

**FLORENCE CITY COUNCIL**  
**Regular Meeting Agenda**  
**Monday, May 20, 2024, 6:30 PM**

Watch this meeting live on the City's YouTube channel at  
<https://www.youtube.com/@CityofFlorenceCO>

- 1) **CALL TO ORDER & PLEDGE OF ALLEGIANCE**  
City Council Chambers, 600 W. 3rd Street, Florence, CO 81226
- 2) **ROLL CALL:**
  - Mayor Wolfe
  - Councilman Vanhoutan
  - Councilman Stiefel
  - Councilwoman Stone
  - Councilman Mergelman
  - Councilwoman Gardner
  - Councilwoman MacKinnon
- 3) **PUBLIC COMMENTS**  
Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion (three minutes).
- 4) **CONSENT AGENDA**
  - a) Consider approving the minutes as written for the Regular City Council Meeting on May 6, 2024
  - b) Consider approving City expenditures prepared on May 9, 2024, in the amount of \$663,142.35 and May 16, 2024, in the amount of \$78,301.11
  - c) Consider approving the annual liquor license renewal for Loaf 'N Jug #750076
  - d) Consider approving the Special Events Permit for the City of Florence
- 5) **OLD BUSINESS**
  - a) Consider approving the second reading of Ordinance No. 6 - 2024, an Ordinance approving the re-zoning of Lot 2, Homestead Hills Subdivision Filing No. 1 from C – General Commercial to R-3 High-Density Residential Zone District
- 6) **COUNCIL UPDATES**
  - a) City Council Reports
  - b) City Manager Reports
- 7) **EXECUTIVE SESSION(S): IF NECESSARY**  
Pursuant to C.R.S. §24-6-402(4)(b), an executive session for the purpose of conferencing with an attorney for the local public body for the purposes of receiving legal advice on specific legal questions pertaining to any item listed on the agenda herein and/or any related discussion that may arise thereto. Such executive session may be entered into at any time or at any point on the agenda, if necessary and with the requisite Council approval.
- 8) **ADJOURNMENT:** Adjournment until the next regular City Council Meeting  
Monday, June 3, 2024



**FLORENCE CITY COUNCIL**  
**Regular Meeting Minutes**  
**Monday, May 6, 2024, 6:30 PM**

Watch this meeting live on the City's YouTube channel at  
<https://www.youtube.com/@CityofFlorenceCO>

**1) CALL TO ORDER & PLEDGE OF ALLEGIANCE**

City Council Chambers, 600 W. 3rd Street, Florence, CO 81226

Mayor Pro Tem called the meeting to order at 6:30 p.m. with the Pledge of Allegiance.

**2) ROLL CALL:**

Mayor Wolfe	Absent
Councilman Vanhoutan	Present
Councilman Stiefel	Present
Councilwoman Stone	Present
Councilman Mergelman (Mayor Pro Tem)	Present
Councilwoman Gardner	Absent
Councilwoman MacKinnon	Present

**OTHERS PRESENT:** City Clerk Cortlyne Huppe, City Manager Amy Nasta, and City Attorney Dan Findlay.

**3) PUBLIC COMMENTS**

Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion (three minutes).

There was no public comment.

**4) CONSENT AGENDA**

- a) Consider approving the minutes as written for the Regular City Council Meeting on April 15, 2024
- b) Consider approving City expenditures prepared on April 18, 2024, in the amount of \$37,888.18; April 25, 2024, in the amount of \$4,447.86, and May 1, 2024, in the amount of \$166,744.95
- c) Consider approving the annual liquor license renewal for Big D's Superfoods
- d) Consider approving the annual liquor license renewal for the Rialto Theater
- e) Consider approving the annual liquor license renewal for the Pour House
- f) Consider approving the annual liquor license renewal for the Florence Brewing Company

Councilor MacKinnon motioned to approve the Consent Agenda. Councilor Stiefel seconded. With the Councilmembers voting in favor of the motion, the motion carried.

**5) NEW BUSINESS**

- a) Consider adopting Ordinance No. 6 - 2024, an Ordinance approving the re-zoning of Lot 2, Homestead Hills Subdivision Filing No. 1 from C – General Commercial to R-3 High-Density Residential Zone District

City Manager Amy Nasta elaborated on the rezone request for what was originally the Super 8 Motel. The applicant and owner of the building requested the zoning change to provide affordable housing to the area and has met all the set forth requirements. The rezone's public

hearing took place at the Planning Commission meeting on December 21, 2023, and on January 18, 2024, was approved for City Council review.

City Attorney Dan Findlay noted the obligation of City Council's approval if a rezone has met all the requirements.

Motion to approve Ordinance No. 6 - 2024, an Ordinance approving the re-zoning of Lot 2, Homestead Hills Subdivision Filing No. 1 from C – General Commercial to R-3 High-Density Residential Zone District: Councilor Stiefel

Seconded by: Councilor Stone

5 Ayes

Motion passed: 5 – 0

**6) COUNCIL UPDATES**

a) City Council Reports

Councilor MacKinnon attended the History of Colorado Campus event where Florence's Emergent Campus received a Steven H. Hart Historic Preservation Award. She also completed a meet-n-greet for the Gold Belt Tour and announced an upcoming disc golf tournament fundraiser.

Councilor Stone attended the Arbor Day celebration at Florence Elementary School. The Tree Board is working on an informational trifold, and the Bell Tower is working on a strategic planning session. Councilor Stone reminded the Council about the upcoming Junktique and Car Show events, and also the Florence Chamber of Commerce's business after hours at Global Antiques.

Mayor Pro Tem attended the Florence Junior/Senior High School's scholarship foundation events. He stated the foundation gave away \$383,000 in scholarships to local graduates.

b) City Manager Reports

City Manager Nasta reminded City Council of the upcoming staff training for an electronic billing system that would require City Hall to close for a couple hours over lunch. She also encouraged the Council and Florence citizens to complete the Water Service Line Inventory Survey for the CDPHE, and that the outside agency request forms were live on the website.

**7) EXECUTIVE SESSION(S): IF NECESSARY**

**8) ADJOURNMENT:** Adjournment until the next regular City Council Meeting  
Monday, May 20, 2024

Councilor Stone motioned to adjourn the meeting. Councilor Vanhoutan seconded. With all of the Councilmembers voting in favor of the motion, the motion carried.  
Mayor Pro Tem adjourned the City Council Meeting at 6:43 p.m.

