FLORENCE CITY COUNCIL
Regular Meeting Agenda
Monday, November 16, 2026, 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

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

3) PRESENTATIONS
a) Florence Howling Husky Proclamation

4) PUBLIC HEARING
a) Authorizing the termination of a 1964 Trust Agreement and conveyance of real property located at 100 East Front Street

5) PUBLIC COMMENTS
Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion (three minutes).

6) CONSENT AGENDA
a) Consider approving the minutes as written for the Regular City Council Meeting on November 2, 2026
b) Consider approving the minutes as written for the Special City Council meeting on November 5, 2026
c) Consider approving City expenditures prepared on November 11, 2026, in the amount of $92,912.55
d) Consider selecting an applicant for the vacant position on the Historic Preservation Commission
e) Consider approving the Special Events Permit for the Florence Chamber of Commerce

7) OLD BUSINESS
a) Consider passing Ordinance No. 11 – 2026, on the Second Reading by Title only, an ordinance authorizing the termination of a 1964 Trust Agreement and conveyance of real property located at 100 East Front Street

8) NEW BUSINESS
a) Consider the transfer of ownership and management of the City of Florence July Fourth Festival
b) Consider adopting Compensation and Classification Plan for Budget Year 2027

9) COUNCIL REPORTS
a) City Council Reports
b) City Manager Report

10) EXECUTIVE SESSION

Pursuant to C.R.S. § 24-6-402(4)(a), (b), and (e), the City Council will convene in Executive Session with the City Attorney, City Manager, and designated staff for the following purposes:

Sumo Golf Course/5201 Gary Player Drive -- Receiving legal advice, determining negotiation positions, and instructing negotiators regarding water rights, municipal utility service and billing, PUD compliance, and rights-of-way and access matters (C.R.S. § 24-6-402(4)(a), (b), (e)).

11) ADJOURNMENT: Adjournment until the regular City Council Meeting Monday, December 7, 2026.

PROCLAMATION

WHEREAS, the Florence High School Howling Husky Pride Marching Band defended their 2025 1A State Championship Title by taking first place in the 2026 Colorado Bandmasters Association State Championship; and

WHEREAS, this is the fourth 1A State Championship Band Title in the school's history; and

WHEREAS, the members of the Florence Howling Husky Pride Marching Band are to be commended for their unwavering dedication, hard work, devotion to excellence, and extraordinary talent; and

WHEREAS, this achievement would not be possible without the support of organizations such as the Florence Band Boosters, parents, and generous community sponsors; and

WHEREAS, the Florence Howling Husky Pride band director demonstrated incredible dedication to the success of the Band, providing immense time, resources, and support; and

WHEREAS, the Florence RE-2 School District was instrumental in providing support to the Florence Howling Husky Pride Marching Band throughout the 2026 season and;

WHEREAS, the City of Florence takes pride in the achievements of the Florence Howling Husky Pride Marching Band.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Florence, Colorado, do hereby proclaim November 2026 as,

Florence Howling Husky Pride Month

in the City of Florence, Colorado, and urge all citizens to celebrate the tremendous achievements of the Florence Howling Husky Pride Marching Band.

In witness whereof, I have hereunto set my hand and caused the Seal of the City of Florence, Colorado to be affixed this 2nd day of November, 2026.

CITY OF FLORENCE, COLORADO

_____

Steve Wolfe, Mayor

(SEAL)

Attest:

_____

Cortlyne Huppe, City Clerk

COUNCIL ACTION FORM
MEETING DATE: NOVEMBER 16, 2026
STAFF REPORT: LORI COBLER, CITY MANAGER

Agenda Item:	**Public Hearing** - Ordinance No. 11 – 2026, an ordinance authorizing the termination of a 1964 Trust Agreement and conveyance of real property located at 100 East Front Street
Department:	Administration/Legal

Background/Description:

The City of Florence has owned Lots 7 and 8, Block 4, Colorado Coal and Iron Company's Addition, which are associated with the Florence Pioneer Museum and Research Center, since 1964. In June 1964, the property was conveyed to the City by the Fraternal Order of Eagles. Shortly thereafter, the City entered into an agreement with the Pioneer Day Board to allow the Board to use and occupy the building for the purpose of establishing and operating a museum for as long as the museum exists. The City Council formally accepted the agreement at its July 6, 1964, regular meeting.

Lot 8 was vacant when it was conveyed to the City. In 1976, the Museum, through fundraising efforts and a grant from the State Centennial Commission, constructed an additional building on Lot 8 that was connected to the original building on Lot 7. The two structures have continued to serve as the home of the Florence Pioneer Museum and Research Center.

Staff Comments:

The City of Florence holds record legal title to the property where the Florence Pioneer Museum and Research Center is located at (100 East Front Street). The property has been continuously operated as a public museum for more than 60 years and has long-standing relationship with the City. Transferring simple fee ownership to the Museum terminates the historical 1964 trust and places one hundred percent of the ongoing responsibility for the property with the non-profit entity that operates it.

The proposed Mutual Termination of 1964 Trust Agreement and Release and Quitclaim Deed would accomplish this by terminating the 1964 agreement, releasing the Museum's equitable interest in the property, conveying bare legal title.

As part of the proposed agreement, the Museum expressly assumes full legal and financial responsibility for all ongoing and future maintenance, insurance, utilities, structural repairs, and capital improvements associated with the property, relieving the City's General Fund of recurring financial exposure. The City would also relinquish any reversionary rights or other restrictions associated with the original 1964 trust arrangement.

FLORENCE CITY COUNCIL
Regular Meeting Minutes
Monday, November 2, 2026, 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	Absent
Councilwoman Stone	Present
Councilman Mergelman	Present
Councilwoman Gardner	Present
Councilwoman MacKinnon	Present

OTHERS PRESENT: City Clerk Cortlyne Huppe, City Manager Lori Cobler, City Attorney Dan Findlay, Water Consultant Tom Piltingsrud, Planning Director Ashley Fox, and Water Superintendent Brandon Harris.

3) PRESENTATIONS

a) Veterans Day Proclamation

Mayor Wolfe proudly recognized the City Staff who've served in the armed forces and proclaimed the City's observance and recognition of Veteran's Day.

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).

There was no public input.

5) CONSENT AGENDA

a) Consider approving the minutes as written for the Regular City Council Meeting on October 19, 2026
b) Consider approving City expenditures prepared on October 21, 2026, in the amount of $118,112.36, on October 28, 2026, in the amount of $79,307.51.
c) Consider selecting an applicant(s) for the upcoming Historic Preservation Commission vacancy
d) Consider approving the Temporary Use Permit for the Florence Chamber of Commerce's Holly Jolly Christmas Parade

Councilor Stone motioned to approve the Consent Agenda. Councilor Gardner seconded. With the Councilmembers voting in favor of the motion, the motion carried.

1) COUNCIL REPORTS

a) City Council Reports

Councilor Mackinnon reported on the Halloween Trick or Treat event and thanked the City Staff for their assistance with the Museum's Cemetery Saunter event.

Councilor Stone was invited to serve on the Fremont County Heritage Commission and was excited to promote the County's heritage.

Councilor Mergelman attended the City/City/County meeting, and Halloween Trick or Treat.

Mayor Wolfe attended Senior Coffee, Regional Water Board, City/City/County, and thanked Staff for their fall leaf pick-up service.

b) City Manager Report

City Manager Lori Cobler reported on the Halloween Movie in the Park event, the East Florence water project, the airport project, the Public Works breakroom completion, the Police Department office renovation completion, the County's Halloween door decorating contest, the Building Department's financial and new permit reports, and the Shop With a Cop fundraiser. She also reported upcoming items for City Council to discuss including the traffic control data, and July 4th Festival ownership transfer.

2) EXECUTIVE SESSION

Pursuant to C.R.S. § 24-6-402(4)(a), (b), and (e), the City Council will convene in Executive Session with the City Attorney, City Manager, and designated staff for the following purposes:

Sumo Golf Course/5201 Gary Player Drive -- Receiving legal advice, determining negotiation positions, and instructing negotiators regarding water rights, municipal utility service and billing, PUD compliance, and rights-of-way and access matters (C.R.S. § 24-6-402(4)(a), (b), (e)).

City Attorney Dan Findlay reported City Manager Cobler and Jacinto Rodriguez had met early in the afternoon, and the City Council could allow for his comment prior to entering into Executive Session.

Jacinto Rodriguez- Sumo Golf Course owner
Shared his history with Florence and the golf course development. Stated he would continue Sumo housing development if welcomed by the City, and that development had stalled due to increasing interest rates. He said Sumo and the City were fighting over the price of water, even if the City was not utilizing its full water portfolio. Announced he was closing the golf course. Mr. Rodriguez stated he would not pay the water bill due to potential legal costs over the issue. He would also not pay a lien. He then elaborated on his history, concerns, investments, and his legal position against the City's actions.

Mayor Wolfe questioned why development has been stalled since 2006.

Councilor Vanhoutan appreciated the opportunity for discussion.

Councilor MacKinnon motioned to enter into executive session at 7:14 p.m., Pursuant to C.R.S. § 24-6-402(4)(a), (b), and (e), for a conference with the City Attorney, City staff, and City Council for the purpose of receiving legal advice, determining negotiation positions, and instructing negotiators regarding water rights, municipal utility service and billing, PUD compliance, and rights-of-way and access matters.
Seconded by: Councilor Stone
6 Ayes

Motion Passed: 6 – 0

Attendees of the executive session were the City Council, the City Attorney, the City Manager, Tom Piltingsrud, Planning Director, City Clerk, Water Superintendent, and Renee Congdon. The executive session adjourned at 8:37 p.m.

Mayor Wolfe reported the City Council requests that the City Manager and Legal Council continue conversations with Sumo Golf Course/ Jacinto Rodriguez.

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

Councilor Stone motioned to adjourn the meeting. Councilor Gardner seconded. With all of the Councilmembers voting in favor of the motion, the motion carried.
Mayor Wolfe adjourned the City Council Meeting at 8:38 p.m.

CITY OF FLORENCE, CO

BY: _____
Steve Wolfe, Mayor

RESPECTFULLY SUBMITTED: _____
Cortlyne Huppe, City Clerk

FLORENCE CITY COUNCIL
Special Meeting Minutes
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

Mayor Wolfe called the meeting to order at 5:00 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, City Attorney Dan Findlay (virtually), and Public Works Director John Vernetti.

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

Councilor Stone motioned to approve the Consent Agenda. Councilor Gardner seconded. With the Councilmembers voting in favor of the motion, the motion carried.

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

Public Works Director John Vernetti elaborated on the Sunny Side Street project and the unexpected drainage pan that's required to ensure proper drainage in the Third Street intersection. He explained the additional concrete costs and reported its anticipated completion date to be the end of December.

Councilor Stone motioned 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.
Seconded by: Councilor Gardner
5 Ayes
Motion Passed: 5 – 0

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

Councilor Gardner motioned to adjourn the meeting. Councilor Stone seconded. With all of the Councilmembers voting in favor of the motion, the motion carried.
Mayor Wolfe adjourned the City Council Meeting at 5:09 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	NOV 2026	0444152100	10910-2537 Pool	1	11/02/2026	36.60	.00	36.60	202608199	11/11/2026
		NOV 2026	0140608751	10935-2559 Muni Center	2	11/02/2026	36.60	.00	36.60	202608199	11/11/2026
		NOV 2026	0140608751	10838-2468 City Shop	3	11/02/2026	36.60	.00	36.60	202608199	11/11/2026
		NOV 2026	0140608635	10837-2467 Water Plant	4	11/02/2026	36.60	.00	36.60	202608199	11/11/2026
		NOV 2026	0140608751	22838-2559 N Plant	5	11/02/2026	36.60	.00	36.60	202608199	11/11/2026
		NOV 2026	0140608440	10829-2459 Museum	6	11/02/2026	36.60	.00	36.60	202608199	11/11/2026
		NOV 2026	0140608751	10938-2559 Muni Annex	7	11/02/2026	86.98	.00	86.98	202608199	11/11/2026
		NOV 2026	0140608635	10936-4759	8	11/02/2026	36.60	.00	36.60	202608199	11/11/2026
Total 7:							343.18	.00	343.18		
1718	BLACK HILLS ENERGY	0520289929	0143107540	STREET LIGHTS	1	10/30/2026	182.20	.00	182.20	202608201	11/11/2026
		0872425770	0243507640	NEW RAW WATER PUMP	1	11/03/2026	12,228.69	.00	12,228.69	202608225	11/11/2026
		1645566418	0243557650	2 MG TANK	1	11/06/2026	22.27	.00	22.27	202608217	11/11/2026
		2010553787	0243557693	BULK WATER STATION	1	11/06/2026	40.29	.00	40.29	202608212	11/11/2026
		2273109055	1446602600	CONCESSION STAND	1	11/06/2026	43.15	.00	43.15	202608211	11/11/2026
		2439373063	0243507600	MINNEQUA CANAL PUMP	1	11/03/2026	7,170.16	.00	7,170.16	202608227	11/11/2026
		2985218401	0140608510	CITY SHOP	1	11/03/2026	313.50	.00	313.50	202608230	11/11/2026
		3075375677	0145207830	QUARTZ PARK	1	11/03/2026	21.21	.00	21.21	202608223	11/11/2026
		4125488554	0243557670	SOUTH PLANT	1	11/06/2026	315.36	.00	315.36	202608210	11/11/2026
		4240921842	0143107540	STREET LIGHTS	1	11/06/2026	1,014.23	.00	1,014.23	202608220	11/11/2026
		4388081497	0145207830	SKATE PARK	1	11/06/2026	108.08	.00	108.08	202608213	11/11/2026
		4402785897	0140608753	MUNI ANNEX	1	11/06/2026	61.71	.00	61.71	202608218	11/11/2026
		4905461526	0143107540	STREET LIGHTS	1	11/06/2026	1,152.55	.00	1,152.55	202608208	11/09/2026
		5372636848	0243507620	W PUMP STATION	1	11/03/2026	223.61	.00	223.61	202608231	11/11/2026
		5427493790	0145207830	TRIANGLE PARK	1	11/06/2026	21.21	.00	21.21	202608215	11/11/2026
		5509677786	1446602600	WILCOX LIGHTS	1	11/06/2026	42.42	.00	42.42	202608209	11/09/2026
		5796648483	0140608751	MUNI CENTER	1	11/06/2026	3,224.85	.00	3,224.85	202608216	11/11/2026
		6649764712	0243557660	S RESERVOIR PUMP	1	11/06/2026	20.62	.00	20.62	202608221	11/11/2026
		6887028421	0140608632	North Plant	1	11/03/2026	283.01	.00	283.01	202608228	11/11/2026
		7723236321	0243557675	NEW SOUTH PLANT	1	11/06/2026	10,470.40	.00	10,470.40	202608214	11/11/2026
		7844257155	0243507650	PUMP @ RIVER	1	11/03/2026	1,794.31	.00	1,794.31	202608229	11/11/2026
		8398746140	0143107540	STREET LIGHTS	1	10/30/2026	8.39	.00	8.39	202608202	11/11/2026
		8763452423	0143107540	STREET LIGHTS	1	10/30/2026	116.96	.00	116.96	202608203	11/11/2026
		8890269732	0145207830	PIONEER PARK	1	11/03/2026	171.06	.00	171.06	202608226	11/11/2026
		9423297176	0145207830	PAVILION	1	11/03/2026	42.80	.00	42.80	202608222	11/11/2026
		9725605064	0145207830	LIONS PARK	1	11/06/2026	22.82	.00	22.82	202608219	11/11/2026

