



City Council/Enterprise Boards
TOWN HALL MEETING
AGENDA
Tuesday, July 13, 2021
6:30 PM
130 South McKinley Avenue

Zo Stieber, Mayor
Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Mike Sanchez, Ward 3
David Crespin, Ward 1
Tommy Holton, Ward 2
Bruce Fitzgerald, Ward 3

You may join in person or join remotely by registering at:
<https://attendee.gotowebinar.com/rt/3902754318356881932>

Call to Order

General Discussion – The Town Hall meeting is for the Public to have open discussion with Council regarding any topic. This list is not all-inclusive. The following topics are items to be presented to Council by staff and may or may not be followed by discussion. No transcripts or summary are taken during Town Hall meetings.

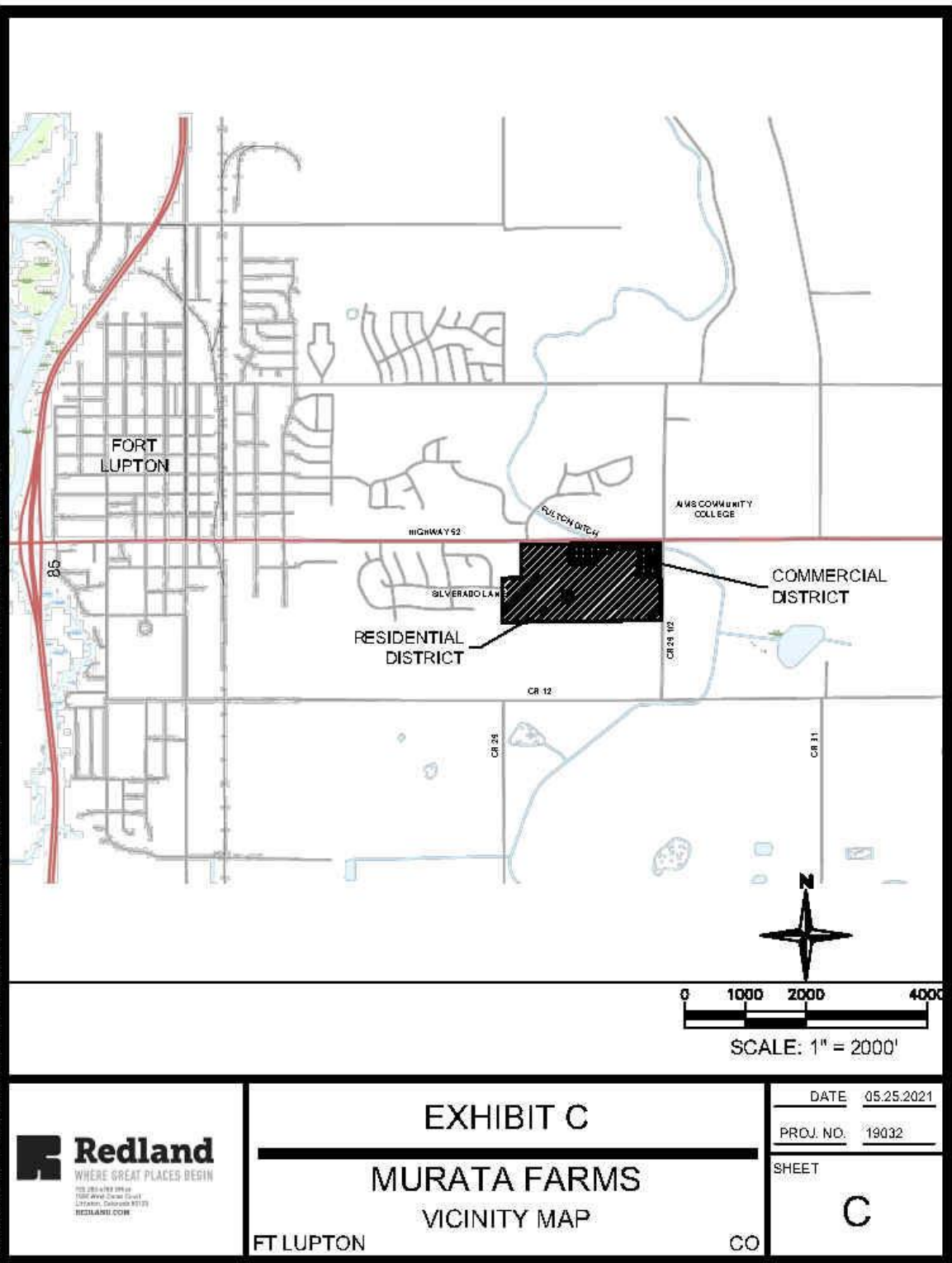
a. Public Hearings (Some public hearing items may not be followed by discussion)

