



CITY OF FLORENCE
CITY COUNCIL MEETING
November 18, 2019

1. **CALL TO ORDER:** Mayor Ore called the regular meeting of the Florence City Council to order at 7:00 pm.

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

4. **ALSO PRESENT:** City Manager, Mike Patterson; City Attorney, Matt Krob; Interim City Clerk, Jessica Griffith; Public Works, Sam Elstun; Finance Officer, Lori Cobler; Planning Director, Wade Broadhead; Water Department, Brandon Harris and Police Chief, Shane Prickett

5. **Seating and Swearing-In of New City Councilmembers:**

Municipal Judge, Larry Allen read the Oath of office swearing in Mayor Dick Upton, Councilor Anthony Esquibel for Ward 1, Councilor Kristal Wood for Ward 1, Councilor Brian Allen for Ward 2, and Councilor Mike Vendetti for Ward 3.

City Manager, Mike Patterson thanked Mayor Ore, Councilor Baker and Councilor Cobler for their great service to the City.

Mayor Upton thanked Mayor Ore and the outgoing Council members and welcomed in the new Councilors.

6. **ROLL CALL:**

- Councilmember Allen
- Councilmember Esquibel
- Councilmember Knisley
- Councilmember Vendetti
- Councilmember Villagrana
- Councilmember Wood
- Mayor Upton



City Council November 18, 2019

7. PUBLIC COMMENTS:

Larry Baker-131 W Main

Mr. Baker started by welcoming the new Council members. Mr. Baker stated he had wanted to share some words of wisdom with the Council. Mr. Baker continued by saying that being on the City Council is a twenty-four-hour job. Mr. Baker encouraged the Council members not to be afraid to voice their opinions and not to hesitate to vote for or against something just because it may not be the popular way to vote. Mr. Baker also encouraged Council members to take full advantage of CML (Colorado Municipal League). Mr. Baker stated that CML has what they call a Muniversity program. This program is designed to increase elected official's knowledge of municipal government and enhance their capacity to lead. Mr. Baker stated it took him three years to earn the credits required to complete the program, and when he did he was only the sixteenth CML member to so. Mr. Baker congratulated the new Councilors and wished them well.

Morrie Aves- 127 ½ E. Main St.

Mr. Aves had several questions in regards to the bills allowed and a line item in the 2020 budget. Finance Officer, Lorie Cobler, City Manager, Mike Patterson, and Water Superintendent, Brandon Harris addressed and answered accordingly.

8. ADDITIONS/DELETIONS/CORRECTIONS TO AGENDA:

a. Addition of the Court Collection Agreement as agenda item 8f

City Attorney, Matt Krob stated to the Council that the Municipal Court had signed up with a collection agency, Integral Recoveries to assist in collecting delinquent court-ordered fines. Mr. Krob continued by saying the contract had been signed at a previous Council meeting but was back on the agenda to correct who collects the payments. Mr. Krob stated the prior contract had the Municipal Court collecting the payments, and the new contract before the Council tonight has the payment going directly to the collection agency. Mr. Krob stated once the fines are paid to the collection agency, Integral Recoveries will then send the payments to the Court. Mr. Krob continued by saying with the collection agency taking the payments, they assume all risk and liability associated with debt collection practices. Mr. Krob stated it is his recommendation that the Council reviews and approve this contract.

9. APPROVAL OF CONSENT AGENDA ITEMS:

a. **Meeting Minutes for November 4, 2019**



City Council November 18, 2019

- b. **Bills Allowed**
- c. **Liquor License Renewal for Qunicys Steakhouse**
- d. **Continue Ordinance 07-01-2019B to Approve the Meade Estates
Addition Annexation to December 2, 2019**

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

ROLL CALL VOTE: AYES

Council Member	Villagrana
Council Member	Knisley
Council Member	Vendetti
Council Member	Wood
Council Member	Esquibel
Council Member	Allen
Mayor	Upton

10. DISCUSSION & ACTION MATTERS:

- a. **Resolution 2019-11-18A-A RESOLUTION ALLOWING A PROFESSIONAL OFFICE AS A USE BY SPECIAL REVIEW IN THE CENTRAL HISTORIC BUSINESS DISTRICT ZONE DISTRICT AT 128 EAST MAIN STREET**

