



**CITY OF FORT LUPTON
CITY COUNCIL/ENTERPRISE BOARDS
REGULAR MEETING AGENDA
Tuesday, September 6, 2022
6:00 PM
130 South McKinley Avenue**

**Zo Stieber-Hubbard,
Mayor**
Valerie Blackston, Ward 1
Chris Ceretto, Ward 2
Carlos Barron, Ward 3
David Crespín, Ward 1
Claud Hanes, Ward 2
Bruce Fitzgerald, Ward 3

**You may join in person or join remotely by clicking on:
<https://global.gotomeeting.com/join/851983253>**

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 Stieber

Approval of Agenda

Proclamation

- a. 2022 Bluedevil Proclamation

Review of Accounts Payables

- a. September 6, 2022 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. August 16, 2022 City Council Meeting Minutes
- b. August 30, 2022 City Council Special Meeting Minutes
- c. AM 2022-139 Approval of the Second Amendment to the Intergovernmental Agreement with the Colorado Rangers
- d. AM 2022-140 Approving a Resolution Appointing Stephen P. Hasler as a Governor to the Colorado Rangers Law Enforcement Shared Reserved Board

Public Hearings - Public Hearings allow members of the audience to present comments and questions to the City Council on the item being presented. Comments and questions may be limited to three (3) minutes- Mayor Stieber

- a. AM 2022-135 A Resolution Approving a Request for a Site Plan for a RV, Boat, and Limited Heavy Equipment Storage Facility Located on County Road 19. This Site is situated east and adjacent to Weld County Road 19 and approximately 0.13 miles north of Weld County Road 10

Action Memorandum

- a. AM 2022-134 Approving a Resolution of the City Council of Fort Lupton Initiating Annexation Proceedings for the Annexation Known as High Pointe Hills and Setting the Public Hearing for November 1, 2022

- b. AM 2022-136 Hire a Full-time Planner I at Earliest Possible Date in the Amount of \$17,200-\$20,000 for Remainder of 2022 and Based on a Full-time Starting Pay Rate of \$50,000-57,500 for 2023
- c. AM 2022-138 City Consent to Dissolution of the Cottonwood Greens Metropolitan District No. 1
- d. AM 2022-137 Hire a Full-time Design Review Engineer for the Engineering Department for a Maximum not to Exceed \$37,254.38 for Remainder of 2022 and Based on a Full-time Starting Pay Rate of \$64,000-73,600 for 2023

Staff Reports

- a. Senior Citizen Advisory Board Letter of Support

Mayor/Council Reports

Future City Events

- a. September 6, 2022 Upcoming Events

Executive Session "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)." Annexation Rebates

Executive Session "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)." Cell Tower

Adjourn

Proclamation

Bluedevil Homecoming Week

September 5-10, 2022

Whereas the **Fort Lupton High School** is an amazing school, and

Whereas the **Fort Lupton Bluedevils** have a most exceptional football team, and

Whereas the citizens of Fort Lupton support OUR **Bluedevils**, and

Whereas on Friday, September 9th, 2022, the **Bluedevils** will be hosting their Homecoming football game, and

Whereas the **Bluedevils** will quash the rebellious nature of the Weld Central Rebels with our fire and extraordinary spirit, and

Whereas the **Bluedevils** will send the Rebels packing by sticking a feather in their cap and calling them macaroni,

Now, therefore I, **Zo Stieber Hubbard**, by virtue of the authority vested in me as the **Mayor of the City of Fort Lupton** do hereby proclaim the week of September 5-10, 2022 to be **Bluedevil Week** in the City of Fort Lupton and additionally on Monday, September 5th 2022 I designate South Denver Avenue to be **Bluedevil Way** for the week.

Given under my hand and seal of the **City of Fort Lupton**
this 25th day of August, 2022.

Zo A. Stieber Hubbard / Mayor and Alumna 1971

Check Report

By Check Number

City of Fort Lupton

Date Range: 08/17/2022 - 09/06/2022

Vendor Number Payable #	Vendor Name Payable Type	Post Date	Payment Date Payable Description	Payment Type	Discount Amount Discount Amount	Payment Amount Payable Amount	Number
Bank Code: Golf Course-Golf Course							
000648	JF MANUFACTURING INC		08/18/2022	Regular	0.00	-1,094.86	85229
000028	ACUSHNET COMPANY		08/19/2022	Regular	0.00	300.08	85347
913878058	Invoice	07/30/2022	GOLF-SUPPLIES-PROSHOP		0.00	126.54	
913904197	Invoice	08/03/2022	GOLF-SUPPLIES-PROSHOP		0.00	173.54	
002254	ADIDAS AMERICA INC		08/19/2022	Regular	0.00	651.14	85348
6157368166	Invoice	07/28/2022	GOLF-SUPPLIES-PROSHOP		0.00	50.02	
6157491176	Invoice	08/10/2022	GOLF-SUPPLIES-PROSHOP		0.00	601.12	
000048	AIRGAS USA LLC		08/19/2022	Regular	0.00	17.30	85349
9990431889	Invoice	07/31/2022	GOLF-SUPPLIES-PROSHOP		0.00	17.30	
002853	BUCKEYE CLEANING CENTER		08/19/2022	Regular	0.00	341.00	85350
90434957	Invoice	08/08/2022	GOLF-SUPPLIES-PROSHOP		0.00	341.00	
002000	CIT GROUP/COMMERCIAL SERVICES		08/19/2022	Regular	0.00	301.52	85351
SI-1105262	Invoice	08/18/2022	GOLF-SUPPLIES-PROSHOP		0.00	301.52	
000306	COMCAST BUSINESS		08/19/2022	Regular	0.00	244.37	85352
08062284976064...	Invoice	08/06/2022	GOLF-PHONE-PROSHOP		0.00	244.37	
002723	EAGLE ROCK COMPANY OF COLO		08/19/2022	Regular	0.00	859.35	85353
9018473	Invoice	08/15/2022	GOLF-SUPPLIES-PROSHOP		0.00	859.35	
000567	HIGH COUNTRY BEVERAGE CORP		08/19/2022	Regular	0.00	1,605.35	85354
W-6295789	Invoice	08/15/2022	GOLF-SUPPLIES-PROSHOP		0.00	1,605.35	
000735	LL JOHNSON DISTRIBUTING		08/19/2022	Regular	0.00	1,953.45	85355
1145515-00	Invoice	08/18/2022	GOLF-SUPPLIES-MAINT		0.00	1,712.35	
1885568-00	Invoice	08/02/2022	GOLF-SUPPLIES-MAINT		0.00	241.10	
000768	MASEK GOLF CAR OF COLORADO		08/19/2022	Regular	0.00	287.17	85356
01-75660	Invoice	08/10/2022	GOLF-SUPPLIE-PROSHOP		0.00	287.17	
002842	ROCKY MOUNTAIN MARKETING CONSULTANTS, L		08/19/2022	Regular	0.00	306.00	85357
081722943	Invoice	08/17/2022	GOLF-SUPPLIES-PROSHOP		0.00	306.00	
000999	SHAMROCK FOODS COMPANY		08/19/2022	Regular	0.00	1,853.95	85358
26172133	Credit Memo	08/10/2022	GF-SUPPLIES-PROSHOP		0.00	-653.31	
26182156	Invoice	08/10/2022	GOLF-SUPPLIES-PROSHOP		0.00	1,347.38	
26182157	Invoice	08/10/2022	GF-SUPPLIES-PROSHOP		0.00	47.44	
26182158	Invoice	08/10/2022	GOLF-SUPPLIES-PROSHOP		0.00	80.94	
26192369	Invoice	08/14/2022	GOLF-SUPPLIES-PROSHOP		0.00	1,031.50	
001022	SOUTHERN GLAZER'S OF CO		08/19/2022	Regular	0.00	255.68	85359
2882023	Invoice	08/10/2022	GOLF-SUPPLIES-PROSHOP		0.00	255.68	
001052	SWIRE COCA-COLA, USA		08/19/2022	Regular	0.00	689.09	85360
24908202423	Invoice	08/12/2022	GOLF-SUPPLIES-PROSHOP		0.00	689.09	
001064	TAYLORMADE GOLF COMPANY INC		08/19/2022	Regular	0.00	179.82	85361
36133797	Invoice	08/03/2022	GOLF-SUPPLIES-PROSHOP		0.00	179.82	
000648	JF MANUFACTURING INC		08/23/2022	Regular	0.00	1,094.86	85362
52011	Invoice	06/14/2022	GOLF-REGULATION FLAGS-MAINT		0.00	1,094.86	
000024	ACE HARDWARE OF FORT LUPTON		08/30/2022	Regular	0.00	3.60	85363

Check Report

Date Range: 08/17/2022 - 09/06/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
95458	Invoice	08/17/2022	GOLF-FASTENERS-MAINT	0.00	3.60	
000974	ALARM DETECTION SYSTEMS, INC.	08/30/2022	Regular	0.00	146.00	85364
870192-1068	Invoice	08/07/2022	GOLF-SECURITY MONITORING-PRO SHOP	0.00	146.00	
000160	BREAKTHRU BEVERAGE COLORADO	08/30/2022	Regular	0.00	401.02	85365
345335576	Invoice	08/18/2022	GOLF-BEVERAGES-PRO SHOP	0.00	401.02	
002853	BUCKEYE CLEANING CENTER	08/30/2022	Regular	0.00	373.17	85366
90421503	Invoice	08/01/2022	GOLF-JANITORIAL SUPPLIES-PRO SHOP	0.00	248.37	
90434956	Invoice	08/08/2022	GOLF-JANITORIAL SUPPLIES-PRO SHOP	0.00	124.80	
000183	CALLAWAY GOLF SALES COMPANY	08/30/2022	Regular	0.00	1,635.48	85367
935362460	Invoice	08/15/2022	GOLF-MERCHANDISE-PRO SHOP	0.00	467.28	
935373217	Invoice	08/16/2022	GOLF-MERCHANDISE-PRO SHOP	0.00	1,168.20	
002723	EAGLE ROCK COMPANY OF COLO	08/30/2022	Regular	0.00	674.00	85368
9038195	Invoice	08/22/2022	GOLF-BEVERAGES-PRO SHOP	0.00	674.00	
001374	EPOCH EYEWEAR	08/30/2022	Regular	0.00	314.87	85369
INV-006114	Invoice	08/16/2022	GOLF-MERCHANDISE-PRO SHOP	0.00	314.87	
000536	GOLF AND SPORT SOLUTIONS LLC	08/30/2022	Regular	0.00	555.16	85370
41317	Invoice	08/14/2022	GOLF-BUNKER SAND-MAINT	0.00	555.16	
000567	HIGH COUNTRY BEVERAGE CORP	08/30/2022	Regular	0.00	823.10	85371
W-6300416	Invoice	08/18/2022	GOLF-BEVERAGES-PRO SHOP	0.00	219.60	
W-6301048	Invoice	08/22/2022	GOLF-BEVERAGES-PRO SHOP	0.00	603.50	
003120	HUDSON LOCKERS, INC	08/30/2022	Regular	0.00	250.00	85372
215	Invoice	08/17/2022	GOLF-MERCHANDISE-PRO SHOP	0.00	250.00	
000795	MILE HIGH TURFGRASS, LLC	08/30/2022	Regular	0.00	3,422.36	85373
9726	Invoice	08/17/2022	GOLF-TALON TINE MOUNT-MAINT	0.00	1,108.47	
9743	Invoice	08/18/2022	GOLF-CHEMICALS-MAINT	0.00	2,313.89	
000944	REPUBLIC NATIONAL DISTRIBUTING CO LLC	08/30/2022	Regular	0.00	404.90	85374
6730364	Invoice	08/17/2022	GOLF-BEVERAGES-PRO SHOP	0.00	404.90	
000999	SHAMROCK FOODS COMPANY	08/30/2022	Regular	0.00	5,951.90	85375
26172133-1	Invoice	08/08/2022	GOLF-FOOD/PACKAGING-PRO SHOP	0.00	2,685.66	
26172134	Invoice	08/08/2022	GOLF-FOOD/PACKAGING-PRO SHOP	0.00	115.23	
26202637	Invoice	08/18/2022	GOLF-FOOD/PACKAGING-PRO SHOP	0.00	765.23	
26212760	Invoice	08/22/2022	GOLF-FOOD/PACKAGING-PRO SHOP	0.00	2,349.36	
26212761	Invoice	08/22/2022	GOLF-FOOD/PACKAGING-PRO SHOP	0.00	36.42	
001022	SOUTHERN GLAZER'S OF CO	08/30/2022	Regular	0.00	382.12	85376
2888248	Invoice	08/17/2022	GOLF-BEVERAGES-PRO SHOP	0.00	382.12	
001026	SPECIALTY CIGARS, LLC	08/30/2022	Regular	0.00	225.83	85377
MD1000204632	Invoice	08/04/2022	GOLF-CIGARS-PRO SHOP	0.00	225.83	
001052	SWIRE COCA-COLA, USA	08/30/2022	Regular	0.00	681.80	85378
24908202487	Invoice	08/19/2022	GOLF-BEVERAGES-PRO SHOP	0.00	681.80	
001530	TARGET SPECIALTY PRODUCTS	08/30/2022	Regular	0.00	506.67	85379
INVP500896026	Invoice	08/17/2022	GOLF-CHEMICALS-MAINT	0.00	506.67	
002812	THE HUNTINGTON NATIONAL BANK	08/30/2022	Regular	0.00	10,678.08	85380
7869327	Invoice	08/17/2022	GOLF-TORO TURF PACKAGE-MAINT	0.00	10,678.08	
001105	TOSHIBA FINANCIAL SERVICES	08/30/2022	Regular	0.00	250.82	85381
480208776	Invoice	08/16/2022	GOLF-COPIER LEASE/OVERAGE-PRO SHOP	0.00	250.82	
001963	WASTE CONNECTIONS OF COLO, INC	08/30/2022	Regular	0.00	410.06	85382
6438792V311	Invoice	08/15/2022	GOLF-SEP22 TRASH SERVICES-PRO SHOP	0.00	242.34	

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	
6438793V311	Invoice	08/15/2022	GOLF-SEP22 TRASH SERVICES-MAINT	0.00	167.72	
001207	WESTERN DISTRIBUTING INC	08/30/2022	Regular	0.00	400.24	85383
704756	Credit Memo	08/05/2022	Golf-Beverages-Proshop	0.00	-31.00	
706864	Invoice	08/19/2022	GOLF-BEVERAGES-PRO SHOP	0.00	431.24	
001224	XCEL ENERGY-GAS	08/30/2022	Regular	0.00	225.83	85384
792654524	Invoice	08/18/2022	GOLF-AUG22 GAS SERVICE-PRO SHOP	0.00	225.83	
000044	AGFINITY INC	09/06/2022	Regular	0.00	5,186.63	85385
I66081	Invoice	08/20/2022	GOLF-FUEL-MAINT	0.00	3,435.78	
I66082	Invoice	08/20/2022	GOLF-FUEL-MAINT	0.00	120.38	
I66083	Invoice	08/20/2022	GOLF-FUEL-MAINT	0.00	1,630.47	
002853	BUCKEYE CLEANING CENTER	09/06/2022	Regular	0.00	341.00	85386
90439518	Invoice	08/25/2022	GOLF-JANITORIAL SUPPLIES-PRO SHOP	0.00	341.00	
000206	CENTURYLINK	09/06/2022	Regular	0.00	58.06	85387
333164407 SEP22	Invoice	08/19/2022	GOLF-PHONE SERVICE-MAINT	0.00	58.06	
000239	CITY OF FORT LUPTON	09/06/2022	Regular	0.00	492.35	85388
FIN2022156	Invoice	08/01/2022	GOLF-COMCAST INV 146565101-PRO SHOP	0.00	165.08	
FIN2022248	Invoice	08/25/2022	GOLF-COMCAST INV 152913597-PRO SHOP	0.00	168.96	
FIN2022249	Invoice	08/25/2022	GOLF-STANDARD INV LTD,LIFE & AD&D SEP...	0.00	158.31	
000307	COMCAST CABLE COMM, LLC	09/06/2022	Regular	0.00	34.27	85389
0025494 SEP22	Invoice	08/18/2022	GOLF-CABLE-PRO SHOP	0.00	34.27	
000361	DBC IRRIGATION SUPPLY	09/06/2022	Regular	0.00	1,129.00	85390
S4698689.001	Invoice	08/16/2022	GOLF-INLET VALVES-MAINT	0.00	1,129.00	
002723	EAGLE ROCK COMPANY OF COLO	09/06/2022	Regular	0.00	573.60	85391
9059066	Invoice	08/29/2022	GOLF-BEVERAGES-PRO SHOP	0.00	573.60	
000567	HIGH COUNTRY BEVERAGE CORP	09/06/2022	Regular	0.00	1,222.80	85392
W-6305848	Invoice	08/29/2022	GOLF-BEVERAGES-PRO SHOP	0.00	1,222.80	
003120	HUDSON LOCKERS, INC	09/06/2022	Regular	0.00	250.00	85393
217	Invoice	08/26/2022	GOLF-SNACKS-PRO SHOP	0.00	250.00	
000865	OFFICE DEPOT	09/06/2022	Regular	0.00	54.27	85394
257771166001	Credit Memo	07/27/2022	GOLF-SUPPLIES-PROSHOP	0.00	-115.66	
257837395001	Invoice	07/27/2022	GOLF-SUPPLIES-PROSHOP	0.00	114.14	
258664013-001	Invoice	08/23/2022	GOLF-OFFICE SUPPLIES-PRO SHOP	0.00	55.79	
000913	POTESTIO BROTHERS EQUIPMENT	09/06/2022	Regular	0.00	357.50	85395
10919K	Invoice	08/16/2022	GOLF-RIM-MAINT	0.00	290.06	
11035K	Invoice	08/26/2022	GOLF-BOOT/SPACER/BALL-MAINT	0.00	67.44	
000999	SHAMROCK FOODS COMPANY	09/06/2022	Regular	0.00	3,603.85	85396
26212760/8337968	Credit Memo	08/24/2022	GOLF-RETURN-PRO SHOP	0.00	-52.50	
26223069	Invoice	08/25/2022	GOLF-FOOD/PACKAGING-PRO SHOP	0.00	2,232.13	
26233028	Invoice	08/29/2022	GOLF-FOOD/PACKAGING-PRO SHOP	0.00	1,272.00	
26233029	Invoice	08/29/2022	GOLF-FOOD/PACKAGING-PRO SHOP	0.00	152.22	
001026	SPECIALTY CIGARS, LLC	09/06/2022	Regular	0.00	393.62	85397
US16-25871043	Invoice	08/23/2022	GOLF-CIGARS-PRO SHOP	0.00	393.62	
000246	SRIXON/CLEVELAND GOLF/XX10	09/06/2022	Regular	0.00	191.98	85398
7115734 SO	Invoice	08/18/2022	GOLF-MERCHANDISE-PRO SHOP	0.00	191.98	
001052	SWIRE COCA-COLA, USA	09/06/2022	Regular	0.00	256.25	85399

Check Report

Date Range: 08/17/2022 - 09/06/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
24908202542	Invoice	08/26/2022	GOLF-BEVERAGES-PRO SHOP	0.00	256.25	

Bank Code Golf Course Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	80	53	0.00	53,802.32
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	-1,094.86
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	80	54	0.00	52,707.46

Check Report

Date Range: 08/17/2022 - 09/06/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Bank Code: Pooled Cash-Pooled Cash						
000034	ADT SECURITY SYSTEM	08/19/2022	Regular	0.00	138.95	72149
073122	Invoice	08/18/2022	Rec-Security-Rec	0.00	138.95	
002941	AMERITAS LIFE INSURANCE CORP	08/19/2022	Regular	0.00	6,330.68	72150
010-57637-1 DEN...	Invoice	09/01/2022	GF-DENTAL INSURANCE SEP22-HR	0.00	5,499.60	
010-57637-2 VIS S...	Invoice	09/01/2022	GF-VISION INSURANCE SEP22-HR	0.00	796.12	
010-57637-98 DEN...	Invoice	09/01/2022	GF-COBRA DENTAL INSURANCE SEP22-HR	0.00	29.96	
010-57637-99 VIS ...	Invoice	09/01/2022	GF-COBRA VISION INSURANCE SEP22-HR	0.00	5.00	
000182	CEM SALES & SERVICE INC	08/19/2022	Regular	0.00	620.00	72151
156872	Invoice	08/16/2022	GF-SUPPLIES-REC	0.00	320.00	
158070	Invoice	08/09/2022	GF-SUPPLIES-REC	0.00	300.00	
000216	CHAMBER OF COMMERCE	08/19/2022	Regular	0.00	1,500.00	72152
081822	Invoice	08/18/2022	GF-Basalite 2022 Golf Tournament Pmt-City ...	0.00	1,500.00	
003104	CLARE VARDAMAN	08/19/2022	Regular	0.00	200.00	72153
0808223439	Invoice	08/08/2022	GF-LIBRARY ENTERTAINMENT-ADMIN	0.00	200.00	
002651	COLORADO COMMUNITY MEDIA	08/19/2022	Regular	0.00	563.60	72154
61458	Invoice	07/08/2022	GF-YARD SALE ADVERTISEMENT-CITY CL	0.00	459.00	
63851	Invoice	08/12/2022	GF-PUBLIC NOTICE-FINANCE	0.00	104.60	
000281	COLORADO DEPARTMENT OF AGRICULTURE	08/19/2022	Regular	0.00	56.00	72155
5012	Invoice	08/11/2022	GF-Radar Tuning Forks-PD	0.00	56.00	
000445	EWING IRRIGATION PRODUCTS INC	08/19/2022	Regular	0.00	807.50	72156
17517815	Invoice	08/08/2022	CPR-Rock to finish fitness court-Com Ctr	0.00	807.50	
000491	FORT LUPTON VETERINARY	08/19/2022	Regular	0.00	740.00	72157
0810221025	Invoice	08/10/2022	GF-VET FEES-PD	0.00	740.00	
000654	JOHN DEERE	08/19/2022	Regular	0.00	626.20	72158
1053305	Invoice	08/11/2022	GF-SUPPLIES-PARKS	0.00	16.00	
1335172	Invoice	08/11/2022	GF-SUPPLIES-PARKS	0.00	610.20	
000783	MEANDERING WITH MARY	08/19/2022	Regular	0.00	120.00	72159
08092022425	Invoice	08/09/2022	GF-CASINOTRIPS-ADMIN	0.00	120.00	
002782	MOUNTAIN WEST PRODUCTION GROUP	08/19/2022	Regular	0.00	2,875.00	72160
101246	Invoice	08/15/2022	GF-STAGE & SOUND TECH/TRAPPERS DAYS-...	0.00	2,875.00	
000897	PETTY CASH-REC CTR	08/19/2022	Regular	0.00	180.75	72161
081722	Invoice	08/17/2022	Reimburse Rec Petty Cash	0.00	180.75	
002493	QUADIENT LEASING USA INC	08/19/2022	Regular	0.00	433.59	72162
00304201	Invoice	08/05/2022	GF-QRTL Y LEASE PYMT-ADMIN	0.00	433.59	
000935	RAQUEL FERSZT	08/19/2022	Regular	0.00	290.00	72163
294674	Invoice	08/08/2022	GF-Translator Srvs-Court	0.00	290.00	
003106	SANDRA NEB	08/19/2022	Regular	0.00	550.00	72164
0815221440	Invoice	08/15/2022	GF-SALE OF PLOT-ADMIN	0.00	550.00	
001040	STERICYCLE	08/19/2022	Regular	0.00	63.89	72165
3006134150	Invoice	09/01/2022	Rec-Biohazard-Rec	0.00	63.89	
003105	SYDNEY LOSEY	08/19/2022	Regular	0.00	65.00	72166
0812223060334	Invoice	08/12/2022	GF-REFUND-REC	0.00	65.00	
003050	T-MOBILE USA, INC.	08/19/2022	Regular	0.00	25.00	72167
9504409183	Invoice	08/03/2022	GF-TIMING ADVANCE-PD	0.00	25.00	
001101	TODD HODGES DESIGN, LLC	08/19/2022	Regular	0.00	8,178.75	72168

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Date Range: 08/17/2022 - 09/06/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
3451	Invoice	08/15/2022	GF-PLANNING SRVCS-PLANNING	0.00	8,178.75	
001105	TOSHIBA FINANCIAL SERVICES	08/19/2022	Regular	0.00	1,771.75	72169
479696700	Invoice	08/08/2022	Copier Lease	0.00	1,771.75	
001153	VALLEY FIRE EXTINGUISHER	08/19/2022	Regular	0.00	851.00	72170
151893	Invoice	08/10/2022	Fire Extinguisher Maintenance & Inspection	0.00	851.00	
001199	WELD COUNTY PUBLIC SAFETY IT	08/19/2022	Regular	0.00	278.24	72171
FORTLUPTONPD-0...	Invoice	08/02/2022	GF-RSA TOKENS-PD	0.00	278.24	
001638	WICKHAM TRACTOR CO	08/19/2022	Regular	0.00	571.00	72172
IE15909	Invoice	08/04/2022	GF-SUPPLIES-PARKS	0.00	571.00	
003102	MERIDIAN ROOFING & EXTERIOR LLC	08/19/2022	Regular	0.00	6,513.20	72173
060622 Deposit	Invoice	08/10/2022	Remodel of finance dept.	0.00	6,513.20	
001301	AAA AUTO PARTS INC	08/30/2022	Regular	0.00	552.47	72174
142801	Invoice	08/01/2022	GF-UNIVERSAL RESERVIOR-STREETS	0.00	11.62	
145667	Credit Memo	07/06/2022	GF-DRY GRAPHITE/LUBRICANT-STREETS	0.00	-99.76	
148217	Invoice	08/05/2022	GF-ALTERNATOR BELT-PARKS	0.00	28.90	
148818	Invoice	08/12/2022	UF-SWITCH-W LINES	0.00	4.91	
149109	Invoice	08/16/2022	GF-HOSE FITTINGS-PARKS	0.00	70.46	
149257	Invoice	08/17/2022	UF-AIR,FUEL,OIL FILTERS-W LINES	0.00	131.22	
149258	Invoice	08/17/2022	GF-OIL-STREETS	0.00	222.14	
149259	Invoice	08/17/2022	UF-JACK-W LINES	0.00	158.32	
149261	Invoice	08/17/2022	GF-SLIP PLATE SPRAY-STREETS	0.00	24.66	
000040	AFLAC	08/30/2022	Regular	0.00	2,429.96	72175
519848	Invoice	09/01/2022	GF-SUPP INS FOR AUG22-HR	0.00	2,429.96	
003009	ANDREA GIRON	08/30/2022	Regular	0.00	65.00	72176
2006981	Invoice	08/18/2022	REC-BASEBALL REFUND	0.00	65.00	
003112	ANTHONY THOMAS MIRELEZ	08/30/2022	Regular	0.00	250.00	72177
082322	Invoice	08/23/2022	GF-E0024780-1 RESTITUTION	0.00	250.00	
001918	AXON ENTERPRISES INC	08/30/2022	Regular	0.00	800.70	72178
INUS092217	Invoice	08/15/2022	GF-FLEET 2 WITHOUT TAP-PD	0.00	800.70	
000136	BG'S JAPANESE DESIGNS	08/30/2022	Regular	0.00	22.00	72179
6335	Invoice	08/09/2022	GF-PATCH-PD	0.00	22.00	
002835	BRANDING BY BRE	08/30/2022	Regular	0.00	2,750.00	72180
1124	Invoice	09/01/2022	GF-SOCIAL MEDIA MANAGEMENT-CITY ADM	0.00	2,750.00	
000182	CEM SALES & SERVICE INC	08/30/2022	Regular	0.00	1,770.00	72181
158143	Invoice	08/17/2022	REC-SPA CHLORINE	0.00	897.50	
158144	Invoice	08/17/2022	REC-POOL/SPA CHLORINE	0.00	872.50	
000239	CITY OF FORT LUPTON	08/30/2022	Regular	0.00	331.65	72182
22FTL-00087-C	Invoice	08/22/2022	GF-BUILDING PERMITS-FINANCE	0.00	331.65	
000267	COLONIAL LIFE	08/30/2022	Regular	0.00	105.96	72183
78168200901375	Invoice	09/01/2022	GF-SUPP INS FOR SEP22-HR	0.00	105.96	
000306	COMCAST BUSINESS	08/30/2022	Regular	0.00	2,154.91	72184
152913597	Invoice	08/15/2022	Comcast Phones	0.00	2,154.91	
000307	COMCAST CABLE COMM, LLC	08/30/2022	Regular	0.00	474.30	72185
0117309 SEP22	Invoice	08/14/2022	REC-CABLE/MUSIC	0.00	254.25	
0164533 SEP22	Invoice	08/13/2022	GF-SEP22 INTERNET/CABLE-PW SHOP	0.00	220.05	
000372	DELL MARKETING LP	08/30/2022	Regular	0.00	1,279.40	72186
10607283316	Invoice	08/15/2022	Dell Latitude 3520 with Docking Stations	0.00	1,279.40	