Murata Farms Metropolitan District No. 1 & 2
7-Eleven Inc. dba 7-Eleven Store 41743H, 641 14th Street, Fermented Malt Beverage License
Raterink Annexation and Initial Zoning to Agricultural District

- b. Mahnke Presentation**
- c. Possible Street Project Adjustments**
- d. Chapter 16 Code Changes Presentation**
- e. Library Budget Policy**
- f. Library Bylaws and Policy**
- g. Marketing Services for Recreation Center**
- h. Marijuana Ordinances**
- i. Election - Candidate Information**
- j. Waste Water Treatment Plant Schedule**

Adjourn

192019019032 - Murata Farms\CADD\Exhibits\19019032 District Vicinity Map.dwg tab: 1 COVER SHEET May 26, 2021 - R280m - frazier



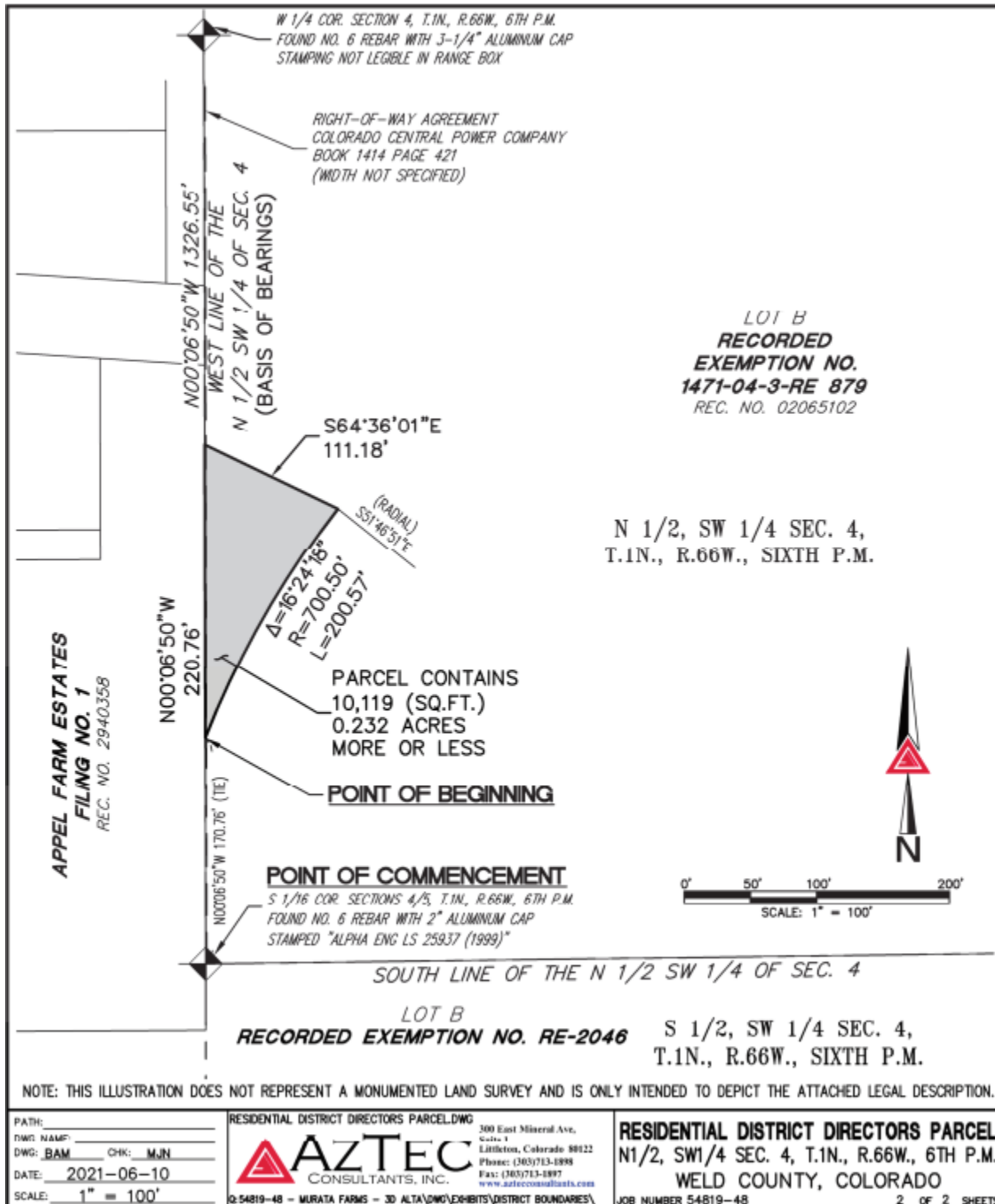
**Executive Summary of Proposed Service Plan
for the
Murata Farms Residential Metropolitan District**