CITY OF FLORENCE, CO

BY: \_\_\_\_\_  
Steve Wolfe, Mayor

RESPECTFULLY SUBMITTED: \_\_\_\_\_  
Cortlyne Huppe, City Clerk

Report Criteria:

Detail report type printed

Vendor Number	Name	Invoice Number	GL Account	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
7	FREMONT SANITATION D	564819	0140608540	10829-2459 Museum	1	04/26/2024	32.88	.00	32.88	20240506	05/06/2024
		564819	0140608635	10837-2467 Water Plant	2	04/26/2024	32.88	.00	32.88	20240506	05/06/2024
		564826	0140608540	10838-2468 City Shop	1	04/24/2024	32.88	.00	32.88	20240506	05/06/2024
		564843	0444152100	10910-2537 Pool	1	04/26/2024	32.88	.00	32.88	20240506	05/06/2024
		564895	0140608751	10935-4758	1	04/24/2024	32.88	.00	32.88	20240506	05/06/2024
		564897	0140608751	10938-4760 Muni Annex	1	04/26/2024	36.99	.00	36.99	20240506	05/06/2024
		564898	0140608751	22838-4761	1	04/26/2024	32.88	.00	32.88	20240506	05/06/2024
		56896	0140608635	10936-4759	1	04/26/2024	32.88	.00	32.88	20240506	05/06/2024
Total 7:							267.15	.00	267.15		
149	ROCKY MOUNTAIN BANK	BANK FEES	0241505550	Bank Fees	1	04/30/2024	510.02	.00	510.02	20245185	05/08/2024
		BOND PAYM	0267008595	LOAN PAYMENT D03B148	1	05/06/2024	441,651.55	.00	441,651.55	45300	05/09/2024
		BOND PAYM	0267008590	LOAN PAYMENT D09Z148	2	05/06/2024	50,000.00	.00	50,000.00	45300	05/09/2024
		BOND PAYM	0277008595	LOAN PAYMENT D05F148	3	05/06/2024	26,969.45	.00	26,969.45	45300	05/09/2024
		BOND PAYM	0267008589	BOND PAYMENT SERIES	4	05/06/2024	5,729.00	.00	5,729.00	45300	05/09/2024
		BOND PAYM	0267008588	BOND PAYMENT SERIES	5	05/06/2024	106,901.50	.00	106,901.50	45300	05/09/2024
Total 149:							631,761.52	.00	631,761.52		
193	GOBINS	AR4369170	0141504500	Ink cartridges for printer	1	05/02/2024	228.93	.00	228.93	45292	05/09/2024
Total 193:							228.93	.00	228.93		
245	KRASSA & MILLER, LLC	APRIL 23CW	0243707890	LEGAL FEES	1	04/30/2024	875.20	.00	875.20	45294	05/09/2024
Total 245:							875.20	.00	875.20		
332	Pueblo Dept of Public Heal	APRIL 2024	0243707810	WATER TESTING	1	05/06/2024	170.00	.00	170.00	45299	05/09/2024
Total 332:							170.00	.00	170.00		
923	ALSCO	LDEN292684	0144202000	UNIFORM RENTAL-Street	1	05/01/2024	127.67	.00	127.67	45289	05/09/2024
		LDEN292684	0144202000	UNIFORM RENTAL - Cem	2	05/01/2024	11.33	.00	11.33	45289	05/09/2024
		LDEN292684	0144202000	UNIFORM RENTAL-Street	3	05/01/2024	14.14	.00	14.14	45289	05/09/2024
		LDEN293022	0144202000	MATS	1	05/08/2024	56.20	.00	56.20	45289	05/09/2024



Vendor Number	Name	Invoice Number	GL Account	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 923:							209.34	.00	209.34		
1229	CASELLE, INC.	132688	0141505600	Software Support - Admin	1	05/01/2024	335.34	.00	335.34	45291	05/09/2024
		132688	0141205600	Software Support - Court	2	05/01/2024	286.66	.00	286.66	45291	05/09/2024
		132688	0241505600	Software Support - Water	3	05/01/2024	860.00	.00	860.00	45291	05/09/2024
Total 1229:							1,482.00	.00	1,482.00		
1253	AT & T MOBILITY	2872917141	0141505000	ADMIN	1	04/28/2024	229.10	.00	229.10	45290	05/09/2024
		2872917141	0142105000	PD	2	04/28/2024	2,132.40	.00	2,132.40	45290	05/09/2024
		2872917141	0143105000	STREETS	3	04/28/2024	563.86	.00	563.86	45290	05/09/2024
		2872917141	0141305000	EXECUTIVE	4	04/28/2024	47.33	.00	47.33	45290	05/09/2024
		2872917141	0144005000	PLANNING	5	04/28/2024	79.98	.00	79.98	45290	05/09/2024
		2872917141	0141505000	CEMETARY	6	04/28/2024	39.99	.00	39.99	45290	05/09/2024
		2872917141	0241505000	WATER	7	04/28/2024	2,785.08	.00	2,785.08	45290	05/09/2024
Total 1253:							5,877.74	.00	5,877.74		
1718	BLACK HILLS ENERGY	0520289929	0143107540	STREET LIGHTS	1	04/30/2024	54.20	.00	54.20	20245152	05/06/2024
		0872425770	0243507640	NEW RAW WATER PUMP	1	05/02/2024	6,471.37	.00	6,471.37	20245178	05/07/2024
		2439373063	0243507600	MINNEQUA CANAL PUMP	1	05/02/2024	2,750.26	.00	2,750.26	20245174	05/07/2024
		2985218401	0140608510	CITY SHOP	1	05/02/2024	202.95	.00	202.95	20245175	05/07/2024
		3075375677	0145207830	QUARTZ PARK	1	05/02/2024	1.90	.00	1.90	20245179	05/07/2024
		5372636848	0243507620	W PUMP STATION	1	05/02/2024	226.66	.00	226.66	20245171	05/07/2024
		6887028421	0140608632	N PLANT	1	05/02/2024	258.77	.00	258.77	20245172	05/07/2024
		7844257155	0243507650	PUMP @ RIVER	1	05/02/2024	1,133.64	.00	1,133.64	20245173	05/07/2024
		8763452423	0143107540	STREET LIGHTS	1	04/30/2024	89.57	.00	89.57	20245151	05/06/2024
		8890269732	0145207830	PIONEER PARK	1	05/02/2024	19.30	.00	19.30	20245177	05/07/2024
		9423297176	0145207830	PAVILION	1	05/02/2024	12.51	.00	12.51	20245176	05/07/2024
		9740686534	0444151800	POOL	1	05/02/2024	13.29	.00	13.29	20245180	05/07/2024
		9914607095	0143107540	STREET LIGHTS	1	04/26/2024	398.49	.00	398.49	20245153	05/06/2024
Total 1718:							11,632.91	.00	11,632.91		
1803	ORKIN, INC.	QUARTERLY	0140608750	PEST CONTROL	1	05/01/2024	163.99	.00	163.99	45296	05/09/2024
Total 1803:							163.99	.00	163.99		
2054	POTESTIO CS	539393C	0243707861	Blade bolt	1	05/01/2024	631.88	.00	631.88	45297	05/09/2024

Vendor Number	Name	Invoice Number	GL Account	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 2054:							631.88	.00	631.88		
2460	LANGSTON CONCRETE	14913	1743107573	Road Base gravel	1	05/06/2024	204.60	.00	204.60	45295	05/09/2024
		14931	0243808090	River Rock	1	05/07/2024	181.50	.00	181.50	45295	05/09/2024
		14932	0243808090	River Rock	1	05/08/2024	2,225.56	.00	2,225.56	45295	05/09/2024
Total 2460:							2,611.66	.00	2,611.66		
2496	TAYLOR MECHANICAL	I240509667	0140608750	Service call/Trip Charge	1	05/09/2024	105.00	.00	105.00	45301	05/09/2024
Total 2496:							105.00	.00	105.00		
2708	Procom, LLC	10820	0444151970	pre-Employment drug testi	1	04/30/2024	194.00	.00	194.00	45298	05/09/2024
		10820	0141501970	pre-Employment drug testi	2	04/30/2024	234.00	.00	234.00	45298	05/09/2024
Total 2708:							428.00	.00	428.00		
3020	Wallace Oil Company	APRIL OIL W	0243707850	Oil	1	04/30/2024	1,531.25	.00	1,531.25	45302	05/09/2024
Total 3020:							1,531.25	.00	1,531.25		
3114	Wyatt Legal Services PLLC	359	0141105300	City Attorney	1	04/30/2024	3,517.25	.00	3,517.25	45303	05/09/2024
Total 3114:							3,517.25	.00	3,517.25		
3156	Republic Services#653	0653-000367	0241503000	Water Treatment Plant - Re	1	04/30/2024	56.00	.00	56.00	20245183	05/08/2024
		0653-000367	0143204100	City Of Florence - Trash Se	1	04/30/2024	9.75	.00	9.75	20245184	05/08/2024
		0653-000368	0143204100	City Of Florence - Trash Se	1	04/30/2024	1,530.45	.00	1,530.45	20245181	05/08/2024
		0653-000368	0143204100	City Of Florence - Trash Se	1	04/30/2024	48.75	.00	48.75	20245182	05/08/2024
Total 3156:							1,644.95	.00	1,644.95		
3192	GTG Tranquility Homes	REFUND-	0234101050	Refund	1	05/07/2024	3.58	.00	3.58	45293	05/09/2024
Total 3192:							3.58	.00	3.58		
Grand Totals:							663,142.35	.00	663,142.35		