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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	
002961	DHM DESIGN CORPORATION	08/30/2022	Regular	0.00	875.00	72187
44075	Invoice	08/01/2022	Splash Park Master Planning Design Services	0.00	875.00	
003118	DIANA CHAPARRO	08/30/2022	Regular	0.00	65.00	72188
2006988	Invoice	08/18/2022	REC-BASEBALL REFUND	0.00	65.00	
003108	DISPLAYS2GO	08/30/2022	Regular	0.00	2,150.73	72189
Q-42991-1	Invoice	08/04/2022	CPR-DISPLAY CASE-MUSEUM	0.00	2,150.73	
003038	ENGINEERED INSTALLATION SOLUTIONS, LLC	08/30/2022	Regular	0.00	25,000.00	72190
1199	Invoice	08/19/2022	CPR-FITESS COURT INSTALLATION-COM CEN...	0.00	25,000.00	
003117	ERNEST GEOLFOS	08/30/2022	Regular	0.00	65.00	72191
2006984	Invoice	08/18/2022	REC-BASEBALL REFUND	0.00	65.00	
000455	FASTENAL COMPANY 01COFTL	08/30/2022	Regular	0.00	9.54	72192
COFTL188230	Invoice	08/12/2022	GF-EYE BOLT-STREETS	0.00	9.54	
001919	FUREVERDOG RESCUE AND BOARDING	08/30/2022	Regular	0.00	120.00	72193
081222	Invoice	08/12/2022	GF-ANIMAL BOARDING-CODE	0.00	120.00	
003121	GRAMMY'S GOODIES LLC	08/30/2022	Regular	0.00	152.00	72194
081822	Invoice	08/18/2022	GF-VOLUNTEER DINNER-COM EVENTS	0.00	152.00	
001930	HUMANA HEALTH PLAN INC	08/30/2022	Regular	0.00	81,974.45	72195
379450987	Invoice	08/16/2022	GF-HEALTH & EAP SEP22-HR	0.00	81,974.45	
002858	IMPERIAL CUSTOM CONCRETE, LLC	08/30/2022	Regular	0.00	47,819.01	72196
2021-08	Invoice	08/24/2022	Asphalt & Concrete Repair- Streets	0.00	46,860.01	
2021-08/1	Invoice	08/24/2022	REPAIRS, TRAIL, AND PARKING LOT	0.00	959.00	
000599	INSTRUMENT & SUPPLY WEST, INC	08/30/2022	Regular	0.00	171.93	72197
0005061-IN	Invoice	08/10/2022	UF-RUBBER KIT-W LINES	0.00	171.93	
002383	JAMIE RICHMEIER	08/30/2022	Regular	0.00	65.00	72198
2006990	Invoice	08/18/2022	REC-BASEBALL REFUND	0.00	65.00	
003119	JANE MILLER	08/30/2022	Regular	0.00	130.00	72199
2006985	Invoice	08/18/2022	REC-BASEBALL REFUND	0.00	130.00	
003115	JEREMY SALAZAR	08/30/2022	Regular	0.00	80.00	72200
2006989	Invoice	08/18/2022	REC-BASEBALL REFUND	0.00	80.00	
002248	JOEY RICHMIER	08/30/2022	Regular	0.00	450.00	72201
2006980	Invoice	08/18/2022	REC-SOFTBALL REFUND	0.00	450.00	
000744	LOST CREEK GUIDE	08/30/2022	Regular	0.00	480.00	72202
21436	Invoice	08/15/2022	GF-SPECIAL EVENT MARKETING-COM EVENTS	0.00	480.00	
000776	MB AUTO SALES & SALVAGE	08/30/2022	Regular	0.00	200.00	72203
082222	Invoice	08/22/2022	GF-TOWING CHARGE-STREETS	0.00	200.00	
001845	MELISSA HUNT	08/30/2022	Regular	0.00	80.00	72204
2006982	Invoice	08/18/2022	REC-BASEBALL REFUND	0.00	80.00	
003116	MIRANDA HERNANDEZ	08/30/2022	Regular	0.00	80.00	72205
2006987	Invoice	08/18/2022	REC-BASEBALL REFUND	0.00	80.00	
000857	NORTHERN WATER	08/30/2022	Regular	0.00	132,017.29	72206
071522	Invoice	08/02/2022	UF - 2022 SWSP Assessment - Water	0.00	132,017.29	
000869	OPERATIONS MANAGEMENT INT	08/30/2022	Regular	0.00	123,747.00	72207
351230-23-09	Invoice	09/01/2022	OMI Monthly Allocations	0.00	123,747.00	
000862	O'REILLY AUTO PARTS	08/30/2022	Regular	0.00	62.59	72208
4489-399228	Invoice	08/17/2022	GF-FILTER,OIL,BRAKE CLEANER-PARKS	0.00	62.59	

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
001943	PINNACOL ASSURANCE	08/30/2022	Regular	0.00	18,230.00	72209
20991134	Invoice	08/15/2022	GF-WORK COMP INS. PYMT 8 OF 9	0.00	18,230.00	
003109	PLATTE VALLEY MEDICAL CENTER FOUNDATION	08/30/2022	Regular	0.00	750.00	72210
PV.COFL	Invoice	08/16/2022	GF-FARM TO TABLE DONATION-CITY ADM	0.00	750.00	
002493	QUADIENT LEASING USA INC	08/30/2022	Regular	0.00	380.46	72211
N9539834	Invoice	08/14/2022	GF-QRTLY LEASE SEP-DEC22-ADMIN	0.00	380.46	
003067	SEALMASTER	08/30/2022	Regular	0.00	7,385.41	72212
3219	Invoice	08/01/2022	CPR-PICKLEBALL COURT PAINT-COM CTR	0.00	54.41	
3220	Invoice	08/01/2022	Fitness Area at Rail Road Park - Paint	0.00	7,331.00	
001035	STANDARD INSURANCE CO.	08/30/2022	Regular	0.00	5,525.51	72213
00 759761 0001 S...	Invoice	09/01/2022	LI, AD&D, LTD, STD Ins Prem	0.00	5,525.51	
002694	SYMMETRY ENERGY SOLUTIONS LLC	08/30/2022	Regular	0.00	2,331.22	72214
14268524	Invoice	08/24/2022	REC-JUL22 GAS SERVICE	0.00	2,331.22	
002967	SYNERGETIC STAFFING LLC	08/30/2022	Regular	0.00	2,058.40	72215
21010983	Invoice	08/16/2022	GF-A. ROMERO TEMP LABOR-PARKS	0.00	1,029.20	
21010993	Invoice	08/23/2022	GF-A.ROMERO TEMP LABOR-PARKS	0.00	1,029.20	
001889	TABOR-RICE FUNERAL HOME, INC	08/30/2022	Regular	0.00	25.00	72216
CLERGY - MARY R...	Invoice	08/24/2022	CEM-MARY ROMERO OVERPAYMENT	0.00	25.00	
002659	TAIT & ASSOCIATES, INC.	08/30/2022	Regular	0.00	8,225.00	72217
150664	Invoice	08/01/2022	AM2020-193 Harrison Ave / 4th St Engineeri...	0.00	1,221.74	
150664-1	Invoice	08/01/2022	SST-AM2021-204 Engineer Harrison 1st-9th-...	0.00	7,003.26	
002918	TARA ELIASON	08/30/2022	Regular	0.00	50.00	72218
082322	Invoice	08/23/2022	GF-E0020105-1 RESTITUTION	0.00	50.00	
001138	UNITED POWER	08/30/2022	Regular	0.00	4,568.18	72219
23688	Invoice	08/04/2022	GF-STREET LIGHT REPAIR-STREETS	0.00	4,568.18	
002084	UNITED SITE SERVICES	08/30/2022	Regular	0.00	236.35	72220
INV-00928965	Invoice	08/16/2022	GF-PORTABLE RESTROOM SERVICE-PARKS	0.00	131.65	
INV-00928986	Invoice	08/16/2022	GF-PORTABLE RESTROOM SERVICE-PARKS	0.00	104.70	
003114	VICTORIA SANTOYO	08/30/2022	Regular	0.00	65.00	72221
2006983	Invoice	08/18/2022	REC-BASEBALL REFUND	0.00	65.00	
001963	WASTE CONNECTIONS OF COLO, INC	08/30/2022	Regular	0.00	253.82	72222
6439390V311	Invoice	08/15/2022	GF-SEP22 TRASH SERVICES-PARKS	0.00	137.86	
6439840V311	Invoice	08/15/2022	CEM-SEP22 TRASH SERVICE	0.00	115.96	
000047	AIMS COMMUNITY COLLEGE	09/06/2022	Regular	0.00	1,800.00	72224
34	Invoice	08/01/2022	GF-D.MEYERS EDUCATION ASSISTANCE-HR	0.00	1,800.00	
000136	BG'S JAPANESE DESIGNS	09/06/2022	Regular	0.00	348.00	72225
6337	Invoice	08/21/2022	GF-LOGO EMBROIDERY-LEGIS	0.00	348.00	
002973	BOOTBARN INC	09/06/2022	Regular	0.00	139.47	72226
INV00190447	Invoice	08/29/2022	GF-G.ARELLANO UNIFORMS-PARKS	0.00	139.47	
002853	BUCKEYE CLEANING CENTER	09/06/2022	Regular	0.00	1,206.55	72227
298462	Invoice	08/24/2022	GF-JANITORIAL SUPPLIES-PARKS	0.00	1,206.55	
003053	CESAR PEREZ AGUIRRE	09/06/2022	Regular	0.00	400.00	72228
25	Invoice	08/29/2022	GF-FACE PAINTING PUMPKINFEST-COM EVE...	0.00	400.00	
000239	CITY OF FORT LUPTON	09/06/2022	Regular	0.00	64.03	72229
082622	Invoice	08/26/2022	REIMBURSE VICTIMS COMP FUND M.BROOK...	0.00	64.03	
003123	COMMUNITY CORRECTIONS CSP INC	09/06/2022	Regular	0.00	220.00	72230

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
083022	Invoice	08/30/2022	GF-UPS FEES CASE #E0019990 & E0019459-...	0.00	220.00	
003004	DP GUARDIAN INC	09/06/2022	Regular	0.00	54,413.00	72231
24820	Invoice	08/25/2022	GF- DATA CENTER IT	0.00	54,413.00	
000485	FORT LUPTON HIGH SCHOOL	09/06/2022	Regular	0.00	760.00	72232
083122	Invoice	08/31/2022	GF-PROCEEDS FROM SILENT AUCTION-COM ...	0.00	760.00	
001881	HALO BRANDED SOLUTIONS INC	09/06/2022	Regular	0.00	400.35	72233
2022000080129	Invoice	08/01/2022	REC-UNIFORM SHIRTS	0.00	400.35	
001898	JACQUELYN SMITH	09/06/2022	Regular	0.00	200.00	72234
082322	Invoice	08/23/2022	GF-PUMPKIN FEST ENTERTAINMENT-COM E...	0.00	200.00	
000745	LOUIS A GRESH	09/06/2022	Regular	0.00	1,500.00	72235
082622	Invoice	08/26/2022	GF-ARRAIGNMENTS/DOCKET-COURT	0.00	1,500.00	
002755	MAXINE BROOKS	09/06/2022	Regular	0.00	201.97	72236
082622	Invoice	08/26/2022	GF-RESTITUTION 134176-7	0.00	201.97	
003102	MERIDIAN ROOFING & EXTERIOR LLC	09/06/2022	Regular	0.00	8,513.19	72237
060622	Invoice	08/29/2022	Remodel of finance dept.	0.00	6,513.19	
080322	Invoice	08/03/2022	GF-SEAL,TEXTURE,PAINT-FAC	0.00	2,000.00	
001735	SCHOOL DISTRICT 27J	09/06/2022	Regular	0.00	125.00	72238
082922	Invoice	08/29/2022	GF-CDL B TESTING D. MEYERS-STREETS	0.00	125.00	
002967	SYNERGETIC STAFFING LLC	09/06/2022	Regular	0.00	823.36	72239
21011004	Invoice	08/30/2022	GF-A.ROMERO TEMP LABOR-PARKS	0.00	823.36	
003125	THE AEGIS LIFE AND FIRE SAFETY COMPANY	09/06/2022	Regular	0.00	1,234.52	72240
INV12852	Invoice	08/23/2022	GF-FIRE INSPECTIONS-FAC	0.00	375.49	
INV12853	Invoice	08/23/2022	REC-FIRE INSPECTION	0.00	375.49	
INV12854	Invoice	08/23/2022	CPR-FIRE INSPECTION-COM CTR	0.00	483.54	
001075	THE CONSOLIDATED MUTUAL	09/06/2022	Regular	0.00	459.43	72241
081722A	Invoice	08/17/2022	UF-WELL PUMP #C- W STORE	0.00	31.39	
081722B	Invoice	08/17/2022	UF-PERRY PIT DISCHARGE PUMP STATION-W...	0.00	395.84	
081722C	Invoice	08/17/2022	UF-WELL PUMP #B-W STOR	0.00	32.20	
001101	TODD HODGES DESIGN, LLC	09/06/2022	Regular	0.00	9,201.25	72242
3452	Invoice	08/29/2022	GF-PLANNING SRVS 8/15-8/28/22-PLANNING	0.00	9,201.25	
001105	TOSHIBA FINANCIAL SERVICES	09/06/2022	Regular	0.00	378.84	72243
480489772	Invoice	08/19/2022	GF-BSMT COPIER LEASE/OVERAGE-IT	0.00	378.84	
001224	XCEL ENERGY-GAS	09/06/2022	Regular	0.00	125.61	72244
793178484	Invoice	08/23/2022	GF-CITY HALL & GENERATOR GAS 7/19-8/18...	0.00	125.61	
001265	IRS	08/22/2022	Bank Draft	0.00	105.01	DFT0002021
INV0001241	Invoice	08/22/2022	Federal Withholding	0.00	105.01	
001418	CO DEPARTMENT OF REVENUE	08/22/2022	Bank Draft	0.00	21.00	DFT0002022
INV0001242	Invoice	08/22/2022	CO Withholding	0.00	21.00	
000119	BANK OF COLORADO	08/26/2022	Bank Draft	0.00	6,107.04	DFT0002023
INV0001243	Invoice	08/26/2022	HSA DISTRIBUTION	0.00	6,107.04	
000119	BANK OF COLORADO	08/26/2022	Bank Draft	0.00	550.83	DFT0002024
INV0001244	Invoice	08/26/2022	HSA DISTRIBUTION	0.00	550.83	
001416	VALIC_1	08/26/2022	Bank Draft	0.00	33,675.12	DFT0002025
INV0001245	Invoice	08/26/2022	VALIC - 457(b) \$ Contributions	0.00	33,675.12	
001265	IRS	08/26/2022	Bank Draft	0.00	61,448.88	DFT0002026
INV0001246	Invoice	08/26/2022	Federal Withholding	0.00	61,448.88	

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001418	CO DEPARTMENT OF REVENUE	08/26/2022	Bank Draft	0.00	11,216.00	DFT0002027
INV0001247	Invoice	08/26/2022	CO Withholding	0.00	11,216.00	

Bank Code Pooled Cash Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	122	95	0.00	595,729.91
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	7	7	0.00	113,123.88
EFT's	0	0	0.00	0.00
	129	102	0.00	708,853.79

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	202	148	0.00	649,532.23
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	-1,094.86
Bank Drafts	7	7	0.00	113,123.88
EFT's	0	0	0.00	0.00
	209	156	0.00	761,561.25

Fund Summary

Fund	Name	Period	Amount
600	GOLF ENTERPRISE FUND	8/2022	38,562.28
600	GOLF ENTERPRISE FUND	9/2022	14,145.18
999	POOLED CASH/CONSOLIDATED CASH	8/2022	626,339.22
999	POOLED CASH/CONSOLIDATED CASH	9/2022	82,514.57
			761,561.25

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
August 16, 2022**

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, August 16, 2022. Mayor Zo Stieber-Hubbard called the meeting to order at 6:02 p.m. and invited everyone to join her in the Pledge of Allegiance.

ROLL CALL

Kaela Friedlan, Assistant to City Clerk, called the roll. Those present were Mayor Zo Stieber-Hubbard, Councilmembers, Bruce Fitzgerald, Valerie Blackston, Claud Hanes, David Crespín and Carlos Barron. Councilmember Chris Ceretto arrived at 6:05pm.

Also present were City Administrator, Chris Cross, City Attorney, Andy Ausmus, Planning Director, Todd Hodges, Police Chief, John Fryer, and Finance Manager, Kris Kindle.

PERSONS TO ADDRESS COUNCIL

Serafin Bachicha with Have a Heart Foundation thanked Council for support throughout the years and invited the Council to donate and attend the Have a Heart Softball Tournament at Pierson Park, which will be held the last weekend in September.

Mayor Stieber-Hubbard addressed Council for their approval to support the Tournament with all Councilmembers voting yes.

Janice Wilkin, citizen of Fort Lupton, provided Council with information pertaining to a burglary that took place on approximately August 4, 2022. The victim has made multiple attempts to contact police. However, response from police has not been returned. Mayor Stieber-Hubbard asked Janice if she was the victim, Janice replied no. Mayor Stieber-Hubbard informed her that a conversation cannot be held regarding an incident that is not pertinent to her own experience. Janice also provided Council with input regarding Weld County Road 29 ½ as she foresees safety issues and the possibility of accidents occurring along the road. Mayor Stieber-Hubbard stated the information would be passed on to Public Works Director, Roy Vestal and thanked her for her input.

APPROVAL OF AGENDA

It was moved by Carlos Barron and seconded by Chris Ceretto to approve the agenda as presented. Motion passed unanimously on voice vote.

REVIEW OF ACCOUNTS PAYABLES

Council reviewed the August 16, 2022, payables; there were no questions or comments from the Mayor or Council.

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
August 16, 2022**

CONSENT AGENDA

It was moved by Claud Hanes and seconded by David Crespin to approve the Consent Agenda as presented with the following items:

- August 2, 2022 City Council Meeting Minutes
- Ratification of August 08, 2022 Public Meeting Minutes
- SECOND READING ORDINANCE 2022-1145 ADOPT AN ORDINANCE REZONING LAND LEGALLY DESCRIBED IN EXHIBIT A, AND KNOWN AS THE FLATS AT LUPTON VILLAGE CHANGE OF ZONE, TO THE PUD PLANNED UNIT DEVELOPMENT ZONE DISTRICT
- Approving RESOLUTION 2022R055 APPOINTING LIEUTENANT WILLIAM CARNES TO THE WELD COUNTY E911 ADVISORY COMMITTEE FOR A TERM BEGINNING AUGUST 16, 2022 AND ENDING JANUARY 10, 2024 (AM 2022-130).

Motion passed unanimously on roll call vote.

INFORMATION MEMORANDUM

IM 2022-011 Hiring an Economic Development Manager

The City has hired Economic Development staff in the past. The last time this role was filled was by a part-time, contractual person. With the growth in residential and other City development, it is time to revisit this function and consider taking advantage of current conditions to help support City growth.

A full-time, regular position should be able to bring a focused and sustained effort to the City's Economic Development needs and support the City's Vision "to be economically strong and provide state-of-the-art services for all citizens, employees and visitors."

The summary of the job description for the proposed Economic Development Manager position would be to "lead City efforts to develop and implement business development, business redevelopment and retention programs that provide a financially viable, sustainable and balanced community." The position would report to the Planning Department.

The Assistant City Administrator position was budgeted for 2022 but has not been filled. Department Heads have been managing the requirements of their departments satisfactorily and not backfilling that position has not created any issues. Replacing that position with the Economic Development Manager position, housed in the Planning Department, fills a greater need for the City at this time.

STAFF

City Administrator, Chris Cross, reported several City employees attended the funeral today for

RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
August 16, 2022

Jon Mays, Supervisor at the Wastewater Plant. He stated the City has lost a member of the family. Jon was a great guy, it was a hard day and our prayers are with his family.

MAYOR/COUNCIL REPORTS

Mayor Stieber-Hubbard reported she had a wonderful trip with Mum to London and the beaches of Normandy. They saw a lot of sites that were part of Operation Overlord with the most moving part being the American Cemetery. She also expressed how impressed she was with how much the people of France know about the invasion but is ashamed how little Americans know.

FUTURE CITY EVENTS

August 16, 2022	City Council Meeting, 130 S. McKinley Ave. 6:00 p.m.
August 18, 2022	Fort Lupton Urban Renewal Authority Meeting, 130 S. McKinley Ave. 6:00 p.m.
August 25, 2022	Spaghetti Dinner, 203 S. Harrison Ave. 3:00 p.m.
August 30, 2022	Town Hall Meeting, 130 S. McKinley Ave. 6:00 p.m.
September 6, 2022	City Council Meeting, 130 S. McKinley Ave. 6:00 p.m.
September 10, 2022	Trapper Days, Downtown Fort Lupton, Denver Avenue 10:00 a.m. - 3:00 p.m.

ADJOURNMENT

The meeting adjourned at 6:13 p.m.

Submitted by,

Maricela Peña, City Clerk

Approved by City Council

Zo Stieber-Hubbard, Mayor

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
August 30, 2022**

The City Council of the City of Fort Lupton met in a special session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the City Council, on Tuesday, August 30, 2022. Mayor Zo Stieber-Hubbard called the meeting to order at 6:00 p.m. and invited everyone to join her in the Pledge of Allegiance.

ROLL CALL

Mari Peña, City Clerk, called the roll. Those present were Mayor Zo Stieber-Hubbard, Councilmembers, Chris Ceretto, Bruce Fitzgerald, Claud Hanes, David Crespín and Carlos Barron. Councilmember Valerie Blackston participated remotely.

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

Action Memorandum

AM 2022-131 Adopting a Resolution Approving the Submission of a Ballot Issue for the November 8, 2022, Coordinated Election, Pertaining to a Retail Marijuana Excise Tax of 1.5% (Tax on Marijuana Grow Operations) with the Rate of Taxation not to Exceed 4%; Setting the Ballot Content

The City Council has determined to ask the registered voters whether to impose an excise tax on the first sale or transfer of unprocessed marijuana by a cultivation facility.

At this time, there is no ordinance to allow for cultivation facilities however, the City Council is proposing to add an ordinance.

The Council will determine the excise tax based on:

- The collection and enforcement of the tax by the Finance Department.
- Impacts on the Police Department

The Council has determined to submit the ballot issue at an election of the City, to be held as a coordinated election on November 8, 2022, and to set the title and content of the ballot for the ballot issues to be submitted at the election called by the attached Resolution.

Mayor Stieber-Hubbard amended the title to add the word 'commercial'.

A few Councilmembers addressed concerns for placing the question on the ballot stating that the Council should wait until next year.

It was moved by Carlos Barron and seconded by Bruce Fitzgerald to approve Resolution 2022R056 A RESOLUTION OF THE CITY OF FORT LUPTON APPROVING THE SUBMISSION OF A

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
August 30, 2022**

BALLOT ISSUE ON THE NOVEMBER 8, 2022, COORDINATED ELECTION, PERTAINING TO A RETAIL MARIJUANA EXCISE TAX OF 1.5% (TAX ON COMMERCIAL MARIJUANA GROW OPERATIONS) WITH THE RATE OF TAXATION NOT TO EXCEED 4%; SETTING THE TITLES AND CONTENT OF THE BALLOT FOR THE ELECTION. Motion passed on roll call vote with 4 'yes' votes and 3 'no' votes by Claud Hanes, Chris Ceretto and Valerie Blackston.

AM 2022-132 Adopting a Resolution to Approve the Submission of a Ballot Issue for the November 8, 2022, Coordinated Election, for an Increase in Debt for an Extension of the Property Tax Mill Levy for the Purpose of Construction of the Expansion of the Recreation Center (Phase II); and Authorization for Payment of the Debt; and Establish the Mill Levy at a Rate Necessary for Payment; and Issuance of General Obligation Bonds or Other Multiple Fiscal Year Obligations on Terms and Conditions, Setting the Ballot Content

For the purposes of constructing and equipping a Phase Two of the original design of the Fort Lupton Recreation Center, the City would like to ask the voters to extend the taxes that were authorized at the City's election in 2002 that is set to expire December 31, 2022. The original bonds and tax increase was used to fund the construction of the community recreation center. The expansion will mainly include adding a gymnasium, an additional warm water aquatics area, and enlarging the fitness area.

The Recreation Center Director, Monty Schuman, provided the Council with a presentation of the proposed financial budget for the construction of the extension of the recreation center.

It was moved by Bruce Fitzgerald and seconded by Claud Hanes to approve Resolution 2022R057 A RESOLUTION OF THE CITY OF FORT LUPTON APPROVING THE SUBMISSION OF A BALLOT ISSUE ON THE NOVEMBER 8, 2022, COORDINATED ELECTION, FOR AN INCREASE IN DEBT FOR AN EXTENSION OF THE PROPERTY TAX MILL LEVY FOR THE PURPOSE OF CONSTRUCTION OF THE EXPANSION OF THE RECREATION CENTER (PHASE II); AND AUTHORIZATION FOR PAYMENT OF THE DEBT; AND ESTABLISH THE MILL LEVY AT A RATE NECESSARY FOR PAYMENT; AND ISSUANCE OF GENERAL OBLIGATION BONDS OR OTHER MULTIPLE FISCAL YEAR OBLIGATIONS ON TERMS AND CONDITIONS, SETTING THE BALLOT CONTENT. Motion passed unanimously on roll call vote.

Northern Integrated Supply Project, Water Infrastructure Finance and Innovation Act- Letter of Intent

NISP Enterprise is seeking a Water Infrastructure Finance and Innovation Act ("WIFIA") loan as part of its NISP pooled financing program. The letter will be included in the WIFIA application materials, and its purpose is to show the participants support the loan. By signing the letter, the City is not obligated to participate in the pooled financing but allows for the option if wanted when the project gets through approvals.

Additional actions and approvals are required for Fort Lupton to enter into an Allotment Contract and those additional actions and approvals are not guaranteed. This has no current

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
August 30, 2022**

financial impact as it is only an avenue being pursued from as a funding source for the project. The City will still need to enter into an allotment contract once the project is through all approvals in order for the City to have a financial obligation to participate in the project.

It was moved by David Crespín and seconded by Valerie Blackston authorizing the Mayor to sign the Northern Integrated Supply Project Letter of Intent for the Water Infrastructure and Innovation Act Application via Northern Colorado Water. Motion passed unanimously on roll call vote.

Information Memorandum

IM 2022-012 Dig Deep 2 Month Extension of Initial Services Agreement

The City contracted with Dig Deep in November of 2021 to provide grant assistance for a 12 month timeline under its current scope. This 2 month extension allows us to finish out the 2022 year under that old scope as staff continues to work with them to identify, prepare and submit for funding opportunities.

This will allow for the 2023 scope of work to be presented later and budgeted in the annual budget process going forward.

IM 2022-013 New Library Facility Change Order

The Library has encountered the first budget changes to the building upon starting construction. These changes are accounted for in the current total budget for the project as voted on by Council. However, they will increase the amount of the contract with GH Phipps, the construction company on the project. These funds will come from the contingency set aside for the project by the project's Owner's Representative, Wember.

The largest added cost of this change is library staff opting into the addition of the optional steel canopy structure. This cost will allow for delay of the decision to purchase the full steel canopy until later in the project's lifecycle or post project completion.

The changes are as follows:

Sanitary sewer changes: \$940.00

The existing sewer was discovered to be a larger size and deeper than shown on the bid plans.

Domestic Water Tie in Elevation: \$5,258.00

The existing water point of connection which was found to be significantly deeper than indicated on the bid documents.

Exterior Canopy in Wall Steel and Foundations: \$16,421.00

Added to project as an alternate. Library staff has opted to pay for this alternate to allow for the exterior steel canopy to be built later in the project's lifecycle or in future years.

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
August 30, 2022**

Structural Steel Changes: \$1,263.00

Structural steel changes to allow for the exterior canopy addition.

Credit – Sanitary Connection under Reynolds Street: \$-9,627.00

The sanitary sewer connection is shown under Reynolds Street but was actually located south of the right-of-way.

Steel Connections for Future Canopy: \$3,007.00

8 additional steel connection points to support the future installation of a canopy structure.

Credit – Book Drop: \$-6,755.00

Bibliotheca, the book drop vendor, would not sell to GH Phipps, only a library. HPLD has purchased the book drop and a credit has been issued on the project. Library staff is negotiating with HPLD to see if they will pay for the book drop.

Total budget changes: \$10,507.50

ADJOURNMENT

The meeting adjourned at 6:14 p.m.

Submitted by,

Maricela Peña, City Clerk

Approved by City Council

Zo Stieber-Hubbard, Mayor



City Council Meeting
Date: September 6, 2022
Staff: John Fryar,
Chief of Police

AM 2022-139
Consent Agenda ☒
Action Memorandum ☐
Public Hearing ☐

SUBJECT FOR DISCUSSION

Approval of the Second Amendment to the Intergovernmental Agreement with the Colorado Rangers

SUMMARY STATEMENT/BACKGROUND DISCUSSION

The City of Fort Lupton is one of the five founding Cities in the development of the Colorado Rangers and has a representative, Chief John Fryar, on the Board of Directors. This action will approve a change in language of the IGA changing the "Board of Directors" to "Board of Governors", and "Director" to "Governor".

FINANCIAL CONSIDERATIONS

N/A

LEGAL/POLITICAL CONSIDERATIONS

N/A

ALTERNATIVES/OPTIONS

N/A

STAFF RECOMMENDATIONS

Staff recommends approval.

Attachments: a. IGA

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

SECOND AMENDMENT
TO
INTERGOVERNMENTAL AGREEMENT
ESTABLISHING THE
COLORADO RANGERS LAW ENFORCEMENT SHARED RESERVE

This Second Amendment to the Intergovernmental Agreement Establishing the Colorado Rangers Law Enforcement Shared Reserve (the “**Second Amendment**”) is made this 1st day of September, 2022 between the City of Idaho Springs, Colorado; the Town of Monument, Colorado; the City of Fort Lupton, Colorado; the Town of Nederland, Colorado; and, the Town of Dillon, Colorado, parties to the Intergovernmental Agreement Establishing the Colorado Rangers Law Enforcement Shared Reserve (the “**Agreement**”) dated August 14, 2017.

The **Agreement** is amended by the following additions (indicated by double underlining) and deletions (indicated by strike through):

1. Section 3.2 is amended as follows:

3.2 Board of Governors ~~Directors~~. The Board shall be composed of five (5) Governors ~~Directors~~. The Chief of CLER shall be a voting Member of the Board of Governors. Two (2) Governors ~~Directors~~ shall be a current or former Police Chief, Sheriff or other ranking officer of a Member Jurisdiction, a Mutual Aid Partner or any other Colorado Law Enforcement Agency, or such other person that has the requisite qualifications to serve on a police Board of Governors nominated by the Chief of CLER and approved by a vote of a majority of the mayors, or their designee, of the Member Jurisdictions. One (1) Governor ~~Director~~ shall be either a local, county, or state level elected current or former official or other such person that has the requisite qualifications to serve on a police Board of Governors ~~Directors~~ nominated by the Chief of CLER and approved by a vote of a majority of the mayors, or their designee, of the Member Jurisdictions. One (1) Governor ~~Director~~ shall be a resident of Colorado or any municipality or county served by CLER, nominated by the Chief of CLER, and approved by a vote of a majority of the mayors, or their designee, of the Member Jurisdictions. With the exception of the Chief of CLER, ~~an ex officio voting Director~~ whose appointment is made by the Board of Directors pursuant to Section 3.4, no person shall be considered a duly appointed Governor ~~Director~~ until approved by a vote of a majority of the mayors, or their designee, of the Member Jurisdictions. From its membership, the Board shall annually elect a Chairperson and Vice-Chairperson. The Chief of CLER is ineligible to serve as either Chairperson or Vice-Chairperson. The Chairperson shall preside at all meetings of the Board.

2. Section 3.6 is amended as follows:

3.6 Voting Requirement and Related Provisions. The Board shall comply with all requirements of the Open Public Meetings Act (C.R.S. 24-6-401, *et. seq.*), applicable to “local public bodies” as defined in that Act. The Board shall meet at least two ~~four~~ times each year and hold such special meetings as necessary. The Board shall act only upon a duly executed vote of the Governors ~~Directors~~. Each Governor ~~Director~~ shall cast one vote. A vote of the Board shall be deemed duly executed if made by a majority of a quorum of the Governors ~~Directors~~ except with respect to those actions listed in this Agreement. A quorum shall consist of a majority of Governors ~~Directors~~ except with respect to those actions listed in this Agreement. The Chief of CLER shall be responsible for convening all regular and special meetings of the Board, except that the Board may convene a special meeting at any time to remove or appoint a Chief.

3. All other references to Board of Directors and Directors in the Intergovernmental Agreement and First Amendment thereto are changed as follows:

“Board of Directors” is hereby changed to “Board of Governors”; and, “Director” or “Directors” are hereby changed to “Governor” or “Governors”, as appropriate.

1. This Amendment may be executed in counterparts, each of which is deemed an original, but all of which constitute one and the same agreement. Delivery of an executed counterpart of this Amendment electronically or by facsimile shall be effective as delivery of an original executed counterpart of this Amendment.
2. Except as set forth in this Amendment, the Agreement is unaffected and shall continue in full force and effect in accordance with its terms. If there is conflict between this Amendment and the Agreement or any earlier amendment, the terms of this Amendment will prevail.

