

**RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
November 21, 2016**

The City Council of the City of Fort Lupton met in regular session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the City Council, on Monday, November 21, 2016. Mayor Tommy Holton called the meeting to order at 7:00 p.m. and invited everyone to join him in the Pledge of Allegiance.

ROLL CALL

Nanette Fornof, City Clerk, called the roll. Those present were Mayor Tommy Holton, Mayor Pro Tem Chris Cross, Councilmembers Chris Ceretto, Bob McWilliams, David Crespin, Shannon Rhoda and Zoe Stieber. Also, present were City Administrator Claud Hanes, Assistant City Administrator Aaron Herrera, City Clerk Nanette Fornof, Planner Todd Hodges, Finance Director Leann Perino and Police Chief Ken Poncelow.

PERSON TO ADDRESS COUNCIL

None.

APPROVAL OF AGENDA

It was moved by David Crespin and seconded by Zoe Stieber to approve the agenda as presented. Motion carried unanimously by a voice vote.

REVIEW OF NOVEMBER 21, 2016 PAYABLES

Council reviewed the November 21, 2016 payables. There were no questions or comments.

CONSENT AGENDA

It was moved by Zoe Stieber and seconded by Shannon Rhoda to approve the Consent Agenda as presented with the following items: 11022016, City Council Meeting Minutes, 11072016, City Council Meeting Minutes, Approve Resolution 2016R045, A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE APPOINTMENT OF MARY ADKINS AS A MEMBER OF THE HISTORIC PRESERVATION BOARD FOR A THREE YEAR TERM BEGINNING NOVEMBER 21, 2016 AND EXPIRING NOVEMBER 21, 2019 (AM 2016-164), and Approve Resolution 216R046, A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE APPOINTMENT OF AL MOWRER AS A PROFESSIONAL MEMBER OF THE HISTORIC PRESERVATION BOARD FOR A THREE YEAR TERM BEGINNING NOVEMBER 21, 2016 AND EXPIRING NOVEMBER 21, 2019 (AM 2016-165).

Motion carried unanimously by a voice vote.

PUBLIC HEARING

Second Continuance Request for Mountain Sky Subdivision

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The applicant, FL Mountain Sky, LLC, has requested a second continuance of the City Council public hearing for the Mountain Sky Subdivision PUD Development Plan, Preliminary PUD Plat and Final PUD Plat and Final PUD Plat – Filing 1, scheduled for November 21, 2016 at 7:00 p.m. The applicant has requested that the hearing be continued and rescheduled to January 17, 2017 at 7:00 p.m.

It was moved by Chris Cross and seconded by Zoe Stieber to reschedule the FL Mountain Sky, LLC public hearing to January 17, 2017 at 7:00 p.m. Motion carried unanimously by a roll call vote.

AM 2016-166, Approve Resolution No. 2016Rxxx Approving The Thomas Minor Subdivision For A Property Located At 13516 County Road 8 And In The North Half Of The Northeast Quarter Of Section 20, Township 1 North, Range 66 West Of The 6th P.M., City Of Fort Lupton, County Of Weld, State Of Colorado

Mayor Holton opened the public hearing at 7:04 p.m.

The applicant, Villano Brothers Family Investments, LLC, has submitted an application for a minor subdivision, known as the Thomas Minor Subdivision, of 26 acres, more or less, into four (4) lots for a property located at 13050 County Road 10 and in the South Half of the Southwest Quarter of Section 17, Township 1 North, Range 66 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado.

The parcel will be subdivided into four (4) lots: Lot 1, 8.5 +/- acres, Lot 2, 8.5 +/- acres, Lot 3, 7.0 +/- acres, and Lot 4, 1.8 +/- acres. Lot 4 will be used as an access into the planned gravel mining operation to the south. No development is being proposed on any of the lots at this time. At the time that development is proposed, the project will be required to go through a separate land use application process and before the Planning Commission and City Council for recommendation and approval.

A public hearing is required for this request. Notice of the hearing has been posted on the property that is the subject of this land use application, adjacent neighbors within 100 feet of the proposed development have been notified of the hearing via U.S. mail, and the hearing date was published in the Fort Lupton Press no later than fifteen (15) days prior to the public hearing date. Mineral interests were also notified as least thirty (30) days prior of the hearing for this application by mailing notice via certified mail, return-receipt requested.

Planning Commission held a public hearing on November 8, 2016 and recommended approval of the proposed minor subdivision. The Planning Commission Resolution P2015-008 and minutes from the hearing are included in the packet.

There being no further questions or comments the public hearing was closed at 7:16 p.m.

It was moved by Zoe Stieber and seconded by Chris Cross to approve Resolution 2016R047, A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE THOMAS

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MINOR SUBDIVISION FOR A PROPERTY LOCATED AT 13516 COUNTY ROAD 8 AND IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO. Motion carried unanimously by a roll call vote.

AM 2016-168, Approve Water and Sewer Rate Increase Effective January 1, 2017

Mayor Holton opened the public hearing at 7:16 p.m.

