



FLORENCE CITY COUNCIL
Regular Meeting Agenda
Monday, September 16, 2024, 6:30 PM

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<https://www.youtube.com/@CityofFlorenceCO>

- 1) **CALL TO ORDER & PLEDGE OF ALLEGIANCE**
City Council Chambers, 600 W. 3rd Street, Florence, CO 81226
- 2) **ROLL CALL:**
 - Mayor Wolfe
 - Councilman Vanhoutan
 - Councilman Stiefel
 - Councilwoman Stone
 - Councilman Mergelman
 - Councilwoman Gardner
 - Councilwoman MacKinnon
- 3) **PUBLIC COMMENTS**
Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion (three minutes).
- 4) **CONSENT AGENDA**
 - a) Consider approving the minutes as written for the Regular City Council Meeting on September 3, 2024
 - b) Consider approving City expenditures prepared on September 5, 2024, in the amount of \$23,191.12, and September 11, 2024, in the amount of \$31,427.15
 - c) Consider accepting the Street Needs Assessment Conducted by 3 Rocks Engineering
- 5) **OLD BUSINESS**
 - a) Consider approving the second reading of Ordinance No. 10 – 2024, an ordinance approving the rezoning of the South 57.2 feet of Lots 17 and 18, Block 1, James A. McCandless Addition to the Town (now City) from CB – Central Business District Commercial to R-2 Low/Medium Density Residential.
- 6) **COUNCIL UPDATES**
 - a) City Council Reports
 - b) City Manager Reports
- 7) **EXECUTIVE SESSION(S): IF NECESSARY**

Pursuant to C.R.S. §24-6-402(4)(b), an executive session for the purpose of receiving legal advice regarding Stuart v. Sackett/Philips/Winters

Pursuant to C.R.S. §24-6-402(4)(b), an executive session for the purpose of conferencing with an attorney for the local public body for the purposes of receiving legal advice on specific legal questions pertaining to any item listed on the agenda herein and/or any related discussion that may arise thereto. Such executive session may be entered into at any time or at any point on the agenda, if necessary and with the requisite Council approval.
- 8) **ADJOURNMENT:** Adjournment until the next regular City Council Meeting
Monday, October 7, 2024



FLORENCE CITY COUNCIL
Regular Meeting Minutes
Tuesday, September 3, 2024, 6:30 PM

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

1) CALL TO ORDER & PLEDGE OF ALLEGIANCE

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

Mayor Wolfe called the meeting to order at 6:30 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 Amy Nasta, Planning Director Ashley Fox, Public Works Director Sam Elstun, Chief of Police Sean Humphrey, and Attorney Whitt Wyatt of Wyatt Hamilton Findlay.

3) PRESENTATIONS

a) National Suicide Prevention Month September 2024 Proclamation

Mayor Wolfe recited the proclamation and proclaimed September 2024 as National Suicide Prevention Month in the City of Florence, Colorado.

b) Presentations on the Street Needs Assessment Conducted by Three Rocks Engineering

City Manager Amy Nasta presented the Street Needs Assessment conducted by 3 Rocks Engineering to the City Council. The assessment was initially completed in late June, but has undergone extensive review and explanations with the 3 Rocks engineer. The outside contractor allowed for a holistic review of the entirety of the City of Florence's street network without unintentional bias, and identified the structural integrity issues with the City's road infrastructure. The presentation allowed opportunity for the City Council to review the study in advance of a future vote to accept the 3 Rocks Engineering Street Assessment, and potentially create 2025 Capital Improvement Projects for the high-priority streets. City Manager Nasta then made a detailed presentation on the assessment's structure and content.

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).

Susie Seelback- 524 Brookeway

Sought clarification regarding contact information for Fremont County Animal Control.

Chief of Police Sean Humphrey confirmed animal control, or an available officer, would be dispatched if someone made a report to the Fremont County's dispatch center.

Cathey Young- 220 East 6th Street

Inquired about CDOT's traffic control for the City's hazardous tree removal project.

City Manager Nasta stated the initial contractor pulled out of the project for personal reasons, and Public Works Director Sam Elstun was able to contract with a different company; thus, restarting the CDOT approval process.

Joel Elliott- 404 Wilson Avenue

Invited the City Council to the FloCo Fun Fest on September 8, 2024, at Pioneer Park.

Sue Kinzer- 302 Wilson Avenue

Voiced concern over West 5th Street's accessibility and safety. She suggested it become a one-way street.

5) CONSENT AGENDA

- a) Consider approving the minutes as written for the Regular City Council Meeting on August 19, 2024
- b) Consider approving City expenditures prepared on August 22, 2024, in the amount of \$104,978.73, and August 29, 2024, in the amount of \$44,091.47
- c) Consider approving the annual liquor license renewal for Paradise Liquor
- d) Consider approving the annual liquor license renewal for Ito Japanese Steakhouse Sushi & Thai
- e) Consider approving sidewalk usage for the Florence Merchants Association
- f) Consider authorizing the Mayor to enter into an Intergovernmental Agreement related to the School Resource Officer program with Fremont RE-2 School District

Mayor Wolfe requested item 5e be removed from the Consent Agenda.

Councilor Stone motioned to approve the Consent Agenda, excluding item 5e. Councilor Mergelman seconded. With the Councilmembers voting in favor of the motion, the motion carried.

Sue Nusser, Secretary of the Florence Merchant's Association

Elaborated on the upcoming Crazy Sidewalk Sale where Florence merchants plan to place local vendors on the sidewalk space in front of their operating businesses. She highlighted the included map which better represents which businesses would be participating in the sidewalk sale on Saturday, October 12, 2024.

Councilor Stone motioned to approve the special sidewalk usage for the Florence Merchants Association's Crazy Sidewalk Sale on October 12, 2024. Councilor Mergelman seconded. With the Councilmembers voting in favor of the motion, the motion carried.

6) NEW BUSINESS

- a) Consider Approving Resolution No. 10 - 2024, a Resolution approving the amendment of the Subdivision Improvement Agreement Relating to Infrastructure Improvements for Willow Creek Estates and Willow Creek Estates Filing No 2.

Planning Director Ashley Fox explained the Resolution changes the construction phasing outlined in the current subdivision improvement agreement. The changes are necessary for fire

safety, cost-effectiveness, and drainage management. The Florence Fire Protection required an emergency egress be completed in Phase One.

Sue Kinzer-302 Wilson
Questioned the location of Willow Creek.

Mayor Wolfe confirmed the emergency egress would be North of the smaller lots.

Motion to approve Resolution No. 10 - 2024, a Resolution approving the amendment of the Subdivision Improvement Agreement Relating to Infrastructure Improvements for Willow Creek Estates and Willow Creek Estates Filing No 2: Councilor Stone

Seconded by: Councilor Gardner

7 Ayes

Motion passed: 7 – 0

- b) Consider approving Ordinance No. 10 – 2024, an ordinance approving the rezoning of the South 57.2 feet of Lots 17 and 18, Block 1, James A. McCandless Addition to the Town (now City) from CB – Central Business District Commercial to R-2 Low/Medium Density Residential.

Planning Director Fox elaborated on the rezoning request for 160 North Santa Fe Avenue, formerly associated with the Presbyterian Church. The Planning Commission unanimously approved the rezone at their meeting on August 15, 2024. She then opened the item to questions from the Council.

Motion to approve Ordinance No. 10 – 2024, an ordinance approving the rezoning of the South 57.2 feet of Lots 17 and 18, Block 1, James A. McCandless Addition to the Town (now City) from CB – Central Business District Commercial to R-2 Low/Medium Density Residential: Councilor Gardner

Seconded by: Councilor MacKinnon

7 Ayes

Motion passed: 7 – 0

7) **COUNCIL UPDATES**

- a) City Council Reports

Councilor Gardner attended the orange apple dedication at The Venue.

Councilor Stone toured the high school's new building trades program.

Councilor MacKinnon commented on the anticipated children's activities at The Venue, and would be attending the Gold Belt Meeting in Cripple Creek.

Councilor Vanhoutan attended the Department of Corrections community relations meeting where they discussed safety and security measures.

Councilor Mergelman reported Pioneer Day was coming up soon. He also spoke in favor of the FEDC, and the new businesses they bring to Fremont County, including Project De Sol for solar panel component manufacturers, Project Vector for Estes Industries expansion, Project

Message for The Abby property, and Project Gable for the business that builds materials for home construction by Fremont County's airport. He stated Fremont County had lost two daycare centers and the drywall plant was prepping for tiny home, mobile home, and RV manufacturers.

Mayor Wolfe attended coffee chats, a USDA workshop at the Emergent Campus, and discussed internship opportunities between RE-2 and Emergent Campus. He also toured the CTE building (career and technical education) at the high school.

b) City Manager Reports

City Manager Nasta gave clarification on the hazardous tree removal project stating the contractor pulled out after receiving CDOT approval. She thanked Public Works Director Elstun for his diligence in the project's progress and ensuring its continuation. The City Council planned to have a CIP and goal-setting workshop before October's budget public hearing. She expanded on the Black Hills PUC item with details on the collaboration amongst the attorneys and opportunities for public comment or input. City Manager Nasta announced the City's new website, and additional feature for an electronic Constant Contact form. She then announced the open application period for a BOZA vacancy, and the upcoming pool feasibility study.

8) EXECUTIVE SESSION(S): IF NECESSARY

Pursuant to C.R.S. §24-6-402(4)(b), an executive session for the purpose of conferencing with an attorney for the local public body for the purposes of receiving legal advice on specific legal questions pertaining to any item listed on the agenda herein and/or any related discussion that may arise thereto. Such executive session may be entered into at any time or at any point on the agenda, if necessary and with the requisite Council approval.

9) ADJOURNMENT: Adjournment until the next regular City Council Meeting
Monday, September 16, 2024

Councilor Stone motioned to adjourn the meeting. Councilor Mergelman seconded. With all of the Councilmembers voting in favor of the motion, the motion carried.
Mayor Wolfe adjourned the City Council Meeting at 7:24 p.m.

CITY OF FLORENCE, CO

BY: _____
Steve Wolfe, Mayor

RESPECTFULLY SUBMITTED: _____
Cortlyne Huppe, City Clerk

Report Criteria:

Detail report type printed

Vendor Number	Name	Invoice Number	GL Account	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
7	FREMONT SANITATION D	585670	0140608660	10829-2459 Museum	1	08/24/2024	32.88	.00	32.88	20240904	09/04/2024
		585676	0140608635	10837-2467 Water Plant	1	08/24/2024	32.88	.00	32.88	20240904	09/04/2024
		585677	0140608540	10838-2468 City Shop	1	08/27/2024	32.88	.00	32.88	20240904	09/04/2024
		585694	0444152100	10910-2537 Pool	1	08/24/2024	32.88	.00	32.88	20240904	09/04/2024
		585745	0140608751	10935-4758	1	08/24/2024	32.88	.00	32.88	20240904	09/04/2024
		585746	0140608635	10936-4759	1	08/24/2024	32.88	.00	32.88	20240904	09/04/2024
		585747	0140608751	10938-4760 Muni Annex	1	08/27/2024	36.99	.00	36.99	20240904	09/04/2024
		585748	0140608751	22838-4761	1	08/24/2024	32.88	.00	32.88	20240904	09/04/2024
Total 7:							267.15	.00	267.15		
71	CANON RENTAL CENTER	297977	0143103500	PORTABLE	1	08/31/2024	84.00	.00	84.00	45545	09/05/2024
		297998	0144203500	CEMETERY	1	08/31/2024	75.00	.00	75.00	45545	09/05/2024
		297998	0145204583	Skate park	2	08/31/2024	75.00	.00	75.00	45545	09/05/2024
		298210	0145205000	lions park	1	08/31/2024	82.50	.00	82.50	45545	09/05/2024
Total 71:							316.50	.00	316.50		
149	ROCKY MOUNTAIN BANK	BANK FEES	0241505550	Bank Fees	1	09/04/2024	15.95	.00	15.95	Multiple	09/05/2024
Total 149:							15.95	.00	15.95		
245	KRASSA & MILLER, LLC	AUG 2024	0243707890	LEGAL FEES	1	08/30/2024	242.60	.00	242.60	45547	09/05/2024
Total 245:							242.60	.00	242.60		
397	U S POSTAL SERVICE	SEPTEMBE	0241503100	UTILITY BILLING	1	09/04/2024	627.25	.00	627.25	45542	09/04/2024
Total 397:							627.25	.00	627.25		
934	UNCC	224080595	0243808090	LINE LOCATES	1	08/31/2024	42.57	.00	42.57	45554	09/05/2024
Total 934:							42.57	.00	42.57		
1203	SE WATER ACTIVITY ENT	ECMC25-02	0249509063	excess cap	1	09/03/2024	1,013.40	.00	1,013.40	45552	09/05/2024

