11,635.00	9100884
<a href="#">3786</a>	Invoice	06/15/2026	GF-PLANNING SERVICES JUNE 1-14, 2026-...	0.00	11,635.00	
001126	TYLER TECHNOLOGIES	06/23/2026	EFT	0.00	250.00	9100885
<a href="#">025-555881</a>	Invoice	06/09/2026	GF-Position Based Budgeting Implementat...	0.00	250.00	
003398	UNIVERSITY AUTO PARTS	06/23/2026	EFT	0.00	61.41	9100886
<a href="#">277651</a>	Invoice	06/03/2026	GF/UF-PARTS-STREETS/W LINES	0.00	71.01	
<a href="#">680665</a>	Invoice	06/12/2026	GF-RELAY-PARKS	0.00	23.39	
<a href="#">STATEMENT 05/...</a>	Credit Memo	06/01/2026	GF-CREDIT ON ACCOUNT-STREETS	0.00	-32.99	
000024	ACE HARDWARE OF FORT LUPTON	06/30/2026	EFT	0.00	649.51	9100887
<a href="#">113048/1</a>	Invoice	06/02/2026	GOLF-PARTS, SUPPLIES-MAINT	0.00	167.89	
<a href="#">113117/1</a>	Invoice	06/08/2026	GOLF-DUCT TAPE, DISH SOAP, SUPPLIES-M...	0.00	73.95	
<a href="#">113155/1</a>	Invoice	06/10/2026	GOLF-SEWER MAIN PVC-MAINT	0.00	29.99	
<a href="#">113167/1</a>	Invoice	06/11/2026	GOLF-SANDBELT, GLOVES-MAINT	0.00	59.96	
<a href="#">113273/1</a>	Invoice	06/18/2026	GOLF-SUPPLIES-MAINT	0.00	252.87	
<a href="#">113274/1</a>	Invoice	06/18/2026	GOLF-PARTS, SUPPLIES-MAINT	0.00	11.97	
<a href="#">113330/1</a>	Invoice	06/23/2026	GOLF-FASTENERS, GORILLA GLUE-MAINT	0.00	58.84	
<a href="#">STATEMENT 05/...</a>	Credit Memo	06/01/2026	GOLF-CREDIT ON ACCOUNT-MAINT	0.00	-5.96	
001293	AMAZON.COM	06/30/2026	EFT	0.00	4,925.31	9100888
<a href="#">1DVD-G3KD-RMLF</a>	Invoice	06/05/2026	GF-GENERAL SUPPLIES, MISC ITEMS-	0.00	4,156.28	
<a href="#">1PPW-TYVC-TRTL</a>	Invoice	06/05/2026	GF-MISC ITEMS, OFFICE SUPPLIES-PD	0.00	769.03	
002835	BRANDING BY BRE	06/30/2026	EFT	0.00	3,500.00	9100889
<a href="#">1436</a>	Invoice	07/01/2026	GF-JULY 2026 SOCIAL MEDIA MANAGEME...	0.00	3,500.00	
002853	BUCKEYE CLEANING CENTER	06/30/2026	EFT	0.00	259.53	9100890
<a href="#">90767546</a>	Invoice	06/16/2026	GOLF-SUPPLIES-PRO SHOP	0.00	259.53	
002122	BURNS & MCDONNELL ENGINEERING CO INC	06/30/2026	EFT	0.00	40,592.83	9100891
<a href="#">169164-26</a>	Invoice	06/22/2026	UF-LIFT STATION/FORCE MAIN PROJECT R...	0.00	40,592.83	
000242	CIVICPLUS	06/30/2026	EFT	0.00	226.24	9100892
<a href="#">376660</a>	Invoice	06/15/2026	GF-MUNICIPAL CODE UPDATES FOR PD-PD	0.00	226.24	
003166	CODE RED AUDITS, LLC	06/30/2026	EFT	0.00	37,374.00	9100893
<a href="#">INV-FLnwTHcd-2...</a>	Invoice	06/18/2026	Labor 2 cost Pulling Cable New City Hall	0.00	37,374.00	
003740	COLORADO PORTABLES LLC	06/30/2026	EFT	0.00	368.00	9100894
<a href="#">I51150</a>	Invoice	06/18/2026	CEM-ADA PORTABLE TOILET SERVICES-CE...	0.00	230.00	
<a href="#">I51151</a>	Invoice	06/18/2026	GF-PORTABLE TOILET SERVICE @HERITAGE..	0.00	138.00	
003417	DATA CENTER WAREHOUSE, LLC	06/30/2026	EFT	0.00	170.00	9100895
<a href="#">INV-030825</a>	Invoice	06/18/2026	Ubiquiti Unifi Security Cameras for Muse...	0.00	170.00	
000361	DBC IRRIGATION SUPPLY	06/30/2026	EFT	0.00	1,297.85	9100896
<a href="#">S6320231.001</a>	Invoice	06/18/2026	CEM-IRRIGATION SUPPLIES-CEMETERY	0.00	907.22	
<a href="#">S6429036.001</a>	Invoice	06/18/2026	GF-IRRIGATION SUPPLIES-PARKS	0.00	390.63	
002723	EAGLE ROCK COMPANY OF COLO	06/30/2026	EFT	0.00	697.30	9100897
<a href="#">15422757</a>	Credit Memo	06/22/2026	GOLF-BEVERAGES-PRO SHOP	0.00	-81.12	
<a href="#">15424262</a>	Invoice	06/22/2026	GOLF-BEVERAGES-PRO SHOP	0.00	121.20	
<a href="#">15424263</a>	Invoice	06/22/2026	GOLF-BEVERAGES-PRO SHOP	0.00	515.05	
<a href="#">15425566</a>	Invoice	06/22/2026	GOLF-BEVERAGES-PRO SHOP	0.00	142.17	
000505	FRONTIER PRECISION	06/30/2026	EFT	0.00	209.00	9100898
<a href="#">INV351841</a>	Invoice	06/17/2026	GF-NITCORE POWER BANK-ENG	0.00	209.00	
000536	GOLF AND SPORT SOLUTIONS LLC	06/30/2026	EFT	0.00	1,974.23	9100899
<a href="#">55875</a>	Invoice	06/04/2026	GOLF-TONS OF ATHLETIC SAND-MAINT	0.00	1,155.15	

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Vendor Number Payable #	Vendor Name Payable Type	Post Date	Payment Date Payable Description	Payment Type	Discount Amount Discount Amount	Payment Amount Payable Amount	Number
<a href="#">56174</a>	Invoice	06/19/2026	GOLF-CLASS 6 ROAD BASE-MAINT		0.00	819.08	
000597 <a href="#">1101395801</a>	INSGHT PUBLIC SECTOR INC Invoice	06/12/2026	06/30/2026 AutoCAD Subscription Renewal	EFT	0.00	8,486.77	9100900
001786 <a href="#">42536598</a>	JOHNSON CONTROLS SECURITY SOLUTIONS Invoice	06/13/2026	06/30/2026 CPR-QUARTLY MONITORING JULY 1-SEPT ...	EFT	0.00	262.99	9100901
000698 <a href="#">775505</a>	L.G. EVERIST, INC Invoice	06/18/2026	06/30/2026 UF-SQUEEGEE-W LINES	EFT	0.00	131.31	9100902
003101 <a href="#">11935591</a>	LANGUAGELINE SOLUTIONS Invoice	06/01/2026	06/30/2026 GF-OVER THE PHONE INTERPRETATION-PD	EFT	0.00	132.02	9100903
002195 <a href="#">42767</a>	MINUTEMAN PRESS Invoice	06/09/2026	06/30/2026 GF-BUSINESS CARDS, FORMS-PD	EFT	0.00	386.23	9100904
000862 <a href="#">4489-297675</a> <a href="#">4489-299029</a> <a href="#">4489-300804</a>	O'REILLY AUTO PARTS Invoice Invoice Invoice	06/01/2026 06/08/2026 06/16/2026	06/30/2026 GOLF-PARTS, SUPPLIES-MAINT GOLF-HOSE, WIPER BLADE-MAINT GOLF-OIL, ENGINE CLEANER, FILTER-MAINT	EFT	0.00 0.00 0.00	204.01 73.11 74.68 56.22	9100905
000901 <a href="#">5423-1171</a> <a href="#">5433-1172</a>	PLAINS EAST MECHANICAL SERVICES LLC Invoice Invoice	06/01/2026 06/01/2026	06/30/2026 REC-REPAIRS TO POOL PUMP-REC CENTER REC-PARTS, REPAIRS-REC CENTER	EFT	0.00 0.00	11,250.60 1,500.00 9,750.60	9100906
000931 <a href="#">63821</a>	R & L TIRES Invoice	06/16/2026	06/30/2026 GOLF-TIRE SERVICES-MAINT	EFT	0.00	15.00	9100907
000932 <a href="#">10948</a> <a href="#">10949</a> <a href="#">10951</a> <a href="#">10952</a>	R & M SERVICES Invoice Invoice Invoice Invoice	06/01/2026 06/01/2026 06/01/2026 06/01/2026	06/30/2026 GF-VEHICLE MAINTENANCE-PD GF-VEHICLE MAINTENANCE-PD GF-VEHICLE MAINTENANCE-PD GF-VEHICLE MAINTENANCE-PD	EFT	0.00 0.00 0.00 0.00	903.02 132.12 363.95 15.00 391.95	9100908
003491 <a href="#">21</a>	THALLE CONSTRUCTION CO INC Invoice	06/02/2026	06/30/2026 UF FORCE MAIN & LIFT CONSTRUCITON S...	EFT	0.00	452,550.00	9100909
003160 <a href="#">259032851205</a>	UNITEDHEALTHCARE INSURANCE COMPANY Invoice	07/01/2026	06/30/2026 GF-HEALTH INSURANCE FOR JULY 2026-HR	EFT	0.00	150,946.76	9100910
003398 <a href="#">279446</a> <a href="#">279456</a> <a href="#">279509</a>	UNIVERSITY AUTO PARTS Invoice Credit Memo Invoice	06/16/2026 06/16/2026 06/16/2026	06/30/2026 UF-PARTS FOR 20115 GMC 3500, UNIT #36.. UF-CREDIT FOR RETURNS-W LINES GF-PARTS FOR WOODS ROTARY MOWER, ...	EFT	0.00 0.00 0.00	28.98 38.48 -22.99 13.49	9100911
001594 <a href="#">17918925</a>	WILBUR-ELLIS COMPANY LLC Invoice	06/16/2026	06/30/2026 GOLF-CHEMICALS, FERTILIZER-MAINT	EFT	0.00	2,205.53	9100912
000024 <a href="#">113384/1</a>	ACE HARDWARE OF FORT LUPTON Invoice	06/26/2026	07/07/2026 GOLF-COMBO PACK TULIP-PRO SHOP	EFT	0.00	29.99	9100913
001820 <a href="#">80242196</a>	BADGER METER Invoice	06/26/2026	07/07/2026 UF/SF-METER SERVICES-ADMIN/S LINE	EFT	0.00	4,300.23	9100914
002600 <a href="#">6020031</a>	BEARCOM Invoice	06/01/2026	07/07/2026 GF-UPLIFT FOR CHEVY TAHOE-PD	EFT	0.00	1,100.00	9100915
003962 <a href="#">000139845</a>	BOHANNAN HUSTON INC Invoice	06/24/2026	07/07/2026 GF-Mtn Sky Hydrology Services-PW	EFT	0.00	13,851.70	9100916
002853 <a href="#">90768256</a>	BUCKEYE CLEANING CENTER Invoice	06/18/2026	07/07/2026 REC-JANITORIAL SUPPLIES-REC CENTER	EFT	0.00	1,529.71	9100917
000361 <a href="#">56416289.001</a>	DBC IRRIGATION SUPPLY Invoice	06/16/2026	07/07/2026 GOLF-IRRIGATION SUPPLIES-MAINT	EFT	0.00	901.72	9100918

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<a href="#">56421953.001</a>	Invoice	06/26/2026	GF-SUPREME LAWN MIX-PARKS	0.00	336.25	
002723	EAGLE ROCK COMPANY OF COLO	07/07/2026	EFT	0.00	503.24	9100919
<a href="#">15450338</a>	Invoice	06/29/2026	GOLF-BEVERAGES-PRO SHOP	0.00	269.19	
<a href="#">15450339</a>	Invoice	06/29/2026	GOLF-BEVERAGES-PRO SHOP	0.00	234.05	
003720	FREDERICK M GOODBEE	07/07/2026	EFT	0.00	1,600.00	9100920
<a href="#">062326</a>	Invoice	06/23/2026	GF-JUDICIAL SERVICES FOR JUNE 2026-CO...	0.00	1,600.00	
002169	GH PHIPPS CONSTRUCTION COMPANIES	07/07/2026	EFT	0.00	1,277,832.31	9100921
<a href="#">CITY HALL 16</a>	Invoice	06/24/2026	GF-CITY HALL CONSTRUCTION-MISC	0.00	1,277,832.31	
000698	L.G. EVERIST, INC	07/07/2026	EFT	0.00	167.75	9100922
<a href="#">776077</a>	Invoice	06/25/2026	UF-SQUEEGEE-W LINES	0.00	167.75	
000857	NORTHERN WATER	07/07/2026	EFT	0.00	36,583.84	9100923
<a href="#">46226</a>	Invoice	06/30/2026	UF-2026 SWSP Operating Assessment-Wa...	0.00	36,583.84	
000869	OPERATIONS MANAGEMENT INT	07/07/2026	EFT	0.00	118,132.02	9100924
<a href="#">351230-27-07</a>	Invoice	07/01/2026	SEF-OMI MONTHLY BILLING-WWTP	0.00	118,132.02	
000862	O'REILLY AUTO PARTS	07/07/2026	EFT	0.00	171.66	9100925
<a href="#">4489-300853</a>	Invoice	06/16/2026	CEM-PARTS, SUPPLIES-CEMETERY	0.00	92.97	
<a href="#">4489-302585</a>	Invoice	06/25/2026	CEM-PARTS, SUPPLIES-CEMETERY	0.00	23.79	
<a href="#">4489-302599</a>	Invoice	06/25/2026	GF-OIL AND AIR FILTERS, PARTS-ENG	0.00	26.91	
<a href="#">4489-302677</a>	Invoice	06/25/2026	GF-INER MIRROR-ENG	0.00	27.99	
000931	R & L TIRES	07/07/2026	EFT	0.00	80.00	9100926
<a href="#">64059</a>	Invoice	06/29/2026	GF-TIRE DISPOSAL FOR CLEAN UP DAYS-LE...	0.00	80.00	
001343	TIME CLOCK PLUS	07/07/2026	EFT	0.00	470.07	9100927
<a href="#">INV00487245</a>	Invoice	06/17/2026	GF-HARDWARE SUPPORT & MAINTENACE...	0.00	470.07	
001101	TODD HODGES DESIGN, LLC	07/07/2026	EFT	0.00	10,578.10	9100928
<a href="#">3787</a>	Invoice	06/29/2026	GF-PLANNING SERVICES FOR JUNE 15-29, ...	0.00	10,578.10	
003398	UNIVERSITY AUTO PARTS	07/07/2026	EFT	0.00	208.10	9100929
<a href="#">280764</a>	Invoice	06/24/2026	GOLF-ADAPTERS-MAINT	0.00	8.56	
<a href="#">280834</a>	Invoice	06/25/2026	GOLF-ADAPTERS-MAINT	0.00	19.55	
<a href="#">280894</a>	Invoice	06/25/2026	GF-PARTS, SUPPLIES-PARKS	0.00	179.99	
002158	WW BACKHOE & DOZER SERVICES INC	07/07/2026	EFT	0.00	9,800.00	9100930
<a href="#">28097</a>	Invoice	06/17/2026	SST-On Call Grading Services-Streets	0.00	2,450.00	
<a href="#">28098</a>	Invoice	06/17/2026	SST-On Call Grading Services-Streets	0.00	2,450.00	
<a href="#">28099</a>	Invoice	06/17/2026	SST-On Call Grading Services-Streets	0.00	2,450.00	
<a href="#">28109</a>	Invoice	07/03/2026	SST-On Call Grading Services-Streets	0.00	2,450.00	
001265	IRS	06/18/2026	Bank Draft	0.00	1.28	DFT0002798
<a href="#">INV0002002</a>	Invoice	06/18/2026	Federal Withholding	0.00	1.28	
000119	BANK OF COLORADO	06/26/2026	Bank Draft	0.00	9,144.86	DFT0002800
<a href="#">INV0002003</a>	Invoice	06/26/2026	HSA DISTRIBUTION	0.00	9,144.86	
000119	BANK OF COLORADO	06/26/2026	Bank Draft	0.00	1,342.49	DFT0002801
<a href="#">INV0002004</a>	Invoice	06/26/2026	HSA DISTRIBUTION	0.00	1,342.49	
000465	FIRE & POLICE PENSION ASC	06/26/2026	Bank Draft	0.00	2,314.32	DFT0002802
<a href="#">INV0002005</a>	Invoice	06/26/2026	FPPA - PD Retirement Plan Contributions	0.00	2,314.32	
001416	VALIC_1	06/26/2026	Bank Draft	0.00	51,639.37	DFT0002803
<a href="#">INV0002006</a>	Invoice	06/26/2026	VALIC - 457(b) \$ Contributions	0.00	51,639.37	
001265	IRS	06/26/2026	Bank Draft	0.00	105,001.04	DFT0002804
<a href="#">INV0002008</a>	Invoice	06/26/2026	Federal Withholding	0.00	105,001.04	
001418	CO DEPARTMENT OF REVENUE	06/26/2026	Bank Draft	0.00	17,734.00	DFT0002805

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
<a href="#">INV0002009</a>	Invoice	06/26/2026	CO Withholding	0.00	17,734.00	
001265	IRS	06/29/2026	Bank Draft	0.00	123.02	DFT0002806
<a href="#">INV0002010</a>	Invoice	06/29/2026	Federal Withholding	0.00	123.02	
001418	CO DEPARTMENT OF REVENUE	06/29/2026	Bank Draft	0.00	23.00	DFT0002807
<a href="#">INV0002011</a>	Invoice	06/29/2026	CO Withholding	0.00	23.00	

Bank Code New Main Operating Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	201	119	0.00	592,554.83
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	0.00
Bank Drafts	9	9	0.00	187,323.38
EFT's	120	65	0.00	3,823,985.16
	<b>330</b>	<b>195</b>	<b>0.00</b>	<b>4,603,863.37</b>

### All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	201	119	0.00	592,554.83
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	0.00
Bank Drafts	9	9	0.00	187,323.38
EFT's	120	65	0.00	3,823,985.16
	<b>330</b>	<b>195</b>	<b>0.00</b>	<b>4,603,863.37</b>

### Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH/CONSOLIDATED CASH	6/2026	3,035,391.41
999	POOLED CASH/CONSOLIDATED CASH	7/2026	1,568,471.96
			<b>4,603,863.37</b>

**RECORD OF PROCEEDINGS  
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS  
June 16, 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, June 16, 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, David Crespín, Bruce Davis, Michael Sanchez, Claud Hanes, and Valerie Blackston.

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

**PERSONS TO ADDRESS COUNCIL**

There was no one to address the Council.

**APPROVAL OF AGENDA**

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

**REVIEW OF ACCOUNTS PAYABLES**

Council reviewed the June 16, 2026 payables; there were no questions or comments from the Mayor or Council.

**CONSENT AGENDA**

City Administrator, Chris Cross read the following consent agenda items into the record. It was moved by Bruce Fitzgerald and seconded by Bruce Davis to approve the Consent Agenda as presented with the following items:

- June 2, 2026 City Council Meeting Minutes
- Second Reading Ordinance 2026-1200 AMENDING SPECIFIC PROVISION OF THE FORT LUPTON MUNICIPAL CODE ADOPTING THE 2024 EDITION OF THE MODEL TRAFFIC CODE
- Authorize Reallocation of Funding from Tank Repairs Capital Improvement Project to Water Treatment Plant Improvements (AM 2026-092)
- Accepting a Proposal from SYNlawn Colorado for the Playground Turf Surfacing Including Installation for an Amount Not to Exceed \$44,265.45 to be Paid from the CPR Fund – Capital Projects (AM 2026-094)

**RECORD OF PROCEEDINGS  
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS  
June 16, 2026**

- Approving RESOLUTION 2026R036 FOR THE APPROVAL OF THE AMERIN PRE-ANNEXATION AGREEMENT (AM 2026-096)

Motion passed unanimously on roll call vote.

**ACTION MEMORANDUM**

**AM 2026-093 Accepting a Bid Proposal from HPM, Inc., to Serve as the General Manager/General Contractor for the Koshio Park Renovation Project for an Amount Not to Exceed \$717,060.50 to be paid from the CPR Fund – Capital Projects.**

On April 21, 2026, an RFP was issued for solicitation of services for the construction project at Koshio Park. The project consists of demolition of existing park features, renovation of some existing park features and construction of new features within an existing park. Project features include asphalt parking, curb and gutter, sidewalk, concrete pathways, landscape plantings, irrigation, site lighting, site furnishings and shade shelters.

Proposal includes general conditions, demo/site clearing, site work, landscape, irrigation, site electrical and lighting. Proposal also includes bid alternate A, B, C, D and E. Staff recommends accepting total base bid and bid alternates A, B, C, D and E.

It was moved by Bruce Fitzgerald and seconded by Michael Sanchez Accepting a Bid Proposal from HPM, Inc., to serve as the General Manager/General Contractor for the Koshio Park Renovation Project for an Amount Not to Exceed \$717,060.50 to be paid from the CPR Fund – Capital Projects. Motion passed unanimously on roll call vote.

**AM 2026-095 Award the 2026 Crack and Slurry Seal Project to Vance Brothers for an Amount Not to Exceed \$700,000.00, Allocated from the Street Sales Tax Fund**

Public Works is responsible for upkeep of road surfaces within the city. The current projects to be done include approximately 37,000 sq yards of slurry to be done this fall including striping, 68 tons of mastic crack sealing, and 21 tons of traditional crack sealing.

The main target areas for this fall are Denver Avenue, as well as the roads inside the Appel Farms subdivision.

More slurry seal is slated for Spring of 2027 pending council's approval, as well as the potential to add work. This contract is an on-call contract that is not to exceed \$700,000.00 and comes from the Street Sales Tax Fund.

It was moved by Bruce Davis and seconded by Claud Hanes to Award the 2026 Crack and Slurry Seal Project to Vance Brothers for an Amount Not to Exceed \$700,000.00, Allocated from the

**RECORD OF PROCEEDINGS  
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS  
June 16, 2026**

Street Sales Tax Fund. Motion passed unanimously on roll call vote.

**STAFF REPORTS**

Doug Cook, Recreation Director, praised Lacie, fitness coordinator for organizing an outstanding 5K run this weekend.

**MAYOR/COUNCIL REPORTS**

Councilmember David Crespin shared that the Splash Park is amazing, and he loves seeing the happiness it brings to families.

**FUTURE CITY EVENTS**

July 1, 2026 Coffee with a Cop, Fort Lupton Recreation Center, 203 S. Harrison Ave. 8:00 a.m. - 9:00 a.m.

July 4, 2026 Independence Day Celebration, Community Park, 203 S. Harrison Ave. 3:00 p.m. - 8:00 p.m.

July 10-11, 2026 Citywide Yard Sales

**UPCOMING MEETINGS**

June 30, 2026 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

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

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

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

**ADJOURNMENT**

The meeting adjourned at 6:09 p.m.

Submitted by,

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Maricela Peña, City Clerk

Approved by City Council,

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Chris Ceretto, Mayor



**SUBJECT FOR DISCUSSION**

Approving the First Amendment to the Intergovernmental Agreement (IGA) Concerning Library Services Between the High Plains Library District and the City of Fort Lupton

**SUMMARY STATEMENT/BACKGROUND DISCUSSION**

The parties to the IGA feel it is in the best interests of all signatories to add the following provision to the IGA:

*No Third-Party Beneficiary. It is expressly understood and agreed that the enforcement of the terms and conditions of this Agreement, as amended, and all rights of action relating to such enforcement, shall be strictly reserved to the Parties and nothing in this Agreement, as amended, shall give or allow any claim or right of action whatsoever by any other person, organization or entity not included in this Agreement, as amended. It is the express intention of the Parties that any entity other than the Parties receiving services benefits under this Agreement, as amended, shall be an incidental beneficiary only.*

**FINANCIAL CONSIDERATIONS**

Not applicable

**LEGAL/POLITICAL CONSIDERATIONS**

The language has been reviewed and approved by the City Attorney.

**ALTERNATIVES/OPTIONS**

N/A

**STAFF RECOMMENDATIONS**

Staff recommends approving the amendment to the current IGA.

**Certification of Council Approval:**

Ordinance No. \_\_\_\_\_

Resolution No. \_\_\_\_\_

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Date

**FIRST AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT CONCERNING  
LIBRARY SERVICES BETWEEN THE HIGH PLAINS LIBRARY DISTRICT AND THE CITY  
OF FORT LUPTON**

This First Amendment to the Intergovernmental Agreement Concerning Library Services Between the High Plains Library District and the City of Fort Lupton (this “First Amendment”) is entered into on \_\_\_\_\_, 2026 (“Effective Date”), by and between the **City of Fort Lupton**, a statutory city (“Fort Lupton”), and the **High Plains Library District**, a statutory library district in the State of Colorado (the “HPLD”), (Fort Lupton and HPLD may be referred to herein individually as a “Party” or collectively as the “Parties”).

**RECITALS**

**WHEREAS**, the Parties previously executed that certain Intergovernmental Agreement Concerning Library Services between the High Plains Library District and the City of Fort Lupton dated November 3, 2020 (the “IGA” or “Agreement”); and

**WHEREAS**, it is the intent of the Parties intended that the IGA would delineate the provision of library services provided between HPLD and Fort Lupton and did not intend for third parties not a signatory to this IGA to be considered a Party or beneficiary thereof.

**NOW, THEREFORE**, in consideration for the mutual promises contained herein, and other good and valuable consideration, which is hereby acknowledged, the Parties agree as follows:

**1.** A new Section 11 of the IGA will be added as follows:

11. No Third-Party Beneficiary. It is expressly understood and agreed that the enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the undersigned parties and nothing in this Agreement shall give or allow any claim or right of action whatsoever by any other person, organization or entity not included in this Agreement. It is the express intention of the undersigned parties that any entity other than the undersigned parties receiving services or benefits under this Agreement shall be an incidental beneficiary only.”

**2. EFFECT OF AGREEMENT AND FIRST AMENDMENT.** All remaining provisions of the IGA not expressly amended by this First Amendment shall remain in full force and effect. The only modification to the Agreement by this First Amendment is the addition of Section 11, No Third-Party Beneficiary. Such modification shall remain in effect until further written agreement by the Parties.

**IN WITNESS WHEREOF**, the Parties have executed this First Amendment as of the Effective Date.

**HIGH PLAINS LIBRARY DISTRICT**

By: \_\_\_\_\_

Its: \_\_\_\_\_

**CITY OF FORT LUPTON**

By: \_\_\_\_\_

Its: \_\_\_\_\_  
Mayor



**SUBJECT FOR DISCUSSION**

Approving the Application of a Justice Assistance Grant in the Amount of \$257,474.94 for Motorola APX N70 portable radios and Authorizing Acceptance of the Grant

**SUMMARY STATEMENT/BACKGROUND DISCUSSION**

The Police Department is requesting funding through the Edward Byrne Memorial Justice Assistance Grant (JAG) Program to purchase thirty-four (34) Motorola APX N70 portable radios. These radios will replace existing aging communications equipment, which has reached the end of its service life, and with limited replacement parts available.

Each APX N70 radio, including required software and hardware, costs \$7,490.12. The project includes two multi-unit charging banks, costing \$1,405.43 each. The total project cost will be approximately \$257,474.94.

The APX N-series radio will provide reliable, secure, and interoperable communications for frontline personnel, ensuring officer safety, effective emergency response, and continuity of operations in a rapidly evolving technology environment for the next 10 – 15 years.

Annual service and maintenance costs are already included in the Police Department’s annual budget.

**FINANCIAL CONSIDERATIONS**

**LEGAL/POLITICAL CONSIDERATIONS**

**ALTERNATIVES/OPTIONS**

1. Apply for the grant to purchase the necessary equipment.
2. Fund radio replacements as a Capital Improvement Project, either as a single purchase or over the next several years.

**STAFF RECOMMENDATIONS**

Staff recommends approval of the grant application and acceptance.

**Attachments:** a. Grant Application (Draft)

**Certification of Council Approval:**

Ordinance No. \_\_\_\_\_

Resolution No. \_\_\_\_\_

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Date

## Fort Lupton Police Department

Modernization of Mission Critical Communication Equipment

JAG 2026  
4/1/2027 to 3/31/2028

ID: App # 2298  
Budget Total: \$257,475  
Original Requested:  
Draft

SAM Expiration Date:

Please click the "Edit" button in the top right corner of the page to edit your Application.  
When you have finished your Application, click the "Submit" button on the bottom right corner.

### ▼ Table of Contents

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Project Overview  
Application Type = Purchase of Goods, Equipment, or Basic Gear  
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Goals and Objectives  
Project/Plan Implementation  
Geographic Area where Grant Funds will be Utilized  
Budget and Budget Narrative  
Application / Grant Documents

### ▼ Announcement & Application Instructions - Edward Byrne Justice Assistance Grant (JAG)

2026 JAG - Announcement of Available Funds

2026 JAG - Application Instructions

2026 JAG - Program Areas and Program Activities

2026 JAG - Frequently Asked Questions (FAQs) - *During the Application cycle all grantee questions will be populated here. Check back frequently.*

### Organization Information & Project Officials

Your primary Organization will pre-fill below. If you are connected to another Organization that has already been registered, clear out the name below and type in the other Organization name. Then click "Save" before moving forward with the application.

List the Project Officials that will be responsible for this project below. Each Project Official must be a separate individual. See DCJ Project Official and Signature Authority Guidance for more information. If project officials are not already listed in the drop down options, utilize the New Users Instructions Job Aid (word).

**Organization:** Fort Lupton Police Department  
**Project Director:** DAN MONARES  
**Signature Authority:** Chris Ceretto

**Financial Officer:**

Leann Perino

**Primary Contact:**

William Carnes

## Project Overview

### Project Title

Please be descriptive of the project to be funded and do not label it merely "JAG 2026 project." If this is a continuation application, please use previous project Title but add the year of funding, i.e., Year #2. (maximum length = 60 characters)

**Project Title:** Modernization of Mission Critical Communication Equipment

### Project Duration

The project period will be **April 1, 2027 to March 31, 2028**. If you anticipate an abbreviated project period (such as 6 months) or are a continuation grant which has been extended, you can adjust the start and/or end dates accordingly. **NOTE: Grant award periods for continuation projects may differ. Call DCJ staff if you have questions.**

**Start Date:** 4/1/2027

**End Date:** 3/31/2028

### Application Type

Select the best description of your request for funds: Purchase of Goods, Program/Project; Continuation.