Applicant:	Coronado West, a Delaware limited liability company
General Location:	62.50 acres located at the southwest corner of Highway 52 & Weld County Road 29-1/2
Type of Development:	Residential
Number of Districts:	Single with separate commercial district for commercial property
Total Acreage:	62.50 after inclusions. Initial boundaries 0.23 acres
Submittal Date:	June 13, 2021
Hearing Date:	July 20, 2021
Publication of Hearing:	Fort Lupton Press, June 23, 2021
Mailing of Notices:	June 21, 2021

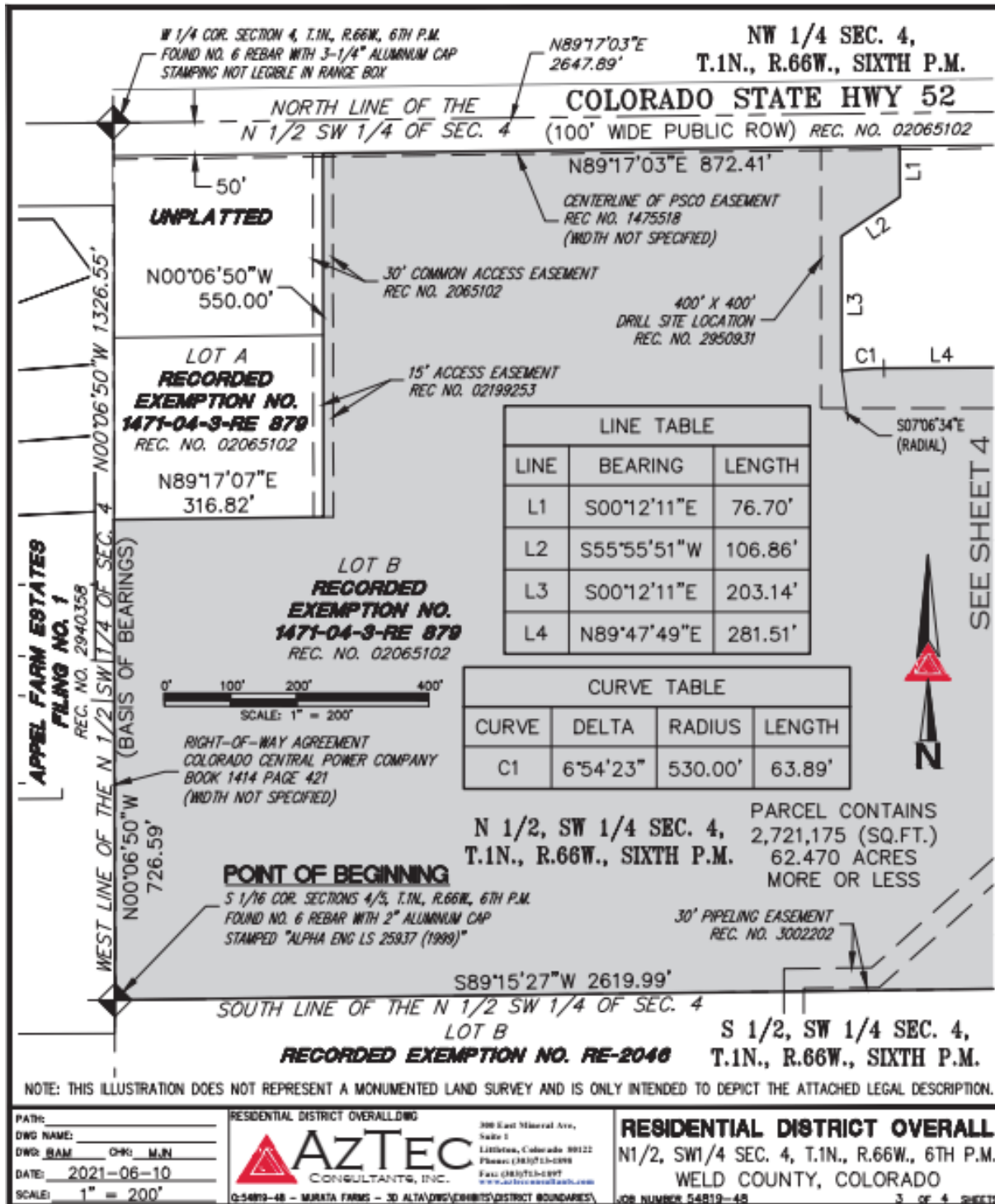
The following is an executive summary of the key terms of the proposed Service Plan and is not intended to be an all-inclusive analysis of City Code requirements or proposed terms.

