RECORD OF PROCEEDINGS
FORT LUPTON URBAN RENEWAL AUTHORITY
May 20, 2021

Call to Order

Chairman Gary Montoya called the meeting to order at 6:40 PM.

Roll Call

Present: Gary Montoya, Kathy Kvasnicka, Mark Grajeda, Michelle Bettger, FLURA Staff member Alyssa Knutson, Executive Director Chris Cross.
Absent: Members Tommy Holton, Eugene Reynolds and Perry Buck.

Approval of Agenda

Mark Grajeda makes motion to approve. Kathy Kvasnicka seconds. Passed by majority roll call vote.

Consent Agenda

Approval of the Minutes of the April 15, 2021 Meeting:

Mark Grajeda makes a motion to approve, Michelle Bettger seconds the motion. Approved by majority roll call vote with no changes.

Public Comment

None.

Accounts Payable

Invoice for Office Depot:

Postcard mailing to notify eligible candidates for the Façade Grant - $32.57.

Action items

Elect a Vice-Chairperson:

Election of a Vice-Chairperson to fill term left by Matthew Darnell. Nomination for Perry Buck as Vice-Chairperson was made by Gary Montoya. Michelle Bettger seconds the motion. Approved by majority vote. New Vice Chairperson is Perry Buck.

New Business

Presentation of the 2021 Façade Grant Program Applications:

Applications for the grant fund requests were due May 1st. Two applications were presented. Luis Nevarez for R&L Tires at 4th St. and Main St. presented an application to paint the building and put in a lighted sign on the street side façade. The application was submitted on May 4th as bids where difficult to obtain. The sign proposal was submitted with one bid and no sign permits have been submitted to the city building department. If awarded we will require these items to be submitted. Gary Montoya asked for another bid for the sign. It was determined that the Board would consider awarding a grant for the project since there were a number of factors for the delay in providing a full application, such as snow storms, COVID and contractor availability. Kathy Kvasnicka asked what the sign plan was. Mr. Nevarez answered with a lighted sign attached to the building. The amount requested $4,821.28 Gary Montoya felt it was acceptable that the application was late and understood the challenges of current construction. Kathy asked what the total budget was for the year. Ms. Knutson stated that $35,000 is the current budget. Mark Grajeda felt that if they meet requirements, we can go ahead for consideration. Gary Montoya asked for second quote and design approval from the city before the Board could determine a grant award. Luis Nevarez agreeed to submit the sign design with permits and bids. Gary Montoya wants to approve the project with the condition that they submit a second bid, and initial approval of the sign from the City building department. Michelle Bettger agreed to the approval with conditions. Alyssa Knutson suggested the sign design also would need approval FLURA. Approval will be considered next meeting in June.

Melissa and Eric Rickman presented their proposed project for Wholly Stromboli. The application is for window replacement and paint. They have received approval from the Historic Preservation Board for the façade improvements. Pictures were presented by Melissa Rickman. Eric Rickman explained that these improvements were part of an overall much larger project. The windows are single pane and broken and bowed. They are dangerous to patrons and passersby. The windows will maintain the antique look with divided lights. The staining process will look like stone over the sandstone and the pink stucco. Green top paint will be stained to an appropriate color. Mortar work will be done also. This is the first phase of the Historic St. John buildings renovation. The St. John Building is an important part of the history of Fort Lupton. There will be a patio area added on the north side with the stone color continuing with roll up garage doors into a patio bar area. The 4th Street entrance will be the new main entrance for Wholly Stromboli. The window replacement is the first phase of the overall improvement of the entire building. The application requests assistance for the $130,057.00 project. The requested amount is $65,257.50. The Board appreciates the investment they are making in the City. All Board members feel it is very important to assist in ways we can. The proposed grant amount would be over budget. Gary Montoya asks what part of this project should be done first based on priority. Melissa Rickman stated that the windows are first priority. Kathy Kvasnicka felt the building was very important and needed to be preserved. Mark Grajeda and Michelle Bettger agreed. The cost of materials is increasing almost daily so this project is very important to start as soon as possible. The cost for the windows is now $98,000 in current prices. Mark Grajeda and Gary Montoya want to discuss this project and want time to speak to the commission to come to a common agreement on how much the Board can commit to this. The Board will have around $30,000 left after approval of the R&L Tire award. All agree that the Board would like to help and will bring this to the June meeting for discussion and award at that meeting.

CDOT Revitalizing Main Streets Grant:
Staff presented the update on the streetscape project. The grant application was submitted to CDOT. As a note, Melissa Rickman gave us a letter of recommendation for the application. The project has not gone out to bid in anticipation of the grant award and the dollar amount of the award. We applied for $380,000 giving us some much needed funds for the streetscape project.

Downtown Window Treatment Project:
Natalie Cummings, the Chamber of Commerce Executive Director, received bids for the project to cover windows in downtown areas that are presently unoccupied. Five 4 x 6 signs are $1500. Gary Montoya has had experience with this type of project in Brighton. They did this in the area of the AMC theater strip mall. It did serve to look as if there was more activity, but that street was traveled by very slow-moving vehicle traffic and was able to look at the windows. Denver Ave is a much larger street with

faster speeds and much different access. He did not think it would be as effective. Kathy Kvasnicka asked if there has been any property owner participation proposed. It would benefit the property owners much more than the City. She expressed that the project is much more of a community project rather than a City project and that school participation would be a bonus. Mark Grajeda agrees that owner participation is necessary and community is important. Michelle Bettger has not reached out to the schools. Gary Montoya suggested that because Natalie is moving on from the Chamber and a new Chamber president will be brought on, that we wait until new leadership at the Chamber and talk to them about this project. The Board felt this was not really a FLURA project and it should not use City staff time to work on it. It was asked that Ms. Knutson table this project at this time and we will address again after new leadership is implemented at the Chamber.

Old Business

Intergovernmental Agreements:

No updates.

Staff Report

Ms. Knutson asked for future meetings if the Board was comfortable with in-person meetings or we wanted to continue the virtual meetings. All agreed to go back to in-person meetings. Masks can be worn if people choose, and meetings will be held in the Council Chambers.

The 7-Eleven on 14th is moving ahead very quickly. Another good boost for the City. McDonalds is still finalizing plans.

Executive Director Chris Cross stated that a lot of activity is going on in Fort Lupton. The Chamber annual meeting is being held on Friday at the Wildlife Sanctuary.

Board Reports

Gary Montoya spoke about the opening after the shutdown for COVID. It is going a record speed with events and activities coming back to all our communities.

Michelle Bettger updated on school activities. Prom was held and both prom and after prom went very well. Thursday, May 27th will be the last day of class. Graduation will be done in the traditional manner with six tickets for each graduate.

Kathy Kvasnicka was pleased to see all projects going at such a pace.

Mark Grajeda reported that the new fire station is close to completion. They are getting started on staffing needs.

Adjournment

Kathy Kvasnicka made motion to adjourn. Next meeting will be June 17, 2021 at 6:30 PM. Meeting adjourned at 7:55 PM.