Vendor Number	Name	Invoice Number	GL Account	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 1203:							1,013.40	.00	1,013.40		
1253	AT & T MOBILITY	2872917141	0141505000	ADMIN	1	08/28/2024	229.10	.00	229.10	45543	09/05/2024
		2872917141	0144205000	CEMETARY	2	08/28/2024	39.99	.00	39.99	45543	09/05/2024
		2872917141	0141305000	EXECUTIVE	3	08/28/2024	47.33	.00	47.33	45543	09/05/2024
		2872917141	0142105000	PD	4	08/28/2024	1,737.87	.00	1,737.87	45543	09/05/2024
		2872917141	0144005000	PLANNING	5	08/28/2024	79.98	.00	79.98	45543	09/05/2024
		2872917141	0143105000	STREETS	6	08/28/2024	1,079.67	.00	1,079.67	45543	09/05/2024
		2872917141	0241505000	WATER	7	08/28/2024	449.59	.00	449.59	45543	09/05/2024
Total 1253:							3,663.53	.00	3,663.53		
1316	NANCY BARTH	TRAINING H	0142107410	Training Hours	1	09/05/2024	350.00	.00	350.00	45549	09/05/2024
Total 1316:							350.00	.00	350.00		
1718	BLACK HILLS ENERGY	0520289929	0143107540	STREET LIGHTS	1	08/30/2024	78.78	.00	78.78	20249123	09/03/2024
		8398746140	0143107540	STREET LIGHTS	1	08/30/2024	6.95	.00	6.95	20249122	09/03/2024
		8763452423	0143107540	STREET LIGHTS	1	08/30/2024	102.23	.00	102.23	20249124	09/03/2024
		9914607095	0143107540	STREET LIGHTS	1	08/28/2024	380.53	.00	380.53	20249121	09/03/2024
Total 1718:							568.49	.00	568.49		
1719	STAPLES BUSINESS ADV	7001888475	0141503000	admin	1	08/24/2024	295.83	.00	295.83	45553	09/05/2024
Total 1719:							295.83	.00	295.83		
2220	KAGAN & SON, LLC	16862	1743107530	CRUSHER FINES	1	08/30/2024	1,186.92	.00	1,186.92	45546	09/05/2024
Total 2220:							1,186.92	.00	1,186.92		
2281	PENROSE TRACTOR AN	11747	0142107420	TOW FEE 2024 0032935	1	08/31/2024	384.00	.00	384.00	45550	09/05/2024
Total 2281:							384.00	.00	384.00		
2930	METRON-FARNIER, LLC	100006912	0249509015	Raw Water Hydrant	1	07/31/2024	4,723.04	.00	4,723.04	45548	09/05/2024
Total 2930:							4,723.04	.00	4,723.04		

Vendor Number	Name	Invoice Number	GL Account	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
3056	C M Welding, LLC	2024-11	0243608000	Hand rail for Water Tank	1	08/29/2024	26.42	.00	.00	45544	09/05/2024
		2024-11	0243608000	Hand rail for Water Tank	2	08/29/2024	26.42-				
		2024-11 REP	0243608000	Hand rail for Water Tank	1	09/05/2024	2,642.00	.00	2,642.00	45556	09/05/2024
Total 3056:							2,642.00	.00	2,642.00		
3114	Wyatt Legal Services PLLC	433	0141105300	City Attorney	1	08/31/2024	4,562.00	.00	4,562.00	45555	09/05/2024
Total 3114:							4,562.00	.00	4,562.00		
3173	Delta Dental Of Colorado	SEPT DENT	0120002032	Dental Insurance Premium	1	09/01/2024	2,289.89	.00	2,289.89	20240904	09/04/2024
Total 3173:							2,289.89	.00	2,289.89		
Grand Totals:							23,191.12	.00	23,191.12		

Report Criteria:
 Detail report type printed

Report Criteria:
Detail report type printed

Vendor Number	Name	Invoice Number	GL Account	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
13	KNECHT HOME CENTER,	10970485	0144203500	pLUMBING SUPPLIES	1	08/02/2024	12.99	.00	12.99	45563	09/11/2024
Total 13:							12.99	.00	12.99		
149	ROCKY MOUNTAIN BANK	BANK FEES	0241505550	Bank Fees	1	08/31/2024	15.95	.00	15.95	20240911	09/11/2024
Total 149:							15.95	.00	15.95		
861	CIRSA	W24629	0142101960	DEDUCTIBLE WC	1	09/11/2024	500.00	.00	500.00	20240911	09/11/2024
Total 861:							500.00	.00	500.00		
923	ALSCO	LDEN298883	0143102000	UNIFORM RENTAL-Street	1	09/04/2024	159.10	.00	159.10	45559	09/11/2024
Total 923:							159.10	.00	159.10		
1229	CASELLE, INC.	135389	0241505600	Software Support	1	09/01/2024	770.50	.00	770.50	45560	09/11/2024
		135389	0141505600	Software Support - Admin	2	09/01/2024	539.35	.00	539.35	45560	09/11/2024
		135389	0141205600	Software Support - Court	3	09/01/2024	231.15	.00	231.15	45560	09/11/2024
Total 1229:							1,541.00	.00	1,541.00		
1718	BLACK HILLS ENERGY	0872425770	0243507640	NEW RAW WATER PUMP	1	09/04/2024	10,347.65	.00	10,347.65	20249191	09/10/2024
		2439373063	0243507600	MINNEQUA CANAL PUMP	1	09/04/2024	4,646.81	.00	4,646.81	20249198	09/10/2024
		2985218401	0140608510	CITY SHOP	1	09/04/2024	304.27	.00	304.27	20249199	09/10/2024
		3075375677	0145207830	QUARTZ PARK	1	09/04/2024	18.16	.00	18.16	20249193	09/10/2024
		5372636848	0243507620	W PUMP STATION	1	09/04/2024	215.79	.00	215.79	20249196	09/10/2024
		6887028421	0140608632	N PLANT	1	09/04/2024	250.53	.00	250.53	20249200	09/10/2024
		7844257155	0243507650	PUMP @ RIVER	1	09/04/2024	1,543.68	.00	1,543.68	20249197	09/10/2024
		8890269732	0145207830	PIONEER PARK	1	09/04/2024	80.54	.00	80.54	20249192	09/10/2024
		9423297176	0145207830	PAVILION	1	09/04/2024	35.81	.00	35.81	20249194	09/10/2024
		9740686534	0444151800	POOL	1	09/04/2024	965.12	.00	965.12	20249195	09/10/2024
Total 1718:							18,408.36	.00	18,408.36		
1719	STAPLES BUSINESS ADV	7002012656	0241503000	Supplies for TEAMS	1	08/31/2024	93.21	.00	93.21	45565	09/11/2024
		7002012656	0141503000	Supplies for Teams	2	08/31/2024	93.20	.00	93.20	45565	09/11/2024

Vendor Number	Name	Invoice Number	GL Account	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		7002012656	0140608754	Cleaning supplies	3	08/31/2024	78.45	.00	78.45	45565	09/11/2024
		7002012656	0141503000	admin supplies	4	08/31/2024	10.00	.00	10.00	45565	09/11/2024
Total 1719:							274.86	.00	274.86		
1805	ACORN PETROLEUM	AUG 2024 G	0142104000	GASOLINE Police	1	08/01/2024	3,877.89	.00	3,877.89	45558	09/11/2024
		AUG 2024 G	0143104000	GASOLINE - Streets	2	08/01/2024	2,349.59	.00	2,349.59	45558	09/11/2024
		AUG 2024 G	0144204000	GASOLINE - Cemetery	3	08/01/2024	300.67	.00	300.67	45558	09/11/2024
		AUG 2024 G	0145203900	GASOLINE - Parks	4	08/01/2024	270.01	.00	270.01	45558	09/11/2024
		AUG 2024 G	0243707850	GASOLINE - Water	5	08/01/2024	971.30	.00	971.30	45558	09/11/2024
Total 1805:							7,769.46	.00	7,769.46		
1965	PRAIRIE MOUNTAIN medi	394603	0141107300	LEGAL PUBLICATIONS	1	08/31/2024	123.20	.00	123.20	45564	09/11/2024
Total 1965:							123.20	.00	123.20		
2497	Gobins Inc	AR4506884	0142104500	copier lease city hall	1	09/03/2024	111.87	.00	.00	45562	09/11/2024
		AR4506884	0141503000	copier lease pd	2	09/03/2024	111.87	.00	.00	45562	09/11/2024
		AR4506884	0142104500	copier lease city hall	3	09/03/2024	111.87-				
		AR4506884	0141503000	copier lease pd	4	09/03/2024	111.87-				
		AR4506884	0141503000	copier lease city hall	1	09/03/2024	109.39	.00	109.39	45566	09/11/2024
		AR4506884	0142103100	copier lease pd	2	09/03/2024	109.39	.00	109.39	45566	09/11/2024
Total 2497:							218.78	.00	218.78		
3044	3 Rocks Engineering	24.064-01	1743107565	Street Survey Project 10%	1	09/10/2024	729.00	.00	729.00	45557	09/11/2024
Total 3044:							729.00	.00	729.00		
3046	Division of Oil and Public S	I-0037520	0140608420	Conveyance Certificate	1	09/09/2024	130.00	.00	130.00	45561	09/11/2024
Total 3046:							130.00	.00	130.00		
3156	Republic Services#653	0653-000465	0241503000	Water Treatment Plant - Re	1	08/31/2024	9.75	.00	9.75	20240910	09/10/2024
		0653-000466	0143204100	City Of Florence - Trash Se	1	08/31/2024	1,468.95	.00	1,468.95	20240910	09/10/2024
		0653-004657	0143204300	City Of Florence - Trash Se	1	08/31/2024	17.00	.00	17.00	20240910	09/10/2024
		0653-004663	0143204100	City Of Florence - Trash Se	1	08/31/2024	48.75	.00	48.75	20240910	09/10/2024

Vendor Number	Name	Invoice Number	GL Account	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 3156:							1,544.45	.00	1,544.45		
Grand Totals:							31,427.15	.00	31,427.15		

Report Criteria:
Detail report type printed

COUNCIL ACTION FORM

MEETING DATE: SEPTEMBER 16, 2024

STAFF CONTACT: AMY NASTA, CITY MANAGER

Agenda Item: Consider accepting the Street Needs Assessment Conducted by 3 Rocks Engineering

Department: Administration

Background/Description of Item:

As part of the 2024 budget process, the City of Florence City Council selected a Street Needs Assessment (Project # PW 2023 -06) as one of the Capital Improvement Plan (CIP) projects to be conducted in 2024. Per the associated CIP project sheet:

“The streets within the City of Florence need to be put on a regular preventative maintenance program in order to improve efficiency of repairs and reduce overall long-term maintenance costs. The first step in developing a preventative maintenance program, or pavement management program, is to conduct a street needs assessment. This assessment requires specialized equipment and will need to be conducted by an outside contractor.”

The City released a Request for Proposals (RFP) for the Street Needs Assessment. The RFP information was published on the City of Florence website on January 8, 2024, and in the City’s paper of record, the *Cañon City Daily Record* on January 12, 2024. The City received one (1) bid for the project.

At the March 18, 2024, Regular City Council meeting, the Council unanimously approved entering into a contract with 3 Rocks Engineering & Surveying to complete the Street Needs assessment at a cost not to exceed \$20,000, including contingencies. The final cost of the assessment was \$16,479.

As part of the CIP process, funding for this project was originally budgeted from Fund 17. However, during the March 4, 2024, City Council meeting, the City Council requested that ARPA Funding be utilized to pay for this project.

At the September 3, 2024, City Council meeting, Staff provided a presentation on the Assessment and stated the Assessment would be posted to the City’s website.

Subsequently, on September 5, 2024, the Assessment was posted to the City’s website. Information on how to provide comments on the assessment was included in the accompanying FAQ. A Constant Contact notification was sent out as well.

As of September 10, 2024, Staff has received no comments specifically regarding the Street Needs Assessment.

It should be noted that Staff is aware of some remaining minor clerical errors in the assessment. Staff will provide a list of these errors and ask 3 Rocks to correct prior to finalization. Staff is also aware of instances where the conditions listed in the condition chart vary from those on the aerials, and/or the aerials may show slight variance from one another (examples include both Alpine Village MHP and Sunnyside being marked as high priority when all roads are listed in “Good” or “Fair Good” condition, respectively, and Maple Ave. between W. 2nd and W. 3rd showing as “Good” condition on Aerial 2, but

“Fair” condition on Aerial 1). Staff has not provided the final list of these corrections to 3 Rocks as we were waiting to provide the list in case we received any comments requiring further review.

The information obtained from the Street Needs Assessment will be utilized to create and prioritize future CIP projects. The Florence City Council will have the opportunity to select CIP projects for inclusion in the 2025 budget as part of the 2025 budget process.

Attachment:

- Street Needs Assessment (Street Pavement Assessment) for the City of Florence, Colorado as conducted by 3 Rocks Engineering and Surveying

Suggested Motion:

Accept the Street Needs Assessment (Street Pavement Assessment) for the City of Florence, Colorado as conducted by 3 Rocks Engineering and Surveying, pending the correction of outstanding clerical errors.

Street Pavement Assessment

FOR

City of Florence, Colorado

July 19, 2024

Revised August 15, 2024

FINAL



Ron Nies, PE
Senior Transportation Engineer



430 Main St,
Cañon City, CO 81212
719.430.5333

www.3rockengineering.com

Background

The City of Florence hired 3 Rocks Engineering and Surveying to provide an assessment of the condition of the asphalt pavement on all streets within the City boundary and under the jurisdiction of the City. The project limits were defined as those streets that lie within the boundary shown on the City Ward Boundaries map provided by the City Clerk. A more detailed map of the City limits is shown below as Figure 1.