Planning Director, Wade Broadhead started off by giving some background information on the City's zoning code for the new Councilor members. Mr. Broadhead continued by saying the City's downtown area is zoned Central Historic Business District. The CHB District is comprised of areas to provide for specialty retail sales and services in the designated Florence Central Historical Business District, which includes opportunities for a selected variety of retail sales, restaurants, historic and art-related shop's, and supportive services. Mr. Broadhead stated when a business that does not fit into the CHB District parameters wants to open; they have to go through the Use by Special Review process. Mr. Broadhead explained this process gives the Planning Commission, (the recommending body) and the City Council the opportunity to decide if the business is one they want to allow in the District. Mr. Broadhead continued by saying this particular case is a realty office that would like to open up at 128 E. Main St. Mr. Broadhead reported they had approximately 14 people show up to the public hearing that was held at the most recent Planning Commission meeting. Mr. Broadhead continued by saying the public was supportive of this case and the Planning Commission was in favor, voting for the approval four to zero. Mr. Broadhead noted that the owner of the building, Matt Bowels, who is on the Planning Commission



City Council November 18, 2019

board, excused himself from the room and did not vote on this item or participate in the discussion. Councilor Knisley asked if this resolution were to pass, is it strictly for this applicant or does it apply to the building as in if a new business were to open up. City Attorney, Matt Krob stated to the Council that Special Use Review Resolutions are based strictly on the type of business and the specific address. Mayor Upton then went into public hearing and the applicant, Sam Banning from Home Smart Realty spoke.

Mr. Banning stated he believes by opening an office here in Florence, he and his team will be able to market and advertise the City and will generate revenue and sales tax by helping people discover Florence.

Mayor Upton moved out of public hearing and the Council proceeded to vote on the item.

MOTION: On a motion by Councilor Vendetti and second by Councilor Villagrana, the City approved Resolution 2019-11-18A.

ROLL CALL VOTE: AYES

Council Member	Villagrana
Council Member	Knisley
Council Member	Vendetti
Council Member	Wood
Council Member	Esquibel
Council Member	Allen
Mayor	Upton

b. Temporary Sales Room License for Apple Valley Cider Company-Event will be held at the Bakers Rack Located at 118 E Main St, Florence on November 30, 2019, from 10:00, am to 11 pm

Interim City Clerk, Jessica Griffith explained to the Council that Kevin Williams with Apple Valley Cider Company had applied for two temporary salesroom permits. Mrs. Griffith continued by saying Mr. Williams would like to have a sample tasting and sales event at the Bakers Rack and the Owl Apothecary with his locally made hard ciders. Mrs. Griffith stated to the Council Mr. Williams had submitted all the required paperwork along with his control plans for each event.

Mayor Upton moved into public hearing where there were no comments.

MOTION: On a motion by Councilor Vendetti and second by Councilor Villagrana, the City approved the Temporary Sales Room License for Apple Valley Cider Company at the Bakers Rack.

ROLL CALL VOTE: AYES

Council Member	Villagrana
Council Member	Knisley



City Council November 18, 2019

Council Member	Vendetti
Council Member	Wood
Council Member	Esquibel
Council Member	Allen
Mayor	Upton

c. Temporary Sales Room License for Apple Valley Cider Company-Event will be held at the Owl Apothecary Located at 124 South Pikes Peak Ave, Florence on December 7, 2019, from 10:00 am to 11 pm

MOTION: On a motion by Councilor Allen and second by Councilor Esquibel, the City approved the Temporary Sales Room License for Apple Valley Cider Company at the Owl Apothecary.

ROLL CALL VOTE: AYES

Council Member	Villagrana
Council Member	Knisley
Council Member	Vendetti
Council Member	Wood
Council Member	Esquibel
Council Member	Allen
Mayor	Upton

d. Second Reading of Ordinance 07-15-2019A - An ordinance annexing the New Florence High School to the City of Florence

Planning Director, Wade Broadhead explained to the Council how annexation ordinances proceed in the City. Mr. Broadhead stated the City had been waiting on several things, including surveys and that all the required paperwork was in order.