**Application Type:** Purchase of Goods, Equipment, or Basic Gear

### Purpose Area

Indicate the appropriate JAG Purpose Area for this project to ensure that the project falls within the parameters identified. Only one option can be selected.

**Purpose Area:** 01 - Law Enforcement

### Project / Plan Summary

Provide a brief description of the proposed project or plan, including the purpose, activities that will be completed or steps that will be taken to address the identified need or problem, and anticipated outcomes. Additionally, explain how the project/plan will address one or more of the JAG Board priorities and/or the JAG Purpose Areas. Be clear and succinct.

#### Project/Plan Summary:

The Fort Lupton Police Department is requesting funding through the Edward Byrne Memorial Justice Assistance Grant (JAG) Program to purchase thirty-four (34) Motorola APX portable radios. These radios

will replace our existing aging communications equipment, which has reached the end of its service life. The radios will provide reliable, secure, and interoperable communications for frontline personnel, ensuring officer safety, effective emergency response, and continuity of operations in a rapidly evolving technology environment.

## Application Type = Purchase of Goods, Equipment, or Basic Gear

### Purchase of Goods, Equipment, or Basic Gear

#### - Need Statement

##### What unmet need are you trying to address?

Reliable communication is critical for law enforcement operations and officer safety. Currently, the Fort Lupton Police Department relies on radios that are outdated, difficult to maintain, and increasingly prone to failure due to lack of available parts. Without replacement, our officers face higher risks during daily operations and emergencies due to potential communication breakdowns.

The proposed Motorola APX radio provides a long-term solution. They are designed for mission critical public safety operations, incorporating the latest Project 25 (P25) standards to ensure interoperability with neighboring law enforcement agencies, fire departments, EMS, and emergency management services. By modernizing our radio fleet, we will increase operational effectiveness, reduce maintenance costs, and maintain compatibility with future technology upgrades.

#### - Implementation Plan

Describe the proposed plan and how you will implement it.

Address the following:

1. If funding is being requested for a specific make and model of equipment or gear, explain why this specific make and model is being selected.
  - PRIOR APPROVAL from BJA must be received for the purchase of Unmanned Aircraft System (UAS) or Counter-Unmanned Aircraft System (C-UAS) by applicants. See UAS and C-UAS Section below.
  - Discuss how you will meet the UAS/C-UAS requirements from BJA.
2. How many people/locations at a time will need to use this equipment/gear? Justify the need for the number of items requested. Will an item be assigned to one individual or location, or will multiple individuals be using an item or multiple locations need an item?
3. Who will be responsible for this plan overall and who will be responsible for individual steps, if different?
4. Provide a timeline for implementation of the plan.
5. Discuss how your agency will collect and report on the data necessary to complete the BJA PMT performance measures reports - not scored.

##### Implementation Plan:

1. If funding is being requested for a specific make and model of equipment or gear, explain why this specific make and model is being selected.

The Fort Lupton Police Department is requesting funding to purchase Motorola Solutions APX N70 portable radios. The APX N70 was selected after evaluating the department's operational needs, durability requirements, interoperability needs, and long-term lifecycle value.

Law enforcement personnel operate in a variety of challenging environments that expose communications equipment to extreme temperatures, moisture, dust, impacts, and daily wear. The APX N70 is specifically designed for public safety operations and meets rigorous durability standards, making it well-suited for the demands placed on equipment used by patrol officers and supervisors.

In addition to durability, the APX N70 provides advanced communications capabilities that support current

and future public safety technology requirements. The radio is designed to support evolving communications systems, software updates, encryption requirements, and interoperability needs, helping ensure that the department's investment remains viable for many years. This long service life reduces replacement costs and provides a cost-effective solution over the equipment's lifecycle.

The APX N70 is also compatible with existing public safety communications infrastructure utilized by regional law enforcement and emergency response agencies, supporting seamless interoperability during mutual aid incidents, multi-agency operations, and emergency response situations.

The requested equipment does not include Unmanned Aircraft Systems (UAS) or Counter-Unmanned Aircraft Systems (C-UAS); therefore, UAS/C-UAS prior approval requirements do not apply to this project.

2. How many people/locations at a time will need to use this equipment/gear? Justify the need for the number of items requested. Will an item be assigned to one individual or location, or will multiple individuals be using an item or multiple locations need an item?

The Fort Lupton Police Department is requesting funding for 34 Motorola APX N70 portable radios. The number requested is based on the department's authorized staffing levels, growth of the department, and operational requirements.

Portable radios are considered mission-critical equipment and are required for officers to maintain reliable communications with dispatch, supervisors, neighboring agencies, and emergency responders while performing law enforcement duties. Each sworn officer assigned to patrol operations requires immediate access to a radio while on duty to ensure officer safety and effective response to calls for service.

The requested radios will be assigned to individual officers whenever possible to ensure equipment accountability, operational readiness, and proper maintenance. Radios assigned to reserve officers, supervisors, investigators, or specialty assignments may be utilized by multiple authorized personnel depending on operational needs and staffing schedules.

The requested quantity will ensure that all personnel requiring portable communications equipment have access to a reliable radio during their assigned shifts and that the department can maintain operational capability during emergency incidents, mutual aid events, and routine public safety operations.

3. Who will be responsible for this plan overall, and who will be responsible for individual steps, if different?

The Chief of Police will have overall responsibility for project oversight, grant compliance, and successful implementation of the project.

Day-to-day project management will be coordinated by the department's designated grant manager and communications coordinator (or other assigned supervisory staff). Responsibilities will include procurement coordination, vendor communication, inventory tracking, radio programming coordination, deployment scheduling, officer training, and performance reporting.

The department's finance staff will assist with grant administration, financial tracking, and documentation of expenditures to ensure compliance with all grant requirements.

4. Provide a timeline for implementation of the plan.

- Month 1: Grant award acceptance, procurement planning, and issuance of purchase order.
- Months 1-2: Equipment ordering and coordination with Motorola/vendor.
- Months 2-4: Delivery of radios, inventory verification, and programming/configuration.
- Months 3-4: Distribution of radios to assigned personnel and completion of any required user training.
- Months 4-5: Full operational deployment and transition to daily use.
- Ongoing: Equipment maintenance, performance monitoring, and grant reporting.

5. Discuss how your agency will collect and report on the data necessary to complete the BJA PMT performance measures reports.

The Fort Lupton Police Department will maintain records documenting the procurement, deployment, and operational use of grant-funded equipment. Information, including the number of radios purchased, personnel equipped, deployment dates, expenditures, and project milestones, will be tracked through departmental inventory and financial management systems.

The department's grant manager, in coordination with command staff and finance personnel, will collect and compile all required data and submit performance measure reports through the Bureau of Justice Assistance Performance Measurement Tool (PMT) in accordance with established reporting schedules and grant requirements. Documentation supporting all reported information will be retained for audit and compliance purposes.

## - Collaboration

How does the purchase of goods/equipment/gear leverage resources and collaboration, and avoid duplication?

### **Collaboration:**

The Fort Lupton Police Department is requesting funding to replace 34 Motorola APX 4000 portable radios that are at the end of their operational service life. The existing radios are becoming increasingly difficult to maintain due to limited availability of replacement parts and manufacturer support. As parts become unavailable and radios become non-serviceable, equipment failures can negatively impact officer safety and operational effectiveness.

The purchase of 34 Motorola APX N70 portable radios leverages existing public safety communications resources by utilizing Colorado's Digital Trunked Radio System (DTRS), which serves as the primary interoperable communications platform for public safety agencies throughout the state. The APX N70 radios are fully compatible with the existing DTRS infrastructure, allowing the department to maximize the value of current communications investments without requiring additional infrastructure, system upgrades, or duplicative expenditures.

The proposed project will strengthen collaboration among local, county, state, and regional public safety partners by ensuring reliable interoperable communications during routine operations, mutual aid responses, critical incidents, disaster response, and multi-jurisdictional events. Maintaining compatibility with the DTRS network allows Fort Lupton officers to communicate seamlessly with neighboring law enforcement agencies, fire departments, emergency medical services, and emergency management partners when coordinated responses are required.

This project does not duplicate existing resources. Rather than creating a new communications capability, the grant will replace aging equipment that is becoming obsolete and increasingly difficult to repair. The requested radios will provide a sustainable long-term solution by supporting current and future public safety communications requirements while reducing maintenance challenges associated with aging equipment.

The APX N70 was selected because of its durability, advanced public safety features, interoperability capabilities, and expected long-term service life. The radios support evolving communications technologies, software updates, encryption requirements, and future operational needs, helping ensure that the department's investment remains effective for many years. By replacing obsolete equipment with modern, supportable radios that integrate with existing infrastructure.

### **Sustainability/Other Resources**

1. Explain why you are requesting JAG funds for this project. (e.g., did you experience a loss of funding, did an emergent issue arise, were other attempts to request funding unsuccessful, etc.)? If no other attempts were made to secure resources for this project, please explain.
2. Describe your plan to secure other resources to sustain the project long-term.

### **Sustainability/Other Resources:**

The Fort Lupton Police Department is requesting JAG funding to purchase radio equipment that is essential to maintaining reliable communications and supporting officer safety. We have not pursued other funding sources for this project because the City of Fort Lupton is experiencing significant growth, and available local funding is currently being prioritized toward critical infrastructure improvements and community revitalization projects. As a result, there are limited local resources available for large equipment purchases such as public safety communications equipment.

The cost of replacing and upgrading radio equipment would require the department to redirect funding from other essential operational needs, equipment purchases, and future public safety initiatives. JAG funding would allow the department to obtain this critical equipment without negatively impacting other priorities, ensuring officers have dependable communications while continuing to meet the needs of our growing community.

The requested JAG funding is intended to support the one-time purchase of radio equipment. The Fort Lupton Police Department is committed to sustaining this investment through its annual operating budget by planning for routine maintenance, repairs, and future replacement as equipment reaches the end of its service life. As the City's financial capacity grows alongside the community, the department will continue to evaluate local budget opportunities and pursue future grant funding when appropriate to support long-term technology and communications needs while minimizing the financial impact on local taxpayers.

### **Goals and Objectives**

**Goals and Objectives:** These are the elements against which the project will be evaluated and which will be used to report quarterly and final progress. In addition, funded applicants will be required to report quarterly on specific performance measures developed by the Bureau of Justice Assistance. Using the format below; provide project/program goal(s), objectives, outcomes, measurement, and timeframe.

Note: There is one on-line system for quarterly narrative and financial reports (Fluxx) and a separate Federal on-line site for reporting performance measures (<https://bjapmt.ojp.gov/>).

**Goals:** Goals are broad statements, written in general terms that convey a project's overall intent to change, reduce, or eliminate the problem described. Goals are logical, sensible, clearly written and directly tied to the project. Write one or more goals you will focus on this project.

**Objectives:** Objectives describe in words what your program will achieve in relation to each goal. The specified objectives under each goal should be logically related to that goal. Objectives may be **client-based** (number served; changes in knowledge, behavior; reduced system involvement), **environmental** (larger changes at the community level), **product-based** (development of a specific product), or **system improvement** (specific changes to system to improve functioning).

Each objective should be measurable. This should be reflected in the corresponding statements.

At least one measurable objective for each goal is required. Objectives should include:

- The specific type of change or improvement that will occur
- The number or percent of individuals impacted (where appropriate)
- The expected magnitude, on average, of the expected change
- If client based, include outcomes reflecting the number of clients to be served

**Measurements:** Measurements are the description of what data will be collected to measure the change. Additionally, please describe the specific measurement tool(s) you will use to collect data for each Objective. If you do not have a tool, please state TBD (To Be Determined).

**Timeframes:** The quarter(s) in which the Objective will be completed.

## Number of Goals

**Number of Goals:** 3

### GOAL 1

#### Goal 1:

Enhance officer safety, emergency communications, and interagency interoperability by replacing outdated portable radios with new Motorola radios for the Fort Lupton Police Department.

#### Objective 1.1

##### Objective:

Purchase, program, distribute, and place into operational service 100% of the Motorola radios funded through this JAG award, ensuring all assigned personnel receive training on the new equipment, and the radios are fully integrated into the department's communications system.

##### Measurements:

Procurement records; inventory and asset tracking documentation; radio programming and deployment logs; training attendance records; final equipment acceptance and operational verification by department staff.

##### Timeframe:

Purchase by Quarter 2; programming, distribution, training, and full operational deployment completed by Quarter 4.

### GOAL 2

**Goal 2:**

Improve the operational readiness and reliability of the Fort Lupton Police Department's emergency communications infrastructure through the implementation of modern radio technology.

**Objective 2.1**

**Objective:**

By the end of the grant period, replace 100% of the radios identified for replacement under this project and verify that each radio is programmed, tested, and operational prior to being placed into service.

**Measurement:**

Procurement records; programming and testing documentation; inventory records; deployment logs; acceptance testing checklist completed by the designated project manager.

**Timeframe:**

Procurement completed by Quarter 2; programming, testing, and operational deployment completed by Quarter 4.

**GOAL 3**

**Goal 3:**

Strengthen officer safety and regional interoperability by ensuring personnel have access to secure, reliable communications during routine operations, critical incidents, and mutual aid responses.

**Objective 3.1**

**Objective:**

Train and equip 100% of personnel assigned a grant-funded Motorola radio on its operation, emergency features, and interoperability capabilities before the radios are placed into full operational service.

**Measurement:**

Training attendance rosters; training curriculum; equipment assignment records; signed user acknowledgment forms; project completion report documenting all radios issued and personnel trained.

**Timeframe:**

Training begins in Quarter 3 and is completed prior to full deployment in Quarter 4.

**Project/Plan Implementation**

**Implementing Agency**

The Implementing agency is the agency that is responsible for the actual implementation of the project and may be the same as the applicant agency, a component of it, or another agency entirely. For example, the applicant agency is the county, but the sheriff's office is the implementing agency, or if the city is the applicant agency but a non-profit organization is the implementing agency. Provide the agency name if it is different from the applicant agency.

**Same as Applicant?**

Yes

**Geographic Area where Grant Funds will be Utilized**

**US Congressional District**

Enter each US Congressional District, Colorado Judicial District, State Senate District, State House District, County, and City where services will be delivered. Separate each by a comma. Enter Statewide if services will be delivered across the state. This may include more areas than where the applicant agency is located.

**US Congressional District:** 08

*(Find your congressional district)*

**State Senate District**

**State Senate District:** 13

*(Find your senate district)*

**State House District**

**State House District:** 13

*(Find your house district)*

**Colorado Judicial District**

**Colorado Judicial District:** 19

*(Find your judicial district)*

**Counties**

**Counties:** Weld

**Cities**

Fort Lupton

**▼ Budget and Budget Narrative**

**PERSONNEL**

**SUPPLIES & OPERATING**

Item Name	Amount to be Charged to	Budget Narrative
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	the Grant	
Motorola APX N70	\$257,474.94	Total cost for 34 portable radios, including hardware and programming (detailed below), plus two multi-unit desktop chargers. 1. PORTABLE RADIO APX N70 7/800 MODEL 4.5 \$3,166.45 1a. SMARTZONE OPERATION \$1,030.76 1b. SMARTZONE OMNILINK \$0.00 1c. P25 9600 BAUD TRUNKING \$257.69 1d. ASTRO DIGITAL CAI OPERATION \$386.90 1e. TDMA OPERATION \$386.90 1f. AES ENCRYPTION AND ADP \$408.80 1g. WIFI CAPABILITY \$257.69 1h. PROGRAMMING OVER P25 \$86.14 1i. MULTIKEY \$283.24 2. DMS ESSENTIAL (3 years) \$205.92 5. RADIO BATTERY 4400T (2) \$181.08 1. WM800 WIRELESS RSM \$439.46 7. DESKTOP CHARGER SINGLE UNIT \$161.80 PLUS. DESKTOP MULTI-UNIT CHARGER \$1405.43

## TRAVEL

## EQUIPMENT

## CONSULTANTS / CONTRACTS

List each consultant, contractor, or type of service with the proposed fee (by eight-hour day or hourly rate). If the applicant agency is contracting with an outside agency to conduct the day-to-day operations of the project, the total cost should be in Consultant/Professional Services.

Rates (honoraria are not an allowable expense) for individual professional services must be based on an hourly rate (including preparation and travel time), and must have explicit, **separate** prior approval from DCJ. Rates for individual consultants cannot exceed \$650 per day or \$81.25 per hour.

Justification is required to establish a "usual" or "going rate" for similar services. Some consultants provide services at a flat rate rather than an hourly rate. If that is the case, identify the service to be provided, including all covered expenses such as travel, and the rate for each "unit" of service. One example is polygraph exams that cost the same no matter where the polygrapher must travel to perform the exam. There are other federal regulations that pertain to some professional services/consultant rates. Contact DCJ if you have questions.

Professional services should be procured competitively. **Sole source contracts must be justified** and must have specific prior written approval from DCJ before execution of any contract, separate from approval to fund the project. **Sole source contracts of \$350,000 or over require federal pre-approval.** Refer to the Administrative Guide for Federal Justice Grant Programs or contact DCJ for additional guidance. Consultants must be able to sign the Certification of Debarment, OJP Form 406 1/1 (see section J of the Certified Assurances for details).

**Budget Narrative and Justification:** Explain why proposed consultant services cannot or should not be provided by project staff. Explain how the hourly rate or flat rate was determined. For each consulting organization added, indicate the number of people to be assigned to the project, number of hours per person per day to be spent on the project, and a breakdown of the contract price by major cost item (i.e., supplies, rent, equipment, travel, contracted services).

## INDIRECT COSTS

## OVERALL BUDGET SUMMARY

If you decide that you no longer want to request funds under a certain budget category (i.e. supplies and operating), you will need to remove the line item(s) information and values in order for the system to run correct calculations. You will also change the response from "yes" to "no" for the budget category you would no longer like to include a request for.

After entering budget items, click 'Save' to view updated totals in the table below.

### Overall Budget Summary

	Funding Request
Personnel	
Supplies and Operating	\$257,474.94
Travel	
Equipment	
Consultants / Contracts	
Indirect Costs	
<b>Totals</b>	<b>\$257,475.00</b>

### PROGRAM INCOME

Will this project earn Program Income? No

### ▼ Application / Grant Documents

All required documents must be submitted.

Note: Additional documents must also be complete for your Organization at the time of award. This may include recent audit, financial management questionnaire, indirect cost rate, and proof of insurance.

Click the (+) button to the right of each Document Type to upload it to your application. Once successfully uploaded, close the pop-up box to continue.

### Upload if Applicable

#### Priority Letter

A **Priority Letter** is required if the Applicant Agency is submitting more than one Application. The letter must include rank order and why the agency has ranked projects in that order.

- Priority Letter

#### Letters of Support

**Letters of Support are Optional.** If you wish to submit letter(s) of support which speak to the collaborative relationship between your project and other agency(s)/organization(s), you may

upload these in the Documents section. These are not mandatory.

- Letters of Support

### Body Worn Cameras

Required if purchasing Body Worn Cameras with grant funds. Download the template, complete, save, and upload here.

- Body Worn Camera (BWC) Policy Certification
- Body Worn Camera Toolkit

- Body Worn Camera (BWC) Policy Certification

### Body Armor

Required if purchasing Body Armor with grant funds. Download the template, complete, save, and upload below.

- Body Armor Certification

- Body Armor Certification

### Automated License Plate Reader (ALPR)

Required if purchasing ALPR with grant funds. Attach the document/s if applicable.

- Automated License Plate Reader Policies and Procedures

### Unmanned or Counter-Unmanned Aircraft Systems

#### Required if purchasing Unmanned or Counter-Unmanned Aircraft Systems

The purchase of Unmanned Aircraft System (**UAS**) (also referred to as unmanned aerial vehicles or drones, including their accessories) is allowable under JAG only with express **PRIOR APPROVAL** from BJA.

To request such approval, the applicant must submit a written certification that only those UAS verified by the Defense Contract Monitoring Agency's "Blue UAS Cleared List" or any successor list as not manufactured by a "*covered foreign entity*" may be purchased or operated under the federal award. The certification also states that no modifications or additional accessories may be introduced to the UAS funded by the award, and that the purchased UAS will not be used to process, store, or transmit Federal information.

- Unmanned or Counter-Unmanned Aircraft Systems

APPLICATION / GRANT DOCUMENTS

Organizational Documents - attached to your Organization and visible on every application.

Organization documents are attached to your Organization and are visible on all grants.

ORGANIZATION DOCUMENTS



**SUBJECT FOR DISCUSSION**

Approving a Resolution Ratifying the Appointment of Certain Nominees to the Board of Trustees of the High Plains Library Board

**SUMMARY STATEMENT/BACKGROUND DISCUSSION**

The High Plains Library District ("HPLD") has been created by action of eight 'Establishing Bodies', namely, the Town of Ault, the Town of Eaton, the City of Evans, the City of Fort Lupton, the City of Greeley, the Town of Hudson, the RE-8 School District Board of Education, the Weld County Board of County Commissioners, all of the State of Colorado.

The High Plains Library District Board of Trustees is comprised of seven trustee seats, one of which is currently vacant. Pursuant to C.R.S. § 24-90-108(2)(c), provides that the Establishing Bodies have authority to ratify trustees recommended for appointment to the High Plains Library Board of Trustees, and pursuant to C.R.S. § 24-90-108(2)(c), recommendation of replacement library trustees must be made by a committee held for that purpose.

On June 12, 2026, the trustee selection committee (the "Committee") met to interview trustee candidates. The Committee voted by majority vote to recommend the following individual for appointment to the High Plains Library District Board of Trustees, for the term length specified below:

Region 4– Greeley, Evans, Garden City  
Carmody Lee, remainder of the 4-year term, which will end on December 31, 2026

**FINANCIAL CONSIDERATIONS**

N/A

**LEGAL/POLITICAL CONSIDERATIONS**

N/A

**ALTERNATIVES/OPTIONS**

- 1. Approve the appointment within 60 days from the meeting.
- 2. Deny the appointment.

**STAFF RECOMMENDATIONS**

Staff seeks recommendation.

**Attachments:** a. Proposed Resolution

**Certification of Council Approval:**

Ordinance No. \_\_\_\_\_

Resolution No. \_\_\_\_\_

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Date

## RESOLUTION NO. 2026Rxx

### A RESOLUTION RATIFYING THE APPOINTMENT OF CERTAIN NOMINEES TO THE BOARD OF TRUSTEES OF THE HIGH PLAINS LIBRARY DISTRICT

**WHEREAS**, the City Council of the City of Fort Lupton, Colorado, pursuant to Colorado State Statutes governing statutory Cities and the Ordinances of the City of Fort Lupton, is vested with the authority of administering the affairs of the City of Fort Lupton, Colorado, and

**WHEREAS**, the High Plains Library District ("HPLD") has been created by action of eight 'Establishing Bodies', namely, the Town of Ault, the Town of Eaton, the City of Evans, the City of Fort Lupton, the City of Greeley, the Town of Hudson, the RE-8 School District Board of Education, the Weld County Board of County Commissioners, and all of the State of Colorado, and

**WHEREAS**, the High Plains Library District Board of Trustees is comprised of seven trustee seats, one of which is currently vacant, and

**WHEREAS**, C.R.S. § 24-90-108(2)(c), provides that the Establishing Bodies have authority to ratify trustees recommended for appointment to the High Plains Library Board of Trustees, and

**WHEREAS**, pursuant to C.R.S. § 24-90-108(2)(c), recommendation of replacement library trustees must be made by a committee designated for that purpose, and

**WHEREAS**, pursuant to that Joint Motion and Stipulation to Approve Settlement and Dismiss Remaining Claims entered into by the Establishing Bodies and ordered by the Court in Weld County District Court Case No. 2014 CV 30358, a trustee selection committee (the "Committee") met on June 12, 2026 to interview trustee candidates, and

**WHEREAS**, on June 12, 2026, the Committee voted by majority vote to recommend the following individual for appointment to the High Plains Library District Board of Trustees, for the term length specified below:

- ❖ Region 4: Greeley, Evans, Garden City
  - Carmody Lee for the remainder of the 4-year term, which will end on December 31, 2026

**WHEREAS**, the above-named individual appears to be qualified to serve as a trustee on the High Plains Library District Board of Trustees and represent adequately the various interests within the High Plains Library District.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Fort Lupton, Colorado, as follows:

I. Ratification:

That the appointment of:

Carmody Lee to serve as Region 4 Trustee on the High Plains Library District Board of Trustees for the remainder of the 4-year term, which will end December 31, 2026, is hereby ratified.

2. This Resolution shall become effective immediately.

Dated this 7<sup>th</sup> day of July, 2027.

City of Fort Lupton, Colorado

\_\_\_\_\_  
Chris Ceretto, Mayor

Attest:

\_\_\_\_\_  
Maricela Peña, City Clerk

Approved as to form:

\_\_\_\_\_  
Andy Ausmus, City Attorney



**SUBJECT FOR DISCUSSION**

Accepting a Proposal from Miracle Playsystems for the Purchase of Park Furnishings for an Amount Not to Exceed \$38,934.01 to be Paid from the CPR Fund – Capital Projects.

**SUMMARY STATEMENT/BACKGROUND DISCUSSION**

Staff accepted proposals from qualified vendors to supply the Parks and Recreation Department with furnishings for Koshio Park Renovation Project. This initiative aims to enhance the park’s amenities, aligning with the departments mission to provide quality recreational facilities for its residents. These furnishings include benches, tables, trash receptacles and bike racks.

**FINANCIAL CONSIDERATIONS**

Staff budgeted \$1,600,000.00 for Koshio Park renovation project (CPR Fund – Capital Projects 230.6000.575000). Proposal from Miracle Playstyems is within Norris Design estimated project budget.

**LEGAL/POLITICAL CONSIDERATIONS**

None

**ALTERNATIVES/OPTIONS**

Request for bid closed on June 26, 2026, staff could look at other contractors. 5 bids were submitted. Miracle Playsystems was low complete bid proposal.

**STAFF RECOMMENDATIONS**

Staff recommends to approve Proposal from Miracle Playsystems for the purchase of park furnishings for an amount not to exceed \$38,934.01 to be paid from the CPR Fund – Capital Projects.

- Attachments:**
- a. Vendor Agreement
  - b. Notice of Award

**Certification of Council Approval:**

Ordinance No. \_\_\_\_\_

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Date

Resolution No. \_\_\_\_\_



**City of Fort Lupton, Colorado**

**Vendor Agreement**

This VENDOR Agreement is entered into by and between the **City of Fort Lupton**, Colorado (hereinafter "City") and MIRACLE PLAYSYSTEMS (hereinafter "VENDOR").

WHEREAS, the parties hereto agree in consideration of the covenants, payments and agreements set forth herein as follows:

**1. SCOPE OF SERVICES** VENDOR shall provide and perform all necessary conditions and prices stated in the bid proposal and the requirements, stipulations, provisions and conditions of the contract documents. VENDOR shall perform, execute, and complete all things mentioned to be done by the VENDOR and all included in the scope of work and bid specifications set forth and incorporated herein as **Exhibit A**. VENDOR confirms it possesses all necessary permits and professional licenses, as needed, and is in good standing with the State of Colorado. Further, VENDOR states, if applicable, it possesses professional liability insurance.

**2. CONTRACT DOCUMENTS.** This Agreement consists of and includes this Agreement and the scope of work set forth in the VENDOR's Scope of Work attached hereto as **Exhibit A**. In the event of any conflict between the specific contract terms and requirements of this Vendor Agreement and any terms and conditions of Vendor or Exhibit A, the parties specifically agree the terms of this Vendor Agreement shall control.

**3. PERIOD OF SERVICE AND SCHEDULE.** The provisions of this Agreement have been agreed to in anticipation of the orderly and continuous progress of the Project through completion of the services stated in the Proposal.

**4. CONTRACT SUM.** The City shall pay to the VENDOR for performance and completion of the work and or services encompassed by this Agreement, and the VENDOR will accept as full compensation therefore the sum of not to exceed **\$38,934.01**, as set forth in the Fee Schedule attached hereto as **Exhibit A**, and subject to confirmation by the City of completion of the scope of work in accordance with the contract documents attached hereto. Said amounts to be paid upon review and acceptance of the work by the City, in its sole discretion, including completion by the VENDOR of any review corrections as determined by the City.

**5. CONTRACT APPROPRIATIONS/NO CHANGE ORDERS.** The City states that the amount of money appropriated for this Agreement is equal to or in excess of the contract amount. No change order to this Agreement requiring additional compensable work to be performed, which work causes the aggregate amount payable under this Agreement to

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exceed the amount appropriated for the original contract shall be issued by the City unless the City notifies the VENDOR in writing, that lawful appropriations to cover the costs of this additional work has been made and the change order is approved by the City in its sole discretion in writing. City shall have the right to make changes within the general scope of VENDOR's services, with an appropriate change in compensation and schedule, upon execution of a mutually acceptable amendment or change order signed by authorized representatives of City and VENDOR.

**6. AMENDMENT/NO ASSIGNMENT.** No modification or amendment of this Agreement shall be valid unless in writing and signed by all parties to this Agreement. VENDOR's services will be performed solely for the benefit of City and not for the benefit of any other persons or entities. Neither City nor VENDOR shall assign or transfer interest in this Agreement without the written consent of the other.

**7. COMPLETE AGREEMENT.** This Agreement, and the exhibits hereto, shall constitute the entire agreement between the parties with respect to the subject matter hereof and there are no agreements, representations or warranties other than as set forth herein. ***IN THE EVENT OF A CONFLICT BETWEEN THE SPECIFIC TERMS AND REQUIREMENTS OF THIS VENDOR AGREEMENT AND ANY TERMS AND CONDITIONS OF THE VENDOR OR EXHIBIT A ATTACHED HERETO, THE PARTIES SPECIFICALLY AGREE THE TERMS OF THIS FORT LUPTON VENDOR AGREEMENT SHALL CONTROL.***

**8. DOCUMENTS.** All documents prepared by VENDOR pursuant to this Agreement shall become the exclusive property of the City after full payment therefore. The parties expressly acknowledge that the work was specifically ordered or commissioned by the City, and further agree that it shall be considered Instruments of Service and Vendor shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Services to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Vendor. The Vendor grants to the City a nonexclusive license to use the Instruments of Service solely and exclusively for purposes of constructing, using, maintaining, altering and adding to the Project. The license granted under this section permits the City to authorize the Contractor, Subcontractor, and suppliers, to reproduce applicable portions of the Instruments of Services, solely and exclusively for use in performing services or construction for the project. If the Vendor rightfully terminates this Agreement for cause the license granted in this section shall terminate. In the event the City uses the Instruments of Services without retaining the authors writing authorization, the City releases the Vendor from all claims and causes of action arising from such uses. The City, to the extent permitted by law, further agrees to indemnify and hold harmless the Vendor from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such cost and expense arise from the City's use of the Instruments of Services under this section. Except for the license granted under this section, no other license or right shall be deemed granted or implied under this Agreement. The City shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without prior writing agreement for the Vendor. Any unauthorized use of the Instruments of Services shall be at the City's sole risk and without

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liability to the VENDOR.