Utility Rates

	Current Rate Plan	Proposed Increase	Net Change	% Change
Water				
Monthly Base Charge				
Base Fee	\$ 26.24	\$ 26.24	\$ -	-
Assessment	\$ 2.63	\$ 2.63	\$ -	-
Capital Projects	\$ 2.63	\$ 2.63	\$ -	-
Per 1,000 gallon				
<12,000	\$ 4.08	\$ 4.12	\$ 0.04	1 %
>12,000<20,000	\$ 4.71	\$ 4.80	\$ 0.09	2 %
>20,000	\$ 6.27	\$ 6.46	\$ 0.19	3 %
Non-Potable Water	\$ 0.57	\$ 0.58	\$ 0.01	1 %
Sewer				
Monthly Base Charge	\$ 15.10	\$ 15.10	\$ -	-
Per 1,000 gallon	\$ 5.15	\$ 5.25	\$ 0.10	2 %
Sewer Non-metered	\$ 34.53	\$ 35.22	\$ 0.69	2 %

Under the proposed rate increase, a household using 12,000 gallons of potable water a month would only experience an increase of \$0.48 to their water charges each month. The following is a block breakout of the financial impact for consumers for their water charges only given the change in rates.

Gallons	Current	New Rate	Increase
4,000	16.32	16.32	0.16
6,000	24.48	24.48	0.24
10,000	40.80	40.80	0.40
12,000	48.96	48.96	0.48
20,000	86.64	87.84	1.20
25,000	117.99	120.14	2.15

There being no questions or comments, Mayor Holton closed the public hearing at 7:17 p.m.

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ACTION AGENDA

AM 2016-163, Approval of Amendment #18 to the Contract for Water/Sewer/Well Maintenance and Management Services with CH2M Hill

CH2M Hill has been operating the City's water, sewer and well systems for 17 years. Three months before the end of the year, a new base fee is to be negotiated for the new fiscal year. A formula exists within the agreement to allow for a price increase based on the Consumer Price Index and Employment Cost Index. The existing contract states that in no case would an increase be above 4% even if the statistical data supported such a change. In 2016, the base fee for services was \$752,296; the proposed 2017 base fee is \$763,226, an increase of 1.45% or \$10,930.

The fees include a reduction in services for the Perry Pit which will be inactive during 2017 and increases for the maintenance on the Fulton Return Structure and SCADA monitoring, lead and copper analysis testing required by new federal regulations and another for State Regulation 85 testing.

It was moved by David Crespin and seconded by Zoe Stieber to approve Amendment #18 to the CH2M Hill Contract between the City of Fort Lupton and CH2M Hill. Motion carried unanimously by a roll call vote.

AM 2016-167, Approve a Resolution Revoking a Special Use Permit to Operate a Family Child Care Home for Ramona Kittredge

Ramona Kittredge was approved for a Special Use Permit to operate a family child care home with the condition that she provide a copy of her State license. Mrs. Kittredge hasn't submitted a copy of her State license to the City, therefore the City Council, after public hearing, may revoke, suspend or modify a special use permit per Section 16-7(f) of the Fort Lupton Municipal Code. The applicant wasn't present for the meeting, however, did submit a letter indicating she withdrew her application for a Special Use Permit.

It was moved by Zoe Stieber and seconded by Chris Cross to approve Resolution 2016R048, A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON TO REVOKE A SPECIAL USE PERMIT FOR RAMONA KITTREDGE TO OPERATE A FAMILY CHILD CARE HOME (DAYCARE) FROM HER RESIDENCE AT 213 2ND STREET. Motion carried with Councilmember Shannon Rhoda abstaining from the vote.

STAFF REPORTS

Claud Hanes, City Administrator indicated the paving on Hoover Street is completed and the Fort Lupton Chamber of Commerce will be hosting a Small Business Shop Day (November 26, 2016). Also the ribbon cutting event for the Town of Lochubie is scheduled for December 3, 2016.

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Nanette Fornof, City Clerk provide information about the Art in Public Places completing the painting of trees in the park and the beginning of painting the pump houses.

Finance Director, Leann Perino provided an update to the City's finances.

MAYOR/COUNCIL REPORTS

No reports

FUTURE CITY EVENTS

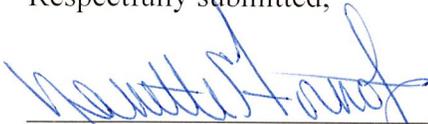
November 24-25, 2016 City Offices Closed in Observation of Thanksgiving

ADJOURNMENT

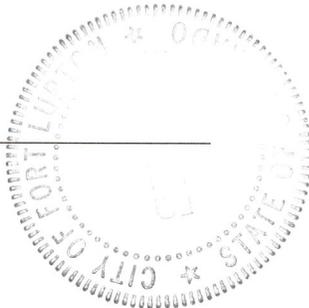
It was moved by Bob McWilliams and seconded by Chris Cross to adjourn the November 21, 2016, at 7:25 p.m.

Motion carried on voice vote.

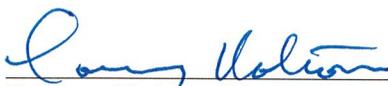
Respectfully submitted,



Nanette S. Fornof, City Clerk



Approved by City Council



Tommy Holton, Mayor