



FLORENCE CITY COUNCIL
Regular Meeting Agenda
Monday, October 5, 2026, 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) PRESENTATIONS

- a) Domestic Violence Awareness Month Proclamation

4) PUBLIC COMMENTS

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

5) CONSENT AGENDA

- a) Consider approving the minutes as written for the Regular City Council Meeting on September 21, 2026
- b) Consider approving City expenditures prepared on September 23, 2026, in the amount of \$334,487.85, on September 30, 2026, in the amount of \$174,248.07.
- c) Consider approving the Temporary Use Permit for the Florence Chamber of Commerce's Halloween Parade
- d) Consider awarding a contract for the street renovation of Sunnyside Street
- e) Consider authorizing the City Manager to enter into a contract with Spradley Bar Chevrolet, Inc. for the purchase of one (1) water department vehicle
- f) Consider authorizing the City Manager to enter into a contract with Daniels Long Chevrolet for the purchase of two (2) police vehicles

6) NEW BUSINESS

- a) Consider approving Resolution No. 9 – 2026, a Resolution establishing expedited review policies for affordable housing project

7) COUNCIL REPORTS

- a) City Council Reports
b) City Manager Report

8) EXECUTIVE SESSION

Pursuant to C.R.S. § 24-6-402(4)(a), (b), and (e), the City Council will convene in Executive Session with the City Attorney, City Manager, and designated staff for the following purposes:

Sumo Golf Course/5201 Gary Player Drive -- Receiving legal advice, determining negotiation positions, and instructing negotiators regarding water rights, municipal utility service and billing, PUD compliance,

and rights-of-way and access matters (C.R.S. § 24-6-402(4)(a), (b), (e)).

9) ADJOURNMENT: Adjournment until the regular City Council Meeting Monday, October 19, 2026.

PROCLAMATION

WHEREAS, 1 in every 4 women, and 1 in every 7 men will experience domestic violence during her/his lifetime;

WHEREAS, approximately 15.5 million children are exposed to domestic violence every year;

WHEREAS, when a family member is abused, it can have long-term damaging effects on the victim that also leave a mark on family, friends, and the community at large;

WHEREAS, the problem of domestic violence is not confined to any group or groups of people, but crosses all economic, racial, gender, educational, religious, and societal barriers, and is sustained by societal indifference;

WHEREAS, the crime of domestic violence violates an individual's privacy, dignity, security, and humanity due to the systematic use of physical, emotional, sexual, psychological, and economic control and/or abuse;

WHEREAS, victims should have help to find the compassion, comfort, and healing they need, and domestic abusers should be punished to the full extent of the law;

WHEREAS, victims of violence should have access to medical and legal services, counseling, emergency and transitional housing, and other supportive services so that they can escape the cycle of abuse;

WHEREAS, important partnerships have been formed among criminal and juvenile justice agencies, healthcare providers, allied professionals, and victim services to assist victims of domestic violence and their families;

WHEREAS, we dedicate ourselves to protecting vulnerable members of our community;

WHEREAS, Florence has a moral obligation to work to prevent domestic violence, address its brutal and destructive effects, and make ending domestic violence a local priority;

NOW, THEREFORE BE IT RESOLVED, that the Florence City Council Members do hereby proclaim the month of October as

Domestic Violence Awareness Month

and urge all citizens to actively support Family Crisis Services' work towards the elimination of domestic violence.

In witness whereof, I have hereunto set my hand and caused the Seal of the City of Florence, Colorado to be affixed this 5th day of October, 2026.

(SEAL)

CITY OF FLORENCE, COLORADO

Steve Wolfe, Mayor

Attest:

Cortlyne Huppe, City Clerk



FLORENCE CITY COUNCIL
Regular Meeting Agenda
Monday, September 21, 2026, 6:30 PM

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1) CALL TO ORDER & PLEDGE OF ALLEGIANCE

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

Mayor Wolfe called the meeting to order at 6:32 p.m. with the Pledge of Allegiance.

2) ROLL CALL:

Mayor Wolfe	Present
Councilman Vanhoutan	Present
Councilman Stiefel	Present
Councilwoman Stone	Present
Councilman Mergelman	Present
Councilwoman Gardner	Present
Councilwoman MacKinnon	Present

OTHERS PRESENT: City Clerk Cortlyne Huppe, City Manager Lori Cobler, City Attorney Dan Findlay, Water Superintendent Brandon Harris, Water Consultant Tom Piltingsrud, and Chief of Police Sean Humphrey.

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).

Keith Shaw- 507 N Pikes Peak

Referenced a potential past civil dispute on property access near his property. Sought clarification on the accessibility, and property ownership versus easement access.

Dale Paris- 511 N Pikes Peak

Disputed Mr. Shaw's public comment and quoted dangerous terrain on his property leaving him potentially liable. He referenced and questioned past City communications.

Tyler Kurelich-

Implied domestic terrorism and organized crime was happening within the City of Florence. He requested an end to the corruption and would be taking action against the City and State.

Adria Cipra- Recyclops

Represented Recyclops and the free recycling service to the citizens of Florence. Recyclops was looking to establish the program using local hired talent and collaborate with the City regarding program opportunities.

4) CONSENT AGENDA

- a) Consider approving the minutes as written for the Regular City Council Meeting on September 8, 2026
- b) Consider approving City expenditures prepared on September 10, 2026, in the amount of \$50,343.69, on September 16, 2026, in the amount of \$102,522.35
- c) Consider authorization to enter into a multi-year contract for SAFE Evidence Management System.

- d) Consider approving the Special Events Permit for the Florence Elks Lodge #611
- e) Consider approving the Temporary Use Permit for the Florene Pioneer Museum
- f) Consider awarding a contract for the Water Department's Wireless Network Infrastructure Upgrade
- g) Consider authorizing the Mayor to enter into an Intergovernmental Agreement related to the School Resource Officer program with Fremont RE-2 School District
- h) Consider awarding a contract to Craig Addington Construction, Inc. for the Public Works breakroom project

Councilor MacKinnon removed item e from the consent agenda, Councilor Mergelman removed item c from the consent agenda.

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

Mayor Wolfe clarified the financial impact regarding the start-up fee and annual license fee for the evidence management system.

City Attorney clarified this item was presented to council due to the multi-year contractual obligations, even if it was within the City's spending authority.

Councilor Stone motioned to authorize the City Manager to enter into a multi-year contract for a new (R.M.S.) evidence management system for the police department's law enforcement use. Councilor Mergelman seconded. With the Councilmembers voting in favor of the motion, the motion carried.

Councilor Stiefel motioned to approve the Temporary Use Permit for the Florence Pioneer Museum, as presented. Councilor Stone seconded. With the Councilmembers voting in favor of the motion, the motion carried.

5) NEW BUSINESS

- a) Consider adopting Resolution No. 11-2026, a Resolution establishing updated water tap fees and installation charges for the City of Florence, Colorado

Water Consultant Tom Piltingsrud elaborated on the proposed tap fee and tap installation increases. Mr. Piltingsrud referenced and utilized past professional tap fee studies to implement their data and suggestions. The increase in legal and engineering fees were also considered when re-evaluating the rate increase. Past studies did not include projected cost of infrastructure increases; therefore, the proposed rates in Resolution No. 11-2026 are a better representation of the City's water value, and provide a clear, transparent rate increase structure for applicants.

City Manager Cobler highlighted the state-of-the-art facility and unique capabilities of the Florence water system.

Councilor Mergelman confirmed cost comparison to other communities would be ineffective, and the proposed rates are a direct representation of the City's cost to the applicant.

City Attorney Findlay highlighted the automatic rate increase but reminded City Council of the opportunity to reassess the process if reevaluation was needed.

Councilor Stone motioned to adopt Resolution No. 11-2026, a resolution establishing updated water tap fees and installation charges pursuant to FMC § 13.04.330 and authorizing

administrative recording within the consolidated citywide fee schedule pursuant to FMC § 5.01.040.

Seconded by: Councilor MacKinnon

7 Ayes

Motion Passed: 7 – 0

6) COUNCIL REPORTS

a) City Council Reports

Councilor Gardner celebrated a successful Pioneer Day.

Councilor Mergelman attended Mayor's Round Table, Florence Arts Council, County Planning Commission, FEDC, CML District 13 Meeting, and reported the last farmers market date for 2026.

Councilor Stone announced upcoming ribbon cuttings for new businesses, and the recent American discovery trail relay hosted by the John C. Fremont Library.

Councilor MacKinnon attended Pioneer Day and the CML District 13 meeting.

Mayor Wolfe attended the Senior Coffee Chat, Mayors Round Table, Tour de Coal event, and give kudos for the Fall Clean Up week.

b) City Manager Report

City Manager Cobler spoke positively of Pioneer Day. She reported on the ongoing airport project with Fremont County, a new Volunteer Fire Fighter policy, the upcoming Sunny Side bid opening, Langston graded some City roads, Staff will continue the farmers market booth in 2027, code enforcement clean ups, and data from the 2026 Fall Clean Up.

7) **ADJOURNMENT:** Adjournment until the regular City Council Meeting Monday, October 5, 2026.

Councilor Stone motioned to adjourn the meeting. Councilor Gardner seconded. With all of the Councilmembers voting in favor of the motion, the motion carried.
Mayor Wolfe adjourned the City Council Meeting at 7:18 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
861	CIRSA	INV1005030	0141106700	Quarterly invoice	1	09/23/2026	40,101.02	.00	40,101.02	202608140	09/22/2026
		INV1005030	0243706700	Quarterly Invoice	2	09/23/2026	25,713.89	.00	25,713.89	202608140	09/22/2026
		WINV100147	0141101960	Workers comp	1	09/22/2026	31.48	.00	31.48	202608143	09/22/2026
		WINV100147	0141201960	Workers comp	2	09/22/2026	20.03	.00	20.03	202608143	09/22/2026
		WINV100147	0141501960	Workers comp	3	09/22/2026	34.35	.00	34.35	202608143	09/22/2026
		WINV100147	0141501960	Workers comp	4	09/22/2026	111.62	.00	111.62	202608143	09/22/2026
		WINV100147	0142101960	Workers comp	5	09/22/2026	5,087.38	.00	5,087.38	202608143	09/22/2026
		WINV100147	0143101960	Workers comp	6	09/22/2026	5,253.38	.00	5,253.38	202608143	09/22/2026
		WINV100147	0144001960	Workers comp	7	09/22/2026	103.04	.00	103.04	202608143	09/22/2026
		WINV100147	0144201960	Workers comp	8	09/22/2026	993.15	.00	993.15	202608143	09/22/2026
		WINV100147	0145201960	Workers comp	9	09/22/2026	197.48	.00	197.48	202608143	09/22/2026
		WINV100147	0243301960	Workers comp	10	09/22/2026	1,986.29	.00	1,986.29	202608143	09/22/2026
		WINV100147	0444151960	Workers comp	11	09/22/2026	492.28	.00	492.28	202608143	09/22/2026
Total 861:							80,125.39	.00	80,125.39		
916	MARTIN AND WOOD	29209	0243707890	ENG fees	1	08/31/2026	1,569.75	.00	1,569.75	47046	09/23/2026
		29211	0243707890	ENG fees	1	08/31/2026	5,698.00	.00	5,698.00	47046	09/23/2026
		29212	0243707890	ENG fees	1	08/31/2026	3,822.00	.00	3,822.00	47046	09/23/2026
Total 916:							11,089.75	.00	11,089.75		
1212	GOLD BELT TOUR SCENI	694	0146008065	MEMBERSHIP RENEWAL	1	09/23/2026	500.00	.00	500.00	47044	09/23/2026
Total 1212:							500.00	.00	500.00		
1253	AT & T MOBILITY	2872703950	0241505000	Water Tower	1	09/06/2026	90.96	.00	90.96	47035	09/23/2026
Total 1253:							90.96	.00	90.96		
1461	CITY OF CANON CITY	09/18/2026	0141105700	CML District 13 Meeting	1	09/18/2026	30.00	.00	30.00	47038	09/23/2026
Total 1461:							30.00	.00	30.00		
1718	BLACK HILLS ENERGY	0520289929	0143107540	STREET LIGHTS	1	08/31/2026	83.46	.00	83.46	202608099	09/03/2026
		0872425770	0243507640	NEW RAW WATER PUMP	1	09/02/2026	13,605.05	.00	13,605.05	202608109	09/08/2026
		2439373063	0243507600	MINNEQUA CANAL PUMP	1	09/02/2026	8,938.86	.00	8,938.86	202608102	09/08/2026