Vendor Number	Name	Invoice Number	GL Account	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		9740686534	0444151800	POOL	1	11/03/2026	40.29	.00	40.29	202608224	11/11/2026
		9914607095	0143107540	STREET LIGHTS	1	10/26/2026	388.65	.00	388.65	202608196	11/04/2026
Total 1718:							39,544.80	.00	39,544.80		
2194	Twin Enviro Services-Recy	10217323 20	0143203500	Recycling Services	1	10/31/2026	56.16	.00	56.16	202608204	11/11/2026
Total 2194:							56.16	.00	56.16		
2219	CHARTER COMMUNICATI	115995901 2	0141505050	INTERNET SERVICE and	1	10/21/2026	454.49	.00	454.49	202608200	11/09/2026
		255135501 2	0444152000	pool	1	10/21/2026	206.11	.00	206.11	202608198	11/04/2026
		255707201 2	0444152000	pool	1	10/21/2026	60.13	.00	60.13	202608197	11/04/2026
Total 2219:							720.73	.00	720.73		
3114	Wyatt Legal Services PLLC	679	0141105300	City Attorney	1	11/01/2026	10,794.80	.00	10,794.80	202608207	11/11/2026
		679	0243707890	legal fees	2	11/01/2026	5,040.00	.00	5,040.00	202608207	11/11/2026
Total 3114:							15,834.80	.00	15,834.80		
3229	TALOS TECHNOLOGIES,	1159 REISS	0243707700	SCADA Service	1	10/20/2026	14,895.00	.00	14,895.00	202608232	11/10/2026
		1246	0249509060	contract labor	1	10/30/2026	18,975.25	.00	18,975.25	202608205	11/11/2026
		1251	0249509060	SCADA Service	1	10/30/2026	2,542.63	.00	2,542.63	202608206	11/11/2026
Total 3229:							36,412.88	.00	36,412.88		
Grand Totals:							92,912.55	.00	92,912.55		

Report Criteria:
Detail report type printed

COUNCIL ACTION FORM
MEETING DATE: NOVEMBER 16, 2026
STAFF CONTACT: CORTLYNE HUPPE, CITY CLERK

Agenda Item: Consider selecting an applicant for the vacant position on the Historic Preservation Commission

Department: Administration

Staff Recommendation:
It is recommended to fill the vacancy on the City of Florence Historic Preservation Commission by appointing a qualified applicant.

Background/Description of Item:
Following the newly revised Florence Municipal Code 2.20.060(E), the City of Florence has received one (1) Public Service Application for the vacancy on the Historic Preservation Commission.

After completing the required appointment process, the City Council shall consider the appointment as part of the Consent Agenda at their first regular meeting after the Interview Team has selected a nominee.

The vacancy was formally announced in May of 2026.

Applicants:
- Gary Grindle

Suggested Motion:
Motion to appoint Gary Grindle to the Historic Preservation Commission.

COUNCIL ACTION FORM
MEETING DATE: NOVEMBER 16, 2026
STAFF CONTACT: CORTLYNE HUPPE, CITY CLERK

Agenda Item: Consider approving the Special Events Permit for the Florence Chamber of Commerce

Department: Administration

Staff Recommendation:
Approve the Special Events Permit for the Florence Chamber of Commerce, as presented.

Background/Description of Item:
The Florence Chamber of Commerce requests a Special Events Permit.
The proposed event(s) will take place on/at:

- 2:00 PM – 6:00 PM, December 5, 2026 at 203 W. Main Street

The Florence Chamber of Commerce will be well within its annual permitted SEP dates: 1/15 dates.

The applicant has paid the requested fees and all supporting documentation has been submitted. With the Council's approval, this item is ready to be sent to the Department of Revenue Liquor Enforcement Division.

Financial Impact:
The City fee for this application is $100.00.

Attachments:
- Special Events Permit Application
- Proposed Liquor Boundary/Maps

Suggested Motion:
Approve the Special Events Permit for the Florence Chamber of Commerce as presented.

DR 8439 (08/12/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Application for a Special Events Permit

Departmental Use Only

Liquor Permit Number (Do Not Fill Out)

In order to qualify for a Special Events Permit, You **Must Be a Qualifying Organization Per 44-5-102 C.R.S. and One of the Following (See back for details.)**

- ○ Social
- ○ Athletic
- ○ Philanthropic Institution
- ○ Fraternal
- ○ Chartered Branch, Lodge or Chapter
- ○ Political Candidate
- ○ Patriotic
- ○ National Organization or Society
- ○ Municipality Owned Arts Facilities
- ○ Political
- ○ Religious Institution
- ⊘ Chamber of Commerce

LIAB	Type of Special Event Applicant is Applying for:	
2110	☑ Malt, Vinous And Spirituous Liquor	$25.00 Per Day
2170	☐ Fermented Malt Beverage	$10.00 Per Day

Name of Applicant Organization or Political Candidate
Florence Chamber of Commerce

State Sales Tax Number (Required)
84-0204195

Mailing Address of Organization or Political Candidate
P. O. Box ~~120~~ 145

City
Florence

State
CO

ZIP Code
81226

Address of Place to Have Special Event
203 W. Main St.

City
Florence

State
CO

ZIP Code
81226

Authorized Representative of Qualifying Organization or Political Candidate
Joen Elliott

Date of Birth (MM/DD/YY)
[redacted]

Phone Number
30388088146

Authorized Representative's Mailing Address (if different than address provided in Question 2.)

City
Florence

State
CO

ZIP Code
81226

Event Manager

Joen Elliott

Date of Birth (MM/DD/YY) [redacted]

Phone Number

30388088146

Event Manager Home Address [redacted]

City [redacted]

State CO

ZIP Code [redacted]

Email Address of Event Manager

joenelliott@gmail.com

1. Is the place to have the Special Event located on State-owned property?

   ○ Yes ⊘ No

2. Has Applicant Organization or Political Candidate been issued a Special Event Permit this Calendar Year?

   ⊘ No ○ Yes, How many days?

3. Is the premises for which your event is to be held currently licensed under the Colorado Liquor or Beer codes?

   ⊘ No ○ Yes, License Number

4. Does the Applicant Have Possession or Written Permission for the Use of The Premises to be Licensed?

   ⊘ Yes ○ No

5. For Chambers of Commerce - Each member who holds a retail establishment permit attests they are not exercising the privileges of the retail establishment permit for the duration of the SEP days.

   ⊘ Yes ○ No

6. For Chambers of Commerce - Please list all members participating in the SEP.

Joen Elliottm, Peggy McDuffey,

List Below the Exact Date(s) for Which Application is Being Made for Permit

Date	From:	To:	Date	From:	To:
December 5, 2026	2:00pm	6:00pm			

Oath of Applicant

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Title

Joen Elliott, President

Signature

Joen M. Elliott

Date (MM/DD/YY)

Report and Approval of Local Licensing Authority (City or County)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 44, Article 5, C.R.S., as amended.

Therefore, this Application is Approved.

Local Licensing Authority (City or County)

○ City ○ County

Telephone Number of City/County Clerk

Title

Signature

Date (MM/DD/YY)

Do Not Write in this Space - For Department of Revenue Use Only

Liability Information

License Account Number

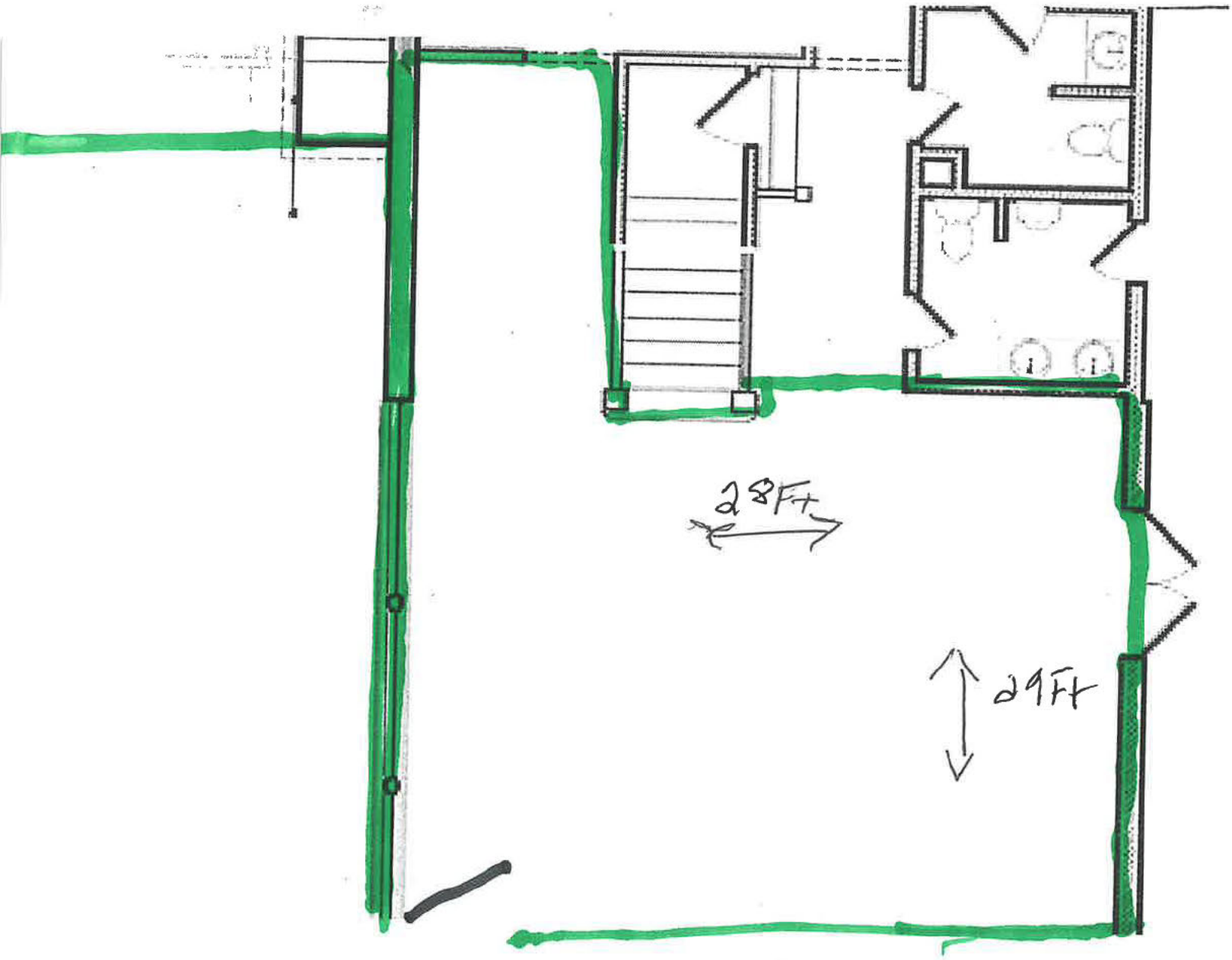
Liability Date

State

-750 (999)

Total

$ **.00**


28Ft
29Ft

COUNCIL ACTION FORM
MEETING DATE: NOVEMBER 16, 2026
STAFF REPORT: LORI COBLER, CITY MANAGER

Agenda Item: Consider passing Ordinance No. 11 – 2026, on the Second Reading by Title only, an ordinance authorizing the termination of a 1964 Trust Agreement and conveyance of real property located at 100 East Front Street

Department: Administration/Legal

Background/Description:

The City of Florence has owned Lots 7 and 8, Block 4, Colorado Coal and Iron Company's Addition, which are associated with the Florence Pioneer Museum and Research Center, since 1964. In June 1964, the property was conveyed to the City by the Fraternal Order of Eagles. Shortly thereafter, the City entered into an agreement with the Pioneer Day Board to allow the Board to use and occupy the building for the purpose of establishing and operating a museum for as long as the museum exists. The City Council formally accepted the agreement at its July 6, 1964, regular meeting.

Lot 8 was vacant when it was conveyed to the City. In 1976, the Museum, through fundraising efforts and a grant from the State Centennial Commission, constructed an additional building on Lot 8 that was connected to the original building on Lot 7. The two structures have continued to serve as the home of the Florence Pioneer Museum and Research Center.