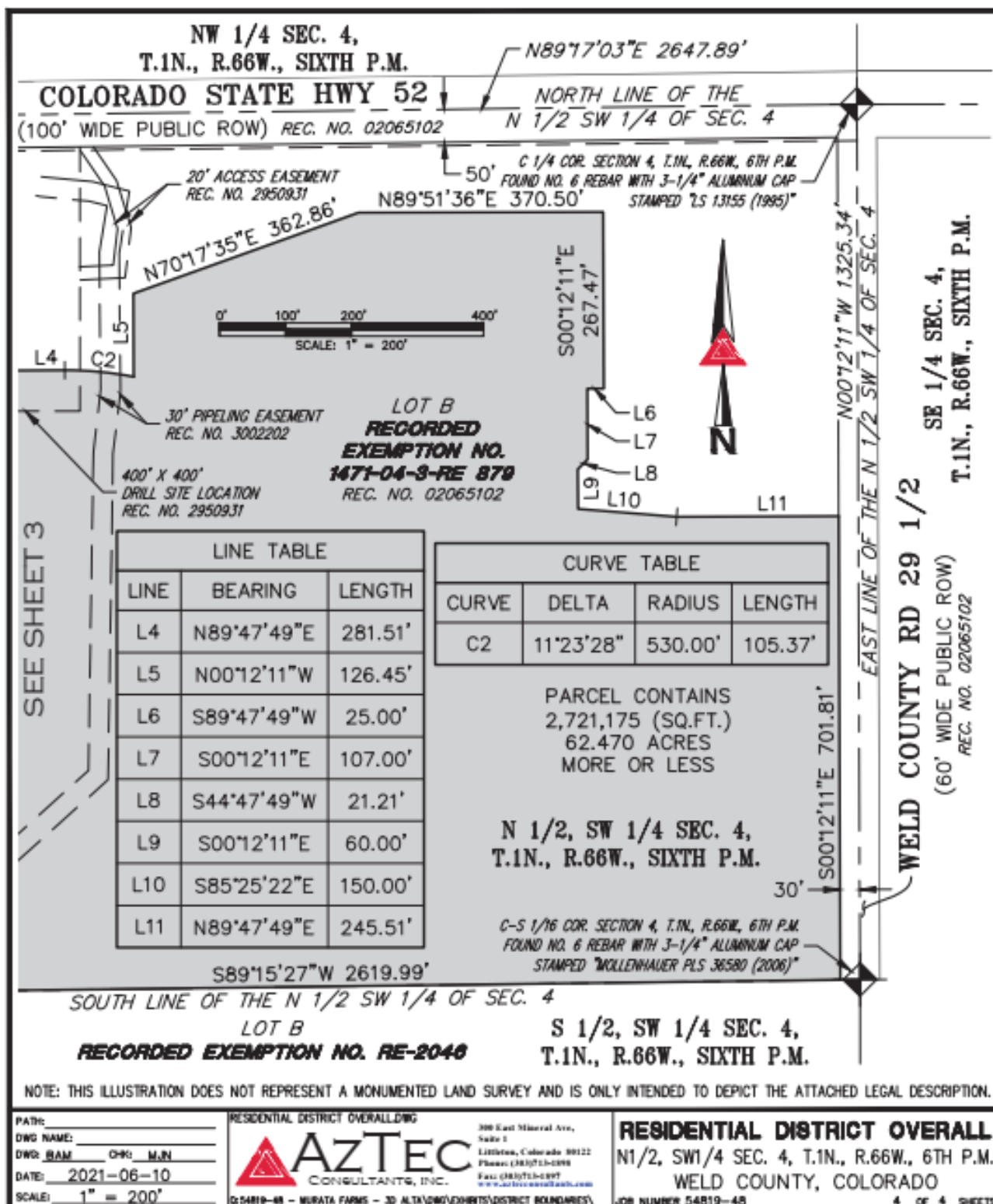
CITY CODE REQUIREMENT	CODE CITATION	MODEL SERVICE PLAN PROVISION	PROPOSED SERVICE PLAN
REQUIRED INFORMATION			
A description of the facilities proposed to be provided by the district	Chapter 19-5(c)(1)b	Section V; Exhibit E (Capital Improvements Plan)	X
Financial Plan	Chapter 19-5(c)(1)c	Section VI; Exhibit F (Financial Plan)	X
Debt Limit: amount projected and authorized in the financing plan, plus 20%.	Chapter 19-5(c)(1)c.1	Total Debt Issuance Limit definition; Section V.A.8; Section VI; Exhibit F (Financial Plan)	\$21,147,600 (\$17,623,000 x 120%)
Mill Levy Limitations	Chapter 19-5(c)(1)c.4	Section VI.C & I	X
“Maximum Debt Mill Levy”: 55.277 mills, as adjusted for Gallagher.	Chapter 19-5(c)(1)c.4A	Section VI.C	55.277 mills, as adjusted for Gallagher
“Maximum Operation and Maintenance Mill Levy”: 55.277 mills until district issues Debt, then, when combined with the debt service mill levy, shall not exceed 70 mills.	Chapter 19-5(c)(1)c.4B	Section VI.I	55.277 mills until district issues Debt, then, when combined with the debt service mill levy, shall not exceed 70 mills
A map of the district’s boundaries and a map of any inclusion area boundaries	Chapter 19-5(c)(1)d	Article III; Exhibits A-1, A-2, B-1, B-2 and C; Section V.A.5	X
Capital Improvements Plan and Engineer Estimates	Chapter 19-5(c)(1)e	Section V.B; Exhibit E	\$13,295,488
Operation and Maintenance Responsibilities	Chapter 19-5(c)(1)b	Section V.A.2	X
Property Owner Consent	Chapter 19-5(c)(1)f	Exhibit D	X
Annual Report	Chapter 19-5(c)(1)l	Section VII.B.	X
Mill Levy Comparison Chart	Chapter 19-5(c)(1)o	Section VI.I; Exhibit F	X
Disclosure Notice to Property Owners	Chapter 19-5(c)(1)p	Article IX	X
IGA with City	Chapter 19-5(c)(1)r	Article X; Exhibit H	X

