



CITY OF FLORENCE  
CITY COUNCIL MEETING  
October 7, 2019

1. **CALL TO ORDER:** Mayor Ore called the regular meeting of the Florence City Council to order at 7:03pm.
2. **PLEDGE OF ALLEGIANCE:** Mayor Ore led the assembly in the Pledge of Allegiance.
3. **ROLL CALL:**

Mayor Ore	-	Present
Councilman Baker	-	Present
Councilman Cobler	-	Present
Councilman Knisley	-	Present- -Absent
Councilman Vendetti	-	Present
Councilman Upton	-	Present
Councilman Villagrana	-	Present
4. **ALSO PRESENT:** City Manager, Mike Patterson; City Attorney, Matt Krob; Interim City Clerk, Jessica Griffith; Public Works Director, Sam Elstun; Finance Officer, Lori Cobler; Planning Director, Wade Broadhead; and Water Superintendent, Brandon Harris.
5. **PUBLIC COMMENTS:**

**Gail McKinnon- Pioneer Museum and Research Center.**  
Mrs. McKinnon started by thanking the City for considering the Museum for the 2020 budget. Mrs. McKinnon continued by saying the Museum board has worked very hard to raise funds for the Museum buildings many needs. Mrs. McKinnon stated they have been able to finish all of the electrical and heating repairs and are addressing the roofing issues as the come up. Mrs. McKinnon was very happy to announce that this past year they put the historically accurate storm windows in the 1894 Braiden-Griffith room. The cost for this project was \$3,775.00. Mrs. McKinnon stated that the Museum's goal for 2020 is the pointing of the structure. Mrs. McKinnon is still working on the cost of this project, and announced the first of several fundraisers for this goal will be the 100% profit chili bowl Festival that is scheduled for January 18, 2020.

**Barna Kasa-Florence Chamber of Commerce.**

Mr. Kasa started by thanking the City, Councilman Baker and Lisa McCarter for all of their help with this year's Junktique market. Mr. Kasa reported they had



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between 5,000-8,000 people shop the 120 vendors this year. Mr. Kasa stated those numbers were up 60-70% from last year, and he estimated \$32,000 in vendor sales and \$150,000 in sales for the merchants. Mr. Kasa stated the City should see about an additional \$5,000 in sales tax revenue from this event. Mr. Kasa then gave a report on the Pioneer Day events. Mr. Kasa stated they had 240 Pioneers, 55 vendors and volunteers from both the High School and Jr. High School Student Councils. Mr. Kasa stated that the vendors reported \$10,000 in sales and that resulted in \$674 dollars in sales tax. Mr. Kasa reported on the Chamber of Commerce's monthly call in and walk in traffic. Several Council members commented on the great job the Chamber is doing on marketing Florence.

**Chris Owen-311 Denver St.**

Mr. Owen addressed the Council by stating he was there to represent his father, John Archuletta, in regards to the City owned property that run through his home located at 331 Denver St. Mr. Owen continued by stating the house was set on the lot in 1965 and was moved there from Chandler. Mr. Owen gave the Council several handouts detailing the property lines and the taxes that have been paid over the years. Mr. Owen continued by telling the Council he was in the process of trying to sell his father's house for him when the title company informed him the City's property line runs through part of his house and property. City Manager, Mike Patterson and City Attorney, Matt Krob told Mr. Owen to get with City Planning Director, Wade Broadhead to see what the City can do to help in getting this matter resolved.

**Morrie Aves-127 ½ W Main St.**

Mr. Aves inquired on two payments to CIRSA on the bills allowed. Finance Officer, Lori Cobler stated the payments were the City's quarterly payments for property casual and workmen's comp insurance.

**ADDITIONS/DELETIONS/CORRECTIONS TO AGENDA:**

City Manager, Mike Patterson stated agenda item 6B, was not first reading on the 2020 budget, but is a public hearing.