Vendor Number	Name	Invoice Number	GL Account	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		2985218401	0140608510	CITY SHOP	1	09/02/2026	270.05	.00	270.05	202608104	09/08/2026
		3075375677	0145207830	QUARTZ PARK	1	09/02/2026	21.18	.00	21.18	202608106	09/08/2026
		5372636848	0243507620	W PUMP STATION	1	09/02/2026	406.64	.00	406.64	202608103	09/08/2026
		6887028421	0140608632	North Plant	1	09/02/2026	283.53	.00	283.53	202608101	09/08/2026
		7844257155	0243507650	RIVER Pump	1	09/02/2026	1,825.29	.00	1,825.29	202608105	09/08/2026
		8398746140	0143107540	STREET LIGHTS	1	08/31/2026	8.42	.00	8.42	202608100	09/03/2026
		8763452423	0143107540	STREET LIGHTS	1	08/31/2026	117.12	.00	117.12	202608098	09/03/2026
		8890269732	0145207830	PIONEER PARK	1	09/02/2026	158.80	.00	158.80	202608110	09/08/2026
		9423297176	0145207830	PAVILION	1	09/02/2026	37.43	.00	37.43	202608107	09/08/2026
		9740686534	0444151800	POOL	1	09/02/2026	362.36	.00	362.36	202608108	09/08/2026
Total 1718:							26,118.19	.00	26,118.19		
2052	MARTIN MARIETTA MATE	50412128	1743107573	ASPHALT	1	09/03/2026	440.80	.00	440.80	47047	09/23/2026
Total 2052:							440.80	.00	440.80		
2219	CHARTER COMMUNICATI	115995901 2	0241505600	INTERNET SERVICE and	1	08/21/2026	454.49	.00	454.49	202608094	09/01/2026
Total 2219:							454.49	.00	454.49		
2403	BURT SHEESLEY	09/21/2026	0136001300	DEPOSIT RETURN	1	09/21/2026	100.00	.00	100.00	47037	09/23/2026
Total 2403:							100.00	.00	100.00		
2460	LANGSTON CONCRETE	09/15/2026	0143107530	grading streets	1	09/14/2026	5,000.00	.00	5,000.00	47045	09/23/2026
Total 2460:							5,000.00	.00	5,000.00		
2468	SGS ACCUTEST	5216017735	0243707810	LAB RESULTS	1	09/21/2026	198.00	.00	198.00	47052	09/23/2026
Total 2468:							198.00	.00	198.00		
2614	Amnet Inc.	20016	0141506600	Monthly billing for october	1	09/15/2026	3,775.47	.00	3,775.47	47034	09/23/2026
		20016	0241506600	Monthly billing for october	2	09/15/2026	3,775.47	.00	3,775.47	47034	09/23/2026
		20016	0143104550	Monthly billing for october	3	09/15/2026	3,900.46	.00	3,900.46	47034	09/23/2026
		20016	0142106600	october monthly billing	4	09/15/2026	4,035.34	.00	4,035.34	47034	09/23/2026
		20016	0444152000	october monthly billing	5	09/15/2026	210.00	.00	210.00	47034	09/23/2026

Vendor Number	Name	Invoice Number	GL Account	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 2614:							15,696.74	.00	15,696.74		
2841	Rocky Mtn Fire Extinguishe	I-260381	0243707855	Fire Extinguisher Inspectio	1	04/07/2026	438.50	.00	438.50	47051	09/23/2026
Total 2841:							438.50	.00	438.50		
3110	Old School Concrete & Re	09/21/2026	0142108200	Police Department Officer	1	09/21/2026	3,375.00	.00	3,375.00	47049	09/23/2026
Total 3110:							3,375.00	.00	3,375.00		
3257	Robert S Willett , ESQ	016	0141203700	Sept Prosectuor 2026	1	09/17/2026	487.50	.00	487.50	47050	09/23/2026
Total 3257:							487.50	.00	487.50		
3289	Darren Jones	09/15/2026	0143107565	Denver Street Easement	1	09/15/2026	2,075.00	.00	2,075.00	47041	09/23/2026
		09/21/2026	0142107500	Corner Patch on Main Stre	1	09/21/2026	190.00	.00	190.00	47041	09/23/2026
Total 3289:							2,265.00	.00	2,265.00		
3329	Melanie Pfeffer	09/22/2026	0141505700	Mileage reimbursement	1	09/22/2026	60.80	.00	60.80	47048	09/23/2026
Total 3329:							60.80	.00	60.80		
3330	Cortlyne Huppe	09/21/2026	0141505750	Refund Request- FEMA Tr	1	09/21/2026	36.73	.00	36.73	47040	09/23/2026
Total 3330:							36.73	.00	36.73		
3331	Complete Yard Service	776285	0143107565	East Front Easement	1	09/14/2026	380.00	.00	380.00	47039	09/23/2026
Total 3331:							380.00	.00	380.00		
3332	Edward Romero	740886	0142103510	Uniform Reimbursement	1	08/04/2026	100.00	.00	100.00	47043	09/23/2026
Total 3332:							100.00	.00	100.00		
3333	Bill Garoutte	9/15/2026	0234401060	meter deposit	1	09/15/2026	50.00	.00	50.00	47036	09/23/2026
Total 3333:							50.00	.00	50.00		

Vendor Number	Name	Invoice Number	GL Account	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
3334	Deanna Swift	09/21/2026	0136001300	Pioneer Day Park Refund	1	09/21/2026	25.00	.00	25.00	47042	09/23/2026
Total 3334:							25.00	.00	25.00		
3335	Westport Pools, LLC	12015132	0444152500	Florence Municipal Pool Pr	1	08/31/2026	187,425.00	.00	187,425.00	47054	09/23/2026
Total 3335:							187,425.00	.00	187,425.00		
Grand Totals:							334,487.85	.00	334,487.85		

Report Criteria:

Detail report type printed

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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
923	ALSCO	LDEN335093	0140608750	MATS	1	09/23/2026	75.72	.00	75.72	47056	09/30/2026
		LDEN335093	0143102000	UNIFORM RENTAL	1	09/23/2026	237.45	.00	237.45	47056	09/30/2026
Total 923:							313.17	.00	313.17		
1229	CASELLE, INC.	INV-04988	0144006500	training	1	09/28/2026	1,050.00	.00	1,050.00	47059	09/30/2026
		INV-18161	0241505600	Software Support	1	04/01/2026	2,149.00	.00	2,149.00	47059	09/30/2026
		INV-22741	0241505600	Cash Receipting Credit	1	09/24/2026	333.54-	.00	333.54-	47059	09/30/2026
Total 1229:							2,865.46	.00	2,865.46		
1288	JOHNNY'S PLUMBING	39876	0140608750	City Hall Toilet repair	1	09/14/2026	302.44	.00	302.44	47063	09/30/2026
Total 1288:							302.44	.00	302.44		
1718	BLACK HILLS ENERGY	3135165503	0243507660	PUMP @ AIRPORT	1	09/21/2026	1,189.23	.00	1,189.23	202608144	09/30/2026
Total 1718:							1,189.23	.00	1,189.23		
2219	CHARTER COMMUNICATI	251174501 2	0444152000	pool	1	09/01/2026	510.00	.00	510.00	202608145	09/28/2026
		255135501 2	0444152000	pool	1	09/21/2026	538.56	.00	538.56	202608146	09/30/2026
Total 2219:							1,048.56	.00	1,048.56		
2778	A-1 Chipseal Co.	15332	1743107573	Florence 2026 Chipseal Pr	1	07/22/2026	153,942.56	.00	153,942.56	47055	09/30/2026
Total 2778:							153,942.56	.00	153,942.56		
2871	Core & Main	Z654129	0243807950	Harness Lug	1	09/15/2026	2,986.80	.00	2,986.80	47060	09/30/2026
		Z654129 2	0243301000	Freight Cost	1	09/15/2026	80.00	.00	80.00	47068	09/30/2026
Total 2871:							3,066.80	.00	3,066.80		
2880	Flowpoint Environmental S	2513032	0243557693	Impeller Assembly	1	09/25/2026	1,069.44	.00	1,069.44	47061	09/30/2026
Total 2880:							1,069.44	.00	1,069.44		

Vendor Number	Name	Invoice Number	GL Account	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
2947	SECOM, INC	10/01/2026	0241505000	Internet	1	09/29/2026	70.16	.00	70.16	47067	09/30/2026
Total 2947:							70.16	.00	70.16		
3008	Great American Financial S	43048572	0141503500	standard payment	1	09/18/2026	337.00	.00	337.00	47062	09/30/2026
Total 3008:							337.00	.00	337.00		
3110	Old School Concrete & Re	09/24/2026	1743107572	109 West Main Street	1	09/24/2026	1,000.00	.00	1,000.00	47065	09/30/2026
Total 3110:							1,000.00	.00	1,000.00		
3111	Blackie Police Equipment-	9683	0142108000	Body Armor for Officers	1	08/31/2026	1,314.00	.00	1,314.00	47058	09/30/2026
		9689	0142107500	uniform supplies	1	09/03/2026	97.98	.00	97.98	47058	09/30/2026
		9711	0142107500	uniform supplies	1	09/22/2026	149.00	.00	149.00	47058	09/30/2026
Total 3111:							1,560.98	.00	1,560.98		
3249	Amber L. Dickson	14406	0140608755	Monthly cleaning	1	09/30/2026	1,400.00	.00	1,400.00	47057	09/30/2026
		14406	0142103100	extra cleaning	2	09/30/2026	270.00	.00	270.00	47057	09/30/2026
Total 3249:							1,670.00	.00	1,670.00		
3261	Quench USA , INC	INV11579169	0141503000	Water coolers	1	09/30/2026	249.27	.00	249.27	47066	09/30/2026
Total 3261:							249.27	.00	249.27		
3266	MTECH MECHANICAL TE	09/22/2026	0140608750	City Hall HVAC Service- an	1	09/22/2026	5,602.00	.00	5,602.00	47064	09/30/2026
Total 3266:							5,602.00	.00	5,602.00		
Grand Totals:							174,287.07	.00	174,287.07		

Report Criteria:

Detail report type printed

COUNCIL ACTION FORM

MEETING DATE: OCTOBER 5, 2026

STAFF CONTACT: CORTLYNE HUPPE, CITY CLERK

Agenda Item: Consider approving the Temporary Use Permit for the Florence Chamber of Commerce's Halloween Parade

Department: Administration

Staff Recommendation:

Approve the Temporary Use Permit for the Florence Chamber of Commerce, as presented

Background/Description of Item:

The Florence Chamber of Commerce has submitted a Temporary Use Permit requesting to close specific streets within the City of Florence.