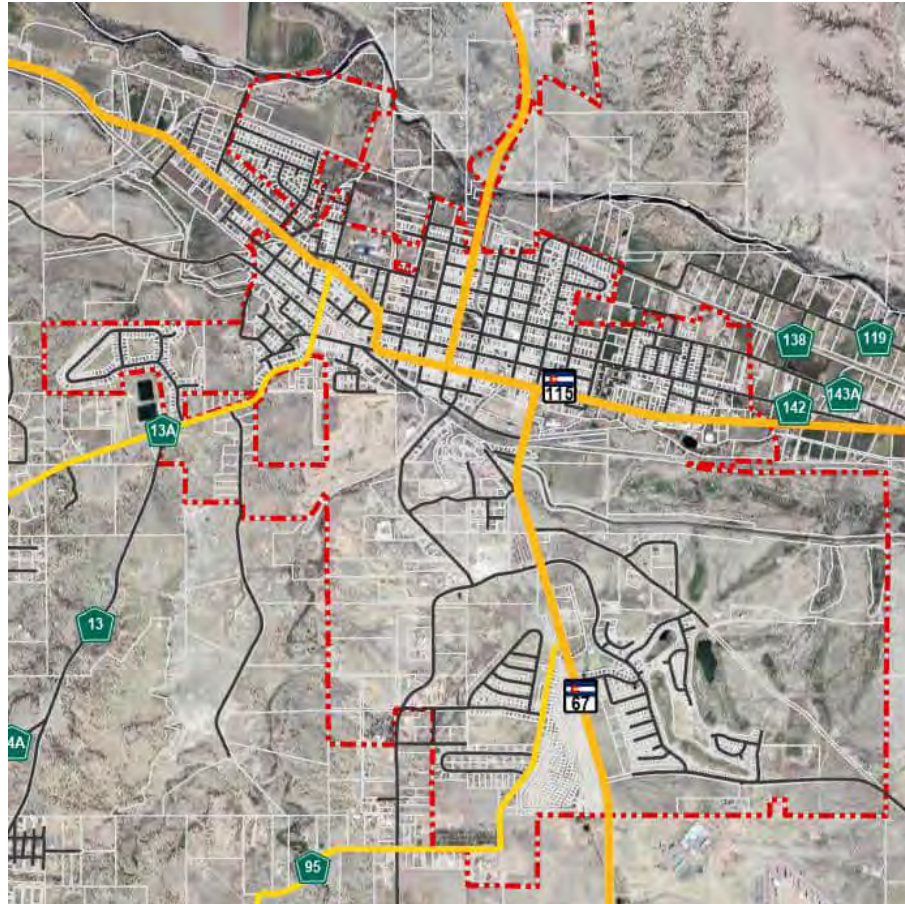


Figure 1

Project Description

Goal of project:

The goal of this project is to have a complete inventory of current street conditions for all city streets (county roads and state highways excluded) so that each street can be assigned an improvement priority (high, medium, low) which can be used by the City to create a long-term implementation plan.



Existing conditions- General:

Pavement conditions were observed on June 4-5, June 20, July 8, and July 15. Below is a general summary of conditions encountered which is the basis of the tabulations of each specific street segment.



1 Road damage at Tanner Ave and 3rd St



2 Unpaved Road- Florence Ave at 3rd St

Most streets in the city core are asphalt paved and in varying condition. Although no one street stood out as needing immediate rehabilitation, there were sections of road that were showing severe distress.



3 3rd St- example of typical city pavement condition



4 4th St- localized severe pavement damage.

City streets varied in width and shoulder treatments. Most have curbs but some have shoulders used for off-street parking. The condition of curbs and associated sidewalks is outside of the project scope.



5 Existing inlet



6 Alligator cracking at Robinson and 4th St.

A few street sections showed moderate to severe alligator cracking indicating a potential subgrade issue. These sections are potentially the most critical for rehabilitation because they have lost their structural integrity, and the cracking will rapidly propagate into the rest of the street.



7 Transition between 2 pavement conditions



8 Poor pavement condition near the park

Project Scope and Approach:

The determination of improvement priorities (high, medium, low) is based on 2 factors: current condition of the pavement surface and amount of traffic using the street. The highest priority for improvement will be given to high traffic streets in poor condition with the lowest priority given to low traffic volume streets in good condition. All city streets will fall within these two extremes. Assessment of the street surface will be by a visual inspection with some measurements taken to denote the presence of cracking, rutting, potholing, raveling or other signs of distress. These types of distress are commonly caused by too much traffic for the pavement section, poor subgrade, or inadequate drainage of the pavement surface or adjacent ground.

3 Rocks used the following approach to complete the pavement assessment:

- Drive all roads within the project limits and document the existing condition. Photo document problem areas and take measurements as needed for potential improvement quantities.



- Assign each street a condition designation – Good, Fair or Poor.
- The City provided information on which streets are considered high volume traffic- this listing is included in the appendix of this report
- Assign each street a priority designation – High, medium, or low.
- Create a Street Pavement Assessment Report which documents the existing conditions, identified problems, and prioritizes the rehabilitation of each street.
- Create exhibits from Google earth aerial maps (no files were provided by the city) to show specific problem areas.

Deliverables

- Street Pavement Assessment Report with exhibits

Exclusions

- County roads and state highways are not included in this assessment. Only streets within the city limits are in the scope of work.
- Surveying and ROW services
- Geotechnical investigations
- Drainage inventory, analysis, and report
- Sidewalk and ramp assessments
- Design plans
- Traffic counts
- Cost estimates
- Structural design
- Agency coordination other than City staff
- Public involvement
- Anything not specifically listed in this proposal

Priority Determination Table

Condition	Traffic Volume	Improvement Priority
Poor	High	High
Poor	Low	High
Fair	High	Medium
Fair	Low	Medium
Good	High	Low
Good	Low	Low

Condition Definitions

Poor- the presence of alligator cracking which covers a large section of road or runs the entire width, usually with multiple potholes and missing asphalt chunks where the structural integrity of the pavement is compromised and beyond mill and overlay rehabilitation.

Fair- distresses noted beyond block cracking including longitudinal, transverse and alligator cracking, depressions, patching, edge cracking, potholes, or other types of more serious distresses. Asphalt looks weathered and not a consistent finish. The noted distresses have not propagated along the entire length or width of the road segment, still only localized. The Fair category was further broken into two conditions- *Fair-Good* (F/G) and *Fair-Poor* (F/P) to help further prioritize roads in Fair condition. While still meeting the criteria for the FAIR designation, Fair-Good is roads in better condition than Fair-Poor. Note that the aerial exhibits were NOT updated to have all the Fair designation labels changed to F/G or F/P- refer to the table for the condition breakdown.

Good- no cracking or block cracking only, no patching, consistent look and texture

Recommendations and next Steps

Based on the Condition Summary table and the aerial exhibits, top priority project areas can be determined by the City. Pavement sections that are in poor condition are probably beyond the point of being able to do a mill and overlay and most likely require full reconstruction. Pavement segments in Fair condition can have overlay or mill and overlay rehabilitation, and pavement in Good condition should receive crack sealing and spray seals as needed.

Other factors that can be evaluated in the future that are not part of this project scope that can help in prioritizing the rehabilitation of the streets are:

- Speed limit assessment – document speed limit sign locations, look for inconsistencies and check road geometrics to determine if limits need to be adjusted.
- Accident History- get accident records from county sheriff and local police departments. Look for trends in the accident data to determine if roadway alignment or condition was a factor.
- Proper Signage – Inventory all signs and locations and determine if adjustments or additions are needed. Consult the MUTCD to determine if current signs meet standard convention.
- Drainage – curbs and inlets need to be checked to see if they are adequate. Discuss problem areas with city staff and residents and road users to determine areas of concern.
- Sidewalk location and condition- determine where sidewalk needs to be added or where existing sidewalk needs to be replaced because of poor condition or substandard (non-ADA compliant) design.
- Pedestrian crossings – check sight distances, markings, and signage
- Identify high risk areas- look for areas of potential danger and get input from residents and road users about these locations.



Attachments:

Ward Boundary map
High Volume Street list
Condition summary and priority table
Surface Photos
Pavement Condition Aerial exhibits

Client:	City of Florence					Date:	July 19 2024			
Project:	Pavement Assessment									
Title:	Condition Summary and Priority Table							PRIORITY		
Street	Good	Fair-Good	Fair-Poor	Poor	Very Poor	SHEET	High Volume Street	HIGH	MEDIUM	LOW
W 1st St			1,063	463		1,16				
W 2nd St	1,978	2,041	380	591		1, 2,15				
E 2nd St - Pikes Peak to Florence	1,405	1,235		76		2,4	Y			
E 2nd St- Sunnyside St east	503					2,4				
E 2nd St- Gumaer Ave east		271				4				
W 3rd St	259	1,268				1,2	Y			
E 3rd St	959	4,641	61			2,3,4,5	Y			
E 3rd St - Alpine Village MHP	1,976					3				
W Main St	1,950					1	Y			
E 4th St - Pikes Peak to Petroleum		436				7				
E 4th St - Petroleum to Florence	494	1,597		252		7				
W 4th St - Cyanide to Oak Creek	1,998					15,16				
W 4th St - Maple to Pikes Peak	480	452				7				
E 5th St - Pikes Peak to 5th Terrace	1,200	185				7				
E 5th St - Tanner to City limit	1,096	808		478		5,6				
W 5th St-N Santa Fe to Pikes Peak	433					7,8				
W 5th St-Maple to Morgan Ave	2,150					8				
E 6th St - N Petroleum to Cul-de-sac		180		725		12				
E 6th St		Gravel				5				
W 6th St		419				12				
E 7th St				991		12				
W 7th St - Maple to N Pikes Peak	500			360		11, 12				
W 7th St- West of N Frazier				340		11				
E 8th St/CR 119		338				13				
Maple Ave	1,120	572		491		2,7,11				
Green St	379					1				
N Santa Fe Ave	803	402				7,12				
S Santa Fe Ave	280	40				2				
S Pikes Peak			328			2	Y			
N Petroleum Ave	1,415	778		545		7,12				
S Petroleum Ave		338				2				
Midland Ave	630	449		365		7,12				
N McCandless Ave	681		1,275	681		2,7,12	Y			
N Robinson Ave		2,682				3,6	Y			
Crawford Ave	51	1,220				3,6				
Florence Ave - Main St to 3rd St.		743				3	Y			
Sunnyside St		599				4				
Gumaer Ave	441	866				4,5	Y			
Circle Drive		Gravel				3				
Tanner Ave	691	50				6				
Loma Dr	597		537			5, 6				
Robin Rd - 3rd to Loma		441				4,5				
Robin Rd - Loma to 5th		236				6				
Meadowlark Rd	442					5				
Oriole Rd		710				5				
Lincoln Ave	384					8	Y			
Washington Ave		634				8	Y			
Church Ave		673				8				
Railroad St		1,803				9				
W Front St			454			2	Y			
E Front St	394	76				2				
Rose Dr	519	791				15				
Rocchio Drive	568	500				15				
Brooke Way	724	990				13				
Cyanide Ave	661	669				15				
Lobach Ave	301					15				
Teller Ave	327					16				
Wilson Ave		593				16				
N Houston Ave		750				16				
Morgan Ave	354					16				
Hawkins Ave		418				16				
N Frazier Ave	1,700			640		1,8,11	Y			
S Frazier Ave	1,080					1	Y			

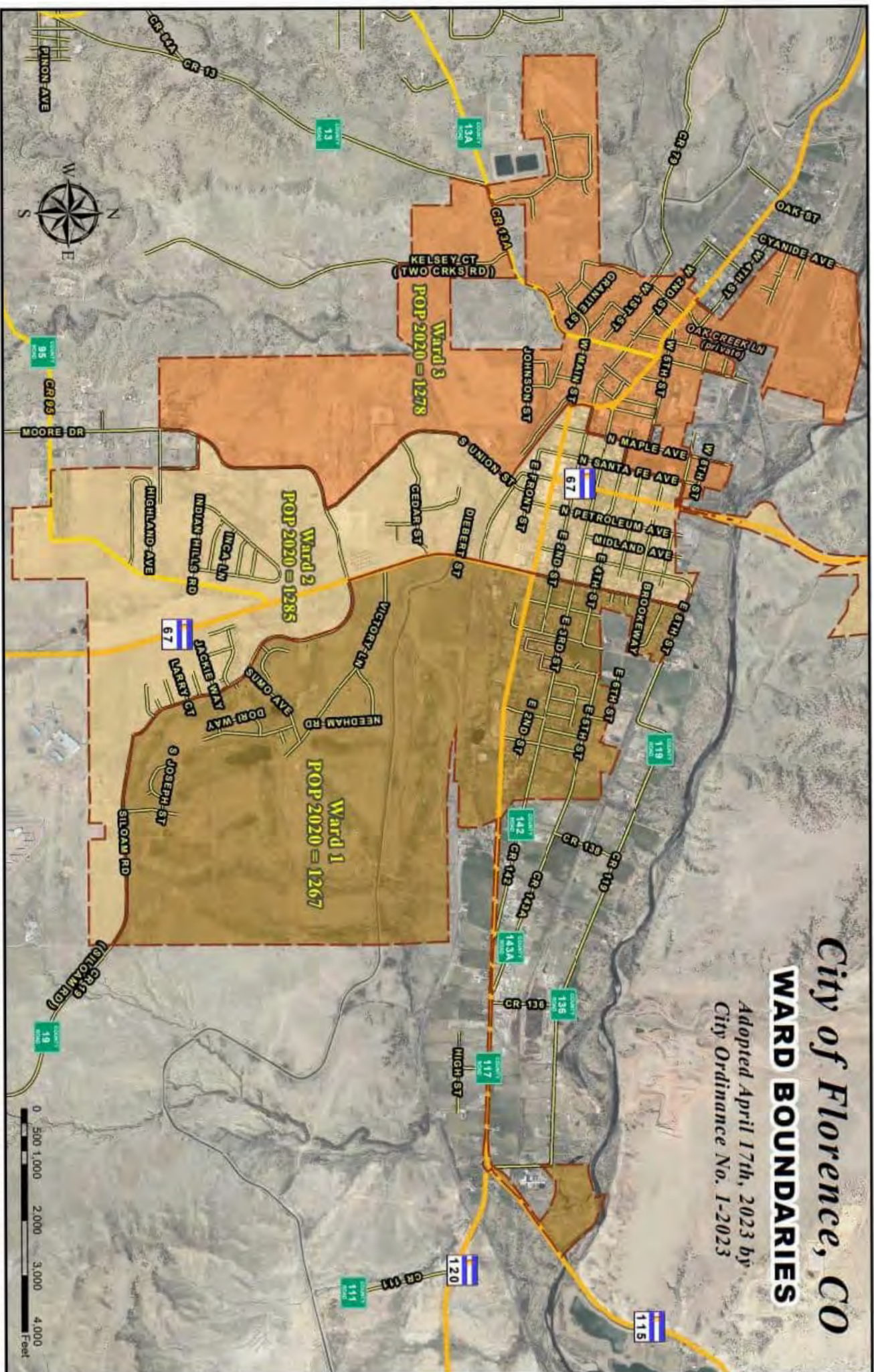
Florence Street Assessment
Pavement Condition Inventory