---

Vendor Number	Name	Invoice Number	GL Account	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
------------------	------	-------------------	------------	-------------	-----	-----------------	-------------------	--------------------	-----------------	-----------------	---------------------

---

Report Criteria:  
Detail report type printed

---

Report Criteria:  
Detail report type printed

Vendor Number	Name	Invoice Number	GL Account	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
201	ATMOS ENERGY	3016936816	0243607710	Filtration Plant	1	05/16/2024	209.66	.00	209.66	20240516	05/16/2024
		3017912536	0444151900	pool	1	05/13/2024	36.85	.00	36.85	20240516	05/16/2024
Total 201:							246.51	.00	246.51		
323	PITNEY BOWES INC PUR	1024751422	0141503500	LEASING CHARGES	1	05/14/2024	182.58	.00	182.58	20240516	05/16/2024
		3319094535	0141503500	LEASING CHARGES	1	03/28/2024	171.99	.00	171.99	20240516	05/16/2024
Total 323:							354.57	.00	354.57		
861	CIRSA	241200	0141106700	P/C PREMIUM	1	05/10/2024	860.00	.00	860.00	20245245	05/14/2024
		W24368	0143101960	DEDUCTIBLE WC	1	05/10/2024	204.28	.00	204.28	20245246	05/14/2024
Total 861:							1,064.28	.00	1,064.28		
1099	Pitney Bowes Global Finan	3318702134	0141503700	lease	1	05/16/2024	171.99	.00	171.99	20240517	05/16/2024
Total 1099:							171.99	.00	171.99		
1253	AT & T MOBILITY	2872703950	0241505000	Water Tower	1	05/06/2024	84.96	.00	84.96	45306	05/16/2024
Total 1253:							84.96	.00	84.96		
1290	WESTERN STATES FIRE	WSF605387	0140608420	FIRE SPRINKLER INSPE	1	05/15/2024	3,100.00	.00	3,100.00	45315	05/16/2024
Total 1290:							3,100.00	.00	3,100.00		
1693	WAGNER EQUIPMENT C	SVCG16053	0143103500	Servic echarge p03c05830	1	04/30/2024	24.73	.00	24.73	45314	05/16/2024
Total 1693:							24.73	.00	24.73		
1718	BLACK HILLS ENERGY	1645566418	0243557650	2 MG TANK	1	05/08/2024	7.49	.00	7.49	20245236	05/13/2024
		2010553787	0243557693	BULK WATER STATION	1	05/08/2024	187.00	.00	187.00	20245238	05/13/2024
		2273109055	1446602600	CONCESSION STAND	1	05/08/2024	11.73	.00	11.73	20245243	05/13/2024
		4125488554	0243557670	SOUTH PLANT	1	05/08/2024	213.16	.00	213.16	20245239	05/13/2024
		4240921842	0143107540	STREET LIGHTS	1	05/08/2024	942.60	.00	942.60	20245233	05/13/2024
		4388081497	0145207830	SKATE PARK	1	05/08/2024	77.14	.00	77.14	20245240	05/13/2024

Vendor Number	Name	Invoice Number	GL Account	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		4402785897	0140608753	MUNI ANNEX	1	05/08/2024	36.80	.00	36.80	20245235	05/13/2024
		4905461526	0143107540	STREET LIGHTS	1	05/08/2024	1,138.24	.00	1,138.24	20245242	05/13/2024
		5427493790	0145207830	TRIANGLE PARK	1	05/08/2024	2.73	.00	2.73	20245237	05/13/2024
		5509677786	1446602600	WILCOX LIGHTS	1	05/08/2024	6.09	.00	6.09	20245241	05/13/2024
		5796648483	0140608751	MUNI CENTER	1	05/08/2024	2,170.13	.00	2,170.13	20245244	05/13/2024
		6649764712	0243557660	S RESERVOIR PUMP	1	05/08/2024	2.67	.00	2.67	20245231	05/13/2024
		7296507422	0243557690	NEWLIN CABIN	1	05/08/2024	73.39	.00	73.39	20245232	05/13/2024
		7723236321	0243557675	NEW SOUTH PLANT	1	05/08/2024	8,848.32	.00	8,848.32	20245234	05/13/2024
Total 1718:							13,717.49	.00	13,717.49		
1805	ACORN PETROLEUM	APRIL GASO	0142104000	GASOLINE Police	1	05/16/2024	2,365.43	.00	2,365.43	45305	05/16/2024
		APRIL GASO	0143104000	GASOLINE - Streets	2	05/16/2024	1,588.21	.00	1,588.21	45305	05/16/2024
		APRIL GASO	0144204000	GASOLINE - Cemetery	3	05/16/2024	173.32	.00	173.32	45305	05/16/2024
		APRIL GASO	0145203900	GASOLINE - Parks	4	05/16/2024	101.21	.00	101.21	45305	05/16/2024
		APRIL GASO	0243707850	GASOLINE - Water	5	05/16/2024	808.13	.00	808.13	45305	05/16/2024
Total 1805:							5,036.30	.00	5,036.30		
1927	HEATING & PLUMBING E	1192	0140608420	Prevention	1	05/10/2024	306.50	.00	306.50	45310	05/16/2024
Total 1927:							306.50	.00	306.50		
1958	XEROX CORP	021326997	0241503700	water Dept	1	05/04/2024	23.70	.00	23.70	45316	05/16/2024
Total 1958:							23.70	.00	23.70		
1965	PRAIRIE MOUNTAIN medi	381808	0141107300	LEGAL PUBLICATIONS	1	04/30/2024	780.00	.00	780.00	45311	05/16/2024
Total 1965:							780.00	.00	780.00		
2104	UMB Card Services	BARTH APRI	0142107410	Class for records	1	04/01/2024	159.00	.00	159.00	45313	05/16/2024
		BARTH APRI	0142103100	Certified postage	2	04/01/2024	5.10	.00	5.10	45313	05/16/2024
		BARTH APRI	0142103100	Detective software	3	04/01/2024	125.00	.00	125.00	45313	05/16/2024
		BARTH APRI	0146008030	4th of july	4	04/01/2024	115.48	.00	115.48	45313	05/16/2024
		BARTH APRI	0146008030	july 4th	5	04/01/2024	19.96	.00	19.96	45313	05/16/2024
		BARTH APRI	0142103100	Dispatch appreciation	6	04/01/2024	140.00	.00	140.00	45313	05/16/2024
		BARTH APRI	0142103100	Cetified postage	7	04/01/2024	10.10	.00	10.10	45313	05/16/2024
		BARTH APRI	0142107410	evidence training	8	04/01/2024	355.00	.00	355.00	45313	05/16/2024
		COBLER AP	0241505000	bulks tation internet	1	04/01/2024	119.98	.00	119.98	45313	05/16/2024