Staff Comments:

The City of Florence holds record legal title to the property where the Florence Pioneer Museum and Research Center is located at (100 East Front Street). The property has been continuously operated as a public museum for more than 60 years and has long-standing relationship with the City. Transferring simple fee ownership to the Museum terminates the historical 1964 trust and places one hundred percent of the ongoing responsibility for the property with the non-profit entity that operates it.

The proposed Mutual Termination of 1964 Trust Agreement and Release and Quitclaim Deed would accomplish this by terminating the 1964 agreement, releasing the Museum's equitable interest in the property, conveying bare legal title.

As part of the proposed agreement, the Museum expressly assumes full legal and financial responsibility for all ongoing and future maintenance, insurance, utilities, structural repairs, and capital improvements associated with the property, relieving the City's General Fund of recurring financial exposure. The City would also relinquish any reversionary rights or other restrictions associated with the original 1964 trust arrangement.

Approval tonight adopts the Ordinance on Second Reading following the required Public Hearing. Upon publication of the Ordinance in full in The Daily Record, the Quitclaim Deed and Termination Agreement will be executed and recorded following expiration of the mandatory 30-day post-publication effective period pursuant to C.R.S. § 31-16-105.

City Council approved the First Reading of Ordinance No. 11 – 2026 on October 19, 2026

Attachments included:

- Ordinance No. 11 – 2026
- Mutual Termination of 1964 Trust and Release
- Quitclaim Deed

Suggested Motion:

I move to approve Ordinance No. – 2026 on the Second Reading by title only, an ordinance authorizing the termination of a 1964 trust agreement and the conveyance of real property located at 100 East Front Street

MUTUAL TERMINATION OF 1964 TRUST AND RELEASE

THIS MUTUAL TERMINATION OF 1964 TRUST AGREEMENT AND RELEASE (this "Agreement") is made and entered into this ____ day of _____, 2026, by and between the **CITY OF FLORENCE, COLORADO**, a municipal corporation ("City"), and **FLORENCE PIONEER MUSEUM AND RESEARCH CENTER**, a Colorado non-profit corporation, legal successor-in-interest to the Pioneer Day Board ("Museum")

RECITALS

A. Pursuant to a Warranty Deed and Contract dated July 6, 1964 (the "1964 Contract"), the City accepted record legal title to Lots 7 and 8, Block 4, Colorado Coal and Iron Company's Addition to the Town (now City) of Florence, Colorado (the "Property"), to hold "in trust" for the benefit of the Pioneer Day Board.

B. The Museum is the legal corporate successor-in-interest to the Pioneer Day Board.

C. The City and the Museum now desire to formally extinguish and terminate the 1964 trust relationship, release all equitable trust interests, and authorize the City to convey pure fee simple title to the Museum via a separate Quitclaim Deed without ongoing municipal restrictions, warranties, reservations, or reversionary interests.

AGREEMENT

1. **Termination of 1964 Trust**:
   The City and the Museum hereby mutually terminate, extinguish, and cancel the 1964 Contract and any trust arrangement, fiduciary obligations, or equitable restrictions created thereunder.

2. **Release of Equitable Interest**:
   The Museum hereby remises, releases, and quitclaims unto the City all of its right, title, interest, claim, and equitable trust estate in and to the Property under the 1964 Contract, merging full legal and equitable title into the City.

3. **Legal Consideration**:
   As consideration for this Agreement and the subsequent conveyance of the Property, the Museum expressly assumes 100% of all ongoing, future, and historical maintenance, insurance, utility, structural, and capital repair liabilities for the Property, relieving the City of recurring municipal financial obligations.

4. **Waiver of Reversionary Rights**:
   The City expressly disclaims and waives any reversionary rights, rights of entry, powers of termination, or operational restrictions upon the Property.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Agreement as of the date above written.

CITY OF FLORENCE, COLORADO

By: _____, Mayor

Attest: _____, City Clerk

FLORENCE PIONEER MUSEUM AND RESEARCH CENTER

By: _____, Board President

STATE OF COLORADO)
COUNTY OF FREMONT) ss.

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by _____ as Mayor, and attested to by _____ as City Clerk, of the City of Florence, Colorado.

Witness my hand and official seal.
My Commission Expires: _____
Notary Public

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by _____ as Board President of Florence Pioneer Museum and Research Center, a Colorado non-profit corporation.

Witness my hand and official seal.
My Commission Expires: _____
Notary Public

QUITCLAIM DEED

THIS DEED, dated ____ day of _____, 2026, and is made between **CITY OF FLORENCE, COLORADO**, the Grantor of the City of Florence, County of Fremont and State of Colorado, and **FLORENCE PIONEER MUSEUM AND RESEARCH CENTER**, a Colorado non-profit corporation, legal successor-in-interest to the Pioneer Day Board, the Grantee whose legal address is 100 East Front Street, Florence, Colorado 81226 of the City of Florence, County of Fremont and State of Colorado.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration—specifically including Grantee's full assumption of all ongoing, future, and historical maintenance, insurance, utility, structural, and capital repair liabilities for the Property, which relieves Grantor of recurring municipal financial obligations, the receipt and sufficiency of which is hereby acknowledged—does hereby remise, release, sell and **QUITCLAIM** unto the Grantee and Grantee's successors and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the said City of Florence, County of Fremont and State of Colorado, described as follows:

Lots 7 and 8, Block 4, Colorado Coal and Iron Company's Addition to the Town (now City) of Florence, Colorado, according to the recorded plat thereof.

also known by street address as: 100 East Front Street, Florence, CO 81226

and assessor's schedule or parcel number: 3939212001003

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, interest, and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and Grantee's successors and assigns, forever, in "AS-IS, WHERE-IS" condition, without warranty express or implied.

IN WITNESS WHEREOF, the Grantor(s) have executed this deed on the date set forth above.

CITY OF FLORENCE, COLORADO

By: _____, Steve Wolfe, Mayor

Attest: _____, Cortlyne Huppe, City Clerk

STATE OF COLORADO
COUNTY OF FREMONT }

The foregoing instrument was acknowledged before me this _____day of _____, 20____.

Witness my hand and official seal.
My commission expires:_____

Notary Public

ss.

COUNCIL ACTION FORM
MEETING DATE: NOVEMBER 16, 2026
STAFF CONTACT: CITY MANAGER LORI COBLER

Agenda Item: Consider the transfer of ownership and management of the City of Florence July Fourth Festival

Department: Administration

Staff Recommendation:
The City of Florence has historically sponsored and managed the annual Fourth of July Festival and related activities. The America's Parade Committee has expressed its willingness and capability to assume responsibility for planning, organizing, operating, fundraising, and managing the event. City Council is being asked to authorize the transfer of ownership and operational responsibility for the festival to the America's Parade Committee.

Background:
The Fourth of July Festival is a longstanding community event that celebrates Independence Day and attracts residents and visitors to Florence. The event has traditionally required significant City staff time and municipal resources for planning, coordination, and administration.

The America's Parade Committee is a local nonprofit/community organization whose mission includes organizing community celebrations and preserving Florence's patriotic traditions. The Committee has requested that responsibility for the annual Fourth of July Festival be transferred from the City to the Committee beginning with the next festival cycle.

The proposed transfer would place responsibility for event planning, programming, sponsorships, fundraising, vendor management, entertainment, volunteer coordination, and overall festival operations with the America's Parade Committee. Any future City support would be provided only as approved by City Council through separate agreements, permits, or budget appropriations.

Financial Impact:
Transfer of the festival is expected to reduce direct City expenditures and staff involvement associated with annual event management. Any future City contributions, in-kind services, or support will require separate Council approval and budget authorization.

Attachments:
None.

Suggested Motion:
Motion to authorize the transfer of ownership and management of the City of Florence Fourth of July Festival to the America's Parade Committee and authorizing the City Manager to execute any necessary documents to accomplish the transfer.

COUNCIL ACTION FORM
MEETING DATE: NOVEMBER 16, 2026
STAFF CONTACT: LORI COBLER, CITY MANAGER

Agenda Item: Consider adopting Compensation and Classification Plan for Budget Year 2027

Department: Administration, Finance

Staff Recommendation:
On June 15, 2026, City Council approved the Staff to into an agreement with Graves Consulting to complete a compensation study. The study was completed and presented to City Council via a work session on November 2, 2026.

Background/Description of Item:
The City of Florence currently utilizes an open-range compensation structure with the following characteristics:

- Eight (8) pay grades/ranges
- Pay ranges that are approximately 52% to 55% wide
- Separation between pay grades varies from approximately 15% to 18%

The proposed General Government pay structure is designed to provide greater consistency and clearer career progression and includes:

- Sixteen (16) pay grades/ranges
- Pay ranges ranging from 40% to 50% in width
- A consistent 10% difference between grades

The proposed structure for Sworn Non-Exempt Police Officers would include a step-based system consisting of:

- Police Officer: 12-step progression
- Sergeant: 9-step progression
- 2.5% value assigned to each step increase

Attachments:

- Current 2027 Budget as presented to City Council & Public
- 2027 Pay Structure Presentation

Suggested Motion:
Motion to include compensation adjustments in the Final 2027 Budget via:

Option One: Full implementation of the Compensation Survey recommendations as presented in the 2027 Pay Structure Presentation;

Option Two: Implementation of only the Police Department compensation adjustments identified in the survey; or

Option Three: Phased implementation of survey recommendations in future years, with only the 2.5% COLA included in the Final 2027 Budget.

Report Criteria:
Includes only accounts with balances and activity
Includes grand totals with revenue and expenditure totals
Includes account notes
Includes budget notes with general notes and with year ending periods: Current Year, Prior year, Future year

Account Number	Account Title	2023-23 Prior year 3 Actual	2024-24 Pri Year 2 Actual	2025-25 Pri Year Actual	2026-26 Cur Year Budget	01/26-12/26 Cur Year Actual	2027-27 Fut Year Budget
General Fund							
01.10-00.1000	CASH IN COMBINED CASH FUND	2,866,382.76-	-424,366	-1,915,855	0	-2,699,657	0
Total Asset:		2,866,382.76-	-424,366	-1,915,855	0	-2,699,657	0
GENERAL PROPERTY TAXES							
01.3110.1000	REAL & PERSONAL PROPERTY TAXES	723,193.10	941,043	818,108	1,115,164	833,787	834,786
01.3110.1100	PROPERTY TAXES-INTEREST	1,796.46	2,160	1,560	500	134	1,560
01.3110.1200	SPECIFIC OWNERSHIP TAXES	86,760.26	103,588	96,382	100,000	53,864	97,000
Total GENERAL PROPERTY TAXES:		811,749.82	1,046,792	916,049	1,215,664	887,785	933,346
GENERAL SALES AND USE TAX							
01.3130.1000	2% RETAIL SALES TAX	1,327,989.26	1,262,223	1,322,117	1,300,000	981,366	1,300,000
01.3130.2000	USE TAX - AUTOMOBILES	148,861.68	166,638	137,194	184,000	131,994	137,194
01.3130.2100	USE TAX - CONSTRUCTION	36,041.42	60,812	27,775	53,500	39,678	50,000
Total GENERAL SALES AND USE TAX:		1,512,892.36	1,489,672	1,487,086	1,537,500	1,153,038	1,487,194
GROSS RECEIPT BUSINESS TAX							
01.3160.1000	NATURAL GAS	83,697.71	36,984	50,373	70,000	36,378	51,000
01.3160.1100	TELEPHONE	38.85	1,542	264	500	219	264
01.3160.1200	ELECTRICITY	125,354.60	125,676	118,714	130,000	84,584	125,000
01.3160.1300	CABLEVISION	25,845.50	31,924	27,428	31,000	12,521	28,000
Total GROSS RECEIPT BUSINESS TAX:		234,936.66	196,127	196,779	231,500	133,702	204,264
INTEREST-DELINQUENT TAXES							
01.3190.2000	DELINQUENT TAXES & INTEREST	122.34	833	259	500	86	300
Total INTEREST-DELINQUENT TAXES:		122.34	833	259	500	86	300
LICENSES & PERMITS							
01.3210.1000	BUSINESS LICENSES	250.00	110	0	0	0	0

Account Number	Account Title	2023-23 Prior year 3 Actual	2024-24 Pri Year 2 Actual	2025-25 Pri Year Actual	2026-26 Cur Year Budget	01/26-12/26 Cur Year Actual	2027-27 Fut Year Budget
01.3210.1100	BUILDING PERMITS	58,532.64	95,876	92,291	88,000	49,546	90,000
01.3210.1150	VARIANCE & SUBDIVISION FEES	5,125.00	1,775	1,875	1,000	900	2,000
01.3210.1200	OTHER PERMITS	26,617.74	23,865	37,241	28,000	14,160	38,000
01.3210.1300	MOTOR VEHICLE REGISTRATION	13,369.04	15,952	14,674	15,000	8,091	14,674
01.3210.1400	ANIMAL LICENSES	440.00	341	190	300	170	190
Total LICENSES & PERMITS:		104,334.42	137,918	146,271	132,300	72,868	144,864
STATE SHARED REVENUES							
01.3350.1000	CIGARETTE TAX APPORTIONMENT	4,770.86	3,843	3,579	3,500	2,575	3,579
01.3350.2000	HIGHWAY USERS TAX	135,862.81	153,321	155,101	156,000	116,761	155,101
01.3350.3000	MINERAL LEASE & SEVERANCE TAX	17,499.93	11,090	6,536	12,000	6,410	6,536
Total STATE SHARED REVENUES:		158,133.60	168,254	165,215	171,500	125,745	165,216
FREMONT COUNTY							
01.3370.1000	ROAD & BRIDGE FUND	17,017.38	18,452	19,041	18,000	21,646	19,041
Total FREMONT COUNTY:		17,017.38	18,452	19,041	18,000	21,646	19,041
UNION HIGHLAND CEMETERY							
01.3460.1000	GRAVE OPENINGS	12,880.00	15,925	13,750	13,000	14,994	13,750
01.3460.1100	SALE OF CEMETERY PLOTS	16,800.00	10,510	10,675	14,000	9,586	10,675
01.3460.1200	STONE SETTING FEES	1,308.00	485	954	500	210	954
01.3460.1300	COLUMBAIRUM	.00	0	2,200	2,200	0	2,200
Total UNION HIGHLAND CEMETERY:		30,988.00	26,920	27,579	29,700	24,790	27,579
REFUSE DISPOSAL							
01.3480.1000	GARBAGE COLLECTION FEES	16.02-	0	0	0	0	0
Total REFUSE DISPOSAL:		16.02-	0	0	0	0	0
FINES & FORFEITS							
01.3500.1000	COURT FINES-MUNICIPAL	30,960.40	22,810	18,380	18,000	15,280	22,000
01.3500.1200	Court Collection Agency	3,019.60	2,612	771	2,000	185	771