Signatures Follow Below

IN WITNESS WHEREOF, the parties to this Second Amendment have caused this Second Amendment to be executed as of the date first written above.

CITY OF IDAHO SPRINGS,
COLORADO

TOWN OF NEDERLAND,
COLORADO

TOWN OF MONUMENT,
COLORADO

By: _____
Chuck Harmon, Mayor

By: _____
Julian Taylor, Mayor

By: _____
Don Wilson, Mayor

Attest:

Attest:

Attest:

Diane Breece, City Clerk

Macy Caligaris, Town Clerk

Laura Hogan, Town Clerk

TOWN OF DILLON,
COLORADO

CITY OF FORT LUPTON,
COLORADO

By: _____
Carolyn Skowyra, Mayor

By: _____
Zo Stieber-Hubbard, Mayor

Attest:

Attest:

Adrienne Stuckey, Town Clerk

Mari Pena, City Clerk



SUBJECT FOR DISCUSSION

Approving a Resolution Appointing Stephen P. Hasler as a Governor to the Colorado Rangers Law Enforcement Shared Reserved Board

SUMMARY STATEMENT/BACKGROUND DISCUSSION

The second amendment to the Intergovernmental Agreement (“IGA”) between the Colorado Rangers Law Enforcement Shared Reserve (“CLER”)(“Board”) and the City of Fort Lupton requires that the Board be composed of five (5) Governors. Two (2) Governors shall be a current or former Police Chief, Sheriff or other ranking officer of a Member Jurisdiction, a Mutual Aid Partner or any other Colorado Law Enforcement Agency, or such other person that has the requisite qualifications to serve on a police Board of Governors nominated by the Chief of CLER and approved by a vote of a majority of the mayors, or their designee, of the Member Jurisdictions. One (1) Governor shall be either a local, county, or state level elected current or former official or other such person that has the requisite qualifications to serve on a police Board of Governors nominated by the Chief of CLER and approved by a vote of a majority of the mayors, or their designee, of the Member Jurisdictions. One (1) Governor shall be a resident of Colorado or any municipality or county served by CLER, nominated by the Chief of CLER, and approved by a vote of a majority of the mayors, or their designee, of the Member Jurisdictions. No person shall be considered a duly appointed Governor until approved by a vote of a majority of the mayors, or their designee, of the Member Jurisdictions.

Stephen P. Hasler qualifies to serve as a governor. Listed within the attached Resolution are Mr. Hasler qualifications to serve on the Board.

FINANCIAL CONSIDERATIONS

N/A

LEGAL/POLITICAL CONSIDERATIONS

N/A

ALTERNATIVES/OPTIONS

N/A

STAFF RECOMMENDATIONS

Staff seeks recommendation.

Attachments: a. Proposed Resolution

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

RESOLUTION NO. 2022Rxxx

A RESOLUTION APPOINTING STEPHEN P. HASLER AS A GOVERNOR TO THE COLORADO RANGERS LAW ENFORCEMENT SHARED RESERVE BOARD

WHEREAS, pursuant to second amendment to the Intergovernmental Agreement (“IGA”) between the Colorado Rangers Law Enforcement Shared Reserve and the City of Fort Lupton; and

WHEREAS, the Colorado Rangers Law Enforcement Shared Reserve (“CLER”)(“Board”) shall be composed of five (5) Governors; and

WHEREAS, two (2) Governors shall be a current or former Police Chief, Sheriff or other ranking officer of a Member Jurisdiction, a Mutual Aid Partner or any other Colorado Law Enforcement Agency, or such other person that has the requisite qualifications to serve on a police Board of Governors nominated by the Chief of CLER and approved by a vote of a majority of the mayors, or their designee, of the Member Jurisdictions; and

WHEREAS, one (1) Governor shall be either a local, county, or state level elected current or former official or other such person that has the requisite qualifications to serve on a police Board of Governors nominated by the Chief of CLER and approved by a vote of a majority of the mayors, or their designee, of the Member Jurisdictions; and

WHEREAS, no person shall be considered a duly appointed Governor until approved by a vote of a majority of the mayors, or their designee, of the Member Jurisdictions; and

WHEREAS, Stephen P. Hasler meets the qualifications to serve as a Governor to the Board; and

NOW, THEREFORE, BE IT RESOLVED that the Fort Lupton City Council hereby appoint Stephen P. Hasler to the Colorado Rangers Law Enforcement Shared Reserve Board beginning September 6, 2022.

APPROVED AND PASSED BY MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS 6th DAY OF SEPTEMBER 2022.

City of Fort Lupton, Colorado

Zo Stieber-Hubbard, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney



SUBJECT FOR DISCUSSION

A Resolution Approving a Request for a Site Plan for a RV, Boat, and Limited Heavy Equipment Storage Facility Located on County Road 19. This Site is situated east and adjacent to Weld County Road 19 and approximately 0.13 miles north of Weld County Road 10.

SUMMARY STATEMENT/BACKGROUND DISCUSSION

County Road 19 Investments LLC (the "Applicant") has submitted a request for a Site Plan RV, Boat, and Limited Heavy Equipment Storage Facility. The site is designed for two phases, which combined have 412 parking spaces, two 5,000 square foot buildings, and two office buildings.

The Property is located within the 'I-1' Light Industrial Zone District, which lists outdoor storage as a use by right and therefore requires a Site Plan.

FINANCIAL CONSIDERATIONS

The Applicant has paid all applicable land use application fees and is covering ongoing review expenses.

LEGAL/POLITICAL CONSIDERATIONS

The proposed use is a specific listed use by right in the 'I-1' Light Industrial Zone District under the prior code. A Site Plan review, under the prior code, requires a public hearing before Planning Commission and City Council.

All notification requirements were met, including posting notice of the hearings on the property at least 15 days prior to this public hearing, mailing notice to property owners within 100 feet of the site, and publishing notice of the hearing at least 15 days prior to the hearing.

ALTERNATIVES/OPTIONS

The City Council has the following three options for each request:

- a) Approve the request;
- b) Deny the request; or
- c) Refer the request back to Planning Commission for further study.

STAFF RECOMMENDATIONS

Staff recommends conditional approval of the County Road 19 Investments LLC Site Plan for a RV, Boat, and Limited Heavy Equipment Storage Facility. The conditions are listed in the proposed Resolution provided to Council.

Attachments:

- a. Proposed Resolution
- b. Planning Commission Resolution
- c. Planning Commission Minutes
- d. Staff Report
- e. Project Description
- f. Site Plan
- g. Referral Responses
- h. Legal Notifications

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

- i. Vest Letter (08-25-22)
- j. Vest Email (08-28-22)

RESOLUTION NO. 2022RXXX

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING A SITE PLAN FOR COUNTY ROAD 19 INVESTMENTS LLC SITE PLAN FOR A BOAT, RV, AND LIMITED HEAVY EQUIPMENT STORAGE LOCATED AT ON A PROPERTY LOCATED IN A PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on August 25, 2022, for the purpose of reviewing the application from County Road 19 Investments for a site plan for a boat, RV, and limited heavy equipment storage; and

WHEREAS, after review of the application and supporting information, and consideration of staff comments, applicant's presentation and any public input, the Planning Commission recommended approval, with conditions, of the special use permit application; and

WHEREAS, the City Council held a public hearing to consider and review the request for a site plan on September 6, 2022; and

WHEREAS, after review of the application and supporting information, the City Council finds that the site plan conforms to Colorado Revised Statutes and City codes and policies therein, and

WHEREAS, all legal requirements for the public hearing have been met, including publication of the legal notice in the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 100 feet, and posting of the hearing on the site; and

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council reviewed the plans and supporting documentation, referral comments, as well as any citizen input in response to this application. Based upon the review of applicable policies and goals in the Fort Lupton Comprehensive Plan, review of the Zoning Regulations, and analysis of referral comments and the facts presented on this date, the City Council hereby approves the County Road 19 Investments Site Plan for RV, boat, and limited heavy equipment storage, with the following conditions:

- I. Prior to recording the special use permit map:
 - A. The title of the map shall include Project No. LUP2022-0015 & Plan No. SPR2022-0005.
 - B. Any redline comments provided by staff shall be made to the site plan map.
 - C. Applicant shall provide written evidence that the comments from the Central Weld County Water District have been adequately addressed.
 - D. Applicant shall provide written evidence that the comments from the Public Works Director have been adequately addressed.
 - E. Applicant shall work with the Fort Lupton Planning Department to address the comments from United Power.
 - F. Applicant shall contact Fort Lupton Fire District regarding the project and provide written

evidence that the comments received have been adequately addressed.

- G. All landscaping and fencing shall be completed in phase one. Applicant must submit a timeline of construction to be reviewed and approved by planning staff.
- H. Applicant shall submit an updated landscaping plan to adequately address the Commercial and Industrial Design Standards. This shall include any changes to a trash enclosure.
- I. Applicant shall submit a dust abatement plan to address potential dust associated with this site.
- J. The letter of objection shall be adequately addressed as determined by the Planning Director.
- K. The City shall provide the City of Dacono an additional opportunity to respond to this
- L. The following notes shall be placed on the site plan:
 - 1. The property shall be maintained to the curb, or roadway if no curb exists.
 - 2. Any dead or dying landscape material shall be replaced at the earliest time possible.
 - 3. This Site Plan approval does not give any approval for a future land split.
- M. Applicant shall submit a PDF of all updated plans for review prior to submitting the Mylar.
- II. Prior to the release of building permits:
 - A. One set of mylars for the Site Plan shall be submitted for recording.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS 6TH DAY OF SEPTEMBER 2022.

City of Fort Lupton, Colorado

Zo Stieber-Hubbard, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

RESOLUTION NO. P2022-017

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL TO APPROVE THE COUNTY ROAD 19 INVESTMENTS LLC SITE PLAN FOR A BOAT, RV, AND LIMITED HEAVY EQUIPMENT STORAGE LOCATED ON A PROPERTY LOCATED IN A PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on August 25, 2022 for the purpose of reviewing the County Road 19 Investments LLC Site Plan for a storage facility; and

WHEREAS, after review of the application for the site plan, and consideration of staff comments, applicant's presentation and any public input, Planning Commission recommended approval with conditions of the site plan; and

WHEREAS, all legal requirements for the public hearing have been met, including publication of the legal notice in the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 100 feet, and posting of the hearing on the site; and

NOW THEREFORE BE IT RESOLVED, the Fort Lupton City Council has taken into consideration the supporting documentation and staff comments, all referral comments and any citizen testimony in response to this application. Based on the facts presented on this date, the City Council hereby approves the Fort Lupton Library Site Plan, with the following conditions:

- I. Prior to recording the site plan map:
 - A. The title of the map shall include Project No. LUP2022-0015 & Plan No. SPR2022-0005.
 - B. Any redline comments provided by staff shall be made to the site plan map.
 - C. Applicant shall provide written evidence that the comments from the Central Weld County Water District have been adequately addressed.
 - D. Applicant shall provide written evidence that the comments from the Public Works Director have been adequately addressed.
 - E. Applicant shall work with the Fort Lupton Planning Department to address the comments from United Power.
 - F. All landscaping and fencing shall be completed in phase one. Applicant must submit a timeline of construction to be reviewed and approved by planning staff.
 - G. The letter of objection shall be adequately addressed as determined by the Planning Director.
 - H. The City shall provide the City of Dacono an additional opportunity to respond to this

application.

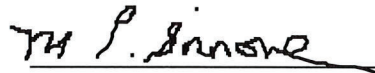
I. The following notes shall be placed on the site plan:

1. The property shall be maintained to the curb, or roadway if no curb exists.
2. Any dead or dying landscape material shall be replaced at the earliest time possible.
3. This Site Plan approval does not give any approval for a future land split.

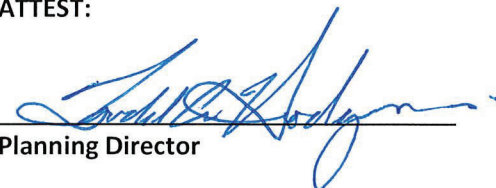
II. Prior to the release of building permits:

A. One set of mylars for the Site Plan shall be submitted for recording.

DONE THIS 25th DAY OF AUGUST, 2022 BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.


Chairman

ATTEST:


Planning Director

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
August 25, 2022

The Planning Commission of the City of Fort Lupton met in session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the Planning Commission and virtually via GoToMeeting, on Thursday, August 25, 2022.

Chair Mike Simone called the meeting to order at 6:07 p.m.

ROLL CALL

Board Members Present: Chair Mike Simone, Vice-Chair Bushrod White, and Member Thomas Holton. Members Thomas Meyers and Jimmy Dominguez participated remotely via GoToMeeting.

City Staff Present: Planning Director Todd Hodges, Planner Molly Nelson, Planner Clay Hartley and Planning Technician Magaly Morales-Tejada.

APPROVAL OF AGENDA

Bush White moved to approve the agenda and Thomas Meyers seconded.

CONSENT AGENDA

Bush White moved to approve the consent agenda and Thomas Meyers seconded.

PUBLIC COMMENT

There was no public comment.

ACTION ITEMS

P2022-017 County Road 19 Investments LLC Site Plan

Planner Molly Nelson presented this item. She stated that this proposal is for a Site Plan known as County Road 19 Investments LLC. The applicant has submitted a request for a Site Plan that would allow for outdoor RV, boat, and limited heavy equipment storage. This application is being reviewed under the old municipal code because the project was submitted prior to the July 16, 2022 deadline. Since annexation this property has been zoned I-1, which permits RV, boat, and limited heavy equipment storage. The lot is approximately 14.250 Acres. This site is situated east and adjacent to Weld County Road 19 and approximately 0.13 miles north of Weld county Road 10. All notification requirements have been met including posting at the property, posting in the newspaper, and mailing to the surrounding properties. The applicant's representative is present and has an additional presentation.

Kelsey , with AgPro, was present to provide a presentation on behalf of the applicant.

Chair Simone opened up the public comment portion of this hearing at 6:18pm.

Steve Stratton, 3985 County Road 19, stated that he did not receive a mailing regarding this application and was only notified once the sign on the property was put up. He stated that he opposes this use based on concerns with Fort Lupton Police response times to the area, the increased traffic that this use will create and although the use will provide security screening, he does not have security screening on his property and has concerns about increased crime this use may bring.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
August 25, 2022

Stephanie Vest, 2637 County Road 19, provided a letter to the commissioners – attached to these minutes – and stated that she has several concerns with this use. She stated that the parking lot should be paved and there are no plans that address paved access to the site, there should be additional landscaping buffer between the property and the homes on the northern property, waste disposal

Chair Simone opened up the hearing to Planning Commissioners' comments and questions.

Commissioners discussed:

•

With no further discussion, Bush White motioned to approve P2022-017 County Road 19 Investments LLC Site Plan. Thomas Meyers seconded. Motion passed unanimously.

DISCUSSION ITEMS

Review of Meeting Discussion

A review of meeting discussions took place.

FUTURE BUSINESS

The next meeting of the Planning Commission will be on September 22, 2022 at 6:00 PM.

ADJOURNMENT

Chair Simone adjourned the meeting at 7:07 PM.

Submitted by

Magaly Morales-Tejada, Planning Technician

Approved by Planning Commission

Mike Simone, Chair



COUNTY ROAD 19 INVESTMENTS LLC SITE PLAN STAFF REPORT

PROJECT NO. LUP2022-0015 AND PLAN NO. SPR2022-0005

PROJECT DESCRIPTION

Project No.: LUP2022-0015 / Plan No.: SPR2022-0005

Project Name: County Road 19 Investments LLC Site Plan

Owner's Name: Jorge Corral (the "Applicant")

Location of Request:

This site is situated east and adjacent to Weld County Road 19 and approximately 0.13 miles north of Weld County Road 10. The address for this site is 9075 WCR 10, Fort Lupton CO (the "Property"). The Property is located in the Northeast Quarter of Section 6, Township 1 North, Range 66 West of the 6th P.M., Fort Lupton, County of Weld, State of Colorado.



The Property is directly surrounded by I-1 zoning to the West, East, and South. The Property was a part of the NCC Annexation (Zadel), and was annexed in 2018. Since being annexed, the Property has been zoned

I-1, which permits RV, boat, and limited heavy equipment storage under the [Section 16.42](#) in the Fort Lupton Municipal Code. This project was submitted prior to the July 16th, 2022 deadline, therefore is being reviewed under the previous code.

Nature of Request:

The Applicant has submitted a request for a Site Plan that would allow for outdoor RV, boat, and limited heavy equipment storage.

Site Size: 14.250 acres more, or less

Zone District: I-1 Light Industrial District

Proposed Use: RV, boat, and limited heavy equipment storage

Existing Use: Vacant Lot

Hearing Dates: Planning Commission – August 25, 2022 at 6:00 PM; and
City Council –September 6, 2022 at 6:00 PM.

Hearing Location: Fort Lupton City Hall – Council Chambers, 130 S. McKinley Ave., Fort Lupton, Colorado or virtually via GoToMeeting.

Staff Recommendation: Approval with conditions, as listed in the proposed resolution.

APPLICATION PROCESS

The Applicant is requesting approval of a site plan. The site plan application is processed under [Section 16-170](#) of the Fort Lupton Municipal Code (“Code”), which states that site plans are required as follows:

- 1) Site plans are required as a step in the building permit review process for multi-family, commercial or industrial development.
- 2) Site plans are required for development which, in the opinion of the Planning Department, would have an adverse environmental impact upon the surrounding area or would have a major community land use impact.
- 3) To change an approved site plan when the change involves additional land use, including but not limited to:
 - a. Additional buildings.
 - b. Increase in the size of any building as shown on an approved site plan by more than ten percent (10%) over such approved building size.
 - c. Outside storage and/or display.
 - d. Vacation or dedication of easements or rights-of-way.

After required public notice of the site plan application, the Planning Commission shall consider the application, referral comments and any public testimony at a public hearing and make a recommendation to City Council to approve, approve with conditions or deny the site plan. The Planning Commission’s comments shall be based on the evidence presented, conformance with the Comprehensive Plan and compliance with the City’s standards, regulations and policies.

The City Council shall then conduct a public hearing and evaluate the application, referral agency comments, Planning Commission recommendation and any public testimony, and shall approve, conditionally approve, continue for additional information or for further study or deny the application based on the evidence presented and compliance with the City's standards, regulations and policies and other guidelines.

NOTIFICATION REQUIREMENTS

The Zoning Regulations require published notice of the hearings at least fifteen (15) days prior to the hearings. The Planning Commission and City Council hearings were published in the Fort Lupton press August 11, 2022.

Notice of the public hearings were posted on the Property on August 10, 2022, pursuant to the Zoning Regulations, which require the Applicant post the Property with notice of the hearings at least fifteen (15) days prior to the hearings.

Notice was mailed to neighbors within one-hundred (100) feet of the Property on August 10, 2022.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The property is located within the I-1 Zoning district, and requires a site plan application through the City of Fort Lupton for further development. A site plan review requires a public hearing before Planning Commission and City Council. The intent of the site plan review is to promote orderly and sound development standards as they apply to the City and enhance and protect the community's natural as well as man-made environments.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The property is surrounded by uses that are similar or compatible to the proposed use. The proposed use meets the existing designation for the industrial and compressive plan.

REFERRALS

Referrals were provided to the list below.

NCWCD	Building Inspector	Weld County Department of Planning
City Attorney	Colorado Parks and Wildlife	GIS Specialist
Police Chief	Public Works Director	Fort Lupton Fire Protection District
CDOT	United Power	Comcast
CenturyLink	Xcel Energy	Postmaster
Weld County Department of Public Health and Env.	City of Dacono	Weld County Public Works
Central Weld County Water District		

For more information on this development, please refer to the following link:

<https://www.fortluptonco.gov/DocumentCenter/Index/673>



Narrative

Fort Lupton Site Plan Application

Prepared for

County Road 19 Investments LLC

Site Plan Project Narrative

Prepared for County Road 19 Investments LLC

Introduction

County Road 19 Investments LLC is requesting a Site Plan review for Lot 1 of the Zadel Minor Subdivision located on Weld County Road (WCR) 19 approximately one quarter of a mile north of WCR 10. The site will be developed for an Outdoor Storage facility for RV and boat storage and up to 12 commercial vehicles and equipment in the I-1 Light Industrial Zone District.

The subject property is currently vacant and was originally part of an approved Annexation, Zoning and Minor Subdivision request, case number LUP2018-0008: ANX2018-002, COZ2018-0005 & MSD2018-0002.

Site Plan

Construction of the site is to occur in phases.

Phase 1:

The initial phase is to consist of outdoor storage of boats and RVs only. The site is designed for up to 412 parking spaces. A large carport structure will be built along the southern portion of the property for the boat and RV storage operations. Additional phases to be constructed later if operations and funding allow.

Phase 2:

Two proposed office trailers and two 5,000 SF metal buildings located along opposite sides of the property to the northeast and northwest, up to two concrete vault septic dump stations located near the two proposed accesses with adequate bump-outs to not impede on site traffic flow. Construction of the phases to occur as needed. A reduction in parking spaces is expected with phase 2 and will be reduced to 338 parking spaces available.

The full build-out of the site shown on the Phase 2 plan is depicted to allow current owners flexibility in addressing possible future plans. Construction of these items to occur if deemed necessary by the owners. The use of the metal buildings will be personal storage for County Road 19 Investments LLC.

A proposed division line for a future subdivision of the land is depicted.

Truck and Equipment Parking:

One of the members of County Road 19 Investments LLC currently operates a trucking business at another location. While they do not intend to move their operations from their current leased site, they would like the site permitted for some truck and equipment storage in the event they are required to move. Currently they only operate three semi-trucks and minimal equipment. The twelve designated semi-truck and equipment parking spots is the maximum number of trucks proposed.

As the trucks and equipment's primary operations will be off-site, no on-site employees for the truck and equipment parking uses are proposed. As not all vehicles or equipment will be in use at one time, most of the vehicles or equipment will be stored on-site for several days or weeks at a time. Additionally, trucks and equipment may remain on job sites for extended periods of time or will remain on site for extended periods of time between jobs. The additional traffic this may generate is expected to be negligible.

General Site Information

Initially no staffing is anticipated. On-site staff may be added if needed. No more than 2 daily employees are expected at full build out.

Access to the site will be provided by a coded entry and security gates. Sufficient vehicle stacking depth has been provided at the gated entrances to the storage site.

Parking and outdoor storage will occur 24-hours per day, 7-days per week. The primary hours for outgoing and incoming RVs, boats, semi-trucks and other vehicles and equipment will be Monday through Sunday, 5:00 A.M. to 9:00 P.M. Should the site be staffed in the future, the expected business hours are 7:00 A.M., to 7:00 P.M.

Fencing will be installed around the property to adequately screen the Outdoor Storage. A neutral-colored corrugated metal fencing is proposed, see Figure 1 below. Landscaping is proposed along the entrances to the property.



Figure 1: Fencing Example

Project Impact and Benefits

The proposed development will be consistent with the surrounding area. There are a variety of industrial, commercial, and agricultural uses in the vicinity of the site. The subject property is bordered to the north, east, and south by industrial uses, and on the west by the drainage Outlot for the Zadel Minor Subdivision and WCR 19. The industrial subdivision known as Distant Thunder PUD is situated immediately north of the Zadel Minor Subdivision. The Northern Colorado Constructors office is located directly south of the proposed development.

The site plan will be consistent with the Comprehensive Plan and intent of the I-1 Zone District. As stated in the Comprehensive Plan, Fort Lupton is a business friendly and ready community. This proposal meets the Comprehensive Plans Growth & Development goals of prioritizing industrial growth areas for appropriate investment and being compatible with adjacent land uses. It also meets the Industrial Framework goals by having a clearly defined site design that will alleviate impacts on adjacent properties. The I-1 Light Industrial Zone District is intended to provide for the location and development of industrial uses which generate limited amounts of noise, fumes, dust, vibrations, and traffic, or which are designed in such a fashion that such factors are contained, and all storage screened from adjacent residential areas.

Business operations will comply with the noise and light standards of the Fort Lupton Municipal Code.

There are no previously approved development plans for this site.

Access and Traffic Impacts

The existing gravel drive located on WCR 19 approximately one quarter of a mile north of WCR 10 will provide access to the site and will be widened as necessary. The drive is within the 75-foot access and utility easement as shown on the Zadel Minor Subdivision Plat.

A Traffic Narrative is included with the application materials. Typical traffic volumes were estimated using the ITE Trip Generation Manual, 9th Edition. 107 Average Daily Trips (ADT) are projected for Phase 1 and 97 ADT are projected for Phase 2. As the peak hour left turning volume is less than 10 vehicles and the peak hour right turning volume is less than 25 vehicles, no roadway improvements are anticipated for the proposed uses.

Traffic is expected to be distributed throughout the day and will depend on market conditions and the time of year.

Districts, Services and Drainage Provisions

There is no sanitary sewer service to or within four hundred feet of the subject property. Septic systems are proposed to serve the subject property until a wastewater main is extended adjacent to the subject property, a sanitary tap is purchased, and appropriate infrastructure is installed. It is unknown if the City of Fort Lupton has plans for extending or providing municipal

services to the area. Septic systems will be designed to accommodate needs at time of construction.

Central Weld County Water District will provide water to the site. No waterline extensions or septic systems are proposed for Phase 1. Should employee(s) be on-site for more than two hours at a time with Phase 2, adequate restroom facilities will be provided.

Fire provisions for the site include an existing fire hydrant on WCR 19. All future development will comply with current Fire Code. A Knox Box (or similar device) will be installed on the gated entry to allow emergency vehicles access to the site. The internal drive aisles have been designed to be wide enough for use by emergency vehicles and will be maintained and unobstructed. A permanent, all-weather emergency access road capable of supporting fire apparatus will be constructed and maintained in good repair.

United Power will supply electrical service to the site. A transformer is proposed within the 30-foot access and utility easement along the southern property line.

Drainage design is consistent with the City of Fort Lupton's storm drainage design criteria. Construction of stormwater detention ponds for the Zadel Minor Subdivision will occur in phases. Stormwater from Lots 1 and 2 will be conveyed to the proposed detention pond located on Outlot A. Full buildout of the detention pond to accommodate Lots 1 and 2 is expected with this Site Plan review. Lots 3 and 4 of the Zadel Minor Subdivision are expected to have separate stormwater quality features.

An 80% imperviousness for the full buildout of Lot 2 was assumed based on light industrial uses, the volume of which is accommodated in the detention pond and conveyed through channels and culverts. A Phase II Drainage Report is included with the application materials.

Conclusion

The proposed improvements have been designed to complement the variety of industrial, commercial, and agricultural uses in the surrounding area. The site plan will be consistent with the Comprehensive Plan and intent of the I-1 Zone District. The provisions for public safety, transportation, utility facilities, and services are sufficient to serve the proposed development.



Site Plans

Fort Lupton Site Plan Application

Prepared for

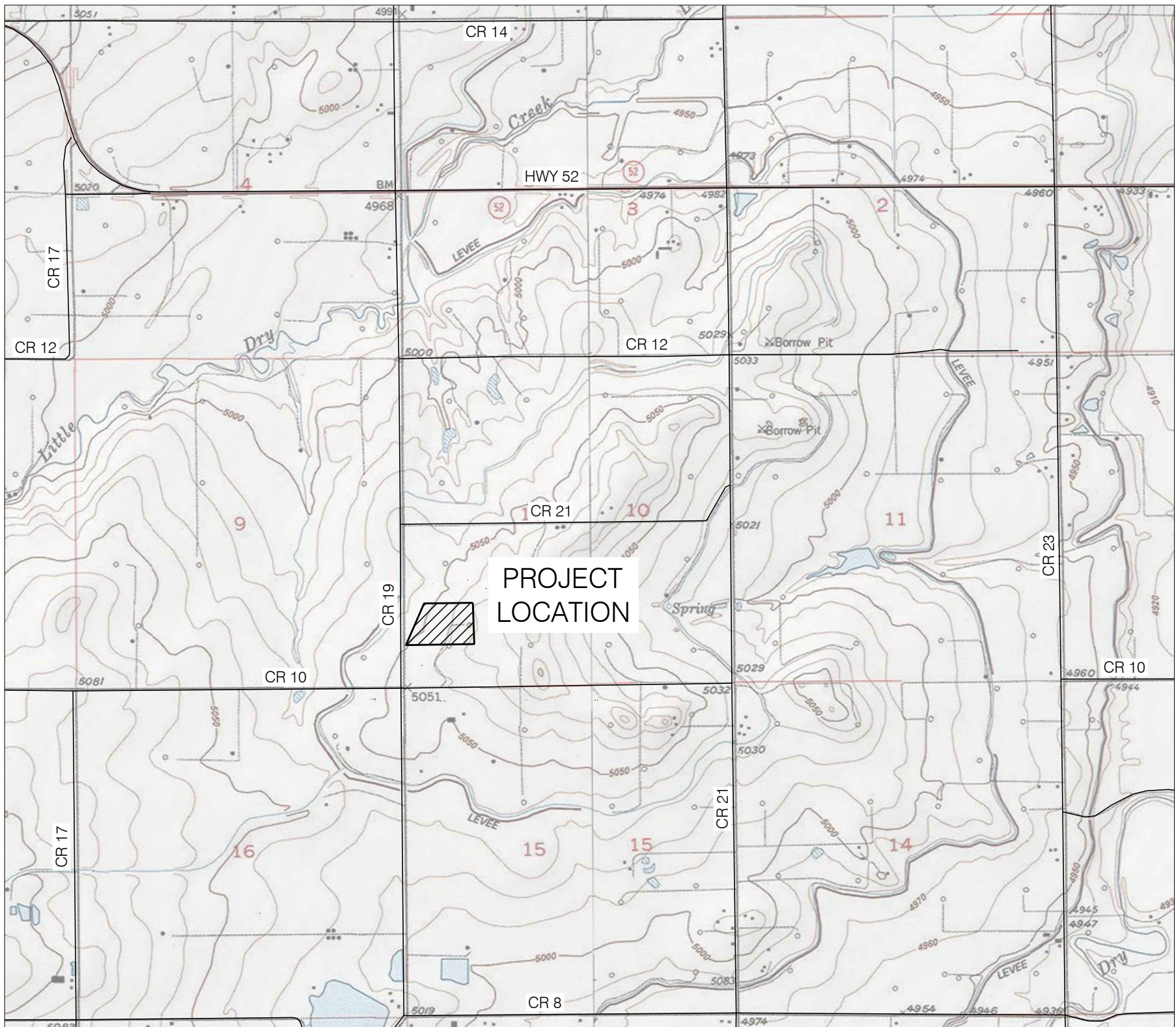
County Road 19 Investments LLC

COUNTY ROAD 19 INVESTMENTS LLC - SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 10, TOWNSHIP 1 NORTH,
RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, CO

LEGEND

---	5296	---	EXISTING GROUND SURFACE CONTOUR AND ELEVATION, FT
---	5296	---	PROPOSED GROUND SURFACE CONTOUR AND ELEVATION, FT
---		---	EXISTING PROPERTY LINE
---		---	EXISTING RIGHT OF WAY
---		---	EXISTING EASEMENT
-x-x-x-x-		-x-x-x-x-	EXISTING WOOD FENCE
==		==	EXISTING DIRT ROAD
-OE-		-OE-	EXISTING OVERHEAD UTILITY
-W-		-W-	EXISTING WATER LINE
-G-		-G-	EXISTING GAS LINE
-E-		-E-	EXISTING ELECTRICAL LINE
-?		-?	EXISTING TELEPHONE LINE
-x-x-x-x-		-x-x-x-x-	PROPOSED FENCE
□		□	EXISTING GAS STRUCTURE
○		○	EXISTING VEGETATION
⊙		⊙	EXISTING GAS WELL
✕		✕	PROPOSED WATER VALVE
●		●	PROPOSED FIRE HYDRANT (FH)
+		+	PROPOSED WATER FITTING
Ⓜ		Ⓜ	PROPOSED WATER METER
4.0%		4.0%	FLOW DIRECTION AND SLOPE
⊙		⊙	DECIDUOUS TREE
⊙		⊙	CONIFER TREE
⊠		⊠	PROPOSED STRUCTURE
⊠		⊠	GRAVEL
⊠		⊠	CONCRETE
⊠		⊠	TURF
SF		SF	SILT FENCE
IP		IP	INLET PROTECTION
OP		OP	OUTLET PROTECTION
CWA		CWA	CONCRETE WASHOUT AREA
VTC		VTC	VEHICLE TRACKING CONTROL



VICINITY MAP

SCALE 1" = 2000'

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-1	COVER SHEET
E-1	EXISTING CONDITIONS
ST-1	SITE & UTILITY PLAN PHASE 1
ST-2	SITE & UTILITY PLAN PHASE 2
DT-1	TYPICAL DETAILS
GR-1	GRADING AND EROSION CONTROL PLAN
GR-2	GRADING & EROSION CONTROL TYPICAL DETIALS
LS-1	LANDSCAPE PLAN
LS-2	LANDSCAPE DETAILS & SPECIFICATIONS

PROPERTY DESCRIPTION

A parcel of land in the City of Fort Lupton, Colorado, located in the SW 1/4 Section 10, T1N, R67 of the 6th P.M. and more particularly described as follows:

Lot 1 of the Zadel Minor Subdivision

OWNER'S APPROVAL

Know All Men By These Presents, that COUNTY ROAD 19 INVESTMENTS LLC, being the sole owner of the land described herein, and (If there are no mortgagees/holders of liens, leave this space blank) are all of the mortgagees and holders of liens upon the property, and each and all hereby consent to this plat and join the conveyance and dedication of all streets, roads, alleys, easements, public ways and places shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this ___ day of ___, 2022.