Vendor Number	Name	Invoice Number	GL Account	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		COBLER AP 0141505050		adobe subscription	2	04/01/2024	29.99	.00	29.99	45313	05/16/2024
		ELSTUN AP 0146008030		bungee cord and supplis	1	04/01/2024	49.98	.00	49.98	45313	05/16/2024
		ELSTUN AP 0444152300		Turnbuckle	2	04/01/2024	37.45	.00	37.45	45313	05/16/2024
		ELSTUN AP 0444152300		POly sealant	3	04/01/2024	10.99	.00	10.99	45313	05/16/2024
		ELSTUN AP 0144207740		trees	4	04/01/2024	1,253.46	.00	1,253.46	45313	05/16/2024
		ELSTUN AP 0145207810		tree supplies	5	04/01/2024	1,253.46	.00	1,253.46	45313	05/16/2024
		EVANS APRI 0142104600		brakes and lug nuts	1	04/01/2024	355.75	.00	355.75	45313	05/16/2024
		EVANS APRI 0143104500		nozzels	2	04/01/2024	61.48	.00	61.48	45313	05/16/2024
		EVANS APRI 0143104500		air filter credit	3	04/01/2024	29.97-	.00	29.97-	45313	05/16/2024
		EVANS APRI 0144204500		epoxy	4	04/01/2024	23.99	.00	23.99	45313	05/16/2024
		EVANS APRI 0144204500		hinge pin lkit	5	04/01/2024	33.40	.00	33.40	45313	05/16/2024
		EVANS APRI 0143104500		air filters	6	04/01/2024	56.08	.00	56.08	45313	05/16/2024
		EVANS APRI 0143104500		air filter	7	04/01/2024	13.99	.00	13.99	45313	05/16/2024
		EVANS APRI 0143104500		grease	8	04/01/2024	50.94	.00	50.94	45313	05/16/2024
		EVANS APRI 0143104500		grease	9	04/01/2024	203.76	.00	203.76	45313	05/16/2024
		EVANS APRI 0143104500		drin valve	10	04/01/2024	117.99	.00	117.99	45313	05/16/2024
		EVANS APRI 0143104500		mirror	11	04/01/2024	110.94	.00	110.94	45313	05/16/2024
		EVANS APRI 0143104500		semi tires	12	04/01/2024	2,134.04	.00	2,134.04	45313	05/16/2024
		EVANS APRI 0143104500		starter rope	13	04/01/2024	79.80	.00	79.80	45313	05/16/2024
		EVANS APRI 0143104500		Wheel nut	14	04/01/2024	8.10	.00	8.10	45313	05/16/2024
		EVANS APRI 0143104500		valve dash control	15	04/01/2024	172.89	.00	172.89	45313	05/16/2024
		EVANS APRI 0143104500		engine housing	16	04/01/2024	105.04	.00	105.04	45313	05/16/2024
		EVANS APRI 0143104500		air valve	17	04/01/2024	19.76	.00	19.76	45313	05/16/2024
		EVANS APRI 0143104500		diesel	18	04/01/2024	17.98	.00	17.98	45313	05/16/2024
		EVANS APRI 0142104600		fuel pump module	19	04/01/2024	578.20	.00	578.20	45313	05/16/2024
		EVANS APRI 0143104500		semi tires	20	04/01/2024	1,397.17	.00	1,397.17	45313	05/16/2024
		EVANS APRI 0143104500		Convex mirror	21	04/01/2024	15.99	.00	15.99	45313	05/16/2024
		EVANS APRI 0143104500		diesel white	22	04/01/2024	14.42	.00	14.42	45313	05/16/2024
		EVANS APRI 0143104500		towels tissue	23	04/01/2024	29.98	.00	29.98	45313	05/16/2024
		EVANS APRI 0143104500		battery tender	24	04/01/2024	219.46	.00	219.46	45313	05/16/2024
		EVANS APRI 0143104500		brake pads	25	04/01/2024	91.66	.00	91.66	45313	05/16/2024
		EVANS APRI 0143104500		brake clean	26	04/01/2024	83.76	.00	83.76	45313	05/16/2024
		GLEN APRIL 0142104600		Car wash	1	04/01/2024	6.25	.00	6.25	45313	05/16/2024
		GLEN APRIL 0142103100		velcro	2	04/01/2024	27.98	.00	27.98	45313	05/16/2024
		GLEN APRIL 0142104600		Car wash	3	04/01/2024	4.00	.00	4.00	45313	05/16/2024
		HARRIS AP 0444151700		Chemicals forpool	1	04/01/2024	593.94	.00	593.94	45313	05/16/2024
		HARRIS AP 0146008030		4th of July chili cookoff	2	04/01/2024	201.77	.00	201.77	45313	05/16/2024
		HARRIS AP 0444151700		POol chemical test strips	3	04/01/2024	197.90	.00	197.90	45313	05/16/2024
		HARRIS AP 0243707845		office chair	4	04/01/2024	179.99	.00	179.99	45313	05/16/2024
		HARRIS AP 0243707845		blue ink pens	5	04/01/2024	6.99	.00	6.99	45313	05/16/2024