The Temporary Use Permit lists the following dates/times:

- Halloween Candy Walk: October 31, 2026, 4:00 PM to 7:30 PM

The temporary street closure for the Halloween Candy Walk would take place on Main Street between the adjacent streets of Petroleum Avenue and Maple Avenue. Specifics regarding these modifications can be found on the attached map.

The Halloween Trick or Treat event is a collaboration between the Florence Chamber of Commerce, the Florence Merchants Association, and the City of Florence. The City's *proposed* role would be to provide Special Event Coverage for the event.

Upon approval, street closure maps and details will be shared with the Colorado State Patrol, Fremont County Emergency Management, Fremont County Dispatch, Florence Police Department, and Florence Fire Protection District.

Financial Impact:

None

Attachments:

- Temporary Use Permit
- Proposed Street Closure Maps

Suggested Motion:

Approve the Temporary Use Permit for the Florence Chamber of Commerce, as presented.



City of Florence

TEMPORARY USE PERMIT APPLICATION

600 W. Third Street
Florence, CO 81221
www.cityofflorenceco.gov

REQUEST TO USE PUBLIC RIGHT-OF-WAY OR REQUEST FOR SPECIAL EVENT ON PUBLIC PROPERTY

All applications require City Council approval and must be submitted 30 days prior to the event date.

Fee _____

Permit No. _____

APPLICANT INFORMATION

Name(s) Florence Chamber of Commerce
Contact Joan Elliott
Address 404 Wilson
City Florence State CO Zip 81226
Phone 303-580-8146 Email fcoofficemanager@gmail.com

EVENT COORDINATOR INFORMATION (If different from applicant, contact must be reachable on event day.)

Name(s) Joan Elliott
Contact _____
Address _____
City _____ State _____ Zip _____
Phone _____ Email _____

SITE INFORMATION

Facilities to be utilized Main Street - Florence
Property Address _____ & XUHQW Land
Use Trick-or-Treat **USE SPECIFICATIONS**

Type of Use/Activities to Take Place _____

Name of Event Halloween

Days and Hours of Operation 4 pm - 7:30 pm

Starting Date/Time 5 pm Ending Date/Time 7 pm Include
time needed for setup and cleanup

Anticipated # of attendees 1000 Anticipated # of workers/volunteers 50

Cost of attendance 0 Anticipated # of vendors 0

SIGNATURE

I/We, am/are the applicant for use of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for a temporary use permit as indicated above.

I, Joan Elliott am authorized to represent and bind the above listed applicant, and certify as follows:

1. That the information contained in this Special Event Application is true and correct to the best of my knowledge.
2. That the applicant, has read, understands and agrees to comply with the rules and regulations governing the proposed special event as set forth by the City of Florence.
3. To comply with all other laws, rules, regulations and requirements of the City, County, State, and Federal governments, and any other applicable entity which may pertain to or govern the use of the event venue and the overall conduct of the special event.
4. The applicant acknowledges that the acceptance of any plans required as a part of the Special Event Application does not constitute an approval or an acknowledgment by the City or the adequacy of the information contained in the plans.
5. To pay all applicable fees and/or taxes, and understands that the payment of any such taxes shall not reduce any consideration paid to the City pursuant to this special event or any other related permit.
6. I/We acknowledge that special events are required to meet all listed regulations and are the responsibility of the applicant.
7. Cancellations requested less than 15 days prior to the event will lose 50% of the deposit. Cancellations requested less than 7 days prior to the event will not receive a refund. The requests for refunds will be considered on an individual basis. Refunds will not be issued due to weather conditions existing on your event date.
8. I/We acknowledge that the Event Coordinator must be on-site of the event at ALL times.

SIGNATURE

I/We, am/are the applicant for use of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for a temporary use permit as indicated above.

Signature: Joan M. Elliott Date 9/15/2026
Print Name of organization contact: Florence Chamber of Commerce



Signature Printed Name of owner or tenant Address

1. <u>Vicente Masar</u>	<u>130 Church Ave, Florence</u>	
<u>Desiree Spinozzi</u>	<u>Aspen Leaf</u>	
<u>Tom Tierney</u>	<u>TRENDING ON MAIN</u>	
<u>Dorey Murre</u>	<u>The Globe</u>	
<u>Coly Fallon</u>	<u>Barn + Barrel</u>	
<u>Tracy Vinton</u>	<u>Barn + Barrel</u>	
<u>K. Ladd</u>	<u>103 Vintage Market</u>	
<u>Hat Man</u>	<u>Timber + Rust</u>	
	<u>Trading Co.</u>	
<u>[Signature]</u>	<u>Baker Park</u>	
	<u>Main Street Gallery</u>	
<u>Rhonda Clouder</u>	<u>120 E. Main</u>	

SIGNATURE OF CIRCULATOR:

Signature: [Signature] Date 9/15/2020

Resolution XXX Temporary Use Application Page 3 of 6

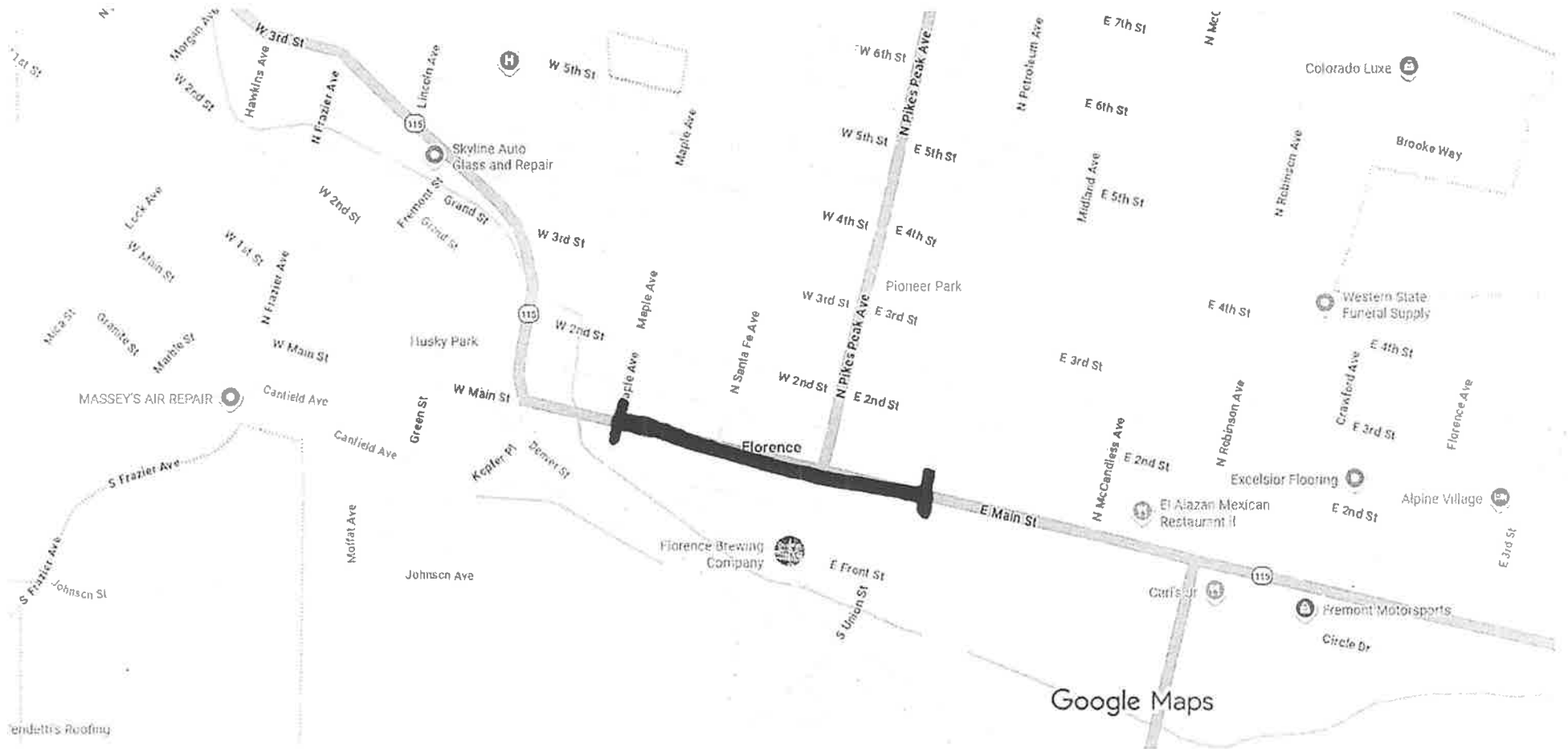


City of Florence
600 W. Third Street
Florence, CO 81226 www.cityofflorenceco.gov

AFFIDAVIT OF APPLICATION

Google Maps

Florence



Map data ©2026 Google 500 ft

HALLOWEEN

COUNCIL ACTION FORM

MEETING DATE: OCTOBER 5, 2026

STAFF CONTACT: CITY MANAGER LORI COBLER

Agenda Item: Consider awarding a contract for the street renovation of Sunnyside Street

Department: Public Works

Staff Recommendation:

Staff recommends awarding a one-time contract with Rhodes Construction Inc. for the road construction project on Sunnyside Street in the amount of \$192,312.35, with a ten (10%) contingency of \$19,231.24.

Background/Description of Item:

Sunnyside Street was one of the more poorly-rated areas in the City's Street Ranking based on the Street Needs Assessment as approved by the Florence City Council on February 18, 2025. This project includes reconstruction of the road, as well as curb and gutter and sidewalk. This entire section of Sunny Side Street (roadway) will be closed to traffic for the duration of the project. The City will work with the contractor and property owners to try to minimize impacts in the area to the greatest degree possible while still allowing the project to proceed and be completed in a timely manner.

