AGENDA
FORT LUPTON URBAN RENEWAL AUTHORITY
REGULAR MEETING

130 South McKinley Avenue
Thursday, May 21, 2026
6:00 PM

Call to Order

Approval of Agenda

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. 03192026 MINUTES

Public Comment This portion of the Agenda is provided to allow members of the audience to present comments to the Board. The Board 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.

Accounts Payable

a. April 2026 Accounts Payable

Action Item(s)

a. Building Renovation Grant Application - 737 Denver Ave

New Business

a. Update - Denver Avenue Survey Work

b. Highway 52 Crosswalks

c. Comprehensive Plan Discussion: Downtown Revitalization and Activation, Streetscape Plan

Old Business

Board Reports

Adjourn

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RECORD OF PROCEEDINGS
FORT LUPTON URBAN RENEWAL AUTHORITY

May 21, 2026

Call to Order

Chairman Gary Montoya called the meeting to order at 6:00PM

Roll Call

In attendance were Gary Montoya, Claud Hanes, Kathleen Kvasnicka, Lynette Peppler, Eugene Reynolds, Chris Cross, Roy Vestel, Michelle Magelssen, and Zack Mettler; absent was Mark Grahada, and Dez Packard.

Approval of Agenda

The agenda was approved with a motion from Kathy and seconded by Lynette; unanimous.

Consent Agenda

1. The Minutes were approved by a motion from Claud and seconded by Kathy; unanimous.

Public Comment

1. **NONE**

Accounts Payable

1. There were no accounts payable to review.

Action Items

1. Building Renovation Grant Application for 737 Denver Avenue was presented with the owner in attendance for new signage for the "Copper Hen" restaurant. Discussion included talking to her landlord to include signage on the directory on the street. Project approved to fund 50% of the low bid of $4,939.85 with a motion from Kathy, seconded by Lynette, unanimous.

New Business

1. Roy Vestal presented that the survey work on Denver Avenue was complete, and he asked if engineering for the entire project could be approved. Discussion was that FLURA and the City would partner equally for the project, and it would be brought to City Council for consideration.
2. Chris Cross presented an opportunity to work with CDOT on sidewalks on both sides of highway 52 from highway 85 to Safeway. Part of it is being funded by the City and CDOT and discussion about FLURA being a funding source as well. FLURA board was positive in being a partner in the project.
3. Zack presented a portion of the Comprehensive plan focusing on downtown revitalization. It was well received.

Old Business

1. **NONR**

Staff Reports

RECORD OF PROCEEDINGS
FORT LUPTON URBAN RENEWAL AUTHORITY
May 21, 2026

1. **NONE**

Board Reports

1. Board members gave some reports and comments about how the new Breakfast Inn and the renovation of the Mexican restaurant on South Denver were very good places to visit.

Adjournment

Gary adjourned the meeting at approximately 6:45

Submitted by:

Claud Hanes, Secretary

Approved by Fort Lupton Urban Renewal Authority

Gary Montoya, Chairperson