**9. TERMINATION.** Services may be terminated by City or VENDOR by seven (7) days' written notice in the event of substantial failure to perform in accordance with the terms hereof by the other party through no fault of the terminating party. If so terminated, City shall pay VENDOR all amounts due for all services properly rendered and accepted by the City. The City may terminate this Vendor Agreement without cause with thirty (30) days' written notice.

**10. SEVERABILITY.** In the event any portion of this Agreement is held to be unenforceable, the unenforceable portion of this Agreement will be deleted and the remaining provisions of the Agreement shall continue in full force and effect.

**11. GOVERNING LAW.** This Agreement shall be governed by the laws of the State of Colorado. All parties agree that any dispute regarding enforcement of this Agreement shall be filed in Weld County District Court after first attempting in good faith to submit the dispute to mediation. Submission of any dispute to mediation shall be a condition precedent to filing litigation in this matter, other than the request for injunctive relief.

**12. OSHA REQUIREMENTS.** VENDOR agrees that it alone bears the responsibility for providing a safe and healthy work environment and shall provide its employees with adequate orientation and training to safely perform the scope of work set forth in this contract. VENDOR shall at all times comply with the safety and health regulations of the Occupational Safety and Health Act of 1970 (29 CFR 1926) including all amendments and modifications thereto. In the event there is a conflict between the safety and health provisions of federal, state or local regulations, the more stringent provision shall prevail. VENDOR acknowledges and agrees that with respect to the scope of work under this contract, it shall comply with all obligations and assume all responsibilities for its actions regarding all OSHA rules and regulations.

**13. NO WAIVER OF GOVERNMENTAL IMMUNITY.** The City, its elected officials, officers and employees are relying upon, and do not waive or intent to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, C.R.S. Sec. 24-10-101 et seq. as amended or otherwise available to the City. Nothing herein shall operate as a waiver of any right the City has of governmental immunity under Colorado law which is specifically herein reserved.

**14. INDEPENDENT CONTRACTOR.** VENDOR is a separate, legal entity from the City and the parties make this Agreement accordingly with the understanding that VENDOR at all times is acting as an independent contractor and not an employee or agent of the City. All persons retained by VENDOR to perform services pursuant to this Agreement shall be employees or independent contractors of VENDOR and are not employees, contractors or agents of the City. VENDOR does not have the authority to bind the City by contract or otherwise.

**15. FORCE MAJEURE.** Neither party shall be liable or responsible to the other

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party nor be deemed to have defaulted under or breached this Agreement for failure or delay in fulfilling or performing any obligation under this Agreement when such failure or delay is caused by or results from causes beyond the reasonable control of the affected party, including but not limited to fire, floods, embargoes, pandemics, wars, acts of war (whether war is declared or not), insurrections, riots, civil commotions, strikes, lockouts or other labor disturbances, instances affecting public health including pandemics, acts of God or acts, omission, or delays in acting by any governmental authority. Provided, however, that the party so affected shall use reasonable efforts to avoid or remove such causes of non-performance, and shall continue performance hereunder with reasonable dispatch whenever such causes are removed. Either party shall provide the other party with prompt written notice of any delay or failure to perform that occurs by reason of force majeure. The parties shall mutually seek a resolution of the delay or the failure to perform as noted above.

**16. INDEMNIFICATION BY VENDOR.** VENDOR shall defend, indemnify and hold the City harmless from any damages caused by negligence, including but not limited loss, liability, expenses, suit or claim, or claim for injury to persons or damage to property arising out of the activities of VENDOR or its sub-consultants pursuant to this Agreement. Expenses shall include all out of pocket expenses, attorney fees, expert costs and related litigation fees. This indemnification is full and complete and is a material term of this Agreement. VENDOR shall notify its insurance carrier immediately of any possible claim.

**17. STANDARD OF CARE.**

a. The standard of care for all services performed or furnished by VENDOR under this Agreement will be the care and skill ordinarily used by members of the VENDOR's profession.

b. Re-performance of services that fail to meet the standard of care shall be VENDOR's sole obligation.

**18. LIABILITY INSURANCE**

**1. Comprehensive General Liability**

a. The VENDOR shall name the City as an additional insured on any applicable insurance policy. The VENDOR shall purchase and maintain in force a Comprehensive General Liability Insurance Policy and such other insurance that is appropriate or applicable for the work being performed and services furnished and shall provide protection from claims set forth hereinbelow which may arise out of or result from the VENDOR's performance and furnishing of the work and the VENDOR's other obligations under the Contract Documents, whether performed or furnished by the VENDOR, by any Sub-VENDOR, by anyone directly or indirectly employed by any of them to perform or furnish any of the work, or by anyone for whose acts any of them may be liable:

- i. Claims under workers' compensation, disability benefits, and other similar employee benefit acts;
- ii. Claims for damages because of bodily injury, occupational sickness or disease, or

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death of the Consultant's employees;

iii. Claims for damages because of bodily injury, sickness or disease, or the death of any person other than the VENDOR's employees;

iv. Claims for damages insured by personal injury liability coverage which are sustained:

a) by any person as a result of an offense directly or indirectly related to the employment of such person by the VENDOR; or

b) by any other person for any other reason; Claims for damages, other than to the Work itself, because of injury to or the destruction of tangible property wherever located, including the loss of use resulting therefrom;

c) Claims for damages because of bodily injury or the death of any person or property damage arising out of the ownership, maintenance, or use of any motor vehicle.

(a) The insurance required shall include the specific coverages, and be written for not less than the limits of liability and coverages specified or required by Colorado Law, whichever is greater.

i. If applicable, Workers' Compensation and related coverages:

a) State of Colorado                      Statutory

b) Applicable Federal                      Statutory

c) Employer's Liability                      \$ 100,000 each accident

\$ 500,000 disease, policy limit

\$ 100,000 disease, each employee

(b) The VENDOR's Comprehensive General Liability Insurance Policy shall include:

i. General Aggregate                      \$ 1,000,000

ii. Personal and Advertising Injury      \$ 500,000

iii. Each Occurrence (Bodily Injury and Property Damage)                      \$ 500,000

iv. Excess or Umbrella Liability Bodily Injury and Property Damage                      \$ 2,000,000

Retention                      \$ 10,000

**2. Automobile Liability**

Combined Single Limit of                      \$ 2,000,000

**3. If applicable, Professional Liability**

Limits of Liability:

Aggregate                      \$ 4,000,000

Per Claim                      \$ 1,000,000

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**24. APPROVAL REQUIRED.** This Agreement is subject to the final approval of the Fort Lupton City Council and signature by the Mayor of Fort Lupton.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

**CITY OF FORT LUPTON, COLORADO**

\_\_\_\_\_  
BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

**VENDOR: Miracle Playsystems**

\_\_\_\_\_  
BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

Request for Proposal

# Koshio Park Furnishings

FTL2026-026

June 26, 2026



**PREPARED BY:**

Miracle Playsystems  
Pam Doelze

Inside Account Manager

PO Box 1174 Niwot, Colorado 80544

720.470.9278

[pdoelze@miracleplaysystems.com](mailto:pdoelze@miracleplaysystems.com)



**PREPARED FOR:**

City of Fort Lupton

Doug Cook

203 South Harrison Avenue

Fort Lupton, CO 80621

720.466.6162

[dcook@fortluptonco.gov](mailto:dcook@fortluptonco.gov)



# Cover Letter



RFP: FTL2026-026  
City of Fort Lupton  
203 South Harrison Avenue  
Fort Lupton, CO 80621

June 26, 2026

ATTN: Doug Cook, (p)720-466-6162, (e) dcook@fortluptonco.gov

Dear Mr. Cook,

Thank you for considering Miracle Playsystems Inc. for the site furnishings at Koshio Park - RFP FTL2026-026.

We appreciate the opportunity to work with the City of Fort Lupton in providing high-quality site amenities that enhance the comfort and usability of the park. Our commitment to our clients includes offering the right price on the most extensive selection of equipment that meets the industry's highest standards of safety, durability, structural integrity and accessibility around the world.

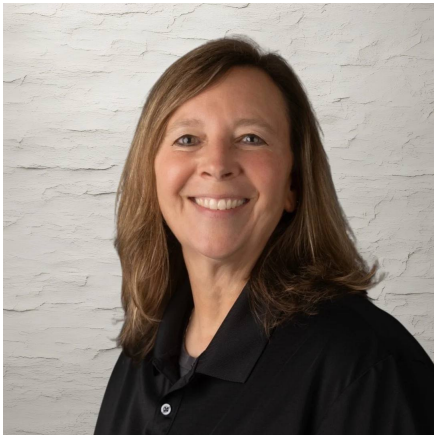
If you have any questions regarding this proposal and accompanying information, please contact me at 720-470-9278 or pdoelze@miracleplaysystems.com. I will be the main point of contact for this project.

Thank you,

*Pam Doelze*

Pam Doelze  
Sales Account Manager  
Miracle Playsystems

# Project Team & Timeline



## Pam Doelze

Sales Account Manager/Primary Contact Through Contract

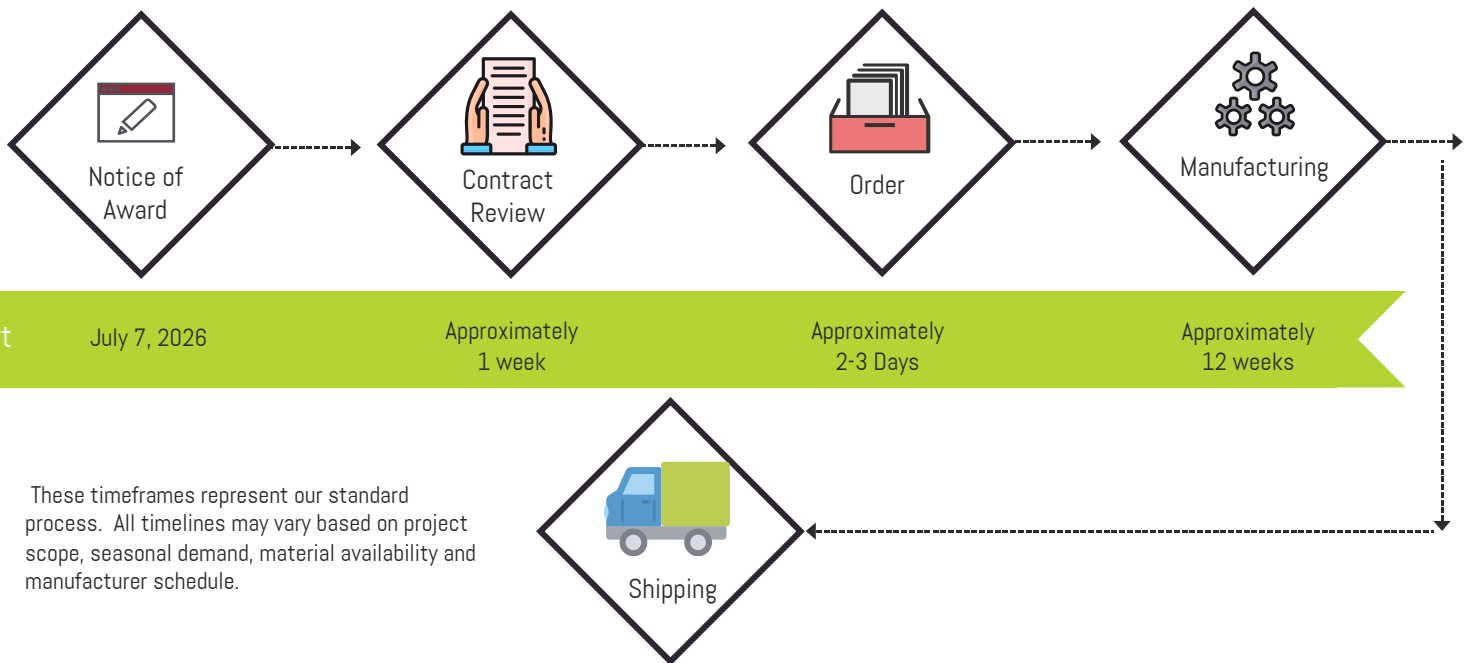
Pam brings over 20 years of expertise in steel distribution and operations management, complemented by a decade of experience in lumber and composite deck board manufacturing. She is known for her exceptional customer service, strong critical thinking, and effective problem-solving abilities. Throughout her career, Pam has built and maintained meaningful relationships with clients, colleagues, and partners.

Pam is also a proud mother to an accomplished adult daughter who remains her top priority. Outside of her professional life, she thrives in the great outdoors—whether hiking, paddle boarding, kayaking, camping, traveling, or enjoying sports, Pam brings the same enthusiasm and commitment to her personal pursuits as she does to her work.



Contact Information:	Education:
<ul style="list-style-type: none"> <li>720470.9278</li> <li>pdoelze@miracleplaysystems.com</li> </ul>	<ul style="list-style-type: none"> <li>Shippensburg University, PA</li> </ul>
Work Experience:	
<ul style="list-style-type: none"> <li>Miracle Playsystems, July 2025 - Present</li> <li>Deckorators - Territory Manager, 2021 - 2025</li> <li>UFP Industries - Account Manager, 2014-2021</li> </ul>	

## Estimated Project Schedule:



Delivered

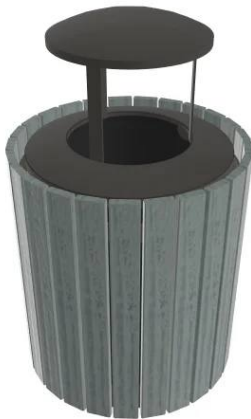
Approximately 1 week  
1st or 2nd week of October 2026



Thomas Steele Walden Backed Bench  
Model # WDB-6-ERS-P



Thomas Steele Walden Picnic Table  
Model # WDTP-8HCS-ERS-P



Thomas Steele Walden Receptacle  
Model # WDTR-32-ERS-P



Madrax Lofty Bike Rack  
LBR-2-SF-P



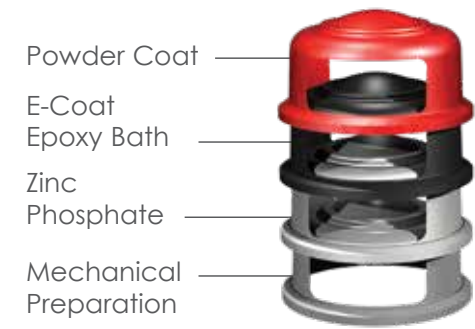
## 5-Year Warranty

### The e-Steel Difference

At Thomas Steele, we undercoat our site furnishings using state-of-the-art e-coating with an epoxy resin water-based paint and zinc phosphate for a process that produces a highly durable coating. When coupled with our electrostatically applied polyester topcoat, e-Steel™ will withstand highly corrosive environments with its ultimate levels of protection and performance. This is why Thomas Steele can offer an unsurpassed industry-leading five-year warranty.

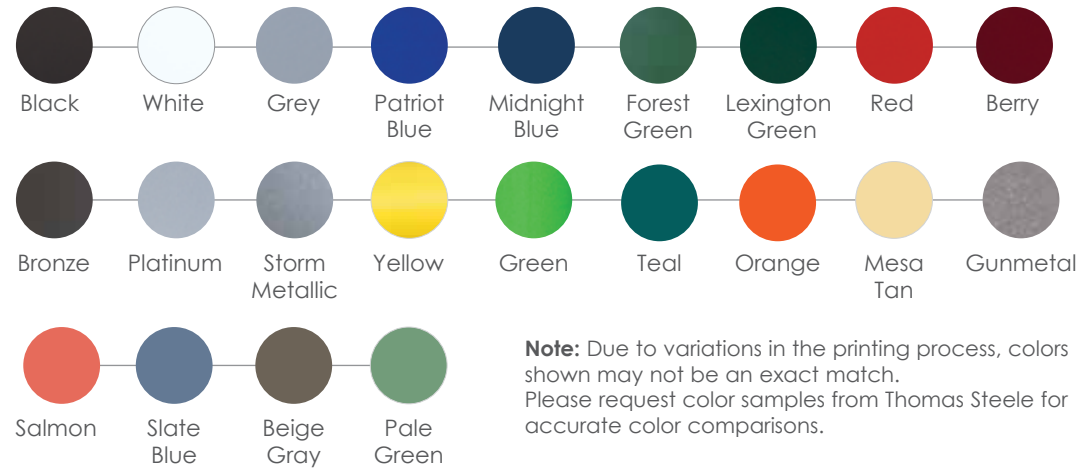
Environmental awareness is another reason to e-coat. The e-Steel™ process is environmentally friendly because it produces no HAPs (hazardous air pollutants) or ultra-low VOCs (volatile organic compounds) and is OSHA and EPA compliant. E-coat systems also recycle, as virtually all unused paint is recovered and put back into the system.

### e-Steel™ Metal Finishing

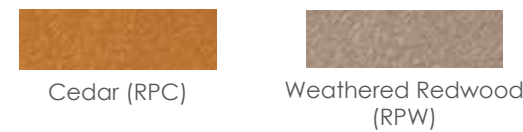


### Standard Powder Coat Finishes

Standard e-Steel™ colors are shown. Contact Thomas Steele for a complete color chart.



### Recycled Plastic Colors



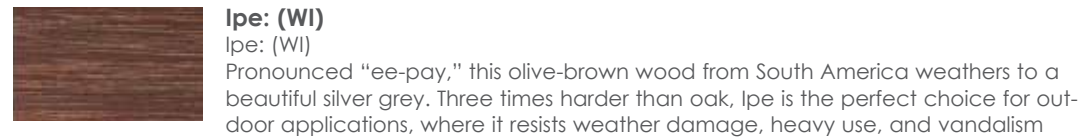
#### Recycled Plastic: (RP) and (ER)

The high-density polyethylene material (HDPE) used to make our recycled plastic boards is made from post-consumer recycled plastic containers, such as milk cartons. The material is graffiti and UV resistant, making it ideal for outdoor use. It will also not crack or rust.

### Embossed Recycled Plastic Colors



### Wood



### Plaques



# THANK YOU!



Pam Doelze

Sales Account Manager

PO Box 1174 Niwot, Colorado 80544

720.470.9278

[pdoelze@miracleplaysystem.com](mailto:pdoelze@miracleplaysystem.com)

Don't forget to follow us on Social Media!



**Exhibit A - BID FORM**  
City of Fort Lupton Koshio Park Furnishings

<b>Thomas Steele Walden Backed Bench</b>	<b>\$ 8,820.81</b>
<ul style="list-style-type: none"><li>- Quantity – 9</li><li>- Length – 6’</li><li>- Model # WDB-6-ERS-P</li><li>- Material Color: Enhanced Recycled Plastic Stone</li><li>- Installation Method: Surface Mounted</li><li>- Finish: Powder Coated e-Steele – Bronze</li><li>- Hardware included</li></ul>	
<b>Thomas Steele Walden Picnic Table</b>	<b>\$ 15,531.11</b>
<ul style="list-style-type: none"><li>- Quantity – 7</li><li>- Length – 8’ ADA</li><li>- Model # WDTP-8HCS-ERS-P</li><li>- Material Color: Enhanced Recycled Plastic Stone</li><li>- Installation Method: Surface Mounted</li><li>- Finish: Powder Coated e-Steele – Bronze</li><li>- Hardware included</li></ul>	
<b>Thomas Steele Walden Receptacle</b>	<b>\$ 7,974.05</b>
<ul style="list-style-type: none"><li>- Quantity – 7</li><li>- Size – 32 Gallon</li><li>- Model # WDTR-32-ERS-P</li><li>- Material Color: Enhanced Recycled Plastic Stone</li><li>- Installation Method: Surface Mounted</li><li>- Finish: Powder Coated e-Steele – Bronze</li><li>- Lid – Elevated Dome (Finish: Bronze Power Coated e-steele)</li><li>- Hardware included</li><li>-</li></ul>	
<b>Lofty Bike Rack</b>	<b>\$ 1,469.40</b>
<ul style="list-style-type: none"><li>- Quantity – 5</li><li>- Capacity – 2 bikes</li><li>- Installation Method: Surface Mounted</li><li>- Finish: Powder Coated e-Steele – Bronze</li><li>- Hardware included</li></ul>	
<b>Shipping</b>	<b>\$ 5,138.64</b>
<b>Total</b>	<b>\$ 38,934.01</b>

**Job Number:** 26-10102  
**Job:** Koshio Park Site Furnishings  
**Quote Name:** Quote-26-10102-Koshio Park Site Furnishings\_004  
**Quote Number:** Q-15896



**Prepared by:**  
 Pam Doelze  
 pdoelze@miracleplaysystems.com

**Terms:** Equipment - Mobilization Deposit - 50% Equipment at time of order, Balance Net 30 from Ship Date

**Sub Total:** \$38,934.01  
**Estimated Tax:** \$0.00  
**Total:** \$38,934.01

**Remit to:** Miracle Playsystems  
 1312 17th St. PMB 71810  
 Denver, CO 71810

Madrax/Thomas-Steele

Product Code	Description	Qty	Rate	Total	Estimated Tax ( if applicable)
EQUIP30	WDB-6-ERS-P Thomas Steele Walden Bench, 6' long, Enhanced Recycled Plastic Stone, e-Steele Color Bronze, Surface Mount	9	\$980.09	\$8,820.81	\$0.00
EQUIP30	WDTP-8HCS-ERS-P Thomas Steele Walden Picnic Table, 8' long, ADA, 6 ft. Seats, Enhanced Recycled Plastic Stone, e-Steele Color: Bronze, Surface Mount	7	\$2,218.73	\$15,531.11	\$0.00
EQUIP30	WDTR-32-ERS-P Thomas Steel Walden Trash Receptacle, 32 Gal., Elevated Dome Lid, e-Steele Color: Bronze	7	\$1,139.15	\$7,974.05	\$0.00
EQUIP30	LBR-2-SF-P Madrax Lofty Bike Rack (2 Bikes), 2 3/8OD - 27in L, Powder Coated Color: Bronze, Surface Mount	5	\$293.88	\$1,469.40	\$0.00
Freight	Freight	1	\$5,138.64	\$5,138.64	\$0.00
<b>Madrax/Thomas-Steele SUBTOTAL:</b>					\$38,934.01
<b>Madrax/Thomas-Steele TOTAL:</b>					\$38,934.01

Sub Total: \$38,934.01  
Total Estimated Tax: \$0.00  
Grand Total: \$38,934.01

<b>Please confirm or edit order information below.</b>	
<b>End User Company:</b> City Of Fort Lupton	<b>Bill To Email:</b>
<b>End User Contact:</b> BRIAN OSWALT	<b>Bill To:</b> ,
<b>End User Email:</b>	,
	,
<b>Delivery Contact:</b> Doug Cook	<b>Customer Reference #:</b>
<b>Delivery Email:</b> dcook@fortluptonco.gov	
<b>Delivery Phone:</b>	
<b>Delivery Address:</b>	
<b>Site Address:</b> 131 McKinley Ave Fort Lupton	

**Terms & Conditions**

Applicable Territories: Colorado, Wyoming, Nebraska, Oregon, Washington, and California

**1. Purchase Contract Terms**

Acceptance of these terms is confirmed by signing the estimate/quote. The quote must be attached as an exhibit to any resulting contract or purchase order. Any other terms proposed by the client are considered material alterations and are void. Estimate valid for **60 days** from date of quote. Colors to be confirmed with your local sales representative.

**2. Payment Terms**

- Equipment: 50% deposit upon order, 50% balance Net 30 from ship date.
- Installation (if applicable): 25% deposit at time of equipment order, balance billed upon completion, Net 30.
- Credit Card Fee: 3.5% convenience fee.
- Retainage: Not accepted.
- Tax: Final tax added unless proper tax-exemption certificate is provided.

**3. Lead Times & Scheduling**

Lead times vary by manufacturer and product type and will be confirmed at the time of receipt of order acknowledgement by the manufacturer once all necessary documentation has been provided, deposit has been received, and order has been placed. A tentative installation schedule can be provided once all relevant factory order acknowledgements have been received. Please note – production and shipping lead time does not include installation lead time.

**4. Tariff Contingency**

Buyer agrees to reimburse for any tariffs, duties, or similar charges imposed after contract execution. Should new government tariffs be implemented or existing tariffs be modified prior to delivery that directly affects the quoted products, we reserve the right to adjust the price accordingly. Tariff fees will be on final bill.

**5. Construction Services (If Applicable)**

Excludes:

- Delivery & offloading

Koshio Park Site Furnishings  
MIRACLE PLAYSYSTEMS – 1312 17th St. PMB 71810 Denver, CO 71810  
(800) 879-7730 – (510) 893-2163 (FAX)

- Packaging disposal
- Site security/chain link temp fence
- Spoils removal off-site
- Site base prep and drainage
- Permits, engineering, testing
- Soil samples, CPSI inspection
- Crane or heavy equipment services
- Utility locating
- Unforeseen site/digging conditions including civil scope outside of typical footing design (ex: drainage, etc.) capabilities, delegated design requirements, and any condition not specifically included in this proposal.

#### **Site Preparation Requirements**

- Stable, dry and soil compacted (95%), The installation site must be excavated and prepared to the specified depth and dimensions prior to mobilization. Subgrade drainage must not be installed prior to equipment installation. No loose-fill surfacing, or compacted aggregate subbase may be present in play pit prior to installation of play equipment unless otherwise quoted. If compacted aggregate subbase is not in Miracle Playsystems scope of work, it must be completed after playground installation and prior to PIP. Failure to meet these requirements may result in delays and additional charges.
- Less than 1% grade
- Accessible for labor and equipment
- Frozen ground conditions may impact construction schedule

#### **6. General Exclusions**

Unless specified, proposals do not include:

- Transporting materials to the jobsite from delivery site
- Installation
- Site base prep and drainage
- Permits, engineering, testing
- Soil samples, CPSI inspection
- Crane or heavy equipment services
- Specialty trades
- Power supply
- Insurance above \$1M/\$2M per occurrence
- Prevailing wages
- Permits, bonds
- Safety inspections
- Testing services
- DSA submittals and plan check services

#### **7. Equipment Inspections**

All equipment must be inspected upon delivery. Any missing or damaged parts must be reported immediately. Color discrepancies must be reported at the time of delivery; installation of equipment constitutes acceptance of all colors as delivered.

#### **8. Foundation Guidelines For all Shade and Shelter Projects**

Designs assume no adjacent structures or slopes unless otherwise qualified on bid. Additional engineering may be required for site-specific conditions. Client is responsible for providing current, site-specific geotechnical reports, site plans and civil drawings. Order may not be released to manufacturer without proper documentation. Manufacturers reserve the right to omit footing design from engineering package should unfavorable soils conditions or impact from adjacent structure foundations (or any other condition deemed appropriate by Manufacturer) be present in the provided geotechnical report, site plans or civil drawings. In the event Manufacture omits a footing design, the Client shall be solely responsible for retaining a qualified third-party engineer to provide a suitable foundation design. Note that final engineering will determine footing size. Larger footing sizes will result in an increased footing cost. If larger footing size is necessary, it will be acknowledged and addressed via change order prior to mobilization and footing installation.

#### **9. Change Orders**

All changes to the original scope of work must be documented in writing and signed by both parties before implementation. Change orders will include detailed descriptions of additional work, and revised pricing. Additional work may be billed at prevailing labor and material rates. No verbal authorization will be accepted. Client agrees to pay for any work performed without proper written authorization. Changes may affect delivery schedules and final completion dates.

#### **10. Insurance**

Includes General Liability and Workers Compensation. Waivers of subrogation or primary non-contributory endorsements incur additional costs.

**11. Cancellation Policy**

**Equipment Orders:** Orders may be cancelled within 48 hours of order acknowledgment without penalty. After 48 hours, cancellation is subject to a 25% restocking fee plus any costs incurred by manufacturer. Orders cannot be cancelled once production has begun - full payment required.

**Installation Services:** Installation may be cancelled up to 7 days prior to scheduled start date. Cancellations with less than 7 days' notice are subject to a minimum charge of \$1,500 to cover mobilization costs and scheduling disruption.

**Deposits:** In case of client cancellation, deposits will be applied toward cancellation fees and restocking charges.

**12. Remobilization**

Pricing assumes single mobilization unless otherwise noted. Should Miracle Playsystems or its subcontractors be required to remobilize due to no fault of their own, a minimum remobilization fee of \$3,500 per occurrence will be added to the final invoice.

**13. Indemnity Clause**

Client/Owner shall defend, indemnify and hold harmless Miracle Playsystems, its officers, directors, board of trustees, agents, or employees and each of them, from any and all claims, demands, causes of action in law or in equity, damages, penalties, costs, expenses, reasonable attorneys' fees, reasonable experts' fees, reasonable consultants' fees, judgments, losses or liabilities, of every kind and nature whatsoever arising out of or in any way connected with or incidental to, the performance of the services under this Agreement or any of the obligations contained in this Agreement ("Claims"). Without limitation, "damages" include personal injury, including, but not limited to bodily injury, emotional injury, sickness or disease, or death to persons, including, but not limited to, any employees or agents of Miracle Playsystems, or any other person; or other damages of any kind to anyone including, without limitation, economic loss, property damage and loss of use thereof. It is expressly acknowledged and agreed that each of the foregoing indemnities is independent, that each shall be given effect, and that each shall apply despite any acts or omissions, misconduct or negligent conduct, whether active or passive, on the part of, or other contractor(s); provided, however, Miracle Playsystems duty to indemnify shall be limited to the percentage or the degree Miracle Playsystems comparative negligence caused any damages.

**Colorado Provision**

To the extent permitted by applicable law and subject to the limitations imposed by the Colorado Constitution, including the Taxpayer's Bill of Rights (TABOR), the Client/Owner agrees to defend, indemnify, and hold harmless Miracle Playsystems in accordance with the indemnity obligations set forth above.

**14. General Terms**

THIS QUOTE IS LIMITED TO AND GOVERNED BY THE TERMS CONTAINED HEREIN: Miracle Playsystems objects to any other terms proposed by client, in writing or otherwise, as material alterations, and all such proposed terms shall be void. Client authorizes Miracle Playsystems to ship equipment and agrees to pay the total specified. Shipping terms are FOB the place of shipment via common carrier. Client and owner/operator agree to indemnify and hold Miracle Playsystems, harmless from and against all liabilities, losses, penalties, damages and expenses, including costs and attorney fees, resulting from any and all claims, liens, damages, actions, suits, judgments or settlements, injuries arising or alleged to arise out of their failure, or failure of architect, contractors, subcontractors, installers, employees, agents and assigns to assemble, install, inspect and/or maintain the play equipment and impact absorbing surfacing in full compliance with each manufacturers installation instructions and safety requirements and their misuse and/or alteration of the play equipment.