MURATA FARMS RESIDENTIAL MD – INITIAL BOUNDARIES



INCLUSION BOUNDARIES





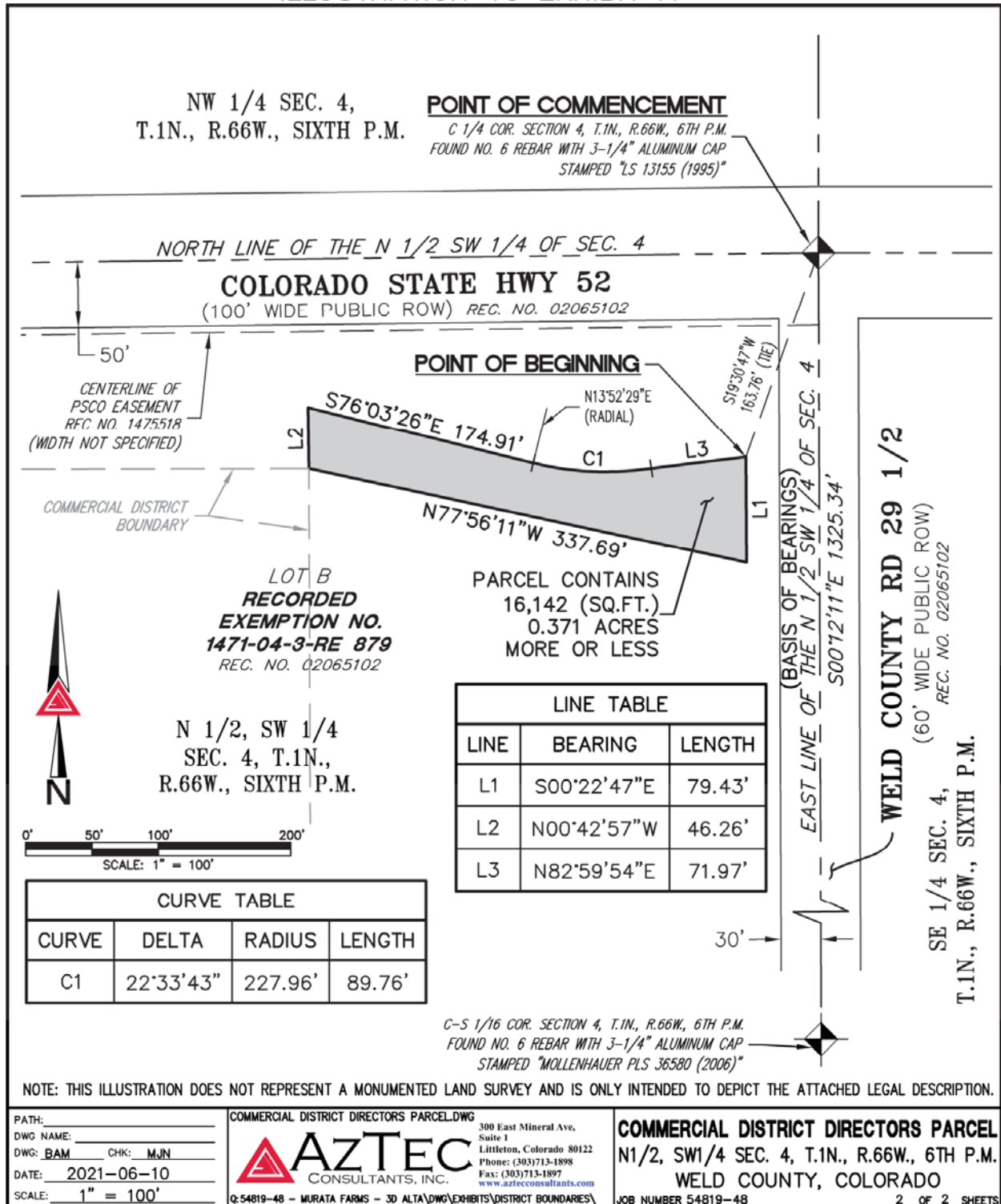
**Executive Summary of Proposed Service Plan
for the
Murata Farms Commercial Metropolitan District**

