



Beth Block
Mark Grajeda, Vice Chair
Kay Palmer Marsh
Gary Montoya

Barbara Kirkmeyer, Chair
Vincent Ornelas
Eugene Reynolds
Carol Ruckel
Zoe A. Stieber

AGENDA

**Fort Lupton Urban Renewal Authority
Regular Meeting
Tuesday, June 7, 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 May 17, 2016 Meeting
- 4. Public Comment**
- 5. New Business**
 - a. Discussion with Chamber of Commerce Members
 - b. Intergovernmental Agreements
 - i. County
 - ii. School District
 - iii. Library
 - iv. AIMS
 - v. Water Districts
 - vi. Fire District
 - c. Discuss Guest Speakers and Field Trips
 - d. Cancel/Reschedule June 21, 2016 Meeting
- 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
MAY 17, 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, May 17, 2016. Chairperson Barb Kirkmeyer called the meeting to order at 6:30 p.m.

ROLL CALL

The Authority introduced themselves, those present were Barbara Kirkmeyer, Beth Block, Vincent Ornelas, Mark Grajeda, Kay Marsh, Carol Ruckel, Gary Montoya (6:34 p.m.), and Zoe Stieber (7:30 p.m.). Also present were City Administrator Claud Hanes, and Planner Alyssa Knutson.

APPROVAL OF AGENDA

It was moved by Kay Marsh and seconded by Mark Grajeda approving the agenda as presented. Motion carried unanimously.

CONSENT AGENDA

The following was on the Consent Agenda: Approval of the Minutes of the May 3, 2016 Meeting.

It was moved by Beth Block and seconded by Mark Grajeda, 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

Accounts Payable

There were no questions or comments in regard to the accounts payable.

AM 2016-004, Intergovernmental Agreement with City of Fort Lupton

The City of Fort Lupton has expressed an interest in entering into an intergovernmental agreement with the Fort Lupton Urban Renewal Authority (FLURA) in order to ensure that TIF revenues collected by FLURA as a result of the levies approved by the eligible electors of the City of Fort Lupton (City) in 2002 for the construction and operation of the Fort Lupton Recreation Center (Rec Center), and any future mill levies approved by registered electors of the City, are transferred to the City to pay or reimburse the debt service on the bonds issued for the construction and operation of the Rec Center.

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In order for this proposed IGA to take effect, it requires approval from the FLURA Board authorizing the signature of the FLURA Chair.

There was one change to the IGA under Paragraph 3, the mills are to reflect 4.68, instead of the .468.

It was moved by Beth Block and seconded by Carol Ruckel to approve the Intergovernmental Agreement with the City of Fort Lupton with the following amendments; item E - .486 to 4.86, Paragraph 4 remove in its entirety and Paragraph 5 insert the word “and” after the “center”. Motion carried unanimously.

It was moved by Kay Marsh and seconded by Gary Montoya to approve the Resolution as presented; motion carried unanimously.

AM 2016-005, IGA with School District Weld RE-8

In 2015, FLURA was approached by Weld County School District RE-8 officials to discuss protecting the District’s ability to pay back their voter-approved debts. Specifically, former Board of Education President, Mike Simone, and the District’s Superintendent, John Hoag, asked FLURA to exclude current and future mill levy overrides and debt service mill levies, also known as ballot issues 3A and 3B, from the Fort Lupton Core Urban Renewal Plan.

The Authority had a lengthy discussion regarding the proposed IGA. The discussion included the removal of Paragraph 5, Area Added to FLURA Plan and Paragraph 2, Mill Levy Override Allocation. If there is any additional area that becomes part of the FLURA, the Authority will look at that proposal individually.

Paragraph 3, Debt Service Mill Levy Allocation will currently remain unaltered. More information will be obtained and reported back at the next meeting.

INTERGOVERNMENTAL AGREEMENTS

High Plains Library District

Aaron Herrera, FLURA City Liaison was working on the agreement with High Plains Library District. Other municipalities have agreements with the District; the Authority will look into the issue and report additional information at the next meeting. Staff will contact the Town of Firestone to see how the agreement was handled with them.

Aims Community College

The Aims Community College attorneys are reviewing the Intergovernmental Agreement; they will also be considering Firestone’s agreement as a model for FLURA.

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Northern Conservation Water District

Currently, there is no agreement with the District and no indication there will be.

Weld County

The Board will discuss with the County the possibility of a 50% share back for the vacant parcels in the Urban Renewal Area and not require a share back of the remaining parcels. The vacant areas would be specifically identified.

Fort Lupton Fire Protection District

The District had several different options; be exempt from FLURA and make a payment to FLURA for \$75,000, or “keep” 100% on vacant land. During the discussion a question was asked about the District paying for its water usage. Is it fair for the citizens of Fort Lupton to pay for the water used on a situation outside of the City limits?

There was a lengthy discussion about the partnership, negotiations and responsibilities of all parties involved. It was determined Mark Grajada will provide this information to the Fire District and report back to the Authority. At the end of the discussion it was determined there are three options; payment of \$75,000 to the Authority, “keep” a specified amount based on certain areas and use FLURA monies for future infrastructure for the Fire District.

It was the consensus of the Authority that all entities and agreements are treated equally and to maintain a relationship between all parties.

Discuss Small Business Interviews and Field Trips During the discussion with UpState Colorado it was determined to have meeting with local businesses and possible field trips to other Urban Authority meetings. Staff will contact the Fort Lupton Chamber and request they attend the June 7, 2016 Authority meeting. The Fort Lupton Development Corp will be contacted and request they attend the June 21, 2016 meeting.

New Building and Construction Improvements Update

Wendy’s foundation is be constructed. The completion of 14th Street and the 16th Street project should begin in July or August.

OLD BUSINESS

None.

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STAFF REPORTS

City Administrator Claud Hanes provided information about Assistant City Administrator Aaron Herrera bout with cancer. The City held a golf tournament in his honor and raised approximately \$15,000.

Sanjel, a Fort Lupton business has been purchased by Liberty Oil and Gas and announced that over 100 employees will be laid off, however the new owner has indicated they will remain a “face” in Fort Lupton.

Planner Alyssa Knutson stated the Fort Lupton Methodist Church is working on obtaining the Historic Preservation designation. The local church is the 2nd oldest congregation in the State of Colorado.

BOARD REPORTS

Zoe Stieber made comment about a “craft beer” establishment would be a great business in the old “George’s” building.

Carol Ruckel indicated AIMS graduation numbers where great this year.

Barbara Kirkmeyer stated the Colorado Department of Transportation project is moving forward.

There being no further business, the meeting adjourned at 8:24 p.m. The next FLURA meeting will be held on June 7, 2016.

Respectfully submitted,

Nanette S. Fornof, City Clerk

Approved by Fort Lupton Urban Renewal Authority

Barbara Kirkmeyer, Chairperson