Vendor Number	Name	Invoice Number	GL Account	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		HARRIS AP 0243707845		Pens for SWTP	6	04/01/2024	56.49	.00	56.49	45313	05/16/2024
		HUMPHREY 0142104600		Car wash	1	04/01/2024	3.25	.00	3.25	45313	05/16/2024
		HUMPHREY 0142104600		Car wash	2	04/01/2024	4.75	.00	4.75	45313	05/16/2024
		HUPPE APRI 0140608752		toilet seat seal	1	04/01/2024	15.99	.00	15.99	45313	05/16/2024
		HUPPE APRI 0141502300		drug testing	2	04/01/2024	153.00	.00	153.00	45313	05/16/2024
		HUPPE APRI 0444152300		POol certification	3	04/01/2024	200.00	.00	200.00	45313	05/16/2024
		HUPPE APRI 0140608754		janitor supplies	4	04/01/2024	62.97	.00	62.97	45313	05/16/2024
		HUPPE APRI 0141503000		amazon tax	5	04/01/2024	5.26	.00	5.26	45313	05/16/2024
		HUPPE APRI 0141503000		shred service	6	04/01/2024	70.07	.00	70.07	45313	05/16/2024
		HUPPE APRI 0136001000		leslie wood card purchase-	7	04/01/2024	10.81	.00	10.81	45313	05/16/2024
		HUPPE APRI 0136001000		leslie wood card purchase-	8	04/01/2024	21.41	.00	21.41	45313	05/16/2024
		HUPPE APRI 0136001000		leslie wood card purchase-	9	04/01/2024	19.99	.00	19.99	45313	05/16/2024
		HUPPE APRI 0136001000		leslie wood card purchase-	10	04/01/2024	10.81	.00	10.81	45313	05/16/2024
		HUPPE APRI 0136001000		leslie wood card purchase-	11	04/01/2024	48.47	.00	48.47	45313	05/16/2024
		HUPPE APRI 0136001000		leslie wood card purchase-	12	04/01/2024	8.70	.00	8.70	45313	05/16/2024
		HUPPE APRI 0141505050		newspaper subscription	13	04/01/2024	6.00	.00	6.00	45313	05/16/2024
		HUPPE APRI 0141505900		Clerk membership	14	04/01/2024	137.38	.00	137.38	45313	05/16/2024
		HUPPE APRI 0141503000		background check	15	04/01/2024	6.00	.00	6.00	45313	05/16/2024
		HUPPE APRI 0141502300		backgroun check	16	04/01/2024	6.00	.00	6.00	45313	05/16/2024
		HUPPE APRI 0141502300		background check	17	04/01/2024	6.00	.00	6.00	45313	05/16/2024
		HUPPE APRI 0141503000		birthday cards	18	04/01/2024	9.71	.00	9.71	45313	05/16/2024
		HUPPE APRI 0141503000		birthday giftcards	19	04/01/2024	83.00	.00	83.00	45313	05/16/2024
		HUPPE APRI 0141107300		lamination ublic notice po	20	04/01/2024	64.60	.00	64.60	45313	05/16/2024
		HUPPE APRI 0140608754		janitorial supplies	21	04/01/2024	183.62	.00	183.62	45313	05/16/2024
		HUPPE APRI 0141503000		birthday giftcards	22	04/01/2024	60.00	.00	60.00	45313	05/16/2024
		INGLE APRIL 0142104600		Car wash	1	04/01/2024	3.75	.00	3.75	45313	05/16/2024
		INGLE APRIL 0142104600		Car wash	2	04/01/2024	6.00	.00	6.00	45313	05/16/2024
		INGLE APRIL 0142103100		POstage certified	3	04/01/2024	7.40	.00	7.40	45313	05/16/2024
		JACKSON A 0243607731		batteries for bar screen	1	04/01/2024	24.14	.00	24.14	45313	05/16/2024
		JACKSON A 0243807910		bFA rebuild kit	2	04/01/2024	211.27	.00	211.27	45313	05/16/2024
		JACKSON A 0243707800		Class a cert test for DK	3	04/01/2024	104.00	.00	104.00	45313	05/16/2024
		JACKSON A 0243807910		bfa rebuild kit	4	04/01/2024	146.01	.00	146.01	45313	05/16/2024
		JACKSON A 0243607731		blades for saw	5	04/01/2024	10.99	.00	10.99	45313	05/16/2024
		JACKSON A 0243807910		refund for parts	6	04/01/2024	6.00-	.00	6.00-	45313	05/16/2024
		JACKSON A 0243707845		Chains bar oil for saws	7	04/01/2024	28.97	.00	28.97	45313	05/16/2024
		JACKSON A 0243707845		fertilizer for plant	8	04/01/2024	55.98	.00	55.98	45313	05/16/2024
		JACKSON A 0444151700		refund for parts	9	04/01/2024	1,364.45-	.00	1,364.45-	45313	05/16/2024
		JACKSON A 0243707845		hardware for plant	10	04/01/2024	2.58	.00	2.58	45313	05/16/2024
		JACKSON A 0243707845		hardware not at plant	11	04/01/2024	6.88	.00	6.88	45313	05/16/2024
		KELSO APRI 0144203500		Pipe parts & rake	1	04/01/2024	81.21	.00	81.21	45313	05/16/2024

Vendor Number	Name	Invoice Number	GL Account	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		KELSO APRI 0144207750		sprinklersystem parts	2	04/01/2024	23.10	.00	23.10	45313	05/16/2024
		KELSO APRI 0144207750		sprinkler system parts	3	04/01/2024	106.16	.00	106.16	45313	05/16/2024
		KELSO APRI 0144207750		sprinkler system parts	4	04/01/2024	96.48	.00	96.48	45313	05/16/2024
		KELSO APRI 0144207750		sprinkler system parts	5	04/01/2024	137.34	.00	137.34	45313	05/16/2024
		KELSO APRI 0144204500		sprinkler system parts	6	04/01/2024	34.66	.00	34.66	45313	05/16/2024
		KELSO APRI 0144204500		Couplings	7	04/01/2024	28.96	.00	28.96	45313	05/16/2024
		KELSO APRI 0144204500		tire repair kit for mower	8	04/01/2024	26.78	.00	26.78	45313	05/16/2024
		KLINE APRIL 0142104600		Car wash	1	04/01/2024	5.50	.00	5.50	45313	05/16/2024
		LANCASTER 0249509020		air filter for tamper	1	04/01/2024	15.97	.00	15.97	45313	05/16/2024
		LANCASTER 1743107565		tie wire and gas nozzle	2	04/01/2024	88.91	.00	88.91	45313	05/16/2024
		LANCASTER 0243707855		Gloves, vests, eye protecti	3	04/01/2024	1,576.98	.00	1,576.98	45313	05/16/2024
		LANCASTER 1743107565		Cleaning supplies	4	04/01/2024	69.95	.00	69.95	45313	05/16/2024
		LANCASTER 1743107565		lunch for crew	5	04/01/2024	152.80	.00	152.80	45313	05/16/2024
		LANCASTER 0249509020		Shovels	6	04/01/2024	60.98	.00	60.98	45313	05/16/2024
		LANCASTER 0143104000		White diesel for asphalt	7	04/01/2024	16.44	.00	16.44	45313	05/16/2024
		LANCASTER 0249509020		Shovels	8	04/01/2024	279.88	.00	279.88	45313	05/16/2024
		LANCASTER 0146008030		july 4 supplies	9	04/01/2024	302.58	.00	302.58	45313	05/16/2024
		MARTINEZ A 0143103500		trash bags, stain	1	04/01/2024	32.98	.00	32.98	45313	05/16/2024
		NASTA APRI 0141305700		City/city/county meeting	1	04/01/2024	208.80	.00	208.80	45313	05/16/2024
		NASTA APRI 0146008030		ice for chili cookoff	2	04/01/2024	7.50	.00	7.50	45313	05/16/2024
		NASTA APRI 0141306000		adobe subscriptio	3	04/01/2024	19.99	.00	19.99	45313	05/16/2024
		RUDNIK AP 0142104600		Car wash	1	04/01/2024	5.00	.00	5.00	45313	05/16/2024
		RUDNIK AP 0142104600		Car wash	2	04/01/2024	4.50	.00	4.50	45313	05/16/2024
		SMITH APRI 0145204560		Pvc parts	1	04/01/2024	41.15	.00	41.15	45313	05/16/2024
		SMITH APRI 0145204560		PROflex couplar	2	04/01/2024	22.42	.00	22.42	45313	05/16/2024
		SMITH APRI 0145203800		Pvc parts	3	04/01/2024	5.95	.00	5.95	45313	05/16/2024
		SMITH APRI 0145207720		weed killer	4	04/01/2024	255.00	.00	255.00	45313	05/16/2024
		SMITH APRI 0143103500		2 pitch forks	5	04/01/2024	109.98	.00	109.98	45313	05/16/2024
		SMITH APRI 0444152300		Simple green	6	04/01/2024	16.98	.00	16.98	45313	05/16/2024
		SMITH APRI 0145204560		Plumbing parts	7	04/01/2024	23.36	.00	23.36	45313	05/16/2024
		WERTSBAU 0243607731		unistrut & brackets	1	04/01/2024	77.57	.00	77.57	45313	05/16/2024
		WERTSBAU 0243607731		anchor bolts	2	04/01/2024	36.99	.00	36.99	45313	05/16/2024
		WERTSBAU 0243608000		water tank bracket	3	04/01/2024	250.00	.00	250.00	45313	05/16/2024
		WERTSBAU 0249509019		Cordless chain saw	4	04/01/2024	278.77	.00	278.77	45313	05/16/2024
		WERTSBAU 0243607731		Canal meter board return	5	04/01/2024	38.88	.00	38.88	45313	05/16/2024
		WERTSBAU 0444152200		POol filter parts	6	04/01/2024	405.12	.00	405.12	45313	05/16/2024
		WERTSBAU 0249509019		C clamps	7	04/01/2024	41.74	.00	41.74	45313	05/16/2024
		WERTSBAU 0243607731		Plumbing fittings	8	04/01/2024	9.28	.00	9.28	45313	05/16/2024
		WERTSBAU 0243607731		Plumbing supplies	9	04/01/2024	18.61	.00	18.61	45313	05/16/2024
		WERTSBAU 0243658760		Ph probes for plant	10	04/01/2024	1,235.04	.00	1,235.04	45313	05/16/2024