Account Number	Account Title	2023-23 Prior year 3 Actual	2024-24 Pri Year 2 Actual	2025-25 Pri Year Actual	2026-26 Cur Year Budget	01/26-12/26 Cur Year Actual	2027-27 Fut Year Budget
Total FINES & FORFEITS:		33,980.00	25,422	19,151	20,000	15,465	22,771
MISCELLANEOUS REVENUE							
01.3600.1000	MISCELLANEOUS REVENUE	2,383.47	49,676	26,913	2,000	50,266	27,000
01.3600.1010	DONATIONS	291.12	0	0	0	0	0
01.3600.1300	PARK FEES/DEPOSITS	2,466.17	2,612	2,130	2,500	2,615	2,130
01.3600.1350	Fourth of July Revenue	14,107.21	15,293	8,039	15,000	1,994	0
01.3600.1360	JUDICIAL DIST-RESTITUTION	786.39	3,561	3,622	3,500	1,137	3,622
01.3600.1600	REIMBURSEMENTS	17,175.94	454	0	10,000	0	0
01.3600.1700	RENTAL INCOME-CEMETERY/Park	4,548.48	3,173	3,048	4,500	2,163	6,500
01.3600.1800	INSURANCE PROCEEDS	29,725.09	46,200	804	10,000	0	804
01.3600.1900	SALE OF ASSETS	3,350.00	1,500	0	2,000	33,750	2,000
01.3600.3800	SCHOOL REIM-POLICE OFFICER	29,701.11	41,513	45,426	90,000	14,882	100,000
01.3600.3850	MISC POLICE REVENUE	7,504.20	7,407	7,559	7,000	4,408	7,559
01.3600.3860	TOWING REVENUE	955.00	377	0	500	0	0
01.3600.3900	POLICE DONATIONS	100.00	850	800	150	351	800
01.3600.3955	POLICE TASK FORCE OT REIMB	6,652.17	7,740	1,800	0	125	0
01.3600.4305	Medical Records - Lease	300.00	814	2,433	800	450	0
01.3600.4320	Building Lease	2,315.90	480	0	480	2,165	0
01.3600.4325	Clinic Records Lease	625.00	75	0	625	0	0
01.3600.4330	State Patrol Building Lease	16,790.00	17,677	18,276	17,000	14,304	19,824
01.3600.4340	POLICE IMPOUND	8,110.00	10,422	2,928	2,500	329	3,000
01.3600.4445	Sidewalk Improvments	25.00	0	0	0	0	0
01.3600.4450	Planning Grant	5,223.00	0	495	0	4,185	495
01.3600.5000	Police Surcharge	6,541.75	3,925	2,185	5,000	1,835	2,185
01.3600.5100	Sale Of Assets DRMO	40.00	34,976	1,960	0	0	10,000
01.3600.6000	PD Extra Duty Reimbursement	1,200.00	0	0	0	0	0
01.3600.8001	ARPA 2021 FUNDS PV #1	480,000.00	0	0	0	0	0
01.3600.8300	NATIONAL OPIODS SETTLEMENT	.00	0	10,045	9,000	7,275	10,045
01.3600.8400	CAP IMP 2024 CD 5733	.00	0	0	68,000	0	0
01.3600.8426	CAP IMP FUNDING SUNFLOWER 1015	.00	0	0	107,401	0	108,000
01.3600.8427	CAP IMP FUNDING FLAT IRONS 256	.00	0	0	96,000	0	0
01.3600.8500	CAP IMP Transfer PPR	.00	25,000	0	0	0	400,000
01.3600.8600	CARRY OUT BAG FEE	.00	654	2,409	2,000	461	2,409

Account Number	Account Title	2023-23 Prior year 3 Actual	2024-24 Pri Year 2 Actual	2025-25 Pri Year Actual	2026-26 Cur Year Budget	01/26-12/26 Cur Year Actual	2027-27 Fut Year Budget
Total MISCELLANEOUS REVENUE:		640,917.00	274,379	140,872	455,956	142,694	706,373
EARNINGS ON INVESTMENTS							
01.3610.1000	INTEREST INCOME	278,029.68	215,464	247,730	125,000	155,414	247,730
01.3610.1100	Land Dedication Interest	1,074.36	180	0	500	0	0
01.3610.1200	Interest - Bldg CD	88.11	1,838	176	2,000	1,604	1,000
01.3610.2000	DELINQUENT PAY ASSESSMENTS	21.53-	0	0	0	0	0
Total EARNINGS ON INVESTMENTS:		279,170.62	217,482	247,906	127,500	157,018	248,730
TRANSFER FROM OTHER FUNDS							
01.3910.3000	TRANSFER-WATER FUND MANAGEME	342,483.75	364,718	0	0	0	0
01.3910.4000	TRANSFER-WATER FUND LABOR	125,295.00	125,143	0	0	0	0
01.3910.4050	WF Transfer - Physical Charges	60,000.00	50,364	64,800	68,040	37,800	69,984
01.3910.4200	Transfer WF- Security Labor	68,050.91	64,511	0	0	0	85,420
01.3910.6000	TRANSFER-CONSERVATION TRUST	45,000.00	45,000	45,000	45,000	26,250	45,000
Total TRANSFER FROM OTHER FUNDS:		640,829.66	649,736	109,800	113,040	64,050	200,404
Total Revenue:		4,465,055.84	4,251,987	3,476,009	4,053,160	2,798,886	4,160,082
MAINTENANCE OF BUILDINGS							
01.4060.1100	SALARIES-JANITORIAL	868.72	2,874	0	0	0	0
01.4060.1300	SALARIES-PART TIME	8,846.57	1,726	0	0	0	0
01.4060.1400	COLORADO UNEMPLOYMENT	62.29	47	0	0	0	0
01.4060.1600	FICA TAX	1,930.12	1,446	0	0	0	0
01.4060.1650	MEDICARE	451.40	338	0	0	0	0
01.4060.8400	MUNICIPAL BLDG-ELECTRICITY	.00	0	-33	0	0	0
01.4060.8410	MUNICIPAL BLDG-NATURAL GAS	761.27	0	0	800	0	0
01.4060.8420	MUNICIPAL BLDG-R&M	14,840.84	9,865	34,342	30,000	39,949	20,000
01.4060.8430	MUNICIPAL BLDG-JANITORIAL SUP	50.65-	0	200	0	0	0
01.4060.8440	MUNICIPAL BLDG-SEWER	.00	67	486	500	146	500
01.4060.8510	SHOP BLDG ELECTRICITY	3,883.16	3,199	3,417	4,431	2,951	5,000
01.4060.8520	SHOP BLDG NATURAL GAS	.00	0	835	500	0	500
01.4060.8530	SHOP BLDG R&M	221.97	6,347	511	5,000	356	6,000
01.4060.8540	SHOP BLDG SEWER	657.51	1,685	69	1,500	269	1,500

Account Number	Account Title	2023-23 Prior year 3 Actual	2024-24 Pri Year 2 Actual	2025-25 Pri Year Actual	2026-26 Cur Year Budget	01/26-12/26 Cur Year Actual	2027-27 Fut Year Budget
01.4060.8600	CEMETERY HOUSE-ELECTRICITY	1,051.50	1,284	718	1,055	753	1,000
01.4060.8610	CEMETERY HOUSE-PROPANE	1,377.05	660	32	1,200	1,360	500
01.4060.8620	CEMETERY HOUSE-R&M	3,240.27	13,615	-377	2,000	553	2,000
01.4060.8630	North Plant Trans Bld R&M	.00	0	0	0	0	0
01.4060.8632	North Plant Trans Bld Electric	3,490.88	3,151	3,566	3,958	12,908	4,000
01.4060.8635	North Plant Trans Bldg Sewer	626.20	764	1,023	600	652	500
01.4060.8650	PIONEER PARK-R&M & ADA	.00	6	0	2,000	2,841	2,000
01.4060.8660	MUSEUM BLDG R&M	8,805.79	66	0	0	220	0
01.4060.8750	CENTURA BLDG-Repairs & Maint	10,931.03	13,934	13,154	30,000	19,381	25,000
01.4060.8751	Centura Bldg - Utilities	50,209.55	42,120	46,880	56,000	41,612	56,000
01.4060.8752	Centura Annex-Repairs & Maint	22.76	16	118	500	741	500
01.4060.8753	Centura Annex-Utilities	1,203.25	716	953	1,500	618	2,000
01.4060.8754	Janitorial/Misc. Supplies	1,960.05	1,569	1,577	2,000	867	2,000
01.4060.8755	Centura - Janitorial Services	119.00	0	15,518	16,800	12,600	16,800
01.4060.9001	Locks Repayment 2022	41,762.50	0	0	0	0	0
Total MAINTENANCE OF BUILDINGS:		157,273.03	105,497	122,989	160,344	138,777	145,800
GENERAL GOVERNMENT							
01.4110.1100	SALARIES-COUNCIL	17,201.20	17,400	8,410	6,960	6,380	6,960
01.4110.1600	FICA TAX	1,066.40	1,079	432	1,100	396	1,128
01.4110.1650	MEDICARE	249.46	252	101	300	93	300
01.4110.1960	WORKMENS COMPENSATION	132.36	127	110	1,256	94	1,200
01.4110.3500	OPERATING SUPPLIES	2,800.67	1,752	183	1,000	1,172	7,000
01.4110.5300	CITY ATTORNEY	79,731.97	73,221	91,237	70,000	52,028	90,000
01.4110.5500	EDUCATION	.00	0	0	2,500	0	2,500
01.4110.5600	PROFESSIONAL FEES-OTHER	2,120.00	1,200	0	1,200	265	1,200
01.4110.5700	TRAVEL & MEALS	865.88	2,558	2,346	2,500	2,654	2,500
01.4110.5750	CITY EVENTS	153.56	0	582	2,000	3,150	7,000
01.4110.6500	MISCELLANEOUS GENERAL GOVT	2,024.31	11,217	0	800	255	4,000
01.4110.6700	INSURANCE & BONDS	132,209.52	169,773	177,949	190,000	143,806	200,000
01.4110.6800	REGULAR ELECTION	2,817.61	0	8,314	2,000	0	3,000
01.4110.7300	LEGAL NOTICES & PUBLICATIONS	1,933.36	1,785	2,098	200	1,524	200
01.4110.7310	ORDINANCE CODIFICATION	1,200.00	1,772	4,079	8,000	3,805	5,000
01.4110.7315	Employee Retirement	26,100.00	25,450	27,000	27,000	22,298	27,675

Account Number	Account Title	2023-23 Prior year 3 Actual	2024-24 Pri Year 2 Actual	2025-25 Pri Year Actual	2026-26 Cur Year Budget	01/26-12/26 Cur Year Actual	2027-27 Fut Year Budget
Total GENERAL GOVERNMENT:		270,606.30	307,586	322,840	316,816	237,918	359,663
JUDICIAL							
01.4120.1100	SALARIES-JUDICIAL	21,054.44	41,781	17,581	18,804	21,711	16,408
01.4120.1150	Judge Contract	30,000.00	30,000	17,875	13,650	14,438	16,000
01.4120.1200	SALARIES-OVERTIME	.00	77	13	100	40	100
01.4120.1400	COLORADO UNEMPLOYMENT	41.47	124	62	200	69	250
01.4120.1600	FICA TAX	2,999.24	4,133	1,920	2,000	2,138	2,050
01.4120.1650	MEDICARE	701.56	967	449	500	500	700
01.4120.1800	HEALTH INSURANCE	7,450.01	14,041	6,457	9,495	5,448	3,000
01.4120.1950	DEFERRED COMP CONTRIBUTION	599.61	1,155	538	600	398	1,000
01.4120.1960	WORKMENS COMPENSATION	84.52	61	53	81	60	100
01.4120.3300	ASSOCIATE JUDGE	500.00	0	0	1,000	0	1,000
01.4120.3500	OPERATING SUPPLIES	527.67	299	153	500	967	100
01.4120.3700	CITY PROSECUTOR	16,132.50	11,850	13,018	10,000	6,243	6,000
01.4120.5600	COURT SOFTWARE	4,618.47	3,289	1,836	3,500	693	2,000
01.4120.5700	TRAVEL & SEMINARS	71.54	0	131	1,000	357	100
01.4120.6000	DUES & SUBSCRIPTIONS	50.99	50	50	50	50	50
Total JUDICIAL:		84,832.02	107,827	60,136	61,480	53,111	48,858
EXECUTIVE							
01.4130.1100	SALARIES-EXECUTIVE	134,921.71	145,819	-3,336	0	0	0
01.4130.1400	COLORADO UNEMPLOYMENT	268.25	282	0	0	0	0
01.4130.1600	FICA TAX	8,078.37	8,692	0	0	0	0
01.4130.1650	MEDICARE	1,889.28	2,033	0	0	0	0
01.4130.1800	HEALTH INSURANCE	10,706.78	19,770	0	0	0	0
01.4130.1950	DEFERRED COMP CONTRIBUTION	973.42	0	0	0	0	0
01.4130.1960	WORKMENS COMPENSATION	142.84	104	0	0	0	0
01.4130.3000	OFFICE EXPENSE	.00	20	0	0	0	0
01.4130.4500	VEHICLE R&M	13.92	0	0	0	0	0
01.4130.4550	MAINTENANCE- ELECTRONICS	110.04	20	0	0	0	0
01.4130.5000	TELEPHONE & INTERNET	940.96	726	0	0	0	0
01.4130.5700	TRAVEL & SEMINARS	916.33	209	0	0	0	0
01.4130.6000	DUES & MEMBERSHIPS	1,175.04	1,028	0	0	0	0