STATE OF COLORADO,)

COUNTY OF WELD) ss

The foregoing instrument was acknowledged before me by _____ on this ___ day of _____, 2022. Witness my hand and seal.

My commission expires _____.

CITY ENGINEER'S APPROVAL

Approved this ___ day of _____, 2022.

CITY WATER AND SEWER DEPARTMENT APPROVAL

Approved this ___ day of _____, 2022.

CITY ADMINISTRATOR'S APPROVAL

Approved this ___ day of _____, 2022.

Notary Public

City Engineer

Director of Public Works

City Administrator

PROJECT INFORMATION

PROJECT LOCATION:
PT S2SW4, S10, T1N, R67W OF THE 6TH P.M.
FT LUPTON, CO 80621

PROPERTY OWNER:
COUNTY ROAD INVESTMENTS LLC
3128 E 109TH AVE
NORTHGLENN, CO 80233
PH.# 303-591-9757

PLANNER / ENGINEER / PREPARED BY:
AGPROFESSIONALS
KELSEY BRUXVOORT
CHAD TEVELDE, PE
3050 67TH AVE
GREELEY, CO 80634
PH. # 970-535-9318

PROJECT NUMBER:
AGPRO PROJECT # 1378-01

COVER SHEET



AGPROprofessionals
DEVELOPERS OF AGRICULTURE
3050 67th Avenue, Suite 200, Greeley, CO 80634
(970) 535-9318 • Fax: (970) 535-9854

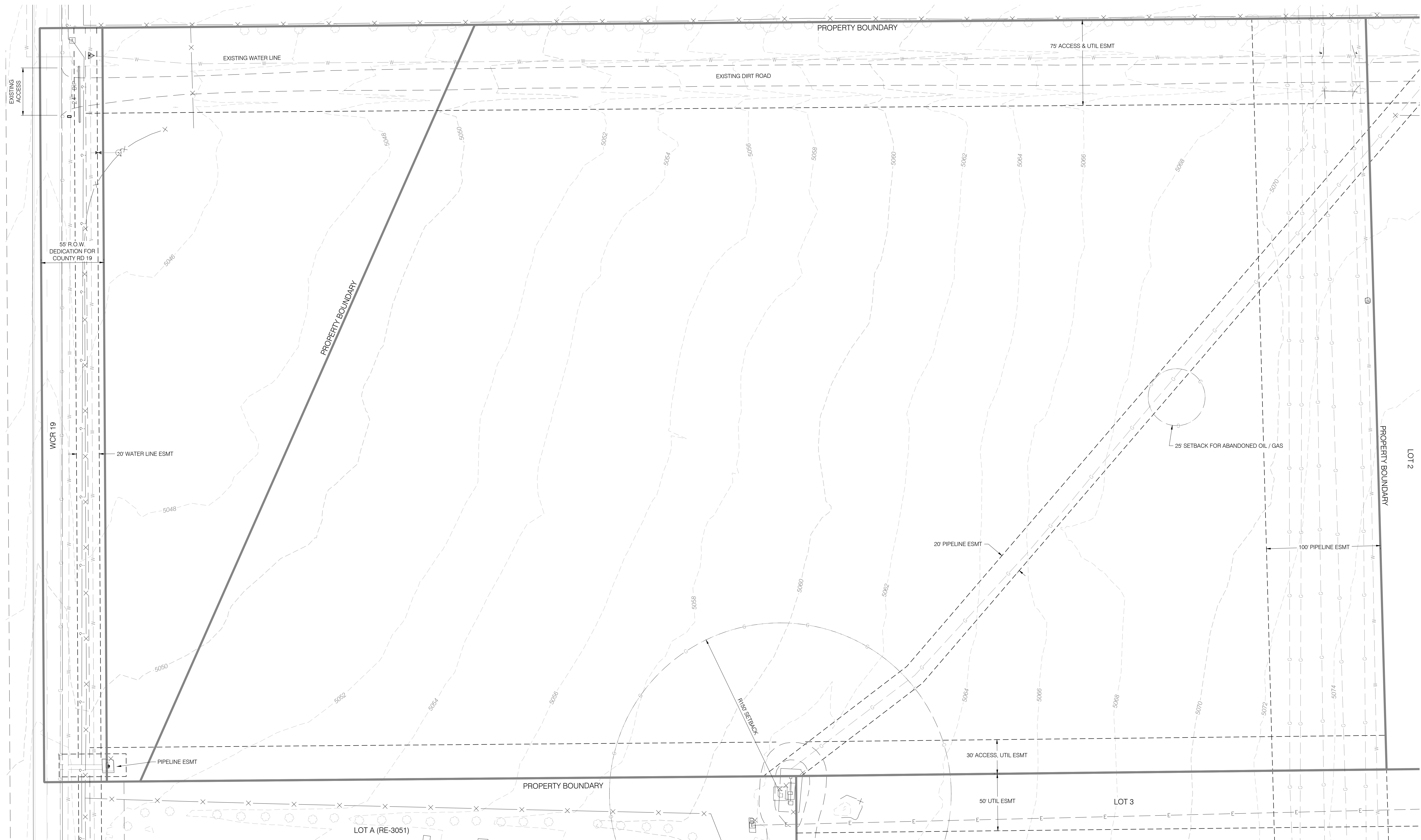


COUNTY ROAD 19 INVESTMENTS LLC
COVER SHEET
FORT LUPTON, CO

SHEET:

C-1

EXISTING CONDITIONS



SHEET:

E-1

COUNTY ROAD 19 INVESTMENTS LLC
EXISTING CONDITIONS
FORT LUPTON, CO



AGPROfessionals
DEVELOPERS of AGRICULTURE

3050 67th Avenue, Suite 200,
Greeley, CO 80634
(970) 535-9318 • fax: (970) 535-9854

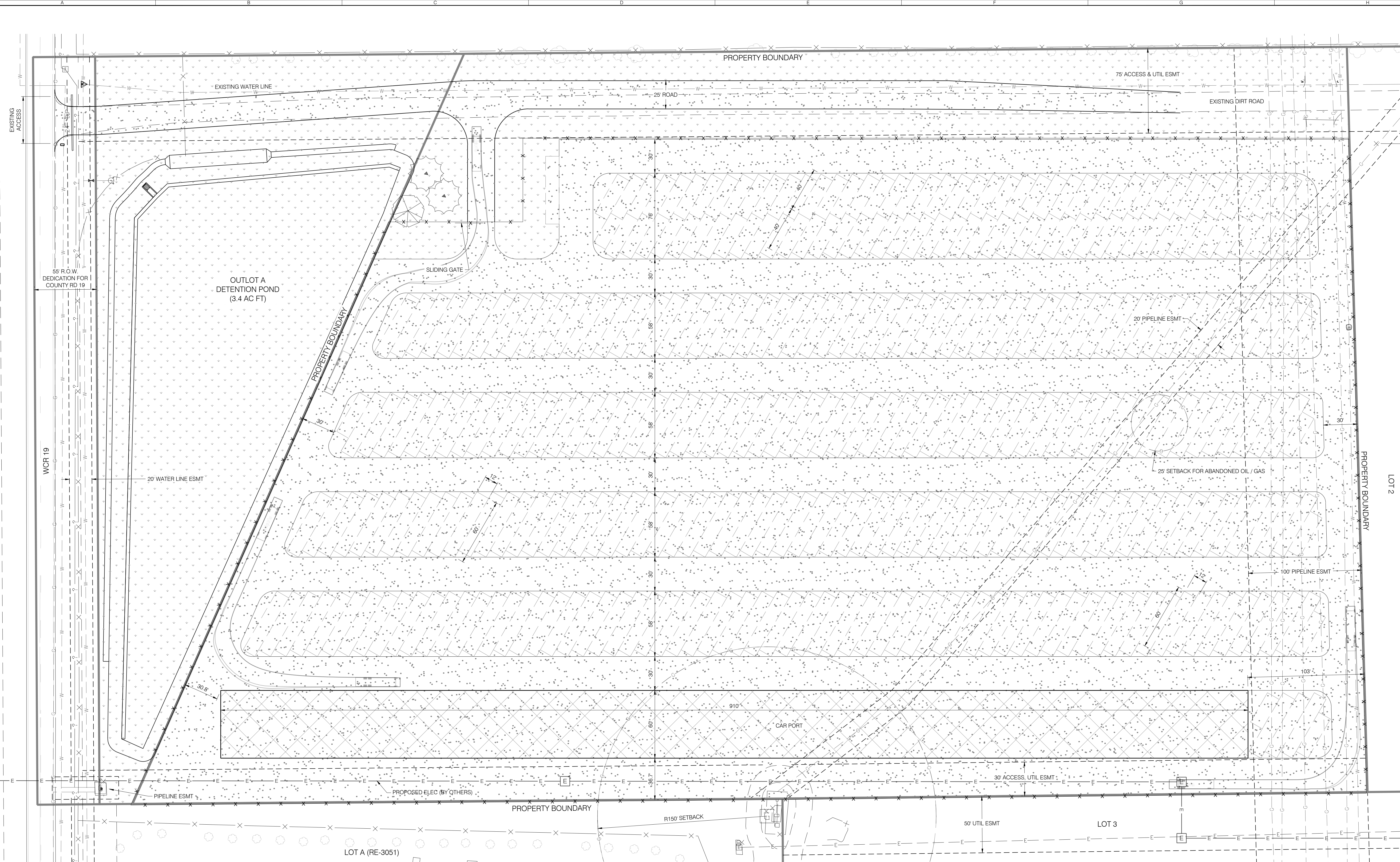
213 Canyon Crest Dr., Suite 100,
Twin Falls, ID 83301
(208) 595-5301



DATE: June 17, 2022	DRAWN BY: AGPRO
ISSUE / REVISION:	

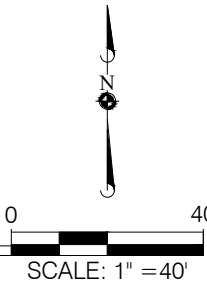
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SITE & UTILITY PLAN PHASE 1



NOTE:
1. FOR TYPICAL DETAILS SEE SHEET DT-1.

	STALLS				
	CARPORT	60 FOOT	40 FOOT	30 FOOT	TOTAL
PHASE 1	63	253	94	2	412
PHASE 2	55	225	49	9	338



DATE: June 17, 2022

ISSUE / REVISION:

DESC:

811

CALL 811

COM

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DEVELOPERS OF AGRICULTURE

3050 67th Avenue, Suite 200,
Greeley, CO 80634
(970) 535-9318 • fax: (970) 535-9854

FOR APPROVAL ONLY

CONSTRUCTION

COUNTY ROAD 19 INVESTMENTS LLC

SITE & UTILITY PLAN PHASE 1

FORT LUPTON, CO

SHEET:

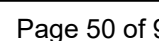
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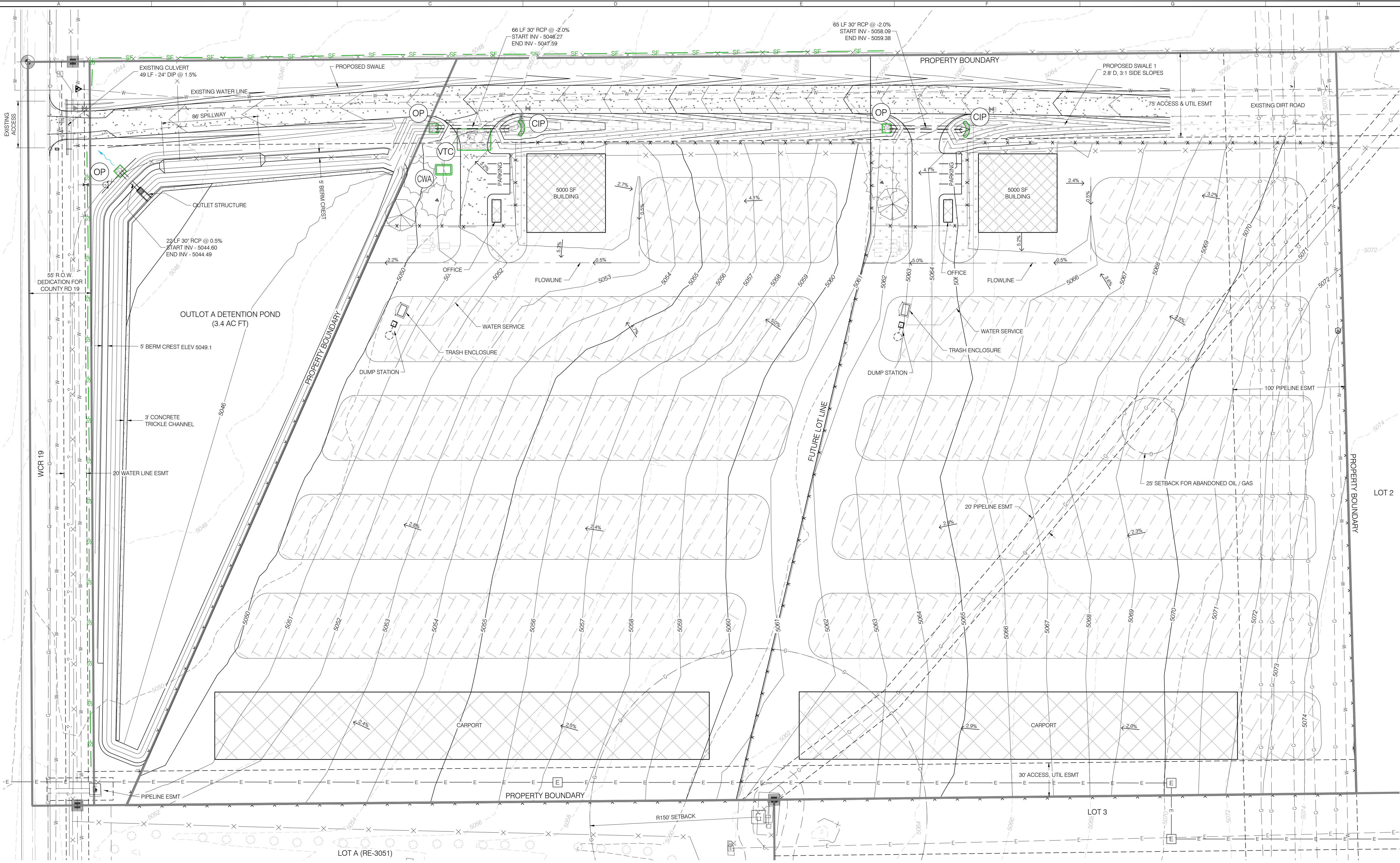
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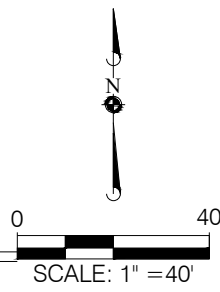
Page 48 of 99



GRADING AND EROSION CONTROL PLAN



- NOTES:
1. GRADING PLAN SHOWN FOR PHASE 1 AND PHASE 2
 2. FOR TYPICAL GRADING & EROSION CONTROL DETAILS SEE SHEET GR-2.



DATE: June 17, 2022

REVISIONS:

RY	DISC	~ / ~ / ~
RE	DISC	~ / ~ / ~
RS	DISC	~ / ~ / ~
RA	DISC	~ / ~ / ~
RS	DISC	~ / ~ / ~

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professionals

DEVELOPERS OF AGRICULTURE

3050 67th Avenue, Suite 200, Greeley, CO 80634
(970) 535-9318 • Fax: (970) 535-9854