Project to include the following:

- 1) Surveying
- 2) Traffic Control
- 3) Milling 3 inches existing road surface
- 4) Widen road and surface prep
- 5) Curb and gutter out of CDOT right of way on both sides of the Sunny Side Street
- 6) Sidewalk on both sides of Sunny Side Street
- 7) 3" of paving
- 8) Concrete drainage pans across Alta Driveway and across Second Street on the east side of Sunny Side Street
- 9) 6 ADA type C ramps (one (1) at each corner of East 3rd Street=2, one (1) on each side of the intersection of East 2nd Street=2, and one (1) of each side of the driveway pan at Alta Driveway=2)

On September 5, 2026, the City of Florence released a Request for Bid for the Street Renovation of Sunnyside Street in the City of Florence. This Request was published in *The Daily Record*, and on the City's official website. Three qualified bids were received, and the lowest qualified bidder was determined in accordance with state law and the Florence Municipal Code.

Staff evaluated project needs and available funding and recommends proceeding with Scope Tiers B, C and D. Based on the bid opening for Scope Tiers B, C and D, Rhoades Construction, Inc. was determined to be the lowest responsive, responsible bidder. The City reserves the right to evaluate bids and award any combination of base bid and alternate schedule items, or single schedule items, in its sole discretion based on budget availability. Determination of the low bidder

will be made based on the sum of the base bid plus whichever alternate items are selected by the City.

Upon City Council approval and the full execution of formal written agreement, the Notice of Award and Notice to Proceed will be given to Rhodes Construction Inc.

Financial Impact:

Total Project Cost: \$192,312.35

Contingency: \$19,231.24

Funding Source: Major Street Improvements

Staff is requesting a ten percent (10%) contingency in case any unforeseen issues arise while the work is occurring so the project can be completed without returning to Council in such cases.

Attachments included:

- Bid from Rhodes Construction Inc. (Schedule D)

Suggested Motion:

Motion to authorize the City Manager to enter into a one-time contract with Rhodes Construction Inc., for the sum of \$192,312.35, plus a ten (10%) contingency of \$19,231.24.

**City of Florence
600 w 3rd street
Florence, Colorado
81226**

BID FORM

BID SCHEDULE D – Addendum #5– Sunnyside Street

ITEM NO.	ITEM DESCRIPTION	QTY.	UNIT	UNIT COST	UNIT TOTAL
1	Mobilization/ Demo	1	LS	6,675.00	6,675.00
2	Traffic Control		LS	2,500.00	2,500.00
3	Surface prep	3,600 SQFT	SQFT	0.75	2,700.00
4	Curb and gutter	1,200 LF	LF	26.00	31,200.00
5	Sidewalk	7,295 SQFT	SQFT	7.75	56,536.25
6	3" Mill	14,400 Sq FT	SQFT	0.74	10,656.00
7	Concrete pan 45'X5'	225 SQ FT	SQFT	10.00	2,250.00
8	3" paving	18,005 SQ FT	SQFT	3.06	55,095.30
9	surveyor		LS	4,500.00	4,500.00
10	Patch back	98Ton	Ton	160.00	15,680.00
11	Concrete Pan 6'x30ft Alta	180Sqft	SQFT	10.11	1,819.80
12	5 ADA Ramps type C	150SQFT	SQFT	18.00	2,700.00

BID SCHEDULE D TOTAL PRICE

One hundred ninety-two thousand three hundred twelve dollars and thirty-five cents

\$ 192,312.35

(Use Words)

(Use Figures)

SECTION 4: VENDOR SIGNATURE AND ACKNOWLEDGMENT PAGE

This page must be fully executed and returned with the sealed bid proposal.

ADDENDA ACKNOWLEDGMENT

The undersigned bidder hereby acknowledges receipt of the following Addenda (if applicable):

Addendum Nos. Received: 1, 2, 3, 4, 5 Received 9/11/2026

AGREEMENT TO EXECUTE CONTRACT WITHOUT EXCEPTION

The undersigned Bidder certifies that they have read and thoroughly reviewed the exhibits and construction standards referenced herein.

By signing below, Bidder confirms that the pricing submitted in this Bid Schedule accounts for all risks, insurance requirements, bonding costs, indemnification obligations, and legal terms contained in Exhibit A. Bidder agrees that if awarded the Contract, Bidder shall execute the Construction Services Agreement exactly as presented, without reservation, exception, or request for negotiation, within ten (10) calendar days of receipt of the Notice of Award. Failure or refusal to execute the Agreement as presented shall constitute a default and result in the forfeiture of Bidder's Bid Security to the City of Florence.

BIDDER SIGNATURE BLOCK

Company Legal Name: Rhoades Construction, Inc

Doing Business As (dba):

Business Address: 1432 Cedar Ave

City, State, Zip: Canon City, CO, 81212

Phone Number: 719-371-9764 Email: Rhoadesconstructionco@Gmail.com

Federal Employer Identification Number (EIN): 81-5053022

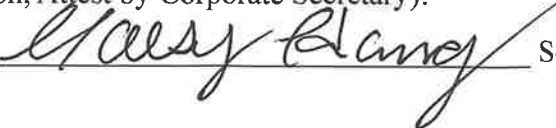
Authorized Signature: 

Printed Name: Randall Rhoades

Title: Owner

Date: September 22nd, 2026

(If Corporation, Attest by Corporate Secretary):

Attested By:  Secretary (SEAL)

COUNCIL DISCUSSION FORM

MEETING DATE: **OCTOBER 5, 2026**

STAFF CONTACT: **LORI COBLER, CITY MANAGER**

Agenda Item: Consider authorizing the City Manager to enter into a contract with Spradley Bar Chevrolet, Inc. for the purchase of one (1) water department vehicle

Department: Water

Background/Description of Item:

At this time, staff is requesting approval to move forward with the purchase of one (1) vehicle to serve the Water Department. This request supports the Florence Water Department's long-term fleet replacement and management strategy, ensuring the availability of reliable, mission-ready vehicles for both daily operations and emergency response. Maintaining a modern, properly equipped fleet is essential for operational continuity, timely response during critical incidents, and sustained service to the community. The vehicle that staff is seeking to replace is a 1999 Chevy Silverado with 186,372 miles and severe wear and tear.

The City of Florence sought seven (7) informal solicitations for previously owned trucks for the water department fleet. A qualified bid was received, and that bid, as presented below, would be eligible for award in accordance with law and the Florence Municipal Code.

Financial Impact:

Total requested funding: \$35,762.85

Funding for this purchase will be sourced from the cancellation of SCADA Filtration project CIP line item 02.4950.9054, and reallocating those funds to new equipment line item 02.4950.9071

Attachments:

- Spradley Bar 2021 Chevy Colorado Extended Cab Pickup

Suggested Motion:

Authorize the City Manager to enter into an agreement with Spradley Chevy for the purchase of a 2021 Chevrolet Colorado, Extended Cab Pick Up, in the amount of \$35,762.85 for use in the Water Department.



Date/Time: Sep 21, 2026 04:34 PM

Buyer: Brandon Harris

Phone: C: (719) 240-4719

Phone:

Address:

Salesperson: Blake Cesar

2021 Chevrolet Colorado, Body Type: Extended Cab Pickup V26728A

Color: Summit White, 30438 Miles VIN:1GCHTDEN7M1100215

Cash	Balance Due
\$ Down	
\$0	\$35,763

MSRP/Retail	\$35,991.00
Discount	\$2,000.00
Selling Price	\$33,991.00
Accessories	\$995.00
Trade Difference	\$33,991.00
Government Fees	\$87.35
Proc/Doc Fees	\$689.50
Subtotal (Selling Price +	\$35,762.85
Total Balance Due	\$35,762.85

X

Customer Signature

Date

X

Manager Signature

Date

WAC

Spradley Chevrolet

2146 HWY 50 West

Pueblo, CO 81008

<https://www.spradleychevy.com>

Sales: 7194238311

Service: 7194238307

2021 Chevrolet Colorado 4WD Z71



Body Style: Extended Cab
Model Code: 12P53
Engine: Engine: 3.6L, 6Cyl Gas
Transmission: Automatic
Drive Type: 4WD
Ext. Color: Summit White
Int. Color: Jet Black,
Cloth/Leatherette Seat Trim
Mileage: 30438
VIN #: 1GCHTDEN7M1100215
Stock #: V26728A

**SPRADLEY
PRICE**

**Call for
Price**

Why BUY from Spradley Chevrolet? When you choose this **Summit White 2021 Chevrolet Colorado 4WD Z71** with **30,438** miles, you are not just buying a used vehicle - you are investing in quality, reliability and peace of mind. Our clientele depend on us for **Transparent Pricing, Convenience** and, most importantly, **Customer FIRST Service!** One Owner! No Accidents! **What this vehicle includes:**

Preferred Equipment Group 4Z7

- Tow/haul Mode
- Hitch Guidance
- 3.42 Rear Axle Ratio
- Chevrolet Infotainment 3 Plus System Radio
- 3.6L DI DOHC V6 VVT Engine
- 2-Speed AutoTrac Electric Transfer Case
- Transfer Case Shield
- UltraSonic Rear Park Assist

Convenience

- Cruise control with steering wheel mounted controls. Set it and forget it. Road trips used to be stressful, until cruise control set the pace. Simply set the desired speed using the steering wheel mounted controls and it will maintain that speed without driver intervention. This can help minimize driver fatigue and improve overall fuel economy. Resting your right foot is right at your fingertips thanks to cruise control with steering wheel mounted controls.
- Keyfob engine start control - Get an early start. Remotely start your vehicle's engine from the key fob, ensuring your ride is ready to go when you get in. Now you can stay comfortable inside while your vehicle gets comfortable outside, thanks to Keyfob engine start control.

Safety and Security

- Rear camera - Watching your back! The rear camera helps you see obstacles and hazards you otherwise couldn't by showing enhanced images of what is behind you. The rear camera is an extra set of eyes that's both convenient and safe.

Technology and Telematics

- Smart device mirroring - Smartphone, meet smart car. You can control your device through your vehicle's infotainment system. Smart device mirroring brings together safety and convenience by making it easier to find what you're looking for while keeping your eyes on the road.
- Mobile hotspot - WiFi on the fly. Connect your devices to the Internet through your vehicle's private mobile hotspot and take the internet wherever your journey takes you, without eating up your data allowance. Find the hotspot with mobile hotspot.

EMISSIONS, FEDERAL REQUIREMENTS, ENGINE, 3.6L DI DOHC V6 VVT, TRANSMISSION, 8-SPEED AUTOMATIC, REAR AXLE, 3.42 RATIO, WHEELS, 17" X 8" (43.2 CM X 20.3 CM) BRIGHT MACHINED ALUMINUM, TIRES, 255/65R17 ALL-TERRAIN, BLACKWALL, SUMMIT WHITE, SEATS, FRONT BUCKET, JET BLACK, CLOTH/LEATHERETTE SEAT TRIM, AUDIO SYSTEM, CHEVROLET INFOTAINMENT 3 PLUS SYSTEM, LICENSE PLATE KIT, FRONT, BEDLINER, SPRAY-ON, BLACK WITH CHEVROLET LOGO Come on in to **Spradley Chevrolet** today at **2146 HWY 50 West Pueblo CO 81008** or call **719-423-8311** to schedule a test drive!