Company: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_



## Koshio Park Furnishings

130 S. McKinley Avenue  
Fort Lupton, CO 80621

Phone: 303.857.6694  
Fax: 303.857.0351

[www.fortluptonco.gov](http://www.fortluptonco.gov)

Miracle Playsystems  
PO Box 1174  
Niwot, CO 80544

Date: **July 7, 2026**

Attention: Pam Doelze

**Subject: City of Fort Lupton, Colorado  
Koshio Park Furnishings  
Notice of Award**

The City of Fort Lupton, Colorado, has considered the Proposal submitted by you for the above described work in response to the Invitation for Bids dated **June 26, 2026**, and the Instructions to Bidders.

You are hereby notified that your Proposal has been accepted for the work in the amount or amounts shown on your Proposal.

You are required by the Instructions to Bidders to execute the Agreement and furnish any Performance Bond, the Payment Bond, Insurance Certificates, and other required documentation no later than ten (10) calendar days from the date of this notice.

If you fail to execute the said Agreement no later than seven (7) calendar days from the date of this Notice of Award, the City of Fort Lupton, Colorado, will be entitled to consider all your rights arising out of the City of Fort Lupton, Colorado's acceptance of your Proposal as abandoned and as a forfeiture of your Proposal security as liquidated damages, but not as a penalty, for the delay and extra work caused thereby and also to compensate the City of Fort Lupton, Colorado, for the difference between your Proposal and the next lowest Bid. The City of Fort Lupton, Colorado, will be entitled to such other rights as may be granted by Colorado law.

You are required to return an acknowledged copy of this Notice of Award to the City of Fort Lupton, Colorado.

The insurance certificates required for this project shall be sent to City of Fort Lupton, Attention: Chris Cross, 130 South McKinley Avenue, Fort Lupton, Colorado 80621.

**CITY OF FORT LUPTON, COLORADO**

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By: Chris Ceretto

Title: Mayor

Address: 130 South McKinley Avenue  
Fort Lupton, Colorado 80621

Telephone: (303) 857-6694

**Acceptance of Notice of Award**

Receipt of the above Notice to Proceed is hereby acknowledged:

this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**Miracle Playsystems**

By: \_\_\_\_\_

Title: \_\_\_\_\_

Telephone: \_\_\_\_\_



**SUBJECT FOR DISCUSSION**

Accepting a Proposal from Miracle Playsystems for the Purchase of 3 Shade Sails for an Amount Not to Exceed \$53,014.08 to be Paid from the CPR Fund – Capital Projects.

**SUMMARY STATEMENT/BACKGROUND DISCUSSION**

Staff accepted proposals from qualified vendors to supply the Parks and Recreation Department with 3 shade sails (USA Shade Equipment – Orion Model 23’ x 14’) for Koshio Park. This initiative aims to enhance the park’s amenities, aligning with the departments mission to provide quality recreational facilities for its residents.

**FINANCIAL CONSIDERATIONS**

Staff budgeted \$1,600,000.00 for Koshio Park renovation project (CPR Fund – Capital Projects 230.6000.575000). Proposal from Miracle Playstyeems is within Norris Design estimated project budget.

**LEGAL/POLITICAL CONSIDERATIONS**

None

**ALTERNATIVES/OPTIONS**

Request for bid closed on June 26, 2026, staff could look at other contractors. 3 bids were submitted. Miracle Playsystems was low complete bid proposal.

**STAFF RECOMMENDATIONS**

Staff recommends to approve Proposal from Miracle Playsystems for the purchase of 3 shade sails for an amount not to exceed \$53,014.08 to be paid from the CPR Fund – Capital Projects.

- Attachments:**
- a. Vendor Agreement
  - b. Notice of Award

**Certification of Council Approval:**

Ordinance No. \_\_\_\_\_

Resolution No. \_\_\_\_\_

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Date



City of Fort Lupton, Colorado

Vendor Agreement

This VENDOR Agreement is entered into by and between the **City of Fort Lupton**, Colorado (hereinafter "City") and MIRACLE PLAYSYSTEMS (hereinafter "VENDOR").

WHEREAS, the parties hereto agree in consideration of the covenants, payments and agreements set forth herein as follows:

**1. SCOPE OF SERVICES** VENDOR shall provide and perform all necessary conditions and prices stated in the bid proposal and the requirements, stipulations, provisions and conditions of the contract documents. VENDOR shall perform, execute, and complete all things mentioned to be done by the VENDOR and all included in the scope of work and bid specifications set forth and incorporated herein as **Exhibit A**. VENDOR confirms it possesses all necessary permits and professional licenses, as needed, and is in good standing with the State of Colorado. Further, VENDOR states, if applicable, it possesses professional liability insurance.

**2. CONTRACT DOCUMENTS.** This Agreement consists of and includes this Agreement and the scope of work set forth in the VENDOR's Scope of Work attached hereto as **Exhibit A**. In the event of any conflict between the specific contract terms and requirements of this Vendor Agreement and any terms and conditions of Vendor or Exhibit A, the parties specifically agree the terms of this Vendor Agreement shall control.

**3. PERIOD OF SERVICE AND SCHEDULE.** The provisions of this Agreement have been agreed to in anticipation of the orderly and continuous progress of the Project through completion of the services stated in the Proposal.

**4. CONTRACT SUM.** The City shall pay to the VENDOR for performance and completion of the work and or services encompassed by this Agreement, and the VENDOR will accept as full compensation therefore the sum of not to exceed **\$53,014.08**, as set forth in the Fee Schedule attached hereto as **Exhibit A**, and subject to confirmation by the City of completion of the scope of work in accordance with the contract documents attached hereto. Said amounts to be paid upon review and acceptance of the work by the City, in its sole discretion, including completion by the VENDOR of any review corrections as determined by the City.

**5. CONTRACT APPROPRIATIONS/NO CHANGE ORDERS.** The City states that the amount of money appropriated for this Agreement is equal to or in excess of the contract amount. No change order to this Agreement requiring additional compensable work to be performed, which work causes the aggregate amount payable under this Agreement to

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exceed the amount appropriated for the original contract shall be issued by the City unless the City notifies the VENDOR in writing, that lawful appropriations to cover the costs of this additional work has been made and the change order is approved by the City in its sole discretion in writing. City shall have the right to make changes within the general scope of VENDOR's services, with an appropriate change in compensation and schedule, upon execution of a mutually acceptable amendment or change order signed by authorized representatives of City and VENDOR.

**6. AMENDMENT/NO ASSIGNMENT.** No modification or amendment of this Agreement shall be valid unless in writing and signed by all parties to this Agreement. VENDOR's services will be performed solely for the benefit of City and not for the benefit of any other persons or entities. Neither City nor VENDOR shall assign or transfer interest in this Agreement without the written consent of the other.

**7. COMPLETE AGREEMENT.** This Agreement, and the exhibits hereto, shall constitute the entire agreement between the parties with respect to the subject matter hereof and there are no agreements, representations or warranties other than as set forth herein. ***IN THE EVENT OF A CONFLICT BETWEEN THE SPECIFIC TERMS AND REQUIREMENTS OF THIS VENDOR AGREEMENT AND ANY TERMS AND CONDITIONS OF THE VENDOR OR EXHIBIT A ATTACHED HERETO, THE PARTIES SPECIFICALLY AGREE THE TERMS OF THIS FORT LUPTON VENDOR AGREEMENT SHALL CONTROL.***

**8. DOCUMENTS.** All documents prepared by VENDOR pursuant to this Agreement shall become the exclusive property of the City after full payment therefore. The parties expressly acknowledge that the work was specifically ordered or commissioned by the City, and further agree that it shall be considered Instruments of Service and Vendor shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Services to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Vendor. The Vendor grants to the City a nonexclusive license to use the Instruments of Service solely and exclusively for purposes of constructing, using, maintaining, altering and adding to the Project. The license granted under this section permits the City to authorize the Contractor, Subcontractor, and suppliers, to reproduce applicable portions of the Instruments of Services, solely and exclusively for use in performing services or construction for the project. If the Vendor rightfully terminates this Agreement for cause the license granted in this section shall terminate. In the event the City uses the Instruments of Services without retaining the authors writing authorization, the City releases the Vendor from all claims and causes of action arising from such uses. The City, to the extent permitted by law, further agrees to indemnify and hold harmless the Vendor from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such cost and expense arise from the City's use of the Instruments of Services under this section. Except for the license granted under this section, no other license or right shall be deemed granted or implied under this Agreement. The City shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without prior writing agreement for the Vendor. Any unauthorized use of the Instruments of Services shall be at the City's sole risk and without

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liability to the VENDOR.

**9. TERMINATION.** Services may be terminated by City or VENDOR by seven (7) days' written notice in the event of substantial failure to perform in accordance with the terms hereof by the other party through no fault of the terminating party. If so terminated, City shall pay VENDOR all amounts due for all services properly rendered and accepted by the City. The City may terminate this Vendor Agreement without cause with thirty (30) days' written notice.

**10. SEVERABILITY.** In the event any portion of this Agreement is held to be unenforceable, the unenforceable portion of this Agreement will be deleted and the remaining provisions of the Agreement shall continue in full force and effect.

**11. GOVERNING LAW.** This Agreement shall be governed by the laws of the State of Colorado. All parties agree that any dispute regarding enforcement of this Agreement shall be filed in Weld County District Court after first attempting in good faith to submit the dispute to mediation. Submission of any dispute to mediation shall be a condition precedent to filing litigation in this matter, other than the request for injunctive relief.

**12. OSHA REQUIREMENTS.** VENDOR agrees that it alone bears the responsibility for providing a safe and healthy work environment and shall provide its employees with adequate orientation and training to safely perform the scope of work set forth in this contract. VENDOR shall at all times comply with the safety and health regulations of the Occupational Safety and Health Act of 1970 (29 CFR 1926) including all amendments and modifications thereto. In the event there is a conflict between the safety and health provisions of federal, state or local regulations, the more stringent provision shall prevail. VENDOR acknowledges and agrees that with respect to the scope of work under this contract, it shall comply with all obligations and assume all responsibilities for its actions regarding all OSHA rules and regulations.

**13. NO WAIVER OF GOVERNMENTAL IMMUNITY.** The City, its elected officials, officers and employees are relying upon, and do not waive or intent to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, C.R.S. Sec. 24-10-101 et seq. as amended or otherwise available to the City. Nothing herein shall operate as a waiver of any right the City has of governmental immunity under Colorado law which is specifically herein reserved.

**14. INDEPENDENT CONTRACTOR.** VENDOR is a separate, legal entity from the City and the parties make this Agreement accordingly with the understanding that VENDOR at all times is acting as an independent contractor and not an employee or agent of the City. All persons retained by VENDOR to perform services pursuant to this Agreement shall be employees or independent contractors of VENDOR and are not employees, contractors or agents of the City. VENDOR does not have the authority to bind the City by contract or otherwise.

**15. FORCE MAJEURE.** Neither party shall be liable or responsible to the other

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party nor be deemed to have defaulted under or breached this Agreement for failure or delay in fulfilling or performing any obligation under this Agreement when such failure or delay is caused by or results from causes beyond the reasonable control of the affected party, including but not limited to fire, floods, embargoes, pandemics, wars, acts of war (whether war is declared or not), insurrections, riots, civil commotions, strikes, lockouts or other labor disturbances, instances affecting public health including pandemics, acts of God or acts, omission, or delays in acting by any governmental authority. Provided, however, that the party so affected shall use reasonable efforts to avoid or remove such causes of non-performance, and shall continue performance hereunder with reasonable dispatch whenever such causes are removed. Either party shall provide the other party with prompt written notice of any delay or failure to perform that occurs by reason of force majeure. The parties shall mutually seek a resolution of the delay or the failure to perform as noted above.

**16. INDEMNIFICATION BY VENDOR.** VENDOR shall defend, indemnify and hold the City harmless from any damages caused by negligence, including but not limited loss, liability, expenses, suit or claim, or claim for injury to persons or damage to property arising out of the activities of VENDOR or its sub-consultants pursuant to this Agreement. Expenses shall include all out of pocket expenses, attorney fees, expert costs and related litigation fees. This indemnification is full and complete and is a material term of this Agreement. VENDOR shall notify its insurance carrier immediately of any possible claim.

**17. STANDARD OF CARE.**

a. The standard of care for all services performed or furnished by VENDOR under this Agreement will be the care and skill ordinarily used by members of the VENDOR's profession.

b. Re-performance of services that fail to meet the standard of care shall be VENDOR's sole obligation.

**18. LIABILITY INSURANCE**

**1. Comprehensive General Liability**

a. The VENDOR shall name the City as an additional insured on any applicable insurance policy. The VENDOR shall purchase and maintain in force a Comprehensive General Liability Insurance Policy and such other insurance that is appropriate or applicable for the work being performed and services furnished and shall provide protection from claims set forth hereinbelow which may arise out of or result from the VENDOR's performance and furnishing of the work and the VENDOR's other obligations under the Contract Documents, whether performed or furnished by the VENDOR, by any Sub-VENDOR, by anyone directly or indirectly employed by any of them to perform or furnish any of the work, or by anyone for whose acts any of them may be liable:

- i. Claims under workers' compensation, disability benefits, and other similar employee benefit acts;
- ii. Claims for damages because of bodily injury, occupational sickness or disease, or

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death of the Consultant's employees;

iii. Claims for damages because of bodily injury, sickness or disease, or the death of any person other than the VENDOR's employees;

iv. Claims for damages insured by personal injury liability coverage which are sustained:

a) by any person as a result of an offense directly or indirectly related to the employment of such person by the VENDOR; or

b) by any other person for any other reason; Claims for damages, other than to the Work itself, because of injury to or the destruction of tangible property wherever located, including the loss of use resulting therefrom;

c) Claims for damages because of bodily injury or the death of any person or property damage arising out of the ownership, maintenance, or use of any motor vehicle.

(a) The insurance required shall include the specific coverages, and be written for not less than the limits of liability and coverages specified or required by Colorado Law, whichever is greater.

i. If applicable, Workers' Compensation and related coverages:

a) State of Colorado                      Statutory

b) Applicable Federal                      Statutory

c) Employer's Liability                      \$ 100,000 each accident

    \$ 500,000 disease, policy limit

    \$ 100,000 disease, each employee

(b) The VENDOR's Comprehensive General Liability Insurance Policy shall include:

i. General Aggregate                      \$ 1,000,000

ii. Personal and Advertising Injury      \$ 500,000

iii. Each Occurrence (Bodily Injury and Property Damage)                      \$ 500,000

iv. Excess or Umbrella Liability Bodily Injury and Property Damage                      \$ 2,000,000

    Retention                      \$ 10,000

**2. Automobile Liability**

Combined Single Limit of                      \$ 2,000,000

**3. If applicable, Professional Liability**

Limits of Liability:

Aggregate                                      \$ 4,000,000

Per Claim                                      \$ 1,000,000

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**24. APPROVAL REQUIRED.** This Agreement is subject to the final approval of the Fort Lupton City Council and signature by the Mayor of Fort Lupton.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, **2026.**

**CITY OF FORT LUPTON, COLORADO**

\_\_\_\_\_  
BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

**VENDOR: Miracle Playsystems**

\_\_\_\_\_  
BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

# Qualifications and Proposal for Koshio Park Shade Sails 2026 Shade Structure Installation

June 20266



## PREPARED BY:

Miracle Playsystems

Pam Doelze

Inside Account Manager

PO Box 1174 Niwot, Colorado 80544

720. 470.9278

pdoelze@miracleplaysystems.com



## PREPARED FOR:

City of Fort Lupton

Attn: Finance Department

Address: 130 S. McKinley Avenue

Fort Lupton, CO 80621



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3. Project Manager / Primary Contact Background
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5. Proposed Project Schedule
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7. Warranty / Guarantee
8. Proposed Pricing

City of Fort Lupton  
Attn: Finance Department  
130 S. McKinley Avenue  
Fort Lupton, CO 80621

Dear Mr. Cook and Evaluation Committee,

On behalf of Miracle PlaySystems, I am pleased to submit our proposal in response to the City of Fort Lupton's Request for Proposals (RFP No. FTL2026-027) for the supply and delivery of three (3) USA Shade – Orion shade sails for Koshio Park.

We understand the City's goal to enhance park amenities and provide high-quality recreational spaces for its residents. Our team is confident in our ability to deliver durable, aesthetically pleasing, and compliant shade structures that meet the specified requirements, including the USA Shade Orion model (#229.1), Shadesure fabric roofing, powder-coated frame finish, and drilled pier footing system.

Miracle PlaySystems has extensive experience in supplying and delivering park and recreational shade structures. We specialize in providing high-quality, engineered shade solutions that meet municipal standards, ensuring safety, durability, and long-term performance. Our team has successfully supported numerous parks and recreation projects, demonstrating our capability to meet both technical specifications and project timelines.

#### Commitment to Project Requirements

We confirm our ability to:

- Supply all three (3) Orion shade sails in full compliance with the RFP specifications
- Provide engineered systems designed by licensed professionals
- Deliver within the proposed schedule and coordinate logistics effectively
- Meet all applicable legal, safety, and compliance requirements outlined by the City

We are committed to maintaining clear and consistent communication with the City throughout the project lifecycle to ensure timely delivery and successful implementation.

We appreciate the opportunity to support the City of Fort Lupton in improving Koshio Park and enhancing community spaces. We are confident that our expertise, quality products, and reliable service make us a strong partner for this project.

If you have any questions regarding this proposal and accompanying information, please contact me at 720-470-9278 or [pdoelze@miracleplaysystems.com](mailto:pdoelze@miracleplaysystems.com).

Thank you,

*Pam Doelze*

Pam Doelze  
Sales Account Manager  
Miracle Playsystems

# About the Firm

## Your Team



### Company Background

Miracle Playsystems was founded in 2004 by Kit Steven, building on decades of playground construction knowledge and a passion for design innovation. What began as the Miracle Construction Company installing playgrounds quickly grew into sales and distribution through the Northern California Miracle Recreation distributorship, carrying forward more than 30 years of experience from Dale Green Associates and John Harris and Associates.

Over the years, Miracle Playsystems has expanded to become the largest play equipment design, distribution, and specialty contracting firm in Northern and Central California. In 2022, our reach grew into Oregon and Washington, and in 2024, we acquired Churchich Recreation, extending our expertise to Colorado, Nebraska, and Eastern Wyoming.

Today, Miracle Playsystems brings together a century of combined experience in playground design, construction, and service. Our dedicated team supports clients through every phase of a project, providing innovative, cost-effective, and visually stunning solutions while ensuring safety and compliance.

Above all, our passion is creating inclusive, imaginative, and enduring play spaces that enrich communities and stand the test of time.

For more information about our firm visit:  
<https://www.miracleplaysystems.com/>



**Pam Doelze** brings over 20 years of expertise in steel distribution and operations management, complemented by a decade of experience in lumber and composite deck board manufacturing. She is known for her exceptional customer service, strong critical thinking, and effective problem-solving abilities. Throughout her career, Pam has built and maintained meaningful relationships with clients, colleagues, and partners.

Pam is also a proud mother to an accomplished adult daughter who remains her top priority. Outside of her professional life, she thrives in the great outdoors—whether hiking, paddle boarding, kayaking, camping, traveling, or enjoying sports, Pam brings the same enthusiasm and commitment to her personal pursuits as she does to her work.

## Pam Doelze

Sales Account Manager/Primary Contact Through Contract

### Contact Information:



720470.9278



pdoelze@miracleplaysystems.com

### Education:

- Shippensburg University, PA

### Work Experience:

- Miracle Playsystems - July 2025 - Present
- Deckorators - Territory Manager
  - 2021 - 2025
- UFP Industries - Account Manager
  - 2014-2021





Hunter joined the Miracle Playsystems team in December of 2024, bringing over 15 years of construction experience in the steel fabrication and commercial landscape industries. With a primary focus in operations and project management, he has thorough involvement in managing mobilization and installation of projects at various parks, universities, schools and residential developments. He believes that recreational spaces are a profound way to provide a tangible communal impact.

In his spare time, Hunter enjoys all things outdoors: hiking, camping, fishing, hunting and anything else the Rocky Mountains have to offer. His most recent hobby has been working with and training his bird dog and the perpetual learning that involves.



## Hunter Hargrave

Installation Services Coordinator /Primary Contact Post-Sale

### Contact Information:



970. 837. 6610



hunter@miracleplaysystems.com

### Education:

- Texas A&M University - Bachelors of Business Administration

### Work Experience:

- Miracle Playsystems- Purchasing & Logistics Coordinator  
Dec 2024- Present
- Alpine Gardens- Purchasing Manager  
2029-Dec 2024
- Fox Trail Construction  
2016-2019



# Project Team

## Your Team



Heather Heasley is the Rocky Mountain Regional Manager and oversees all day-to-day operations within the Miracle Playsystems organization. Heather is a 20+ year industry veteran, and a leader who specializes in design, consultation, and customer service as well as project management. Heather has strong organizational and leadership skills as well as proactive and critical thinking abilities which help her best serve her clients. She specializes in inclusive play and design, and has also been CPSI certified for over 20 years. Heather loves the work she does, and developing relationships with her clients. She married her high school sweetheart and enjoys spending time with her family, her two dogs, and going to competitive cheer competitions to support her daughter.

### Heather Heasley | CPSI

Rocky Mountain Regional Manager

#### Contact Information:



720.899.6242



heather@miracleplaysystems.com

#### Education:

- Brooks College, Graphic Design 1999

#### Work Experience:

- Miracle Playsystems - Rocky Mountain Regional Manager
  - September 2024 - Present
- Churchich Recreation, LLC - Inside Account Manager
  - 02/2005 – September 2024
- Miracle Playground Sales Inc - Inside Account Manager, Designer
  - 6/2003-11/2004




## Park Layout





The Orion shade structure is a chic addition that instantly enhances the aesthetics of any outdoor area. Its modern design and functional shade make it a perfect choice for those looking to create a signature look in their outdoor spaces. The Orion effortlessly combines style and practicality making it an ideal choice for those seeking to create a signature look for their outdoor area.

DESCRIPTION		DETAILS		
Orion		Model Number	Dimensions	Entry Height
<b>QTY</b>	<b>IMAGE</b>	229.1 Orion	23'x14'	8'
3		Fabric Type	Fabric Color	Electrical Provisions
		Shadesure		Excluded
		Steel Finish	Steel Color	Cable/HDW Finish
		Powder Coated		Galvanized
		Footing Type	Mounting Type	Anchor Bolts
		Drilled Pier	Recessed Base Plate	Included

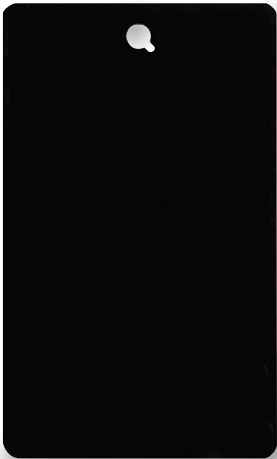
**Corporate Headquarters**  
8505 Chancellor Row  
Dallas, TX 75247  
P. 214.905.9500 TF. 800-966-5005  
F. 214.905.9514

**West Coast Office**  
1085 N. Main St., Suite C  
Orange, CA 92867  
P. 714.427.6981 TF. 800-507-4233  
F. 714.427.6982

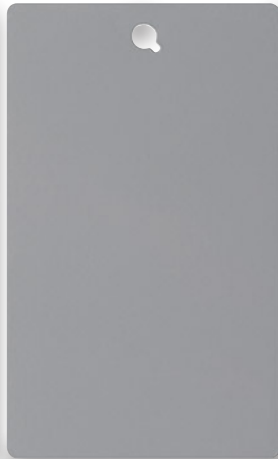


# STANDARD POWDER COAT COLORS CHART

**BLACK**  
115155



**TELE-GRAY**  
115892



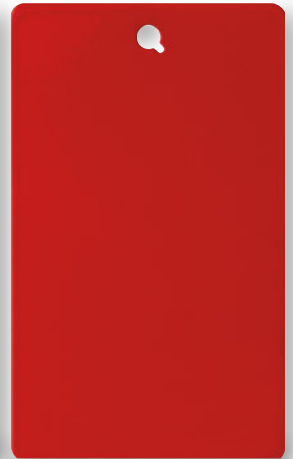
**ROYAL BLUE**  
115159



**HUNTER GREEN**  
115580



**RED**  
115150



**LEMON**  
115217



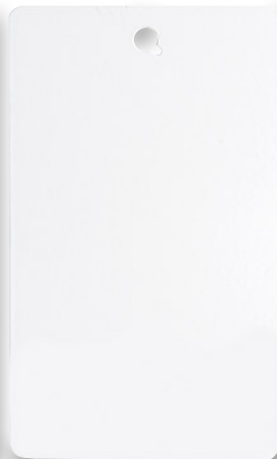
**BROWN**  
115154



**LIGHT IVORY**  
115893



**WHITE**  
115157



Powder coat colors may vary slightly based on the media of which flyer is printed out on or distributed as pdf.

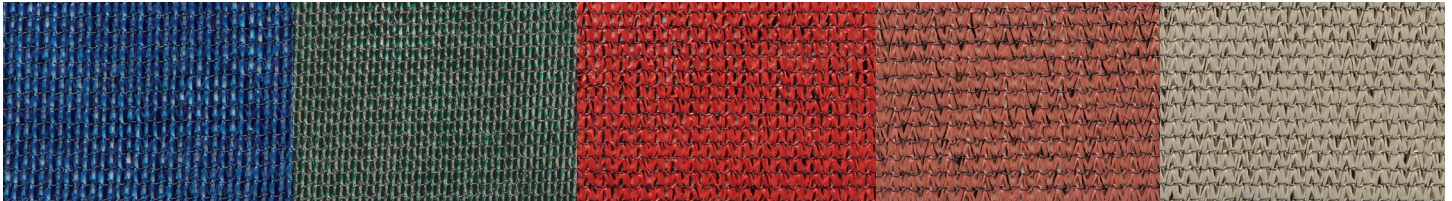
[www.usa-shade.com](http://www.usa-shade.com)

**Corporate Headquarters**  
8505 Chancellor Row  
Dallas, TX 75247  
P. 214.905.9500 TF. 800-966-5005  
F. 214.905.9514

**West Coast Office**  
1085 N. Main St., Suite C  
Orange, CA 92867  
P. 714.427.6981 TF. 800-507-4233  
F. 714.427.6982



# COLOURSHADE® FR FABRIC



## BLUE

Shade Factor 80%  
UV Factor 85%

## GREEN

Shade Factor 80%  
UV Factor 85%

## RED

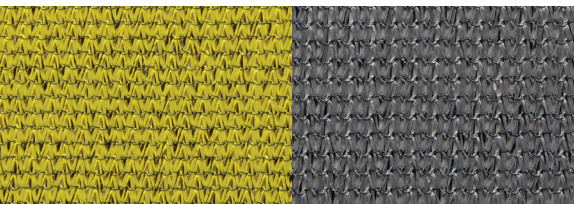
Shade Factor 80%  
UV Factor 86%

## TERRACOTTA

Shade Factor 75%  
UV Factor 82%

## DESERT SAND

Shade Factor 80%  
UV Factor 92%



## YELLOW

Shade Factor 80%  
UV Factor 89%

## SILVER

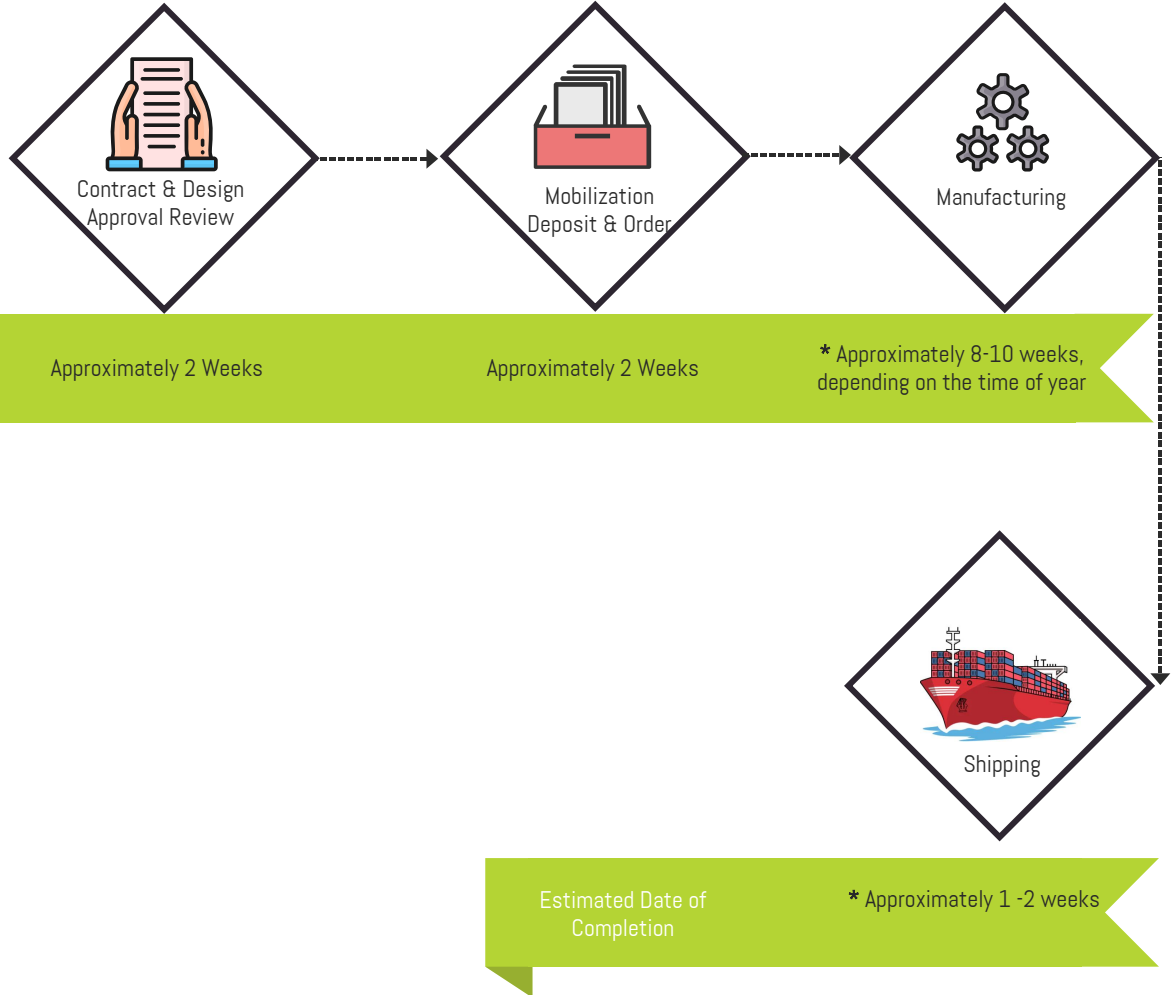
Shade Factor 80%  
UV Factor 81%



Colourshade® fabrics carry a 10 year limited manufacturers warranty from the date of installation against failure from significant fading, deterioration, breakdown, mildew, outdoor heat, cold or discoloration, with the exception of Red and Coolbrella fabrics which carry a 3 year limited warranty.