COUNTY ROAD 19 INVESTMENTS LLC

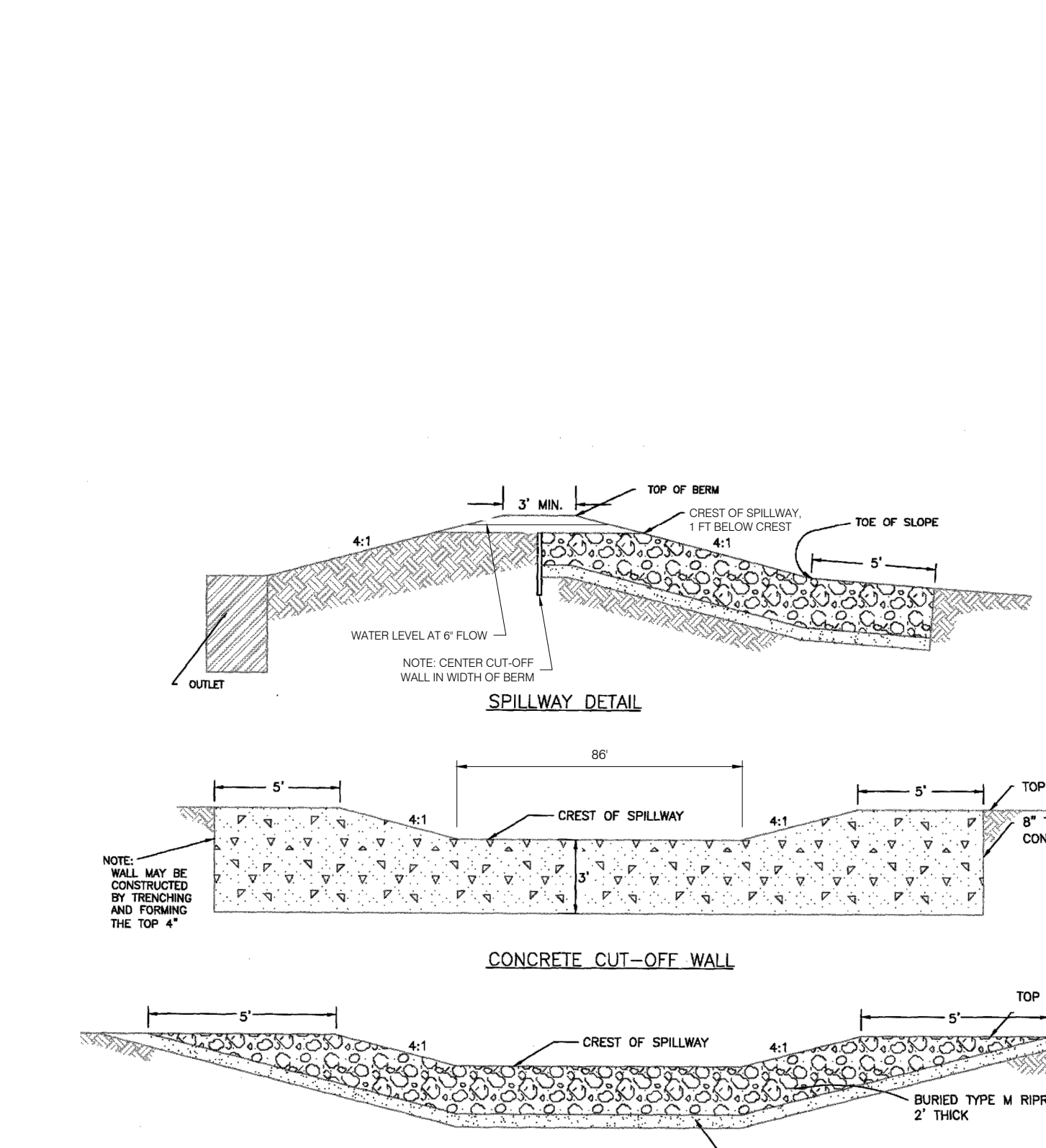
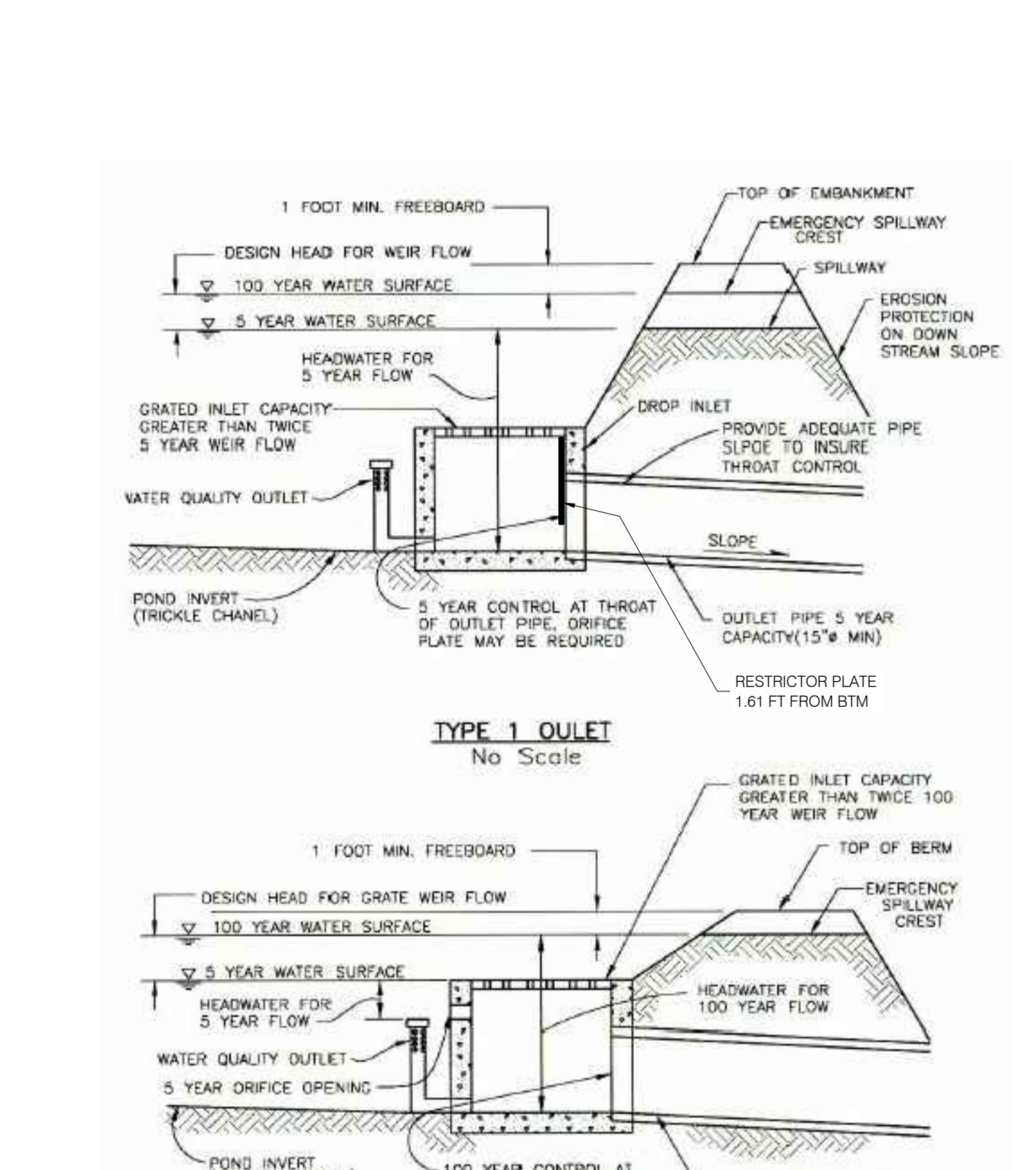
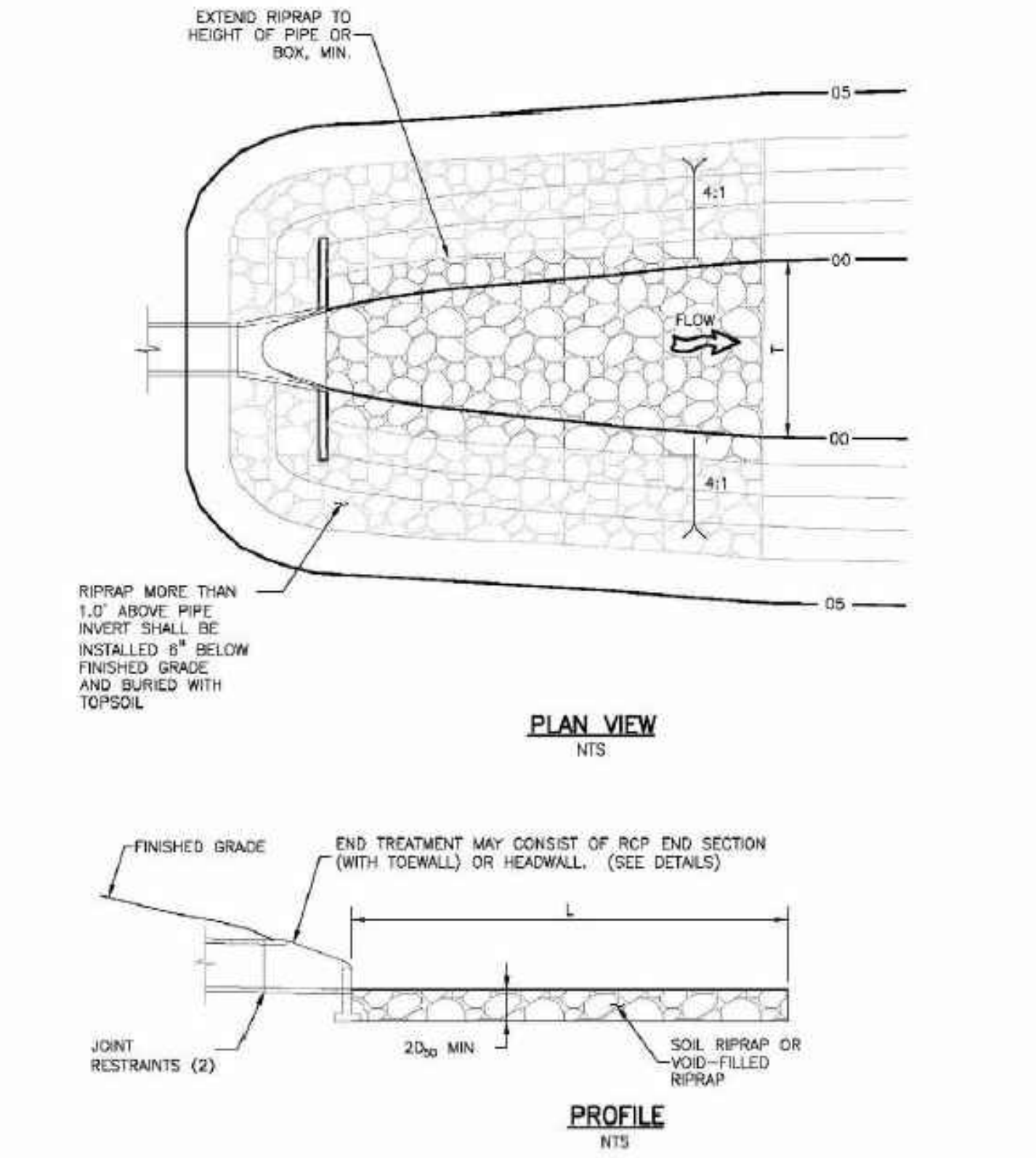
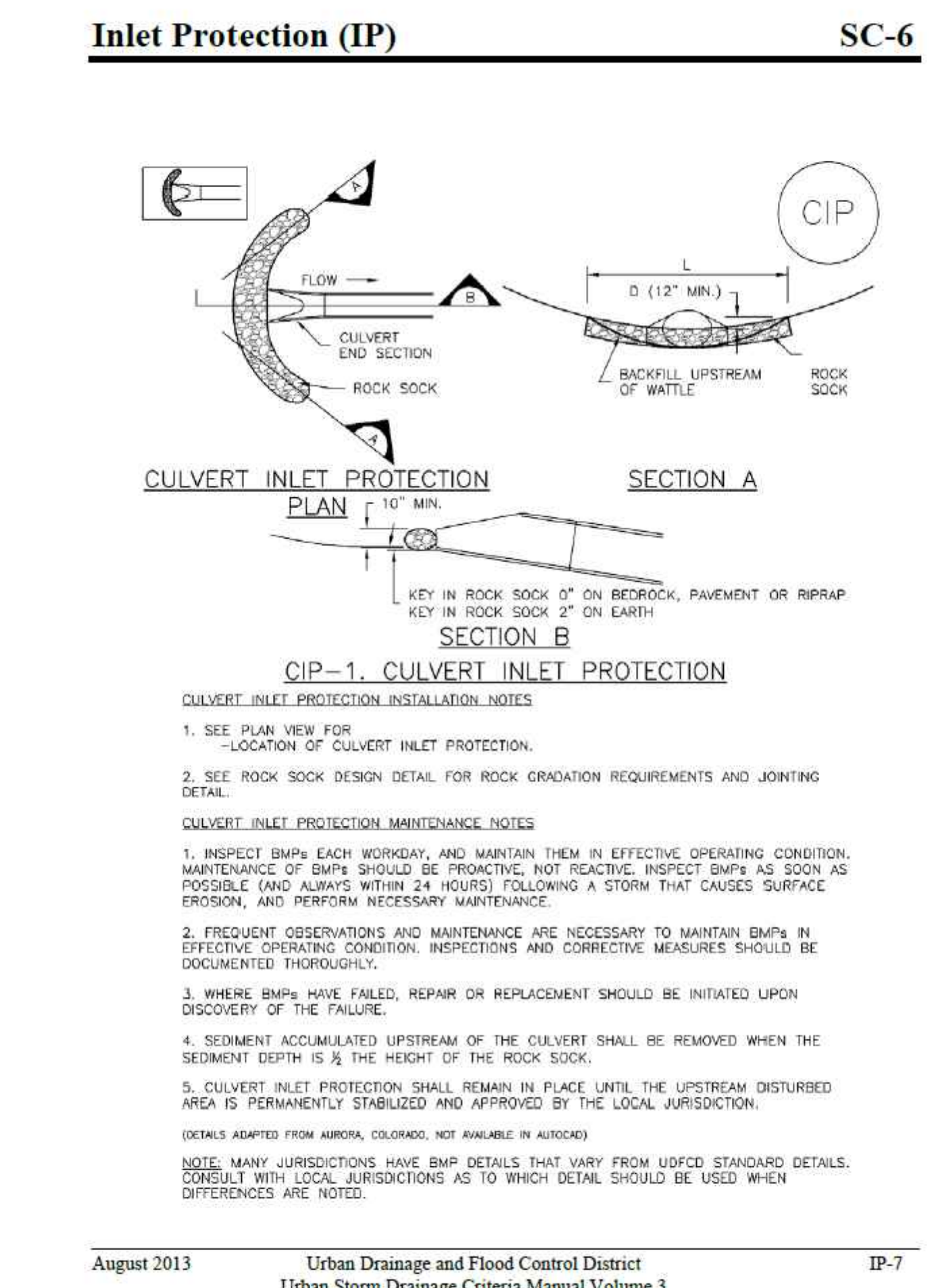
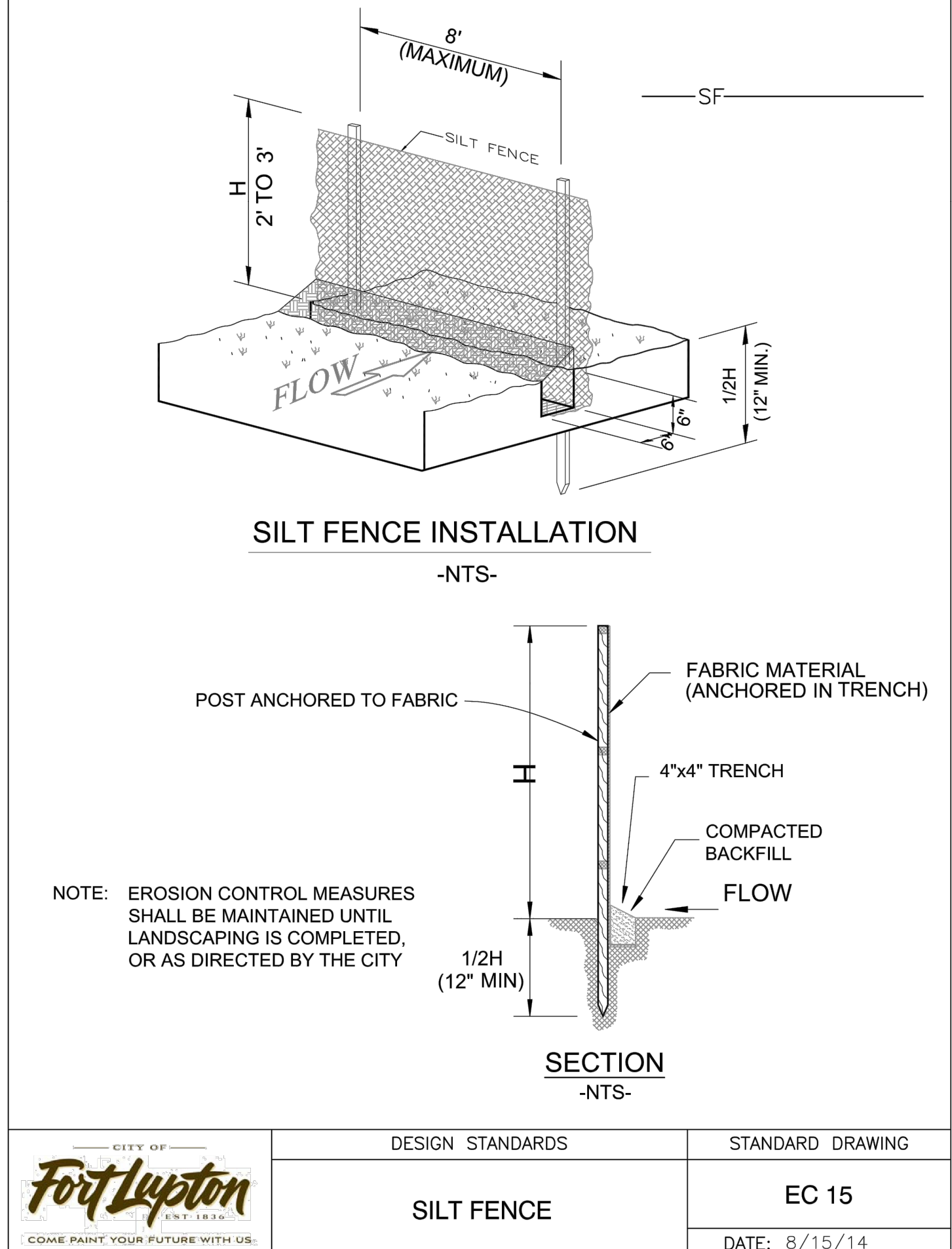
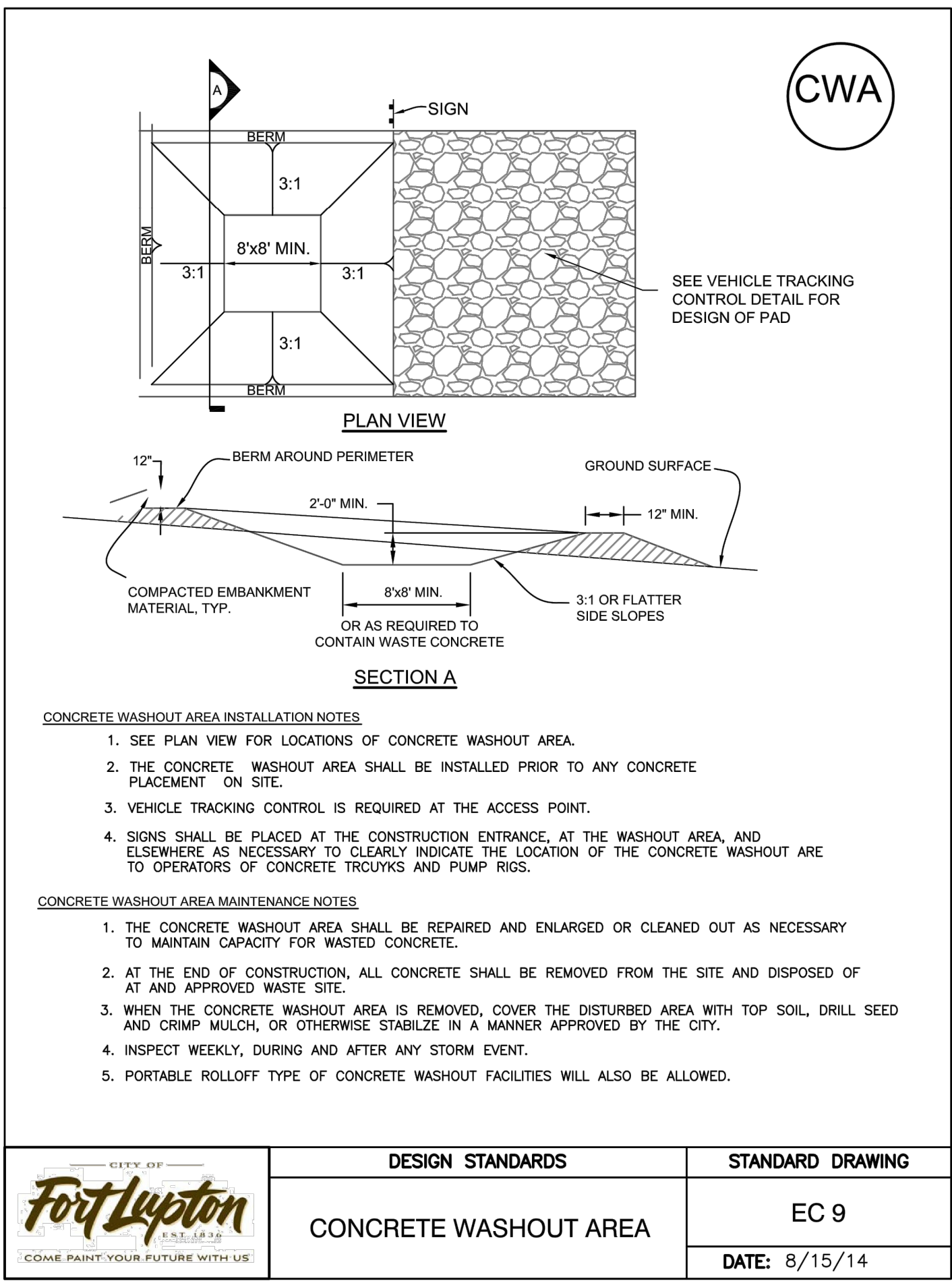
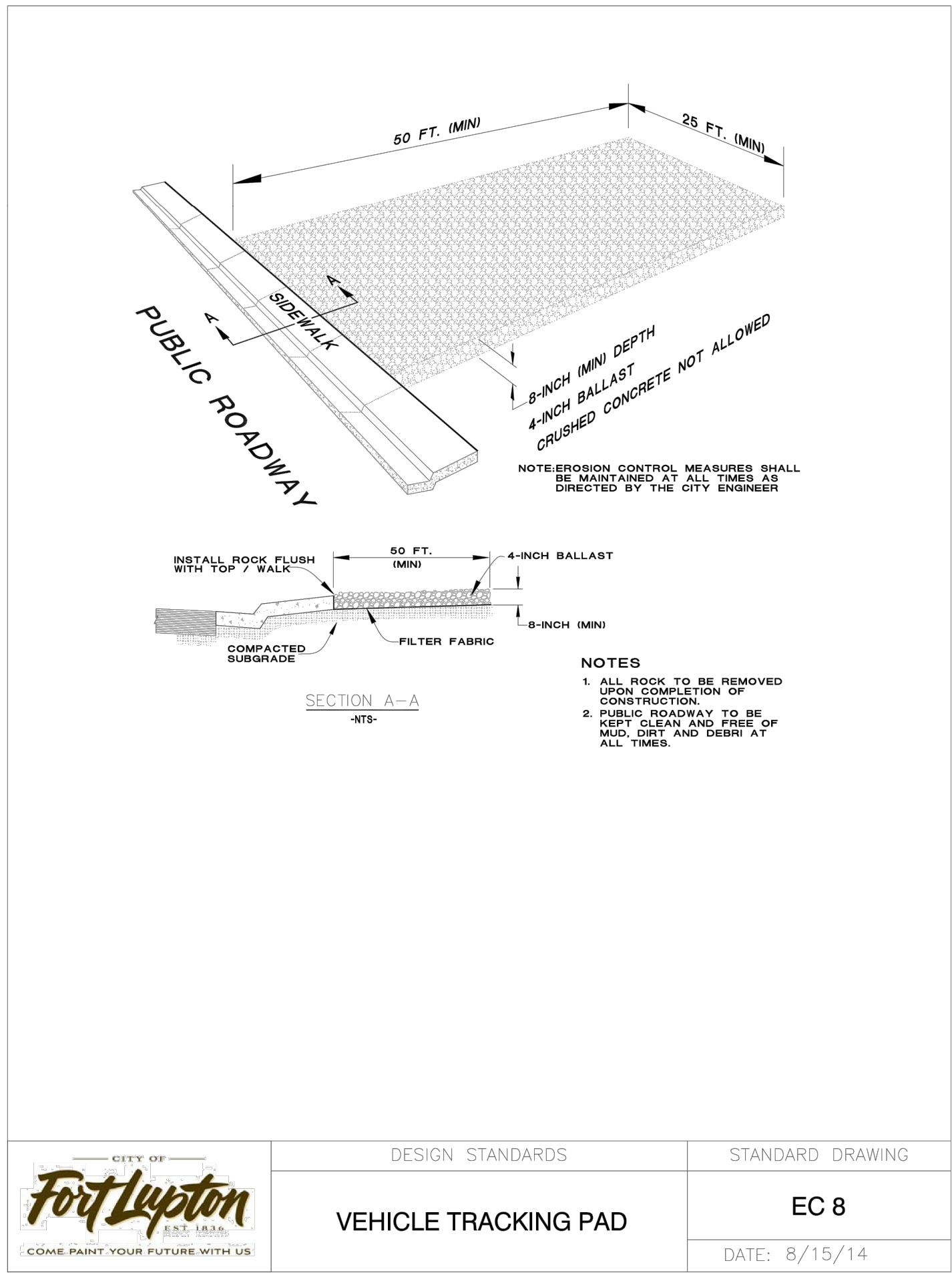
GRADING AND EROSION

CONTROL PLAN

FORT LUTPON, CO

SHEET:

GR-1



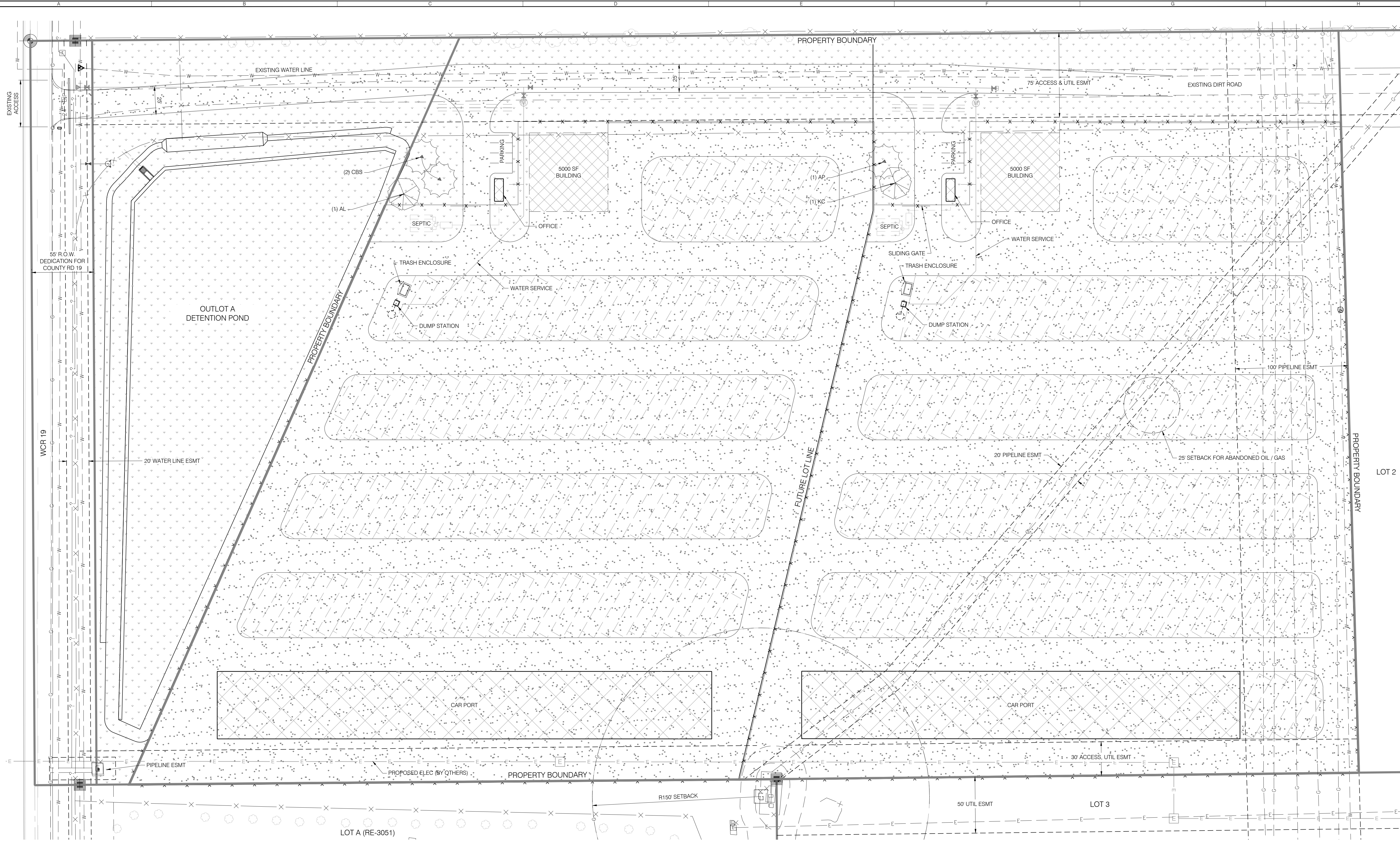
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AGPROfessionals
DEVELOPERS OF AGRICULTURE

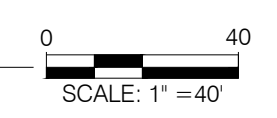
3050 67th Avenue, Suite 200, Greeley, CO 80634
(970) 535-9318 • Fax: (970) 535-9854

COUNTY ROAD 19 INVESTMENTS LLC
GRADING & EROSION CONTROL
TYPICAL DETAILS

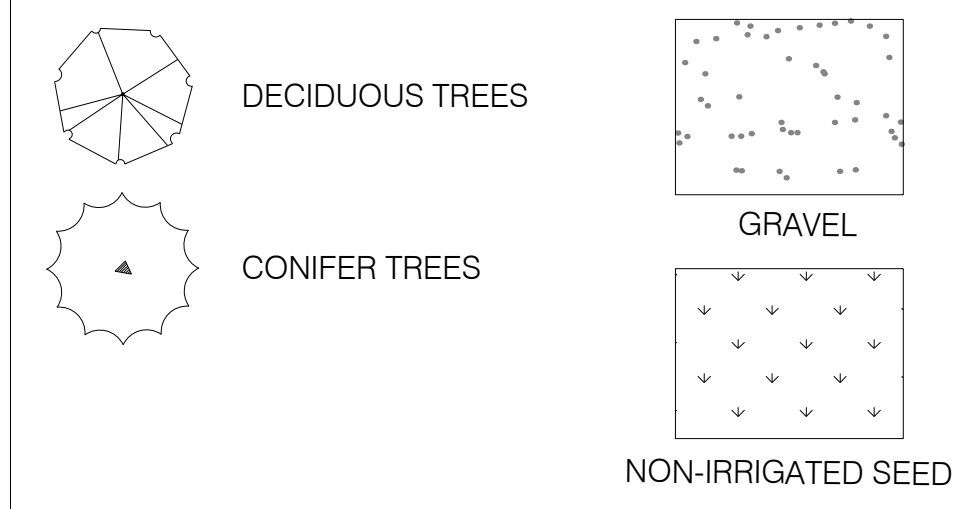
SHEET:
GR-2



PLAN VIEW



LANDSCAPE LEGEND



PLANT LIST							
ABB.	SIZE	COMMON NAME	BOTANICAL NAME	HEIGHT	SPREAD	WATER USAGE	QTY.
AL	2" cal.	American Linden	Tilia americana	75'	35-45'	M	1
KC	2" cal.	Kentucky Coffeetree	Gymnocladus dioicus	40-60'	30-50'	L	1
AP	6-8'	Austrian Pine	Pinus nigra	40-50'	25-30'	L	1
CBS	6-8'	Colorado Blue Spruce	Picea pungens	15-80'	8-35'	M	2

NOTE:
1. PHASE 2 LANDSCAPE IS SHOWN IN PLAN VIEW.
2. SEE SHEET LS-2 FOR TYPICAL DETAILS.

GENERAL NOTES

- UTILITIES:
1. LOCATION OF LANDSCAPE MATERIAL MAY BE ALTERED TO PROVIDE ADEQUATE CLEARANCE FROM THE FINAL LOCATION OF UNDERGROUND UTILITIES.
2. UNDERGROUND UTILITIES SHALL BE LOCATED PRIOR TO INSTALLATION OF LANDSCAPE MATERIALS.
3. LANDSCAPE TREATMENTS SHALL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE OWNER.
4. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM OR POP-UP SPRAYS AS APPROPRIATE FOR THE TURF AREAS.
- GENERAL LANDSCAPE NOTES:
5. ALL PLANTING BEDS SHALL BE EDGED WITH STEEL EDGING AND MULCHED WITH A FABRIC WEED BARRIER UNDERLAY AS DESCRIBED IN LANDSCAPE SPECIFICATION AND DETAILS INCLUDED HEREIN.
6. GROUND COVER WILL CONSIST OF NON-IRRIGATED SEED, COBBLE AND FIBER MULCH.
7. THIS LANDSCAPE PLAN IS DIAGRAMMATIC. TREE AND SHRUB LOCATIONS MAY BE ADJUSTED AS NEEDED AT THE TIME OF PLANTING TO MAINTAIN A MINIMUM SEPARATION FROM UNDERGROUND UTILITIES. MINIMUM SEPARATION SHOULD BE 10' FOR TREES AND 4' FOR SHRUBS.
8. SCHEDULED SIZES STATED REPRESENT MINIMUM CALIPER AND HEIGHT. SIZES PROVIDED MAY EXCEED MINIMUM REQUIRED, BUT IN NO EVENT SHALL SMALLER PLANT MATERIALS SIZES BE PROVIDED.

DATE: June 17, 2022

REVISIONS:

R1	DISC	~ / ~ / ~
R2	DISC	~ / ~ / ~
R3	DISC	~ / ~ / ~
R4	DISC	~ / ~ / ~
R5	DISC	~ / ~ / ~

AGPROprofessionals
DEVELOPERS OF AGRICULTURE

3050 67th Avenue, Suite 200, Greeley, CO 80634
(970) 535-9318 • Fax: (970) 535-9854

COUNTY ROAD 19 INVESTMENTS LLC
LANDSCAPE PLAN

FORT LUPTON, CO

SHEET:

LS-1

LANDSCAPE SPECIFICATIONS

Materials

1. **Weed Barrier:** weed barrier may be TYPAR 3341 or approved equal. Place weed barrier beneath cobble mulch areas.
2. **Headers:** Steel Header: Ryerson estate steel header 1/8" x 4" with 1" x 24" size strap steel stakes or equal.
3. **Tree Stakes:** 8-foot long, 2-inch diameter pressure treated lodge pole pine stakes or metal "T" posts as allowed by landscape designer. Approval required prior to installation.
4. **Guy Anchors:** 24-inch long metal "T" posts.
5. **Guying and Staking Wire:** Galvanized iron or steel 12-guage wire.
6. **Webbing:** 2-inch nylon webbing or rubberize cloth.
7. **Tree Wrap:** 4-inch minimum width commercial tree wrap.
8. **Safety Caps:** Industry standard (for metal "T" post only).
9. **Compost:** A totally organic product that has been aerobically and naturally processed in such a manner as to maintain a consistent temperature of 140 degrees Fahrenheit or greater for a period of time sufficient to create the following matter: 25-40% organic matter; nitrogen ratio: 15:1 to 20:1; PH: 7 to 8; PH SALTS: Between 1 and 10 mmhos/cm; inorganic matter: less than 1% soil, dirt or sand; maximum particle size of ½ inch diameter. Eradication of all harmful weed seeds, pathogens and bacteria; a non-offensive earthy smell.
10. **Fertilizer:** Fertilizer for turf shall be commercial type, of uniform composition, free flowing, and conforming to applicable state and federal laws. Submit manufacturer's guaranteed analysis. Formulated fertilizer analysis shall be submitted to owner's representative for review and shall be based upon recommendations made by soil lab. Contractor shall submit soil sample to soil lab for analysis consistent formulated fertilizer for the entire site area. However, if soil structures are vastly different, a formulated fertilizer for each specific site area will be required. Fertilizer for tree and shrub, backfill mix, and ground cover areas shall be Osmocote Sierrablend, 9 month slow-release fertilizer.
11. **Native Seed:** Seeded turf areas shall be seeded with the following blend or alternative as described in the City of Fort Lupton pre-approved seed mixes.
Water quality feature seed mix: Species per pounds per acre - Pure live seed.
Little bluestem 2.0
Yellow Indian Grass 2.0
Switchgrass 1.0
Blue gramma 0.6
Side oats gramma 3.0
Prairie Sandreed / Western wheatgrass 4.0
Stream bank grass 5.0.

12. **Trees, Shrubs, and Ground Covers.** Plant materials shall be grown in a recognized nursery in accordance with proper horticultural practice. Plants shall be healthy, well-branched, vigorous stock with a growth habit normal to the species and variety and free of diseases, insects and injuries. All plants shall conform to standards for measurements, grading, branching, quality ball and burlapping as stated in the American Standard for Nursery Stock, 1990 Edition, American Association of Nurseryment, Inc. (AAN-ASNS) and the Colorado Nursery Act of 1965 (CNA). Botanic and common names; plant names given in the plan list are in conformance with standard horticultural practice in this area. Plants are to be delivered to the site with tags bearing the botanic name as indicated by the plant list.

Installation

1. Clearing; prior to any soil preparation, existing vegetation to remain and which might interfere with the specified soil preparation shall be mowed, grubbed, raked, and the debris removed from the site. Prior to or during grading or tillage operation the ground surface shall be cleared of materials that might hinder final operation.
2. Prepare all areas to be planted as follows: Rip all areas to be planted, seeded or sodded to a minimum of 8 inches in two directions using an agricultural ripper with tines spaced at no greater than 18 inches. Areas adjacent to walks, structures, curbs, etc. Where the use of large mechanical equipment is difficult, shall be worked with smaller equipment or by hand.
3. Soil Preparation: spread 3 CY/1000 SF of compost and sufficient fertilizer to meet requirements of soil analysis over all areas to be seeded, sodded, and/or planted with trees, shrub bed and ground cover. Incorporate compost mixture with no pockets of soil or amendments remaining.

Tree and Shrub Planting

1. Substitutions. Any plant substitutions are to be approved by landscape designer prior to installation.
2. Established Location. Stake trees and flag or set out all shrubs in locations shown on the plans prior to installation for review by owner. The following are minimum distances that plant materials can be placed from adjacent walls, fences or paved areas: Large shrubs: 4 feet, Medium shrubs: 2-21/2 feet, perennials, grasses and ground covers; 18 inches.
3. Planting pits. Dig planting pits a minimum of 2 times as wide as diameter of root ball or container, and a depth sufficient to allow top of root ball at trunk to sit a minimum of 3" above surrounding grade for shrubs. Incorporate compost by diskimg or rototilling into the top 4 to 6 inches of soil. Obtain a uniform mixture with no pockets of soil or amendments remaining. Restore the fine grade of all areas to be planted, seeded and/or sodded with float drag to

remove irregularities resulting from tilling operations. Float drag two directions. Remove any additional stones over 1-1/2 inches that have come to the surface. Upon completion of finish grading operations, the contractor must provide a finish landscape surface. Upon completion of finish grading operations, the contractor shall provide positive drainage in all landscape areas. Shrubs: roughen side of the pit to remove any compacting or glazing. Loosen soil at bottom of pit to a minimum depth of six inches. Mix loosened soil with specified backfill.

4. Backfill material. Tree and shrub planting pits shall be backfilled with the following mix: 75% topsoil by volume (soil excavated from planting pits). 25% compost by volume. The specified backfill materials shall be pro-mixed using industry accepted technique in order to obtain a uniform, evenly blended consistency, free from pockets of unblended material and clods or stones greater than two inches in diameter. Backfill mix shall be delivered to each planting pit after mixing has occurred.

Planting

1. Remove stock from container. Do not break the root ball. A spade shall not be used. Scarify sides and bottom of root ball.
2. Place backfill mix into planting pit to a depth such that the plant, when planted, will be three inches above finish grade for deciduous trees, four to six inches for coniferous trees, and two inches above finish grade for all shrubs.
3. Untie and remove burlap from top third of root ball on balled and burlap material. Remove wire baskets from top and minimum of 2/3 of all side of root ball.
4. Backfill one-half of pit with backfill mixture and water in thoroughly before placing any more backfill.
5. Backfill the rest of the planting pit with backfill mixture and tamp to compact. Water thoroughly. Do not work wet soil. Apply slow release fertilizer, per manufacturer's direction of size of plant material, by spreading evenly over the top of the entire planting pit.
6. Stake or guy all trees in a true vertical position. Wrap deciduous trees bottom to top. Staple or tack in place at top. Wrap approximately November 15 and remove approximately May 15.
7. If trees are planted in a spade dug hole, they shall be deep watered with a watering needle angling from the inside of the ball out through the perimeter of the soil.

Weed Barrier Installation

1. Weed barrier shall be placed in all shrub bed areas where 5-gallon shrub material is used or where noted in plan and details. At all edges of curbs, walls, structures, pavements, and headers, weed barrier shall be secured with

- 11-guage, 6-inch long staples at 18 inches O.C. at all edges.
2. No weed barrier shall be placed in areas receiving one gallon and smaller plant material.
3. No weed barrier shall be placed in soil planting rings of deciduous and coniferous trees planted in sodded or seeded area.

