FLORENCE CI TY COUNCIL
Special Meeting Agenda
Thursday, November 5, 2026, 5:00 PM

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

1) CALL TO ORDER & PLEDGE OF ALLEGIANCE
City Council Chambers, 600 W. 3rd Street, Florence, CO 81226

2) ROLL CALL:
Mayor Wolfe
Councilman Vanhoutan
Councilman Stiefel
Councilwoman Stone
Councilman Mergelman
Councilwoman Gardner
Councilwoman MacKinnon

3) CONSTENT AGENDA
a) Consider approving the minutes as written for the Special City Council Meeting on November 3, 2026

4) NEW BUSINESS
a) Consider adding additional funds to the Sunny Side project / Change contingency amount

5) ADJOURNMENT: Adjournment until the regular City Council Meeting Monday, November 16, 2026.

FLORENCE CITY COUNCIL
Special Meeting Minutes
Tuesday, November 3, 2026, 5:30 PM

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1) CALL TO ORDER & PLEDGE OF ALLEGIANCE
City Council Chambers, 600 W. 3rd Street, Florence, CO 81226

Mayor Wolfe called the meeting to order at 5:31 p.m. with the Pledge of Allegiance.

2) ROLL CALL:

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

OTHERS PRESENT: City Clerk Cortlyne Huppe, City Manager Lori Cobler, and City Attorney Renee Congdon (virtual).

3) NEW BUSINESS

a) Consider updating the City of Florence's bank signature cards

Motion to update the City of Florence's signature cards for Rocky Mountain Bank and Trust by removing the following authorized signers from all signature cards: Lori Cobler, Cortlyne Huppe, Brandi Sheets, Gayle MacKinnon, Steve Wolfe, Rudl Mergelman, and Brenda Gardner. Then adding the following authorized signers to signature cards: Lori Cobler, Cortlyne Huppe, Brandi Sheets, Steve Wolfe, Rudl Mergelman: Councilor MacKinnon
Seconded by: Councilor Stone
5 Ayes
Motion passed: 5 – 0

4) ADJOURNMENT: Adjournment until the regular City Council Meeting Monday, November 16, 2026.

Mayor Wolfe adjourned the City Council Meeting at 5:35 p.m.

CITY OF FLORENCE, CO

BY: _____
Steve Wolfe, Mayor

RESPECTFULLY SUBMITTED: _____
Cortlyne Huppe, City Clerk

COUNCIL ACTION FORM
MEETING DATE: NOVEMBER 5, 2026
STAFF CONTACT: CITY MANAGER LORI COBLER
PUBLIC WORKS DIRECTOR JOHN VERNETTI

Agenda Item: Consider adding additional funds to the Sunny Side project / Change contingency amount

Department: Public Works, John Vernetti

Staff Recommendation:
Staff recommends awarding additional funds to cover Change Order No. 1 for the Sunny Side Street Project. These funds will allow for an additional drainage pan to run across Sunny Side along Third Street, and to tie in sidewalks to existing concrete driveways that are already established at the residences on both sides of Sunny Side.

Background/Description of Item:
On October 5, 2026, City Council approved the Sunny Side Street project for $192,312.35, with a 10% contingency of $19,231.24.

Due to the nature of the project the following unforeseen items were identified in the original bid.

1) Sidewalks, curb, gutter and road had to be moved over to accommodate the size of the driveways, property boundaries and elevation.
2) Drainage of stormwater where Sunny Side Street transitions to Third Street, now includes a drainage pan across Sunny Side.
3) Additional concrete for tying in concrete driveways to sidewalks to accommodate existing concrete driveways, and also for retaining wall at 116 Sunny Side

These items will require more funding than the originally approved amount. Project's Change Order No. 1 is in the amount of $35,480.00, which would require City Council approval.

Financial Impact:
Additional funding request: $16,248.76
Total Change Order Cost: $35,480.00
Funding Source: Major Street Improvements 17.4310.7573

Attachments included:

- Rhoades Construction Estimate

Suggested Motion:
Motion to authorize the City Manager to increase funding for the Sunny Side Street project for a change order in the amount of $35,480.00.

Rhoades Construction, Inc
PO Box 761
Canon City, CO 81215
rhoadesconstructionco@gmail.com

RHOADES CONSTRUCTION

Estimate

ADDRESS
John Vernetti

ESTIMATE # 1290
DATE 11/02/2026

PROJECT LOCATION
Sunnyside Street

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
ADA Ramp	Additional square footages for ADA ramps. Estimated quantity only. Actual field quantities to be determined.	392	18.00	7,056.00
6" Concrete	Additional price for 6" Thick concrete for sidewalks at driveway entries. Square footages based on layout with John.	1,844	6.00	11,064.00
Concrete Construction	Concrete cross pan at 3rd st. intersection Price includes connection to curb radius.	1	4,840.00	4,840.00
Retaining Wall Construction	Concrete retaining wall and drive entry at 116 Sunnyside street. Price includes driveway connection to accommodate new curb grades.	1	6,250.00	6,250.00
Concrete Driveway	Additional concrete to connect driveway at 116 Sunnyside st. South driveway.	40	13.75	550.00
Concrete Driveway	Additional concrete to connect driveway at 215 Sunnyside st.	160	13.75	2,200.00
Concrete Driveway	Additional concrete to connect driveway at 229 Sunnyside st.	160	13.75	2,200.00
Concrete Driveway	Additional concrete to connect driveway for garage at 902 E 3rd st.	96	13.75	1,320.00

TOTAL **$35,480.00**

Pricing is only valid for 10 days. Any work not specifically mentioned in the above proposal is excluded. Any additional work needed will be at an additional cost to the owner/company after notification and approval. Per client request, any excluded work may affect pricing of other line items. Pricing does not include building permit fees, tap fees of any kind or street cut permit fees unless otherwise stated. Material price subject to change upon order date due to lack of inventory and constant price increases. Contractor not responsible for density testing, concrete testing, or testing of any kind unless stated in the estimate above. Price does not include any ground water mitigation, bypass pumping, oversize rock excavation, or surveying unless stated above. Do to rising cost in fuel, a fuel surcharge may be invoiced.
PLEASE NOTE: There is a 10% down payment required

to be added to the schedule, and an additional 10% payment is required at time of mobilization.

Accepted By

Accepted Date