



Barbara Kirkmeyer, Chair  
Beth Block  
Mark Grajeda, Vice Chair  
Timothy Hoskens  
Kay Palmer Marsh  
Gary Montoya  
Vincent Ornelas  
Eugene Reynolds  
Carol Ruckel  
Zoe A. Stieber

## **AGENDA**

**Fort Lupton Urban Renewal Authority  
Regular Meeting  
Tuesday, May 3, 2016  
6:30 P.M.**

- 1. Call To Order – Roll Call**
- 2. Approval Of The Agenda**
- 3. Consent Agenda**
  - a. Approval of the Minutes of the April 19, 2016 Meeting
- 4. Public Comment**
- 5. New Business**
  - a. Discussion with City Council Members
  - b. Presentation from Upstate Colorado
  - c. Intergovernmental Agreements
  - d. Meeting Time
  - e. New Building and Construction Improvements Update
- 6. Old Business**
- 7. Staff Reports**
  - a. Executive Director
  - b. City Liaisons
- 8. Board Reports**
- 9. Adjournment**

**RECORD OF PROCEEDINGS  
FORT LUPTON URBAN RENEWAL AUTHORITY  
APRIL 19, 2016**

The Fort Lupton Urban Renewal Authority met at the City Complex, 130 South McKinley Avenue, the regular meeting place of the Board, on Tuesday, April 19, 2015. Authority member Mark Grajeda called the meeting to order at 6:00 p.m. and invited everyone to join him in the Pledge of Allegiance.

**ROLL CALL**

City Clerk Nanette Fornof called roll. Those present were Mark Grajeda, Barbara Kirkmeyer (6:39 p.m.), Eugene Reynolds, Carol Ruckel, Kay Marsh (6:22 -7:11 p.m.), Vincent Ornelas, and Zoe Stieber. Also present were City Administrator Claud Hanes, City Clerk Nanette Fornof and Planner Alyssa Knutson.

**APPROVAL OF AGENDA**

It was moved by Carol Ruckel and seconded by Gary Grajeda approving the agenda as presented. Motion carried unanimously.

**CONSENT AGENDA**

The following was on the Consent Agenda: Approval of the Minutes of the April 5, 2016 Meeting.

It was moved by Mark Grajeda and seconded by Carol Ruckel, to approve the Consent Agenda as presented. Motion carried unanimously.

**PERSON TO ADDRESS THE AUTHORITY**

No one signed up to address the Authority.

**NEW BUSINESS**

**Intergovernmental Agreements**

The minutes are going to reflect the substance of the discussion.

Malcolm Murray of Murray Dahl Kuechenmeister began reviewing the Weld County Intergovernmental Agreement (IGA) with the Board. There were two draft version of the document; one prepared by Bruce Barker, Weld County Attorney and one by the City's FLURA Attorney. Mr. Murray stated the Weld County version includes a 50% pass through and the provision of the 50% which the City retains will be restricted to use only for infrastructure. The 50% in which is passed back to the County will be used on infrastructure and services necessary to service the Urban Renewal Area. There is no provision stating what happens if the County doesn't use the money; there is no accounting provision stated in the IGA.

**RECORD OF PROCEEDINGS  
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FLURA members asked such questions as; if the land is in the County and then annexed to the City, what services would be impact the County, how would a change to the IGA affect the Plan and what is the real reason to implement IGA's now.

The next IGA of discussion was the Fort Lupton Fire Protection District. The Fire District's IGA drafted by the City's FLURA Attorney contained a pass through amount that is equal to the Fire District's Debt Service Mill Levy and allows the Fire District to negotiate development within the large vacant parcel or "Greenfield" described in the Plan.

The Fire District's attorney version contained the same pass though amount equal to the Fire District's Debt Service Mill Levy, and also a 50% pass through if the TIF revenue received by FLURA from the six (6) large parcels of vacant land within Plan. This pass through will be in effect until the property is developed. The pass through will also include any vacant land added to the FLURA Plan.

Additional discussion included future mill levies increases wouldn't be part of the TIF.

There was also discussion about a potential provision of \$75,000 paid to FLURA, if the Fire District could be excluded from the Plan.

The Board indicated FLURA needs to enter into an IGA with the City of Fort Lupton; the mill levy imposed for the Recreation needs to be considered as a pass through. The Board, staff and Mr. Murray discussed what part of the mill levy would be allowed as part of the pass through.

At this point of the meeting Chairman Kirkmeyer arrived to the meeting and the discussion previous to her arrival was readdressed. There was additional discussion regarding Weld County's position regarding the pass through(s) and if the Board is considering removing the 50% provision from the IGA, the County will reconsider what monies it provides to the City currently. After a lengthy discussion it was determined Weld County's IGA with the proposed amendments will be presented to the County's attorney for review.

There was a brief discussion regarding IGA with the Library and if any other District within the Plan needs to be addressed.

**Budget**

Staff provided the Authority with a copy of the requested budget for 2015 Fiscal Year. The plan stated the financial operations estimating the proposed expenditures for the next year. In 2015 the City of Fort Lupton budgeted \$50,000 in its general fund to pay the legal fees and other expenses required to establish FLURA. \$40,883 of the unspent funds were loaned to FLURA in 2015 and FLURA will reimburse the City when funds become available.

**New Building and Construction Improvements Update**

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City Administrator Claud Hanes stated Wendy's is working with United Power to move a electric pole and requested a foundation permit. Wendy's is anticipating to open in September. No updates regarding the sale of the hardware store.

The Old Theater has had a face lift and the owner is looking at selling the building.

**OLD BUSINESS**

No reports.

**STAFF REPORTS**

**Executive Director** Claud Hanes had no report.

**Alyssa Knutson, Planner** had no report.

**BOARD REPORTS**

**Gene Reynolds** indicated Family Dollar has withdrawn their offer to purchase George's Hardware Store and currently there are no other offers.

**Chairperson Kirkmeyer** inquired about what items could be added to the next agenda; set up quarterly meetings with the City Council, request Rich Warren from UpState Colorado to attend a FLURA meeting and ask John Dent from Development Corp if he would attend a meeting. In the future the Authority would like to have a meeting with the Fort Lupton Chamber.

There being no further business, the meeting adjourned at 7:51 p.m. The next FLURA meeting will be held on May 3, 2016.

Respectfully submitted,

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Nanette S. Fornof, City Clerk

Approved by Fort Lupton Urban Renewal Authority

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Barbara Kirkmeyer, Chairperson