Councilor Villagrana was concerned about what impact this annexation would have on the City's water budget. Water Superintendent, Brandon Harris stated at one point the School district had considered drilling a well as a way to irrigate the fields at the High School. Mr. Harris continued by saying the well would have a much larger impact on the City's water budget than annexing the property into City limits. Mr. Harris also pointed out with the School district using City water to irrigate the High School fields; it actually helps the turnover in the airport water tank, which is very crucial to the City's water system. Councilor Villagrana asked several questions concerning the School District's use of the City's wells to water the school fields in town. City Manager, Mike Patterson assured Councilor Villagrana that this annexation would not have an impact on the amount of water the School District uses from the City wells.



City Council November 18, 2019

Mr. Patterson also wanted to go on record to note that the current School Board administration had not been the same administration that proposed drilling the wells to irrigate at the High School. Mr. Patterson continued by saying City staff feels that the benefits of annexing the High School into City limits outweigh what small impact it may have on the water budget.

Mayor Upton opened up to public discussion where there were no comments.

MOTION: On a motion by Councilor Vendetti and second by Councilor Esquibel, the City approved the Ordinance 07-15-2019A.

ROLL CALL VOTE: AYES

Council Member	Villagrana -Abstained
Council Member	Knisley
Council Member	Vendetti
Council Member	Wood
Council Member	Esquibel
Council Member	Allen
Mayor	Upton

e. Third Public Hearing Re: 2020 Budget:

Finance Director, Lori Cobler reported there had not been any changes to the proposed 2020 budget since the last Council meeting. Mrs. Cobler stated the reason for not changing anything was to give the Council a chance to review the budget and have the opportunity to ask questions, make changes and or give direction on.

City Manager, Mike Patterson explained to the Council they have the ability to meet one-on-one with himself or Mrs. Cobler to discuss any changes or directions that they would like to take, or they could address it at the next Council meeting.

Mrs. Cobler addressed the service availability fee and asked the Council to be prepared to give some direction on this matter. City Manager, Mike Patterson stated this is a fee that would be assessed to the undeveloped properties in the community. City Attorney, Matt Krob explained to the Council that currently, the City has a water plant that is adequately sized to service the entire City. Mr. Krob continued by saying it costs money to maintain that water system and theoretically, the properties that are using water are paying for the maintenance of the system. Mr. Krob stated the concept of the service availability fee is to have the owners of the undeveloped land pay a fee to help maintain the system because they have the access to have City water available when the property is developed. Mr. Patterson stated this fee would hopefully be able to lower the debt fee sooner and be able to pass the savings on to the citizens of Florence



City Council November 18, 2019

Councilor Knisley addressed the amount budgeted to the Florence Chamber of Commerce. Mr. Knisley asked if the City had made any calls to neighboring Cities and Towns to see how much they appropriate to their local Chambers. Finance Officer, Lori Cobler stated she had called around to several of City's the size of Florence or bigger. Mrs. Cobler explained her research had revealed that most City's do not pay anything more than the yearly dues or membership fees, and those fees ranged from four hundred dollars to two thousand dollars. Mrs. Cobler stated she found that the Town of Walsenburg did not pay any dues or fees to their local chamber. Councilor Allen stated that the local chambers help promote and market the Cities and Towns, Walsenburg does not have any marketing and people are not going there because of that.

Mayor Upton opened up to public discussion where Morrie Aves from 127 ½ W. Main St. asked if the service availability fee funds would go towards the debt retirement, the general water operations budget or be split between the two. City Manager, Mike Patterson answered by saying the staff's recommendation is to have it go to the debt retirement. There being no other comments, Mayor Upton moved out of public hearing and onto the next agenda item.

f. Court Collection Agreement

City Manager, Mike Patterson explained the Council had previously approved this agreement, but City Attorney, Matt Krob and the Attorney for the collection company had agreed it made better sense to have the collection agency collecting the payments and sending the funds to the City. Mr. Patterson continued in saying this takes the liability off the City and puts it on the collection agency if there were to be a violation under the fair debt collection practices acts.

MOTION: On a motion by Councilor Villagrana and second by Councilor Allen, the City approved the Court Collection Agreement.