Street	Good	Fair-Good	Fair-Poor	Poor	Very Poor	SHEET	High Volume Street	HIGH	MEDIUM	LOW	
Fremont St		463				1			Yellow		
Dewey Ave		344				1			Yellow		
Grand St	Gravel					20					
Lock Ave		307				1			Yellow		
Marble St	411					1			White	Green	
Granite		423				20			Yellow		
Graphite St				335		20		Red	White		
Mica St		298				20			Yellow		
Bear Paw Rd				3,269		18		Red	White		
Butte Rd		649				18			White		
Butte Rd (Cul de Sac Gravel)				54		18			Yellow		
Sumo Ave		1,281				18			Yellow		
N Joseph St		1,200		480		18			Yellow		
Pioneer Ln		735		319		18			Yellow		
Clyde Dr		270				18			Yellow		
Arrowhead Drive	1,460	72		2,936	1,613	17	Y	Red	White		
Highland Ave		3,481				17			Yellow		
Indian Hills Rd		1,313				17			Yellow		
Moore Drive		1,883		4,208		19	Y	Red	Yellow		
GRAND TOTAL (feet)	33,795	44,612	4,098	18,599	1,613			16	13	50	14

City of Florence, CO

WARD BOUNDARIES

Adopted April 17th, 2023 by
City Ordinance No. 1-2023





Gravel

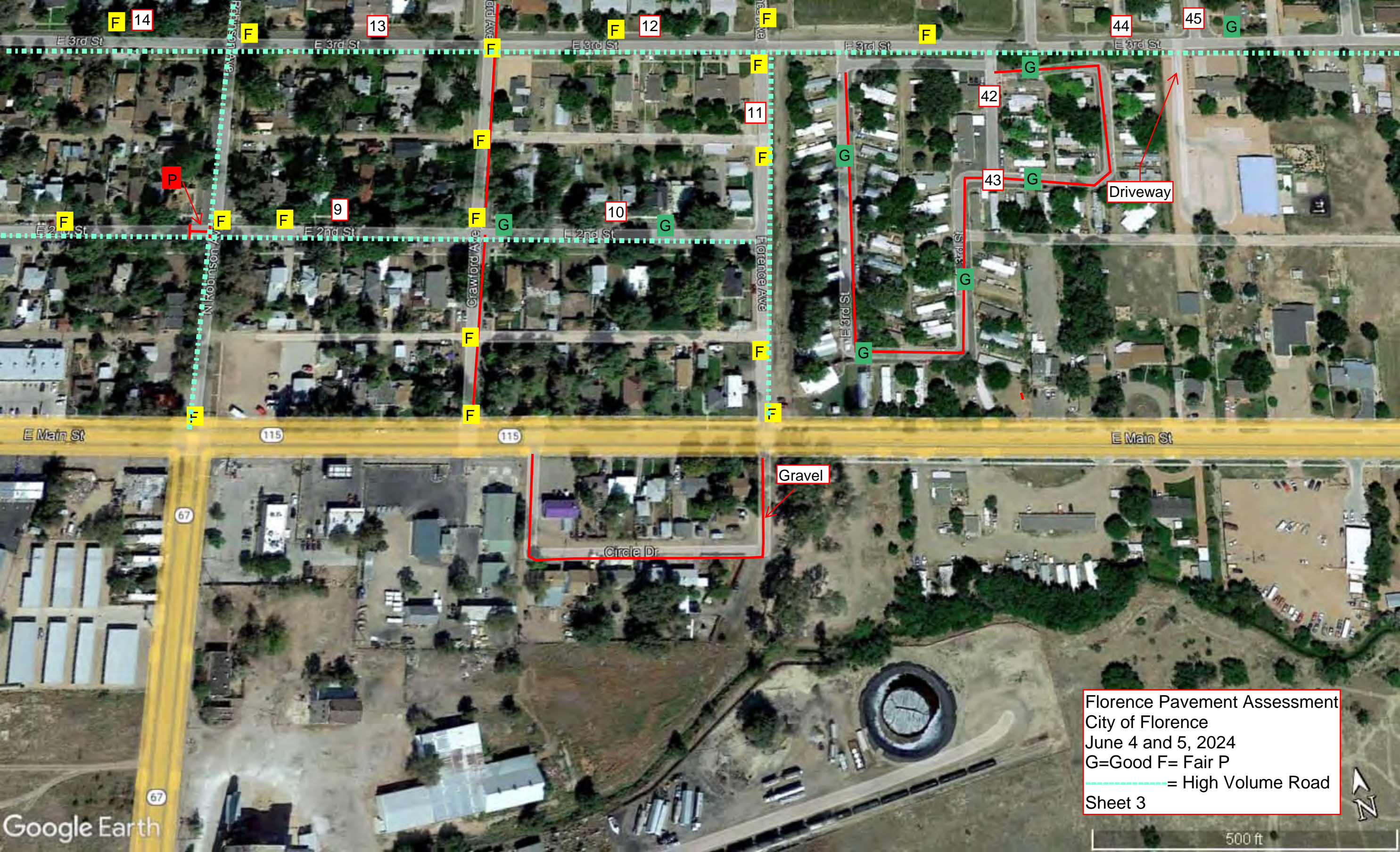
Florence Pavement Assessment
 City of Florence
 June 4 and 5, 2024
 G=Good F= Fair P=Poor
 ----- = High Volume Road
 SHEET 1

500 ft



Florence Pavement Assessment
 City of Florence
 June 4 and 5, 2024
 G=Good F= Fair P=Poor
 --- = High Volume Road
 Sheet 2





Florence Pavement Assessment
 City of Florence
 June 4 and 5, 2024
 G=Good F= Fair P
 ----- = High Volume Road
 Sheet 3



500 ft



Oriole Rd

F

46 F/G

49 P

53 F

52 F

51 G

54 G

50 F

Alley

Tanner Ave

Meadowlark Circle

Robin Rd

end 3rd St. at city limit

E 2nd St

55 F

57 F

E 2nd St

Sunrise St

56 G

58 F

E Main St

Vietnam Veterans Memorial Hwy

E Main St

E Main St

115

115

142

Florence Pavement Assessment
City of Florence
June 4 and 5, 2024
G=Good F= Fair P=Poor
----- = High Volume Road
Sheet 4





Gravel

New

Alley

Alley

Florence Pavement Assessment
City of Florence
June 4 and 5, 2024
G=Good F= Fair P=Poor
----- = High Volume Road
Sheet 5

G

G

62

61

60

P

F

G

66

143A

city limit

F/P

Loma Dr.

F/P

F/G

G

F/G

59

F

F

G

58

F

48

47

142

500 ft

Google Earth



Florence Pavement Assessment
City of Florence
June 4 and 5, 2024
G=Good F= Fair P=Poor
----- = High Volume Road
Sheet 6





Florence Pavement Assessment
 City of Florence
 June 4 and 5, 2024
 G=Good F= Fair P=Poor
 --- = High Volume Road
 Sheet 7



Maple Ave.

Florence Pavement Assessment
City of Florence
June 4 and 5, 2024
G=Good F= Fair P=Poor
--- = High Volume Road
Sheet 8

Gravel





Gravel

29

F

40

41

Florence Pavement Assessment
City of Florence
June 4 and 5, 2024
G=Good F= Fair P=Poor
----- = High Volume Road
Sheet 9

500 ft





42

F

Ballwood St

Drebert St

Drebert St

67

67

Gravel

Florence Pavement Assessment
 City of Florence
 June 4 and 5, 2024
 G=Good F= Fair P=Poor
 ----- = High Volume Road
 Sheet 10



500 ft

Google Earth



Florence Pavement Assessment
City of Florence
June 20, 2024
G=Good F= Fair P=Poor
--- = High Volume Road
SHEET 11



Florence Pavement Assessment
 City of Florence
 June 20, 2024
 G=Good F= Fair P=Poor
 ----- = High Volume Road
 SHEET 12





Florence Pavement Assessment
 City of Florence
 June 20, 2024
 G=Good F= Fair P=Poor
 ----- = High Volume Road
 SHEET 13





Arkansas River

119

E 8th St

119

E 8th St

119

138

Florence Pavement Assessment
City of Florence
June 4 and 5, 2024
G=Good F= Fair P=Poor
----- = High Volume Road
SHEET 14

Google Earth

500 ft



City Limits

17

New

Rose Drive-Gravel

Rose Drive-Gravel

15

14

F

16

G

12

10

G

F

Rose Drive

G

13

G

11

G

G

8

7

9

G

6

G

5

G

4

Lobach Ave

W 3rd St

115

W 3rd St

Elm St

18

G

19

G

W 2nd St

Florence Pavement Assessment
 City of Florence
 June 4 and 5, 2024
 G=Good F= Fair P=Poor
 ----- = High Volume Road
 Sheet 15

800 ft





w 4th St

Teller Avenue

3

2

G

G

1

Morgan Ave

Hawkins Ave

F

123

120

121

F

23

G

F

24

F

20

F

22

124

125

F

F

F

29

W 1st

27

P

26

25

Florence Pavement Assessment
City of Florence
June 4 and 5, 2024
G=Good F= Fair P=Poor
--- = High Volume Road
Sheet 16



Florence Street Assessment

Arrowhead, Highland, Indian Hills



Florence Pavement Assessment
City of Florence
July 8, 2024
G=Good F= Fair P=Poor VP=Very Poor
----- = High Volume Road
SHEET 17





39

67

P

Prairie Rd

Cul-de-sac-gravel

Clyde Dr.

Gravel cul-de-sac

156

154

153

40

F

F

F

F

F

41

P

P

F

F

Gravel

P

35X

67

67

Wagon Wheel Cr W

Dakota Ln

Wagon Wheel Cr E

Arrowhead Dr

Inca Ln

Mohawk Ln

Indian Hills Rd

Bear Paw Rd

Pioneer Ln

Sung Ave

Northeast Rd

Wagon

Rim

Highland Ave

Florence Pavement Assessment
 City of Florence
 June 20, 2024
 G=Good F= Fair P=Poor
 ----- = High Volume Road
 Sheet 18



1000 ft

Google Earth

Florence Street Assessment

Moore Road



Florence Pavement Assessment
City of Florence
July 8, 2024
G=Good F= Fair P=Poor VP=Very Poor
----- = High Volume Road
SHEET 19





Florence Pavement Assessment
 City of Florence
 July 15, 2024
 G=Good F= Fair P=Poor VP=Very Poor
 ----- = High Volume Road
 SHEET 20





CITY OF FLORENCE

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Florence, CO 81226
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www.florencecolorado.org

HIGH VOLUME STREET LIST

As Follows:

W. 3rd St. 100-300 Block

E. 3rd St. from Pikes Peak to Gumaer Ave.

W. 2nd St. 100-300 Block

E. 2nd St. from Pikes Peak to Florence Ave.

Gumaer Ave. 100-200 Block

N. Robinson Ave. from Highway 115 to E. 8th St.

Florence Ave. 100-200 Block

McCandless Ave. from Highway 115 to E. 8th St.