**6. APPROVAL OF CONSENT AGENDA ITEMS:**

- a. **Meeting Minutes for September 16, 2019**
- b. **Bills Allowed**



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- c. **Continue Ordinance 07-15-2019A - An ordinance annexing the New Florence High School to the City of Florence**
- d. **Continue Ordinance 07-01-2019B to Approve the Meade Estates Addition Annexation**

**MOTION:** On motion by Councilor Villagrana and second by Councilor Baker, the City approved the Consent Agenda Items.

**ROLL CALL VOTE: AYES**

Council Member	Villagrana
Council Member	Knisley-Absent
Council Member	Vendetti
Council Member	Baker
Council Member	Cobler
Council Member	Upton
Mayor	Ore

**8. DISCUSSION & ACTION MATTERS:**

a. **Phillips 66 License Agreement**

City Planning Director, Wade Broadhead stated to the Council that Phillips 66 used to have a refinery in Florence many years ago and had done some testing on the petroleum in the soil in the 1990's. Mr. Broadhead continued by saying Phillips 66 knows they are the responsible party for the petroleum in the soil and they want to take actions to try and fix it. Mr. Broadhead stated the first step in that process is to test the subsurface petroleum levels in six different locations around town. Phillips 66 has received permission from several property owners to allow the testing and now Phillips 66 is asking permission from the City. Mr. Broadhead explained some properties around town may benefit greatly from this testing by being able to be developed into such things as housing and parks. Mr. Broadhead stated to the Council that Phillips 66 is covering 100% of the cost incurred for the testing and they will be working with the State if any cleanup is necessary. Mr. Broadhead continued by saying the City will also get a copy of the test results upon completion of testing.



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**MOTION:** On motion by Councilor Villagrana and second by Councilor Upton, the City approved the Phillips 66 License Agreement

**ROLL CALL VOTE: AYES**

Council Member	Villagrana
Council Member	Knisley-Absent
Council Member	Vendetti
Council Member	Baker
Council Member	Cobler
Council Member	Upton
Mayor	Ore

**b. Public Hearing for 2020 Budget**

Finance Officer, Lori Cobler provided handouts to the Council and asked for the Council's direction in several areas. Mrs. Cobler continued by saying the budget as currently proposed provides employees with a 2% wage increase. City Manager, Mike Patterson stated to the Council the City is hoping to be able to give up to a 4% wage increase to employee's who are at the lower end of the pay scale and that the department heads will see a 1% increase. Mrs. Cobler noted the decrease in Police impound. Mrs. Cobler stated this was due to the Florence Police Department no longer handling the towing for Fremont County Sherriff department. Mrs. Cobler continued by telling the Council they would notice an increase in the wage transfers from the Water department. Mrs. Cobler explained she had added a percentage of some employee's wages like the City mechanic for instance, because he works on the Water departments vehicles a significant portion of his time. Mrs. Cobler stated that the energy performance loan that the City took out in 2010 would mature in 2020 saving \$15,000. Mrs. Cobler noted that all current City staff, none of which had anything to do with the purchase of the current City Hall building, agree the building is very inefficient and expensive. Mr. Patterson stated Mr. Broadhead had done some research on the past costs incurred to operate the City building. Mr. Broadhead found that the administration at the time made statements to the Council that the estimated annual cost to operate the building around in was \$23,000. Mr. Patterson continued by saying the current costs to operate the building run somewhere between \$118,000 and one year even ran as high as \$170,000,



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due to having to repair the HVAC system. Mr. Patterson stated the estimate to repair the HVAC system back at the time the City was considering acquiring the building was somewhere around \$4,200, but actually ended up costing in excess of \$400,000. Mr. Patterson stated the City is open to ideas like having a company such as Unbridled, who buys and rehabs old buildings to possibly buy City Hall along with the old St. Josephs Manor. Mrs. Cobler stated there would be a significant increase in the property insurance to CIRSA next year. Mrs. Cobler continued by saying this is due to the City's swimming pool only being covered for accidents previously, but now the pool itself is covered in case it is damaged. Mrs. Cobler stated there is a large increase for Police Dispatch. Mrs. Cobler noted they are working with FRECOM in hopes to negotiate a lower amount. Mrs. Cobler stated her and Mr. Broadhead had budgeted some funds to professional services and Urban Renewal for the planning department. Mrs. Cobler stated in the Water software and training budget was funds to acquire several new programs and software to aid in streamlining water billing and accounting. The Council and Mr. Patterson thanked Mrs. Cobler for all her hard work and effort that she put into the budget this year.