Account Number	Account Title	2023-23 Prior year 3 Actual	2024-24 Pri Year 2 Actual	2025-25 Pri Year Actual	2026-26 Cur Year Budget	01/26-12/26 Cur Year Actual	2027-27 Fut Year Budget
Total EXECUTIVE:		160,136.94	178,703	-3,336	0	0	0
ADMINISTRATIVE							
01.4150.1100	SALARIES-ADMINISTRATIVE	175,040.63	225,752	150,937	150,472	106,616	154,937
01.4150.1400	COLORADO UNEMPLOYMENT	361.54	-14,448	292	400	212	500
01.4150.1600	FICA TAX	10,447.49	13,390	9,066	15,000	6,566	11,000
01.4150.1650	MEDICARE	2,443.19	3,132	2,120	3,400	1,535	3,500
01.4150.1800	HEALTH INSURANCE	9,836.12	15,834	9,314	16,705	6,103	10,000
01.4150.1950	DEFERRED COMP CONTRIBUTION	4,891.48	6,279	2,172	12,170	2,785	13,000
01.4150.1960	WORKMENS COMPENSATION	358.44	458	521	453	442	500
01.4150.1970	Hiring Costs	.00	401	140	300	352	500
01.4150.2200	CPA SERVICES	.00	2,000	2,000	5,000	5,960	5,000
01.4150.2300	HR SERVICES	9,869.18	9,752	3,994	6,000	1,424	5,000
01.4150.3000	SUPPLIES	11,827.67	11,272	13,759	12,000	11,748	15,000
01.4150.3100	POSTAGE	708.48	128	103	3,000	1,640	2,000
01.4150.3500	LEASE-COMPUTER	3,909.50	4,769	4,250	4,000	2,696	0
01.4150.3700	LEASE-COPIER	2,697.69	2,798	2,298	4,000	626	0
01.4150.4500	MAINT-EQUIPMENT	956.94	255	0	1,000	0	500
01.4150.5000	TELEPHONE	7,016.39	8,538	9,374	9,000	7,265	9,500
01.4150.5050	COMMUNICATIONS	4,442.04	3,049	14,292	25,000	48,477	20,000
01.4150.5500	AUDIT	5,216.00	4,286	5,098	6,000	0	7,000
01.4150.5600	SOFTWARE & TRAINING	30,570.42	24,990	39,588	40,000	5,869	48,000
01.4150.5650	SOFTWARE TRAINING	1,150.32	1,714	9,099	5,000	0	7,000
01.4150.5700	OFFICE EQUIPMENT	22.97	383	719	2,000	120	2,000
01.4150.5750	TRAVEL & SEMINARS	3,845.64	2,124	566	3,000	2,928	6,000
01.4150.5800	EDUCATION	70.00	869	824	4,000	1,173	6,000
01.4150.5900	DUES & MEMBERSHIPS	3,014.54	1,120	1,690	1,625	270	1,500
01.4150.6500	MISCELLANEOUS GENERAL GOVT	23.20	69	0	1,000	581	1,000
01.4150.6600	COMPUTER CYBERSECURITY	5,365.39	1,601	10,341	34,200	32,467	35,000
Total ADMINISTRATIVE:		294,085.26	330,517	292,558	364,725	247,853	364,437
PUBLIC SAFETY-POLICE							
01.4210.1100	SALARIES-POLICE	582,638.49	556,998	583,547	635,293	567,015	718,844
01.4210.1150	ADMINISTRATIVE WAGES	111,693.13	103,547	93,985	145,595	74,063	265,575
01.4210.1200	SALARIES-OVERTIME	7,952.93	10,035	25,080	14,595	19,942	25,000

Account Number	Account Title	2023-23 Prior year 3 Actual	2024-24 Pri Year 2 Actual	2025-25 Pri Year Actual	2026-26 Cur Year Budget	01/26-12/26 Cur Year Actual	2027-27 Fut Year Budget
01.4210.1300	SALARIES-PART TIME	35,749.64	34,331	13,643	0	0	0
01.4210.1400	COLORADO UNEMPLOYMENT	1,902.40	1,350	1,360	2,100	1,242	2,000
01.4210.1600	FICA TAX	13,475.70	14,010	11,292	15,000	9,221	15,375
01.4210.1650	MEDICARE	10,249.26	9,726	9,868	12,500	9,120	12,500
01.4210.1800	HEALTH INSURANCE	116,919.60	92,850	93,919	113,400	102,349	110,000
01.4210.1900	POLICE PENSION	45,957.78	44,325	46,684	60,000	51,274	52,000
01.4210.1950	DEFERRED COMP CONTRIBUTION	5,899.89	4,687	2,878	5,000	2,329	5,000
01.4210.1960	WORKMENS COMPENSATION	23,578.90	21,170	18,677	20,350	15,262	22,350
01.4210.1970	FPPA-DISABILITY	15,855.03	15,386	16,518	17,500	18,302	18,000
01.4210.2000	UNIFORM ALLOWANCE	5,760.23	4,027	7,570	7,000	11,139	8,000
01.4210.2500	PSYCH/PHYSICAL EXAM	4,799.92	1,262	6,505	3,000	1,751	3,000
01.4210.3000	BLOOD ALCOHOLS/LAB/HOSPITAL	207.24	65	177	1,000	0	500
01.4210.3100	SUPPLIES	16,693.88	19,126	22,503	16,000	16,219	23,000
01.4210.3150	AMMUNITION	565.19	0	170	500	4,862	500
01.4210.3400	FIREARMS TRAINING FACILITY	.00	0	0	0	98	0
01.4210.3500	ANIMAL CONTROL SUPPLIES	.00	0	125	0	0	200
01.4210.3510	CODE ENFORCEMENT	.00	0	187	500	413	500
01.4210.4000	GASOLINE & OIL	45,639.64	37,983	9,242	25,000	29,180	28,000
01.4210.4500	MAINTENANCE-OFFICE EQUIP	639.08	792	-417	1,000	488	1,000
01.4210.4550	MAINTENANCE-COMPUTERS	1,439.71	2,943	1,080	1,000	0	1,000
01.4210.4600	VEHICLE R&M	28,272.47	32,907	26,268	30,000	32,075	35,000
01.4210.4650	MAINTENANCE-TELEPHONES	.00	0	0	200	305	200
01.4210.4700	RADIO EQUIP R&M	.00	0	0	500	0	500
01.4210.5000	TELEPHONE	56,334.97	53,361	39,646	58,000	29,940	45,000
01.4210.5050	Communications-Cable	80,441.67	44,077	56,128	75,000	28,066	60,000
01.4210.5700	TRAVEL & SEMINARS	28.19	413	22	500	1,020	10,000
01.4210.6000	DUES & MEMBERSHIPS	590.77	6,326	8,224	7,500	3,889	10,000
01.4210.6050	POLICE POLICIES	5,185.98	0	0	5,000	12,835	10,000
01.4210.6600	POLICE CYBERSECURITY	12,283.66	23,301	5,796	0	7,991	0
01.4210.7410	TRAINING	2,244.02	4,780	2,877	6,000	7,351	15,000
01.4210.7420	TOWING EXPENSE	4,836.98	2,550	2,348	5,000	0	5,000
01.4210.7500	EQUIPMENT-POLICE	2,539.79	0	5,063	50,000	10,000	20,000
01.4210.8000	Police Supplies DRMO	.00	0	4,490	0	0	0
01.4210.8200	Police New Equipment	18,116.15	8,737	0	150,000	8,737	25,000

Account Number	Account Title	2023-23 Prior year 3 Actual	2024-24 Pri Year 2 Actual	2025-25 Pri Year Actual	2026-26 Cur Year Budget	01/26-12/26 Cur Year Actual	2027-27 Fut Year Budget
Total PUBLIC SAFETY-POLICE:		1,258,492.29	1,151,065	1,115,455	1,484,033	1,076,477	1,548,044
PUBLIC SAFETY-DISPATCH							
01.4230.2000	UNIFORMS	.00	0	0	0	-303	0
01.4230.5200	CRCA Contribution Match	270,651.72	185,973	239,881	225,000	189,889	267,000
Total PUBLIC SAFETY-DISPATCH:		270,651.72	185,973	239,881	225,000	189,586	267,000
PUBLIC WORKS-STREETS							
01.4310.1100	SALARIES-STREETS	365,674.11	337,229	329,931	359,243	312,205	384,078
01.4310.1200	SALARIES-OVERTIME	1,811.77	4,350	6,652	5,250	6,456	6,000
01.4310.1400	COLORADO UNEMPLOYMENT	1,088.65	644	623	1,300	598	1,500
01.4310.1600	FICA TAX	20,400.61	19,775	19,312	25,000	18,565	25,625
01.4310.1650	MEDICARE	4,771.26	4,625	4,517	6,000	4,342	6,600
01.4310.1800	HEALTH INSURANCE	85,446.07	72,656	84,568	97,060	78,311	101,325
01.4310.1950	DEFERRED COMP CONTRIBUTION	9,971.86	8,566	6,996	8,400	6,064	10,000
01.4310.1960	WORKMENS COMPENSATION	23,996.53	22,653	19,050	21,010	15,756	22,000
01.4310.2000	UNIFORMS	5,812.73	6,475	11,115	10,000	9,721	8,000
01.4310.3500	SUPPLIES	8,828.99	13,069	11,832	11,000	15,909	11,000
01.4310.3600	ANIMAL CONTROL SUPPLIES	.00	0	0	0	127	0
01.4310.4000	GASOLINE & OIL	27,108.23	24,142	24,556	30,000	22,843	30,000
01.4310.4500	R&M EQUIPMENT	30,099.67	43,330	57,437	40,000	38,146	40,000
01.4310.4550	MAINTENANCE-COMPUTERS	3,090.51	3,374	3,386	6,000	9,472	3,000
01.4310.5000	TELEPHONE	9,578.47	13,505	8,125	10,000	6,194	10,000
01.4310.7410	TRAINING	1,458.40	-12	779	2,750	1,199	3,000
01.4310.7540	STREET LIGHTING	37,133.47	36,583	34,535	42,160	28,301	45,000
01.4310.7550	STREET SIGNS	1,883.29	397	0	3,900	0	4,000
01.4310.7565	OTHER STREET EXPENSE	2,674.40	1,375	2,306	4,200	1,268	4,200
01.4310.7571	Tree Trimming - City Streets	4,600.00	0	2,621	13,500	14,450	12,000
01.4310.7581	FLOOD MITIGATION	.00	0	0	5,700	0	5,000
01.4310.7595	Mechanic Tool Replacement	1,334.28	2,464	-78	2,500	3,065	2,000
01.4310.7600	NEW EQUIPMENT	1,308.47	42,435	10,375	15,000	24,762	15,000

Account Number	Account Title	2023-23 Prior year 3 Actual	2024-24 Pri Year 2 Actual	2025-25 Pri Year Actual	2026-26 Cur Year Budget	01/26-12/26 Cur Year Actual	2027-27 Fut Year Budget
Total PUBLIC WORKS-STREETS:		648,071.77	657,633	638,636	719,973	617,755	749,328
PUBLIC WORKS-REFUSE COLLECTION							
01.4320.3500	SUPPLIES	.00	0	0	0	0	0
01.4320.4100	TRANSFER STATION FEES	19,141.62	24,735	18,780	25,000	15,119	27,000
01.4320.4300	RECYCLING FEES	48.50	90	89	3,000	1,336	3,000
01.4320.4600	City Clean Up Week	.00	0	2,485	3,000	3,193	5,000
Total PUBLIC WORKS-REFUSE COLLECTION:		19,190.12	24,825	21,354	31,000	19,649	35,000
PLANNING							
01.4400.1100	SALARIES-FULL TIME	109,056.29	73,787	73,782	54,518	36,113	54,710
01.4400.1300	SALARIES-PART TIME	.00	3,457	-3,457	0	0	0
01.4400.1400	COLORADO UNEMPLOYMENT	219.57	148	136	310	68	325
01.4400.1600	FICA TAX	6,519.28	4,597	4,213	7,000	2,119	7,175
01.4400.1650	MEDICARE	1,524.67	1,075	985	4,000	496	3,000
01.4400.1800	HEALTH INSURANCE	3,662.56	7,374	10,260	20,000	8,706	15,000
01.4400.1950	DEFERRED COMP CONTRIBUTION	1,576.85	1,046	952	2,400	769	2,000
01.4400.1960	WORKMENS COMPENSATION	439.00	419	773	413	1,309	500
01.4400.3500	OPERATING SUPPLIES	1,634.92	1,129	2,621	3,000	3,454	3,000
01.4400.4000	GASOLINE	.00	100	147	500	147	500
01.4400.4300	NEW EQUIPMENT	.00	662	1,153	15,000	355	1,000
01.4400.4500	VEHICLE R&M	.00	377	120	400	309	400
01.4400.4550	MAINTENANCE- ELECTRONICS	4,085.02	1,071	2,190	1,000	800	1,000
01.4400.5000	TELEPHONE	1,592.36	960	1,458	1,500	1,657	1,500
01.4400.5700	TRAVEL & SEMINARS	191.31	401	1,426	3,000	820	3,000
01.4400.6000	DUES & MEMBERSHIPS	145.00	383	318	1,200	449	1,600
01.4400.6500	TRAINING/EDUCATION	.00	365	2,719	3,000	2,237	2,000
01.4400.7400	PROFESSIONAL SERVICES	4,387.22	11,881	53,652	70,000	46,630	90,000
01.4400.7500	SUBDIVISION/ZONING REGS	.00	0	1,210	2,000	0	0
Total PLANNING:		135,034.05	109,231	154,656	189,241	106,439	186,710
HEALTH & WELFARE							
01.4410.7650	PEST CONTROL	11,899.40	11,760	17,228	12,000	13,680	12,000
01.4410.7660	CODE ENFORCEMENT	.00	12,900	547	5,000	15,728	10,000