S. Pikes Peak 100-200 Block

W. Main St. 400-500 Block

S. Frazier Ave. from W. Main St. to City Limits

N. Frazier Ave. from W. Main St. to Elementary School

Lincoln Ave. only during school

Washington Ave. only during school

City Review comments received 8/13/24

3 Rocks Engineering comment responses in italics 8/15/24

General observations:

- “Fair Good” and “Fair Poor” are labeled very hit and miss on the aerials. Not a huge issue, but there is inconsistency. In the chart everything is labeled “Fair Good” or “Fair Poor”, but almost nothing is labeled this way on the aerials. What is the rationale in labeling some of the aerials this way? *We added the Fair Good and Fair Poor on request from the city to help prioritize the improvements. The table is the main place to look for the priority level so that is also the location for the Fair condition breakdown. When we did make edits, we did show F/G or F/P on the aerials but that was only for revisions. Going back and changing all the Fair labels on the aerials was not part of the original scope of work.*
- Several streets have the associated aerials listed out of numerical order. For example Maple is listed as “2, 11, 7”; N Santa Fe is listed as “12, 7”, etc. Please place aerial numbers in numerical order for easier review for all streets. *Will do*
- Aerial 14 does not include any street information *left it in for information only and so no one thinks it is missing*

E 3rd St: A decent sized section of E Third is on aerial 2 (Pikes Peak to east of McCandless), but the chart only shows aerials 3,4, and 5. Does the footage listed in the chart include the portion of E Third shown on aerial 2? *Yes, the length is correct and the table has been updated to show sheet 2*

W Main: This is listed as being on aerial 2. However, the portion on aerial 2 is part of 115. I assume this is a clerical error and was supposed to be sheet 1? *Yes, the table has been updated to show sheet 1*

W 4th St – Cyanide to Oak Creek: This is listed as being on aerials 6, 7, and 15. This area of W 4th is shown on aerials 15 and 16. *Yes, the table has been updated to show sheet 15 and 16*

W 4th St – Maple to Pikes Peak: This is listed as being on aerials 6, 7, and 15. This area of W 4th is shown on aerial 7 only. *Yes, the table has been updated to show sheet 7*

E 5th St – Pikes Peak to Cul-de-sac: This is listed as being on aerials 5, 6, and 7. This area of E 5th is shown on aerials 6 and 7 only. It should be noted that only the cul-de-sac portion is shown on sheet 7, and it is unlabeled and shows no condition designation, despite being listed on the chart and this portion not being shown on another aerial. *The cul-de-sac has been labelled and condition designated on sheet 7, and the table has been updated for the conditions for this entire stretch of E. 5th.*

E 5th St – Tanner to City Limits: This is listed as being on aerials 5, 6, and 7. This area of E 5th is shown on aerials 5 and 6 only. *Yes, the table has been updated to show sheet 5 and 6*

E 5th St – N Santa Fe to Pikes Peak: This is W 5th Street. Pikes Peak is the dividing line for E/W street designations. *Table has been fixed*

W 5th St – Maple to Morgan: This area does not have an associated aerial listed. It is aerial 8. Additionally, the areas from just east of Church Street to Maple and just east of Wilson Street to Morgan do not have a condition designation on the aerial. Are they included in the footage listed on the chart? *Yes, this section is on aerial 8 only, and the condition designations have been extended to the end of the segments and the table distance has been updated*

E 6th St: There is a blank row for E 6th that appears to be a duplicate with no information. This area is listed as being on aerial 5 only. A small portion also appears on aerial 6, but with no designation. I assume this is also gravel. *E 6th from Petroleum to the cul-de-sac has been added to the table and is shown on sheet 12*

W 7th St: All of W 7th is listed as being in “Good” condition on the chart. However, on aerial 12, the area of W 7th between N Pikes Peak and N Santa Fe is shown as “Poor”. The chart and the aerial need to match. *Added a line to the table for W 7th West of Frazier and revised the condition lengths*

S Santa Fe Ave: This area is listed on aerials 1 and 2 but is only on aerial 1. Additionally, the very end of S Santa Fe just N of the intersection appears to be in “Fair” condition based on the designation on the aerial. However, the chart lists S Santa Fe as “Good” condition only. *The portion of S Santa Fe near Front Street is Fair, the rest of it is in Good condition, the table and aerial have been revised*

N McCandless Ave: This is a high volume street and the majority is listed as “Fair Poor” or “Poor” for condition. Why is this designated as medium priority? *This has been changed to high priority*

Florence Ave: This area is listed on aerials 3 and 5, but is on aerials 3 and 6. Additionally, the non-gravel portion on aerial 6 does not have a condition designation labeled. *Florence Ave is gravel north of 3rd St so the paved portion is only on sheet 3 and labelled fair. Sheet 6 revised to show Florence Ave as gravel.*

Loma Dr: It appears that the text box covers the condition designation for the lower portion of the street. Alternatively, the aerial only shows “Good” as a condition designation for this street while the chart shows both “Good” and “Fair Poor” *Text box moved on sheet 6. Aerial updated to show Fair/Poor portion*

Robin Rd – 3rd to Loma: This area is listed on aerials 4 and 5 but is on aerials 5 and 6. Most of the road has been covered up by the text box on aerial 5, and goes off the page on aerial 6, making it difficult to review. Additionally, the part that has a condition designation on aerial 5 is listed as “Good”, while the chart lists it as “Fair Good”. There is no visible condition designation on aerial 6. *Robin Rd between 3rd and Loma is on aerial 4 and 5 and has been designate Fair/Good on both sheets*

Robin Rd – Loma to 5th: This area is listed on aerials 4 and 5 but is only on aerial 6. Additionally, the condition designation on aerial 6 is listed as “Good”, while the chart lists it as “Fair Good”. *Table has been updated and condition has been designated as Fair Good on the aerial*

Oriole Rd: The condition designation on aerial 5 is listed as “Fair”, while the chart lists it as “Good”. *Condition for Oriole has been changed to Fair Good*

Rose Ave: The northern segment of the street does not have a condition designation. The street is listed as “Rose St” on aerial 15. *North segment of Rose Drive is gravel- labels added to aerial 15 and table changed to say Rose DRIVE*

N Frazier Ave: The condition designation on portions of the street aerial 11 shows “Poor”, however, “Poor” is not listed on the chart. *Chart is updated to show poor segment length*

Grand St: This is a gravel street but was given a priority level. No other fully gravel streets were given a priority level. There should be consistency across all instances of this street type. *Priority level removed*

Graphite St: The entirety of this street is listed as poor condition. Why is the street designated as medium priority? *Will make a high priority*

Mica St: The condition designation is missing on aerial 20. *Fair Good condition added*

Bear Paw Rd (southbound and northbound): Why is this street divided into northbound and southbound when both directions are in the same condition? This is inconsistent with how other streets on the document were categorized. *Bear Paw has been revised to be one line item for both directions*

Butte Rd (Cul de Sac Gravel): It appears this is a gravel portion of the street but was given a priority level. If gravel portions of streets are not prioritized in other instances this one should not be either. There should be consistency across all instances of this street type. *This cul-de sac is gravel but has significant grading and erosion issues so it should be surfaced at the same time as Butte Rd- no reason to leave the cul-de-sac gravel if Butte gets resurfaced*

Sumo Ave: It is difficult to tell if the entirety of Sumo has a condition designation, as the red line is missing from a portion of the street on aerial 18. *Red line has been extended and is all fair condition*

N Joseph St: On the chart, 185 ft of the street is designated as “Poor”, while 1,677 feet (appx 11%) is designated as “Fair Good”. On aerial 18, between 25% - 33% of the street has a “Poor” condition designation. While this is not expected to be completely to scale, the discrepancy in this instance is very obvious. *The lengths and line designations have been adjusted*

Arrowhead Dr: None of Arrowhead is listed as “Poor” on the chart. However, much of the street has a condition designation of “Poor” (this statement accounts for the “Very Poor” designation near the cemetery, which is consistent with the chart). *The chart has been updated to reflect the conditions shown on sheet 17*

Aerial sheets 1-3



Photo 1: W 2nd Street, East of CO-115



Photo 2: W 2nd Street Midpoint (Left Side)



Photo 3: W 2nd Street, Midpoint (Right Side)



Photo 4: W 2nd Street, East of Maple Ave



Photo 5: W 2nd Street, East of N Santa Fe Ave

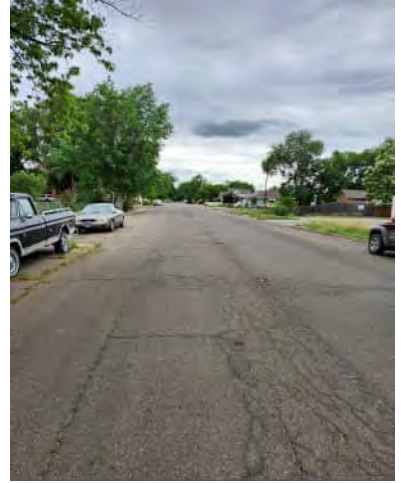


Photo 6: E 2nd Street, East of N Pikes Peak Ave



Photo 7: E 2nd Street, East of Petroleum Ave

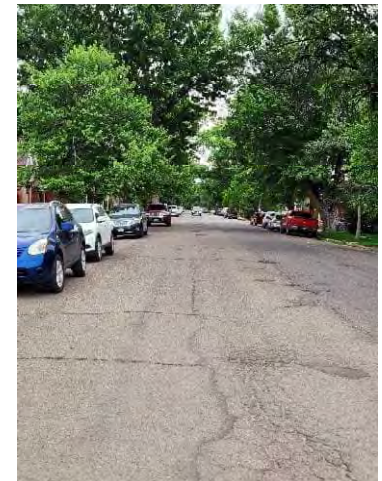


Photo 8: E 2nd Street, East of N McCandless Ave



Photo 9: E 2nd Street, East of N Robinson Ave

Aerial sheets 1-3



Photo 10: E 2nd Street, East of Crawford Avenue



Photo 11: Florence Ave, South of E 3rd Street

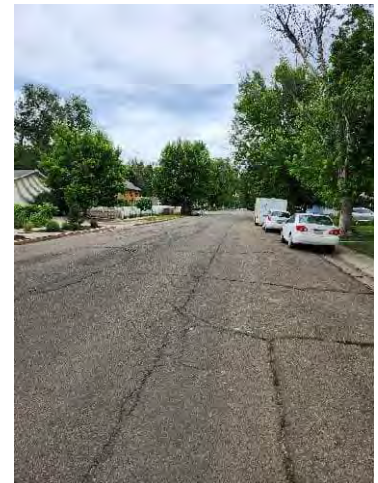


Photo 12: E 3rd Street, West of Florence Avenue



Photo 13: E 3rd Street, West of Crawford Avenue



Photo 14: E 3rd Street, West of Robinson Avenue



Photo 15: E 3rd Street, West of N McCandless Ave



Photo 16: E 3rd Street, East of Midland



Photo 17: E 3rd Street, East of N Pikes Peak Ave



Photo 18: E 3rd Street, West of N Pikes Peak Ave

Aerial sheets 1-2



Photo 19: W 3rd Street, East of Maple Avenue



Photo 20: W 3rd Street, West of Maple Avenue

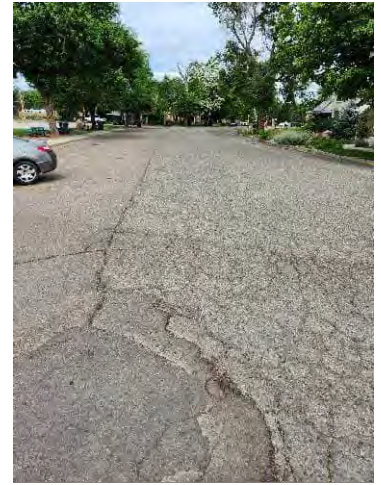


Photo 21: W 2nd Street, West of CO-115



Photo 22: Dewey Avenue



Photo 23: W 2nd Street, West of Fremont St.



Photo 24: N Frazier Avenue, North of W 2nd St.



Photo 25: N Frazier Avenue, East of W 1st Street by Intersection



Photo 26: W 1st Street, West of N Frazier Avenue



Photo 27: W 1st Street Midpoint

Aerial sheets 1-2



Photo 28: W 1st Street, East of Lock Ave



Photo 29: Lock Avenue



Photo 30: Lock Avenue & W 1st Street



Photo 31: W Main St., West of S Frazier Avenue



Photo 32: Marble Street at W Main St.

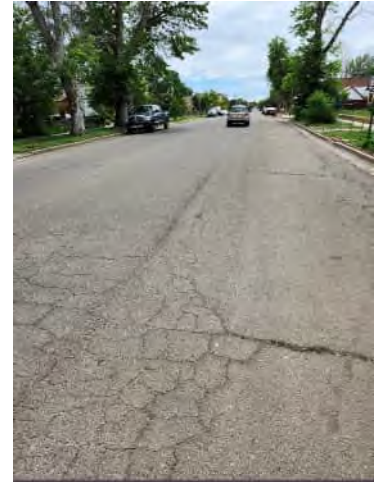


Photo 33: W Main Street, East of S Frazier Ave



Photo 34: W Main St – west of Green St.



Photo 35: W Main St near the intersection to Denver St



Photo 36: S Pikes Peak Avenue midblock

Aerial sheets 2-5



Photo 37: S Pikes Peak Ave,
South of W Front & E Front St

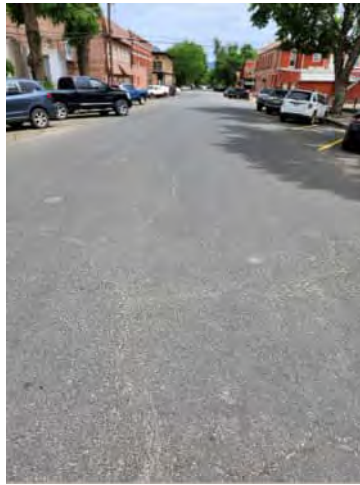


Photo 38: S Santa Fe Ave. at W
Front St.



Photo 39: E Front St. east of S
Pike Peak



Photo 40: S Union St.