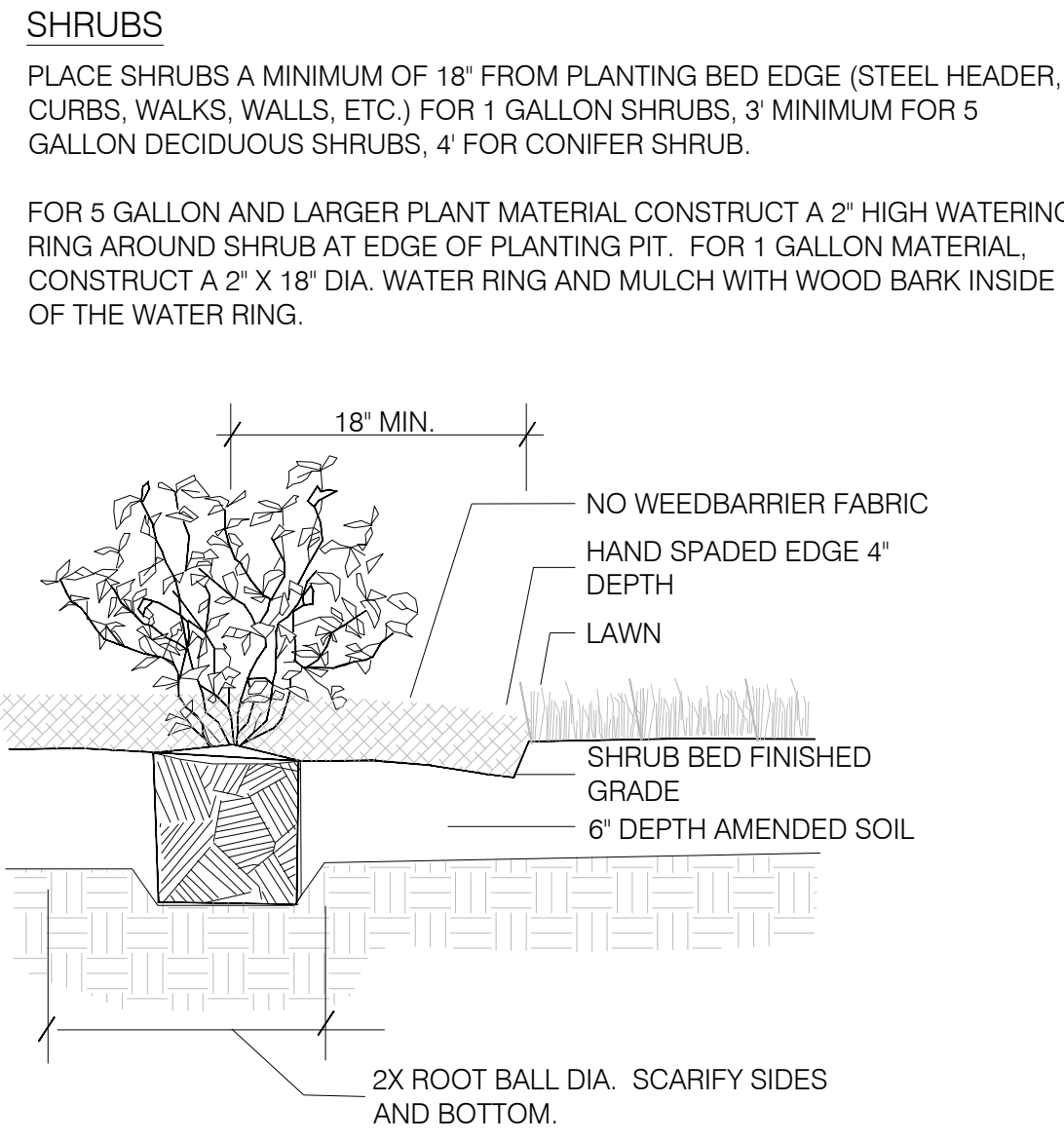
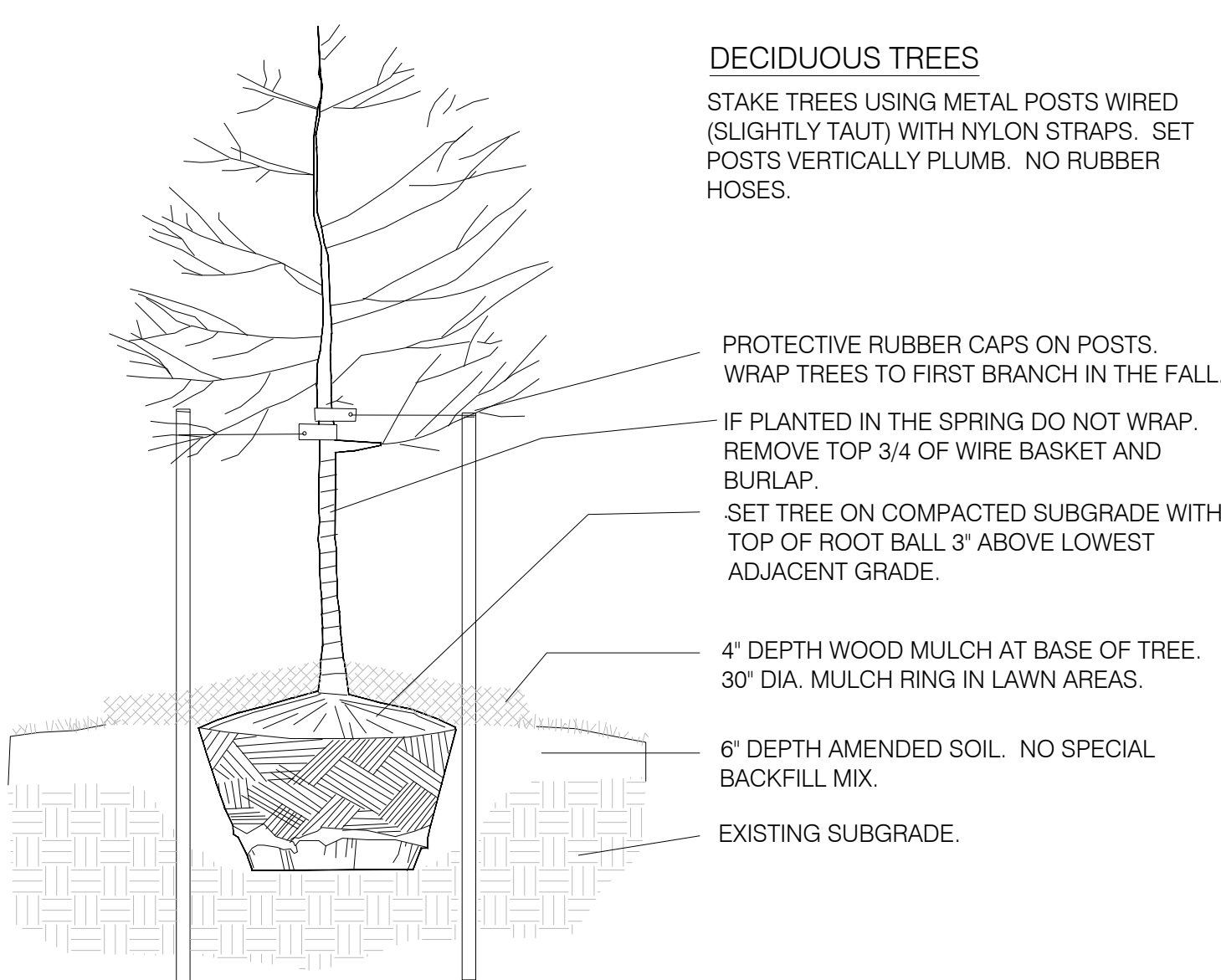
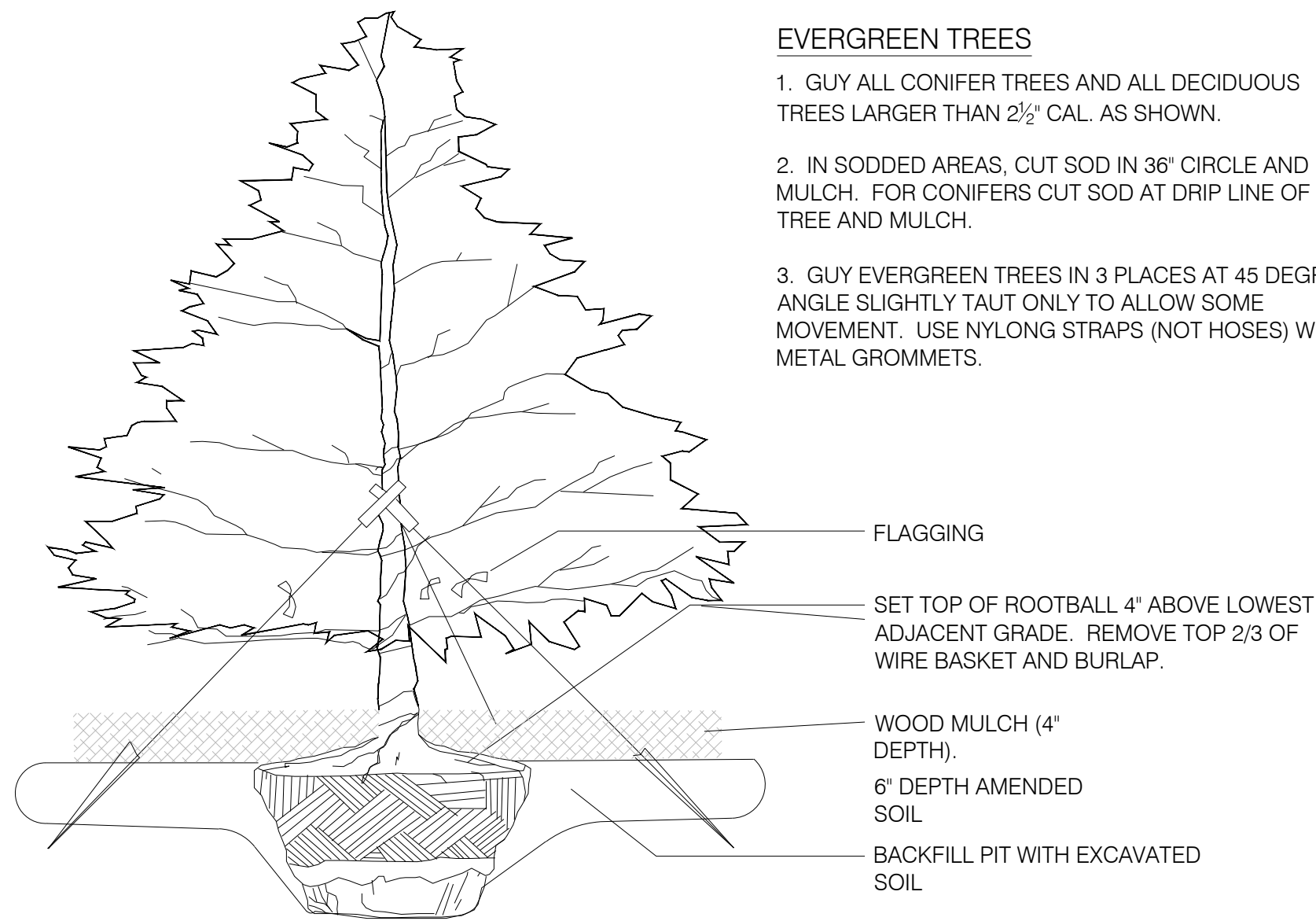
Steel Header Construction

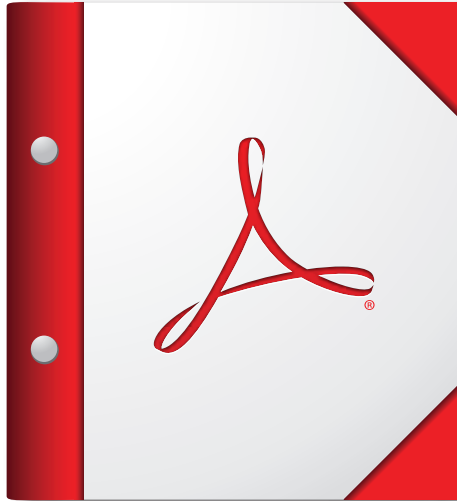
1. Layout steel header in locations shown on plans and receive review of owner prior to installation. Locate by scaling off of plan. Install plumb with grades. Maintain a minimum constant height of one inch above adjacent turf area. Install using straight lines and smooth curves. Stake steel header using pins of two feet O.C. provide drainage slits or holes at sufficient intervals to allow excess water to drain away.

Seeding

1. Time of seeding. Unless otherwise approved, all turf seeding shall be completed between April 15 and May 31, or between September 1 and October 15.
2. Broadcast seeding. Broadcast seeding shall only occur in areas inaccessible to a drill seeder. Broadcast seed only after all trees and shrubs have been planted in these area. Broadcast seeding will be accomplished using hand-operation "cyclone-type" seeders or rotary broadcast equipment attached to construction or re-vegetation machine. All machinery will be equipped with metering devices. Broadcasting by hand will be acceptable on small, isolated sites. When broadcast seeding, passes will be made over each site to be seeded in a manner to ensure an even distribution of seed. When using hopper type equipment, seed should be frequently mixed within the hopper to discourage seed settling and uneven planting distribution of species.

TREE AND SHRUB INSTALLATION





**For the best experience, open this PDF portfolio in
Acrobat X or Adobe Reader X, or later.**

Get Adobe Reader Now!



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 10th day of August 2022, a true and correct copy of the foregoing Notice of Public Hearings and Site Plan Map for the County Road 19 Investments LLC Site Plan was sent via U.S. Mail, postage pre-paid, to the following addresses:

STOCK SHOW DRIVE LLC
5040 ACOMA ST
DENVER, CO 80216

ZADEL FAMILY LLP
9075 COUNTY ROAD 10
FORT LUPTON, CO 80621

4Z INVESTMENTS LLP
9075 COUNTY ROAD 10
FORT LUPTON, CO 80621

BONANZA YARD LLC
PO BOX 27
ERIE, CO 80516

COUNTY ROAD 19 INVESTMENTS LLC
3128 E 109TH AVE
NORTHGLENN, CO 80233

A handwritten signature in brown ink, appearing to read "M. M. M.", is written over a horizontal line.

City Official



Planning & Building Department

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortluptonco.gov

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a site plan known as the County Road 19 Investments Site Plan located approximately 0.02 miles east of County Road 19 and approximately .12 miles north of County Road 10 in the 'I-1' Light Industrial Zone District pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on August 25, 2022, at 6:00 P.M., and before the City Council on September 6, 2022, at 6:00 P.M. or as soon as possible thereafter.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that there are City Hall closures at the time of the hearings, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, www.fortluptonco.gov

Further information is available through the City Planning and Building Department at (303) 857-6694.

**ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT
BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: COUNTY ROAD 19
INVESTMENTS LLC SITE PLAN**

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE SW 1/4 SECTION 10, T1N, R67 OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 1 OF THE ZADEL MINOR SUBDIVISION

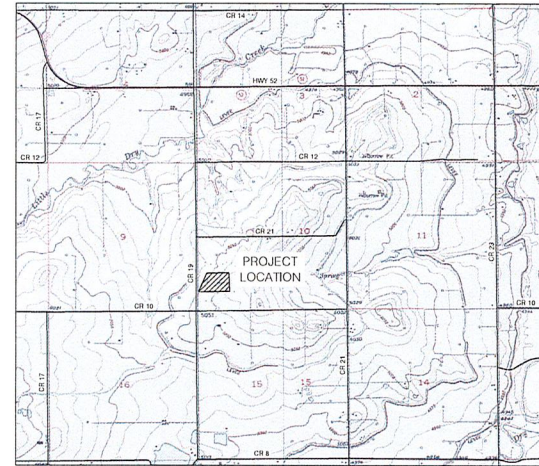
ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: COUNTY ROAD 19 INVESTMENTS LLC SITE PLAN

COUNTY ROAD 19 INVESTMENTS LLC - SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 10, TOWNSHIP 1 NORTH,
RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, CO

LEGEND

- EXISTING GROUND SURFACE CONTOUR AND ELEVATION, FT
- PROPOSED GROUND SURFACE CONTOUR AND ELEVATION, FT
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING EASEMENT
- EXISTING WOOD FENCE
- EXISTING DIRT ROAD
- EXISTING OVERHEAD UTILITY
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING ELECTRICAL LINE
- EXISTING TELEPHONE LINE
- PROPOSED FENCE
- EXISTING GAS STRUCTURE
- EXISTING VEGETATION
- EXISTING GAS WELL
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED WATER FITTING
- PROPOSED WATER METER
- FLOW DIRECTION AND SLOPE
- DECIDUOUS TREE
- CONIFER TREE
- PROPOSED STRUCTURE
- GRAVEL
- CONCRETE
- TURF
- SILT FENCE
- INLET PROTECTION
- OUTLET PROTECTION
- CONCRETE WASHOUT AREA
- VEHICLE TRACKING CONTROL



VICINITY MAP

SCALE 1" = 2000'

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-1	COVER SHEET
E-1	EXISTING CONDITIONS
ST-1	SITE & UTILITY PLAN PHASE 1
ST-2	SITE & UTILITY PLAN PHASE 2
DT-1	TYPICAL DETAILS
GR-1	GRADING AND EROSION CONTROL PLAN
GR-2	GRADING & EROSION CONTROL TYPICAL DETAILS
LS-1	LANDSCAPE PLAN
LS-2	LANDSCAPE DETAILS & SPECIFICATIONS

PROPERTY DESCRIPTION

A parcel of land in the City of Fort Lupton, Colorado, located in the SW 1/4 Section 10, T1N, R67 of the 6th P.M. and more particularly described as follows:

Lot 1 of the Zadel Minor Subdivision

OWNER'S APPROVAL

Know All Men By These Presents, that COUNTY ROAD 19 INVESTMENTS LLC, being the sole owner of the land described herein, and [if there are no mortgages/holders of liens, leave this space blank] are all of the mortgages and holders of liens upon the property, and each and all hereby consent to this plat and join the conveyance and dedication of all streets, roads, alleys, easements, public ways and places shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this ____ day of _____, 2022.

STATE OF COLORADO,)

COUNTY OF WELD) ss

The foregoing instrument was acknowledged before me by _____ on this ____ day of _____, 2022. Witness my hand and seal.

My commission expires _____

CITY ENGINEER'S APPROVAL

Approved this ____ day of _____, 2022.

CITY WATER AND SEWER DEPARTMENT APPROVAL

Approved this ____ day of _____, 2022.

CITY ADMINISTRATOR'S APPROVAL

Approved this ____ day of _____, 2022.

Notary Public

City Engineer

Director of Public Works

City Administrator

PROJECT INFORMATION

PROJECT LOCATION
PT 5229W1, S10, T1N, R67W OF THE 6TH P.M.,
FT LUPTON, CO 80601

PROPERTY OWNER
COUNTY ROAD INVESTMENTS LLC
3128 E 100TH AVE
NORTHLGLEN, CO 80233
PH: # 303-581-0257

PLANNER / ENGINEER / PREPARED BY
AGPROFESSIONALS
KELSEY BRUXVOORT
CHAD TWELDE, PE
3050 67TH AVE
GREELEY, CO 80634
PH: # 970-535-9318

PROJECT NUMBER
AGPRO PROJECT # 1378-01

COVER SHEET

DATE	REVISION
JAN 17 2022	REVISED
NO	DATE
NO	DATE
NO	DATE
NO	DATE
NO	DATE



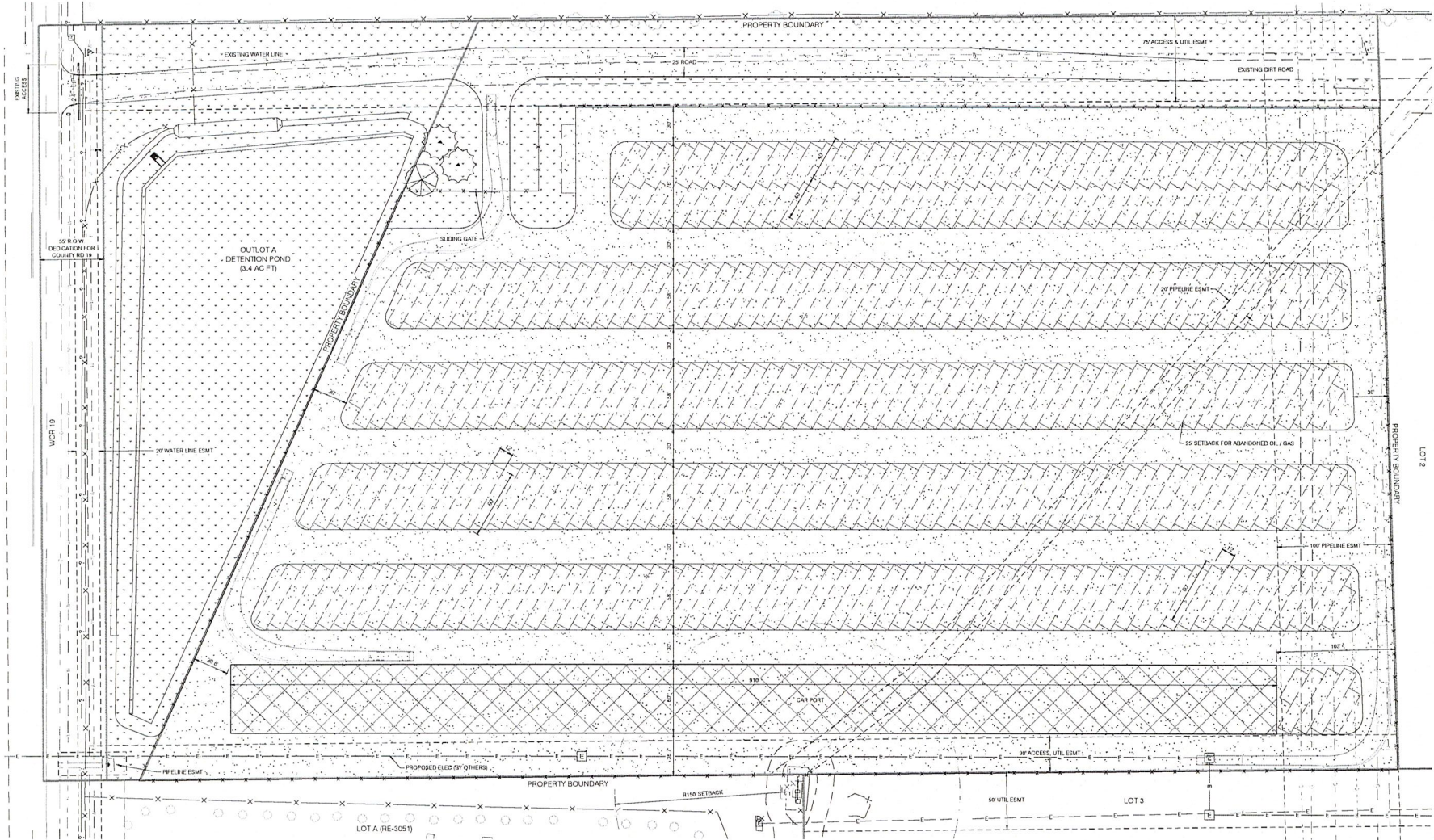
AGPROfessionals
DEVELOPERS OF AGRICULTURE
3050 67th Avenue, Suite 200, Greeley, CO 80634
(970) 535-9318 • Fax: (970) 535-9854



COUNTY ROAD 19 INVESTMENTS LLC
COVER SHEET
FORT LUPTON, CO

SHEET:
C-1

SITE & UTILITY PLAN PHASE 1



NOTE:
1. FOR TYPICAL DETAILS SEE SHEET DT-1.

STALLS					
	CARPORT	60 FOOT	40 FOOT	30 FOOT	TOTAL
PHASE 1	63	253	94	2	412
PHASE 2	55	225	49	9	338



COUNTY ROAD 19 INVESTMENTS LLC
SITE & UTILITY PLAN PHASE 1

SHEET:
ST-1



AGPRO professionals
DEVELOPERS OF AGRICULTURE
3050 87th Avenue, Suite 200,
Creedley, CO 80634
(970) 535-9018 • fax: (970) 535-9854
Twin Falls, ID 83301
GDS 395-5301



DATE	JAN 11 2013	DESIGNED BY	AGPRO
DRAWN BY	AGPRO	CHECKED BY	AGPRO
SCALE	AS SHOWN	DATE	

Sign Posting Affidavit

County Road 19 Investments LLC Site Plan Review Permit
Project No. LUP2022-0015 - SPR2022-0005



VACANT [Lot 1 of the Zadel Minor Subdivision], Fort Lupton, CO 80621
lying in PT S2SW4 Section 10, Township 1N, Range 67W

I, Kelsey Bruxvoort hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 4th day of August, 2022.

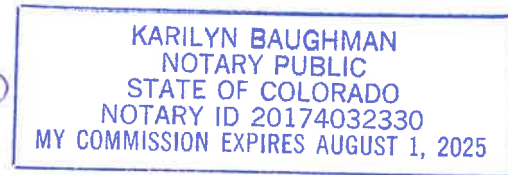
Kelsey Bruxvoort - AG Professionals
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Kelsey Bruxvoort, this 5th
day of August, 2022. Witness my hand and seal.

My commission expires 8-1-2025.


Notary Public

(SEAL)



Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

City of Fort Lupton Legals***
130 S McKinley Avenue
Fort Lupton CO 80621

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Weld } ss

This Affidavit of Publication for the Fort Lupton Press, a weekly newspaper, printed and published for the County of Weld, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 8/11/2022, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



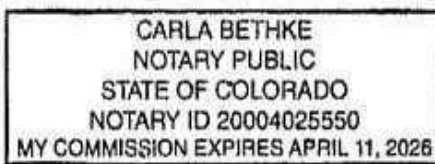
For the Fort Lupton Press

State of Colorado }
County of Arapahoe } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 8/11/2022. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20004025550-232225

Carla Bethke
Notary Public
My commission ends April 11, 2026



PUBLIC NOTICE

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a site plan known as the County Road 19 LLC. Investments Site Plan located approximately 0.02 miles east of County Road 19 and approximately .12 miles north of County Road 10 in the 'I-1' Light Industrial Zone District pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on **August 25, 2022, at 6:00 P.M.**, and before the City Council on **September 6, 2022, at 6:00 P.M.** or as soon as possible thereafter.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that there are City Hall closures at the time of the hearings, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, www.fortluptonco.gov

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO, LOCATED IN THE SW 1/4 SECTION 10, T1N, R67 OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 1 OF THE ZADEL MINOR SUBDIVISION

Legal Notice No. FLP671
First Publication: August 11, 2022
Last Publication: August 11, 2022
Publisher: Fort Lupton Press

Stephanie Vest
burkhars@gmail.com
720-841-6011

August 25, 2022

Fort Lupton Planning Commission

Attn: Todd Hodges, Planners
130 South McKinley Avenue
Fort Lupton, CO 80621

*Request to Deny County Road 19 Investments LLC. Site Plan LUP2022-0015 and
SPR2022-005*

Dear Fort Lupton Planning Commission,

The residents of the County Road 19 Community (the "Community" hereafter) oppose the site plans for County Road 19 Investments LLC and respectfully request that the Planning Commission DENY the Site Plans as they are currently written on the basis of : (1) violations of the Fort Lupton Municipal Code (FLMC) and non-conformance with the Fort Lupton Industrial Design Standards; (2) failure of the Applicant to submit a Request for Variance to the Board of Adjustment per the code §16-3(c) for several variances with municipal requirements; (3) detrimental impact on neighboring rural residential properties and character of the neighborhood; and (4) the negative fiscal impact on neighboring businesses and property outside of municipal borders.

(1) Violations of the Fort Lupton Municipal Code (FLMC) and non-conformance with the Fort Lupton Industrial Design Standards

A. The project, as described, fails to conform to several of the requirements of the FLMC, which includes but is not limited to:

- i. **Parking.** The site plan diagrams indicate RV parking will be on a gravel surface throughout the entire lot in both Phase 1 and Phase 2.
2. **Gravel is not an allowed surface** pursuant to the FLMC:

- §16-81(a) Legislative declaration. The City Council now finds it is in the best interests of the health, safety and welfare of all citizens to require the improvement of certain previously existing unimproved parking and access surfaces to public rights-of-way. **Concrete paving or asphalt is required for all new areas created for parking and access**, except rear

yards, unless such parking and access approaches a paved surface.

The site plan for Phase 1 includes no buildings, and therefore, there is no rear lot as defined by the FLMC §16-6, Definitions:

“Yard, rear means that portion of a lot extending across the full width of the lot between the rear lot line and the nearest line or point of the principal building.”

Additionally, the **RVs that will be stored at this facility are considered “vehicles” under FLMC §16-81(n) “As used herein, the definition of *vehicle* shall include pickup camper shells and slide-in campers, and any recreational or other vehicle or apparatus that may be driven, operated or towed upon any street, waterway or trail.”** The site plan is non-compliant with the following requirements in §16-81:

- §16-81(k) In all industrial zone districts, **it shall be unlawful to park or store any vehicle outside of an enclosed structure** (except on rear lot or back lot areas behind buildings) **on an off-street unimproved surface, or utilize access to and from public rights-of-way on an unimproved surface, in connection with a business located within one hundred (100) feet of residential or commercial uses.**
- §16-81(o) No owner or person in control of property (such as a lessee) shall cause or allow parking, storage, or access in violation of this section.

Finally, Phase 1 and Phase 2 **DO NOT** show plans for accommodations for disabled patrons as required by the FLMC:

- §16-88(a) Handicap Parking. Handicap parking spaces shall be required for all retail, office, business, **industrial** and institutional uses, as well as multi-family units.

ii. **Landscaping §16-42(b)(1)** A landscape plan, ***conforming to the City’s landscaping regulations***. The site plan landscaping does not meet the following requirements:

- §16-87(d)(2) Landscaped islands with raised curbs shall be used to define parking lot entrances, the ends of all parking aisles and the location and pattern of primary internal access drives.
- §16-87(d)(4) Parking lot setback landscaping. Parking lot setback areas required by this Chapter shall be landscaped with trees, shrubs and ground cover or turf grasses in accordance with an approved site plan. Nonliving ground cover shall not exceed twenty percent (20%) of areas required to be landscaped. For nonresidential uses, trees shall be provided as follows: not less than one (1) tree per twenty-five (25) lineal feet along a public street; and one (1) **tree per fifty (50) lineal feet along a side lot line parking setback area**. Trees may be spaced irregularly in natural grouping rather than uniformly spaced. Parking setback landscaping along streets may be located in and shall be incorporated with landscaping in the street right-of-way.
- §16-87 (d)(5) Screening. Parking lots with six (6) or more parking spaces must be screened from adjacent residential lots with landscaping, berms or fencing, sufficient to substantially block light from vehicle headlights and according to an approved site plan. Shrub groupings, berms, hedges, planters or a mix thereof shall be provided to provide partial screening from adjacent streets. Where screening from the street is required, **site plans submitted for review shall include a graphic depiction of the parking lot screening as seen from the street**. The winter seasonal condition of plant material will be considered when it is used in meeting screening performance standards.
- §16-87(d)(7) Internal landscaped areas. Landscaped islands shall be dispersed so as to improve parking lots by providing visual relief with vertical landscape elements and physical relief with seasonal tree shading. **Trees shall generally be provided in number equal to at least one (1) tree per one hundred fifty (150) square feet of internal landscaped area**. A mix of shade trees and evergreen shrubs is encouraged.
- §16-87(d)(8) Landscaped islands. Each landscaped island **shall include one (1) or more full-sized trees, shall be of length greater than eight (8) feet in its smallest**

dimensions, shall include at least eight (8) square feet of ground area per tree to allow for aeration and shall have raised concrete curbs.