Fabric colors may vary slightly based on the media of which flyer is printed out on or distributed as pdf.

# 5 Proposed Project Schedule



Milestone	Approximate Timeline	Target Date
Procurement and Award Phase		July 7, 2026
Project Kickoff and Engineering	Week 1-2	July 8-21, 2026
Fabrication & Order Processing	Week 3-8	July 22-September 2, 2026
Shipping and Delivery	Week 9-10	Miracle Playsystems

\* Please note that all timelines are approximate and subject to seasonal variations and manufacturing schedules.

\* These timeframes represent our standard process and may vary based on project scope, seasonal demand, and material availability.

\*\* Duration of Installation is Estimated, assuming typical site conditions and no unforeseen below-grade issues

## Brighton Sports Complex

Brighton, CO

**Company Name:** City of Brighton Colorado

**Reference Contact Name:** Doug Brown

**Phone:** 303 655 2000

**Email:** dbrown@brightonco.gov

**Project Scope:** Furnish and install Poligon shade shelter



## Colliers Hill

Erie, CO

**Company Name:** Town of Erie Colorado

**Reference Contact Name:** Luke Bolinger

**Phone:** 303 926 2796

**Email:** lbolinger@erieco.gov

**Project Scope:** Furnish and install Poligon shade shelter



# Shelter and Amenity Installation

## Dickens Farm Nature Area

Longmont, CO

**Company Name:** City of Longmont Colorado

**Reference Contact Name:** Ben Gratton

**Phone:** 303 651 8745

**Email:** ben.gratton@longmontco.gov

**Project Scope:** Furnish and install Poligon shade shelter





# Warranty / Guarantee



# WARRANTY

## **STATEMENT OF LIMITED WARRANTY FOR USA SHADE PRODUCTS**

1. The structural integrity of all supplied steel is warranted for ten years.
2. If assembly is provided by the Company, workmanship covering the labor for the removal, assembly, and cost of shipping will be covered for one year.
3. All steel surface finishes are warranted for one year.
4. Shadesure™, Colourshade® FR, Extreme 32™, Commercial 95™, SaFRshade™ and Monotec 370™ fabrics all carry a ten year limited manufacturer's warranty against failure from significant fading, deterioration, breakdown, outdoor heat, cold, or discoloration. Should the fabric need to be replaced under the warranty, the Company will manufacture and ship a new replacement

fabric at no charge for the first six years, thereafter pro-rated at 20% per year over the remaining four years. The following are exceptions to the preceding warranty terms:

- **Shadesure™ fabrics in Red, Yellow, Atomic Orange, Electric Purple, Zesty Lime, Cinnamon, Olive, and Mulberry carry a five year pro-rated warranty;**
- **Fabrics attached to Coolbrella structures carry a three year warranty;**
- **Individual fabric tops measuring greater than 40' in length are covered by a non-prorated five year warranty;**
- **Preconstraint 502™ waterproof material is subject to an eight year pro-rated warranty**

5. Sewing thread is warranted for ten years.

# **GENERAL LIMITED WARRANTY TERMS AND CONDITIONS**

1. These limited warranties are effective from the date of sale, or, if assembly is provided by the Company, upon receipt by Company from Purchaser of a completed and signed "Customer Checklist and Sign-off" form.
2. In its sole discretion, the Company will repair and/or replace defective structures, products, or workmanship, or refund that portion of the price related to the defective product, labor, or service rendered.

3. The Company reserves the right, in cases where certain fabric colors have been discontinued, to offer the Purchaser or Owner a choice of available alternative colors to replace the warranted fabric. The Company does not warranty that any particular color will be available for any period of time, and reserves the right to discontinue any color for any reason, without recourse by the Purchaser or Owner of the discontinued fabric color.
4. Should the Purchaser or Owner sell the structures to another party, the warranty cannot be transferred to the new owner without a complete and thorough on-site inspection performed by a Company representative. Please contact the company at [warranty@usa-shade.com](mailto:warranty@usa-shade.com) for more details.
5. All warranty claims covering Company-supplied structures, products, and services must be submitted by Purchaser or Owner in writing to the Company within thirty days from the date of discovery of the alleged defect, and must include a detailed description and photographs of the alleged defect or problem. Warranty claims should be submitted by email to: [warranty@usa-shade.com](mailto:warranty@usa-shade.com).
6. Purchaser or Owner agrees that venue for any court action to enforce these limited warranties shall be in the City or County of Dallas in the State of Texas, USA.
7. These limited warranties are void if:
  - **the supplied structures, products, services and/or labor are not paid for in full;**
  - **the structures are not assembled in strict compliance with USA SHADE specifications;**
  - **any changes, modifications, additions, or attachments are made to the structures in any way, without prior written approval from the Company— specifically, no signs, objects, fans, light fixtures, etc. may be hung from the**

**structures, unless specifically engineered by the Company.**

8. These limited warranties do not cover defects and/or damages caused by:
- **normal wear and tear;**
  - **misuse, willful, or intentional damage, vandalism, contact with chemicals, cuts, or Acts of God (i.e. tornado, hurricane, micro/macros burst, earthquake, wildfires, etc.);**
  - **ice, snow, or wind loads in excess of the designed load parameters engineered for the supplied structures;**
  - **use, maintenance, neglect, repair and/or service inconsistent with the Company's written care and maintenance instructions, provided with the order.**
9. The limited warranties explicitly exclude:
- **workmanship related to assembly not provided by the Company or its agents;**
  - **fabric curtains, valances, and flat vertical panels;**
  - **fabric canopies installed on structures that were not engineered and originally supplied by the Company.**

- **THE COMPANY SHALL NOT BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL, SPECIAL, LIQUIDATED, EXEMPLARY, OR PUNITIVE DAMAGES, OR ANY LOSS OF REVENUE, PROFIT, USE OR GOODWILL, WHETHER BASED UPON CONTRACT, TORT (INCLUDING NEGLIGENCE), OR ANY OTHER LEGAL THEORY, ARISING OUT OF A BREACH OF THIS WARRANTY OR IN CONNECTION WITH THE SALE, INSTALLATION, MAINTENANCE, USE, OPERATION OR REPAIR OF ANY PRODUCT OR**

**SERVICE. IN NO EVENT WILL THE COMPANY BE LIABLE FOR ANY AMOUNT GREATER THAN THE PURCHASE PRICE FOR ANY PRODUCT OR SERVICE PROVIDED BY THE COMPANY.**

- THE FOREGOING LIMITED WARRANTY IS THE SOLE AND EXCLUSIVE WARRANTY FOR THE COMPANY'S PRODUCTS AND SERVICES, AND IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, IN LAW OR IN FACT. SELLER SPECIFICALLY DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR USE OR PURPOSE, AND ANY IMPLIED WARRANTIES ARISING OUT OF COURSE OF DEALING OR PERFORMANCE OR TRADE USAGE. PURCHASER, BY ACCEPTANCE AND USE OF THIS LIMITED WARRANTY, WAIVES ANY RIGHTS IT WOULD OTHERWISE HAVE TO CLAIM OR ASSERT THAT THIS LIMITED WARRANTY FAILS OF ITS ESSENTIAL PURPOSE.**

Colourshade ® and Extreme 32™ are registered trademarks of Multiknit Pty. Ltd.

Commercial 95™ and SaFRshade™ are registered trademarks of Gale Pacific USA Inc.

Monotec 370™ is a registered trademark of PRO-KNIT Industries Pty. Ltd.

Precontraint 502™ is a registered trademark of Serge Ferrari North America, Inc.



# Proposed Pricing



**Job Number:** 26-9710  
**Job:** Koshio Park Fabric Shade Sails  
**Quote Name:** Quote-26-9710-Koshio Park Fabric Shade Sails 006  
**Quote Number:** Q-15858



**Prepared by:**  
 Pam Doelze  
 pdoelze@miracleplaysystems.com

**Terms:** Equipment - Mobilization Deposit - 50% Equipment at time of order, Balance Net 30 from Ship Date

**Sub Total:** \$53,014.08  
**Estimated Tax:** \$0.00  
**Total:** \$53,014.08

**Remit to:** Miracle Playsystems  
 1312 17th St. PMB 71810  
 Denver, CO 71810

USA Shade Quote number - CO0326JT27772-R3

Product Code	Description	Qty	Rate	Total	Estimated Tax ( if applicable)
EQUIP7	USA Shade Equipment • Model # 229.1 Orion • Size: 23'x14' • Roof: Shadesure Fabric Shade • Frame Finish: Powder coated • Number of Columns: 2 • Minimum Clearance Height: 8' • Footing type: Drilled Pier • Mounting Type: Recessed base plate  USA Shade Sourcewell discount applied: Sourcewell Account # 116831 Structure Price: \$15,548.80 each *3 = \$46,646.40 Sourcewell Total Discount 6%: (\$2,798.79) New structure price after Sourcewell: \$43,847.61	3	\$14,615.87	\$43,847.61	\$0.00
DESIGN2	Electronic Stamped Engineering drawings.	1	\$975.00	\$975.00	\$0.00
Freight	USA Shade Equipment Freight	1	\$8,191.47	\$8,191.47	\$0.00
<b>USA Shade SUBTOTAL:</b>					\$53,014.08
<b>USA Shade TOTAL:</b>					\$53,014.08

**Sub Total:** \$53,014.08  
**Total Estimated Tax:** \$0.00  
**Grand Total:** \$53,014.08

Koshio Park Fabric Shade Sails  
 MIRACLE PLAYSYSTEMS – 1312 17th St. PMB 71810 Denver, CO 71810  
 (800) 879-7730 – (510) 893-2163 (FAX)

**Please confirm or edit order information below.**

**End User Company:**

City Of Fort Lupton

**End User Contact:**

BRIAN OSWALT

**End User Email:**

**Bill To Email:**

**Bill To:**

**Delivery Contact:**

Cara Scohy

**Delivery Email:**

cscohy@norris-design.com

**Delivery Phone:**

970 420 9462

**Delivery Address:**

**Site Address:**

131 McKinley Ave

Fort Lupton, CO

**Customer Reference #:**

**Terms & Conditions**

Applicable Territories: Colorado, Wyoming, Nebraska, Oregon, Washington, and California

**1. Purchase Contract Terms**

Acceptance of these terms is confirmed by signing the estimate/quote. The quote must be attached as an exhibit to any resulting contract or purchase order. Any other terms proposed by the client are considered material alterations and are void. Estimate valid for **60 days** from date of quote. Colors to be confirmed with your local sales representative.

**2. Payment Terms**

- Equipment: 50% deposit upon order, 50% balance Net 30 from ship date.
- Installation (if applicable): 25% deposit at time of equipment order, balance billed upon completion, Net 30.
- Credit Card Fee: 3.5% convenience fee.
- Retainage: Not accepted.
- Tax: Final tax added unless proper tax-exemption certificate is provided.

**3. Lead Times & Scheduling**

Lead times vary by manufacturer and product type and will be confirmed at the time of receipt of order acknowledgement by the manufacturer once all necessary documentation has been provided, deposit has been received, and order has been placed. A tentative installation schedule can be provided once all relevant factory order acknowledgements have been received. Please note – production and shipping lead time does not include installation lead time.

**4. Tariff Contingency**

Buyer agrees to reimburse for any tariffs, duties, or similar charges imposed after contract execution. Should new government tariffs be implemented or existing tariffs be modified prior to delivery that directly affects the quoted products, we reserve the right to adjust the price accordingly. Tariff fees will be on final bill.

**5. Construction Services (If Applicable)**

Excludes:

- Delivery & offloading
- Packaging disposal
- Site security/chain link temp fence
- Spoils removal off-site

Koshio Park Fabric Shade Sails  
 MIRACLE PLAYSYSTEMS – 1312 17th St. PMB 71810 Denver, CO 71810  
 (800) 879-7730 – (510) 893-2163 (FAX)

Page 2 of 4

- Site base prep and drainage
- Permits, engineering, testing
- Soil samples, CPSI inspection
- Crane or heavy equipment services
- Utility locating
- Unforeseen site/digging conditions including civil scope outside of typical footing design (ex: drainage, etc.) capabilities, delegated design requirements, and any condition not specifically included in this proposal.

#### **Site Preparation Requirements**

- Stable, dry and soil compacted (95%), The installation site must be excavated and prepared to the specified depth and dimensions prior to mobilization. Subgrade drainage must not be installed prior to equipment installation. No loose-fill surfacing, or compacted aggregate subbase may be present in play pit prior to installation of play equipment unless otherwise quoted. If compacted aggregate subbase is not in Miracle Playsystems scope of work, it must be completed after playground installation and prior to PIP. Failure to meet these requirements may result in delays and additional charges.
- Less than 1% grade
- Accessible for labor and equipment
- Frozen ground conditions may impact construction schedule

#### **6. General Exclusions**

Unless specified, proposals do not include:

- Transporting materials to the jobsite from delivery site
- Installation
- Site base prep and drainage
- Permits, engineering, testing
- Soil samples, CPSI inspection
- Crane or heavy equipment services
- Specialty trades
- Power supply
- Insurance above \$1M/\$2M per occurrence
- Prevailing wages
- Permits, bonds
- Safety inspections
- Testing services
- DSA submittals and plan check services

#### **7. Equipment Inspections**

All equipment must be inspected upon delivery. Any missing or damaged parts must be reported immediately. Color discrepancies must be reported at the time of delivery; installation of equipment constitutes acceptance of all colors as delivered.

#### **8. Foundation Guidelines For all Shade and Shelter Projects**

Designs assume no adjacent structures or slopes unless otherwise qualified on bid. Additional engineering may be required for site-specific conditions. Client is responsible for providing current, site-specific geotechnical reports, site plans and civil drawings. Order may not be released to manufacturer without proper documentation. Manufacturers reserve the right to omit footing design from engineering package should unfavorable soils conditions or impact from adjacent structure foundations (or any other condition deemed appropriate by Manufacturer) be present in the provided geotechnical report, site plans or civil drawings. In the event Manufacturer omits a footing design, the Client shall be solely responsible for retaining a qualified third-party engineer to provide a suitable foundation design. Note that final engineering will determine footing size. Larger footing sizes will result in an increased footing cost. If larger footing size is necessary, it will be acknowledged and addressed via change order prior to mobilization and footing installation.

#### **9. Change Orders**

All changes to the original scope of work must be documented in writing and signed by both parties before implementation. Change orders will include detailed descriptions of additional work, and revised pricing. Additional work may be billed at prevailing labor and material rates. No verbal authorization will be accepted. Client agrees to pay for any work performed without proper written authorization. Changes may affect delivery schedules and final completion dates.

#### **10. Insurance**

Includes General Liability and Workers Compensation. Waivers of subrogation or primary non-contributory endorsements incur additional costs.

**11. Cancellation Policy**

**Equipment Orders:** Orders may be cancelled within 48 hours of order acknowledgment without penalty. After 48 hours, cancellation is subject to a 25% restocking fee plus any costs incurred by manufacturer. Orders cannot be cancelled once production has begun - full payment required.

**Installation Services:** Installation may be cancelled up to 7 days prior to scheduled start date. Cancellations with less than 7 days' notice are subject to a minimum charge of \$1,500 to cover mobilization costs and scheduling disruption.

**Deposits:** In case of client cancellation, deposits will be applied toward cancellation fees and restocking charges.

**12. Remobilization**

Pricing assumes single mobilization unless otherwise noted. Should Miracle Playsystems or its subcontractors be required to remobilize due to no fault of their own, a minimum remobilization fee of \$3,500 per occurrence will be added to the final invoice.

**13. Indemnity Clause**

Client/Owner shall defend, indemnify and hold harmless Miracle Playsystems, its officers, directors, board of trustees, agents, or employees and each of them, from any and all claims, demands, causes of action in law or in equity, damages, penalties, costs, expenses, reasonable attorneys' fees, reasonable experts' fees, reasonable consultants' fees, judgments, losses or liabilities, of every kind and nature whatsoever arising out of or in any way connected with or incidental to, the performance of the services under this Agreement or any of the obligations contained in this Agreement ("Claims"). Without limitation, "damages" include personal injury, including, but not limited to bodily injury, emotional injury, sickness or disease, or death to persons, including, but not limited to, any employees or agents of Miracle Playsystems, or any other person; or other damages of any kind to anyone including, without limitation, economic loss, property damage and loss of use thereof. It is expressly acknowledged and agreed that each of the foregoing indemnities is independent, that each shall be given effect, and that each shall apply despite any acts or omissions, misconduct or negligent conduct, whether active or passive, on the part of, or other contractor(s); provided, however, Miracle Playsystems duty to indemnify shall be limited to the percentage or the degree Miracle Playsystems comparative negligence caused any damages.

**Colorado Provision**

To the extent permitted by applicable law and subject to the limitations imposed by the Colorado Constitution, including the Taxpayer's Bill of Rights (TABOR), the Client/Owner agrees to defend, indemnify, and hold harmless Miracle Playsystems in accordance with the indemnity obligations set forth above.

**14. General Terms**

THIS QUOTE IS LIMITED TO AND GOVERNED BY THE TERMS CONTAINED HEREIN: Miracle Playsystems objects to any other terms proposed by client, in writing or otherwise, as material alterations, and all such proposed terms shall be void. Client authorizes Miracle Playsystems to ship equipment and agrees to pay the total specified. Shipping terms are FOB the place of shipment via common carrier. Client and owner/operator agree to indemnify and hold Miracle Playsystems, harmless from and against all liabilities, losses, penalties, damages and expenses, including costs and attorney fees, resulting from any and all claims, liens, damages, actions, suits, judgments or settlements, injuries arising or alleged to arise out of their failure, or failure of architect, contractors, subcontractors, installers, employees, agents and assigns to assemble, install, inspect and/or maintain the play equipment and impact absorbing surfacing in full compliance with each manufacturers installation instructions and safety requirements and their misuse and/or alteration of the play equipment.

Company: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date: \_\_\_\_\_



# THANK YOU!



Pam Doelze

Sales Account Manager

PO Box 1174 Niwot, Colorado 80544

720.470.9278

[pdoelze@miracleplaysystem.com](mailto:pdoelze@miracleplaysystem.com)

Don't forget to follow us on Social Media!





## Koshio Park Shade Sails

130 S. McKinley Avenue  
Fort Lupton, CO 80621

Phone: 303.857.6694  
Fax: 303.857.0351

[www.fortluptonco.gov](http://www.fortluptonco.gov)

Miracle Playsystems  
PO Box 1174  
Niwot, CO 80544

Date: **July 7, 2026**

Attention: Pam Doelze

**Subject: City of Fort Lupton, Colorado  
Koshio Park Shade Sails  
Notice of Award**

The City of Fort Lupton, Colorado, has considered the Proposal submitted by you for the above described work in response to the Invitation for Bids dated **June 26, 2026**, and the Instructions to Bidders.

You are hereby notified that your Proposal has been accepted for the work in the amount or amounts shown on your Proposal.

You are required by the Instructions to Bidders to execute the Agreement and furnish any Performance Bond, the Payment Bond, Insurance Certificates, and other required documentation no later than ten (10) calendar days from the date of this notice.

If you fail to execute the said Agreement no later than seven (7) calendar days from the date of this Notice of Award, the City of Fort Lupton, Colorado, will be entitled to consider all your rights arising out of the City of Fort Lupton, Colorado's acceptance of your Proposal as abandoned and as a forfeiture of your Proposal security as liquidated damages, but not as a penalty, for the delay and extra work caused thereby and also to compensate the City of Fort Lupton, Colorado, for the difference between your Proposal and the next lowest Bid. The City of Fort Lupton, Colorado, will be entitled to such other rights as may be granted by Colorado law.

You are required to return an acknowledged copy of this Notice of Award to the City of Fort Lupton, Colorado.

The insurance certificates required for this project shall be sent to City of Fort Lupton, Attention: Chris Cross, 130 South McKinley Avenue, Fort Lupton, Colorado 80621.

**CITY OF FORT LUPTON, COLORADO**

---

By: Chris Ceretto

Title: Mayor

Address: 130 South McKinley Avenue  
Fort Lupton, Colorado 80621

Telephone: (303) 857-6694

**Acceptance of Notice of Award**

Receipt of the above Notice to Proceed is hereby acknowledged:

this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**Miracle Playsystems**

By: \_\_\_\_\_

Title: \_\_\_\_\_

Telephone: \_\_\_\_\_



**SUBJECT FOR DISCUSSION**

Approving the Installation of Two New Pumps for the Golf Course from Rocky Mountain Pumps and Controls for an Amount not to Exceed \$59,995.00, Allocated from the Golf Course Maintenance Department

**SUMMARY STATEMENT/BACKGROUND DISCUSSION**

In 2019 the City purchased a used pumphouse from another golf course. The purchase included 3 used motors, 3 used pumps, a control panel, filter and new skid. The pumps are from 2015 and are now 11 years old. One of the pumps has been rebuilt and is holding up. The other two pumps have become worn to the point packing cannot eliminate leakage which has caused malfunctions and untimely breakdowns of the irrigation system.

An RFP went out for bid to replace two pumps on June 16th. The course has requested the pumps be from Flowtronex to match the rest of our equipment. The lowest bid installing the requested Flowtronex pumps came from Rocky Mountain Pump and Controls for \$59,995.

Rocky Mountain Pump and Controls installed the original pumps and has been the vendor for service to the pumps at Coyote Creek Golf Course.

**FINANCIAL CONSIDERATIONS**

The Golf Course has budgeted \$60,000 to replace the two pumps.

**LEGAL/POLITICAL CONSIDERATIONS**

N/A

**ALTERNATIVES/OPTIONS**

Rebuild the existing pumps for approximately \$16,000 per pump, or do nothing and continue to pack the existing pumps.

**STAFF RECOMMENDATIONS**

The bid from Rocky Mountain Pump and Controls is the preferred bid installing equipment to match existing equipment in the pump house. Staff recommends accepting the bid from Rocky Mountain Pumps and Controls.

**Attachments:**

- a. Bid Sheet
- b. Rocky Mountain Pump and Controls Bid

**Certification of Council Approval:**

Ordinance No. \_\_\_\_\_

Resolution No. \_\_\_\_\_

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Date

Friday, June 26, 2026

10:00 AM

*Request Gusman*  
*[Signature]*  
*Muel [Signature]*

Vendor Name	Bid	Drop Off	Email
Rocky Mtn Pumps & Control	\$ 59,995.00		✓
QUANTUM Pump & Controls LLC	OPTION 1 \$ 64,380.00		✓
QUANTUM Pump & Controls LLC	OPTION 2 \$ 62,188.00		✓
QUALITY WELL & PUMP	\$ 58,235.00	✓ FAX	
PUMP MAN LOGRABE	\$ 81,758.37	✓	
VELOCITY CONSTRUCTION INC	\$ 112,932.00	✓	
HYDRA RESOURCES	\$ 47,970.00	✓	

**Cover Page**

Request No.

FTL2026-008

Replace Two Irrigation Pumps at Coyote Creek Golf Course Pump House



*Rocky Mountain Pump & Controls*

*(303) 524-5844*

I hereby wave my right to a sealed bid.

\*\*\*\*\*  
REQUEST NO.  
FTL2026-008  
\*\*\*\*\*



COME PAINT YOUR FUTURE WITH US

CITY COUNCIL OF FORT LUPTON, STATE OF COLORADO,  
BY AND THROUGH ITS FINANCE DIRECTOR

DATE: June 16, 2026

**THIS DOCUMENT CONTAINS GENERAL INFORMATION FOR THE PURCHASING PROCESS OF THE CITY OF FORT LUPTON. ALL ITEMS MAY NOT BE APPLICABLE. ACTUAL BID SPECIFICATIONS WILL BE FOUND FOLLOWING PAGE 7.**

I. NOTICE TO BIDDERS

- A. The City of Fort Lupton of the County of Weld, State of Colorado, by and through its Finance Director, wishes to purchase the following:

**Replace Two Irrigation Pumps at Coyote Creek Golf Course Pump House**

- B. Sealed or faxed bids the above stated merchandise, equipment, and/or services will be received at the office of the City of Fort Lupton Finance Director, 130 South McKinley Avenue, Fort Lupton, Colorado, 80621 until: **Friday June 26th, 2026 at 10:00 A.M.**
- C. All question must be emailed to the attention of Mike McNay at [Mmcnay@fortluptonco.gov](mailto:Mmcnay@fortluptonco.gov) until: **Tuesday June 23rd, 2026 by 3:00 P.M.**
- D. It is tentatively scheduled that the City Council will address this acquisition on **July 7th, 2026.**

II. INVITATION TO BID

- A. The City of Fort Lupton of the County of Weld, State of Colorado, by and through its Finance Director, requests bids for the purchase of the above-listed merchandise, equipment, and/or services.
- B. Said product shall be for the benefit of: **CITY OF FORT LUPTON, 130 S. McKinley Ave., FORT LUPTON, COLORADO 80621.**
- C. Bids shall include any and all charges for freight, delivery, containers, packaging, less all taxes and discounts, and shall, in every way, be the total net price which the bidder will expect the City of Fort Lupton to pay if awarded the bid.
- D. All bids must be sealed in envelopes that have the bid number and title of the bid typed or printed in plain sight. One original and two copies of the Bid must be submitted at the time of the bid opening. One complete bid document, which will be the only official copy of the bid, shall be filed at the finance department. After certification of the bid, by finance, the other copies will be sent to the applicable department(s) for review. Bids may be faxed to 303-857-6090 attention finance; and the vendor must include the following statement on the facsimile, **"I hereby waive my right to a sealed bid"**. (If faxing your bid, please send hard copy of bid for our files).



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III. INSTRUCTIONS TO BIDDERS

- A. Bids shall be typewritten or written in ink. Each bid must give the full business address of bidder and be signed by him with his usual signature. Bids by partnerships must furnish the full names of all partners and must be signed with the partnership name by one of the members of the partnership or by an authorized representative, followed by the signature and title of the person signing. Bids by corporations must be signed with the legal name of the corporation, followed by the name of the state of the incorporation and by the signature and title of the president, secretary, or other person authorized to bind it in the matter. The name of each person signing shall also be typed or printed below the signature. A bid by a person who affixes to his signature the word "president," "secretary," "agent," or other title without disclosing his principal, may be held to be the bid of the individual signing. When requested by the Finance Director, satisfactory evidence of the authority of the officer signing in behalf of a corporation shall be furnished. All corrections or erasures shall be initialed by the person signing the bid. All bidders shall agree to comply with all of the conditions, requirements, specifications, and/or instructions of this bid as stated or implied herein. All designations and prices shall be fully and clearly set forth. All blank spaces in the bid forms shall be suitably filled in.
- B. Bids may be withdrawn upon written request to the Finance Director received from bidders prior to the time fixed for opening. Negligence on the part of bidder in preparing the bid confers no right for the withdrawal of the bid after it has been opened.
- C. Bidders are expected to examine the conditions, specifications, and all instructions contained herein. Failure to do so will be at the bidder's risk.
- D. Bidders shall not stipulate in their proposals any conditions not contained in the instructions and specifications herein unless specifically requested by the special instructions attached hereto. Any proposal which fails to comply with the letter of the instructions and specifications herein may be rejected.
- E. Late or unsigned bids may not be accepted or considered. It is the responsibility of the bidder to ensure that the bid arrives in the City of Fort Lupton Finance Department on or prior to the time indicated in Section I., entitled "Notice to Bidders."
- F. When approximate quantities are stated, the City of Fort Lupton reserves the right to increase or decrease quantity as best fits its needs.
- G. Whenever requested, samples or descriptive matter shall be filed prior to the opening of bids.
- H. Any item supplied to the City of Fort Lupton shall be new and of the manufacturer's current model unless otherwise specified.

\*\*\*\*\*  
REQUEST NO.  
FTL2026-008  
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- I. In accordance with purchasing procedures of the City of Fort Lupton, the Council will give preference to residents of the City of Fort Lupton in all cases where said bids are competitive in price and quality. It is also understood that the Council of the City of Fort Lupton will give preference to suppliers from the State of Colorado, in accordance with Section 30-11-110, CRS, when it is accepting bids for the purchase of any books, stationery, records, printing, lithographing or other supplies for any officer of the City.
  - J. All discounts shall be figured from the date of delivery and acceptance of the articles, or in the case of an incorrect invoice, from the date of receipt of corrected invoice, if this be subsequent to delivery and acceptance.
  - K. Substitutions or modifications to any of the terms, conditions, or specifications of this bid package which are made by the City of Fort Lupton, after the bids have been distributed to prospective bidders, and prior to the date and time of bid opening, will be made in writing and signed by Finance Director. No employee of the City of Fort Lupton is authorized in any way to modify any of the terms, conditions, or specifications of this bid without written approval of said Finance Director. This is not to imply that bids will not be accepted or considered with specifications which are different from those herein. Any item which does not meet all the terms, conditions, or specifications of this bid, must be clearly indicated on a separate sheet of paper, attached to the bid specification and proposal sheets and returned with the bid.
  - L. The successful bidder shall indemnify and hold harmless the City of Fort Lupton, against all claims for royalties, for patents or suit for infringement thereon, which may be involved in the manufacture or use of the material to be furnished.
  - M. All goods shall remain the property of the seller until delivered to and accepted by the City of Fort Lupton.
  - N. Bids received prior to the time of opening will be kept unopened in a secure place. No responsibility will attach to the Finance Director for the premature opening of a bid not properly addressed and identified.
  - O. In submitting the bid, the bidder agrees that the acceptance of any and all bids by the Council of the City of Fort Lupton within a reasonable time or period constitutes a contract. The Fort Lupton City Council, reserves the right to reject any and all bids, to waive any informalities in bids, and to accept the bid that, in the opinion of the Council, is to the best interests of the Council and of the City of Fort Lupton.
  - P. No delivery shall become due or be accepted unless a purchase order shall first have been issued by the Finance Director. It is understood that it is necessary for all invoices to be made out to the City of Fort Lupton, not to the Department securing the merchandise. All invoices should be sent to: Fort Lupton Finance Department, 130 South McKinley Avenue, Fort Lupton, CO 80621.
  - Q. These instructions, the proposal forms, and specifications have been developed with the hope of raising the standard of purchasing negotiations to a level wherein all transactions will be mutually satisfactory. Your cooperation is invited.
- IV. DEFINITIONS
- A. "Standard": When the word "standard" is used in the specification to describe an item of

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REQUEST NO.  
FTL2026-008  
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equipment or in assembly, it shall be construed to mean that item or assembly so described shall be the latest regular product of the manufacturer thereof, identified by a model or other designation, without the modification or omission of any of its usual parts or the substitution of others therefore, except as hereafter specified, details, capacities and ratings, conforming in every respect to the said manufacturer's catalog or other printed matter describing the item or assembly. Standard subassemblies, accessories, fittings, and finishes shall be construed to be those which are regularly furnished as part of the principle unit or assembly and included in the selling price thereof.