Standard Equipment

- includes standard equipment
- SEATS, FRONT BUCKET
- BEDLINER, SPRAY-ON, BLACK WITH CHEVROLET LOGO
- EMISSIONS, FEDERAL REQUIREMENTS
- SUMMIT WHITE
- REAR AXLE, 3.42 RATIO
- JET BLACK, CLOTH/LEATHERETTE SEAT TRIM
- 8" diagonal HD color touchscreen, AM/FM stereo, Bluetooth® audio streaming for 2 active devices, Apple CarPlay and Android Auto capable, voice recognition, in-vehicle apps, cloud connected personalization for select infotainment and vehicle settings. Subscription required for enhanced and connected services after trial period
- (308 hp [230.0 kW] @ 6800 rpm, 275 lb-ft of torque [373 N-m] @ 4000 rpm)
- TRANSMISSION, 8-SPEED AUTOMATIC
- TIRES, 255/65R17 ALL-TERRAIN, BLACKWALL
- WHEELS, 17" X 8" (43.2 CM X 20.3 CM) BRIGHT MACHINED ALUMINUM
- LICENSE PLATE KIT, FRONT

Technical Specifications

DriveType

- DriveType: Four Wheel Drive

Engine

- Engine: Engine: 3.6L, 6Cyl Gas

COUNCIL DISCUSSION FORM

MEETING DATE: OCTOBER 5, 2026

STAFF CONTACT: LORI COBLER, CITY MANAGER

Agenda Item: Consider authorizing the City Manager to enter into a contract with Daniels Long Chevrolet for the purchase of two (2) police vehicles

Department: Administration

Background/Description of Item:

During the 2026 budget process, City Council authorized the purchase of one (1) police vehicle. Following the formal bidding process, the City received a bid for a Chevy Silverado, 1500 PPV units, including accompanying police upfitting packages necessary for patrol use

On May 7, 2026, the City of Florence released a Request for Bid for two (2) 2026 Chevy Silverado 1500 Trucks. This request was published in *The Daily Record*, and on the City's official website. One qualified bid was received, and therefore, the lowest qualified bidder was determined in accordance with law and the Florence Municipal Code.

Subsequently, staff recommended the City Council authorize the purchase of that vehicle at the July 13, Council Meeting.

At this time, that vehicle is no longer available to complete the transaction, and will not be in stock until 2027. Consequently, staff are requesting approval to transition toward the purchase of two (2) different patrol vehicles. This request supports ongoing fleet replacement needs within the Florence Police Department and ensures reliable, properly equipped patrol vehicles for daily operations.

The City of Florence Purchasing Policy allows for the waiving of the competitive sealed process when the City Manager determines based on Section VI (C-2-(i),(iii),(iv)). Due to the current inventory level of qualified police vehicles, government pricing and highly specialized outfitting along with the very limited number of vendors that can process these vehicles, it is deemed that this exception plays in to this purchase. Along with the immediate need of patrol vehicles to meet the safety needs of the officers and the citizens.

To ensure that our police force has the proper equipment, we are asking council to modify the previous authorized purchase to the following vehicles: two (2) 2026 Chevrolet Tahoe PPVs, that have been price modified to price match the prior vehicles.

Financial Impact:

Total requested funding: \$ \$158,519.40

- Breakdown: per vehicle
 - \$60,807.00 – Chevy Silverado 1500 (Daniels Long Chevrolet)
- \$26,317.50 – Watts Upfitting Patrol Package (lights, sirens, communication equipment, safety features, etc.)
- (\$7,415.00) Discount

Funding for this purchase was allocated in the approved 2026 Budget. 01.4210.8200

Attachments:

- Daniels Long Chevrolet Bid

Suggested Motion:

Authorize the City Manager to enter into an agreement with Daniels Long Chevrolet for the purchase of two (2) Chevrolet 2026 Black Tahoe PPV's, including the Watts Upfitting Patrol Package, in an amount not to exceed \$158,519.40



DANIELS LONG CHEVROLET

TERRY BASSETT | 719.228.3523 | TDBASSETT@PHILLONG.COM

[Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (39) (✔ Complete)

Quote: CITY OF FLORENCE 2026 BLACK TAHOE PPVs 1 OF 2 IDENTICAL

Quote Worksheet

	MSRP
Base Price	\$57,500.00
Dest Charge	\$2,795.00
Total Options	\$512.00
Subtotal	\$60,807.00
GM GOVT BID ASSISTANCE & DANIELS LONG PRICING	(\$7,415.00)
WATTS UPFITTING PATROL PACKAGE	\$26,317.50
Subtotal Pre-Tax Adjustments	\$18,902.50
Less Customer Discount	\$0.00
Subtotal Discount	\$0.00
Trade-In	\$0.00
Subtotal Trade-In	\$0.00
Taxable Price	\$79,709.50
Sales Tax	\$0.00
Subtotal Taxes	\$0.00
Subtotal Post-Tax Adjustments	\$0.00
Total Sales Price	\$79,709.50

Comments:

1 OF 2 IDENTICAL 2026 BLACK TAHOE PPVs \$79,409.50 X 2 = \$158,819.00

Terry Bassett, Fleet Manager
Daniels Long Chevrolet
670 Automotive Dr
Colorado Springs, CO 80905
719.228.3523 direct

Dealer Signature / Date

Customer Signature / Date

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Data Version: 29757. Data Updated: Sep 28, 2026 7:05:00 PM UTC.



[Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (39) (✔ Complete)
Quote: CITY OF FLORENCE 2026 BLACK TAHOE PPVs 1 OF 2 IDENTICAL

Window Sticker

SUMMARY

[Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial	MSRP:\$57,500.00
Interior:Jet Black, Cloth seat trim	
Exterior 1:Black	
Exterior 2:No color has been selected.	
Engine, 5.3L EcoTec3 V8	
Transmission, 10-speed automatic	

OPTIONS

CODE	MODEL	MSRP
CK10706	[Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial	\$57,500.00
OPTIONS		
1FL	Commercial Preferred Equipment Group	\$0.00
5J3	Calibration, Surveillance Mode interior lighting	Inc.
5J9	Calibration, taillamp flasher, Red/White	Inc.
5LO	Calibration, taillamp flasher, Red/Red	Inc.
5T5	Seats, front cloth and second row vinyl	\$0.00
6E2	Fleet Calibration	\$50.00
6J3	Wiring, grille lamps and siren speakers	\$92.00
6J4	Wiring, horn and siren circuit	\$75.00
6J7	Flasher system, headlamp and taillamp, DRL compatible with control wire	Inc.
9C1	Identifier for Police Package Vehicle	\$0.00
9G8	Headlamps, Daytime Running Lamps and automatic headlamp control delete	\$50.00
AMF	Remote Keyless Entry Package	Inc.
ATD	Seat delete, third row passenger	Inc.
AU7	Key common, fleet	Inc.
AZ3	Seats, front 40/20/40 split-bench	\$0.00
BCV	Lock control, driver side auto door lock disable	Inc.

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Data Version: 29757. Data Updated: Sep 28, 2026 7:05:00 PM UTC.

COUNCIL ACTION FORM

MEETING DATE: OCTOBER 5, 2026

STAFF REPORT: ASHLEY FOX, PLANNING DIRECTOR

Agenda Item: Consider approving Resolution No. 9 – 2026, a resolution establishing expedited review policies for affordable housing project.

Department: Planning

Background/Description:

In November 2022, Colorado voters approved Proposition 123, which established the State Affordable Housing Fund to provide funding for affordable housing and related programs throughout Colorado. The funding is administered through the Colorado Department of Local Affairs (DOLA) and supports programs including affordable housing development, homeownership assistance, homelessness assistance, and local planning capacity.

The City of Florence opted into Prop 123 in 2023. As part of participating in Proposition 123 and accessing related funding opportunities, local governments are required to meet certain requirements established by the State. Two of the primary requirements are maintaining an affordable housing unit commitment and establishing a Fast-Track Approval Process for qualifying affordable housing developments. DOLA has specifically identified the Fast-Track requirement and affordable housing unit-count commitment as key components of Proposition 123 compliance.

Staff Comments:

The Fast-Track Approval Process is intended to provide an expedited and predictable development review process for qualifying affordable housing projects. Generally, the process applies to residential development projects in which at least 50 percent of the proposed units meet the applicable Proposition 123 affordable housing requirements. Under the Fast-Track process, the City must make a final decision on a permit or approval required for a qualifying affordable housing application within 90 calendar days after receipt of a complete application.

The Fast-Track process is also a component of the City's Local Planning Capacity Grant requirements. The City has pursued Local Planning Capacity Grant funding through DOLA to assist the current Land Use Rewrite and Proposition 123 compliance. Establishing a Fast-Track Approval Process is therefore necessary not only to meet the State's Proposition 123 requirements, but also to satisfy requirements associated with the City's participation in the Local Planning Capacity Grant program.

In addition, Proposition 123 requires participating local governments to establish and track a commitment to increase the number of qualifying affordable housing units within their jurisdiction over a three-year commitment period. The City is required to document qualifying affordable housing units and submit the applicable unit-count information to DOLA. The unit count is used by the State to determine whether the jurisdiction has met its affordable housing commitment for the applicable three-year period.

The Fast-Track process does not eliminate the City's adopted development standards or applicable health, safety, engineering, building, or land use requirements. The process is also voluntary for an eligible applicant; an affordable housing developer may choose to proceed through the City's standard development review process instead.

The City's existing development review procedures do not currently establish a formal Fast-Track Approval Process or specifically document the 90-calendar-day timeframe required under Proposition 123. However, once a complete application is received, the City's existing review process is structured to allow for the review and final decision on a qualifying affordable housing application to be completed within 90 calendar days or less. The proposed resolution will formally establish and document this process and the 90-calendar-day timeframe, providing a clear Fast-Track Approval Process for qualifying

affordable housing developments and documenting the City's compliance with Proposition 123 requirements.

The Fast-Track Review Process will apply to qualifying affordable housing developments that require certain development permits or approvals from the City. The application types subject to the Fast-Track Review Process include:

- Site Plan
- Development Plan
- Building Permit
- Variance
- Conditional or Special Use Permit
- Permitted Use Approval

The Fast-Track Review Process will not apply to the following application types:

- Pre-Application Review
- Concept Review
- Annexation
- Planned Developments
- Preliminary or Final Subdivision Plat
- Comprehensive Plan or Comprehensive Plan Amendment
- Zoning or Rezoning
- Appeals

As part of its efforts to facilitate affordable housing development, the City has developed an *Applicant Guide: Expedited Review Policy for Affordable Housing Projects*. The guide is intended to provide applicants with a clear understanding of the expedited review process, including applicable requirements, key timelines, submittal expectations, and coordination between the applicant and City staff.

Attachments included:

- Resolution No. 9 – 2026
- *Applicant Guide: Expedited Review Policy for Affordable Housing Projects*

Suggested Motion:

I move that the Florence City Council approve Resolution No. 9-2026, a resolution establishing expedited review policies for affordable housing projects, including the City's expedited application review process, review timelines, and related applicant requirements and procedures.