Account Number	Account Title	2023-23 Prior year 3 Actual	2024-24 Pri Year 2 Actual	2025-25 Pri Year Actual	2026-26 Cur Year Budget	01/26-12/26 Cur Year Actual	2027-27 Fut Year Budget
Total HEALTH & WELFARE:		11,899.40	24,660	17,775	17,000	29,408	22,000
UNION HIGHLAND CEMETERY							
01.4420.1100	SALARIES-CEMETERY	69,535.05	39,436	63,979	81,506	62,934	83,532
01.4420.1200	SALARIES-OVERTIME	606.16	485	506	500	225	500
01.4420.1400	COLORADO UNEMPLOYMENT	217.16	80	126	250	118	300
01.4420.1600	FICA TAX	4,214.21	2,476	3,901	3,000	3,673	3,075
01.4420.1650	MEDICARE	985.53	579	912	2,000	859	2,000
01.4420.1800	HEALTH INSURANCE	11,285.02	148	6,309	20,000	17,318	12,000
01.4420.1950	DEFERRED COMP CONTRIBUTION	1,014.62	1,191	1,074	2,000	981	2,000
01.4420.1960	WORKMENS COMPENSATION	4,212.92	4,031	2,631	3,972	2,979	4,500
01.4420.2000	UNIFORMS	2,640.25	3,440	692	2,500	0	1,000
01.4420.3500	SUPPLIES & MAINTENANCE	6,091.57	3,961	7,483	4,000	2,271	2,700
01.4420.4000	GASOLINE & OIL	5,856.53	3,259	1,401	1,550	976	4,200
01.4420.4500	R&M EQUIPMENT	6,287.71	6,027	7,917	7,000	2,470	1,850
01.4420.5000	TELEPHONE	46.42	286	831	550	708	1,200
01.4420.7700	ELEC-SPRINKLER SYSTEM	270.48	518	868	3,000	1,451	600
01.4420.7710	GRAVEL	.00	0	0	4,500	0	3,000
01.4420.7720	FERTILIZER & SEED	3,127.08	2,676	697	3,900	494	5,000
01.4420.7740	TREES	1,349.88	1,253	1,022	1,900	1,256	4,100
01.4420.7750	SPRINKLING SYSTEM	2,339.80	1,237	4,085	2,600	513	5,000
01.4420.7760	TRANSFER-PERPETUAL CARE	7,762.00	7,913	8,192	8,000	2,843	8,100
01.4420.7765	TRANSFER CEMETERY CONSTRUCTIO	7,762.00	7,913	8,192	8,000	2,843	8,100
01.4420.7770	EQUIPMENT	.00	0	10,170	0	0	8,300
Total UNION HIGHLAND CEMETERY:		135,604.39	86,908	130,987	160,728	104,912	161,057
PARKS & TREES							
01.4520.1100	SALARIES-PARKS	42,819.21	41,598	43,811	51,796	38,586	56,019
01.4520.1200	SALARIES-OVERTIME	380.50	2,989	2,038	2,000	1,380	200
01.4520.1400	COLORADO UNEMPLOYMENT	101.13	86	87	125	76	150
01.4520.1600	FICA TAX	2,567.74	2,645	2,697	2,800	2,348	2,870
01.4520.1650	MEDICARE	600.57	619	631	1,000	549	1,000
01.4520.1800	HEALTH INSURANCE	7,169.24	7,724	9,414	9,000	8,629	11,250
01.4520.1950	Deferred Comp	.00	0	0	500	0	500
01.4520.1960	WORKMENS COMPENSATION	839.16	802	523	790	592	800

Account Number	Account Title	2023-23 Prior year 3 Actual	2024-24 Pri Year 2 Actual	2025-25 Pri Year Actual	2026-26 Cur Year Budget	01/26-12/26 Cur Year Actual	2027-27 Fut Year Budget
01.4520.3500	SUPPLIES	2,902.60	3,388	1,456	3,500	1,607	5,000
01.4520.3600	Mountain Park Maintenance	459.92	289	144	1,500	8,949	1,500
01.4520.3700	REPAIRS AND MAINTENANCE	891.42	13,299	196	12,000	1,235	15,000
01.4520.3800	R & M-SPRINKLER	632.69	2,467	746	5,000	475	5,500
01.4520.3900	GAS & OIL	4,509.05	2,693	736	3,000	1,293	4,000
01.4520.4500	REPAIRS & MAINT-EQUIPMENT	1,099.80	1,500	1,455	3,000	426	4,000
01.4520.4550	MAINTENANCE - SKATEBOARD PARK	.00	0	0	250	0	500
01.4520.4560	MAINTENANCE - RIVER PARK	.00	178	136	1,500	0	1,500
01.4520.4580	Operations - Mountain Park	14.53	0	0	500	100	500
01.4520.4581	Operations - Pioneer Park	.00	653	865	1,500	2,381	2,000
01.4520.4582	Operations - River Park	.00	0	0	0	70	0
01.4520.4583	Operations - Skateboard Park	750.00	1,193	975	550	1,032	550
01.4520.4584	OPERATIONS - QUARTZ PARK	10.57	0	0	200	20	200
01.4520.4585	Operations - Wilcox Park	33.59	0	123	2,000	3,101	2,000
01.4520.5000	Operations-Lions Park	825.00	2,950	908	3,000	3,447	3,000
01.4520.7720	FERTILIZER/WEED KILLER	2,253.81	2,755	240	3,900	6,587	4,300
01.4520.7810	TREES	.00	1,753	2,497	10,000	700	10,000
01.4520.7830	ELECTRICITY	3,749.38	3,786	4,620	4,272	4,004	4,500
01.4520.7835	SEWER-PARKS	.00	0	0	0	0	0
01.4520.7840	GRAVEL	.00	0	0	2,200	0	2,500
01.4520.7850	NEW EQUIPMENT	155.65	1,008	0	9,900	6,167	10,000
Total PARKS & TREES:		72,765.56	94,373	74,296	135,783	93,755	149,339
OTHER EXPENDITURES							
01.4600.8020	CML DUES	.00	2,394	2,466	2,400	0	2,738
01.4600.8030	Fourth of July	21,091.13	20,989	3,666	2,000	6,839	5,000
01.4600.8040	FREMONT COUNTY HUMANE SHELTER	12,973.00	13,557	0	15,000	14,945	15,244
01.4600.8065	Gold Belt Tour	500.00	0	0	500	0	500
01.4600.8075	FEDC CONTRIBUTION	.00	0	0	0	1,450	0
01.4600.8090	TREASURER FEE	15,018.59	16,322	16,918	18,000	17,258	20,000
01.4600.8100	Community Outreach	3,083.25	738	1,233	1,500	0	10,000
01.4600.8110	TRANSFER-POLICE-EMERG RES	.00	0	0	0	38	0
01.4600.8114	TRANSFER-RECREATION FUND	.00	734	848	0	843	0
01.4600.8115	Transfer to Cap Improve Fund	480,000.00	0	0	0	0	0
01.4600.9100	OUTSIDE AGENCY FUNDING	.00	0	20,000	20,000	20,000	20,000

Account Number	Account Title	2023-23 Prior year 3 Actual	2024-24 Pri Year 2 Actual	2025-25 Pri Year Actual	2026-26 Cur Year Budget	01/26-12/26 Cur Year Actual	2027-27 Fut Year Budget
Total OTHER EXPENDITURES:		532,665.97	54,733	45,130	59,400	61,373	73,482
Total Expenditure:		4,051,308.82	3,419,532	3,233,357	3,925,523	2,977,012	4,110,717
PLANT R&M - NEW SWTP Revenue Total:		4,465,055.84	4,251,987	3,476,009	4,053,160	2,798,886	4,160,082
PLANT R&M - NEW SWTP Expenditure Total:		4,051,308.82	3,419,532	3,233,357	3,925,523	2,977,012	4,110,717
Total PLANT R&M - NEW SWTP:		3,280,129.78	1,256,821	2,158,507	127,637	2,521,531	49,365

Account Number	Account Title	2023-23 Prior year 3 Actual	2024-24 Pri Year 2 Actual	2025-25 Pri Year Actual	2026-26 Cur Year Budget	01/26-12/26 Cur Year Actual	2027-27 Fut Year Budget
WATER FUND							
METERED WATER							
02.3410.1050	METERED WATER	1,291,597.73	1,319,270	2,451,044	2,728,571	1,260,087	2,720,000
02.3410.2000	METERED OVER 5000 GALLONS	1,305,557.75	1,302,375	-80,018	0	0	0
Total METERED WATER:		2,597,155.48	2,621,644	2,371,026	2,728,571	1,260,087	2,720,000
DEBT RETIREMENT							
02.3420.1050	DEBT RETIREMENT	1,205,743.11	1,274,309	1,231,514	1,211,981	679,354	1,334,405
02.3420.2050	Service Availability	19,595.00	0	0	0	0	0
Total DEBT RETIREMENT:		1,225,338.11	1,274,309	1,231,514	1,211,981	679,354	1,334,405
WATER TAP FEES							
02.3430.2000	WATER TAP FEES-49%	65,121.59	85,862	46,120	63,000	51,316	60,000
Total WATER TAP FEES:		65,121.59	85,862	46,120	63,000	51,316	60,000
OTHER INCOME							
02.3440.1050	Meter Installation Fees	42,106.88	40,722	20,460	43,000	28,200	40,000
02.3440.1060	HYDRANT METER RENTAL/DEPOSITS	.00	300	500	300	900	500
02.3440.1100	WATER TURN ON FEES	545.34	480	460	500	190	500
02.3440.1110	DECLARATION OF NONUSE FEE	10.00	0	0	100	0	0
02.3440.1200	BULK WATER SALES	124,799.73	116,585	139,655	115,000	111,950	150,000
02.3440.1275	RAW BULK WATER	.00	38	4,023	1,000	8,380	1,000
02.3440.1300	MISCELLANOUS REVENUES	50,806.49	28,831	48,202	25,000	204,710	50,000
02.3440.1400	WATER SHARES LEASE	160,449.00	0	0	0	0	0
02.3440.1500	DELINQUENT PAY ASSESSMENTS	82,699.66	127,090	79,860	80,000	45,304	120,000
02.3440.1600	GOLF COURSE-UNTRTED IRRG WTR	13,498.67	11,090	0	14,000	12,013	85,000
02.3440.1800	MTN CABIN UTILITIES	1,200.00	1,200	1,200	1,200	950	1,200
Total OTHER INCOME:		476,115.77	326,336	294,360	280,100	412,597	448,200
UNRESTRICTED INTEREST							
02.3450.1000	INTEREST INCOME	2,550.27	389,137	357,905	150,000	-228,796	300,000

Account Number	Account Title	2023-23 Prior year 3 Actual	2024-24 Pri Year 2 Actual	2025-25 Pri Year Actual	2026-26 Cur Year Budget	01/26-12/26 Cur Year Actual	2027-27 Fut Year Budget
Total UNRESTRICTED INTEREST:		2,550.27	389,137	357,905	150,000	-228,796	300,000
REGIONAL INCOME							
02.3560.1000	Regional Interest Income	268,763.35	43,503	1,181	100,000	0	100,000
02.3560.1050	TAPS - FLORENCE 51%	116,500.93	97,096	61,669	70,000	-29,839	80,000
02.3560.2000	TAPS-COAL CREEK 51%	14,280.00	0	0	0	0	0
02.3560.3000	TAPS-WILLIAMSBURG 51%	20,562.60	20,563	13,709	20,562	0	0
02.3560.3500	TAPS-ROCKVALE 51%	.00	10,282	3,427	10,200	0	0
02.3560.3610	INTEREST-REGIONAL INV	.00	44,303	96	50,000	0	50,000
02.3560.6350	Debt Collections - 2003B	766,672.99	0	100,000	0	0	0
02.3560.6400	Debt Collections-2009	233,838.37	0	366,244	100,000	58,333	100,000
02.3560.6426	Debt Collection 2021AB	311,863.73	0	859,088	1,111,981	261,981	1,234,405
Total REGIONAL INCOME:		1,732,481.97	215,746	1,405,414	1,462,743	290,475	1,564,405
DISTRIBUTION RESERVE REVENUE							
02.3660.1000	Interest Recd - Dist Reserve	86,505.86	7,207	0	0	0	0
02.3660.6100	TRANSFER - UNRESTRICTED	1,483,582.69	0	0	540,000	0	0
Total DISTRIBUTION RESERVE REVENUE:		1,570,088.55	7,207	0	540,000	0	0
Total Revenue:		7,668,851.74	4,920,241	5,706,339	6,436,395	2,465,033	6,427,010
ADMINISTRATION							
02.4150.1000	MGMT FEE-GENERAL FUND	342,483.75	364,718	0	0	0	0
02.4150.1100	GF Physical Charge - Centura	60,000.00	50,364	64,800	64,800	37,800	69,840
02.4150.3000	OFFICE SUPPLIES	1,064.18	2,112	1,880	1,200	331	1,200
02.4150.3100	POSTAGE	16,832.67	17,227	13,804	17,000	7,119	17,000
02.4150.3700	LEASE-COPIER	276.92	600	171	500	702	500
02.4150.4200	GF-Security Charge	68,050.91	64,511	0	0	0	0
02.4150.4500	MAINTENANCE-OFFICE EQUIP	93.93	0	0	500	0	500
02.4150.4600	MAINTENANCE-TELEPHONE	.00	171	171	1,000	565	1,000
02.4150.5000	TELEPHONE	19,624.06	18,158	23,670	22,000	13,930	25,000
02.4150.5500	AUDIT	5,216.00	6,429	6,272	9,000	7,551	9,000
02.4150.5550	BANK FEES	16,079.53	6,033	9,805	15,000	8,192	15,000
02.4150.5600	SOFTWARE & TRAINING	49,895.54	74,626	56,788	65,000	72,629	65,000