- B. "Reputable Manufacturer": A manufacturer who has been engaged in the business of fabricating the equipment specified for a reasonable period of time prior to the date set for opening of bids and who can demonstrate to the satisfaction of the City of Fort Lupton that said manufacturer has successfully installed equipment of the type proposed to be furnished in at least three (3) instances and the performance of such equipment has been satisfactory. Manufacturers having been engaged in the business of manufacturing said equipment for a period of one (1) year prior to the date affixed for opening bids shall, prima facie, be deemed to have been engaged in such business a reasonable length of time.
- C. "Or Equal": The specific equipment mentioned shall be understood as indicating the type, function, minimum standard of design, efficiency, and quality desired and shall not be construed in such a manner as to exclude manufacturer's equipment of comparable quality, design, and efficiency.

V. GENERAL SPECIFICATIONS, CONDITIONS AND INFORMATION

- A. Design: Any equipment to be purchased shall be the manufacturer's latest model of production. Said equipment shall be of superior quality and suitable to the use for which it is intended. The technical design shall be in line with the best practice in the industry and the materials and workmanship entering into the construction shall be of the kinds and qualities which will ensure long life, dependability, and low cost of maintaining and repairing.
- B. Pre-delivery Service: Office equipment is to be delivered, as directed, unpacked, assembled, cleaned and adjusted for immediate use at a location designated by the Finance Director of the City of Fort Lupton. Motor vehicles and other items of equipment shall be ready for immediate use at the time of delivery to a designated location. The equipment shall be clean and all instruments properly adjusted. The inflation of tires must be checked, lubrication completed, the crank case checked for proper oil level, and any other servicing normally provided by dealers shall be performed. Operating and maintenance manuals shall be provided at the time of delivery. Parts and price lists shall be included when special equipment is purchased or when requested by the City of Fort Lupton.
- C. Acknowledgment and Delivery Schedule of Initial Order: Time is of the essence. Delivery date will be noted on page 6 of the bid packet. The successful bidder shall acknowledge the receipt of the order and certify delivery as scheduled.
- D. Warranty: The successful bidder shall warrant that:
  - 1. The goods to be supplied pursuant to this bid are fit and sufficient for the purpose intended;

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REQUEST NO.  
FTL2026-008  
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2. The goods are merchantable, of good quality, and free from defects, whether patent or latent, in material or workmanship; and
3. The goods sold to the City of Fort Lupton pursuant to this bid conform to the minimum City specifications as established herein.

The successful bidder shall further warrant that he has title to the goods supplied and that the goods are free and clear of all liens, encumbrances, and security interests. All warranties made by the successful bidder, together with service warranties' and guarantees shall run to the City of Fort Lupton and its successors and assigns.

- E. Service Calls in the First One Year Period: The successful bidder shall bear all costs for mileage, travel time, and service trucks used in the servicing (including repairs) of any of the goods to be purchased by the City of Fort Lupton, pursuant to this bid for as many service calls as are necessary for the first one (1) year period after said goods are first supplied to the City of Fort Lupton.
- F. The bidder acknowledges that all contracts are subject to approval by the Fort Lupton City Council. Bidder should not incur any costs prior to receipt of a signed contract approved by the City of Fort Lupton and a fully executed Notice to Proceed. Any costs incurred by bidder prior to receipt of an approved contract and fully executed Notice to Proceed are the sole responsibility of the applicable bidder. Any costs incurred by a bidder in preparation of its bid are the sole responsibility of the applicable bidder.
- G. General Information: Bidder shall submit with their bids the following information pertaining to the equipment upon which the bids are submitted:
  1. Detailed equipment specifications to include the warranty.
  2. Descriptive literature.

Ms. Leann Perino  
Finance Director  
130 South McKinley Avenue

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REQUEST NO.  
FTL2026-008  
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CITY OF  
COME PAINT YOUR FUTURE WITH US

Fort Lupton, Colorado 80621

Dear Ms. Perino:

The undersigned having become familiar with the specifications for **Replace Two Irrigation Pumps at Coyote Creek Golf Course Pump House** and deliver to the City of Fort Lupton as set forth in the following schedule:

GRAND TOTAL \$ 59,995.00

I certify that the above quotation is exclusive of any federal excise taxes and all other state and local taxes, and includes any applicable permits and fees for installation. I further certify that the items offered for intended use by the City of Fort Lupton will meet all specifications is has so indicated in this bid form. The Council of the City of Fort Lupton reserves the right to reject any or all bids, to waive any informality in bids, and to accept the bid that, in the opinion of the Council, is to the best interests of the Council and of the City of Fort Lupton. The Council of the City of Fort Lupton shall give preference to residents of Fort Lupton bidders in all cases where the bids are competitive in price and quality.

FIRM Rocky Mountain Pump & Controls, LLC BY Craig F Gershon

BUSINESS ADDRESS 7230 S. Sundown Circle TITLE President

CITY, STATE, ZIP CODE Littleton, CO 80120 DATE 6/26/26

TELEPHONE NO. 303-524-5844 FAX NO. \_\_\_\_\_ TAXPAYER I.D.# 45-5263812

DOES YOUR BID MEET OUR SPECIFICATIONS? YES  NO

CITY OF FORT LUPTON IS EXEMPT FROM COLORADO SALES TAXES. CERTIFICATE OF EXEMPTION NO.98-02812-0000. CITY OF FORT LUPTON FAX NUMBER IS #303-857-609

### CITY OF FORT LUPTON

### CERTIFICATION STATEMENT REGARDING ILLEGAL ALIENS

The Vendor, whose name and signature appear below, certifies and agrees as follows:

1. The Vendor shall comply with provisions of CRS 8-17.5-101 et seq.



COME PAINT YOUR FUTURE WITH US

\*\*\*\*\*  
REQUEST NO.  
FTL2026-008  
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2. The Vendor shall not knowingly employ or contract with an illegal alien to perform work under this purchase order or enter into a contact with a subcontractor that knowingly employs or contracts with an illegal alien.
3. The Vendor represents, warrants, and agrees that it (i) has verified that it does not employ any illegal aliens, through participation in the Basic Pilot Employment Verification Program administered by the Social Security Administration and Department of Homeland Security, or (ii) otherwise shall comply with the requirements of CRS 8-(2)(b)(I).
4. The Vendor shall comply with all reasonable requests made in the course of an investigation by the Colorado Department of Labor and Employment. If the Vendor fails to comply with any requirement of this provision or CRS 8-17.5-101 et seq., the City may terminate the above referenced purchase order for breach and the Vendor shall be liable for actual and consequential damages to the City.

CERTIFIED and AGREED to this 26th day of June, 20026.

VENDOR:

Craig F Gershon

(Full Legal Name)

BY:

  
Signature of Authorized Representative(s)

VENDOR(S) CANNOT BEGIN WORK UNTIL THIS COMPLETED FORM IS RETURNED TO THE CITY OF FORT LUPTON.

**Specifications**

Coyote Creek Golf Course in Fort Lupton CO, is hiring out a complete replacement of Pump #2 and #3. To include removing old pump and scrapping pump, installing new pump, testing & crane for removal and installation. Crain must be able to lift the pumps approximately 30 feet out of the wet well and out the top of the building. The pump description is for one pump, make sure you are bidding for two pumps to



CITY OF  
**Fort Lupton**  
EST 1836  
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\*\*\*\*\*  
REQUEST NO.  
FTL2026-008  
\*\*\*\*\*

be replaced.

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**PUMP DESCRIPTION:**

Vertical Turbine Pump 11'-9" Overall Length below skid  
Conditions: 580 USGPM @ 290 FT TDH, 1780 RPM

**Head Shaft Assembly Section:**

1.1875" x 39.25" 416SS Head Shaft Assembly  
Bronze Adjusting Nut, Key, Locking Bolt, Water Flinger and Coupling

**Discharge Head Assembly Section:**

6" Pump head adapted to 6" Victaulic isolation valve in place now. Pump painted Teal  
Custom sealing packing box, Glock, 6" Valvmatic Silent Wafer Check Valve, And Gaskets

**Column Assembly Section:**

1 Pcs.- 6" x .280" Wall Threaded Steel Column Assembly  
1 Pcs.- 1.1875" 416SS Line Shaft Assembly

**Vertical Bowl Assembly Section:**

Model: 12ICH- Stage Open Line Shaft Bowl Assembly  
1.6875" Dia. 416SS Bowl Shaft with 8.00" x 1.1875" -12 TPI Dia.  
6" Ductile Iron Discharge Case  
Dynamically Balanced Impellers  
8" Ductile Iron Suction Case with Glide 400 Polymer Bearing  
18-8SS Fasteners

**304SS Bolt-On Basket Strainer**



# QUOTATION PROPOSAL

FROM: Rocky Mountain Pump & Controls, LLC

303-524-5844, 720-584-2321

email: [craig@rmpumpcontrols.com](mailto:craig@rmpumpcontrols.com)  
[nick@rmpumpcontrols.com](mailto:nick@rmpumpcontrols.com)

Date: 06/26/2026

Quotation# 0626-05

To: Mr. Mike McNay  
[MMcnay@fortluptonco.gov](mailto:MMcnay@fortluptonco.gov)  
Golf Course Superintendent  
Coyote Creek Golf Course

Delivery: 45-90 days

## Proposal to Replace 2 Pumps on Irrigation Pump Station

This is a proposal to disconnect and remove 2 of the current pumps on the irrigation pump station and replace with 2 new pumps. The pumps are described below. The new pumps will have a new check valve, new packing box installed in the new pump head, and stainless-steel intake baskets. The new pumps will bolt up to the existing manifold in place now. The pulled pumps will be hauled away as scrap by RMPC or could be kept as backup pumps.

### PUMP DESCRIPTION:

Conditions: 580 USGPM @ 296 FT TDH, 1780 RPM, 84.4% Efficient  
~ 141" TPL (+/- 1.50")

#### **Head Shaft Assembly Section:**

1.1875" x 39.25" 416SS Head Shaft Assembly  
Bronze Adjusting Nut, Key, Locking Bolt, Water Flinger and Coupling

#### **Discharge Head Assembly Section:**

6" Hydroflo Flanged Head, with FTX Adaptor Plate Painted Teal or  
Custom FTX Pump head  
Custom sealing packing box, Glock, Check Valve, And Gaskets

#### **Column Assembly Section:**

1 Pcs.- 6" x .280" Wall Threaded Steel Column Assembly  
1 Pcs.- 1.1875" 416SS Line Shaft Assembly

#### **Vertical Bowl Assembly Section:**

Model: 12ICH- Stage Open Line Shaft Bowl Assembly  
1.6875" Dia. 416SS Bowl Shaft with 8.00" x 1.1875" -12 TPI Dia. W/L

#### **Projection:**

6" Ductile Iron Discharge Case with Glide Bronze Bearing  
Ductile Iron Bowls with 304SS Impellers

#### **Bearings:**

Bowls O-Ringed With BUNA-N O-Rings  
Dynamically Balanced Impellers  
8" Ductile Iron Suction Case with Glide 400 Polymer Bearing  
18-8SS Fasteners  
304SS Bolt On Basket Strainer

<b>2 Pump:</b>	<b>\$51,995</b>
<b>Freight Estimate:</b>	<b>\$4,500</b>
<b>Crane:</b>	<b>\$1100</b>
<b>Labor:</b>	<b>\$2,400</b>
<b>Total Cost:</b>	<b>\$59,995</b>

Purchase orders should be made out to Rocky Mountain Pump & Controls, LLC. Payment to be made in US Dollars. This quote is good 60 days from above date. Payment must be made complete Net 30 days upon completion of work. For each 30 days late a charge of 2% will be billed.

QUOTED BY: Craig Gershon  
Craig Gershon, Rocky Mountain Pump & Controls

Date: 6/26/2026

**ACCEPTED BY CUSTOMER:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

End of Quotation # 0626-05



**SUBJECT FOR DISCUSSION**

Accepting a Proposal from Molecular Coatings Inc. for Exterior Painting of the Community Center and Recreation Center for an Amount Not to Exceed \$46,440.00 to be Paid from the CPR Fund – Capital Projects

**SUMMARY STATEMENT/BACKGROUND DISCUSSION**

The exterior appeal of city facilities is important for several key reasons, influencing the community's overall well-being and perception. A well-maintained exterior creates a positive initial impression and fosters a sense of pride among residents and visitors. Appealing facilities are more likely to attract people and encourage active use, leading to greater community engagement. Concrete Masonry Unit (CMU) will be painted with Beeck fine mineral paint and metal paneling will be painted with bond plex low sheen.

Community Center: Paint entire exterior - vertical metal panels and dark block stripes on CMU.  
Recreation Center: On upper roof paint CMU south, north and east elevations.

**FINANCIAL CONSIDERATIONS**

Staff budgeted \$50,000.00 for exterior painting project (CPR Fund – Capital Projects 230.6000.575000). Proposal from Molecular Coatings is within project budget.

**LEGAL/POLITICAL CONSIDERATIONS**

None

**ALTERNATIVES/OPTIONS**

To maintain strict exterior aesthetic consistency for the Community Center and Recreation Center buildings a sole source contract is recommended to avoid color mismatches. It ensures the community building's exterior remains perfectly consistent with previous work and complies with community building design.

**STAFF RECOMMENDATIONS**

Staff recommends to approve Proposal from Molecular Coatings Inc. for exterior painting of the Community Center and Recreation Center for an amount not to exceed \$46,440.00 to be paid from the CPR Fund – Capital Projects.

**Attachments:** a. Vendor Agreement

**Certification of Council Approval:**

Ordinance No. \_\_\_\_\_

Resolution No. \_\_\_\_\_

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Date



City of Fort Lupton, Colorado

Vendor Agreement

This VENDOR Agreement is entered into by and between the **City of Fort Lupton**, Colorado (hereinafter "City") and MOLECULAR COATINGS INC. (hereinafter "VENDOR").

WHEREAS, the parties hereto agree in consideration of the covenants, payments and agreements set forth herein as follows:

**1. SCOPE OF SERVICES** VENDOR will furnish all tools, equipment, machinery, supplies, superintendence, insurance, transportation, labor and other construction accessories, services and facilities specified or required to be incorporated in and for a permanent part of the completed work. VENDOR shall provide and perform all necessary labor in a first class and workmanlike manner and in accordance with the conditions and prices stated in the bid proposal and the requirements, stipulations, provisions and conditions of the contract documents. VENDOR shall perform, execute, construct and complete all things mentioned to be done by the VENDOR and all work included in the scope of work and bid specifications set forth and incorporated herein as **Exhibit A**. VENDOR confirms it possesses all necessary permits and professional licenses, as needed, and is in good standing with the State of Colorado. Further, VENDOR states, if applicable, it possesses professional liability insurance.

**2. CONTRACT DOCUMENTS.** This Agreement consists of and includes this Agreement and the scope of work set forth in the VENDOR's Scope of Work attached hereto as **Exhibit A**. In the event of any conflict between the specific contract terms and requirements of this Vendor Agreement and any terms and conditions of Vendor or Exhibit A, the parties specifically agree the terms of this Vendor Agreement shall control.

**3. PERIOD OF SERVICE AND SCHEDULE.** The provisions of this Agreement have been agreed to in anticipation of the orderly and continuous progress of the Project through completion of the services stated in the Proposal.

**4. CONTRACT SUM.** The City shall pay to the VENDOR for performance and completion of the work and or services encompassed by this Agreement, and the VENDOR will accept as full compensation therefore the sum of not to exceed **\$46,440.00**, as set forth in the Fee Schedule attached hereto as **Exhibit A**, and subject to confirmation by the City of completion of the scope of work in accordance with the contract documents attached hereto. Said amounts to be paid upon review and acceptance of the work by the City, in its sole discretion, including completion by the VENDOR of any review corrections as determined by the City.

**5. CONTRACT APPROPRIATIONS/NO CHANGE ORDERS.** The City states that

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the amount of money appropriated for this Agreement is equal to or in excess of the contract amount. No change order to this Agreement requiring additional compensable work to be performed, which work causes the aggregate amount payable under this Agreement to exceed the amount appropriated for the original contract shall be issued by the City unless the City notifies the VENDOR in writing, that lawful appropriations to cover the costs of this additional work has been made and the change order is approved by the City in its sole discretion in writing. City shall have the right to make changes within the general scope of VENDOR's services, with an appropriate change in compensation and schedule, upon execution of a mutually acceptable amendment or change order signed by authorized representatives of City and VENDOR.

6. **AMENDMENT/NO ASSIGNMENT.** No modification or amendment of this Agreement shall be valid unless in writing and signed by all parties to this Agreement. VENDOR's services will be performed solely for the benefit of City and not for the benefit of any other persons or entities. Neither City nor VENDOR shall assign or transfer interest in this Agreement without the written consent of the other.

7. **COMPLETE AGREEMENT.** This Agreement, and the exhibits hereto, shall constitute the entire agreement between the parties with respect to the subject matter hereof and there are no agreements, representations or warranties other than as set forth herein. ***IN THE EVENT OF A CONFLICT BETWEEN THE SPECIFIC TERMS AND REQUIREMENTS OF THIS VENDOR AGREEMENT AND ANY TERMS AND CONDITIONS OF THE VENDOR OR EXHIBIT A ATTACHED HERETO, THE PARTIES SPECIFICALLY AGREE THE TERMS OF THIS FORT LUPTON VENDOR AGREEMENT SHALL CONTROL.***

8. **DOCUMENTS.** All documents prepared by VENDOR pursuant to this Agreement shall become the exclusive property of the City after full payment therefore. The parties expressly acknowledge that the work was specifically ordered or commissioned by the City, and further agree that it shall be considered Instruments of Service and Vendor shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Services to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Vendor. The Vendor grants to the City a nonexclusive license to use the Instruments of Service solely and exclusively for purposes of constructing, using, maintaining, altering and adding to the Project. The license granted under this section permits the City to authorize the Contractor, Subcontractor, and suppliers, to reproduce applicable portions of the Instruments of Services, solely and exclusively for use in performing services or construction for the project. If the Vendor rightfully terminates this Agreement for cause the license granted in this section shall terminate. In the event the City uses the Instruments of Services without retaining the authors writing authorization, the City releases the Vendor from all claims and causes of action arising from such uses. The City, to the extent permitted by law, further agrees to indemnify and hold harmless the Vendor from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such cost and expense arise from the City's use of the Instruments of Services under this section. Except for the license granted under this section, no other license or right shall be deemed granted or implied under this

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Agreement. The City shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without prior writing agreement for the Vendor. Any unauthorized use of the Instruments of Services shall be at the City's sole risk and without liability to the VENDOR.

**9. TERMINATION.** Services may be terminated by City or VENDOR by seven (7) days' written notice in the event of substantial failure to perform in accordance with the terms hereof by the other party through no fault of the terminating party. If so terminated, City shall pay VENDOR all amounts due for all services properly rendered and accepted by the City. The City may terminate this Vendor Agreement without cause with thirty (30) days' written notice.

**10. SEVERABILITY.** In the event any portion of this Agreement is held to be unenforceable, the unenforceable portion of this Agreement will be deleted and the remaining provisions of the Agreement shall continue in full force and effect.

**11. GOVERNING LAW.** This Agreement shall be governed by the laws of the State of Colorado. All parties agree that any dispute regarding enforcement of this Agreement shall be filed in Weld County District Court after first attempting in good faith to submit the dispute to mediation. Submission of any dispute to mediation shall be a condition precedent to filing litigation in this matter, other than the request for injunctive relief.

**12. OSHA REQUIREMENTS.** VENDOR agrees that it alone bears the responsibility for providing a safe and healthy work environment and shall provide its employees with adequate orientation and training to safely perform the scope of work set forth in this contract. VENDOR shall at all times comply with the safety and health regulations of the Occupational Safety and Health Act of 1970 (29 CFR 1926) including all amendments and modifications thereto. In the event there is a conflict between the safety and health provisions of federal, state or local regulations, the more stringent provision shall prevail. VENDOR acknowledges and agrees that with respect to the scope of work under this contract, it shall comply with all obligations and assume all responsibilities for its actions regarding all OSHA rules and regulations.

**13. NO WAIVER OF GOVERNMENTAL IMMUNITY.** The City, its elected officials, officers and employees are relying upon, and do not waive or intent to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, C.R.S. Sec. 24-10-101 et seq. as amended or otherwise available to the City. Nothing herein shall operate as a waiver of any right the City has of governmental immunity under Colorado law which is specifically herein reserved.

**14. INDEPENDENT CONTRACTOR.** VENDOR is a separate, legal entity from the City and the parties make this Agreement accordingly with the understanding that VENDOR at all times is acting as an independent contractor and not an employee or agent of the City. All persons retained by VENDOR to perform services pursuant to this Agreement shall be employees or independent contractors of VENDOR and are not employees, contractors or

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agents of the City. VENDOR does not have the authority to bind the City by contract or otherwise.

**15. FORCE MAJEURE.** Neither party shall be liable or responsible to the other party nor be deemed to have defaulted under or breached this Agreement for failure or delay in fulfilling or performing any obligation under this Agreement when such failure or delay is caused by or results from causes beyond the reasonable control of the affected party, including but not limited to fire, floods, embargoes, pandemics, wars, acts of war (whether war is declared or not), insurrections, riots, civil commotions, strikes, lockouts or other labor disturbances, instances affecting public health including pandemics, acts of God or acts, omission, or delays in acting by any governmental authority. Provided, however, that the party so affected shall use reasonable efforts to avoid or remove such causes of non-performance, and shall continue performance hereunder with reasonable dispatch whenever such causes are removed. Either party shall provide the other party with prompt written notice of any delay or failure to perform that occurs by reason of force majeure. The parties shall mutually seek a resolution of the delay or the failure to perform as noted above.

**16. INDEMNIFICATION BY VENDOR.** VENDOR shall defend, indemnify and hold the City harmless from any damages caused by negligence, including but not limited loss, liability, expenses, suit or claim, or claim for injury to persons or damage to property arising out of the activities of VENDOR or its sub-consultants pursuant to this Agreement. Expenses shall include all out of pocket expenses, attorney fees, expert costs and related litigation fees. This indemnification is full and complete and is a material term of this Agreement. VENDOR shall notify its insurance carrier immediately of any possible claim.

**17. STANDARD OF CARE.**

a. The standard of care for all services performed or furnished by VENDOR under this Agreement will be the care and skill ordinarily used by members of the VENDOR's profession.

b. Re-performance of services that fail to meet the standard of care shall be VENDOR's sole obligation.

**18. LIABILITY INSURANCE**

**1. Comprehensive General Liability**

a. The VENDOR shall name the City as an additional insured on any applicable insurance policy. The VENDOR shall purchase and maintain in force a Comprehensive General Liability Insurance Policy and such other insurance that is appropriate or applicable for the work being performed and services furnished and shall provide protection from claims set forth hereinbelow which may arise out of or result from the VENDOR's performance and furnishing of the work and the VENDOR's other obligations under the Contract Documents, whether performed or furnished by the VENDOR, by any Sub-VENDOR, by anyone directly or indirectly employed by any of them to perform or furnish any of the work, or by anyone for whose acts any of them may be liable:



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**24. APPROVAL REQUIRED.** This Agreement is subject to the final approval of the Fort Lupton City Council and signature by the Mayor of Fort Lupton.

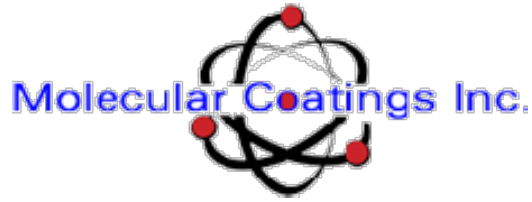
EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, **2026.**

**CITY OF FORT LUPTON, COLORADO**

\_\_\_\_\_  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**VENDOR: Molecular Coatings Inc.**

\_\_\_\_\_  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_



# Proposal

Date	Proposal #
6/16/2026	14948

<b>Name / Address</b>
Fort Lupton Recreation Doug Cook m720-753-1595 DCook@fortluptonco.gov

<b>Project</b>
* Ft Lupton Rec Center

<b>Address</b>
203 S Harrison Ave

Description	Qty
<p><b>COMMUNITY CENTER:</b> Paint vertical corrugated metal panels with bond plex low sheen and dark block stripes on CMU with mineral paint on lower level and north facing on upper roof (east facing on upper roof is excluded)</p> <p><b>REC CENTER:</b> On upper roof only paint entire cmu south, north and east elevations with mineral paint</p> <p><b>CLARIFICATIONS:</b> 1) Metal paneling will be a beige color 2) Masonry will be a dark brown color 3) Metal paneling will be painted with Sherwin Williams bond plex low sheen 4) Cmu will be painted with Beeck fine mineral paint</p> <p><b>EXCLUSIONS:</b> 1) Expansion areas 2) Green trim (fascia, windows, flashing, beams, exposed steel) 3) Sunshades 4) West elevation</p> <p><b>OPTIONS:</b> COMMUNITY CENTER: Add to paint entire cmu in lieu of dark striped blocks with mineral paint \$2,800.00 COMMUNITY CENTER: Add to paint east elevation corrugated metal paneling on upper roof \$990.00 COMMUNITY CENTER: Add to paint metal soffits \$2,700.00</p>	<p>1</p> <p>1</p> <p>1</p> <p>1</p> <p>1</p> <p>1</p>
<p>*Any alteration or deviation to the above specifications involving extra costs will become an extra charge over and above the proposal.</p>	
<p>If within one year of final billing, defects occur due to improper workmanship, Molecular Coatings shall correct the defective portions of the applications. All applicable standards adopted by the PDCA shall be incorporated into these documents. Proposal good for sixty days. Please sign for you approval.</p>	<p><b>Total</b> \$46,440.00</p>

Signature \_\_\_\_\_

943 E. 11th St, Loveland, CO 80537 phone 970-278-5470 fax 970-674-1525

[www.molecularcoatings.com](http://www.molecularcoatings.com)



**SUBJECT FOR DISCUSSION**

Approving a Resolution Amending the General Guidelines for Advisory Committees Effective July 7, 2026

**SUMMARY STATEMENT/BACKGROUND DISCUSSION**

The proposed Resolution is amending Guideline No. 2 of the General Guidelines for Advisory Committees. The Guidelines have been a great tool, which needs to be reviewed and amended on a regular basis.

Guideline No. 2 currently states, "All voting members of advisory committees shall live within one of the following zones: school district, fire district, Fort Lupton zip code."

Some committees have received interest from community members not living within the zones. To provide those community members an opportunity to serve, an addition to the guidelines must be made.

The new addition should read, "All voting members of advisory committees shall live within one of the following zones: school district, fire district, Fort Lupton zip code. *Notwithstanding the foregoing, the Mayor and/or the City Council may allow advisory committee members who do not live in these zones to join certain committees when such membership is deemed to be in the best interest of the City. This exception is discretionary and no person shall have a vested interest in committee membership.*

**FINANCIAL CONSIDERATIONS**

N/A

**LEGAL/POLITICAL CONSIDERATIONS**

The addition has been reviewed and approved by the city attorney.

**ALTERNATIVES/OPTIONS**

1. Approve the addition to Guideline No. 2
2. Deny the addition and leave as is.

**STAFF RECOMMENDATIONS**

Staff recommends approval.

**Attachments:**                    a. Resolution

**RESOLUTION 2026R0xx**

**A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON AMENDING THE GENERAL GUIDELINES FOR ADVISORY COMMITTEES EFFECTIVE JULY 7, 2026**

**WHEREAS**, the City Council may review and amend the Guidelines for Advisory Committees as deemed necessary and appropriate; and

**WHEREAS**, Guideline No. 2 currently states, "All voting members of advisory committees shall live within one of the following zones: school district, fire district, Fort Lupton zip code."; and

**WHEREAS**, some committees have received interest from community members not living within the zones; and

**WHEREAS**, to provide those community members an opportunity to serve, the guidelines must be revised; and

**WHEREAS**, Guideline No. 2 shall be revised to read as follows: "All voting members of advisory committees shall live within one of the following zones: school district, fire district, Fort Lupton zip code. Notwithstanding the foregoing, the Mayor and/or the City Council may allow advisory committee members who do not live in these zones to join certain committees when such membership is deemed to be in the best interest of the City. This exception is discretionary and no person shall have a vested interest in committee membership."

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO:**

1. The City Council, has reviewed the proposed changes to the guidelines and hereby adopts the *General Guidelines for Advisory Committees* a copy of which is attached hereto and incorporated herein by reference.
2. The newly adopted guidelines shall supersede, replace, and render null and void any and all previous guidelines, policies, or procedures pertaining to City advisory committees.

**APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL  
OF THE CITY OF FORT LUPTON, COLORADO THIS 7<sup>TH</sup> DAY OF JULY 2026.**

City of Fort Lupton, Colorado

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Chris Ceretto, Mayor

Attest:

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Maricela Peña, City Clerk

Approved as to form:

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Andy Ausmus, City Attorney

## **GENERAL GUIDELINES FOR ADVISORY COMMITTEES**

Revised and Effective: July 7, 2026

Resolution 2026Rxxx

Each advisory committee shall follow the same basic guidelines in order to ensure consistency in the administration of committee affairs. These guidelines are as follows:

1. Terms of members of the advisory committees shall be as follows unless otherwise authorized: Each term shall be for two (2) years; terms shall commence on January 1<sup>st</sup> of each even year and continue until December 31<sup>st</sup> of each odd year. The Mayor shall appoint members to all advisory committees to be ratified by the City Council and members so appointed shall serve at the pleasure of the Mayor.
2. All voting members of advisory committees shall live within one of the following zones: school district, fire district, Fort Lupton zip code. Notwithstanding the foregoing, the Mayor and/or the City Council may allow advisory committee members who do not live in these zones to join certain committees when such membership is deemed to be in the best interest of the City. This exception is discretionary and no person shall have a vested interest in committee membership.
3. Unless specifically authorized otherwise by the City Council, all committees created under this resolution shall have a minimum of three (3) members but shall not have a maximum. In addition, each committee may have up to two (2) City Council members who shall serve as ex-officio. Regardless of how many members are appointed, a quorum shall consist of fifty-one (51%) of all appointed members. When not appointed by the Mayor, the committee shall elect a chairperson and vice chairperson from their peers by majority vote. City Council members (ex-officio) and full-time staff shall not chair any advisory committee unless otherwise specifically authorized by the City Council.
4. The ex-officio's role is to be a liaison between the committee and City Council. The full-time staff is to be a liaison between the committee and the City Administrator. Neither the ex-officio nor the full-time staff has voting authority and shall remain neutral and refrain from making recommendation or interjecting opinions.
5. In order to have the broadest spectrum of input and participation; it will be the City's goal that members of advisory committees will generally include representation from all wards in the community where possible.
6. Advisory committee members shall generally be appointed under the following guidelines:
  - A. The City shall post a notice of committee vacancies in the City's web page as necessary.
  - B. The notice will ask that any individual meeting the residency requirements outlined in Paragraph number 2 above who is interested in being considered for

a position on a particular committee should complete an application indicating such interest and which committee the individual is interested in serving on.