RESOLUTION NO. 9 - 2026

A RESOLUTION ESTABLISHING EXPEDITED REVIEW POLICIES FOR AFFORDABLE HOUSING PROJECTS

WHEREAS, the voters of Colorado approved Proposition 123 in 2022 creating the State Affordable Housing Fund to make certain funds available to local governments as defined by C.R.S. 29-32-104 et seq; and

WHEREAS, the City of Florence, Colorado is a statutory municipality duly and regularly organized and validly existing as a body corporate and politic under and by virtue of the Constitution and laws of the State of Colorado and is eligible for Proposition 123 funding and programing; and

WHEREAS, the City of Florence has adopted zoning and recognizes the importance of allowing affordable and attainable housing to be developed for its workforce and its residents; and

WHEREAS, the City of Florence has set a baseline and commitment to increase affordable housing as defined in C.R.S. 29-32-105; and

WHEREAS, the City of Florence's current process for reviewing proposed housing development projects already meets the requirement for a 90-calendar day review process; and

WHEREAS, the City of Florence also creates this policy for expedited review to ensure that affordable housing development projects are reviewed and a decision rendered within 90-calendar days of a complete application in alignment with the requirements of C.R.S. 29-32-105(2) et seq., as determined by the Planning Department; and

WHEREAS, the City of Florence recognizes that an affordable housing development project, including mixed-use projects, which have at least 50% of the residential units as affordable, as defined in statute (C.R.S. 29-32-101 and C.R.S. 29-32-105(2) et seq), would be eligible for expedited review; and

WHEREAS, the City of Florence recognizes the following application types which require expedited review: Site Plan, Development Plan, Conditional Use Permit, Building Permit, Special Use, Variance or Waiver, and Administrative Modifications, and

WHEREAS, the City of Florence's expedited review process for affordable housing projects does not apply if an applicant chooses to opt-out of the process; and

WHEREAS, the City of Florence recognizes the allowable extensions in C.R.S. 29-32-105(2)(b) and (c), both for applicants and for the City, and recognizes the circumstances under which the expedited review timeline may be extended.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Florence, Colorado, that:

- 1) Creates the following policy to implement a system to expedite the development review process for affordable housing.
 - a. The City Council of the City of Florence does establish a formal policy that any complete application received by the City for an affordable housing development will be placed on the next available agenda once proper public notice has been posted and a decision rendered on the application within 90-calendar days to ensure an expedited and timely review of the affordable housing project, with the intent to comply with the requirements in C.R.S. 29-32-105(2) et seq.

RESOLVED this _____ day of _____, 2026.

By: _____
Mayor, Steve Wolfe

ATTEST:

City Clerk, Cortlyne Huppe



CITY OF FLORENCE

600 West 3rd Street
Florence, Colorado 81226
(719) 784-4848
cityofflorence@florencecolorado.org
www.cityofflorenceco.gov

Applicant Guide: Expedited Review Policy for Affordable Housing Projects

Effective Date: October 6, 2026

Contact: Ashley Fox, Planning Director, ashley.fox@florencecolorado.org

Purpose

The City of Florence is committed to expediting the review of qualifying affordable housing projects to support the creation of affordable units and maintain eligibility for Proposition 123 funding.

Under this policy, the city will review and issue a final decision within 90 calendar days of a complete application, in accordance with state law (C.R.S. §29-32-105).

Eligibility

Projects qualify for expedited review if they:

- Include 50% or more affordable units in accordance with C.R.S. § 29-32-101 and § 29-32-105(2) et seq.; and
- Submit a complete application that meets city submittal standards.

Affordable units are defined as:

- Rental units affordable to households earning up to 60% of Area Median Income (AMI); or
- Ownership units affordable to households earning up to 100% of AMI.

The applicant team shall refer to DOLA or HUD for income and rent limits for Fremont County.

Applicable Development Applications

Each qualifying application type listed in the table has its own 90-day review window, which begins when the application is deemed complete by the city.

Applicable Application Types

<u>Applies to:</u>	<u>Not Included:</u>
• Site Plan • Development Plan • Building Permit • Variance • Conditional or Special Use Permit • Permitted Use Approval	• Pre-Application Review • Concept Review • Annexation • Subdivisions • Zoning or Rezoning • Planned Developments



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Expedited Review Process Overview

1. Pre-Application Meeting:

Introduces the project / applicant team, provides an overview of the process, and reviews affordable housing requirements.

2. Pre-Application Review:

City staff will review the proposed project and provide feedback to help prepare the applicant for the formal submittal. Any additional technical or engineering information needed will be identified in advance to help avoid delays during the formal review process. A technical sufficiency review may be required before the formal application is submitted.

3. Formal Submittal & Review (90-Day Clock Starts):

The 90-day review period begins once the application has been deemed complete by the Planning Director. Upon formal submittal, City staff will review the application for completeness within five (5) business days. If the application is incomplete, staff will return the application to the applicant with a list of items requiring correction.

Once the application is determined to be complete and accepted for review, City staff will review the application and provide comments within ten (10) business days. The project / applicant team will then have ten (10) business days to respond to comments and resubmit any required revisions. If the project / applicant team is unable to meet the ten (10)-business-day resubmittal deadline, an extension may be requested in accordance with C.R.S. § 29-32-105(2)(b).

4. Final Decision:

A final decision (approval, denial, or conditional approval) will be issued within 90 days of the complete application date.

Key Timelines

- **Completeness Review:** Within five (5) business days of formal application submittal.
- **City Review:** Comments provided within ten (10) business days per review round.
- **Applicant Resubmittal:** Revised materials submitted within ten (10) business days of receiving City comments.
- **Final Decision:** Within 90 calendar days of the application being deemed complete.

Expectations and Commitments

To ensure a successful expedited process, both the city and project / applicant team commit to the following:

- **Quality Comments & Submittals:** The project/applicant team is responsible for providing complete and accurate submittals. The City will provide detailed, consolidated comments, and applicants are expected to address all applicable comments before resubmitting. Staff will make



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every effort to avoid repeating previously addressed comments, and subsequent review rounds will focus on outstanding items and issues resulting from revisions to the application.

• **Comment Review Meetings:** A meeting will be scheduled following the first review and, as needed, during subsequent review rounds, to discuss outstanding issues and ensure they are addressed.

Extensions

Colorado law allows for limited extensions to the 90-day review period to accommodate unforeseen delays or compliance requirements.

Applicant-Requested and Externally Required Extension (C.R.S. §29-32-105(2)(b)):

The applicant is allowed:

- (1) a one-time 90-day extension by request for any reason,
- (2) an extension to allow compliance with state law or order (the length of which is to be determined by court order), and
- (3) an extension to address comments from an agency whose approval of the application is required.

In the second or third scenario, the timeline is out of the control of the city and could legally extend beyond the 90 days. The project / applicant team must submit a letter to the Planning Director providing a reason for the request and details for the court order or agency requirements.

City Extension Request (C.R.S. §29-32-105(2)(c)):

The city is allowed a 30-day extension at any point in the review to address additional comments or concerns during the development review process. The city must submit the request to the designated representative of the project / applicant team, who may provide written acknowledgement within five (5) business days. This extension should be for unique circumstances that are outside the control of the developer or local government.

Examples include:

- Resubmittals not addressing prior comments and not accepted for review
- Substantial changes to the application
- If a developer is unresponsive to addressing agency comments
- When an unexpected delay occurs during the public hearing process regarding notification requirements
- Decision-making body continues or refers an application back to the recommending body

Developer Opt-Out

Developers may opt out of the expedited review process at any time by submitting written notice to the Planning Director. Opting out will not affect the project's eligibility for standard review processes.



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City Manager Report October 6, 2026

Meetings with Agencies, Boards, and Committees

- The 81226 Report Podcast- The Budget
- Attended Land Use Review Steering Committee Meeting
- Coordinated personnel management and supported Director's in various projects/conflicts
- Met with Blue Line Solutions- Traffic Safety Technology
- Attended Last Farmers Market with Quinna
- Finalized Comp Survey with Graves Consulting
- Participated in PD interviews
- Attended Regional Water Meeting
- Met with several citizens on various issues
- Attended the Green Thumb Initiative and the Fremont Addition Recovery Coalition Meeting

Discussion Topics & Upcoming Items

- Code Enforcement updates
Abatements & Clean Up's Scheduled- 3
Over 380 Code Compliance Cards sent this summer, with an additional 38 in September
- 2027 Important Budget Dates- **Public Hearing for the Budget is October 6th**
- Drought Level 2 – no changes as of 9/30/26
- 2026 UAACOG SS4A Safety Action Plan public meeting (see attachment)
- PD Purchase update
- PD new hires
Welcome Officer Solario, Cadet Johnson, and big Congratulations to Cadet Hamby on your graduation, and Chief's Executive Assistant Tami Grisenti.
- Volunteer Policy



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RETAIL SALES TAX COLLECTIONS					
2026					
2%	2022	2023	2024	2025	2026
January	85,329.31	99,189.58	90,822.95	95,681.18	89,038.94
February	81,456.28	109,619.64	95,903.53	99,932.40	113,616.62
March	94,491.07	123,986.88	98,773.30	118,506.34	111,053.54
April	113,046.77	144,684.69	101,339.81	107,694.44	104,886.65
May	46,103.50	119,137.16	105,204.09	113,214.85	102,896.82
June	105,628.35	102,885.38	107,104.34	112,164.41	117,577.07
July	104,660.87	108,618.44	108,236.48	119,603.66	118,725.95
August	102,099.36	110,753.22	112,196.71	115,453.49	
September	108,851.93	102,309.41	111,395.25	111,676.13	
October	105,225.34	107,205.55	103,279.55	105,044.14	
November	118,944.56	100,251.74	100,506.18	102,458.39	
December	120,956.38	99,265.30	127,460.35	120,687.61	
TOTAL	1,186,793.72	1,327,906.99	1,262,222.55	1,322,117.03	757,795.58
% CHG-PRIOR YEAR	6.10	10.63	(0.12)	8.40%	-1%
Pool 1/2%	2022	2023	2024	2025	2026
January	21,332.33	24,797.39	22,705.74	23,920.29	22,259.73
February	20,364.07	27,404.91	23,975.88	24,983.10	28,404.15
March	23,622.77	30,996.72	24,693.33	29,626.58	27,763.38
April	28,261.69	36,171.17	25,334.95	26,923.61	26,221.66
May	11,525.87	29,784.29	26,301.02	28,303.71	25,724.20
June	26,407.09	25,721.35	26,776.09	28,041.10	29,394.27
July	26,165.22	27,154.61	27,059.12	29,900.92	29,681.49



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August	25,524.84	27,688.31	28,049.18	28,863.37	
September	27,212.98	25,577.35	27,848.81	27,919.03	
October	26,306.33	26,801.39	25,819.89	26,261.04	
November	29,736.14	25,062.93	25,126.55	25,614.60	
December	30,239.10	24,816.33	31,865.09	30,171.90	
	-				
POOL/STREETS	296,698.43	331,976.75	315,555.64	330,529.26	189,448.89
COMBINED TOTAL	1,483,492.15	1,659,883.74	1,577,778.19	1,652,646.29	947,244.47