Vendor Number	Name	Invoice Number	GL Account	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		WERTSBAU	0243658760	Compressor filters	11	04/01/2024	589.80	.00	589.80	45313	05/16/2024
		WINTERS A	0142104600	Car wash	1	04/01/2024	4.75	.00	4.75	45313	05/16/2024
Total 2104:							18,207.01	.00	18,207.01		
2219	CHARTER COMMUNICATI	1726308010	0141505000	CITY HALL	1	05/07/2024	339.93	.00	339.93	20240516	05/16/2024
		1726308010	0142105000	PD PHONES	2	05/07/2024	649.61	.00	649.61	20240516	05/16/2024
		1726308010	0444152000	pool	3	05/07/2024	139.98	.00	139.98	20240516	05/16/2024
		1726308010	0143105000	shop	4	05/07/2024	239.95	.00	239.95	20240516	05/16/2024
Total 2219:							1,369.47	.00	1,369.47		
2413	PITNEY BOWES	STATEMENT	0241503100	RESERVE ACCT 3258608	1	04/19/2024	610.92	.00	610.92	20240516	05/16/2024
Total 2413:							610.92	.00	610.92		
2467	Century Link	300805105 0	0241505000	SOUTH PLANT fax	1	05/08/2024	171.20	.00	171.20	20240516	05/16/2024
		334006856 5	0241505000	SOUTH PLANT	1	05/16/2024	116.13	.00	116.13	20240516	05/16/2024
Total 2467:							287.33	.00	287.33		
2614	Amnet Inc.	18386	0142105050	pd Tyler Set up	1	04/30/2024	5,040.00	.00	5,040.00	20245248	05/14/2024
		18390	0142105050	IT after hours billing	1	05/10/2024	472.50	.00	472.50	20245247	05/14/2024
		18397	0141505600	admin	1	05/16/2024	809.09	.00	809.09	20240516	05/16/2024
		18397	0141506600	admin cybersecurity monthl	2	05/16/2024	323.45	.00	323.45	20240516	05/16/2024
		18397	0141505600	court	3	05/16/2024	115.28	.00	115.28	20240516	05/16/2024
		18397	0141306000	executive	4	05/16/2024	110.24	.00	110.24	20240516	05/16/2024
		18397	0142106600	police	5	05/16/2024	2,891.24	.00	2,891.24	20240516	05/16/2024
		18397	0142106600	pd cybersecurity monthly	6	05/16/2024	1,000.98	.00	1,000.98	20240516	05/16/2024
		18397	0241506600	water cybersecurity monthl	7	05/16/2024	1,796.57	.00	1,796.57	20240516	05/16/2024
		18397	0142105050	pw	8	05/16/2024	522.69	.00	522.69	20240516	05/16/2024
		18397	0143104550	pw cybersecurity monthly	9	05/16/2024	201.00	.00	201.00	20240516	05/16/2024
		18397	0444152300	pool firewall	10	05/16/2024	200.00	.00	200.00	20240516	05/16/2024
		18397	0241505600	water	11	05/16/2024	3,118.46	.00	3,118.46	20240516	05/16/2024
Total 2614:							16,601.50	.00	16,601.50		
2871	Core & Main	U0770883	0249509043	67 Pipeline Project - Pipe s	1	04/25/2024	11,817.57	.00	11,817.57	45308	05/16/2024
		U789252	0249509043	67 Pipeline Project - Pipe s	1	04/26/2024	1,638.30	.00	1,638.30	45308	05/16/2024
		U815477	0249509043	67 Pipeline Project - Pipe s	1	05/02/2024	128.96	.00	128.96	45308	05/16/2024

Vendor Number	Name	Invoice Number	GL Account	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		U816146	0243807900	Valve Parts	1	05/02/2024	26.52	.00	26.52	45308	05/16/2024
Total 2871:							13,611.35	.00	13,611.35		
3046	Division of Oil and Public S	I-0015114	0140608420	Conveyance Certificate	1	05/15/2024	30.00	.00	30.00	45303	05/15/2024
		I-0015115	0140608420	Conveyance Certificate Ex	1	05/15/2024	100.00	.00	100.00	45303	05/15/2024
		I-0022480	0140608420	Conveyance Certificate	1	05/15/2024	30.00	.00	30.00	45303	05/15/2024
Total 3046:							160.00	.00	160.00		
3051	CivicPlus, LLC	303911	0141107310	Municode Full service code	1	05/01/2024	1,140.00	.00	1,140.00	45307	05/16/2024
Total 3051:							1,140.00	.00	1,140.00		
3092	ABM Tree Service	01309	0145204581	Pioneer Park Branch Clean	1	05/15/2024	450.00	.00	450.00	45304	05/16/2024
Total 3092:							450.00	.00	450.00		
3115	Rocco F. Meconi, PC	APRIL 2024	0141203700	April 2024 Prosecutor	1	04/30/2024	868.50	.00	868.50	45312	05/16/2024
Total 3115:							868.50	.00	868.50		
3193	Haleigh Leibel	7	0141503000	Cookies for CML District M	1	05/16/2024	84.00	.00	84.00	45309	05/16/2024
Total 3193:							84.00	.00	84.00		
Grand Totals:							78,301.11	.00	78,301.11		

Report Criteria:  
 Detail report type printed

## **COUNCIL ACTION FORM**

**MEETING DATE:** MAY 20, 2024

**STAFF CONTACT:** CORTLYNE HUPPE, CITY CLERK

---

**Agenda Item:** Consider approving the annual liquor license renewal of the Loaf 'N Jug #750076

**Department:** Administration

---

**Staff Recommendation:**

Approve the annual liquor license renewal for the Loaf 'N Jug #750076

**Background/Description of Item:**

The Loaf 'N Jug #750076 is located at 506 East Main Street. The applicant has submitted all required renewal documentation.

**Financial Impact:**

The City fee for this application was \$103.75

**Suggested Motion:**

Approve the annual liquor license renewal for the Loaf 'N Jug #750076

# COUNCIL ACTION FORM

**MEETING DATE:** MAY 20, 2024

**STAFF CONTACT:** CORTLYNE HUPPE, CITY CLERK

---

**Agenda Item:** Special Events Permit for the City of Florence

**Department:** Administration

---

**Staff Recommendation:**

Approve the Special Events Permit for the City of Florence as presented.