- C. Application forms shall be made available on the City's webpage or a paper application can be obtained at the City Clerk's office and shall include, at a minimum, the following information:
    - 1. Full Name
    - 2. Physical address (a post office box may be added for mailing purposes).
    - 3. Telephone number.
    - 4. Name of Committee(s) for which the candidate is applying.
    - 5. List of previous/existing committees served on and other relevant information.
    - 6. Brief description of the reason(s) the applicant wishes to serve on the respective committee.
    - 7. Signature of applicant.
  - D. The City Clerk shall compile the applications and submit them to the Mayor for review.
  - E. The Mayor shall select from the list of qualified applicants those individuals he/she wishes to recommend for each vacancy. The Mayor shall then present his/her appointments to the City Council for ratification. If so desired, the Mayor may request that the City Council make the appointment(s).
  - F. The City Council shall consider the appointments of the Mayor and either ratify or disapprove the appointments as presented.
  - G. A majority approval of the City Council is required on all ratifications.
  - H. The Mayor specifically reserves the right to appoint or not appoint an applicant for a vacancy and may deny re-appointment of members without cause.
- 7. Full-time City employees shall not serve as a voting member on any advisory committee unless specifically authorized by the City Council.
  - 8. Each advisory committee may be assigned a staff liaison as determined by the Mayor or City Administrator and to the extent that such staff is available. However, advisory committees are not in a position of authority over, do not supervise, nor shall they be dependent upon, any administrative staff to conduct official business of the committee.
  - 9. All advisory committees shall have the broad authority to study and research issues, problems and solutions thereto relative to the subject matter of each committee and advise and make recommendations to the City Council on action to be taken by the City of Fort

Lupton on matters of City interest. In accordance with the Colorado Revised Statutes as amended, it is the sole responsibility of the City Council to make all final decisions on matters within its statutory authority. Advisory committees are established to enhance the knowledge and awareness of the City Council on issues of interest to the City and do not exercise any authority over the City Council.

10. Each advisory committee may participate in, and make recommendations to, the City Council during the annual budget process to suggest program changes, capital projects or other improvements.
11. Any advisory committee may appoint specific sub-committees or task force(s), made up of its own members, to study specific issues to report back to the committee as a whole. A written letter to the City Council shall be sent to the City Council indicating the reason that the sub-committee was created, basic information as to what the sub-committee is expected to accomplish, and the length of time the sub-committee is expected to serve.
12. Each advisory committee shall have a stated purpose identifying the extent of its responsibilities.
13. All committees shall be governed in their proceedings by Roberts Rules of Order and their meetings shall be open to the public. The time and place of meetings shall be agreed upon by the committee and shall be posted according to City policy. Meetings must be held at a minimum of once per month, or as often as the Chairperson has business to bring before the committee. In the event of an emergency, the Chairperson or two or more members may call a special meeting upon twenty-four (24) hours notice.
14. All committee members are subject to state law and any ordinances and resolutions adopted by the City Council relative to a code of ethical conduct and conflicts of interest. If any member has a conflict of interest as determined by the individual committee membership, that member should be excused from participation and voting on that matter in which they have a conflict, resign or be subject to expulsion on appeal to the Mayor.
15. The committee shall appoint a secretary. The chairperson or the vice chairperson may also serve as secretary, if necessary. The secretary shall maintain minutes and other records necessary to the conduct of committee business. Copies of minutes shall be forwarded to the City Council.
17. Attendance Requirements.
  - A. All committee members shall be required to regularly attend committee meetings, both regular and special, for the purpose of conducting official committee business. The minimum attendance requirements shall be that no committee member shall be permitted to be absent for more than three (3) consecutive regular or special meetings unless said member is excused by the remaining members of the committee.

- B. Excused absences. The committee shall have the authority to excuse the absence of any member for any reason the committee may deem reasonable and appropriate, taking into account the family, work and health and any other appropriate circumstances of the member.
- C. Vacancy declared. The committee may declare vacant any permanent seat, or the seat of an alternate, where a committee member has accrued three (3) consecutive unexcused absences. Advertisement and appointment for the vacancy shall fall under the guidelines of paragraph number 5 in this section to fill the unexpired term.

18. All advisory committee members shall serve without compensation.

19. All uncompensated elected and appointed officials are excluded from Workers' Compensation Insurance and are added to the Volunteer Accident Medical Plan (VAMP).

**LIST OF ADVISORY COMMITTEES**

The City Council may establish as many advisory committees as they deem necessary and appropriate, as standing committees or as temporary, ad-hoc committees; or, as task forces to investigate, report or otherwise advise the Council on essential matters of public interest.

Current standing committees are as follows:

**Standing Committees:**

- ❖ Cemetery Committee
- ❖ Public Safety Committee
- ❖ Parks and Recreation
- ❖ Golf Committee
- ❖ Senior Citizen Committee
- ❖ Youth Advisory Committee

**SPECIFIC REQUIREMENTS FOR INDIVIDUAL ADVISORY COMMITTEES**

Special requirements for advisory committees shall be listed in this section. Such requirements may be changed, modified or altered by the City Council as often as they deem necessary or appropriate.

**Cemetery Committee:**

Purpose: The Cemetery Committee is established to advise the City Council on matters relating to the operations and administration of the Hillside Cemetery including policy issues, management practices, and service needs.

1. The Committee shall have the broad authority to study and research any and all cemetery matters including, but not limited to, industry practices, regional studies on fees and charges, and other matters appropriately of interest to the Committee.
2. The Committee shall monitor the Cemetery Rules and Regulations Handbook and shall advise and make recommendations to the City Council on necessary changes or modifications.

**Public Safety Committee:**

Purpose: The Public Safety Committee is established to advise the City Council on matter relating to upcoming issues facing the community.

1. The Committee shall analyze the proposed ordinances and policies, providing suggested changes and recommendations to the City Council.
2. The Committee shall construct surveys and reports on the public's opinion of the police department and other quality of life issues facing the citizens of Fort Lupton.

**Parks and Recreation**

Purpose: The Parks and Recreation Committee is established to advise the City Council on matters relating to the culture, parks and recreational affairs of the City including policy issues, parks and open space land issues, the community center, recreational programs, and service needs.

1. The Committee shall have the broad authority to study and research any and all culture, parks & recreation matters including, but not limited to, industry practices, programmatic analysis, regional studies, and other matters appropriately of interest to the Committee.
2. The Committee shall monitor City programs both recreational and to the Museum and shall advise and make recommendations to the City Council on necessary changes or modifications.

**Golf Committee:**

Purpose: The Golf Committee is established to advise the Golf Course Enterprise Board on matters relating to the operations of the Coyote Creek Golf Course including policy issues, financial strategies and service needs.

1. The Committee shall have the broad authority to study and research golf enterprise related matters including, but not limited to, industry practices, regional studies, green fees, contracts and agreements, and other matters appropriately of interest to the Committee.

**Senior Citizen Committee:**

Purpose: The Senior Citizen Committee is established to advise the City Council on matters relating to the senior citizen activities and affairs including recreational and leisure programs, travel desires, and service needs.

1. The Committee shall have the broad authority to study and research any and all senior activity matters including, but not limited to, programmatic analysis, regional travel opportunities, and other matters appropriately of interest to the Committee.
2. The Committee shall monitor programs for seniors and shall advise and make recommendations to the City Council on necessary changes or modifications.

**Youth Committee**

Purpose: The Youth Committee is established to allow for youth leadership by volunteering and engaging with the community.

1. The Committee shall have the broad authority to study and research any and all youth activity matter within the City.
2. The Committee shall discuss and decide on various volunteer activities/events to participate in and/or organize throughout the community.
3. The Committee may present Youth and Teen Activities and engagement information to schools, organizations and committees if requested.
4. Youth Committee applicants must be enrolled in grades 6-12. The term shall be from August to August of each year.

**COMMITTEES OTHER THAN ADVISORY**

This resolution shall not apply to any statutory board, authority or commission whose responsibilities and membership are provided pursuant to the Colorado Revised Statutes 1973 as amended and specifically shall not apply to the following:

- ❖ Board of Adjustment
- ❖ Planning and Zoning Commission
- ❖ Historic Preservation Board



**SUBJECT FOR DISCUSSION**

Authorize Work Order to Jacobs Engineering for Maximum not to Exceed \$66,740.00 for Professional Engineering Services for Engineering Design for the Water Treatment Plant (WTP) Sampling Station Project from the Utility Fund.

**SUMMARY STATEMENT/BACKGROUND DISCUSSION**

Jacobs Engineering is the current provider of engineering services for the City Wastewater Treatment Plant, Water Treatment Plant, and Distribution, Collection System repairs, maintenance and operational projects for the City of Fort Lupton under the Master Agreement, Appendix J, between the City and Jacobs (OMI).

The City needs professional engineering and permitting for the City’s WTP. Metro Water Recovery (METRO) has issued the City a Wastewater Discharge Permit to discharge water treatment filter back wash flows to the sanitary sewer. The permit requires the City to construct a meter and sampling facility at the WTP to sample and record data to monitor compliance with the industrial permit. The preliminary engineering report is complete and has been accepted by METRO in accordance with the compliance schedule.

This Work Order is for the final design and bid documents with a compliance schedule date of September 26, 2026.

Jacobs can begin work upon execution of the work order.

**FINANCIAL CONSIDERATIONS**

The 2026 Budget included \$100,000 in the Utility Fund for Engineering Services.

**LEGAL/POLITICAL CONSIDERATIONS**

Not Applicable.

**ALTERNATIVES/OPTIONS**

- A. Approve the work order with Jacobs
- B. Reject and contract with another firm.
- C. Delay action on the contract to gather more information.

**STAFF RECOMMENDATIONS**

Staff recommends approval of the Work Order to Jacobs for professional services to provide engineering design for not to exceed \$66,740.00 for the WTP Sampling Station project.

**Attachments:**                    a.    Work Order - Jacobs.

<b><u>Certification of Council Approval:</u></b>		
Ordinance No. _____	_____ City Clerk	_____ Date
Resolution No. _____		

**WORK ORDER**

PURSUANT TO A MASTER AGREEMENT BETWEEN  
THE CITY OF FORT LUPTON  
AND  
OPERATIONS MANAGEMENT INTERNATIONAL, INC  
CH2M HILL Engineers, Inc.

**WORK ORDER NUMBER:** CH-2020-11 Design and Repair

**PROJECT TITLE:** Work Order #11

**MASTER AGREEMENT EFFECTIVE DATE:** August 5, 2019

**OWNER’S REPRESENTATIVE:** Roy Vestal

**WORK ORDER COMMENCEMENT DATE:** July 7, 2026

**WORK ORDER COMPLETION DATE:** December 31, 2026

**MAXIMUM FEE:** (time and reimbursable direct costs): \$66,740.00

**PROJECT DESCRIPTION/SCOPE OF SERVICES:** Services shall include design and consulting input on Water Treatment Plant, Distribution, Collection System repairs, maintenance, and operational projects located in Fort Lupton. Refer to Attachment A – Scope of Services and Attachment B- Fee Sheet.

CH2M HILL Engineers, Inc. (Engineer) agrees to perform the services identified above and on the attached forms in accordance with the terms and conditions contained herein and in the Master Agreement, Appendix J, between the parties. In the event of a conflict between or ambiguity in the terms of the Master Agreement and this Work Order (including the attached forms) the Master Agreement, Appendix J, shall control.

The attached forms consisting of ( ) pages are hereby accepted and incorporated herein, by this reference, and Notice to Proceed is hereby given after all parties have signed this document.

ENGINEER: **CH2M HILL Engineers, Inc.**

By: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

**OWNER’S ACCEPTANCE & EXECUTION:**

This Work Order and the attached Contract Documents are hereby accepted and incorporated herein by this reference.

ACCEPTANCE: \_\_\_\_\_ Date: \_\_\_\_\_  
Name, Project Manager

**ATTACHMENT A  
WORK ORDER SCOPE OF SERVICES**

**Work Order # CH-2020-1 Design and Repair –Scope of Services**

Engineer will provide services as detailed hereinafter.

Project Objective: To provide planning and overall project management for the various Engineering Services at the Water Treatment Plant (WTP), Distribution System, Wastewater Treatment Plant (WWTP), Collection System, and related facilities.

It is understood the City of Fort Lupton (Owner) will designate Fort Lupton Public Works Director as the Owner's Project Manager (PM) and primary point of contact with respect to the work performed under the engineering scope of services, with authority to transmit instructions, receive information, and interpret and define Owner policies and decisions relative to elements pertinent to the work covered by this engineering scope of services.

**Task 1 – Project Management**

Engineer's PM will prepare and submit to the Owner's PM, on a monthly basis, a brief cost and schedule status report. The report will include a narrative description of progress to-date, actual costs for each item, estimates of percent complete, and potential cost variances. The invoices and status reports will accompany the Monthly invoices under the Operations and Maintenance Contract.

**Deliverables:**

The following deliverables will be prepared for this task:

- Project Status Reports and Invoices

**Task 2 – Metro Sample Station Final Design**

Engineer will complete the design for the WTP sample station discharge monitoring that was preliminarily designed under a previous project.

**Meetings:**

- On-site Kick-Off Meeting
- 50 percent deliverable review meeting
- 90 percent deliverable review meeting

**Deliverables:**

The following deliverables will be prepared for this task:

- Meeting Agenda and Summary
- 50 percent drawings (Draft and Final)
- 100 percent drawings (Draft and Final)

**Assumptions:**

The following is assumed for this task:

- Specifications from the Clearwell #2 construction (Fort Lupton/Hudson Water Treatment Plant Expansion, October 2023) will be re-used for this project.

The following drawings are assumed for this task.

*Table 1 – Metro Sample Station Final Design*

#	Discipline	Sheet Name
1	Project Automation Lead	Cover Sheet, Location and Vicinity Maps
2	Project Automation Lead	Index to Drawings
3	Project Automation Lead	Abbreviations
4	Project Automation Lead	Abbreviations
5	Process	Mechanical Legend and Piping Schedule
6	I&C	Instrumentation and Controls Legend
7	I&C	Instrumentation and Controls Legend
8	Electrical	Electrical Legend
9	Electrical	Electrical Legend and Abbreviations
10	Electrical	Electrical Site Plan
11	Civil	Overall Site Plan, Key Map, and Survey Control
12	Civil	Civil Site Plan
13	I&C	Sample Station PID
14	Process	Process Plan and Section
15	Process	Process Details

## Assumptions Used in Developing this Scope of Services

The Engineer's estimate of engineering costs for the project is based on the elements included in task descriptions above, and the following assumptions:

1. Owner will examine information submitted by Engineer and render in writing or otherwise provide decisions within two weeks.
2. Owner will give prompt notice to Engineer whenever Owner observes or becomes aware of any development that affects the scope or timing of Engineer's services, or of any defect in the work of Engineer.
3. Engineer will provide the Owner with deliverables as defined respectively in this scope of work and as defined in specific work request.
4. All deliverables will be distributed electronically via email (pdf format).
5. Meetings with the Owner will be held at the Owner's office or treatment plants.
6. Engineer will manage the health, safety and environmental activities of its staff to achieve compliance with applicable health and safety laws and regulations. Engineer will coordinate with responsible parties to correct conditions that do not meet applicable federal, state and local occupational safety and health laws and regulations, when such conditions expose Engineer staff, or Owner staff, to unsafe conditions. Engineer is not responsible for health or safety precautions of construction workers. Engineer is not responsible for the Owner's Contractor's compliance with the health & safety requirements in the contract for construction, or with federal, state, and local occupational safety and health laws and regulations.
7. Engineer's observation of the work is not an exhaustive observation or inspection of all work performed by the Contractor. Engineer does not guarantee the performance of the Contractor. Engineer's observations will not relieve the Contractor from responsibility for performing the work in accordance with the contract for construction, and Engineer will not assume liability in any respect for the construction of the project. Should Engineer discover or believe that any work by the Contractor is not in accordance with the contract for construction, or is otherwise defective, or not conforming to requirements of the contract or applicable rules and regulations, Engineer will bring this to the attention of the Contractor and the Owner.
8. In providing opinions of cost, financial analyses, economic feasibility projections, and schedules for the project, Engineer has no control over cost or price of labor and materials; unknown or latent conditions of existing equipment or structures that may affect operation or maintenance costs; competitive bidding procedures and market conditions; time or quality of performance by operating personnel or third parties; and other economic and operational factors that may materially affect the ultimate project cost or schedule. Therefore, Engineer makes no warranty that Owner's actual project costs, financial aspects, economic feasibility, or schedules will not vary from Engineer's opinions, analyses, projections, or estimates. If Owner wishes greater assurance as to any element of project cost, feasibility, or schedule, Owner will employ an independent cost estimator, contractor, or other appropriate advisor.
9. Engineer is not responsible for the accuracy of data provided by others.

Attachment B -- Fee Sheet Work Order: CH-2020 -11 Design and Repair City of Fort Lupton Oncall Services		year	QC Al Paquet	Project Manager Brad Schutt	Rachel Kempf Staff Engineer 2	General CAD Tech, Scott Metcalf	Civil Engineer, Sang Nguyen	Civil CAD Tech Doug Baylis	Civil QC Erik Neperud	I&C Dennis Thomas	I&C QC Andy Williams	Electrical Lead Hassaan Idress	Electrical QC Jonathan James	Project Controls Luba Moroz	Specifications Holly Williamson	Total Labor	Total Labor Cost	Travel/TDA Expense	Total Expenses/ Subcontracts Cost	Total
			\$ 235.00	\$ 220.00	\$ 130.00	\$ 150.00	\$ 220.00	\$ 150.00	\$ 240.00	\$ 235.00	\$ 190.00	\$ 165.00	\$ 250.00	\$ 150.00	\$ 130.00					
1.0	Project Management		2	8	-	-	-	-	-	-	-	-	-	3	-	13	\$ 2,680.00	\$ 200.00	\$ 200.00	\$ 2,880.00
1.1	Project Management		2	8										3		13	\$ 2,680.00	\$ 200.00	\$ 200.00	\$ 2,880.00
2.0	Water Treatment Plant Design, Repair and Replacemnt Projects Engineering Assistance		4	102	24	72	24	16	2	24	2	44	4	-	24	342	\$ 62,860.00	\$ 1,000.00	\$ 1,000.00	\$ 63,860.00
2.1	Sample Station		4	102	24	72	24	16	2	24	2	44	4	-	24	342	\$ 62,860.00	\$ 1,000.00	\$ 1,000.00	\$ 63,860.00
2.1	Complete Sample Station Design		4	102	24	72	24	16	2	24	2	44	4		24	342	\$ 62,860.00	\$ 1,000.00	\$ 1,000.00	\$ 63,860.00
<b>Total</b>			<b>6</b>	<b>110</b>	<b>24</b>	<b>72</b>	<b>24</b>	<b>16</b>	<b>2</b>	<b>24</b>	<b>2</b>	<b>44</b>	<b>4</b>	<b>3</b>	<b>24</b>	<b>355</b>	<b>\$ 65,540.00</b>	<b>\$ 1,200.00</b>	<b>\$ 1,200.00</b>	<b>\$ 66,740.00</b>



**SUBJECT FOR DISCUSSION**

Discussion of the Cottonwood Downs Concept Plan

**SUMMARY STATEMENT/BACKGROUND DISCUSSION**

The Applicant has submitted a request for the consideration of a Concept Plan. The proposed concept plan provides a variety of single family attached and detached housing types totalling 126 single-family dwelling units. The proposal includes 62 detached houses, most of which would be alley-loaded, and 64 attached houses in a rowhouse style quadplex. It also proposes to connect Keri Street across the Fulton Ditch to Northrup Avenue, a park internal to the subdivision, and open space and trail along the western side of the Fulton Ditch. The current zoning of the property is PUD. A future Preliminary Plat submittal may be accompanied by a Change of Zone.

Pursuant to the Fort Lupton Development Code, Article 2.02 (D), a Concept Plan is an initial review of a proposed development. The intent of this process is to provide a general concept that describes the applicants’ development vision. Similarly, review of a Concept Plan shall not have any formal decision or approval, but merely provides general consensus and offers the applicant direction for preparing a formal submittal. A Concept Plan is not intended to provide final comments or requirements, or restrict the City’s discretion in subsequent stages of the review process.

The Property (Parcel Nos. 130933300001 and 130933300002) is 18.841 acres, more or less, and is located east and adjacent to Northrup Avenue, west and adjacent to the Fulton Ditch, and 760 feet north of 9<sup>th</sup> Street, more or less. The Property is located in portions of the Southwest Quarter of Section 33, Township 2 North, Range 66 West of the 6th PM, City of Fort Lupton, County of Weld, State of Colorado.

**FINANCIAL CONSIDERATIONS**

N/A

**LEGAL/POLITICAL CONSIDERATIONS**

N/A

**ATTACHMENTS:**

- a. Staff Report
- b. Project Narrative
- c. Concept Plan
- d. Planning Commission Minutes

**COTTONWOOD DOWNS CONCEPT PLAN STAFF REPORT  
PROJECT NO. CPL26-001**

**PROJECT DESCRIPTION**

Project No.: CPL26-001

Project Name: Cottonwood Downs Concept Plan

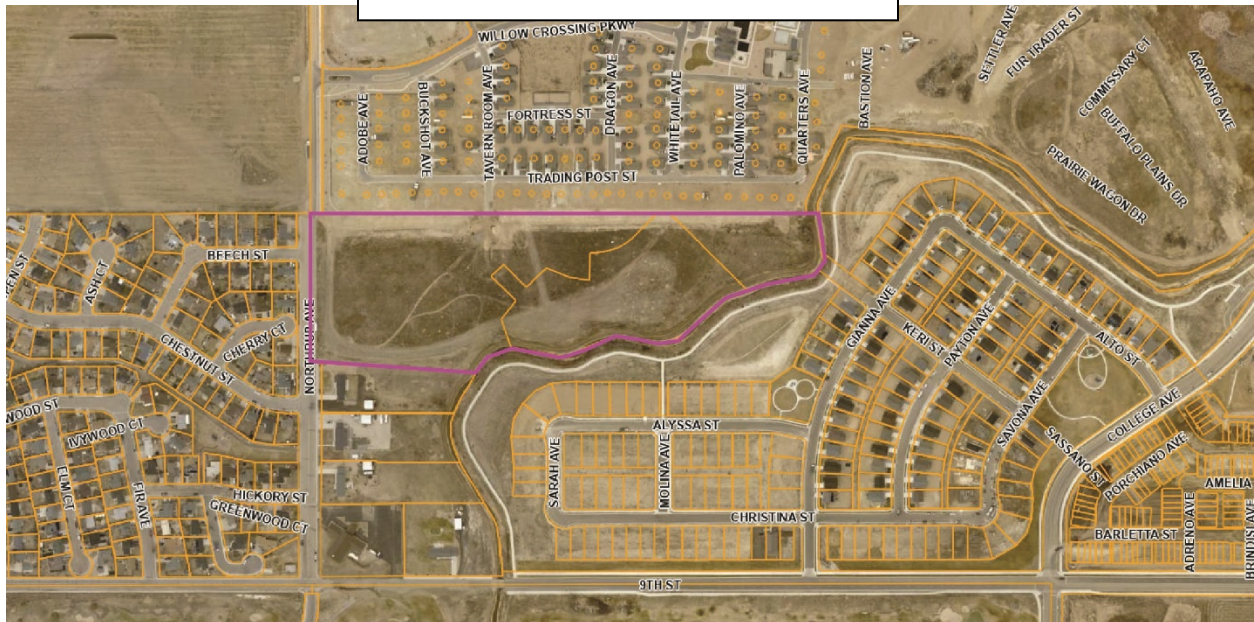
Owner's Name: Rocky Mountain Redevelopment LLC, represented by Scott Jensen ("Applicant")

Representative: Kris Picket, JKP Consulting LLC

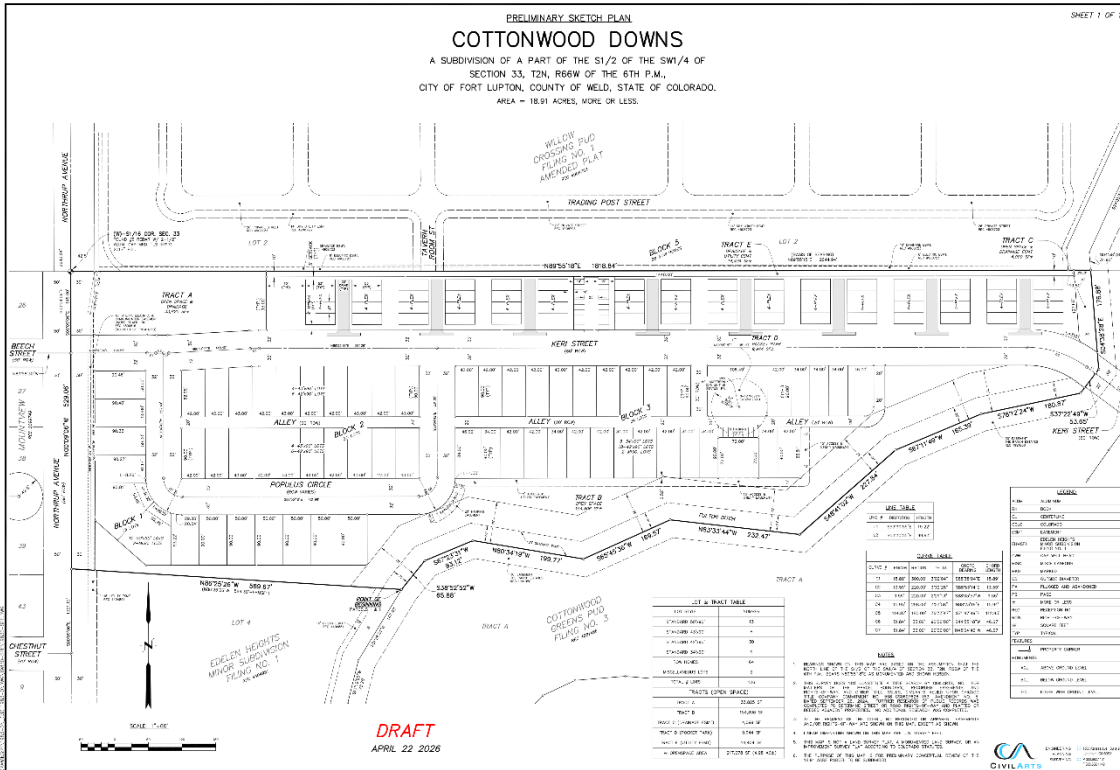
Location of Request:

The site is located east and adjacent to Northrup Avenue and south of Trading Post Street. The Property is located in portions of the Southern Half of Section 33, Township 2 North, Range 66 West of the 6<sup>th</sup> PM, City of Fort Lupton, County of Weld, State of Colorado.

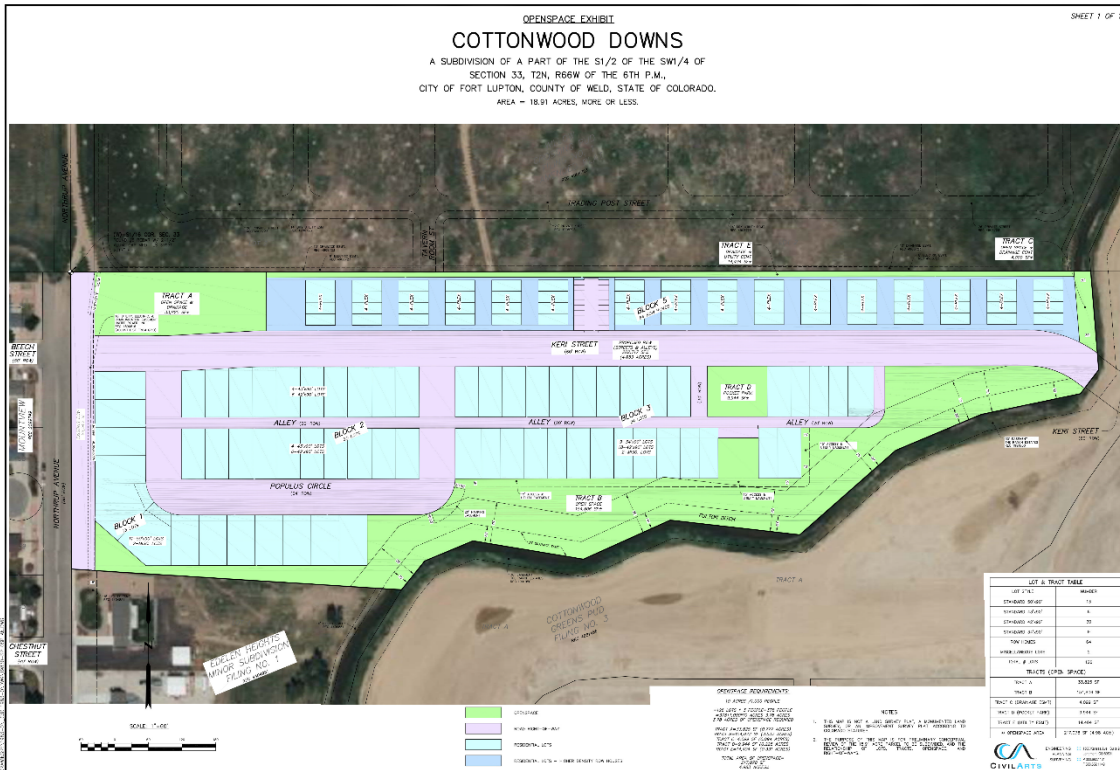
**Cottonwood Downs Parcels**



# Concept Plan



# Concept Open Space Plan



Nature of Request:

The Applicant has submitted a request for consideration of a Concept Plan. The proposed concept plan provides a variety of single family attached and detached housing types totalling 126 single-family dwelling units. The proposal includes 62 detached houses, most of which would be alley-loaded, and 64 attached houses in a rowhouse style quadplex. It also proposes to connect Keri Street across the Fulton Ditch to Northrup Avenue, a park internal to the subdivision, and open space and trail along the western side of the Fulton Ditch.

Site Size: 18.841 acres, more or less.

Zone District: Planned Unit Development (PUD).