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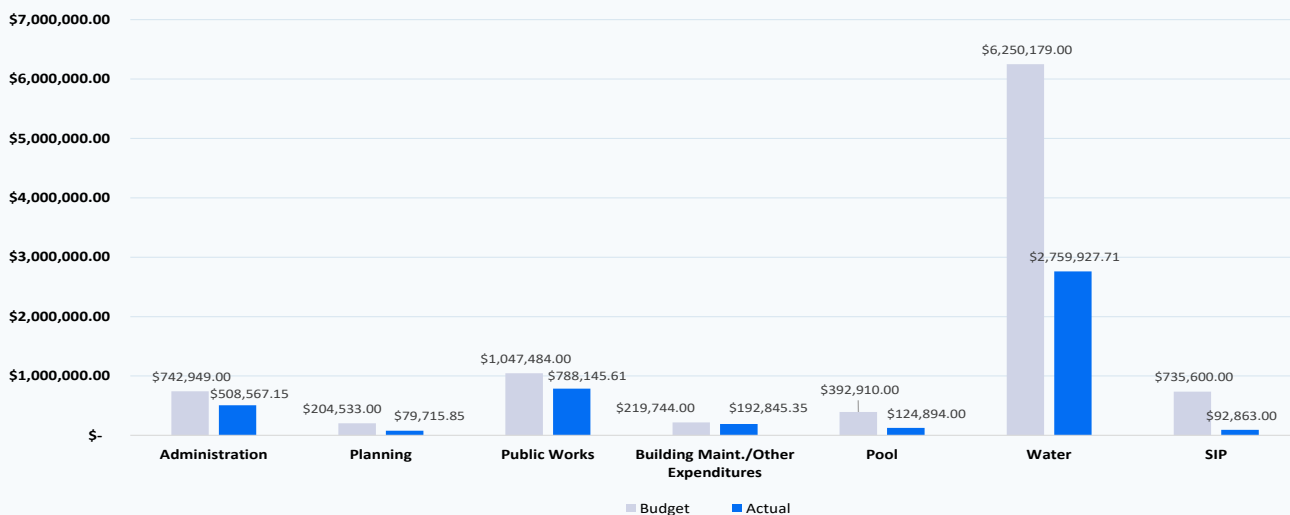
Budget Expenditure Summary

Through Aug 2026 67% Year
 Completed



Budget area	Budget	Actual	Difference	% Complete
Administration	\$ 742,949.00	\$ 508,567.15	\$ 234,381.85	68.5%
Planning	\$ 204,533.00	\$ 79,715.85	\$ 124,817.15	38.9%
Public Works	\$ 1,047,484.00	\$ 788,145.61	\$ 259,338.39	75.2%
Building Maint./Other Expenditures	\$ 219,744.00	\$ 192,845.35	\$ 26,898.65	87.8%
Pool	\$ 392,910.00	\$ 124,894.00	\$ 268,016.00	31.8%
Water	\$ 6,250,179.00	\$ 2,759,927.71	\$ 3,490,251.29	44.2%
SIP	\$ 735,600.00	\$ 92,863.00	\$ 642,737.00	12.6%
Balance	\$ 9,593,399.00	\$ 4,546,958.67	\$ 5,046,440.33	47.4%

Budget overview YTD thru Aug 2026





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Budget Revenue Summary

Through Aug 2026 67% Year
Completed



Budget area	Budget	Actual	Difference	% Complete
General Fund	\$ 4,053,160.00	\$ 2,693,446.42	\$ 1,359,713.58	66.5%
Water Fund	\$ 393,441.20	\$ 359,949.83	\$ 33,491.37	91.5%
Pool	\$ 356,000.00	\$ 243,464.45	\$ 112,535.55	68.4%
SIP	\$ 735,600.00	\$ 92,863.00	\$ 642,737.00	12.6%
Balance	\$ 5,538,201.20	\$ 3,389,723.70	\$ 2,148,477.50	61.2%

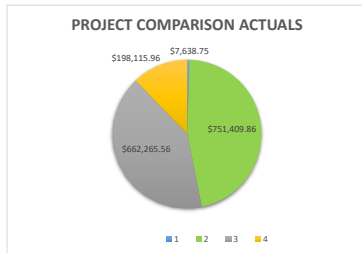
Budget overview YTD Revenue thru Aug 2026





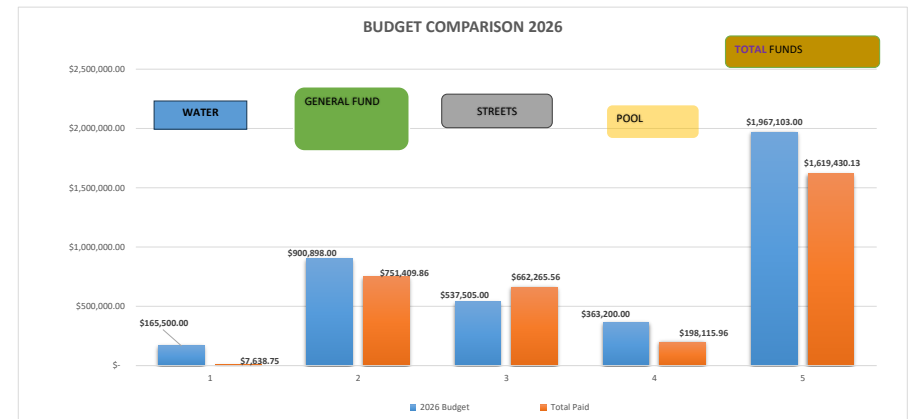
2026 PROJECT DASHBOARD

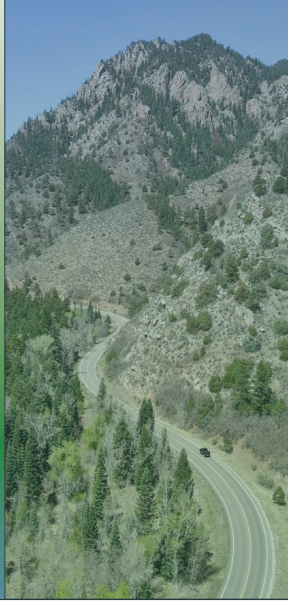
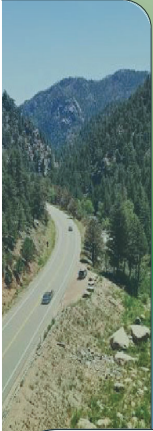
	<u>Budget Cost</u>	<u>Change Order Amount</u>	<u>Total Cost</u>	<u>Contingency</u>	<u>Invoiced Amt YTD</u>	<u>Within Contingency</u>	<u>Completion %</u>
POOL PROJECT	\$ 363,200.00	\$ -	\$ -	\$33,870.00	\$ 198,115.96	\$ -	5%
WATER PROJECTS	\$ 165,500.00	\$ -	\$ -	\$ -	\$ 7,638.75	\$ -	0%
Bathroom Pioneer Park	\$ 591,000.00	\$ -	\$ -	\$ -	\$ 597,467.30	\$ -	95%
SIP PROJECTS	\$ 482,000.00	\$ -	\$ -	\$ -	\$ 597,467.30	\$ -	90%
PD VEHICLES	\$ 150,000.00	\$ -	\$ -	\$ -	\$ 153,942.56	\$ -	0%
PD PARKING LOT PROJECT	\$ 159,898.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%
ADA SIDEWALKS	\$ 43,690.00	\$ 9,285.16	\$ 52,975.26	\$ 4,369.00	\$ 52,975.26	\$ -	100%
ADDITIONAL ADA SIDEWALKS HWY 115	\$ 10,675.00	\$ -	\$ 10,675.00	\$ -	\$ 10,675.00	\$ -	100%
STREET SPEED BUMP- HIGH MEADOWS	\$ 1,140.00	\$ -	\$ -	\$ -	\$ 1,148.00	\$ -	
JOHNSON HILL DRAINAGE PLAN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
	<u>\$ 1,967,103.00</u>	<u>\$ 9,285.16</u>	<u>\$ 63,650.26</u>	<u>\$ 4,369.00</u>	<u>\$ 1,619,430.13</u>		



	<u>2026 Budget</u>	<u>Total Paid</u>
Water Fund	\$ 165,500.00	\$ 7,638.75
General Fund	\$ 900,898.00	\$ 751,409.86
Streets	\$ 537,505.00	\$ 662,265.56
POOL	\$ 363,200.00	\$ 198,115.96
	<u>\$1,967,103.00</u>	<u>\$ 1,619,430.13</u>

COMPLETE % 82%





The Upper Arkansas Area Council of Governments

Florence Public Meeting

Safe Streets & Roads for All (SS4A) Safety Action Plan: UAACOG Rural Communities Project

Join us to learn about the SS4A Planning Grant for the UAACOG Rural Communities Project, a regional effort to improve traffic safety across all seven jurisdictions. The project team will review crash data, gather community input, and identify priority safety improvements to help secure future SS4A implementation funding. All community members are encouraged to attend and share their input.

 Wednesday, October 14th, 2026

 6:30 PM

 **Florence Municipal Center**
600 W. 3rd Street
Florence, CO 81226

Questions or Comments?

Please Contact:

Lori Cobler, Florence City Manager

 lori.cobler@florencecolorado.org

 719-784-4848, #9

Beth Lenz, SS4A Program Manager

 ss4a@uaacog.com

Stefan Escanes, PE, PTOE,
Project Manager at Metric Engineering Inc

 stefan.escanes@metriceng.com



Can't Make It?
Scan the QR Code to
Sign-up & receive
information about the
project & share your
input online.

 uaacog.com/ss4a

September

Complaint Address	Complaint	First Notice Sent	Comply By	Resolved?	Second Notice Sent	Comply By -	Resolved??	Summons Issued
	Undesirable Growth	9/2/2026	9/12/2026					
	Undesirable Growth	9/2/2026	9/12/2026					
	Undesirable Growth	9/2/2026	9/12/2026					
	Undesirable Growth	9/2/2026	9/12/2026					
	Undesirable Growth	9/2/2026	9/12/2026					
	Undesirable Growth	9/2/2026	9/12/2026					
	Undesirable Growth	9/2/2026	9/12/2026					
	Undesirable Growth	9/2/2026	9/12/2026					
	Accumulation of Trash	9/2/2026	9/12/2026					
	Undesirable Growth	9/2/2026	9/12/2026					
	Undesirable Growth	9/2/2026	9/12/2026					
	Undesirable Growth	9/2/2026	9/12/2026					
	Accumulation of Trash	9/2/2026	9/12/2026					
	Animal Complaint							
	Animal Complaint							
	Undesirable Growth	9/9/2026	9/19/2026					
	Undesirable Growth	9/9/2026	9/19/2026					
	Undesirable Growth	9/14/2026	9/24/2026					
	Site Visit							
	Site Visit							
	Undesirable Growth	9/14/2026	9/24/2026					
	Accumulation of Trash	9/14/2026	9/24/2026					
	Undesirable Growth	9/14/2026	9/24/2026					
	Vicious Dog							
	Animal Bite Report							
	Abandoned Vehicle			Vehicle Towed				
	Abandoned Vehicle			Red Tagged				
	RV Parking							
	Site Visit							
	Abandoned Vehicle			Private Property				
	Animal Complaint							
	Animal Complaint							
	Animal Complaint							
	Accumulation of Trash							
	Undesirable Growth			Yes				
	Liquor License Check							
	Animal Control - DOW							
	Undesirable Growth	9/21/2026	10/5/2026					
	Undesirable Growth	9/21/2026	10/5/2026					

[illegible]



CITY OF FLORENCE

PLANNING DEPARTMENT

600 West 3rd Street
Florence, Colorado 81226
(719) 784-4848
planning@florencecolorado.org
www.cityofflorenceco.gov

September 24, 2026
Director's Report

The Planning Department remains actively engaged in the day-to-day operations of the City, including and responding to public inquiries.