Photo 41: S Petroleum Ave.
south of Highway 115



Photo 42: 722 E 3rd St (entrance
to Alpine Village mobile home park)



Photo 43: E 3rd St (internal
road for Alpine Village)

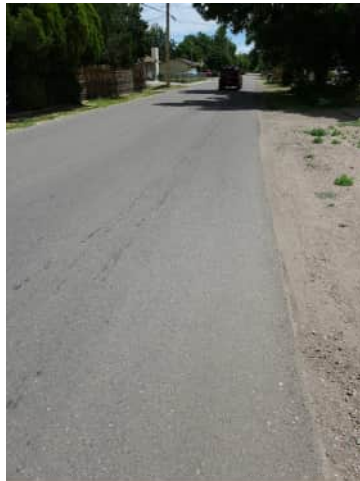


Photo 44: E 3rd St at Loma
Drive



Photo 45: Loma Drive, N of E
3rd St

Aerial sheets 2-5



Photo 46: Robin Rd



Photo 47: E 3rd St & Meadowlark Rd

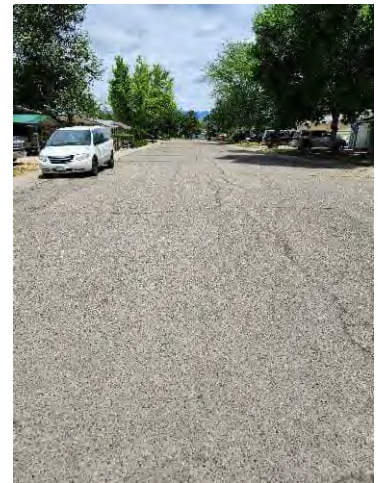


Photo 48: Meadowlark Road at E 3rd St.



Photo 49: E 3rd St at Sunnyside St.



Photo 50: Sunnyside St. at E 3rd St intersection

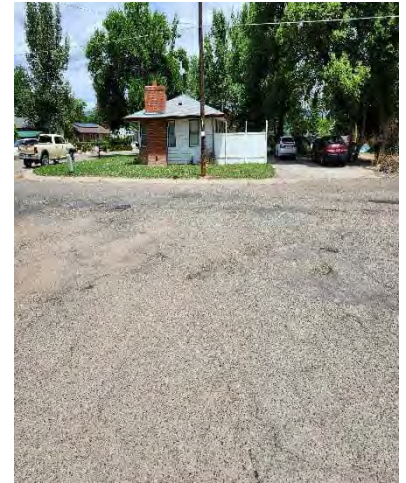


Photo 51: intersection of E 3rd St and Sunnyside St.



Photo 52: E 3rd St, west of Oriole Rd



Photo 53: Oriole Rd and 3rd Street intersection

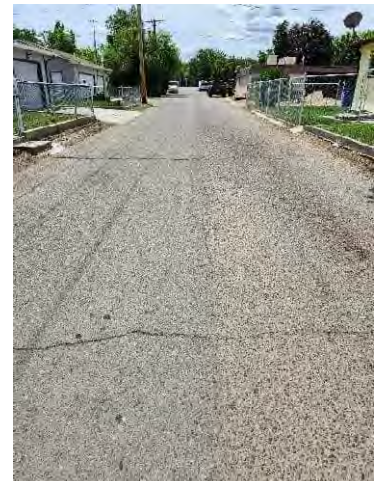


Photo 54: Gumaer Ave at 3rd Street

Aerial sheets 4-7



Photo 55: E 2nd St. west of Gumaer Ave.



Photo 56: Gumaer St at E 2nd St.

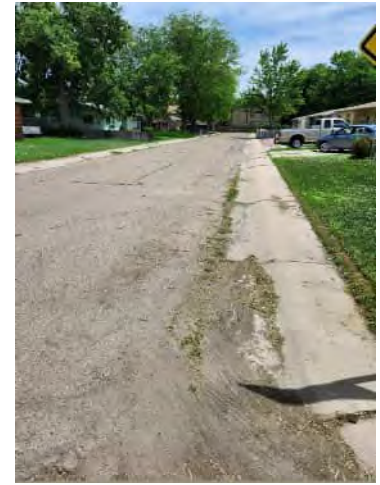


Photo 57: E 2nd St west of Gumaer Ave.



Photo 58: Gumaer Ave, N of E 5th St



Photo 59: Gumaer Ave. S of E 5th St Intersection

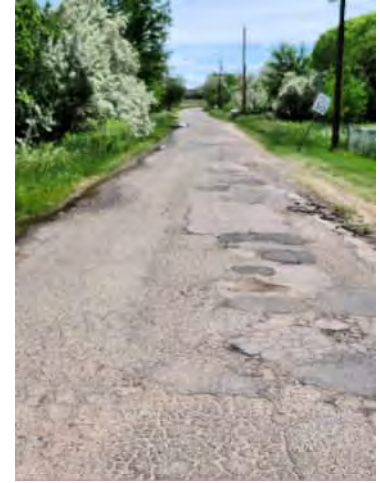


Photo 60: E 5th St west of Gumaer Ave.



Photo 61: Oriole Rd south of E 5th St Intersection



Photo 62: E 5th St. west of Oriole Rd.

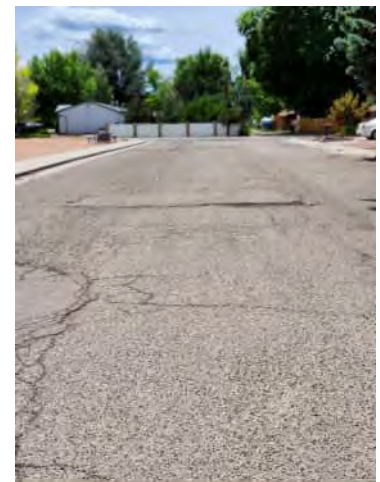


Photo 63: Robin Rd

Aerial sheets 4-7



Photo 64: Tanner Avenue south of E 5th St.



Photo 65: Tanner Ave midblock



Photo 66: E 5th Street at city limits



Photo 67: E 4th Street, west of Florence Ave.



Photo 68: Crawford Ave. S of E 4th St.

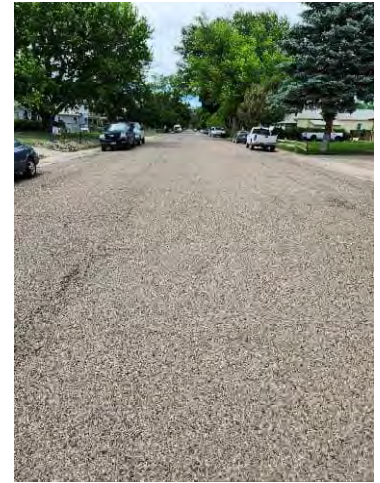


Photo 69: E 4th St, Between Crawford Ave & N Robinson Ave



Photo 70: E 4th St, West of N Robinson Ave



Photo 71: E 4th St, West of N Robinson Ave (Midpoint)



Photo 72: north edge of E 4th St east of N McCandless Ave.

Aerial sheet 7



Photo 73: E 4th St, at McCandless Ave intersection



Photo 74: E 4th St, West of Midland Ave



Photo 75: Petroleum Ave, North from the E 4th St Intersection



Photo 76: Petroleum Ave (South of E 4th St.)



Photo 77: E 4th St, East of N Pikes Peak Ave



Photo 78: W 4th St, West of N Pikes Peak Ave



Photo 79: N Santa Fe Ave, North of W 4th St



Photo 80: N Santa Fe Ave, South of W 4th St



Photo 81: W 4th St, West of Santa Fe Ave.

Aerial sheet 7



Photo 82: Maple Ave north of W. 4th Street



Photo 83: W. 5th St. west of Maple Ave.



Photo 84: Maple Ave north of 5th St.



Photo 85: N Santa Fe Ave, North of W 5th St



Photo 86: W 5th St. east of N. Santa Fe Ave.



Photo 87: E 5th St east of N Pikes Peak Ave.



Photo 88: N Petroleum Ave (south of E 5th St)



Photo 89: N Petroleum Ave (north of E 5th St)



Photo 90: E 5th St, east of N Petroleum Ave.

Aerial sheets 15-16



Photo 1: Teller Ave south of W. 4th St.



Photo 2: W 4th Street. East of Teller Ave.

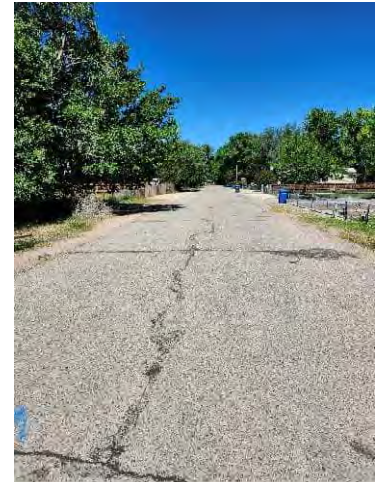


Photo 3: W 4th Street. West of Teller Ave.



Photo 4: Lobach Ave. south of W 4th St.



Photo 5: W 4th St East of the City Limit

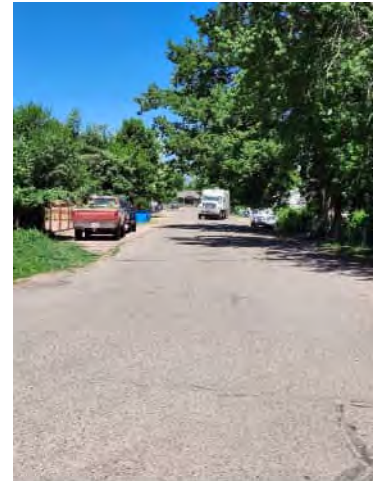


Photo 6: W 4th St. west of Lobach Ave.



Photo 7: Cyanide Ave. South of W 4th St.



Photo 8: Cyanide Ave. North of W 4th St

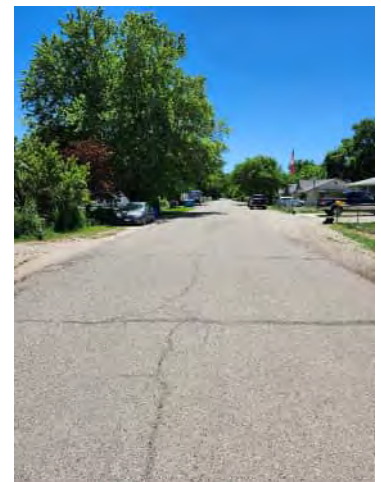


Photo 9: W 4th St (east of Cyanide Ave.)

Aerial sheets 15-16



Photo 10: Rose Drive east of Cyanide Ave.



Photo 11: Cyanide Ave (south of Rose Drive)

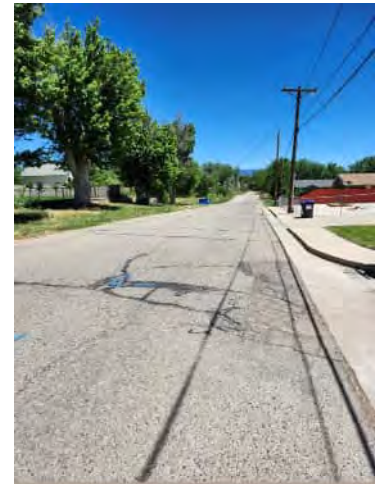


Photo 12: Cyanide Ave (north of Rose Drive)



Photo 13: Rose Drive (looking west from end of road)



Photo 14: Rocchio Drive east of Cyanide Ave.



Photo 15: Rocchio Drive and Cyanide Ave. intersection



Photo 16: Rocchio Drive (looking west from end of road)



Photo 17: Cyanide Ave (looking south from end of road)



Photo 18: Lobach Ave, north of W 2nd St.

Aerial sheets 15-16, 1 and 8



Photo 19: W 2nd St, East of Lobach Ave



Photo 20: W 2nd St, West of Houston St



Photo 21: Houston Ave (South of W 2nd Street)



Photo 22: W 2nd St, East of Houston St



Photo 23: Houston Ave (North of W. 2nd St.)



Photo 24: Hawkins Ave. north of W. 2nd St.



Photo 25: W 2nd St, east of Hawkins Ave.

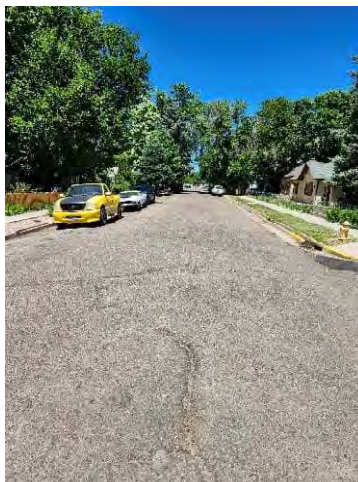


Photo 26: W 2nd St, West of Hawkins Ave.



Photo 27: W 1st Street east of Houston Ave.

Aerial sheets 15-16, 1 and 8



Photo 28: W 1st Street, west of N Frazier Ave.



Photo 29: W 5th St at N Frazier intersection



Photo 30: W 5th St , west of N Frazier Ave.



Photo 31: N Frazier Ave, South of W 5th St



Photo 32: N Frazier Ave, North of W 5th St.

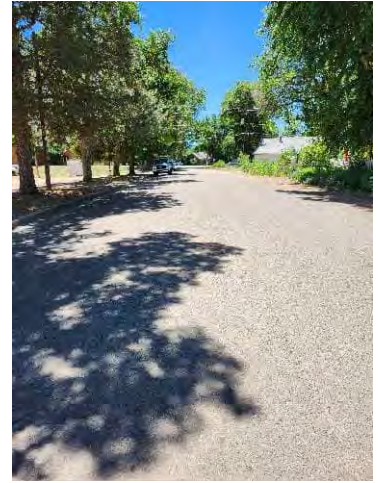


Photo 33: Lincoln Ave. south of W. 5th St.