Account Number	Account Title	2023-23 Prior year 3 Actual	2024-24 Pri Year 2 Actual	2025-25 Pri Year Actual	2026-26 Cur Year Budget	01/26-12/26 Cur Year Actual	2027-27 Fut Year Budget
02.4150.5650	TRAVEL & SEMINARS - CITY MANAG	.00	420	0	1,000	1,671	1,000
02.4150.6000	DUES & MEMBERSHIPS	2,770.97	2,064	1,139	2,500	2,761	3,000
02.4150.6600	COMPUTER CYBERSECURITY	27,825.25	4,546	24,492	90,000	13,928	50,000
02.4150.7300	LEGAL NOTICES-PUBLICATIONS	514.36	80	0	4,000	606	5,000
Total ADMINISTRATION:		610,728.07	612,060	202,992	293,500	167,785	263,040
PERSONNEL SERVICES							
02.4330.1000	Water Distributions	85,251.73	126,638	127,920	165,275	80,139	164,732
02.4330.1100	SALARIES	474,957.41	529,468	839,073	950,998	691,018	957,000
02.4330.1200	SALARIES-OVERTIME	3,364.41	20,719	21,023	15,000	27,378	15,000
02.4330.1400	COLORADO UNEMPLOYMENT	1,292.90	-1,946	1,806	1,600	1,480	2,000
02.4330.1600	FICA TAX	32,622.11	38,693	56,678	98,569	46,822	101,033
02.4330.1650	MEDICARE	7,629.25	9,049	13,255	11,000	10,950	15,000
02.4330.1800	HEALTH INSURANCE	102,195.05	120,108	186,420	200,000	161,398	205,000
02.4330.1950	DEFERRED COMP CONTRIBUTION	11,893.96	13,465	19,093	15,000	15,635	20,000
02.4330.1960	WORKMENS COMPENSATION	8,425.08	8,096	7,481	7,945	5,959	9,000
02.4330.2000	UNIFORMS	2,995.71	3,006	1,193	4,000	2,550	5,000
02.4330.2050	Office Equipment	.00	0	0	500	0	500
Total PERSONNEL SERVICES:		730,627.61	867,298	1,273,943	1,469,887	1,043,329	1,494,265
CHEMICALS-NORTH PLANT							
02.4340.7520	COPPER SULFATE-NORTH	1,325.00	0	0	1,000	0	1,000
Total CHEMICALS-NORTH PLANT:		1,325.00	0	0	1,000	0	1,000
CHEMICALS-SOUTH PLANT							
02.4345.8510	CHLORINE-SOUTH	56,777.40	52,713	56,034	70,000	32,474	70,000
02.4345.8540	Poly Alum Chloride	99,912.46	38,740	74,432	120,000	40,195	120,000
Total CHEMICALS-SOUTH PLANT:		156,689.86	91,453	130,465	190,000	72,669	190,000
ELECTRICITY-NORTH PLANT							
02.4350.7600	ELECTRICITY-MINNEQUA	69,141.63	49,970	53,764	78,808	60,794	85,113
02.4350.7620	ELECTRICITY-WEST PUMP STATION	3,940.94	3,531	3,538	4,495	3,179	4,855
02.4350.7640	Electricity - Raw Wtr Pump Stn	134,264.33	111,368	120,512	153,080	132,515	165,326

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02.4350.7650	ELECTRICITY - RIVER PUMP	17,303.77	17,822	26,094	19,723	13,336	21,301
02.4350.7660	ELECTRICITY - AIRPORT PUMP	13,287.94	13,913	14,364	15,145	19,602	21,000
Total ELECTRICITY-NORTH PLANT:		237,938.61	196,605	218,271	271,251	229,427	297,594
ELECTRICITY-SOUTH PLANT							
02.4355.7650	Electricity - S 2MG Tank	218.13	242	275	250	223	270
02.4355.7660	ELECTRICITY-SO RESERVOIR PUMP	182.56	181	227	211	208	228
02.4355.7670	ELECTRICITY-SOUTH PLANT	3,763.65	3,405	3,286	4,288	3,919	4,631
02.4355.7675	Electricity - New South Plant	131,430.89	114,172	119,772	150,000	87,621	162,000
02.4355.7680	ELECTRICITY-COAL CREEK TANK	149.26	196	228	170	187	184
02.4355.7690	ELECTRICITY-NEWLIN CABIN	1,949.67	1,234	1,494	2,230	2,326	2,408
02.4355.7693	BULK WATER STATION	4,218.92	2,220	5,448	4,000	9,520	4,320
02.4355.7694	Electricity - Raw Water Bulk	.00	0	0	1,000	0	1,080
Total ELECTRICITY-SOUTH PLANT:		141,913.08	121,650	130,729	162,149	104,004	175,121
PLANT R&M-NORTH PLANT							
02.4360.7710	NATURAL GAS-NORTH	8,403.99	4,682	4,728	10,000	3,776	9,000
02.4360.7731	Pump Station R&M	14,043.71	22,892	12,928	30,000	5,385	25,000
02.4360.7999	Unscheduled Maintenance	118.90	8,118	0	25,000	1,508	20,000
02.4360.8000	Tanks R&M	1,823.55	8,159	0	10,000	45	10,000
Total PLANT R&M-NORTH PLANT:		24,390.15	43,850	17,656	75,000	10,716	64,000
PLANT R&M SOUTH PLANT							
02.4365.8700	Natural Gas	744.71	0	0	750	0	0
02.4365.8720	CHEMICAL FEEDS-SOUTH	.00	649	0	6,000	0	6,000
02.4365.8740	ELECTRICAL R&M-SOUTH	6,445.50	0	0	5,000	791	2,000
02.4365.8760	PROCESS EQUIP-SOUTH	27,691.77	13,244	12,274	10,000	2,495	20,000
02.4365.8780	BUILDING MAINT-SOUTH	.00	472	683	500	1,330	1,300
02.4365.8781	Building and Electrical R&M	687.25	675	5,102	15,000	3,554	15,000
02.4365.8790	PROPANE-SOUTH	19,773.41	10,241	11,537	20,000	8,433	20,000
02.4365.8840	R&M-NEWLIN CREEK CABIN	2,325.00	9,610	38	2,000	0	2,000
02.4365.8850	PROPANE-NEWLIN CABIN	64.30	316	0	500	0	500
02.4365.9999	Unscheduled Maintenance	89.94	94	838	15,000	0	15,000

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Total PLANT R&M SOUTH PLANT:		57,821.88	35,302	30,472	74,750	16,603	81,800
OTHER COSTS							
02.4370.6700	INSURANCE	76,095.94	93,989	103,994	120,000	66,643	150,000
02.4370.7700	PLANT SOFTWARE	.00	16,345	19,623	15,000	2,257	7,500
02.4370.7711	Plant Software and Computers	29.98	3,526	362	10,000	204	10,000
02.4370.7800	SEMINARS & TRAINING	2,924.26	2,935	8,794	8,000	4,931	1,000
02.4370.7805	RETIREMENT CONTRIBUTION	4,800.00	4,800	4,800	480	3,600	10,800
02.4370.7810	LAB TESTING STATE	9,920.84	5,990	6,787	10,000	7,224	10,000
02.4370.7835	LAB SUPPLIES-PLANTS	771.90	3,436	1,615	15,000	2,133	15,000
02.4370.7840	MISCELLANOUS SUPPLIES-NORTH	.00	0	0	0	0	0
02.4370.7845	MISC SUPPLIES-SOUTH	1,723.46	5,274	2,112	14,000	3,432	12,500
02.4370.7850	VEHICLE GAS & OIL	12,895.48	13,056	33,799	25,000	15,993	35,000
02.4370.7851	Generator Fuel & Maintenance	5,961.84	1,375	5,220	10,000	3,819	10,000
02.4370.7855	SAFETY EQUIPMENT	2,519.95	2,943	1,758	6,000	1,580	6,000
02.4370.7860	VEHICLE R&M	1,355.00	3,132	0	0	1,620	0
02.4370.7861	Vehicle & Equipment R&M	11,491.32	13,118	21,999	20,000	2,873	20,000
02.4370.7870	EQUIPMENT R&M	80.00	0	1,296	0	0	0
02.4370.7875	SCADA - R&M	22,209.81	8,934	15,331	25,000	4,590	25,000
02.4370.7879	GIS AUTHORITY MEMBERSHIP	6,330.48	6,773	6,278	7,500	6,357	7,233
02.4370.7880	DEPR EXPENSE-WATER	.00	0	1,166,289	0	0	0
02.4370.7888	Equipment Rental - Lift	.00	1,050	0	3,000	1,192	3,000
02.4370.7890	PROFESSIONAL SERVICES	62,871.60	54,069	136,703	125,000	195,882	200,000
02.4370.7900	RIPRAP & CRUSHER FINES	7,522.07	3,826	1,623	6,000	2,030	6,000
Total OTHER COSTS:		229,503.93	244,571	1,538,382	419,980	326,361	529,033
WATER DISTRIBUTION							
02.4380.1000	GENERAL FUND SERVICES	125,295.00	125,143	0	0	0	0
02.4380.7900	MAIN LINE REPAIRS	1,669.99	4,204	1,491	27,500	7,801	25,000
02.4380.7910	BACK FLOW PREVENTION	.00	4,108	4,691	5,000	2,888	8,000
02.4380.7920	FIRE HYDRANTS	3,853.90	6,493	5,556	17,200	158	10,000
02.4380.7930	COPPER & FITTINGS	7,272.93	904	-2,227	20,000	3,350	10,000
02.4380.7940	METERS & PITS	12,026.36	19,029	89,108	90,000	79,314	80,000
02.4380.7950	DISTRIBUTION SUPPLIES	13,709.91	7,485	20,188	27,500	4,818	100,000
02.4380.7970	RENTAL EQUIPMENT	.00	0	0	4,000	0	4,000

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02.4380.7980	AIRPORT LINE-MAINT	.00	0	0	9,000	0	10,000
02.4380.7990	WATER SHARES ASSESSMENTS	11,459.69	15,266	13,850	13,000	14,159	15,000
02.4380.8080	Satellite System Expense	.00	15,985	14,920	18,000	14,940	18,000
02.4380.8090	OTHER WATER DIST EXPENSE	8,949.25	5,358	13,754	15,000	19,765	15,000
Total WATER DISTRIBUTION:		184,237.03	203,975	161,330	246,200	147,193	295,000
UNRESTRICTED TRANSFERS							
02.4580.2000	TRANSFER - DIST RESERVE	1,242,226.93	0	0	0	0	0
02.4580.3500	TRANSFER - DEBT COLLECTIONS	1,312,375.09	0	1,325,332	1,211,981	311,981	1,334,405
Total UNRESTRICTED TRANSFERS:		2,554,602.02	0	1,325,332	1,211,981	311,981	1,334,405
CAPITAL OUTLAY							
02.4950.9015	Finished & Raw Bulk Water Stns	.00	4,723	0	5,000	0	5,000
02.4950.9019	TOOLS & EQUIP-N & S	1,711.66	2,942	4,597	8,000	590	8,000
02.4950.9020	TOOLS & EQUIPMENT-WTR DIST	1,404.55	473	5,480	6,000	1,932	8,000
02.4950.9028	New Building or Additions	.00	6,795	0	25,000	0	0
02.4950.9030	MXUs	.00	11,593	9,215	15,500	29,225	1,500
02.4950.9043	67 N. Main Line Replacement	.00	137,184	0	0	0	0
02.4950.9045	Pump STN MTR/Pump/VFD/VALV	.00	0	0	20,000	0	25,000
02.4950.9046	CANAL PUMP STN-MTR/PUMP/VFD/V	.00	1,189	2,500	20,000	6,218	0
02.4950.9054	Filter Media Project 2024	.00	0	0	400,000	0	0
02.4950.9060	SCADA SYSTEM	.50-	12,111	4,058	40,000	11,771	40,000
02.4950.9062	WTR CONS DIST-ENLARGE COST	1,906.87	2,248	1,362	3,000	2,210	3,500
02.4950.9063	Wtr Cons Dist - Other	8,776.15	11,790	14,113	15,000	8,903	17,500
02.4950.9070	WATER SHARES PURCHASED	75.00	90	100	10,000	115	7,000
02.4950.9071	NEW EQUIPMENT	2,425.49	5,793	5,124	30,000	29,046	80,000
02.4950.9999	Unscheduled project	.00	0	0	25,000	42,926	40,000
Total CAPITAL OUTLAY:		16,299.22	196,931	46,549	622,500	132,936	235,500
REGIONAL DEBT SERVICE							
02.6700.8557	INTEREST - REV REFUND BONDS	23,781.00	23,781	0	0	0	0
02.6700.8558	Accrued Interest	.00	0	23,781	0	0	0
02.6700.8588	Refunding Bond Series 2021A	214,508.00	205,059	210,881	709,249	102,625	1,234,405
02.6700.8589	REFUNDING BOND SERIES 2021B	12,189.00	11,458	10,744	402,732	3,366	0