Proposed Zone District: Change of Zone would be required at future submittal based on proposed lot types.

Proposed Use: 126 single family dwelling units.

Existing Use: The Property is currently vacant undeveloped land.

Meeting Dates: Planning Commission – June 25, 2026 at 6:00 PM; and  
City Council – July 7, 2026 at 6:00 PM.

Meeting Location: Fort Lupton City Hall – Council Chambers, 130 S. McKinley Ave., Fort Lupton, Colorado.

**SUMMARY OF PREVIOUS APPLICATIONS**

On September 7, 2005, the property was annexed through the Cottonwood Greens Annexation with PUD zoning. A conceptual master plan was reviewed concurrently for a residential and mixed-use subdivision with a variety of product types and open space designed. Annexation Agreement Reception Number: 3355882

On August 8, 2006, the property was reviewed as part of a PUD Preliminary Plat for the broader Cottonwood Greens property. All future Cottonwood land use cases applied to other parcels, and these specific parcels were not part of future projects. Future iterations of the PUD and platting changed the overall layout of the subdivision.

**APPLICATION PROCESS**

The City Council’s review of a Concept Plan is intended to be an open exchange of ideas where the Commission members are encouraged to discuss any issues, questions, or concerns with the Applicant and staff. Pursuant to Article 2.02 (D) of the Fort Lupton Development Code, review of a Concept Plan shall not have any formal decision or approval, but merely provides general consensus and offers the applicant direction for preparing a formal Preliminary Plat submittal with any associated land use submittals. Therefore, the City Council shall evaluate the Concept Plan and all comments by referral agencies, and provide input to the Applicant. All information provided to the Applicant will become part of the record and will inform the discussion with City Council regarding this Concept Plan. The purpose of this process is to achieve a project that satisfies the goals of the Fort Lupton Comprehensive Plan and the priorities of the community.

## NOTIFICATION REQUIREMENTS

No notifications are required for a Concept Plan.

## CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

Pursuant to the Fort Lupton Development Code Article 2.02 (D), a Concept Plan is an initial review of a proposed development. The Concept Plan may be recommended or required by the Planning Director for complex projects prior to submitting a Preliminary Plat. The intent of this phase of the plan is to provide a general concept that describes the applicants' development vision. A Concept Plan is *not* intended to provide final comments or requirements, or restrict the City's discretion in subsequent stages of the review process.

In providing input for this Concept Plan, the City shall use the following review criteria. Staff has added notes regarding each of the four standards:

1. The application is in accordance with the Comprehensive Plan, and in particular the physical development patterns and concepts of the plan.

*The proposed layout of attached and detached single-family dwelling units is in accordance with the Comprehensive Plan for these properties. These properties are identified as "Single-Family Detached" in the Future Land Use Map. This designation in the 2018 Comprehensive Plan allows for a mix of detached and attached single-family dwelling units.*

2. The development will relate to neighboring areas and to the community.

*This Concept Plan includes a larger vision for coordinated expansion of utilities that brings benefit to the existing land uses in the area. Cottonwood Greens has built multiple filings to the east across the Fulton Ditch, with the plan for Keri Street to cross the ditch and connect back to Northrup Avenue. Willow Crossing is being built still to the north, with most of the roads and homes in phase 1 built. Cottonwood Downs would fill a key missing portion of this development, help interconnect city streets and services, promote housing diversity through a higher amount of attached homes relative to the adjacent subdivisions, and provide additional trail and open space on the west side of the Fulton Ditch.*

3. The development will promote efficient use of utilities, streets and other public resources.

*This Concept Plan includes a larger vision for coordinated expansion of infrastructure, utilities, and amenities that bring benefit to the existing uses in the area.*

4. The applicant can demonstrate that adequate infrastructure is or will be available for the proposed development.

*This development will be required to provide sufficient infrastructure and utilities to serve the proposed land use types. The applicant will provide more information regarding this topic; including the potential benefits to surrounding properties created by the extension of services.*

Staff has been working with the applicant to address some initial comments in relation to the City's Development Standards and will complete the formal review with a future submittal. Some items that will need to be clarified, delineated, or updated with formal submittal to meet the Development Code include but are not limited to:

- A. Ensuring road widths, alley widths, lengths, and accesses meet the Development Code standards.
- B. Reviewing proposed housing types with lot and design development standards to comply with the existing zoning or potential future change of zone, and standards and the residential design standards. This would accompany a Preliminary Plat.
- C. Ensure parks and open spaces meet Section 3.02 Open & Civic Space standards and are usable and accessible, including but not limited to along the Fulton Ditch and along Northrup Avenue to meet the intent of the Parks & Open Space future land use designation.
- D. Address all referral comments related to the Concept Plan with future submittals.

A full review of the project alongside the City's development standards will occur with future submittals.

### EXISTING CONTEXT

Nearby uses include detached residential to the west, north, east, and southeast, and large lot residential to the southwest. The property is abutted on the southeastern and eastern edge by the Fulton Ditch and Cottonwood Greens, Northrup Avenue to the west, and the Willow Crossing subdivision to the north.

### CURRENT ZONING

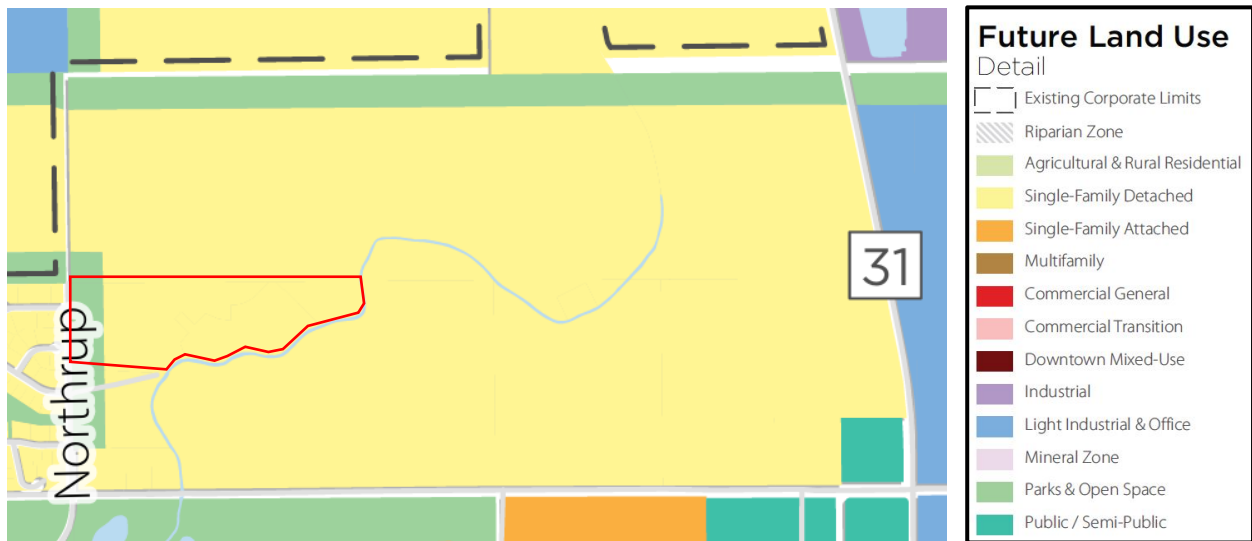
PUD.



**CONFORMANCE WITH THE COMPREHENSIVE PLAN**

The Future Land Use map designates the subject property as Single-Family Detached on the majority of the property, with a stretch of Parks & Open Space along the western edge of the property along Northrup Avenue. This designation allows for neighborhoods of predominantly single family detached homes on individual lots. This can consist of a variety of development types, including higher density homes within the City’s urban core and planned subdivisions within residential growth areas. In addition to single family units, these neighborhoods may include scattered single family attached and multi-family housing options, as well as public and semi-public uses. Given market demand, single family neighborhoods are likely to remain the primary residential designation within Fort Lupton and should see considerable growth in the future.

The proposed subdivision includes a mix of both detached and attached single-family dwelling units, with a variety of product types. It also proposes open space and trail along the Fulton Ditch. Staff encourages this as a point for discussion with Planning Commission and City Council.



**REFERRALS**

City Administrator	Finance Director	Postmaster
Building Inspector	Fort Lupton Fire Protection District	Weld County Department of Planning
OMI	Colorado Parks and Wildlife	Weld County Department of Public Health & Environment
Economic Development Manager	Division of Water Resources	Weld County Public Works
City Attorney	United Power	Weld County School District RE-8
Parks & Recreation Director	Comcast	Weld County GIS
GIS Specialist	CenturyLink	NWCWD
Development Review Engineer	Xcel Energy	Fulton Ditch Company
Police Chief	Ripple Fiber	Kerr McGee Rocky Mountain Corp.
Public Works Director	Intrepid Fiber	

**Referrals were provided to the list above. All referral responses received are viewable on the City's website at the project link below.**

**STAFF RECOMMENDATION**

No formal decision is being made here, however staff supports the concept proposed with the understanding that the items listed above in the "Conformance with City Standards, Regulations and Policies" will need to be addressed and staff will continue to work with the applicant to address any concerns that Planning Commission and City Council may have prior to future submittal.

***Additional documents are available for review at***

***<https://www.fortluptonco.gov/DocumentCenter/Index/1045>***

# Concept Plan Submittal

## Project Narrative | Cottonwood Downs

04/07/26

### **General Description/Site Features and Proposed Land Uses**

The property is located east of Northrup Avenue, north of the Fulton Ditch, and south of Willow Crossing. The property is approximately 18.9 acres and is in the City of Fort Lupton.

The applicant is requesting review of the concept plan to facilitate the pursuit and completion of the Preliminary and Final Plats and associated construction documents. The proposed residential uses include 126 single family units including 62 detached, mostly alley loaded, lots and 64 attached Rowhomes Style units. This projects an overall density of 6.7 dwelling units per acre. The project will feature park & open space, internal sidewalk and trail connections, and multiple residential product types.

The project will be constructed to be compatible with surrounding uses and provide an attractive residential neighborhood.

### **Compliance with City of Fort Lupton Comprehensive Plan**

Picture Fort Lupton adopted in 2018 is the official policy guide for land use and development. In Picture Fort Lupton a vision for the future of Fort Lupton is established to act as not only a guide but a “playbook” for polices, strategies, and objectives that form the image and identity of the community. The following analysis shows how Cottonwood Downs is developed in conformance with Picture Fort Lupton.

### **A Vision for Fort Lupton**

The Comprehensive Plans implies the City of Fort Lupton will be the premier destination of the Front Range. It goes on to state that the City will help to guide investment and development, “to best meet needs of a growing community and support diverse, welcoming neighborhoods.” Cottonwood Downs is looking to develop a residential development which furthers the goals of the Comprehensive Plan. Cottonwood Downs is proposed as a residential development with multiple product types to support a diverse and welcoming neighborhood.

Allowing for both single family attached and detached dwelling within this project adheres to the vison set forth in Picture Fort Lupton which states, “the development of new high density residential will provide those housing options necessary to attract a wealth of new residents while maintaining Fort Lupton’s ‘small-town’ charm.” As proposed multiple

product types allows for multiple price points for current and future residents of the Fort Lupton community. Creating a community where all can live, work, and play.

### **Growth and Development**

Cottonwood Downs is currently surrounded by developed property in the City of Fort Lupton. It is contemplated in Picture Fort Lupton and the Future Land Use map that this parcel is to be developed in the City of Fort Lupton as a residential development. This development proposes to develop a welcoming residential neighborhood.

As stated in the Comprehensive Plan, “greater housing diversity is an important focus for residential growth moving forward. This will help the City address housing needs within the community and attract new residents. The City should work with developers to encourage a variety of housing options, including products that offer high density...” With 124 detached and attached single family units proposed in this development this project will bring greater housing diversity to Fort Lupton to create diverse, welcoming neighborhoods that boast housing diversity to attract new residents to the greater community.

### **Transportation and Mobility**

This project will provide a safe and efficient multi-modal transportation network. New infrastructure will enhance existing infrastructure and will serve pedestrians, bicycles, and vehicles. The Comprehensive Plan expresses a concern for a lack of pedestrian connectivity in the City of Fort Lupton it goes on to say, “As improvements are made along road-way corridors, the City should construct sidewalks and/or trails. Adjacent development should participate in this process by providing the necessary improvements along their property.”

This project proposes the extension of Kerri Street within the property boundary connecting to Northrup Avenue. The project proposes improvements including but not limited to sidewalks and landscaping and dedication of ultimate ROW along Northrup Avenue. The project is proposed as a multi-modal, pedestrian friendly and walkable community with safe and convenient sidewalks, trails, tree lawns, street trees, roadways and connections throughout the neighborhood and to adjacent neighborhoods.

### **Public Improvements Narrative**

Potable water will be provided by the City of Fort Lupton. An 8” waterline will connect Cottonwood Greens to Northrup Avenue via Kerri Street. A Pressure-Reducing Valve will be placed near the west end of cottonwood Downs to provide the zone separation requested by the City.

Cottonwood Downs expects to extend and utilize the City’s Non-Potable Water System.

Cottonwood Downs Sanitary Sewer will connect to the existing system to the west. Based upon initial calculations the system should handle this additional flow and the system will be nearly full under peaking conditions.

Stormwater runoff will be collected and detained near the northwest portion of the site. The system will be designed to collect the developed 100-year runoff and release at the 5-year historic rate.

Cottonwood Downs will generate about 1009 trips per day in vehicular traffic with the peak hour around 58 trips/hour.

All engineering will be studied, verified, and designed by professionals registered by the State of Colorado.

### **Parks, Open Space and Environmental Features**

Cottonwood Downs is designed with park & open space, and environmental features. Proposed park areas will provide residents of both Cottonwood Downs and Fort Lupton with opportunities as stated in the Comprehensive Plan to, “get active, socialize, and enjoy the outdoors in their community.”

Picture Fort Lupton also establishes the objective to, “develop new trails to establish a comprehensive trail network throughout the community.” Trails are an essential element of parks and open space; Cottonwood Downs will provide enhanced and new sidewalk connections as mentioned above. These new internal sidewalks will not only provide desired interconnectivity but also link this development to larger established and future pedestrian networks throughout the community and region to realize the goals and intent of Picture Fort Lupton.

### **Compatibility with the Area**

Cottonwood Downs is designed to not only adhere to and further the goals and intent of the Comprehensive Plan but also to be compatible with surrounding area and uses. The Future Land Use Map contemplates this property to be developed as Single-Family Residential.

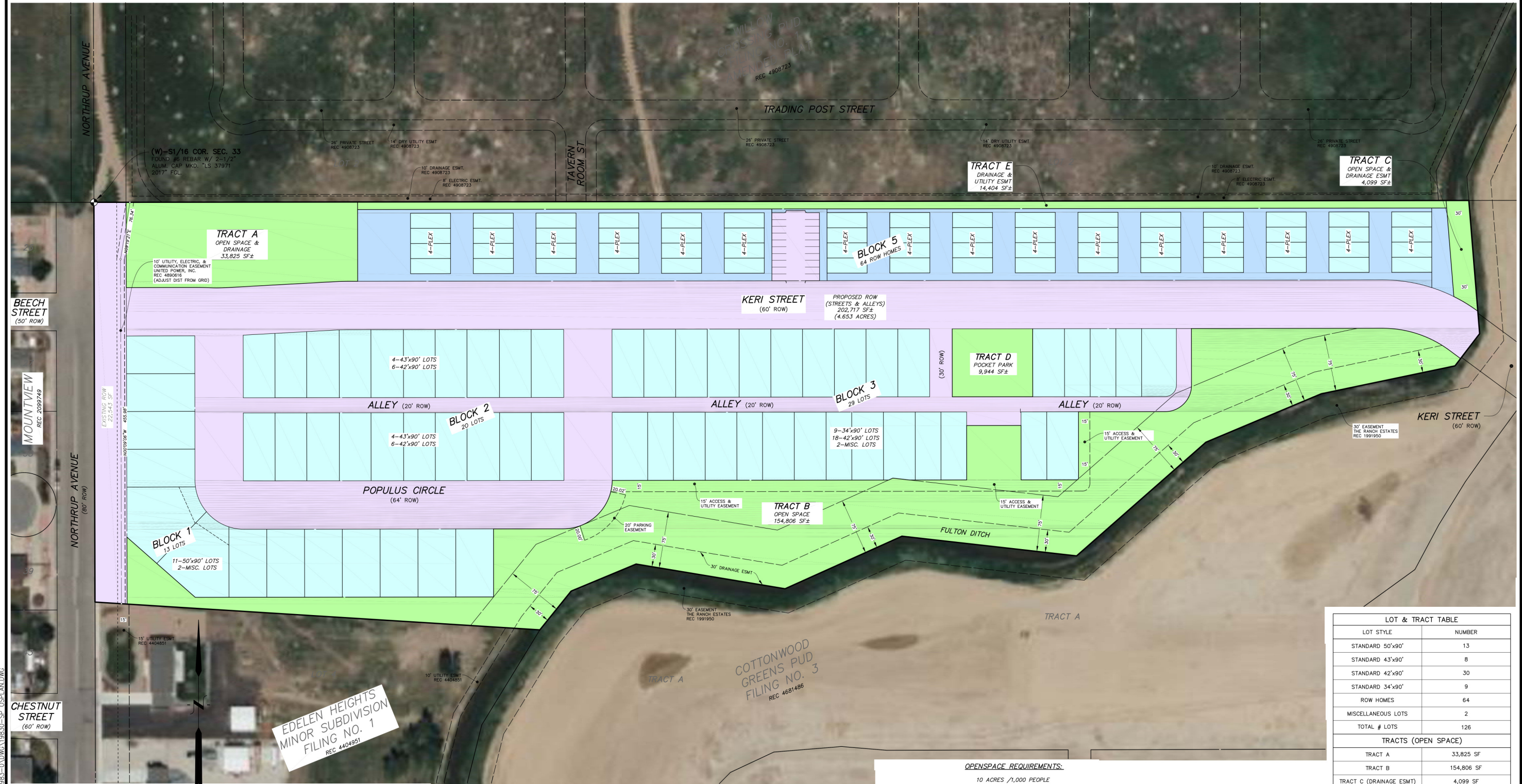
### **Statement of Compliance with applicant standards and criteria**

Cottonwood Downs will coordinate with City staff and appropriate stakeholders to meet all applicable standards and criteria of the City of Fort Lupton to develop a high-quality residential subdivision.



# OPENSACE EXHIBIT COTTONWOOD DOWNS

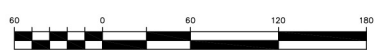
A SUBDIVISION OF A PART OF THE S1/2 OF THE SW1/4 OF  
SECTION 33, T2N, R66W OF THE 6TH P.M.,  
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.  
AREA = 18.91 ACRES, MORE OR LESS.



PLOTTED: TUE, 04/21/26 01:38PM BY: JASON FUHS  
 DRAWING: 27-11653-01, C3D, 1983-01, DWG, 1983-01-SP, CSP, PLAN.DWG

EDELEN HEIGHTS  
 MINOR SUBDIVISION  
 FILING NO. 1  
 REC 4404951

SCALE: 1"=60'



- OPENSACE
- ROAD RIGHT-OF-WAY
- RESIDENTIAL LOTS
- RESIDENTIAL LOTS - HIGHER DENSITY ROW HOUSES

**OPENSACE REQUIREMENTS:**  
 10 ACRES / 1,000 PEOPLE  
 = 126 LOTS \* 3 PEOPLE = 378 PEOPLE  
 = 378 / 1,000 \* 10 ACRES = 3.78 ACRES  
 3.78 ACRES OF OPENSACE REQUIRED

TRACT A = 33,825 SF (0.777 ACRES)  
 TRACT B = 154,806 SF (3.537 ACRES)  
 TRACT C = 4,099 SF (0.094 ACRES)  
 TRACT D = 9,944 SF (0.228 ACRES)  
 TRACT E = 14,404 SF (0.331 ACRES)

TOTAL AREA OF OPENSACE = 217,078 SF = 4.983 ACRES

**NOTES**

- THIS MAP IS NOT A LAND SURVEY PLAT, A MONUMENTED LAND SURVEY, OR AN IMPROVEMENT SURVEY PLAT ACCORDING TO COLORADO STATUTES.
- THE PURPOSE OF THIS MAP IS FOR PRELIMINARY CONCEPTUAL REVIEW OF THE 18.91 ACRE PARCEL TO BE SUBDIVIDED, AND THE RELATIONSHIP OF LOTS, TRACTS, OPENSACE, AND RIGHT-OF-WAYS.

LOT & TRACT TABLE	
LOT STYLE	NUMBER
STANDARD 50'x90'	13
STANDARD 43'x90'	8
STANDARD 42'x90'	30
STANDARD 34'x90'	9
ROW HOMES	64
MISCELLANEOUS LOTS	2
<b>TOTAL # LOTS</b>	<b>126</b>
TRACTS (OPEN SPACE)	
TRACT A	33,825 SF
TRACT B	154,806 SF
TRACT C (DRAINAGE ESMT)	4,099 SF
TRACT D (POCKET PARK)	9,944 SF
TRACT E (UTILITY ESMT)	14,404 SF
<b>OPENSACE AREA</b>	<b>217,078 SF (4.98 AC±)</b>

**CIVILARTS** ENGINEERING & SURVEYING  
 1500 Kansas Ave., Suite 2-E  
 Longmont, CO 80501  
 P 303.682.1131  
 F 303.682.1149



**RECORD OF PROCEEDINGS  
FORT LUPTON PLANNING COMMISSION  
June 25, 2026**

The Planning Commission of the City of Fort Lupton met in session at City Hall Chambers, 130 South McKinley Avenue, the regular meeting place of the Planning Commission and virtually via GoToMeeting, on Thursday, June 25, 2026.

Chair Mike Simone called the meeting to order at 6:01 PM.

**ROLL CALL**

Commissioners Present: Chair Mike Simone, Vice-Chair Shannon Rhoda, Commissioners Kathy Kvasnicka, Shannon Wiens, Karina Gonzalez, Ashley Greene, and Andrea Allisson. Commissioner Jimmy Dominguez joined online via Go-To.

City Staff Present: Planning Director, Todd Hodges, Planners Sean McDermott and Zachary Mettler, and Planning Administrative Assistant Beyza Kirmizi. City Engineer, David Rausch, joined online.

**APPROVAL OF AGENDA**

Commissioner Greene moved to approve the agenda, Commissioner Wiens seconded.

**CONSENT AGENDA**

Vice-Chair Rhoda moved to approve the consent agenda, Commissioner Wiens seconded.

**PUBLIC COMMENT**

There were no public comments

**ACTION ITEM**

There were no action items.

**DISCUSSION ITEMS**

**Cottonwood Downs Concept Plan**

Planner Zachary Mettler presented this item and stated that this discussion item is a concept plan, therefore, no formal decision or approval will be given tonight. This process merely provides general direction for future formal submittals. All information and feedback provided to the applicant will be part of the record and will inform discussion at the City Council meeting, where no formal decision will be made either.

Mr. Mettler explained that the proposed Cottonwood Downs Subdivision is located east of and adjacent to Northrup Avenue and south of the Willow Crossing Subdivision. He stated that the property is currently zoned PUD and is part of the larger Cottonwood PUD, approved in 2006, which was proposed as a

**RECORD OF PROCEEDINGS**  
**FORT LUPTON PLANNING COMMISSION**  
**June 25, 2026**

residential and mixed-use subdivision. The Comprehensive Plan designates the area as Single-Family Detached and Parks & Open Space along the western edge of the property, allowing for single-family attached, single-family detached, and multifamily housing options. He stated that the applicant is proposing 126 dwelling units, open space, and a trail along the western side of the Fulton Ditch. The proposal includes 62 detached homes and 64 attached homes.

Kris Picket with JKP Consulting was in attendance to give a presentation. He began by providing an overview of the company and explaining how the project came about. He presented an aerial of the proposed development and explained that Keri Street will be extended across the Fulton Ditch to connect with Northrup Avenue. He stated that some of the homes will be front-loaded, while most will feature alley-loaded garages to create cleaner streets and improved landscaping. Workout stations are proposed along the trail to provide residents with opportunities to exercise outdoors. He also noted that right-of-way width requirements have changed due to updates to the City code, and that they are working with staff to address those changes. He concluded his presentation by explaining that open space is proposed along the southern property line to create a buffer between the development and the existing Cottonwood subdivision to the south.

Chair Simone asked for clarification on whether JKP Consulting was also involved with the subdivision to the south. Mr. Picket responded that they were not.

Commissioner Greene asked about the anticipated median home price. Mr. Picket stated that they do not have a set price range at this time but anticipate homes being priced between approximately \$450,000 and \$550,000.

Commissioner Wiens asked whether a Metro District is being proposed. Mr. Picket responded that they are not proposing a Metro District, as a development of this size would not require one. However, they are proposing a homeowners association (HOA).

Commissioner Gonzalez asked who would be responsible for maintaining the trail system. Mr. Picket explained that the HOA would be responsible for maintenance. Planning Director Todd Hodges added that discussions are ongoing regarding how the City can work with HOAs and Metro Districts on the maintenance of trail systems in the future, including whether trails could be dedicated to the City while being maintained by one of those entities.

Vice-Chair Rhoda asked whether it is legally possible for the City to have a different entity maintain property owned by the City. Planning Director Todd Hodges responded that Coyote Creek is an example of this arrangement already being in place. Mr. Picket added that he would be open to providing a public access easement and trail. However, he would not recommend having an outside entity maintain City owned property for liability reasons.

Commissioner Gonzalez asked for clarification regarding the statement that utilities are nearing full capacity for this project and asked about the potential consequences. City Engineer David Rausch responded that the item is still under review and that staff is waiting for the utility study from the applicant. Once submitted, staff will determine whether additional improvements or requirements will be necessary.

**RECORD OF PROCEEDINGS**  
**FORT LUPTON PLANNING COMMISSION**  
**June 25, 2026**

Chair Simone asked whether a trail crossing over the ditch is proposed to connect to Northrup Avenue. Mr. Picket responded that it would. Chair Simone asked if there are any existing trees and whether they are planning on keeping them. Mr. Picket pointed out where the existing trees are located and explained that they intend to preserve them. He added that there will be planting more trees.

Commissioner Rhoda asked what the process is going to look like while staff is waiting for the utility study. Mr. Picket explained that the utilities are approaching their current capacity from a design standard and that their study will compare projected demand to determine whether any improvements or modifications will be needed.

Commissioner Rhoda asked whether utility capacity is reviewed for every new development proposed in the City. Mr. Hodges explained that it was. Mr. Picket added that the utility concerns discussed are specific to this area. Mr. Rausch and Mr. McDermott noted that the required utility analyses will be completed during the preliminary and final plat review process.

Chair Simone asked whether the updated landscaping code would apply to this subdivision. Mr. Mettler responded that it would and that all future developments will be subject to the updated landscaping requirements.

Commissioner Gonzalez asked about the prairie dogs on the property and whether they would be removed. Mr. Hodges stated that prairie dogs are considered a nuisance under the City's code and should not remain on the property.

Commissioner Dominguez noted that local schools offer programs that could allow the City or developers to partner with students on projects such as constructing benches, shelters, or other site amenities.

Commissioner Greene asked if the city is going to require new constructions to meet specific compliances. Commissioner Wiens responded that all new construction must comply with the current adopted Building Code.

Chair Simone discussed Metro Districts and provided an overview of how they operate. He stated that homeowners within Metro Districts generally pay higher property taxes and expressed concern that these residents may be less likely to support future tax increases for City amenities. He also noted that some subdivisions restrict public access to amenities, limiting their availability to the public. Chair Simone suggested that the City explore agreements with Metro Districts to help maintain parks and open space in exchange for allowing public access to those amenities.

Commissioner Rhoda expressed concern that all future residential developments are required to establish either a Metro District or an HOA, as passed by City Council. She stated that this requirement will make it more difficult to pass future tax measures because a growing number of residents will already be paying higher taxes due to these Metro Districts or HOAs. She explained that she supports the use of Metro Districts for commercial developments but not for residential projects, stating that developers should be responsible for funding their own infrastructure. She expressed concern that requiring Metro Districts and HOAs shifts the financial burden of infrastructure costs to homeowners who may be struggling now due to these high taxes.

**RECORD OF PROCEEDINGS**  
**FORT LUPTON PLANNING COMMISSION**  
**June 25, 2026**

Mr. Hodges responded to Chair Simone's comments, stating that every subdivision is different. He explained that Willow Crossing is a unique case because it is a single-lot PUD under single ownership, which is why its amenities may not be accessible to the public. He stated that all new developments, regardless of whether they have a Metro District or HOAs, should include open space and amenities that are accessible to the public. He explained that when a Metro District is created, there are generally two types of tax obligations: one that funds infrastructure, which is intended to be temporary, and another that funds ongoing maintenance. He stated that the infrastructure related taxes will eventually be eliminated at some point and that Metro Districts have a long track record that function as taxing entities with decision making authority.

Commissioner Greene questioned whether Metro Districts have greater control over property maintenance than the City is able to enforce. Vice-Chair Rhoda responded that a significant portion of the taxes paid by homeowners within a Metro District is used to pay for infrastructure, while only a small portion is used for maintenance. She stated that the purpose of Metro Districts was to provide more affordable homes with initially higher taxes that would decrease over time. However, she expressed concern that home prices are now high while Metro District taxes remain significant.

Chair Simone asked Commissioner Wiens whether her Metro District also has an HOA and whether the HOA is responsible for maintenance. Commissioner Wiens responded that the HOA maintains her community, although there are no common areas for it to maintain.

Mr. Hodges added that Code Enforcement has the authority to enforce violations involving HOAs. He stated that the City places importance on the long term maintenance of open space and ensuring public access to community amenities.

Mr. McDermott explained that many subdivisions are required to provide open space, for example in the form of pocket parks. However, staff has observed a growing need for larger parks that include additional amenities, consistent with the Parks and Trails Master Plan.

Chair Simone asked how the City and developers work together to implement the Parks and Trails Master Plan. Mr. McDermott gave a brief explanation and added that park locations and amenities are planned based on the needs identified by the community.

Commissioner Allison introduced herself as the newest member of the Planning Commission.

Planner McDermott reported that Phase Two of the Comprehensive Plan Update has been completed. Staff is now beginning Phase Three, which will focus on refining the vision and developing goals and policies for the Comprehensive Plan.

**FUTURE BUSINESS**

There next Planning Commission meeting is scheduled for July 23, 2026.

**RECORD OF PROCEEDINGS  
FORT LUPTON PLANNING COMMISSION  
June 25, 2026**

**ADJOURNMENT**

Commissioner Wiens moved to adjourn the meeting. Commissioner Allison seconded.

Chair Simone moved to adjourn the meeting at 6:52 PM.

Submitted by

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Beyza Kirmizi  
Planning Administrative Assistant

Approved by Planning Commission

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Mike Simone  
Chair

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