**MAYOR'S AND CITY COUNCIL REPORT:**

No Report

**DEPARTMENT HEAD REPORTS:**

**Police Department, Lt. Shane Prickett,**

Lt. Prickett stated he is currently working on ways to lower the expenses in Police Departments budget.

**Public Works, Sam Elstun;**

No Report

**Water Superintendent, Brandon Harris:**

No report

**Finance Officer, Lori Cobler;**

Mrs. Cobler stated to the Council that she strongly believes in employee training and development. Mrs. Cobler asked the Council to keep in mind the better we train staff, the more efficient and productive they can be which in turn is a benefit to the citizens of Florence. Council Member, John Cobler, wanted to address a concern that had been



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brought to his attention. Mr. Cobler stated his concern was in regards to the rumor that the Federal Prison being in the rears on their water bill. Mrs. Cobler addressed this matter by saying she was unable to give out specific details on any individual customer's water bill, but she can assure everyone that if a customer were behind on a water bill, the staff would be on top of that situation. Mrs. Cobler also stated that the Federal Prison is a great customer of the City's.

**Planning Director, Wade Broadhead:**

Mr. Broadhead stated that for the next Urban Renewal meeting on October 21, at the new time of 5:00, the Board would be touring the emergent camps also known as the old Florence High School with Unbridled. Council Member, John Cobler asked Mr. Broadhead for some clarification on Holcim donating cement to build a walkway up to the Florence High School. Mr. Broadhead stated that Holcim has pledged to donate all the concrete to help the Safe Routes to School program improve the walkways at the Florence Elementary School. Mr. Broadhead was not aware of any plans yet for the walkway to the High School.

**Interim City Clerk, Jessica Griffith;**

No Report

**City Manager, Mike Patterson;**

Mr. Patterson wanted to remind the Council about the decision to move the Urban Renewal meetings to 5:00pm and have Committee Meeting at 6:00pm, since Urban Renewal does not happen every month. Mr. Patterson also wanted to address the questions he has been getting in regard to the chip sealing that had recently been done around town. Mr. Patterson stated that Public Works Director, Sam Elstun, and the Public Works department had done a lot of research to come up with a solution that was not only cost effective but also find a product that would last the longest. Mr. Patterson continued by saying the Public Works department decided to go with the Chip Sealing process. Mr. Patterson explained the Chip Seal process actually fills in the smaller potholes, thus cutting down on the overall cost. After the chip sealing is completed, Public Works staff will be able to go back and fill in the larger pot holes. Public Works Director Sam Elstun chose this process as it was the most cost effective way of repairing and preserving the streets.

Mr. Patterson stated that Mr. Elstun works very hard for the citizens of Florence, and does an amazing job to complete as many projects as he does while still being budget conscious. Mr. Patterson addressed a newspaper article that stated the City of Florence has to small of a reserve budget that is only around \$80,000 dollars. Mr. Patterson stated that this information is completely false. Mr. Patterson continued by saying that under TABOR, each government entity is required to put a certain percentage of their budget in





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reserves each year. The City's TABOR amount is about \$85,000. Mr. Patterson went on to say the City actually has about \$11 million in general reserves. That number is one hundred and twenty nine time the required amount. Mr. Patterson stated the City has been looking at refinancing some of the Water fund bonds since bond rates are historically low at this time. Moreover, in doing so the City has been advised by several investment bankers the current amount in the reserves may actually be too high. Mr. Patterson stated they advised that most Cities have about three months' worth of funds as reserves and Florence has about three years' worth of reserves currently.

Mr. Patterson also noted that the purchase of the 600 Union Ditch Water Shares that the Council had approved several months back finally had been authorized by the seller's bank, Wells Fargo. With that said, the City should be finalizing that purchase in the next few weeks. Council Member, Paul Villagrana wanted to thank Public Works Director Sam Elstun for all of his hard work and effort for the City and its citizens.

**ATTORNEYS REPORT:**

No Report

**There being no further business, Mayor Ore adjourned the meeting at 8:26 P.M.**

CITY OF FLORENCE, CO

BY:   
Keith Ore, Mayor

ATTEST:   
Jessica Griffith, Interim City Clerk