**Background/Description of Item:**

The City of Florence requests a Special Events Permit for its Colorado Municipal League (CML) Spring District 13 Meeting and July 4<sup>th</sup> Festival. The events are proposed to take place on/at:

- CML Spring District 13 Meeting, May 23, 2024, at City Hall from 3:00 PM – 8:00 PM
- July 4<sup>th</sup> Festival, July 4, 2024, at Pioneer Park from 6:00 AM – 7:00 PM

The City of Florence is well within its annual permitted dates, and with the City Council's approval the total dates requested would 2 out of 15.

With the Council's approval, this item is ready to be sent to the Department of Revenue Liquor Enforcement Division.

**Financial Impact:**

The City fee for this application is \$0.

**Attachments:**

- Special Events Permit Application
- Proposed Liquor Boundary/Maps

**Suggested Motion:**

Approve the Special Events Permit for the City of Florence as presented.

# Application for a Special Events Permit

Liquor Permit Number (Do Not Fill Out)

In order to qualify for a Special Events Permit, You **Must Be a Qualifying Organization Per 44-5-102 C.R.S. and One of the Following (See back for details.)**

- Social       Athletic       Philanthropic Institution  
 Fraternal       Chartered Branch, Lodge or Chapter       Political Candidate  
 Patriotic       National Organization or Society       Municipality Owned Arts Facilities  
 Political       Religious Institution

**LIAB      Type of Special Event Applicant is Applying for:**

- 2110       Malt, Vinous And Spirituous Liquor      \$25.00 Per Day  
2170       Fermented Malt Beverage      \$10.00 Per Day

Name of Applicant Organization or Political Candidate      State Sales Tax Number (Required)

City of Florence	
------------------	--

Mailing Address of Organization or Political Candidate  
600 W 3rd Street

City	State	ZIP Code
Florence	CO	81226

Address of Place to Have Special Event  
City Hall & Pioneer Park

City	State	ZIP Code
Florence	CO	81226

Authorized Representative of Qualifying Organization or Political Candidate  
Rudl Mergelman

Date of Birth (MM/DD/YY)	Phone Number
	719-784-4848

Authorized Representative's Mailing Address (if different than address provided in Question 2.)  
600 W 3rd Street

City	State	ZIP Code
Florence	CO	81226

Event Manager

Cortlyne Huppe

Date of Birth (MM/DD/YY)

Phone Number

719-784-4848

Event Manager Home Address

City

State

ZIP Code

Florence

CO

81226

Email Address of Event Manager

cortlyne.huppe@florencecolorado.org

1. Is the place to have the Special Event located on State-owned property?

Yes  No

2. Has Applicant Organization or Political Candidate been issued a Special Event Permit this Calendar Year?

No  Yes, How many days?

3. Is the premises for which your event is to be held currently licensed under the Colorado Liquor or Beer codes?

No  Yes, License Number

4. Does the Applicant Have Possession or Written Permission for the Use of The Premises to be Licensed?

Yes  No

List Below the Exact Date(s) for Which Application is Being Made for Permit

Date		Date	
May 23, 2024 @ City Hall		July 4, 2024 @ Pioneer Park	
From:	To:	From:	To:
3 PM	8 PM	6 AM	7 PM

Date		Date	
From:	To:	From:	To:

Date		Date	
From:	To:	From:	To:

Date		Date	
From:	To:	From:	To:

Date		Date	
From:	To:	From:	To:

Date		Date	
From:	To:	From:	To:

Date		Date	
From:	To:	From:	To:

Date		Date	
From:	To:	From:	To:

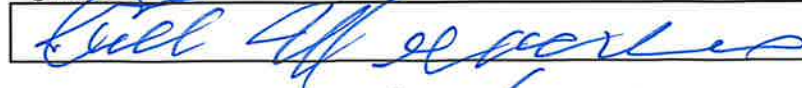
## Oath of Applicant

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Title

Rudl Mergelman

Signature



Date (MM/DD/YY)

05/15/2024

### Report and Approval of Local Licensing Authority (City or County)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 44, Article 5, C.R.S., as amended.

**Therefore, this Application is Approved.**

Local Licensing Authority (City or County)

City of Florence

City  County

Telephone Number of City/County Clerk

719-784-4848

Title

Mayor

Signature

Date (MM/DD/YY)

**Do Not Write in this Space - For Department of Revenue Use Only**

### Liability Information

License Account Number

Liability Date

State

Total

-750 (999) \$  .00



# CML Spring District 13 Meeting

## May 23, 2024, at City Hall



— Proposed Liquor Boundary



# City of Florence July 4th Festival

## July 4, 2024, at Pioneer Park



— Proposed Liquor Boundary

# COUNCIL ACTION FORM

MEETING DATE: MAY 20, 2024

STAFF REPORT: ASHLEY FOX, PLANNING DIRECTOR

---

**Agenda Item:** Consider approving the second reading of Ordinance No. 6 - 2024, an Ordinance approving the re-zoning of Lot 2, Homestead Hills Subdivision Filing No. 1 from C – General Commercial to R-3 High Density Residential Zone District

**Department:** Planning

---

## **Background / Description of Item:**

Rezone request is for property located at 4540 State Highway 67 and legally known as Lot 2, Homestead Hills Filing No. 1. The current structure, built in the early 1990s, was originally a Super 8 Motel, which did serve the community for several years. The applicant, Justin Shae and owner of the building, now called the Florence Inn, has requested the zone change to provide affordable housing for the area.

The first reading of Ordinance 6-2024 passed with a 5 - 0 vote on May 6, 2024. The Ordinance was published in full in The Cañon City Daily Record on May 9, 2024.

## **Staff Comments:**

- The adjacent properties along State Highway 67 are Planned Unit Development, Commercial or Residential.
- Per Municipal Code - R-3 – High Density Residential is comprised of residential areas primarily intended for residential development containing five (5) or more units per structure.
- A new CDOT access permit for the Florence Inn has been approved.
- Hydraulic calculations and analysis of the sprinkler system for the building have been conducted and do meet current building code standards.
- The fire detection monitoring system has been inspected and is functioning. Florence Fire Protection District has approved the system.
- The Planning Commission held a Public Hearing on December 21, 2023 and then on January 18, 2024 voted unanimously to recommend to City Council that the subject property be re-zoned to R-3 High Density Residential based on the proposed rezoning is necessary in order to provide land for a community related use which was not anticipated at the time of the adoption of the City's comprehensive plan, and that such rezoning will be consistent with the policies and goals of the comprehensive plan.