Applicant:	Coronado West, a Delaware limited liability company
General Location:	10.2 acres located at the southwest corner of Highway 52 & Weld County Road 29-1/2
Type of Development:	Commercial
Number of Districts:	Single with separate residential district for residential property
Total Acreage:	10.20 after inclusions. Initial boundaries 0.40 acres
Submittal Date:	June 13, 2021
Hearing Date:	July 20, 2021
Publication of Hearing:	Fort Lupton Press, June 23, 2021
Mailing of Notices:	June 21, 2021

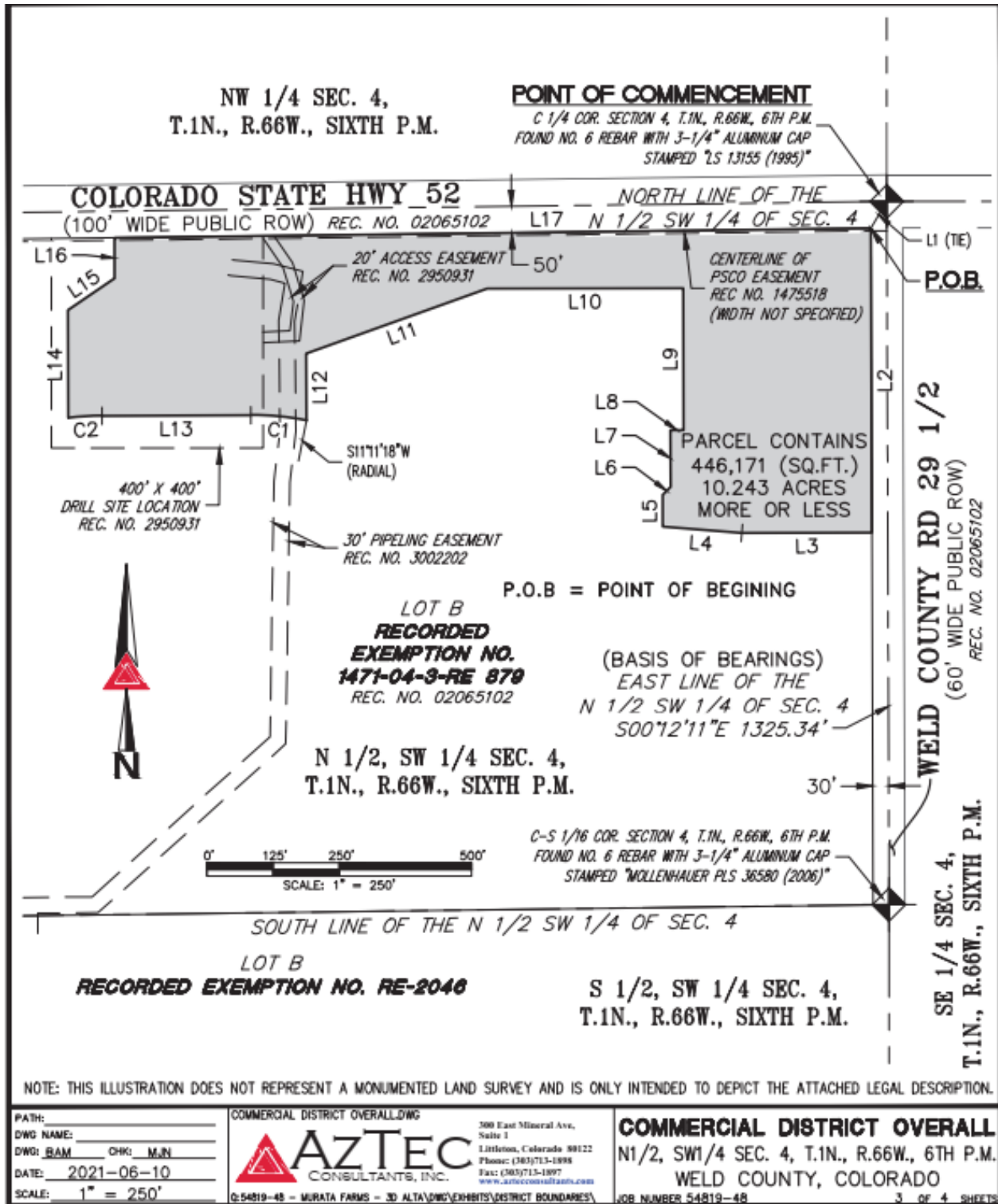
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REQUIRED INFORMATION			
A description of the facilities proposed to be provided by the district	Chapter 19-5(c)(1)b	Section V; Exhibit E (Capital Improvements Plan)	X
Financial Plan	Chapter 19-5(c)(1)c	Section VI; Exhibit F (Financial Plan)	X
Debt Limit: amount projected and authorized in the financing plan, plus 20%.	Chapter 19-5(c)(1)c.1	Total Debt Issuance Limit definition; Section V.A.8; Section VI; Exhibit F (Financial Plan)	\$2,295,240 (\$2,045,700 x 112%)
Mill Levy Limitations	Chapter 19-5(c)(1)c.4	Section VI.C & I	X
“Maximum Debt Mill Levy”: 55.277 mills, as adjusted for Gallagher.	Chapter 19-5(c)(1)c.4A	Section VI.C	55.277 mills, as adjusted for Gallagher
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A map of the district’s boundaries and a map of any inclusion area boundaries	Chapter 19-5(c)(1)d	Article III; Exhibits A-1, A-2, B-1, B-2 and C; Section V.A.5	X
Capital Improvements Plan and Engineer Estimates	Chapter 19-5(c)(1)e	Section V.B; Exhibit E	\$2,166,141
Operation and Maintenance Responsibilities	Chapter 19-5(c)(1)b	Section V.A.2	X
Property Owner Consent	Chapter 19-5(c)(1)f	Exhibit D	X
Annual Report	Chapter 19-5(c)(1)l	Section VII.B.	X
Mill Levy Comparison Chart	Chapter 19-5(c)(1)o	Section VI.I; Exhibit F	X
Disclosure Notice to Property Owners	Chapter 19-5(c)(1)p	Article IX	X
IGA with City	Chapter 19-5(c)(1)r	Article X; Exhibit H	X

