

AGENDA

Fort Lupton Urban Renewal Authority

Regular Meeting

Fort Lupton Recreation Center – 203 S. Harrison Avenue

Thursday, November 18, 2021 – 6:30 PM

- 1. Call To Order – Roll Call**
- 2. Approval of Agenda**
- 3. Consent Agenda**
 - a. Approval of the Minutes of the October 21, 2021 Meeting
- 4. Public Comment**
- 5. Accounts Payable**
- 6. Action Items**
 - a. None
- 7. Discussion Items**
 - a. Discuss Building Renovation Grant for 2022
- 8. Staff Reports**
- 9. Board Reports**
- 10. Executive Session**
 - a. To determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e).
- 11. Adjournment**

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Call to Order

Chairman Montoya called the meeting to order at 6:37 PM.

Roll Call

Present: Gary Montoya in person, Perry Buck, Michelle Bettger and Mark Grajeda via GoToMeeting, FLURA Deputy Executive Director Alyssa Knutson and Executive Director Chris Cross in person. Kathy Kvasnicka arrived in person during the Intergovernmental Agreements Update agenda item.

Absent: Eugene Reynolds, Tommy Holton

Approval of Agenda

Michelle Bettger makes motion to approve. Mark Grajeda seconds. Passed by majority roll call vote.

Consent Agenda

Approval of minutes of September 16, 2021. Mark Grajeda makes a motion to approve, Perry Buck seconds the motion. Approved by majority roll call vote with no changes.

Public Comment

None.

Accounts Payable

None.

Action items

None.

Discussion Items

Development Code Update Presentation

Deputy Executive Director Knutson stated that Tommy Holton, a council person as well as a FLURA member, requested that the updates to the development code be presented to FLURA focusing on the new zone district for downtown Fort Lupton. Knutson provided a presentation on the Development Code Update and informed the Board that the last update to the codes were in 2006. The city's comprehensive plan adopted in May 2018 called for an update of the zoning code. The draft development codes have been released to the public beginning in fall of 2021, with a presentation to business owners and developers in October 2021. The presentation on the code updates and zone changes to the downtown area provided by Knutson is attached to these minutes.

Presentation of the Budget

Chris Cross presented the proposed budget document for 2022. The final budget will be voted on in December. The proposed budget includes \$397,000 to income, with a rollover of \$511,000 giving FLURA a total forecasted revenue of \$864,000 improvement projects. Expenses revenues are \$618,000 which includes largely the downtown construction project. That will leave approximately \$245,000 in reserves. Mark Grajeda asked why the streetscape project was on hold and if the reason was the CDOT grant. Alyssa Knutson explained that we did not receive the CDOT grant and plan to apply again if other grant

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opportunities open, but that the project is anticipated to commence in the spring of 2022 with the final bid project.

Intergovernmental Agreements Update

FLURA will look at a metro district agreement next month that was presented to the city. Gary Montoya suggested that the FLURA board acclimate themselves with metro districts for the discussion next month.

Staff Report

Alyssa Knutson reported on meetings with developers and business owners on the code updates. The meetings went well with no negative feedback. Questions were answered and most was positive.

Board Reports

Mark Grajeda reported that Fire Station 3 is up and running and everything is going well with it.

Michelle Bettger reported that the schools are monitoring the COVID virus and has not made masks mandatory as of now but could change.

Kathy Kvasnicka reported that Wholly Stromboli made a presentation at the Historic Board meeting that included their progress on the renovation project of the St John's building. They had interesting items that were found as well as structure and boards that were in the 1912 fire. They asked that everyone look at the St John's sign and comment on the look and color.

Adjournment

Gary Montoya adjourned the meeting.

Next meeting will be November 18, 2021 at 6:30 PM.

Meeting adjourned at 7:10 PM.

Submitted by:

Kathy Kvasnicka, Secretary

Approved by Fort Lupton Urban Renewal Authority

Gary Montoya, Chairperson

Accounts Payable for the November 2021 Meeting



Invoice Date	Payee	Description	Payment Amount
10-15-21	City of Fort Lupton	Postage	\$2.04
11-03-21	Murray Dahl Beery & Raund LLP	Legal Services	\$450.00