Photo 34: W 5th east of Lincoln



Photo 35: Washington Ave (south of W. 5th St.)

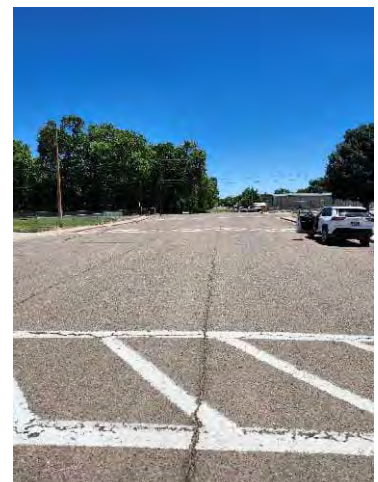


Photo 36: W 5th St, East of Washington Ave

Aerial sheets 8, 1, 9 and 10



Photo 37: W 5th St. west of Washington Ave.



Photo 38: Church Ave north of W 3rd St.

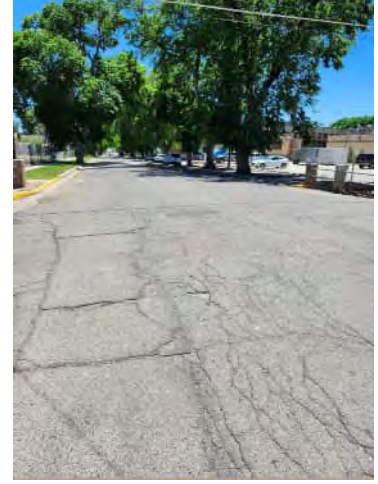


Photo 39: W 3rd St. east of Church St.



Photo 40: Railroad St (looking west towards Union St.)



Photo 41 Railroad St (looking east towards Highway 67)



Photo 42: Railroad St, West of CO-67

Aerial sheets 11-12



Photo 1: N Frazier Ave, north of W 5th St looking north



Photo 2: N Frazier Ave, north of W 5th St. looking south



Photo 3: N Frazier Ave, at alley looking south



Photo 4: N Frazier Ave, at 7th W St (looking north)



Photo 5: W 7th St west of N Frazier Ave.

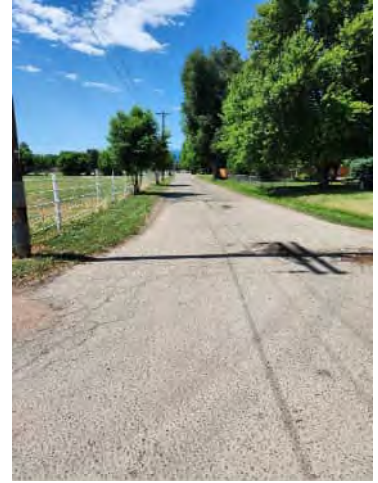


Photo 6: N Frazier Ave, south of W 8th St



Photo 7: W 8th St. (east of N Frazier) gravel



Photo 8: driveway north of W 8th St.



Photo 9: W 8th St. (east of N Frazier) gravel

Aerial sheets 11-12



Photo 10: N Frazier St north of W 8th St. (gravel)



Photo 11: Maple Ave south of W 7th St. (Northview)

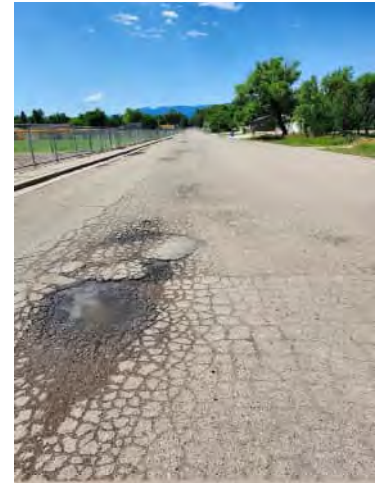


Photo 12: Maple Ave south of W 7th St. (Southview)



Photo 13: W 7th St east of Maple Ave.



Photo 14: W 7th St west of N Santa Fe Ave

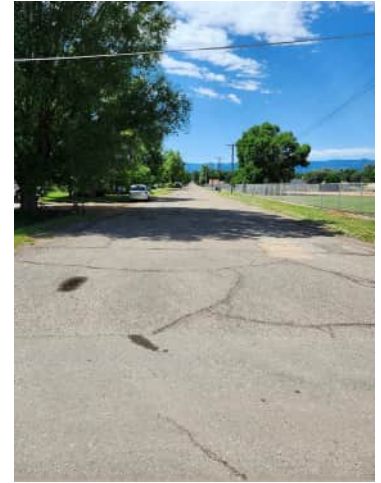


Photo 15: N Santa Fe Ave. south of W 7th St.



Photo 16: W 7th S. East of N Santa Fe Ave



Photo 17: W 7th St, West of N Pikes Peak Ave

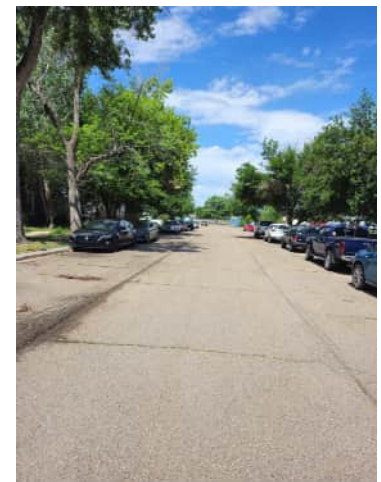


Photo 18: W 6th St, West of N Pikes Peak Ave

Aerial sheets 12, 7, 13



Photo 19: N Santa Fe Ave.
north of W 6th St. (Northview)



Photo 20: N Santa Fe south of
W 6th St (Southview)

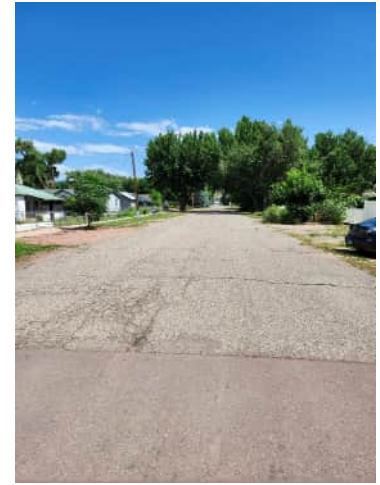


Photo 21: N Petroleum Ave
north of E 5th St.



Photo 22: N Petroleum Ave
south of E 6th St.



Photo 23: E 6th St, East of N
Petroleum Ave



Photo 24: N Petroleum Ave, N
of E 6th St



Photo 25: N Petroleum Ave south
of E 7th St (Southview)



Photo 26: N Petroleum Ave
north of E 7th St (Northview)

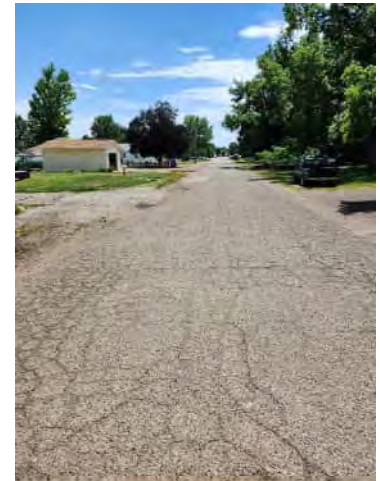


Photo 27: E 7th St. east of N
Petroleum Ave

Aerial sheets 12, 7, 13



Photo 28: E 7th St. west of Midland Ave



Photo 29: Midland Ave south of E 7th St.



Photo 30: E 7th St, east of Midland Ave



Photo 31: E 7th St (cul-de-sac – looking west)



Photo 32: N McCandless Ave south of E 7th St.

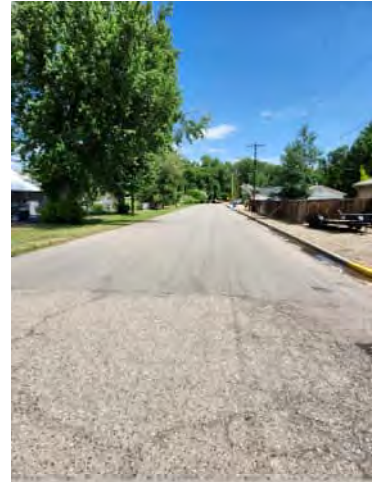


Photo 33: N McCandless Ave north of E 7th St.



Photo 34: N McCandless Ave (at curve looking east)



Photo 35: E 8th St. east of N Robinson Ave.



Photo 36: N Robinson Ave south of E 8th St.

Aerial sheet 13, 18



Photo 37: Brooke Way east of N Robinson Ave



Photo 38: N Robinson Ave, south of Brooke Way



Photo 39: Bear Paw Rd east of Highway 67



Photo 40: Sumo Ave midpoint looking northeast



Photo 41: N Joseph St midpoint looking north

Aerial sheet 17



Photo 1: Arrowhead Dr (looking north towards CO-67)



Photo 2: Arrowhead Dr south of CO67 looking south

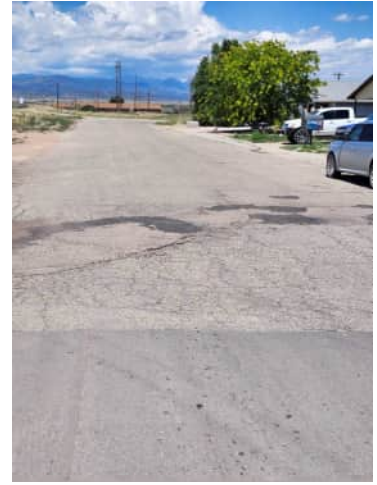


Photo 3: Arrowhead Dr (pavement transition looking north)



Photo 4: Arrowhead Dr (at pavement transition looking south)



Photo 5: Arrowhead Dr (north of Indian Hills Rd)

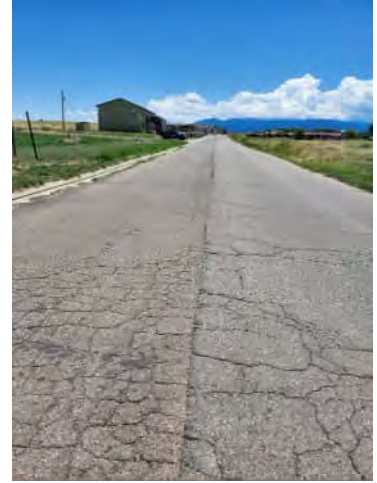


Photo 6: Arrowhead Dr (south of Indian Hills Rd)



Photo 7: Arrowhead Drive (north of Highland Ave)



Photo 8: Arrowhead Drive (south of Highland Drive)



Photo 9: Arrowhead Drive (north of Highland Drive south intersection)

Aerial sheet 17



Photo 10: Arrowhead Drive (south of Highland Drive south intersection)



Photo 11: Arrowhead Drive, north of curve at Cemetery



Photo 12: Arrowhead Drive, west of curve at Cemetery



Photo 13: Arrowhead Drive, east of start of CR95



Photo 14: Highland Ave (west of Arrowhead Dr.)



Photo 15: Highland Ave (south of curve)



Photo 16: Highland Ave (east of curve)



Photo 17: Indian Hills Rd, west of Arrowhead Dr

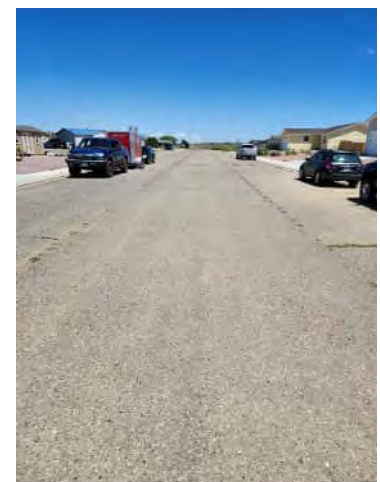


Photo 18: Indian Hills Rd, east of Wagon Wheel Cir W

Aerial sheet 19



Photo 19: Moore Dr, west of CO-67



Photo 20: Moore Dr east of CR74x



Photo 21: Moore Dr west of CR74x



Photo 22: Moore Dr, south of curve



Photo 23: Moore Dr, north of Indian Hills Rd

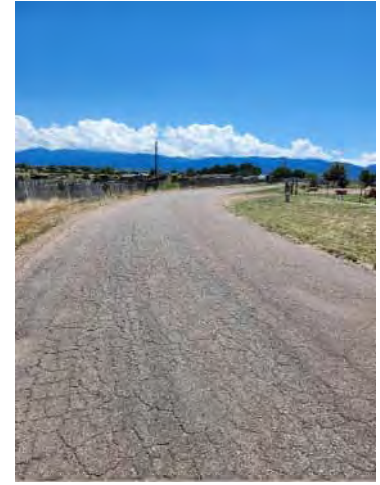


Photo 24: Moore Dr, north of Indian Hills Rd looking south



Photo 25: Moore Dr pavement transition north of Indian Hills Rd

Aerial Sheet 20



Photo 101: Intersection of Quartz and Graphite St



Photo 102: Quartz north of Graphite St



Photo 103: Graphite St west of Quartz



Photo 104: Marble St north of Quartz



Photo 105: Marble St south of Quartz

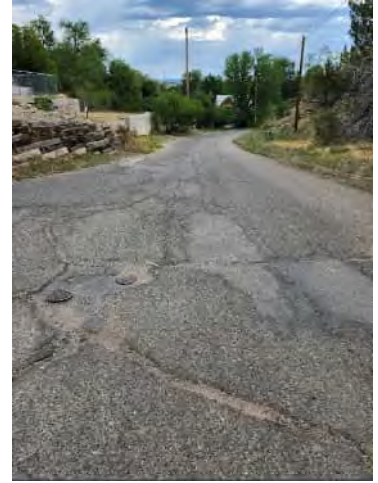


Photo 106: Marble St, north of Granite St



Photo 107: Granite St west of Marble St



Photo 108: Intersection of Mica St and Granite St



Photo 109: Granite St east of Mica St

Aerial Sheet 20



Photo 110: Mica St south of Granite St



Photo 111: Graphite St east of Mica St.