## **Attachments included:**

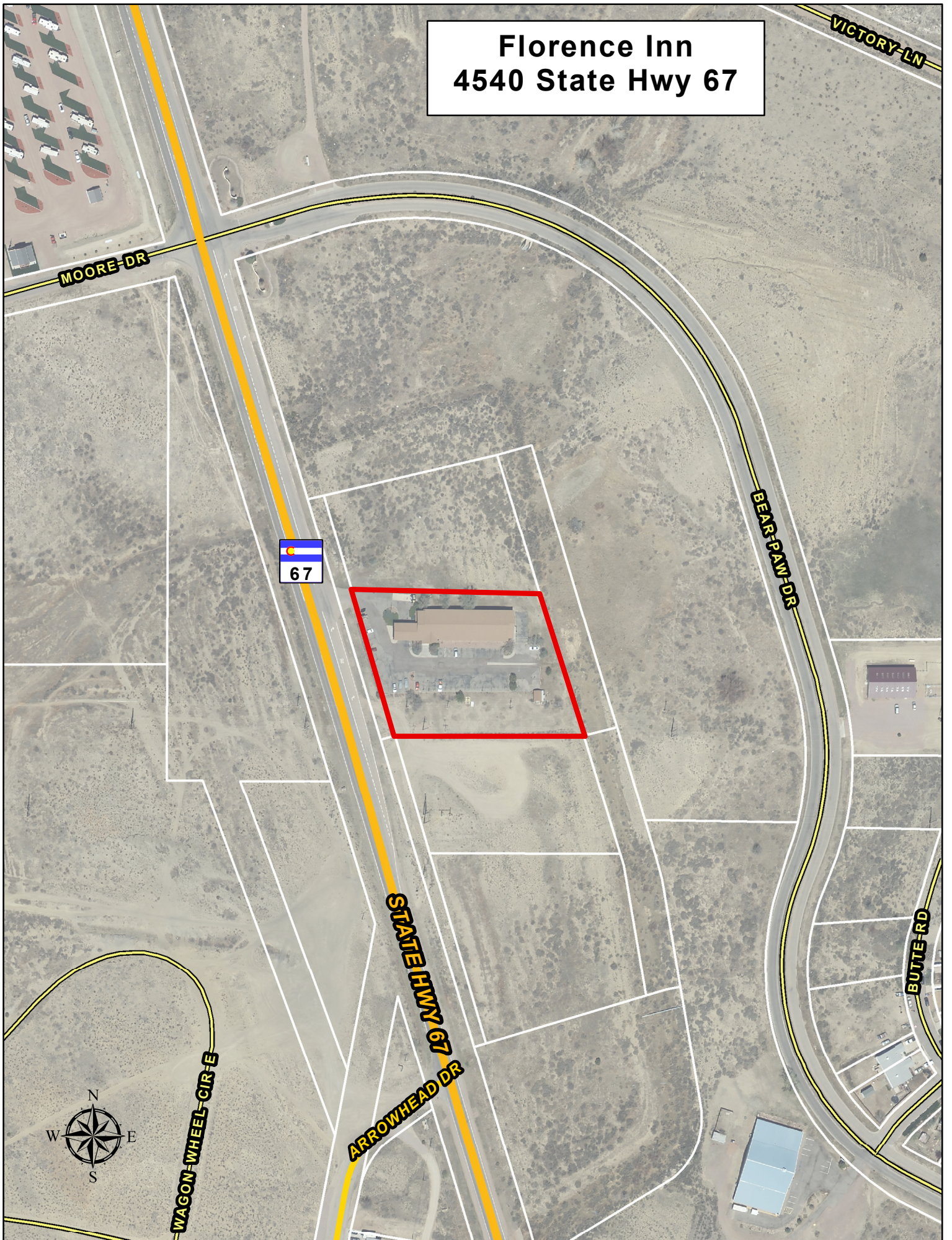
- Overview Map
- Ordinance No. 6 - 2024

## **Suggested Motions:**

Approve the second reading of Ordinance No. 6 - 2024, an ordinance approving the re-zoning of Lot 2, Homestead Hills Subdivision Filing No. 1 from C – General Commercial to R-3 High Density Residential Zone District.



Florence Inn  
4540 State Hwy 67





**ORDINANCE NO. 6 - 2024**

**An Ordinance Approving Re-Zoning of Lot 2, Homestead Hills Filing No. 1  
From C – General Commercial to R-3 – High Density Residential**

**WHEREAS**, the City Council of the City of Florence, Colorado, pursuant to Colorado statute and the Florence Municipal Code, is vested with the authority of administering the affairs of the City of Florence, Colorado; and

**WHEREAS**, Florence Inn LLC, being the sole owner of all of the subject property; and

**WHEREAS**, The owner submitted the proper application and paid the appropriate fee to request re-zoning of the subject lot in the platted Homestead Hills Subdivision Filing No. 1 pursuant to Title 17 of the Florence Municipal Code; and

**WHEREAS**, a public hearing was held, after proper notice was published, posted, and mailed, before the Florence Planning Commission pursuant to Florence Municipal Code Section 17.76 on Thursday, December 21, 2023. Florence Planning Commission on January 18, 2024, by unanimous vote, recommended to the City Council that the said property be re-zoned to the R-3 High Density Residential Zone District, finding that the proposed rezoning is necessary in order to provide land for a community related use which was not anticipated at the time of the adoption of the City's comprehensive plan, and that such rezoning will be consistent with the policies and goals of the comprehensive plan.

NOW, THEREFORE, BE IT ORDAINED BY THE FLORENCE CITY COUNCIL AS FOLLOWS:

1. The land described in the title statement of this Ordinance is hereby re-zoned to the R-3 High Density Residential Zone District.
2. The zoning map of the City of Florence shall be amended to reflect the above zone designation.

**INTRODUCED AS AN ORDINANCE, PASSED ON ITS FIRST READING, ASSIGNED AN ORDINANCE NUMBER AND ORDERED TO BE PUBLISHED IN *THE DAILY RECORD*, THE CITY'S OFFICIAL NEWSPAPER ON THIS 6TH DAY OF MAY, 2024.**

**ATTEST:**

**CITY OF FLORENCE, COLORADO**

\_\_\_\_\_  
Cortlyne Huppe, City Clerk

BY: \_\_\_\_\_  
Steve Wolfe, Mayor

Ordinance published in full on May 9, 2024 in the *Daily Record*

Passed and adopted on its second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**ATTEST:**

**CITY OF FLORENCE, COLORADO**

\_\_\_\_\_  
Cortlyne Huppe, City Clerk

BY: \_\_\_\_\_  
Steve Wolfe, Mayor

Ordinance published by title, on \_\_\_\_\_, 2024 in the *Daily Record*



# CITY OF FLORENCE

600 West 3<sup>rd</sup> Street  
Florence, Colorado 81226  
(719) 784-4848  
cityofflorence@florencecolorado.org  
www.florencecolorado.org

## City Manager Report

May 03, 2024 – May 16, 2024

### Meetings with agencies, boards, and committees:

- ***Bighorn Roundtable – May 07, 2024***
  - Met with representatives from various Fremont organizations to discuss the organization of the Bighorn Roundtable group and future recreation funding opportunities.

### Internal Meetings/Discussion/Projects

- Staff is collecting 2024 applications for outside agency funding requests. Applications for 2024 funding will be accepted through June 13, 2024.
- The City of Florence is finalizing details on a new system that will greatly enhance our ability to efficiently communicate with citizens and broaden its current options and reach for doing so. It is anticipated that we will be providing all details, including how to sign up, by the end of May.
- The City of Florence has started the process of reviewing website content in preparation for compliance with upcoming legislation regarding ADA accessibility requirements. One of the requirements of this legislation is that all items and documents on the City's website will need to become fully ADA accessible. This includes both items currently posted to the City's website and any items which may be posted in the future. The City remains committed to providing citizens with transparency and access to all information. In order to honor this commitment while still being cognizant of the administrative burden this compliance creates, we are reviewing where redundancies in document posting may exist and plan on discontinuing the current practice of redundant document posting in the near future. This does ***not*** mean the City will discontinue posting any of the information that is currently posted; rather, the City will only be posting the majority of items in one location on the website.