MURATA FARMS COMMERCIAL MD INITIAL BOUNDARIES



INCLUSION AREA BOUNDARIES



July 6th, 2021
Ms. Mari Peña
130 S McKinley Ave.
Fort Lupton, CO 80621

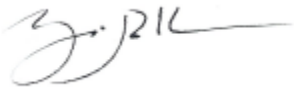
Dear Ms. Peña,

Thank you for taking time to meet with us last week and explaining the options the City offers local businesses for resolving issues. We are representing Mahnke Auto Body on 540 Main Street, Fort Lupton, Colorado. Attached to this document are photos of Sixth Street, Fort Lupton, the single block which runs on the north side of the building, in front of the shop.

Mahnke Auto Body would like to be placed on the docket for the next city of Fort Lupton Town hall meeting on Tuesday, July 13th, 2021. We will be requesting that the City set a firm date as to when this block of Sixth Street will be fully and properly repaired.

We advocate that it will be beneficial to the City when this street is repaired.

Sincerely,

Paul Copper, Marketing Representative
Mahnke Auto Body Fort Lupton
Megara Pullen, Marketing Director
540 Main Street, Fort Lupton
pcopper32@gmail.com
303-902-5477 Mobile

Definition: Alligator Cracking (Crocodile Cracking)

Crocodile cracking, also called **alligator cracking** and perhaps misleadingly **fatigue cracking**, is a common type of distress in **asphalt pavement**. The following is more closely related to fatigue cracking which is characterized by interconnecting or interlaced cracking in the asphalt layer resembling the hide of a **crocodile**.^[1] Cell sizes can vary in size up to 11.80 inches (300 mm) across, but are typically less than 5.90 inches (150 mm) across. Fatigue cracking is generally a loading failure,^[1] **but numerous factors can contribute to it. It is often a sign of sub-base failure, poor drainage, or repeated over-loadings. It is important to prevent fatigue cracking, and repair as soon as possible, as advanced cases can be very costly to repair and can lead to formation of potholes or premature pavement failure.**

Source: https://en.wikipedia.org/wiki/Crocodile_cracking

The following five pictures were taken September 10th, 2020 before the contractor's work. Looking east on Sixth Street, Mahnke Auto Body is on the right.

