



CITY OF FLORENCE
CITY COUNCIL MEETING
July 1st, 2019

1. **CALL TO ORDER:** Mayor Ore called the regular meeting of the Florence City Council to order at 7:02 p.m. with the Pledge of Allegiance.
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
Councilman Vendetti	-	Present
Councilman Upton	-	Present
Councilman Villagrana	-	Present

ALSO PRESENT: City Manager, Mike Patterson; City Attorney, Matt Krob; Deputy City Clerk, Jessica Griffith; Public Works, Sam Elstun; Police Chief, Mike DeLaurentis; Finance Officer, Lori Cobler; Planning Director, Wade Broadhead; and Assistant Water Superintendent, Kevin Wertsbaugh

4. **PUBLIC COMMENTS:**

Morrie Aves 127 ½ W Main St.
Mr. Aves addressed the City Council regarding upcoming election, the water rate study and an open City position.

Charlette Henager 714 W. 7th St.
Ms. Henager addressed the City Council regarding upcoming Elks Club events. It was anticipated that the Elks Club events that require City Council action regarding liquor licensing would be brought to the Council Meeting on July 15th ..
5. **ADDITIONS/DELETIONS/CORRECTIONS TO AGENDA:**
 - a. N/A
6. **APPROVAL OF CONSENT AGENDA ITEMS:**
 - a. Meeting Minutes for June 17th, 2019
 - b. Bills Allowed

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

ROLL CALL VOTE: AYES:

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

5. DISCUSSION & ACTION MATTERS:

1. Ordinance 07-01-2019A: An ordinance amending the lot size requirements of zoning districts AT and S-1.

Planning Director Wade Broadhead; Addressed the matter. Mr. Broadhead informed Council that he believed that the code requirement for lot sizes to be in the AT, or Agricultural Transaction zoned district and S-1, a governmental use zoned district should be reduced to 1 acre. The minimum lot size for the AT zone is currently 10 acres. Most cities are an acre or even a half acre. At Planning Commission Meeting, the board recommended 1 acre as the minimum lot size.

S-1 zoned district, which is used for governmental and school districts. This district has been created, but never implemented. This ordinance will create a zoning table, which indicates minimum lot size, as well as setbacks for this zone.

Council Member Upton had a question regarding the purpose of AT zone. Council Member Kinsley had questions regarding the AT and S-1 lot sizes.

Mayor Ore opened the Public Hearing. There were no public comments. The Public Hearing was closed.

MOTION: On motion by Councilor Upton and second by Councilor Baker, the City approved the ordinance 07-01-2019A: An ordinance amending the lot size requirements of zoning districts AT and S-1.

ROLL CALL VOTE: AYES:

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

2. Resolution 2019-07-01A: A Resolution regarding eligibility of Meade Estates Addition for annexation to City of Florence.

City Attorney, Matt Krob began the discussion regarding the annexation of the Meade Estates to the City of Florence. He explained that the purpose of this public hearing is to determine the applicant's reasons for requesting annexation and to make sure that the annexation meets the requirements of state statute.

Wade Broadhead stated that the Meade Estates meets the requirements to be annexed under the 2017 update of the Florence Master Plan and that this property is in the area that is easy to provide City services.

Mayor Ore opened the Public Hearing.

Dan Kupfer with Land Development and Consultants from Colorado Springs spoke representing the Meade's Estates. Land Development and Consultants have created the annexation plan for the City. From that plan, Land Development and Consultants have concluded that the property has more than one sixth contiguity with the City limits. Annexations require at least one sixth contiguity in order to comply with State law.

The applicant, Patrick Meade, addressed the City Council. Mr. Meade addressed the City Council regarding his plans for the property. Mr. Meade made referenced the attached map. He stated that the green area on the map will be agricultural (which it will be used for the growth of Hemp). The orange will be left up to the community and the City to decide what the use is. The property under consideration for annexation is 22.229 acres.

Morrie Aves, 127 ½ W Main St. Mr. Aves stated that he doesn't think that the City will benefit from the annexation because he believes we will lose water revenues if the property is annexed in.

Charlette Henager 714 W. 7th St. Ms. Henager disagreed with Mr. Aves. She stated that this annexation is a great move for the City and will result in significant job creation. This annexation also benefits the City by creating additional trail opportunities within the City. She believes that overall this annexation will be a big benefit to the economy of the City.