Projects:

Fremont 250/150 Anniversary Coordination –

Continued collaboration with the Fremont County 250/150 organizers to support planning efforts for this year's commemorative events celebrating the anniversaries of the United States and the State of Colorado.

- To wrap up this year's celebration, a culminating Tavern Crawl will be held on October 17th, beginning at noon at the Cañon City Elks Lodge. The crawl will continue to World's End Brewery, The Bean Peddler, Mose Public House, and DiRito's. At each venue, there will be a 20-minute historical presentation or story, along with a signature drink provided by the venue. Tickets are currently on sale.

Historic Preservation - Florence City Flag Project -

The Florence Historical Archives and the City successfully collaborated on a project to recreate the historic City flag and present it to property owners whose buildings and properties are listed on the City's Local Historic Registry. The event was held on August 28 at Pioneer Park and included a walking tour of participating historic properties, where each property owner was presented with a wall-hanging City flag. The Fort Carson 4th Infantry Division Brass Band accompanied the tour and presentations. The event was extremely successful, providing an opportunity to celebrate Florence's history and recognize the owners of its historic properties.

Comprehensive Zoning and Subdivision Regulations Update –

The City continues to work with the Community Planning Strategies on the comprehensive update of the City's zoning and subdivision regulations. The consultant has been reviewing background materials, existing regulations, and other supporting documents to help identify areas that may need to be updated or revised.

The Steering Committee held its first meeting on August 24th and will continue to review project materials and provide input as the regulations are developed.

As part of the public engagement process, stakeholder interviews will be conducted on September 28th to gather input from individuals and groups with experience and interest in development, land use, and the City's regulations. The feedback received through these interviews will help inform the proposed updates.



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Meetings/Trainings:

Floodplain Management Training
Planning Commission

Building Department –

The Building Department remains actively engaged in facilitating development through ongoing inspections, plan reviews, and permitting services.

Online Building Permit Project –

The Building Department continues to work with Caselle to implement an online building permit module for the City's website. The new system was originally anticipated to go live by the end of July; however, due to scheduling conflicts, implementation has been postponed to a future date.

The program will allow applicants to complete and submit building permit applications electronically, upload supporting documents such as plans and specifications, and streamline the permit submittal process for both applicants and staff.

Ashley Fox
Planning Director



CITY OF FLORENCE

City Clerk

October 5, 2026

Over the past month, the Clerk's Office continued to provide timely and efficient support to all departments, ensuring accurate recordkeeping, agenda preparation, and public meeting coordination. We maintained compliance with statutory requirements and continue to remain committed to improving internal workflows and supporting the City's operational needs.

Accomplishments

- Successfully completed multiple Colorado Open Records Act (CORA) requests by coordinating cross-departmental responses, organizing and verifying all required records, and ensuring timely, accurate, and fully statute-compliant delivery of information to requestors.
- Managed all components of project openings, bid postings, public notices, and award procedures while ensuring full compliance with municipal purchasing policies and maintaining transparent communication with vendors, staff, and the public.
- Conducted in-depth research and analysis on the City's water portfolio to support ongoing adjudication proceedings, ensuring accurate documentation and strategic alignment with legal requirements.
- Provided extensive cross-departmental support through regular meetings, policy implementation, project coordination, and collaborative problem-solving to enhance organizational efficiency and alignment.
- Made key contributions to the City's official podcast, *The 81226 Report*, helping deliver informative and engaging content to the community.
- Represented the City at the CML District 13 Fall Meeting in Canon City, participating in discussions on regional priorities and municipal best practices.
- Continued progressing toward the Master Municipal Clerk designation through active service on two CMCA committees—Communications and Membership—supporting statewide professional development initiatives.
- Launched participation in the Royal Gorge Chamber Alliance's ASCEND leadership program, including in-depth study of the Community Capitals Framework and its application to local community development.

Upcoming

- Advancing the City's fee schedule
- 2026 Lien season
- City of Florence hosts October Business After Hours
- 2026 Colorado Municipal Clerks Conference

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Finance Department

Brandi Sheets, Finance Manager

Finance • Grants Administration

Economic Development • Community Vitality

Finance Manager, Brandi Sheets-

Meetings and Actions-

- **Big Horn Round Table Steering Committee Meeting, Senior Coffee,**
- **CEBT renewal packets and information ordered**
- **Payroll**
- **Economic Development/URA/Tiff research**
- Hiring and Onboarding complete for new Executive Admin to the Chief and Officer Solorio**
- Interviews and offer accepted for Records Clerk for PD Starts Oct. 1**
- PD Truck research and actions**
- HR action items and HR training**
- CML at bridge attended**
- Ascend Leadership (7 month Leadership program)**

Upcoming-

- **Economic Development/URA/Tiff research/meetings Downtown CO Inc.**
- **Economic Development grants research- Small Business, Downtown, Historic, Cemetery, Manor**
- HR Training**
- Benefits Fair (Organizing and planning will be held Nov. 3rd)**



Chief of Police - Florence Police Department

600 West 3rd St | Florence, CO 81226 | 719-784-3411 | Sean.humphrey@pd.florencecolorado.org



Florence Police Department Council Report

October 5, 2026, Council Meeting

- Great news: the Police Department would like to welcome Tami Grisenti as the new Chief of Police's executive administrator. Tami comes from a background in law enforcement; no doubt she will do a great job.
- I would like to introduce Officer Precious Solorio as the new Patrol Officer. She has already started her F.T.O. training
- I am proud to announce that Mickey Hamby graduated from the El Paso County Sheriff's Department on October 2, 2026. He will start the F.T.O. program this week.
- A conditional job offer has been made to Amanda Johnson for Patrol Officer. She has accepted the offer pending completion of hire requirements.
- Training: Amanda Jones and Felicia Cecil, both Evidence Techs, will be heading to an evidence conference in two weeks. This is continuous training.
- The new (RMS) records management tracking system the council approved at the last council meeting has been ordered, and the on-site training should start the week after the ladies get back from the conference.
- Update on the investigation into the damage to the new Pioneer Park Bathrooms. Officers have completed both investigations, and they have filed charges with the District Attorney's office.



City of Florence

Water Treatment Plant

571 County Road 100

Florence, CO 81226

Water Treatment Plant (719) 784-0618- City Hall (719) 784-4848



9-8-2026

Water Department Report

The Water Department continues routine treatment-plant and distribution system operations to provide safe, reliable water service while advancing key projects and initiatives that support the City's water infrastructure. This report highlights significant activities, major project updates, and other noteworthy accomplishments from the past month, along with any important issues requiring attention or follow-up.

Water Department Projects & Major Initiatives

- 💧 **Fremont County Airport Storm Drainage Project**
 - Water line relocation at the airport has started!
 - We anticipate completion of the water main relocation within 4 weeks.

- 💧 **Risk & Resilience Assessment / Emergency Response Plan Updates**
 - The updated Risk and Resilience Assessment has been completed, and certification has been submitted to the United States Environmental Protection Agency.
 - We are continuing to work with HR Green to update the Emergency Response Plan for submission to the EPA by December 31, 2026.

- 💧 **East Florence Master Meter Replacement Project**
 - Preliminary cost estimates have been received from Jacobs for the replacement of the existing East Florence master meter and backflow prevention assembly, as well as the installation of a bypass line. The estimated cost is \$77,000.
 - We met with East Florence to discuss the City's preferred approach, review the preliminary costs, and determine the appropriate next steps for moving the project forward.
 - **Procurement** – As of 9-30-26 the City plans to issue a Request for Proposals (RFP) on 10-1-26 and obtain competitive bids from qualified contractors for the work.

💧 System-Wide Radio & Communications Upgrade

- The City issued Request for Proposals (RFP) for the communications upgrade with a project completion date of November 30th 2026.
- As of 9-30-26 the city will meet with Talos on 10-1-26 to finalize the contract details. Once the contract is signed a notice to proceed will be issued.

Significant Events & Unplanned Activities

💧 New hire Med (Joe) Williams started work at the water plant on 9-29-26.

- He was hired as a Laborer/Trainee and is very excited to become a certified water treatment operator.

Brandon Harris
Regional Water Superintendent



**CITY OF FLORENCE
PUBLIC WORKS DEPARTMENT
310 MICA STREET
FLORENCE, CO 81226
CITY HALL (719) 784-4848 OPTION 4**



9-30-2026

Public Works Director Report

The Public Works Department continues to provide essential services supporting the City's streets, fleet, parks, cemetery, public facilities, and grounds. Over the past month, staff have remained focused on routine maintenance, infrastructure upkeep, and responding to operational needs while also advancing ongoing projects and addressing maintenance priorities. Below is a summary of recent activities, completed work, and items requiring follow-up.

Projects: Progress and Milestones

❖ Potholes

- Roughly 1600 LBS of cold patch asphalt has been applied to various roads in August and September. Will continue as needed

❖ Sunny Side Bid

- Pre bid and bid opening completed

❖ Employee Breakroom Project.

- Rough in state electrical inspection passed
- Blocking and insulation completed passed
- OSB installation for wall covering in progress.

❖ Fiber optics being installed down Main Street to Federal Credit Union

Completed Projects

❖ Pioneer Park Bathrooms

- Vandalism repaired to the best of our ability twice.
- Asphalt in front of restrooms repaired
 - Met with state plumbing inspector and Atmos for solution to gas piping to bathroom.

❖ Ditches

- Weed removal, graffiti covered

❖ Tractor mowing

- Hwy 67 N and 67S both mowed and weed removal. Hwy 115 has been mowed and weed removal, Moore Drive, Arrowhead, Florence ave, back side of the Wilcox Park, river park, and 5th street by the Wilcox Park have all been mowed.

❖ Fall clean up week

- Successful clean up week

❖ Pioneer Day Celebration

- Restriped parking lines on Main Street along with painting of handicapped parking spots and crosswalks
- Street sweeping
- Barricades (set up and break down)

❖ Blading roads

- Contracted Langston to blade Mountain Park Road, South Union, and Victory LN.

Upcoming Projects

❖ Coal Creek Ditch

- Cleaning out debris, rocks, trees, and trash

❖• Upcoming main street events (BBQ event, Halloween Trick or Treat, Festival on South Pikes Peak...)

- Street sweeping
- ADA cleaning
- Making sure all drains are clear

❖ Sunny Side street project to be awarded and to begin soon.

❖ Excavate and clean out vegetation at the end of the run for the main storm drain from Santa Fe to river prior to winter.

❖ Slide for Quartz Park. Once it arrives, we will prepare and install.

John Verneti

Director of Public Works