- §16-87(d)(9) Irrigation. **Provisions shall be made for permanent irrigation of all plant material in parking lots.** Normally, an automatic underground irrigation system is the most cost-effective solution.

iii. **Planned screening for any outdoor storage §16-42(b)(3).**

Proposed Site Plan states “neutral-colored corrugated metal fencing” as the material for the screening. This material is not an approved material per FLMC §16-110:

“None other than the following materials or a combination of such materials shall be allowed:

- (1)Decorative iron.
- (2)Masonry.
- (3)Wood.
- (4)Chain-link/woven wire (**not allowed in front yard**).
- (5)Vinyl
- (6)Pipe, in industrial districts only (if painted and maintained).

iv. **Public-rights-of-way.** The site plan for Phases 1 and 2 illustrate access to and from County Road 19 and the business on an unimproved surface (gravel) §16-81(k) “In all industrial zone districts, **it shall be unlawful to** park or store any vehicle outside of an enclosed structure (except on rear lot or back lot areas behind buildings) on an off-street unimproved surface, or **utilize access to and from public rights-of-way on an unimproved surface, in connection with a business located within one hundred (100) feet of residential or commercial uses.**” The Applicant, in order to meet FLMC requirements, must create access to and from the business with asphalt or concrete:

- §16-81(k) In all industrial zone districts, it shall be unlawful to park or store any vehicle outside of an enclosed structure (except on rear lot or back lot areas behind buildings) on an off-street unimproved surface, or utilize access to and from public rights-of-way on an unimproved surface, in connection with a business located within one hundred (100) feet of residential or commercial uses.

v. **Waste Disposal Measures.** The site plans for Phases 2 inadequately document waste disposal measures, specifically septic tank plans as required by FLMC:

- §16-42(b) Site plan. Prior to the release of building permits, a site plan for utilization of I-1 zone lots shall be required and shall conform with these zoning regulations. The following additional documentation shall be required for I-1 zone lot site plans:
 - A landscape plan, conforming to the City's landscaping regulations.
 - Documentation on mitigation procedures for vibration, heat, glare and fumes.
 - Description of planned screening for any outdoor storage.
 - **Documentation of waste disposal measures.**

(2) Failure of the Applicant to submit a Request for Variance to the Board of Adjustment

A. Per FLMC §16-13(c), the Applicant is required to submit a request for variances with the municipal code. Because the site plans do not conform to code as described above, the Community respectfully requests that the Planning Commission **DENY** the Site Plan. Should the applicant wish to move forward with the Site Plan as is, the Applicant is responsible for submitting a variance request. The Community requests a new hearing date for review should the applicant choose to apply for a variance.

i. §16-13(a) Intent. The variance process is intended to provide relief to persons who are unable to conform to the provisions of this Chapter due to unusual circumstances or hardship, and who meet the criteria for issuance of a variance by the Board of Adjustment.

(3) Detrimental impact on neighboring rural residential properties and character of the neighborhood.

A. The Community impacted by this proposal is a diverse group of rural residents and families, farmers, ranchers, and small businesses. In the past several years, this area has undergone a welcome influx of new families with children. These families are looking to provide their children with a childhood that many of their peers may never know: the value of raising your own livestock, growing your own food, and

learning the importance of self-sufficiency and community from people who have lived in the area for generations.

i. The Site Plan states the proposed development will be consistent with the surrounding area, noting that the property shares boundaries with commercial, light industrial, and agricultural uses. This parochial view of the project falsely illustrates our community and ignores that this project is within an isolated industrial zone that is surrounded on all sides by either rural residential or agricultural properties. It is a fact that rural residences outnumber industrial businesses in this area significantly, 55:2.

ii. The area just to the north of the proposed development was rezoned by the City of Dacono August 22nd, 2022 as "Rural Residential" in conformance with their city's Comprehensive Plan which ACCURATELY describes the area as "agrarian" in character.

iii. The City of Fort Lupton has allowed absentee landowners, specifically people who do not even live in the county or even the State, to call the shots on how the character of the surrounding community develops.

Through the annexation process, these absentee property owners are given an unfair advantage over their unincorporated county neighbors who are unable to vote in Fort Lupton and who are not represented in proceedings by their own government officials. **This arrangement of allowing development at the fringe of the municipality at the expense of the neighbors who cannot exert any political effect on the city is abusive and wrong.**

Section 19-12-50 (C) of the Weld County-Fort Lupton Coordinated Planning Agreement states, "The parties agree that **jurisdictional boundaries shall not be the basis for giving any greater or lesser weight to those impacts during the course of deliberations.**" Little consideration is given, if any, to those properties bordering those annexed by the City.

4) Negative fiscal impact on neighboring businesses, properties, and property outside of municipal borders.

- A. This proposal does not provide a needed service to the residents of the area or Fort Lupton. This proposal, an RV Storage facility, is **only 7/10ths of a mile** from Peak Storage, also on County Road 19. In

addition to Peak, there are several other businesses offering the same services nearby including:

- North Star RV Storage at CR 6 and CR 17,
 - B Bold Ranch at CR 18 and CR 21,
 - AARV Auto and RV Storage at I-25 Frontage and CR 6,
 - Recreational Storage Solutions at CR 6, between CR 11 and 13,
 - Affordable RV Storage on CR 11 south of CR 6,
 - Brighton Outdoor Storage at Todd Creek at CR 2 and CR 19,
 - Dacono RV Storage at 5330 Summit Blvd (CR 8 east of Colorado),
 - Park Place RV & Boat Storage at CR 17 and CR 17,
 - County Road 15 Boat and RV Storage on CR 15 south of Hwy 52,
 - Route 52 Storage on Highway 52 at CR 23, and
 - A to Z Storage at 511 McKinley in Fort Lupton.
- B. As described above, the proposed project uses unapproved screening, will generate significant dust due to the nature of the parking surface, and is inadequately landscaped. The proposed project is a blight on the Community at large by allowing visible storage of parked vehicles in a small acreage at a site adjacent to rural residential properties. Facilities like these exist to allow for storage of property that originates from subdivision residents living far from our neighborhood. These facilities **DO NOT** benefit the community where they establish themselves.
- C. The City has not demonstrated the ability to provide municipal services to the area, i.e. police, code enforcement, etc.. Weld County services must answer calls made regarding properties annexed by Fort Lupton, taking resources away from Weld County residents. Additionally, when properties violate the City's municipal code, code enforcement does not return calls or follow up with complaints regarding their own annexed properties. Continued development of annexed properties, without services, by the City will only exacerbate this problem without commitment by the City to provide services in the area.
- D. The Site Plans indicate there will be a detention pond built to the west of the property, on land that is not owned by the Applicant. The proposed project will need to comply with the municipal code and be paved. **There are no drainage reports detailing the effects of paving on storm water drainage onto the downstream property,**

nor is there any documentation of agreement from the downstream owner allowing construction on their property.

i. “The owner of upstream property possesses a natural easement on land downstream for drainage of surface water flowing in its natural course. The upstream property owner may alter drainage conditions **so long as the water is not sent down in a manner or quantity to do more harm to the downstream land than formerly.** Bittersweet Farms, Inc. v. Zimbelman, 976 P.2d 326 (Colo. App. 1998).”

ii. The drainage report is unclear how the area of roof was calculated, whether it included the buildings only or if it also included the area of RV ROOFS in the parking lot.

- When full, there will be 412 roofs on the surface of the lot.
- The average length of a fifth wheel trailer is approximately 30 feet, and the approximate width is 8 feet, giving a roof top area of 240 square feet.
- When full, the roof-top area occupied by RV ROOFS will be 412 (spots) x 240 sq. ft. (roof-top area) = 98,880 sq. ft. or 2.27 acres.
- The report quoted this number at 1.24 acres of rooftop, **underestimating the area by 45%.**

iii. The drainage report FAILS TO ADDRESS the runoff associated with the REQUIRED improvements of paving with concrete or asphalt:

- §16-81(a) Legislative declaration. The City Council now finds it is in the best interests of the health, safety and welfare of all citizens to require the improvement of certain previously existing unimproved parking and access surfaces to public rights-of-way. **Concrete paving or asphalt is required for all new areas created for parking and access**, except rear yards, unless such parking and access approaches a paved surface.
- §16-81(k) In all industrial zone districts, it shall be unlawful to park or store any vehicle outside of an enclosed structure (except on rear lot or back lot areas behind buildings) **on an off-street unimproved surface, or utilize access to and from public rights-of-way on an unimproved surface, in**

connection with a business located within one hundred (100) feet of residential or commercial uses.

The members of the Community of County Road 19 respectfully ask that the Planning Commission **does not recommend this proposal for approval by the City Council** as written. We ask that the Applicant make changes to their proposal so that it complies with the Fort Lupton Municipal Code and the Fort Lupton Industrial Design Standards. We also request that the Planning Commission and Applicant ensure the plans meet conditions that will adequately mitigate the impact on the surrounding rural residential and agricultural properties now and in the future.

Sincerely,



Stephanie Vest

In Partnership with my neighbors in the County Road 19 Community:

Danielle Rainey

Lisa Enriques

Mary Paiz

Eric Rainey

Roray Algueseva

Jenny Hart

Eric Gardner

Paul Larsen

Terron Hart

Steve Stratton

Thomas Pugh

Blake Irwin

Dannelle Stratton

Erin Holland

Christie Mueller

Pat Thorpe

Tiffany Gardner

Nici Thompson

April Thorpe

Nate McBride

Mike Thompson

Patrick Vest

Susan Veit

Charley Huston

Steve Lefforge

Dolf Veit

Molly Wright

Michelle Lefforge

Jake Veit

Mario Madrid

Frank Paiz

From: [Magaly Morales-Tejada](#)
To: [Molly Nelson](#)
Cc: [Todd Hodges](#); [Mari Peña](#)
Subject: FW: County Road 19 Follow Up re: CR19 Investments LLC
Date: Monday, August 29, 2022 8:14:30 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)



Magaly Morales-Tejada
Planning Technician

Main 303.857.6694 | **Direct** [720.466.6111](tel:720.466.6111)

Fax [303.857.0351](tel:303.857.0351)

MMTejada@FortLuptonCo.Gov

130 S. McKinley Ave, Fort Lupton, CO 80621

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From: Stephanie B Vest <burkhars@gmail.com>
Sent: Sunday, August 28, 2022 4:20 PM
To: Todd Hodges <Thodges@FortLuptonCo.Gov>
Cc: Magaly Morales-Tejada <MMTejada@FortLuptonCo.Gov>
Subject: County Road 19 Follow Up re: CR19 Investments LLC

Good afternoon,

I would like to follow up with you regarding the municipal code violations brought forth by myself and my neighbors at the planning commission meeting last Thursday regarding County Road 19 Investments LLC (LUP2022-15 and SPR2022-005).

I ask that you please forward this email to the members of the planning commission, as well as any other member involved in this matter. I have also attached Ms. Morales-Tejada so that this email may be included in the packet for review by the City Council and members of the public.

At the meeting, there was concern that the citations of municipal code were taken "out of context" to request improvements be made to the site plan prior to approval by the Planning Commission. I assure you these citations are within the Fort Lupton Municipal Code (FLMC) under Chapter 16, Zoning. It is my understanding when discussing the site plans for a project, those site plans must comply with the zoning regulations of the City. The members of the surrounding neighborhood are not suggesting that an RV storage lot is not a use-by-right within the zoning for the lot, we are simply asking the City to uphold its own code and require the Applicant to meet the stipulations set forth by the City.

Importantly, the City addresses conflict with other laws present in the FLMC in Section 16-3

"Interpretation; conflict with other laws" stating:

"In their interpretation and application, the provisions of this Chapter shall be held to be minimum requirements for the promotion of the public health, safety and welfare. **Whenever the requirements of this Chapter are at a variance with the requirements of *any other lawfully adopted rules, regulations or ordinances*, the more restrictive or those imposing the higher standards shall govern."**

Because it appears there may be changes made to the Site Plans between now and the City Council meeting on September 6th, we respectfully request that these changes be posted to the website promptly so that members of the public are able to view the proposal going before the City Council. Members of the public are entitled to proper notice, including the most current site plans, so that they are adequately informed of how these changes may affect them and their properties. Ensuring that the public can access the changes made to the site plans and advance of the meeting ensures a fair and constitutional process. I should note that the website with the site plans has not been updated and lists the hearing dates incorrectly. This should be updated in addition to the site plans available online immediately.

Additionally, in review of the Referral Distribution Sheet posted online, it appears that neither the Weld County Board of County Commissioners nor the State Geologist were included in the referrals per statute:

"C.R.S. 31-23-225. Major activity notice. When a subdivision or commercial or industrial activity is proposed which will cover five or more acres of land, the governing body of the municipality in which the activity is proposed shall send notice to the state geologist and the board of county commissioners of the county in which the improvement is located of the proposal prior to approval of any zoning change, subdivision, or building permit application associated with such a proposed activity."

Does the Weld BOCC get notified after the Planning Commission approval, or if not, at what point does this notice get sent to the BOCC? We appreciate your clarification.

Finally, the members of this public group respectfully ask the City of Fort Lupton to clearly publish rules about presenting evidence at public hearings. The vast majority of the public involved in these hearings lives a life outside of City business and does not have the time or knowledge to navigate the system you all are familiar with.

I found the treatment I received at the planning commission meeting to be highly unprofessional and chilling; members of the public have the RIGHT to attend meetings of public business and present evidence for their case. I did email my letter earlier to the City only later to find out that the City Clerk, Ms. Pena, was on vacation. Regardless, the impression myself and others walked away with was that the decision to move forward with this project was already decided long before the hearing and being presented with fact-based objections was unwelcome in your City. Where are

your rules for public testimony posted?

Thank you for your time and assistance in answering our questions,

Stephanie Vest on behalf of the County Road 19 Community



SUBJECT FOR DISCUSSION

Adopting a Resolution of the City Council of Fort Lupton Initiating Annexation Proceedings for the Annexation Known as High Pointe Hills and Setting the Public Hearing for November 1, 2022.

SUMMARY STATEMENT/BACKGROUND DISCUSSION

William J. Johanningmeier as the representative party for Highway 52 General Partnership, L.L.P. (the "Applicant") has submitted an annexation petition to initiate annexation proceedings for one parcel of land. The parcel is located south and adjacent to State Highway 52 and approximately 0.25 miles east of County Road 31 (Parcel No. 147103000035). The proposed annexation, known as the High Pointe Hills Annexation, is composed of 181.907 acres, more or less. The resolution is to accept the annexation petition and initiate the two-month (60 day) review process that involves staff, referral agencies, Planning Commission and City Council. Approval of the resolution does not constitute approval of the annexation request. Approval of the resolution simply means that there is an interest in considering the annexation, with the final decision to be made by City Council at a public hearing on November 1, 2022.

The initiating resolution is the first step in the annexation process and is to accept the annexation petition and initiate the two-month (60 day) review process that involves staff, referral agencies, Planning Commission and City Council. The resolution also sets the public hearing date to consider the annexation. If Council adopts the resolution to accept the petition, the petitioners will move on to the next step, which is the review of the proposed annexation, initial zoning, and submitted application documents by the Development Review Team (DRT). Step three is a review and public hearing on October 13, 2022 by the Planning Commission who will provide Council with a recommendation. City Council is then required to act upon the request by ordinance at the public hearing, which is proposed to be set for November 1, 2022, which is the final step in the process.

FINANCIAL CONSIDERATIONS

The applicant has paid all pertinent land use application fees and is covering ongoing review expenses.

LEGAL/POLITICAL CONSIDERATIONS

State law and the Fort Lupton Municipal Code require the City Council to set a hearing date for the annexation request (Municipal Code Chapter 15). The Council hearing date must not be less than 30 days nor more than 60 days from the date of the resolution of substantial compliance, unless stipulated by the applicant. The proposed City Council public hearing date of November 1, 2022 complies with this requirement.

According to State annexation law, if the City Council finds the annexation petition and the annexation map in substantial conformance with Section 31-12-107 C.R.S. a resolution may be adopted to initiate annexation proceedings. Section 31-12-107 outlines the requirements for a proper annexation petition and the supporting annexation map. It is the opinion of staff that the petition and annexation map meet the requirements of Section 31-12-107 C.R.S. A finding of substantial conformance does not imply that Council agrees that the property should be annexed; however, a finding that the petition and map do not conform to the requirements is effectively a denial. Staff believes that the petition and annexation map are in substantial conformance with such requirements.

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date

ALTERNATIVES/OPTIONS

The City Council has the following three options:

- a) Approve the resolution accepting the annexation petition and initiating the annexation proceedings; or
- b) Reject the annexation petition at which time the annexation request will not move forward; or
- c) Delay action on the resolution to gather more information.

STAFF RECOMMENDATIONS

Staff recommends approval of the Resolution accepting the annexation petition and initiating annexation proceedings for High Pointe Hills and set the public hearing for November 1, 2022.

Attachments:

- a. Resolution
- b. Land Use Application
- c. Annexation Petition
- d. Annexation Map
- e. Parcel Aerial

RESOLUTION NO. 2022Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON INITIATING ANNEXATION PROCEEDINGS FOR THE ANNEXATION KNOWN AS HIGH POINTE HILLS AND SETTING THE PUBLIC HEARING FOR NOVEMBER 1, 2022

WHEREAS, the Fort Lupton City Council has reviewed the annexation petition submitted by Highway 52 General Partnership, L.L.P. for 181.907 acres, more or less, and known as the High Pointe Hills Annexation; and

WHEREAS, the Fort Lupton City Council finds the annexation petition to be complete and in substantial conformance with the requirements of C.R.S. 31-12-107 (1) as amended.

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council hereby approves this Resolution initiating annexation proceedings for the High Pointe Hills Annexation and sets the hearing date for November 1, 2022 to determine if the proposed annexation complies with C.R.S. 31-12-104 and 31-12-105, or such parts thereof as may be required to establish eligibility for annexation under the terms of Part 1, Article 12, Title 31, C.R.S.

APPROVED AND ADOPTED BY THE FORT LUPTON CITY COUNCIL THIS 6th DAY OF SEPTEMBER 2022.

City of Fort Lupton, Colorado

Zo Stieber-Hubbard, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortluptonco.gov

Project No. _____

Land Use Application Form

A. CONTACT INFORMATION

- 1) Property Owner Name: Highway 52 General Partnership, L.L.P.
 Company: _____
 Phone: 970-227-3393 Email: B3DRealtyFundingSource.com
 Address: 1540 Main St, Ste 218/303 Windsor, CO 80550
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 2) Representative Name: J.R. Osborne
 Company: C3 Construction Management
 Phone: 303-880-6410 Email: c3construction@live.com
 Address: 515 Jerry St, Castle Rock, CO 80104
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 3) Billing Contact (where invoices should be directed to): J.R. Osborne
 Billing Company: C3 Construction Management
 Phone: 303-8806410 Email: c3construction@live.com
 Address: P.O. Box 3933 Greenwood Village, CO 80155

B. SITE DESCRIPTION Site

Address: SW Corner of Hwy 52 and CR 33
 Parcel Number: 147103000035
 Existing Zone Classification: Agriculture Proposed Zone Classification: R-1
 Water Type: municipal Name: Fort Lupton
 Sewage Type: municipal District Name or Location Hauled to: Fort Lupton

C. APPLICATION TYPE (CHECK ALL THAT APPLY)

- | | | |
|--|---|---------------------------------------|
| ☒ Concept Plan | ☐ Administrative Site Plan | ☐ Variance |
| ☐ Preliminary Plat | ☐ Special Use Permit | ☐ Appeal |
| ☐ Final Plat | ☒ Annexation & Initial Zone | ☐ Other: _____ |
| ☐ Minor Subdivision | ☐ Change of Zone | |
| ☐ Amended Plat | ☐ Comp Plan Amendment | |
| ☐ Site Plan | ☐ PUD Plan (Preliminary & Final) | |

Project No. _____

D. PROJECT DESCRIPTION

Project Name: High Pointe Hills Subdivision

Please provide a short description of the proposed project in the space provided below:

A 298-lot subdivision with 50% open space.
Vast trail network throughout community.
Collector-road connecting Hwy 52 to CR 12. Potable
and non-potable water and sewer mains.

E. REQUIRED DOCUMENTS

For an application to be considered complete, and for planning staff to begin review and schedule any applicable public hearings, this Land Use Application Form must be fully completed and all required attachments included. Planning staff will review the application for completeness and will provide notice to the representative and/or owner whether the application has been deemed complete.

F. CERTIFICATIONS

Representative Certification

By signing this application, I attest that I am acting with the knowledge and consent of all owners of the property that is the subject of this application, and that I have been designated to act as the representative for the project described in this land use application. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Representative: M. O'Shea Date: 8/17/22

Owner Certification

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I authorize the representative listed on this application, if any, to communicate directly with City officials and to submit documentation and information regarding this application on my behalf.

Owner: William J. Johanningmeier Date: 8/17/2021

For Office Use

HIGHWAY 52 GENERAL PARTNERSHIP, L.L.P.

By: Realty Funding Source, LLC,
as Partnership Manager, By and through
William J. Johanningmeier, on behalf of
JMeier, Inc. Managing Member

Received Date: _____

If the application is not complete, state reasons why it is incomplete:

Deemed Complete Date: _____

Fees Submitted: _____ Escrow Submitted: _____

PETITION FOR ANNEXATION

TO: THE CITY COUNCIL OF FORT LUPTON, COLORADO

We, the undersigned landowners, in accordance with Colorado law, hereby petition the City of Fort Lupton and its City Council for annexation to the City of Fort Lupton of the unincorporated territory, the legal description of which is attached hereto as Exhibit A and incorporated herein by this reference, located in the County of Weld and the State of Colorado, and to be known as the **High Pointe Hills** Annexation to the City of Fort Lupton.

As part of this petition, your petitioners further state to the City Council that:

1. It is desirable and necessary that the territory described in Exhibit A be annexed to the City of Fort Lupton.
2. The requirements of Sections 31-12-104 and 31-12-105, C.R.S., as amended, exist or have been met in that:
 - a. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City of Fort Lupton or will be contiguous with the City of Fort Lupton within such time as required by Section 31-12-104.
 - b. A community of interest exists between the area proposed to be annexed and the City of Fort Lupton.
 - c. The area proposed to be annexed is urban or will be urbanized in the near future.
 - d. The area proposed to be annexed is integrated with or is capable of being integrated with the City of Fort Lupton.
 - e. No land within the boundary of the area proposed to be annexed which is held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels were separated by a dedicated street, road, or other public way.
 - f. No land within the boundary of the area proposed to be annexed which is held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprises twenty acres or more, and, together with the buildings and improvements situated thereon, has an assessed value in excess of two hundred thousand dollars (\$200,000.00) for ad valorem tax purposes for the year next preceding the annexation, has been included within the area proposed to be annexed without the written consent of the landowner or landowners.
 - g. No annexation proceedings have been commenced for any portion of the area proposed to be annexed for the annexation of such area to another municipality. The area proposed to be annexed is not part of any incorporated city, city and county, or town.

- h. The territory proposed to be annexed does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Fort Lupton was held within the twelve months preceding the filing of this petition.
 - i. The annexation of the area proposed to be annexed will not result in the detachment of said area from any school district.
 - j. The annexation of the territory proposed to be annexed will not have the effect of extending the boundary of the City of Fort Lupton more than three miles in any direction from any point of the boundary of the City of Fort Lupton in any one year.
 - k. The territory to be annexed is 183 acres, more or less, in total area.
 - l. Prior to completion of the annexation of the area proposed to be annexed, a plan will be in place, pursuant to Section 31-12-105 (1) (e), C.R. S., which generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the City of Fort Lupton, and the proposed land uses for the area.
 - m. In establishing the boundary of the area proposed to be annexed, if a portion of a platted street or alley is to be annexed, the entire width of the street or alley has been included within the area annexed, and reasonable access will not be denied to any landowners, owners of any easement, or the owners of any franchise adjoining any platted street or alley which is to be annexed but is not bounded on both sides by the City of Fort Lupton.
 - n. If required, an impact report will be prepared and filed pursuant to Section 31-12-108.5, C.R.S..
3. The signer(s) of this petition comprise(s) more than fifty percent (50%) of the landowners and own more than fifty percent (50%) of the property, excluding public streets and alleys and any land owned by the annexing municipality, and are, in fact, owners of one hundred percent (100%) of the property set forth in Exhibit A attached hereto and incorporated herein by reference.
4. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of fifteen (15) copies of an annexation map shall be submitted to the City, produced with an engineer's scale, minimum scale to be one (1) inch represents one hundred (100) feet, on a reproducible medium with outer dimensions of twenty-four (24) by thirty-six (36) inches, containing the following information:
- a. The date of preparation, the scale and a symbol designating true north.
 - b. The name of the annexation.
 - c. The names, addresses and phone numbers of the applicant and the firm or person responsible for preparing the annexation map.
 - d. The legal description.
 - e. Distinction of the boundary that is contiguous to the City and the length of same.
 - f. Lot and block numbers if the area is already platted.
 - g. Existing and proposed easements and rights-of-way.

- h. Existing and requested zoning and acreage of each requested zone.
 - i. Ownership of all parcels within and adjacent to the annexation.
 - j. Appropriate certification blocks as directed by the Planning Department.
- 5. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of fifteen (15) copies of a master plan shall be submitted to the City of Fort Lupton, produced with an engineer's scale, minimum scale to be one (1) inch represents one hundred (100) feet, on a reproducible medium with outer dimensions of twenty-four (24) by thirty-six (36) inches, containing the following information.
 - a. The date of preparation, the scale and a symbol designating true north.
 - b. The name of the annexation.
 - c. The names, addresses and phone numbers of the applicant and the firm or person responsible for preparing the master plan.
 - d. Existing and proposed easements and rights-of-way.
 - e. Block numbers and lot numbers with approximate dimensions.
 - f. Proposed gross and net residential density.
 - g. Existing watercourses with adequate easements for flood control.
 - h. Designation of all public sites to be reserved and dedicated.
 - i. Existing two-foot contours.
 - j. Appropriate certification blocks as directed by the Planning Department.
- 6. At least fifteen (15) days prior to the presentation of this petition to the Fort Lupton City Council, a minimum of five (5) copies of all required supportive information shall be submitted to the City of Fort Lupton which shall include the following:
 - a. Soils description and limitation.
 - b. Preliminary utility plan.
 - c. Mailing addresses of all property owners within five hundred (500) feet of the annexation.
 - d. Affidavit concerning the amount and historical use of all water rights owned.
 - e. Vicinity map with one and one-half (1 ½) mile radius, at a minimum scale of one (1) inch represents two thousand (2,000) feet.
 - f. Statement on community need for proposed annexation and zoning.
 - g. For all annexations in excess of ten (10) acres, the applicant shall obtain from the school district governing the area to be annexed a statement of the effect of the annexation upon the school district, including an estimate of the number of students generated by the proposed annexation and the capital construction required to educate such students.
- 7. Upon the annexation ordinance becoming effective, all lands within the area proposed to be annexed will become subject to all ordinances, resolutions, rules, and regulations of the City of Fort Lupton, except for general property taxes of the City of Fort Lupton, which shall become effective as of the January 1 next ensuing.

8. The zoning classification requested for the area proposed to be annexed is 'A' Agricultural, as shown on the annexation map attached hereto and incorporated herein.
9. As required by the City of Fort Lupton, an annexation agreement has been or will be executed by the petitioners herein and the City relating to this annexation and the petitioners hereby expressly consent to the terms and conditions set forth in the annexation agreement.
10. As an expressed condition of annexation, landowner(s) consent(s) to petition for inclusion into the Northern Colorado Water Conservancy District and the municipal sub district pursuant to Section 37-45-136 (3.6) C.R.S. to pay the appropriate fees and costs associated with such inclusion. Landowner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, landowner's(s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of landowners(s') lands. Landowner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Landowner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.
11. The non-refundable annexation application fee of \$1,360.00 is tendered herewith.

THEREFORE, the undersigned respectfully petition(s) the City Council of the City of Fort Lupton, to annex the territory described and referred to in Exhibit A to the City of Fort Lupton in accordance with and pursuant to the statutes of the State of Colorado.

Land Owner(s) Name(s) and Signature(s)

William J. Johanningmeier

Mailing Address

1540 Main Street
Ste. 218/303
Windsor, CO
80550

Date of Signing

7/21/2022

HIGHWAY 52 GENERAL PARTNERSHIP, L.L.P.
By: Realty Funding Source, LLC,
as Partnership Manager, By and through
William J. Johanningmeier, on behalf of
JMeier, Inc. Managing Member

The foregoing signature(s) was/were subscribed and sworn to before me this 21 day of July, 2022, by

Witness my hand and official seal.

My commission expires on 8/25/2025.

James Hermle

Notary Public

JAMES HERMLE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214033796
MY COMMISSION EXPIRES 08/25/2025

Land Owned

[Exhibit A to the Annexation Petition should exclude public right of way]

If necessary, attach separate sheet.

AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO)
)ss.
COUNTY OF WELD)

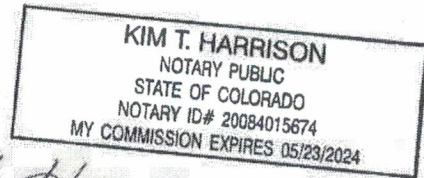
J.R. Osborne being first duly sworn, states upon oath that he/she is the circulator of the petition to which this Affidavit is attached and knows of his/her own knowledge that the signature of each land owner appearing on said petition is the signature of the person whose name it purports it to be.

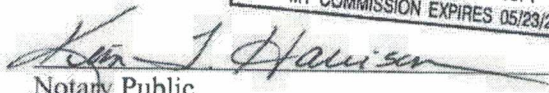

(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 22 day of July, 20 22, by J.R. Osborne.

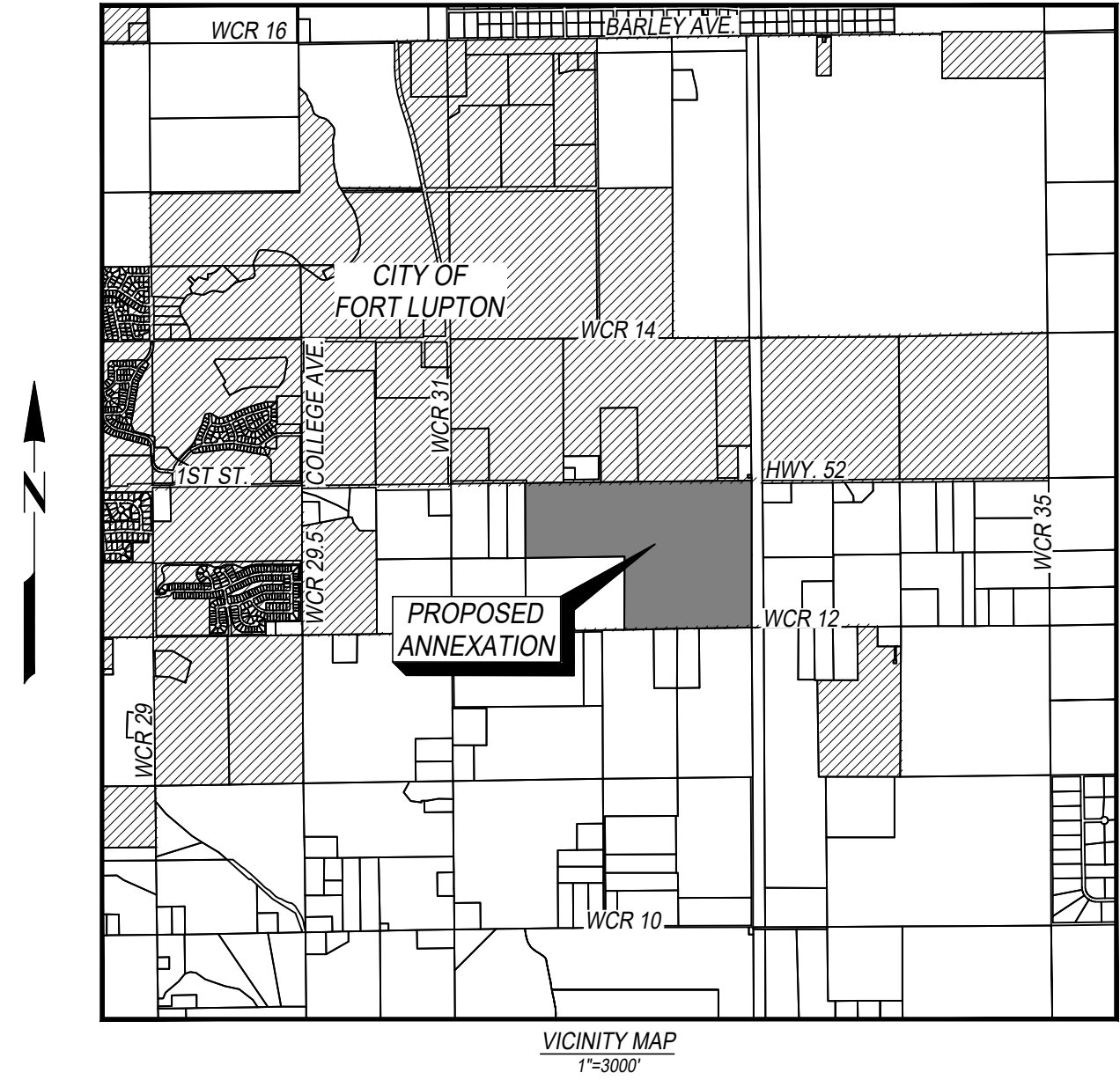
Witness my hand and official seal.