Mr. Broadhead stated that a financial analysis will be done regarding the annexation. He reminded the City Council that if the City does not annex the property the City will not receive taxes from the property and the City will have no say as to how this property is developed.

City Manager, Mike Patterson reminded the City Council that this annexation gives the City access to the river for future economic development projects. He reminded the City Council that accessing the river has long been a goal of the Cities.

Chief of Police, Mike DeLaurentis encouraged council that the City must expand and that the long-term investment will be beneficial.

Council Member Kinsley asked about the in-town/out-of- town tap rates. Council Member, Baker addressed the many benefits of annexing the property.

Mayor Ore closed the Public Hearing.

MOTION: On motion by Council Member Villagrana and second by Council Member Vendetti, the City Council approved the Resolution 2019-07-01A: A Resolution regarding eligibility of Meade Estates Addition for annexation to City of Florence

ROLL CALL VOTE: AYES:

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

3. Ordinance 07-01-2019B, an ordinance annexing the Meade Estates Addition to the City of Florence and authorizing the execution of an annexation agreement in connection therewith.

Mr. Broadhead stated that the City and the developer will have significant negotiations regarding the annexation agreement so the City Council should anticipate that there will be many changes in the agreement by the time it comes back for second reading.

Mayor Ore opened the Public Hearing. There were no public comments. The Public Hearing was closed.

MOTION: On motion by Council Member Villagrana and second by Council Member Baker, the City Council approved the Ordinance 07-01-2019B, an ordinance annexing the Meade Estates Addition to the City of Florence and authorizing the execution of an annexation agreement in connection therewith.

ROLL CALL VOTE: AYES:

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

MAYOR'S AND CITY COUNCIL REPORT:

Mayor Ore encouraged every one to attend the fourth of July Festival.

Council Member, Larry Baker reported that he had attended the CML Conference and further understands the Urban Renewal process.

Council Member, Richard Upton stated that he had attended the UAACOG (Upper Arkansas Area Council of Governments) Meeting.

ATTORNEYS REPORT:

Mr. Krob had reported that he too had attended the CML Conference and that he won't be at the next Council Meeting but that the senior partner from his law firm, Mr. Scott Krob, would attend in his place.

DEPARTMENT HEAD REPORTS:

Police Department, Chief of Police, Mike DeLaurentis;

Reported that on August 6th will be their National Night Out at Pathfinder 4:00pm-8:00pm.

Public Works Department, Public Works Director Sam Elstun;

Mr. Elstun reported that we are currently under contract with Summit Tree Service, A1 Chip Seal, and Martin Marietta on projects.

Water Department, Assistant Water Superintend, Kevin Wertsbaugh

Mr. Wertsbaugh reported that water was diverted from the creeks for the Ducky Debry event for the fourth of July Festival.

Finance Officer, Lori Cobler;

Mrs. Cobler reported that she had attended the CML Conference and learned lots of useful information. Mrs. Cobler encouraged people volunteer for the 4th of July event.

Planning and Zoning Director, Wade Broadhead;

Mr. Broadhead reported that the Planning Commission would Meet on July 11th to discuss the potential rezoning and office use of the Old High School. Downton Colorado Incorporated will be working with the City of Florence in August.

City Manager Report, Mike Patterson;

Mr. Patterson stated that he would like to reinforce what Lori Cobler stated about the need for more volunteers for the 4th of July festival. Mr. Patterson requested an executive

session, for two matters of negotiation and asked the City Council to invite the City Attorney, Interim City Clerk, City Manager, Police Chief, and Finance Director to the executive sessions.

There being no further business, Mayor Ore recessed the meeting at 8:45 P.M the City Council then went into executive session.

EXECUTIVE SESSION:

City Attorney, Matt Krob declared that:

An executive session for a conference with the City Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. 24-6-402(4)(b) and for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. 24-6-402(4)(e).

MOTION: On motion by Council Member Upton and second by Council Member Villagrana, the City Council approved for executive session.

ROLL CALL VOTE: AYES:	Council Member	Upton
	Council Member	Baker
	Council Member	Knisley
	Council Member	Vendetti
	Council Member	Cobler
	Council Member	Villagrana
	Mayor	Ore

The City Council returned from Executive Session and Mayor Ore adjourned the meeting at 9:35 PM.

CITY OF FLORENCE, CO

BY: _____
Keith Ore, Mayor

ATTEST: _____
Jessica Griffith, Interim City Clerk