ROLL CALL VOTE: AYES

Council Member	Villagrana
Council Member	Knisley
Council Member	Vendetti
Council Member	Wood
Council Member	Esquibel
Council Member	Allen
Mayor	Upton

MAYOR'S AND CITY COUNCIL REPORT:



City Council November 18, 2019

Mayor Upton reported that the energy study that the School Board had been working on is still in progress and that the School Board had recently sworn in their new Board members. Mr. Upton was happy to report the City of Florence now has a representative on the Board in Member Janell Dodd. Mr. Upton stated he had attended the Florence Elementary PTO meeting where the next project-based learning topic was announced. Mr. Upton stated this year's topic is how can we as responsible scientists and historians consider both our past and present in order to be good stewards of our community and environment.

Mayor Upton stated he would like to meet individually with each Council Member in the next week to see which Community Boards they would like to be a part of and asked the Council to review the list of Boards that had been provided for them.

Councilor Vendetti stated there was an opening for an Executive Director for the Fremont County Police Dispatch Center. Mr. Vendetti continued by saying he and Florence Police Chief, Shane Prickett would be attending those interviews.

Councilor Villagrana encouraged everyone to attend the Florence Chambers business after-hours event on Thursday, November 21, 2019, at the Pioneer Museum.

ATTORNEYS REPORT: Mr. Krob welcomed the new Council Members. Mr. Krob wanted to let the new Councilors know they have three employees within City Staff that work directly for them, the City Manager, the Municipal Judge, and the City Attorney. Mr. Krob went on to say that, the City has a great staff that works very well as a team and is doing amazing things for the City and Community. Mr. Krob stated he is looking forward to working with each and every one.

DEPARTMENT HEAD REPORTS:

Police Department, Lt. Shane Prickett: No Report

Public Works, Sam Elstun: Mr. Elstun thanked both the current and previous Council Members. Mr. Elstun reported the Public Works crews would be busy hanging Holiday lights around the City in the upcoming days.

Water Superintendent, Brandon Harris: Mr. welcomed the new Council Members and the Chief of Police and thanked the Council Members that had left for all their hard work and dedication to the City and the Community. Mr. Harris stated he wanted to brag on Sam and his crew a moment. Mr. Harris explained one of Sam's employees; Brett Hess, had recently taken his water distribution one test and passed on his first try. Mr. Harris attributed this to Mr. Hess's knowledge and Sam's awesome tutelage. Mr. Harris also reported that one of his employees at the water treatment plant is preparing to take his level one water treatment test in a few weeks.



City Council November 18, 2019

Finance Officer, Lori Cobler: Mrs. Cobler also thanked the previous Council, welcomed the new Council and stated she is looking forward to working towards all of the goals that the Council has. Mrs. Cobler stated that sales tax numbers for September were record number once again, making September the second-best month of the year at eighty-four thousand, five hundred ninety-five dollars and eighty-three cents.

Planning Director, Wade Broadhead: Mr. Broadhead wanted to give a few updates on several projects that are currently in the works. Mr. Broadhead reported the Safe Routes to School project is in the final design stages and is awaiting approval by CDOT. Mr. Broadhead hopes to see this project begin construction in the spring of 2020. Mr. Broadhead stated he is currently working on annexation on a parcel of land by the Police shooting range, which is the first step in creating a trail up to the newly annexed Florence High School. Mr. Broadhead reported they are working with a 50/50 DOLA grant to put up a new combined Police/Public works building and are trying to come up with a cost-effective design for this project.

Interim City Clerk, Jessica Griffith: No Report

City Manager, Mike Patterson: Mr. Patterson thanked the previous City Council Members and stated that he felt like they had been one of the most caring and involved Councils that he has had the pleasure of working with in his twenty-six-year career. Mr. Patterson wanted to remind the Council that they may direct him to ask City Staff to do certain jobs or tasks. Mr. Patterson asked the Council if Wednesday, December 4, 2019, at 6:00 pm would work as a time, to have a two-hour training, with the City Attorney to go over how the City of Florence's form of Government functions. Mr. Patterson also proposed having a goal-setting session with the new Council on January 10, 2020 and stated this would be a four to six-hour meeting. Mr. Patterson reported the downtown Merchants would have a tree lighting event on Saturday, November 30. Mr. Patterson stated that late Friday afternoon the decision was made to hire Shane Prickett as the new Chief of Police for the City of Florence.

There being no further business, Mayor Upton adjourned the meeting at 8:28 P.M.

CITY OF FLORENCE, CO

BY: 
Richard Upton, Mayor

ATTEST: 
Jessica Griffith, Interim City Clerk