My commission expires on 5/23/2024.




Notary Public

HIGH POINTE ANNEXATION
- TO THE CITY OF FORT LUPTON -
LOCATED IN A PORTION OF THE SOUTH ONE-HALF OF SECTION 3,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
PLAN NO. _____ & COZ 2022-_____
PROJECT NO. LUP2022-____



DESCRIPTION - ANNEXATION

A PLAT OF A PARCEL LOCATED IN THE SOUTH ONE-HALF OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 3 AS WITNESSED BY A FOUND 2.5 INCH ALUMINUM CAP MARKED 48.5" W.C., PLS 25937, 1997; THENCE SOUTH 00°09'09" EAST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 50.00 FEET, MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 52, TO THE SOUTH LINE OF THE FORT LUPTON EAST ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 4592077, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 3, BEING A FOUND 2.5 INCH ILLEGIBLE ALUMINUM CAP BEARS, SOUTH 00°09'09" E A DISTANCE OF 30.00 FEET;

THENCE SOUTH 00°09'09" EAST, DEPARTING SAID RIGHT OF WAY LINE AND CONTINUING ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 2925.93 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE NORTH LINE OF WELD COUNTY ROAD 12 AND THE NORTH LINE OF THE MP ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 4592077, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 3, BEING A FOUND 2.5 INCH ILLEGIBLE ALUMINUM CAP BEARS, SOUTH 00°09'09" E A DISTANCE OF 30.00 FEET;

THENCE SOUTH 88°59'47" WEST, 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3 AND ALONG THE NORT LINE OF SAID MP ANNEXATION, PASSING AT A DISTANCE OF 1332.96 FEET THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3 AND CONTINUING A TOTAL DISTANCE OF 2254.17 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE EAST LINE OF THAT PARCEL DESCRIBED IN WARRANTY DEED TO WILLIAM A. JENKINS AND LORI L. JENKINS FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3777987, FROM WHICH THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 3, BEING A FOUND 2 INCH ALUMINUM CAP MARKED PLS 25937, 1998 BEARS SOUTH 00°30'29" EAST A DISTANCE OF 30.00 FEET AND SOUTH 88°59'47" WEST A DISTANCE OF 411.00 FEET;

THENCE, DEPARTING SAID RIGHT OF WAY LINE AND ALONG THE EAST AND NORTH LINES OF SAID JENKINS PARCEL THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- NORTH 00°30'29" WEST A DISTANCE OF 1279.57 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 FOR THE NORTH EAST CORNER OF SAID JENKINS PARCEL;
- SOUTH 89°09'57" WEST A DISTANCE OF 411.00 FEET, MORE OR LESS, TO THE CENTER-SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 3, BEING A FOUND 2.5 INCH ALUMINUM CAP MARKED PLS 37971, 2022;
- SOUTH 89°10'38" WEST A DISTANCE OF 1330.21 FEET, MORE OR LESS, TO THE SOUTHWEST ONE-SIXTEENTH CORNER OF SAID SECTION 3, BEING A FOUND 2 INCH ALUMINUM CAP MARKED PLS 25937;

THENCE NORTH 00°23'24" WEST, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 1264.89 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY NO. 52 AND THE SOUTH LINE OF THE AQUA-HOT ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3952536, FROM WHICH THE CENTER-WEST ONE-SIXTEENTH CORNER OF SAID SECTION 3, AS WITNESSED BY A FOUND 2 INCH ALUMINUM CAP MARKED 50.0" W.C., PLS 25937, 2001 BEARS NORTH 00°23'24" W A DISTANCE OF 50.00 FEET;

THENCE, 50.00 FEET SOUTH OF AND PARALLEL WITH THE EAST-WEST CENTERLINE OF SAID SECTION 3, ALONG THE SOUTH LINE OF SAID AQUA-HOT ANNEXATION, ALONG THE SOUTH LINE OF THE PATTERSON ANNEXATION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 4343163 AND THE SOUTH LINE OF SAID FORT LUPTON EAST ANNEXATION THE FOLLOWING TWO (2) COURSES AND DISTANCES

- NORTH 89°21'48" EAST A DISTANCE OF 1328.01 FEET, MORE OR LESS, TO A FOUND 2 INCH ALUMINUM CAP MARKED PLS 37971 ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 3N FROM WHICH THE CENTER ONE-QUARTER CORNER OF SAID SECTION 3, AS WITNESSED BY A FOUND 2 INCH ALUMINUM CAP MARKED 50.0" W.C., PLS 25937, 1998 BEARS NORTH 00°29'40" W A DISTANCE OF 50.00 FEET;
- NORTH 89°19'47" EAST A DISTANCE OF 2680.33 FEET TO THE **POINT OF BEGINNING** .

CONTAINING 181.907 ACRES (7,923,861 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEY NOTES:

- DATE(S) OF FIELD SURVEY: 05/10 - 11/2022
- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESSED OR IMPLIED.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ACKLAM, INC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY, OR TITLE OF RECORD, ACKLAM INC. RELIED ON THE TITLE COMMITMENT NUMBER **ABJ25193546**, PREPARED BY OLD REPUBLIC NATIONAL TITLE COMPANY AND UNDERWRITTEN BY LAND TITLE GUARANTEE, DATED **OCTOBER 28, 2021**.
- DISTANCES SHOWN HEREON ARE IN US SURVEY FEET GROUND. THE COMBINED FACTOR USED TO OBTAIN GRID DISTANCES IS 0.999720112.
- THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS OBSERVATIONS AND/OR THE ONLINE POSITIONING USER SERVICE OFFERED BY THE N.G.S. AND PROJECTED TO "COLORADO COORDINATE SYSTEM OF 1983, NORTH ZONE" AND IS REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER, OF THE SOUTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED ON THE EAST BY THE SOUTHEAST CORNER OF SAID SECTION 3 BEING AN ILLEGIBLE 2.5 INCH ALUMINUM CAP AND ON THE WEST BY THE EAST ONE-SIXTEENTH CORNER OF SAID SECTION 3 AND SECTION 10, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING A 2 INCH ALUMINUM CAP MARKED PLS 25937, 1998 AND BEARS SOUTH 88°59'45" WEST.
- ALL REFERENCES MADE HEREON TO BOOK & PAGE, RECEPTION NUMBERS, PLATS, OR MAPS ARE PUBLIC DOCUMENTS FILED FOR RECORD IN WELD COUNTY, COLORADO.

OWNER'S APPROVAL:

KNOWN BY ALL THESE PRESENTS, THAT HIGHWAY 52 PARTNERSHIP BEING THE SOLE OWNER/OWNER'S OF THAT PARCEL

OF LAND DESCRIBED HEREIN , HAVE CAUSED SAID LAND TO BE ANNEXED UNDER THE NAME _____

ANNEXATION TO THE CITY OF FORT LUPTON, COLORADO

BY: _____

TITLE: _____

STATE OF COLORADO)

)§§

COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE ____ DAY OF _____, 20__.

BY: _____, TITLE: _____ .

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION RECOMMENDATION

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE ABOVE-DESCRIBED PROPERTY WAS RECOMMENDED TO THE FORT LUPTON CITY COUNCIL VIA RESOLUTION NO. _____.

RECOMMENDED THIS ____ DAY OF _____, 202__.

CHAIRPERSON, FORT LUPTON
PLANNING COMMISSION

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ANNEXATION MAP OF THE ABOVE-DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE ____ DAY OF ____ A.D., 201_ AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY ORDINANCE NO. ____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION MAP UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS ____ DAY OF _____, 202__.

ATTEST: CITY CLERK

MAYOR

SEAL

SURVEYORS CERTIFICATE

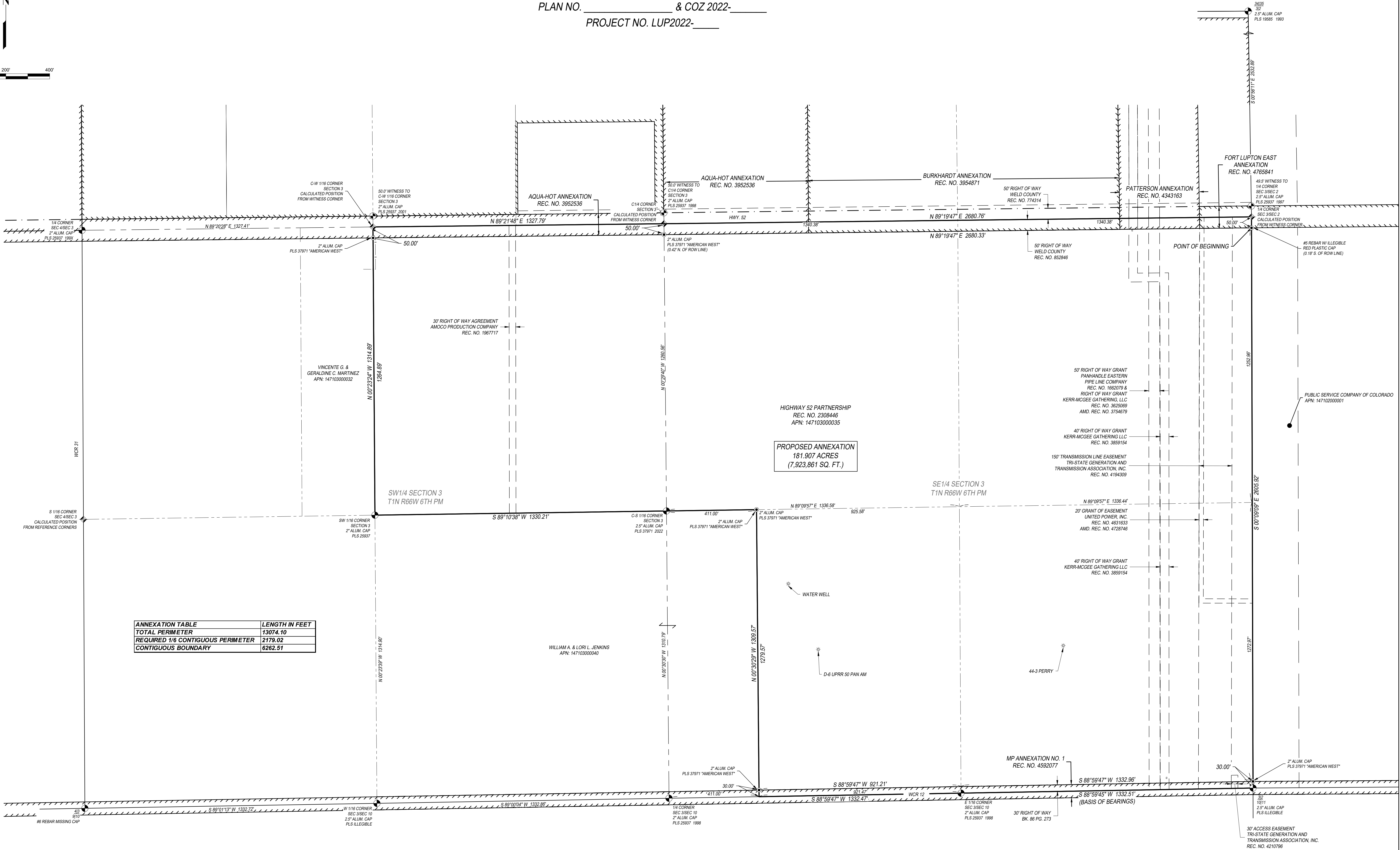
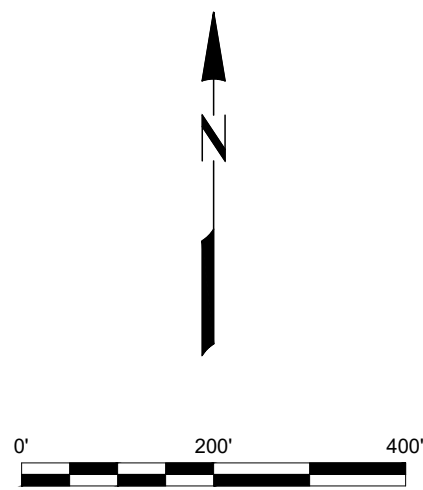
I, DOUGLAS W. CHINN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP. FURTHERMORE THIS CERTIFIES THAT AT LEAST ONE-SIXTH (1/6) OF THE PROPERTY SHOWN HEREON IS CONTIGUOUS WITH THE BOUNDARY OF THE TOWN OF FORT LUPTON.

DOUGLAS W. CHINN,
COLORADO PROFESSIONAL LAND SURVEYOR
NUMBER 37070

FOR AND ON BEHALF OF:
ACKLAM, INC.
133 S. 27TH AVENUE
BRIGHTON, CO 80601
(303) 659-6267

SCALE: N/A	CLIENT NAME: WESTERN ENGINEERING CONSULTANTS INC, LLC		SHEET:
DATE: 05/2022	REV. #	REVISION DATE	
JOB NO.: 229022			
JOB NAME: WESTERN ECI OSBORNE 52			
DRAWN: JAH	CHK: DW		
REV:			
AFE NO:			
Acklam, Inc. 133 S. 27th Avenue Brighton, CO 80601 11713 Shoreview Overlook Austin, TX 78732 Texas Firm#10154171		1	OF 2

ANNEXATION
- TO THE CITY OF FORT LUPTON -
LOCATED IN A PORTION OF THE SOUTH ONE-HALF OF SECTION 3,
TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
PLAN NO. _____ & COZ 2022-_____
PROJECT NO. LUP2022-_____



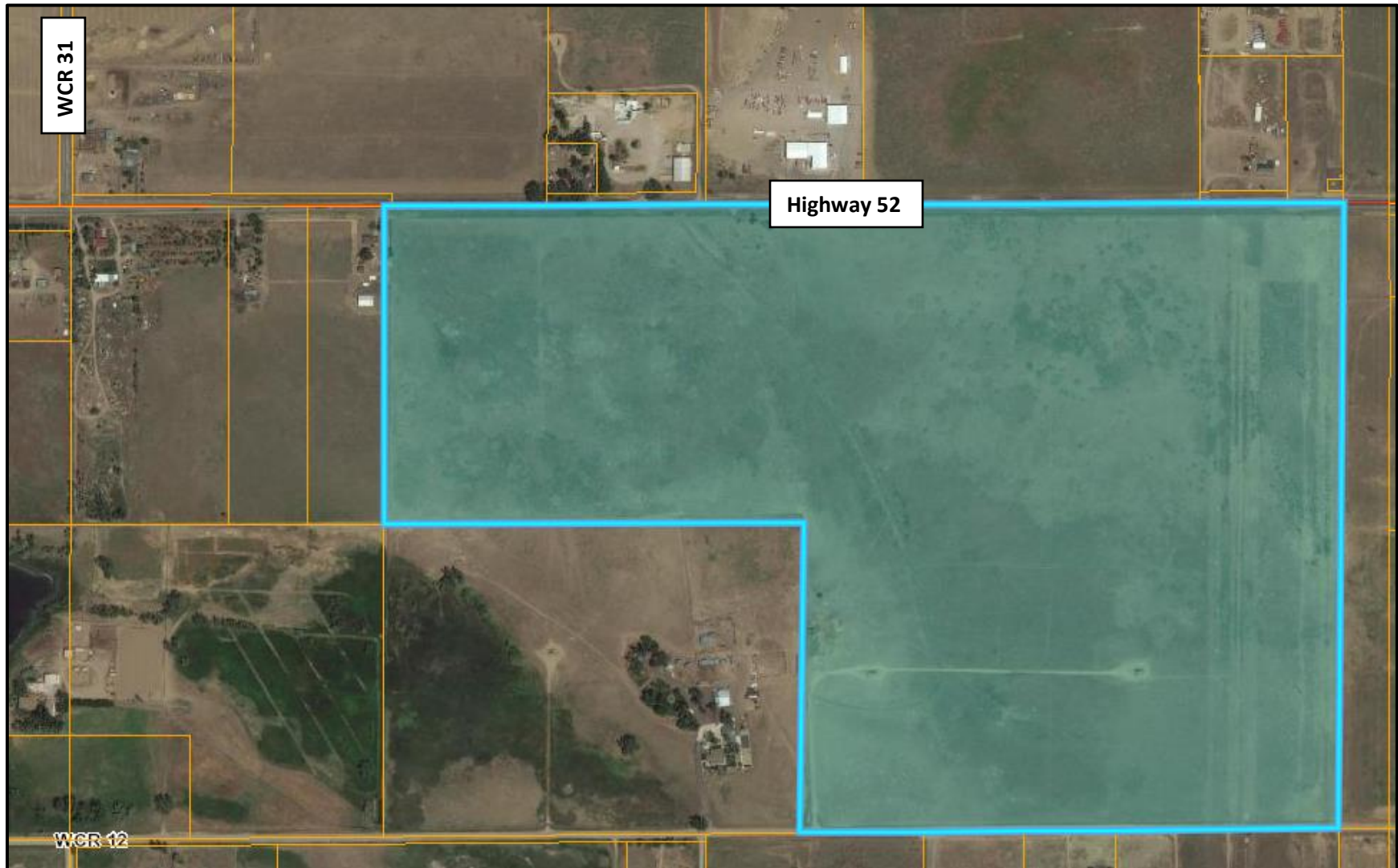
ANNEXATION TABLE	LENGTH IN FEET
TOTAL PERIMETER	13074.10
REQUIRED 1/6 CONTIGUOUS PERIMETER	2179.02
CONTIGUOUS BOUNDARY	6262.51

LEGEND

	FOUND SECTION CORNER		ANNEXATION BOUNDARY
	CALCULATED SECTION CORNER		PARCEL BOUNDARY
	WITNESS CORNER		ADJOINER PARCEL LINE
	PROPERTY CORNER FOUND AS NOTED		SECTION LINE
	WELL		QUARTER SECTION LINE
			SIXTEENTH SECTION LINE
			RIGHT OF WAY LINE

SCALE: 1"=200'	CLIENT NAME: WESTERN ENGINEERING CONSULTANTS INC, LLC	SHEET:
DATE: 05/2022	REV. # REVISION DATE	
JOB NO.: 229022		
JOB NAME: WESTERN ECI OSBORNE S2		
DRAWN: JAH	CHK: DWC	
REV:		
APP NO:		
Acklam, Inc.		2 OF 2
133 S. 27th Avenue Brighton, CO 80601 11713 Shoreview Overlook Austin, TX 78732 Texas Firm #15184171		

HIGH POINTE HILLS ANNEXATION





SUBJECT FOR DISCUSSION

Hire a Full-time Planner I at Earliest Possible Date in the Amount of \$17,200-\$20,000 for Remainder of 2022 and Based on a Full-time Starting Pay Rate of \$50,000-57,500 for 2023.

SUMMARY STATEMENT/BACKGROUND DISCUSSION

This request is to hire a Full Time Planner I at the earliest possible date to cover additional work load that the Planning Department is experiencing do the increase in economic development and residential growth of the City. The intent is to fill the position at the earliest possible date due to a shortage of staff and assist in planning duties which have increased greatly.

FINANCIAL CONSIDERATIONS

The position will be at a total cost of \$17,200-\$20,000 for the remainder of the year depending on the hire and start date. The hire rate for 2023 budget will be \$50,000 - \$57,000 starting pay. The position is not budgeted and will require an amended budget.

LEGAL/POLITICAL CONSIDERATIONS

NA

ALTERNATIVES/OPTIONS

The Planning Department looked at the option of bringing in outside professional services for the coverage needed during the employee leave and filling positions. This option would allow billing a large amount of the land use case load to the developers. However, there are numerous other duties that would not be billable. Hiring a full-time Planner I has the benefit of investing in the future and not losing work flow within the planning department long term based on the amount of projects within the department. The private sector is dealing with the same issues as the public sector in retention and hiring.

STAFF RECOMMENDATIONS

Staff recommends hiring a full-time Planner at the earliest possible date in 2022 and amending the budget to allow for the position the remainder of the year and for 2023 on.

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date



SUBJECT FOR DISCUSSION

City Consent to Dissolution of the Cottonwood Greens Metropolitan District No. 1.

SUMMARY STATEMENT/BACKGROUND DISCUSSION

The City approved the Service Plan for the Cottonwood Greens Metropolitan District No. 1 (the "District") on September 1, 2006. Article XVI of the Service Plan provides, inter alia, that if the District has not issued general obligation bonds on or before December 31, 2012, the City has the right to require the District to dissolve and the District shall do so.

On May 20, 2019, special counsel for the City contacted general counsel for the District advising him of the requirement to dissolve and advising that the District could avoid dissolution if the District submitted an amended and restated Service Plan in accordance with the City's updated policy with regard to special districts. The deadline by which the District was required to submit the amended and restated Service Plan was December 31, 2019.

On July 31, 2019, the District requested that the deadline to submit an amended and restated service plan be extended to August 1, 2020. This extension was granted by the City.

On July 28, 2020, the District requested that the deadline to submit an amended and restated service plan be further extended to December 31, 2020. This extension was granted by the City.

On December 10, 2020, the District requested that the deadline to submit an amended and restated service plan be further extended to August 31, 2021. This extension was granted by the City; however, the City noted that this would be the final extension granted before dissolution would be required.

The District has not submitted an amended and restated service plan.

FINANCIAL CONSIDERATIONS

N/A

LEGAL/POLITICAL CONSIDERATIONS

N/A

ALTERNATIVES/OPTIONS

Instead of requiring dissolution, the City could grant another extension for the filing of an amended and restated service plan.

STAFF RECOMMENDATIONS

Staff recommends that the City require and consent to the dissolution of the District. Consent set forth in the City's minutes is sufficient and, if so consented to by the City, special counsel for the City will provide a letter to this effect to the District.

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date



SUBJECT FOR DISCUSSION

Hire a Full-time Design Review Engineer for the Engineering Department for maximum not to exceed \$37,254.38 for Remainder of 2022 and Based on a Full-time Starting Pay Rate of \$64,000-73,600 for 2023.

SUMMARY STATEMENT/BACKGROUND DISCUSSION

Engineering department requires additional staff to adequately support the Planning Department. .

The City is in need of a professional engineer with experience in development design review and permitting for private development within the City. This will take a large load of tasks off of the City Engineer to allow for planning the City systems and managing the Public Works Department. Additional duties of the new position will include master planning, working with the CIP engineer and in house design projects.

Contracting of work tasks was considered, but deemed troublesome. Anticipated questions and review uncertainties would result in nearly as much time as doing the tasks in house. Quantifying the cost of a contract for this effort would be difficult and unpredictable.

FINANCIAL CONSIDERATIONS

An additional appropriation of \$37,254.38 will be required to the General Fund to cover the additional payroll expense in 2022.

LEGAL/POLITICAL CONSIDERATIONS

None

ALTERNATIVES/OPTIONS

- Approve Additional position in Engineering
- Do not Approve
- Contract review services from an outside consultant
- Do nothing

STAFF RECOMMENDATIONS

Staff recommends approval of the additional staff for Engineering to provide timely design review, construction management and permitting for the City's ongoing growth and amending the budget to allow for the position the remainder of the year and for 2023 on.

Attachments: a. Engineer Job Description

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date



Development Review Engineer

EXEMPT:	Yes	DEPARTMENT:	Public Works
REPORTS TO:	City Engineer	SUPERVISORY RESPONSIBILITY:	No

SUMMARY: Under the direction of the City Engineer, performs intermediate professional engineering review, planning, and design by applying appropriate policies, procedures, guidelines, customer service principles and values to ensure the City's Land Use objectives are attained; City facilities include roads, bridges, channels, dams, irrigation projects, pipelines, and water and sewer systems.

ESSENTIAL DUTIES AND RESPONSIBILITIES:

Primary Responsibility - Reviews and approves complex civil engineering construction and private development engineering plans and documents for conformance to City design and construction standards, codes and ordinances; performs overall supervision and review of detailed and complex engineering calculations, plans, specifications, and required submittals for private development projects, such as street, water distribution, sewer collection, and storm drainage system.

Evaluates design of erosion control, storm drainage, streets, sidewalk and other infrastructure needed for development.

Assists in performing field inspections; and coordinates with the Building Inspector, Public Works Inspector and City Engineer for the inspection and acceptance of the construction and installation of all City infrastructure by developers and builders which will be under the operation and control of the Public Works Department.

Coordinates assigned special public works projects; and coordinates public works projects and improvements with both the Public Works and Planning departments to ensure compliance with City and industry standards and related master plans.

Analyze survey reports, maps, drawings, blueprints, aerial photography, and other topographical or geologic data to plan projects.

Plan and design transportation or hydraulic systems and structures, following construction and City standards, using design software and drawing tools.

Compute load and grade requirements, water flow rates, and material stress factors to determine design specifications.

Estimate quantities and cost of materials, equipment, or labor to determine project feasibility.

Prepare or present public reports, such as bid proposals, deeds, environmental impact statements, and property and right-of-way descriptions.

Attends City Council workshops and meetings as directed by the City Engineer and/or appropriate committees to present budgets, programs, services and facilities activity reports, studies, analyses, and plans for present and future activities; maintains records, files and maps.

QUALIFICATION REQUIREMENTS:

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily.

The requirements listed below are representative of the knowledge, skill, and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Knowledge of the principles and practices of civil engineering; knowledge of methods and techniques used in the resolution of problems in one or more areas of public works and utility design, construction, and operation such as streets, water, sanitary sewer, and storm sewers; knowledge of Computer Aided Drafting (CAD) drafting methods; knowledge of Geographic Information Systems (GIS) technology; knowledge of the principles and practices of drafting and mapping; knowledge of the methods of surveying; knowledge of materials testing; knowledge of local, state and federal regulations concerning the design and construction of public works and or/utility projects.

Skill in the application of engineering theory to complex operational problems. Skill in interpreting, preparing, checking and utilizing engineering details and specifications. Skill in analyzing and interpreting data to reach logical conclusions. Skill in performing mathematical computations. Skill in responding to and resolving citizen concerns and requests for service.

Ability to analyze engineering related information. Ability to communicate both orally and in writing in a clear and concise manner. Ability to organize data and design graphical images that are easily understood by the general public. Ability to convey technical concepts to persons with limited technical knowledge. Ability to understand and follow verbal and

EDUCATION AND/OR EXPERIENCE:

Four year degree from ABET accredited college or university in civil engineering; four years of experience design, planning, constructing and inspecting public works and utility projects; or equivalent combination of education and experience.

LANGUAGE SKILLS:

Ability to read, analyze, and interpret common scientific and technical journals and budget reports. Ability to respond to common inquiries or complaints from customers, regulatory agencies, or members of the business community. Ability to effectively present information to the City Engineer, builders and contractors, other city employees, public groups, and Mayor and City Council.

MATHEMATICAL SKILLS:

Ability to work with mathematical concepts such as probability and statistical inference, and fundamentals of plane geometry and trigonometry. Ability to apply concepts such as fractions, percentages, ratios, and proportions to practical situations.

REASONING ABILITY:

Ability to define problems, collect data, establish facts, and draw valid conclusions. Ability to interpret an extensive variety of technical instructions in mathematical or diagram form and deal with several abstract and concrete variables. Ability to read and interpret blueprints, plans, specifications and maps.

OTHER QUALIFICATIONS:

Valid Colorado driver's license required
AutoCAD / GIS experience
Professional Engineer (PE) registration required.

PHYSICAL DEMANDS:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is regularly required to use hands to finger, handle, or feel objects, tools, or controls. The employee frequently is required to stand, walk, sit, reach with hands and arms, and taste or smell. The employee is occasionally required to climb or balance; stoop, kneel, crouch, or crawl; and, talk and hear.

The employee must frequently lift and/or move up to 25 pounds and occasionally lift and/or move up to 100 pounds. Specific vision abilities required by this job include close vision, distance vision, and color vision.

WORK ENVIRONMENT:

The work environment characteristics described here are representative of those an employee encounters while performing these essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

General Physical Characteristics: The work involves sitting and using a computer 50 percent of the time; standing (but not walking) 25 percent of the time; standing and walking 25 percent of the time; routinely lifting objects under 10 pounds; and infrequently lifting objects over 10 pounds.

Vision Requirements: The minimum standard for use with those whose work deals largely with preparing and analyzing data and figures, accounting, transcription, computer terminal, extensive reading, visual inspection involving small defects or parts, use of measurement devices or assembly of parts at distances close to the eyes.

While performing the duties of this job, the employee regularly works near moving mechanical parts and in all weather conditions. The employee is frequently exposed to wet and/or humid conditions, fumes or airborne particles, toxic or caustic chemicals, extreme heat, risk of electrical shock, and vibration. The employee occasionally works in high, precarious places and is occasionally exposed to extreme cold and risk of radiation.

To the Council Members of the City of Fort Lupton,

We, the undersigned appointed members of the Fort Lupton Senior Advisory Committee, have unanimously voted to support the City of Fort Lupton proposal to retain the current bond issue for the additions to the fitness area, gymnasium, and a warm water pool area.

President, Marlene Stieber Marlene Stieber

Vice President, Jim Ripka Jim Ripka

Secretary, Lucy Miller Lucy Miller

Treasurer, Carol Criswell Carol Criswell

Judy Ceretto Judy Ceretto

Mary Ann Merritt Mary Ann Merritt



Upcoming Events

September 5, 2022	City Buildings Closed in Observance of Labor Day
September 6, 2022	City Council Meeting, 130 S. McKinley Ave. 6:00 p.m.
September 10, 2022	Trapper Days, Downtown Fort Lupton, Denver Avenue 10:00 a.m. - 3:00 p.m.
September 15, 2022	2022 Fall Clean-up Day Curbside Pick-up for Seniors and Disabled Citizens
September 17, 2022	2022 Fall Clean-up Day