Please note the silver Corvette parked on the right. Mahnke shares this building with the Purifoy Corvette Show Room and has maintained Purifoy's excellent reputation for Corvette collision repairs and auto body paint. Can you imagine the impression this street makes on the owner of a \$100,000 Corvette?



1.
540 Main Street, Fort Lupton
Sixth Street Shop Frontage

Example of alligating, cracked and uneven road surface. View is from intersection at Main Street and Sixth Street looking east to dead end at railroad tracks.

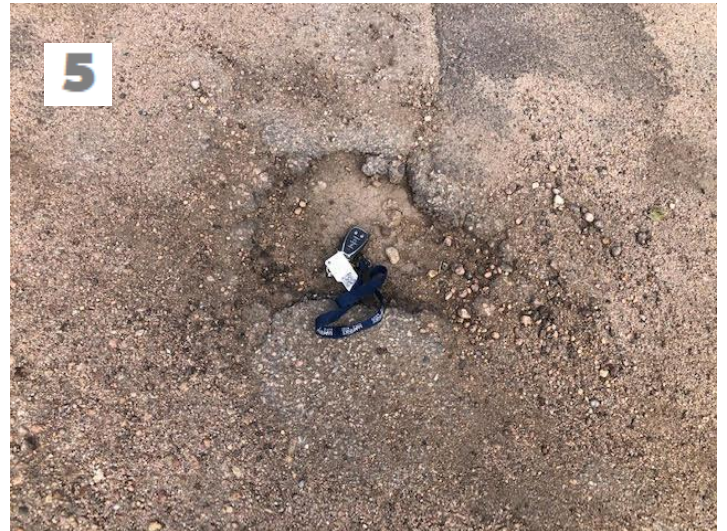
2. Looking east on Sixth Street toward Main Street. The blue overhead doors go into Mahnke's work bays.



3. Close up of alligating, cracks, and disrepair on Sixth Street.



4. The damaged street gutter in front of Mahnke's work bay on Sixth Street.



5. Another deep pothole on Sixth Street (Car keys in hole for scale)



The next pictures 6 – 10, were taken on May 5th, 2021 after the contractor had completed work.

7. This picture shows the majority of the patchwork the contractor completed on Sixth Street, facing west.



8. The road is still in terrible shape after the Contractor's work. There was standing water from snowmelt pooling in the severely damaged pavement which freeze creating a hazardous conditions for Mahnke's customers, pedestrians, and employees, in addition to hastening the deterioration of the street.



9. Employees have been successful navigating customer's vehicles over this rough road and helping customers cross over dangerous ice and snow. Mahnke accepts its responsibility to provide safe access to and from the building at all times.

Mahnke respectfully requests the City to properly repair this block of Sixth street.



10. This is at the dead end of Sixth Street, facing east toward the Railroad Tracks.

July 6th, 2021
Ms. Mari Peña
130 S McKinley Ave.
Fort Lupton, CO 80621

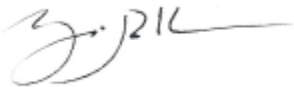
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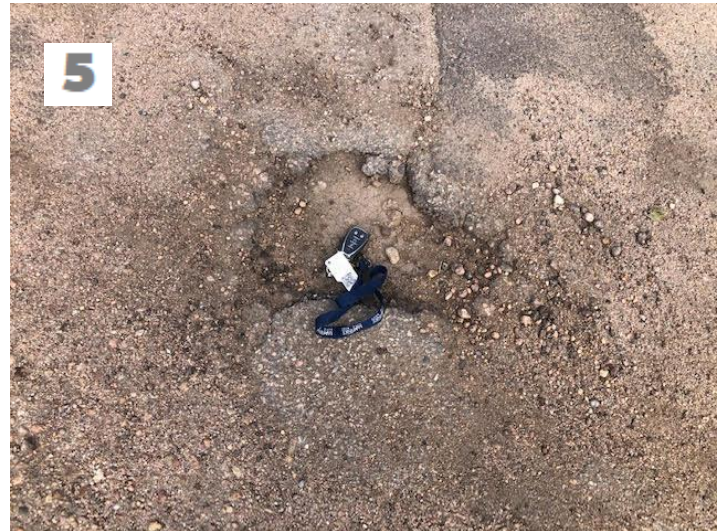
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