Photo 112: Mica St north of Granite St.



Photo 113: Lock Ave



Photo 114: Lock Ave

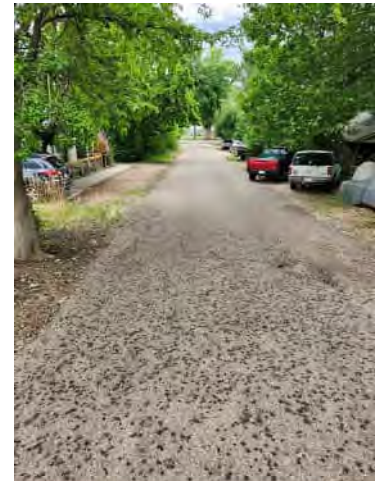


Photo 115: W 1st St
Street, East of N Pikes Peak Ave



Photo 116: Intersection
between W 2nd St and Hawkins
Ave

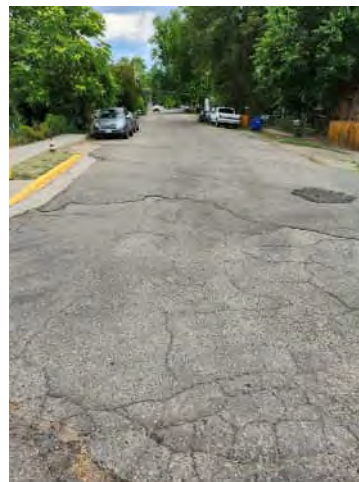


Photo 117: Hawkins Ave



Photo 118 Intersection
between W 3rd St and Hawkins
Ave

Aerial Sheet 20, 16



Photo 119: Hawkins Ave. south of W 3rd St.



Photo 120: Intersection between W 3rd Ave and Morgan Ave

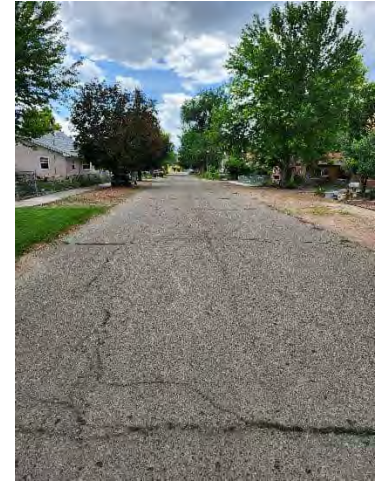


Photo 121: Morgan Ave south of W 3rd St.



Photo 122: W 2nd St and Morgan Ave



Photo 123: Morgan Ave, north of W 2nd St



Photo 124: W 2nd St west of Morgan Ave.



Photo 125: W 2nd St, east Morgan Ave



Photo 126: Grand St. east of Fremont St.



Photo 127: Grand St west of Dewey Ave.

Miscellaneous photos (not listed on aerial sheets)



Photo 128: Intersection of Dewey & Grand St



Photo 129: Dewey St south of Grand St



Photo 130: S Sante Fe Ave midblock looking north



Photo 131: S Sante Fe Ave, midblock looking south



Photo 132: W Front St, east of S Santa Fe Ave

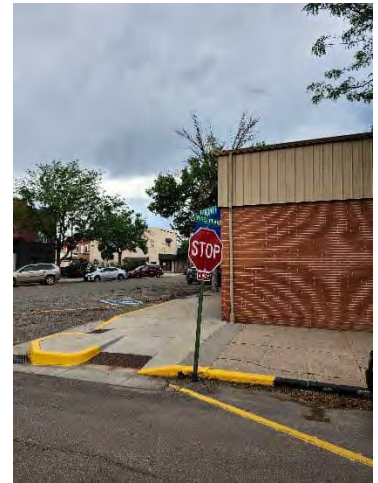


Photo 133: E Front St and S Pikes Peak Ave



Photo 134: Intersection between E Front St and S Pikes Peak Ave



Photo 135: S Pikes Peak Ave, west of E Front St

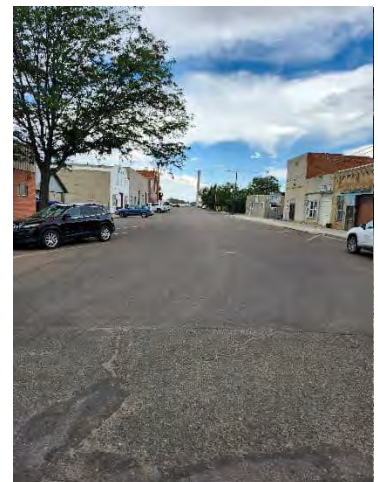


Photo 136: E Front St, east of S Pikes Peak Ave

Miscellaneous Photos, not listed on aerial exhibits



Photo 137: Railroad St, south of Front Street



Photo 138: Sunnyside and E 3rd St



Photo 139: Sunnyside St, south of E 3rd St.



Photo 140: E 3rd St, west of Sunnyside St.



Photo 141: E 3rd St, east of Sunnyside Street



Photo 142: Robin Rd, West side of Lion's Park, north of Loma



Photo 143: Loma Dr. east of Robin Rd



Photo 144: Loma Drive, west of Robin Rd



Photo 145: Loma Dr and Robin Rd

Miscellaneous Photos, not listed on aerial exhibits



Photo 146: Robin Rd, south of Loma Dr



Photo 147: Loma Dr, west of Robin Rd

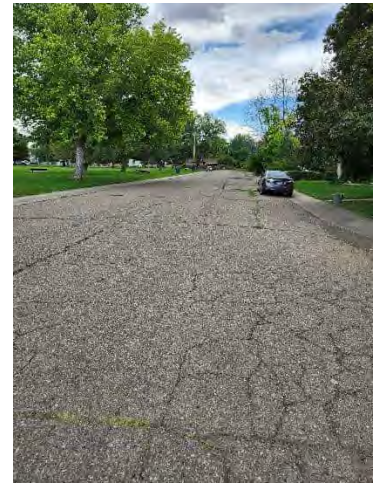


Photo 148: Loma Drive, east of Robin Rd.



Photo 49: E 3rd St and Robin Dr



Photo 150: Robin Rd. north of E 3rd St.

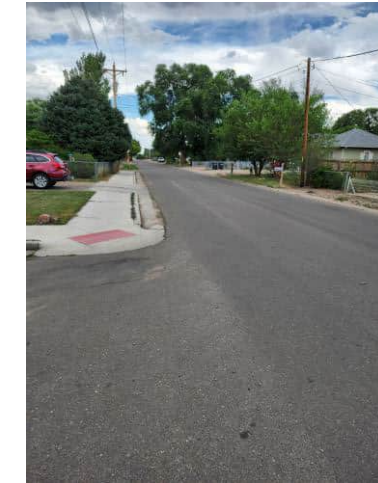


Photo 151: E 3rd St east of Robin Rd.



Photo 152: E 3rd St west of Robin Rd.



Photo 153: Butte Rd looking west from cul-de-sac (aerial 18)

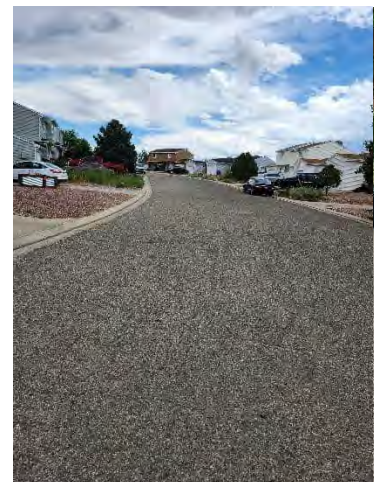


Photo 154: Butte Rd east of Prairie Rd (aerial 18)

Miscellaneous Photos, not listed on aerial exhibits



Photo 155: Prairie Rd south of Butte Rd (aerial 18)



Photo 156: Butte Rd west of Prairie Rd (aerial 18)

COUNCIL ACTION FORM

MEETING DATE: SEPTEMBER 16, 2024

STAFF REPORT: ASHLEY FOX, PLANNING

Agenda Item: Consider approving the second reading of Ordinance No. 10 – 2024, an ordinance approving the rezoning of the South 57.2 feet of Lots 17 and 18, Block 1, James A. McCandless Addition to the Town (now City) from CB – Central Business District Commercial to R-2 Low/Medium Density Residential.

Department: Planning

Background / Description of Item:

- The applicants, Suzanne Boyer and Zackery Bryan, rezone request is for property located at 160 North Santa Fe Avenue and is legally known as the South 57.2 feet of Lots 17 and 18, Block 1, James A. McCandless Addition to the Town (now City) of Florence.

Staff Comments:

- The applicants seek to rezone the property from CB – Central Business District Commercial to R-2 Low/Medium Density Residential. The rezone application and supplementary information provided by the applicants indicate that the property has been utilized as a residential unit for the past three years and will remain so. The building has historically been associated the former Presbyterian Church located across the street, which is now a residence as well.
- The Planning Commission held a Public Hearing on August 15, 2024, after proper notice was published, mailed and sign posted. The Planning Commission voted unanimously in favor and recommended to City Council that the subject property be re-zoned to R-2 Low Medium Density Residential Zone District, finding that the property was not properly zoned when existing zoning was imposed, and there has been a material change in the neighborhood which justifies the requested zone change.
- City Council unanimously approved the first reading of Ordinance 10 – 2024, on September 3, 2024.
- Ordinance 10 – 2024 was published in *The Daily Record* on September 7, 2024.

Financial Impact:

There is no financial impact associated with the rezone request.

Attachments included:

- Overview Map
- Ordinance No. 10 – 2024

Suggested Motion:

- The Florence City Council moves to approve the second reading of Ordinance No. 10 – 2024, an ordinance approving the re-zoning of the South 57.2 feet of Lots 17 and 18, Block 1, James A. McCandless Addition to the Town (now City) of Florence, from CB – Central Business District Commercial to R-2 Low/Medium Density Residential.



**160 North Santa Fe Ave.
RZ 24-002**

W-2ND-ST

N-SANTA-FE-AVE



**W MAIN ST
(STATE HWY 115)**

S-SANTA-FE-AVE



115

ORDINANCE NO. 10 - 2024

**An Ordinance Approving Rezoning of the South 57.2 feet of
Lots 17 and 18, Block 1, James A. McCandless Addition to the
Town (now City) of Florence from CB – Central Business District
Commercial to R-2 - Low Medium Density Residential Zone District**

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

WHEREAS, Suzanne Boyer, being the sole owner of all the subject property; and

WHEREAS, the owner submitted the proper application and paid the appropriate fee to request re-zoning of the subject lots, 160 North Santa Fe Avenue, in the platted James A. McCandless Addition to the Town (now City) of Florence, pursuant to Title 17 of the Florence Municipal Code; and

WHEREAS, a public hearing was held, after proper notice was published, posted, and mailed, before the Florence Planning Commission pursuant to Florence Municipal Code Section 17.76 on Thursday, August 15, 2024, at which time the Florence Planning Commission, by unanimous vote, recommended to the City Council that the said property be re-zoned to the R-2 Low Medium Density Residential Zone District, finding that the property was not properly zoned when existing zoning was imposed, and there has been a material change in the neighborhood which justifies the requested zone change.

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

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

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

ATTEST:

CITY OF FLORENCE, COLORADO

Cortlyne Huppe, City Clerk

BY: _____
Steve Wolfe, Mayor

Ordinance published in full on _____, 2024 in the *Daily Record*

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

ATTEST:

CITY OF FLORENCE, COLORADO

Cortlyne Huppe, City Clerk

BY: _____
Steve Wolfe, Mayor

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



CITY OF FLORENCE

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City Manager Report

August 30, 2024 – September 12, 2024

Meetings with agencies, boards, and committees:

- ***Fremont County Manager's Lunch – September 12, 2024***
 - Hosted the Fremont County Manager's lunch for September.
- ***Colorado Municipal League District 13 Meeting – September 12, 2024***
 - Attended the Fall Colorado Municipal League (CML) meeting in Cañon City.

Internal Meetings/Discussion/Projects

- Staff is preparing for the upcoming Budget Worksession and subsequent Notice of Budget. The tentative timeline is to publish the Notice of Budget on October 7, 2024, in advance of the October 15, 2024 statutory publication timeline. The Public Hearing for the budget is currently scheduled for October 21, 2024.
- The City of Florence has switched to an internet based phone system that should improve efficiency and help to eliminate some of the problems we were repeatedly experiencing with the previous phone system. The new phone system includes a revised phone tree and menu.
- The City's revamped website is currently operational. The changes to the website not only improve the aesthetics but also help to ensure compliance with new ADA-related state mandates.
- The City will be working with an outside contractor to perform the pool feasibility study in early October 2024, in order to assess conditions of the Florence Municipal Pool and surrounding complex.