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02.6700.8590	Debt Payments - Direct Loan	.00	0	0	100,000	50,000	100,000
02.6700.8595	CWRPDA SERIES 2003B	105,278.92	36,398	2,938	0	0	0
Total REGIONAL DEBT SERVICE:		355,756.92	276,696	248,344	1,211,981	155,991	1,334,405
Regional Expenditures							
02.6960.9520	DEWATERING SYSTEM PROJECT 2023	181,295.33	0	0	0	0	0
02.6960.9650	DEPR EXP-REGIONAL PLANT	1,206,900.00	1,169,081	0	0	0	0
Total Regional Expenditures:		1,388,195.33	1,169,081	0	0	0	0
DIST RESERVE EXPEND							
02.7700.8595	CRWPDA Loan Payments	6,579.06	3,176	0	0	0	0
Total DIST RESERVE EXPEND:		6,579.06	3,176	0	0	0	0
Total Expenditure:		6,696,607.77	4,062,648	5,324,465	6,250,179	2,718,994	6,295,164
INTEREST Revenue Total:		7,668,851.74	4,920,241	5,706,339	6,436,395	2,465,033	6,427,010
INTEREST Expenditure Total:		6,696,607.77	4,062,648	5,324,465	6,250,179	2,718,994	6,295,164
Total INTEREST:		972,243.97	857,593	381,874	186,216	-253,961	131,846

Account Number	Account Title	2023-23 Prior year 3 Actual	2024-24 Pri Year 2 Actual	2025-25 Pri Year Actual	2026-26 Cur Year Budget	01/26-12/26 Cur Year Actual	2027-27 Fut Year Budget
SWIMMING POOL							
Revenue							
04.3415.1000	ADULTS	10,362.00	11,844	11,405	12,000	7,178	12,700
04.3415.1100	STUDENTS	22,175.00	22,901	24,216	24,000	20,911	26,500
04.3415.1200	SENIOR CITIZENS	734.00	869	1,414	1,000	2,095	1,500
04.3415.1300	DISCOUNT TICKETS	5,027.00	4,553	2,020	4,000	0	2,000
04.3415.1500	SPECIAL GROUPS	2,790.00	0	0	2,330	0	0
04.3415.1800	PARTIES	7,250.00	7,170	8,627	8,500	2,400	9,000
04.3415.1900	LESSONS	7,620.00	6,761	15,175	15,000	939	16,000
04.3415.2100	POOL DONATIONS	1,000.00	0	0	125,000	125,000	0
04.3415.2200	CONCESSIONS	10,033.37	8,174	8,661	8,700	9,916	8,900
04.3415.2300	MISCELLANEOUS	1,164.11	5,821	3,011	1,100	28,635	5,000
04.3415.2400	AEROBICS	895.00	1,022	2,258	2,250	3,669	3,000
04.3415.2600	CIP FUNDING MBS	.00	0	0	122,561	122,561	0
Total Revenue:		69,050.48	69,115	76,787	326,441	323,304	84,600
Transfers							
04.3910.5200	Transfer - Pool, Park, & Rec	42,916.50	93,651	48,000	67,000	16,750	60,300
Total Transfers:		42,916.50	93,651	48,000	67,000	16,750	60,300
Total Revenue:		111,966.98	162,766	124,787	393,441	340,054	144,900
Expenditures							
04.4415.1100	SALARIES	53,667.73	81,665	79,277	82,000	88,047	86,000
04.4415.1200	SALARIES-OVERTIME	912.27	4,259	0	2,000	950	2,000
04.4415.1300	SALARIES-PART TIME	21,415.79	0	0	0	0	0
04.4415.1400	COLORADO UNEMPLOYMENT	146.91	-509	159	1,640	177	0
04.4415.1600	FICA TAX	3,384.02	4,166	4,915	4,000	5,452	5,000
04.4415.1650	MEDICARE	791.45	974	1,150	1,200	1,275	0
04.4415.1700	CHEMICALS	3,642.71	9,343	2,395	6,000	1,233	2,000
04.4415.1800	ELECTRICITY	4,512.80	4,099	4,358	5,170	5,048	6,000
04.4415.1900	NATURAL GAS	2,561.33	1,572	2,449	2,000	2,950	2,500
04.4415.1960	WORKMENS COMPENSATION	2,226.62	2,138	2,881	2,500	1,477	3,000
04.4415.1970	Hiring costs	2,798.13	1,461	2,559	1,500	725	2,000
04.4415.2000	TELEPHONE	1,857.86	1,873	2,372	2,000	1,814	2,000

Account Number	Account Title	2023-23 Prior year 3 Actual	2024-24 Pri Year 2 Actual	2025-25 Pri Year Actual	2026-26 Cur Year Budget	01/26-12/26 Cur Year Actual	2027-27 Fut Year Budget
04.4415.2100	SEWER	1,393.89	492	451	1,400	331	1,400
04.4415.2200	REPAIRS & MAINTENANCE	5,911.61	56,935	12,804	20,000	2,209	15,000
04.4415.2300	SUPPLIES	3,589.27	6,334	4,846	5,000	5,897	11,000
04.4415.2350	Miscellaneous Expense	.00	287	0	500	0	2,000
04.4415.2400	CONCESSION PURCHASES	3,323.44	3,665	3,005	3,000	3,895	5,000
04.4415.2500	CAPITAL OUTLAY	.00	0	0	253,000	7,900	0
04.4415.2600	PROFESSIONAL SERVICES	.00	0	0	0	1,148	0
Total Expenditures:		112,135.83	178,753	123,621	392,910	130,527	144,900
Total Expenditure:		112,135.83	178,753	123,621	392,910	130,527	144,900
SWIMMING POOL Revenue Total:		111,966.98	162,766	124,787	393,441	340,054	144,900
SWIMMING POOL Expenditure Total:		112,135.83	178,753	123,621	392,910	130,527	144,900
Total SWIMMING POOL:		168.85-	-15,987	1,166	531	209,527	0

Account Number	Account Title	2023-23 Prior year 3 Actual	2024-24 Pri Year 2 Actual	2025-25 Pri Year Actual	2026-26 Cur Year Budget	01/26-12/26 Cur Year Actual	2027-27 Fut Year Budget
EQUIPMENT REPLACEMENT FUND							
Misc. Revenue							
05.3610.1000	INTEREST INCOME	842.91	151	0	200	0	0
Total Misc. Revenue:		842.91	151	0	200	0	0
Total Revenue:		842.91	151	0	200	0	0
EQUIPMENT REPLACEMENT FUND Revenue Total:		842.91	151	0	200	0	0
Total EQUIPMENT REPLACEMENT FUND:		842.91	151	0	200	0	0

Account Number	Account Title	2023-23 Prior year 3 Actual	2024-24 Pri Year 2 Actual	2025-25 Pri Year Actual	2026-26 Cur Year Budget	01/26-12/26 Cur Year Actual	2027-27 Fut Year Budget
CONSERVATION TRUST FUND							
Revenue							
06.3610.1000	INTEREST INCOME	6,105.62	3,430	909	2,500	0	2,000
Total Revenue:		6,105.62	3,430	909	2,500	0	2,000
COLORADO LOTTERY PROCEEDS							
06.3660.1100	COLORADO LOTTERY PROCEEDS	55,133.31	47,092	46,271	55,000	33,611	45,000
Total COLORADO LOTTERY PROCEEDS:		55,133.31	47,092	46,271	55,000	33,611	45,000
Total Revenue:		61,238.93	50,522	47,180	57,500	33,611	47,000
Expenditures							
06.4660.1270	Pioneer Park Restrooms	.00	0	0	0	0	0
Total Expenditures:		.00	0	0	0	0	0
Transfers							
06.4900.8101	TRANSFER-GENERAL FUND	45,000.00	45,000	45,000	45,000	26,250	45,000
Total Transfers:		45,000.00	45,000	45,000	45,000	26,250	45,000
Total Expenditure:		45,000.00	45,000	45,000	45,000	26,250	45,000
CONSERVATION TRUST FUND Revenue Total:		61,238.93	50,522	47,180	57,500	33,611	47,000
CONSERVATION TRUST FUND Expenditure Total:		45,000.00	45,000	45,000	45,000	26,250	45,000
Total CONSERVATION TRUST FUND:		16,238.93	5,522	2,180	12,500	7,361	2,000

Account Number	Account Title	2023-23 Prior year 3 Actual	2024-24 Pri Year 2 Actual	2025-25 Pri Year Actual	2026-26 Cur Year Budget	01/26-12/26 Cur Year Actual	2027-27 Fut Year Budget
CAPITAL IMPROVEMENT							
Revenue							
07.3610.1000	INTEREST INCOME	11,917.43	2,387	0	2,500	0	0
07.3610.1025	TRANSFER-INTEREST ON LOANS	4,587.09	3,860	0	2,362	0	0
07.3610.1030	ARPA COLOTRUST INV TRANSFER	238,644.24	80,049	431,276	55,000	0	0
07.3610.1035	Transfer General Fund	.00	0	0	510,000	0	0
Total Revenue:		255,148.76	86,295	431,276	569,862	0	0
Loan Received							
07.3770.1400	REPAYMENT-SWEEPER-NEW	4,587.09-	-3,860	0	0	0	0
Total Loan Received:		4,587.09-	-3,860	0	0	0	0
Total Revenue:		250,561.67	82,435	431,276	569,862	0	0
Expenditures							
07.5770.1000	ARPA STREETS	209,019.00	0	0	0	0	0
07.5770.2024	ARPA Expenditures 2024	.00	19,349	0	0	0	0
07.5770.2025	ARPA 2025 Expenditures	.00	0	352,462	0	0	0
07.5770.2026	ARPA 2026 Expenditures	.00	0	0	55,000	19,864	0
07.5770.3000	ARPA TREES-DANGEROUS	36,500.00	40,700	70,654	0	0	0
07.5770.4000	ARPA NON PROFIT	20,000.00	20,000	0	0	0	0
07.5770.7000	ARPA CITY MANAGER RECRUITMENT	19,918.77	0	0	0	0	0
07.5770.8000	ARPA Pioneer Park Bathroom	.00	0	58,319	0	0	0
07.5770.8100	Pioneer Park Bathroom	.00	0	0	350,000	654,055	0
07.5770.8200	Police Parking Project 2026	.00	0	0	160,000	0	0
Total Expenditures:		285,437.77	80,049	481,435	565,000	673,918	0
Total Expenditure:		285,437.77	80,049	481,435	565,000	673,918	0
CAPITAL IMPROVEMENT Revenue Total:		250,561.67	82,435	431,276	569,862	0	0
CAPITAL IMPROVEMENT Expenditure Total:		285,437.77	80,049	481,435	565,000	673,918	0
Total CAPITAL IMPROVEMENT:		34,876.10-	2,386	-50,159	4,862	-673,918	0

Account Number	Account Title	2023-23 Prior year 3 Actual	2024-24 Pri Year 2 Actual	2025-25 Pri Year Actual	2026-26 Cur Year Budget	01/26-12/26 Cur Year Actual	2027-27 Fut Year Budget
Account Number	Account Title	2023-23 Prior year 3 Actual	2024-24 Pri Year 2 Actual	2025-25 Pri Year Actual	2026-26 Cur Year Budget	01/26-12/26 Cur Year Actual	2027-27 Fut Year Budget
COMMUNITY PROJECTS FUND							
Misc. Revenue							
08.3610.1000	INTEREST INCOME	2,468.34	7,652	5,167	200	0	0
Total Misc. Revenue:		2,468.34	7,652	5,167	200	0	0
Total Revenue:		2,468.34	7,652	5,167	200	0	0
COMMUNITY PROJECTS FUND Revenue Total:		2,468.34	7,652	5,167	200	0	0
Total COMMUNITY PROJECTS FUND:		2,468.34	7,652	5,167	200	0	0

Account Number	Account Title	2023-23 Prior year 3 Actual	2024-24 Pri Year 2 Actual	2025-25 Pri Year Actual	2026-26 Cur Year Budget	01/26-12/26 Cur Year Actual	2027-27 Fut Year Budget
PERPETUAL CARE RESERVE							
Revenue							
09.3610.1100	INTEREST INC	15,146.02	15,776	14,120	6,000	1,783	3,000
09.3610.1500	TRANF GF-PERPETUAL CARE	7,762.00	7,913	8,192	8,000	2,843	8,100
Total Revenue:		22,908.02	23,688	22,312	14,000	4,626	11,100
Total Revenue:		22,908.02	23,688	22,312	14,000	4,626	11,100
PERPETUAL CARE RESERVE Revenue Total:		22,908.02	23,688	22,312	14,000	4,626	11,100
Total PERPETUAL CARE RESERVE:		22,908.02	23,688	22,312	14,000	4,626	11,100

Account Number	Account Title	2023-23 Prior year 3 Actual	2024-24 Pri Year 2 Actual	2025-25 Pri Year Actual	2026-26 Cur Year Budget	01/26-12/26 Cur Year Actual	2027-27 Fut Year Budget
SCHOOL DEDICATION FEES							
Expenditures							
10.4020.1000	PMT-LAND DEDICATION FEE	.00	-1	0	0	0	0
Total Expenditures:		.00	-1	0	0	0	0
Total Expenditure:		.00	-1	0	0	0	0
SCHOOL DEDICATION FEES Expenditure Total:		.00	-1	0	0	0	0
Total SCHOOL DEDICATION FEES:		.00	-1	0	0	0	0

Account Number	Account Title	2023-23 Prior year 3 Actual	2024-24 Pri Year 2 Actual	2025-25 Pri Year Actual	2026-26 Cur Year Budget	01/26-12/26 Cur Year Actual	2027-27 Fut Year Budget
CEMETERY CONSTRUCTION FUND							
REVENUE							
12.3610.1110	Interest Income - Cap Constr	3,507.22	981	0	1,000	495	1,000
12.3610.1200	Donations	4,948.83	0	0	0	0	0
12.3610.1400	Capital Construction Transfer	7,762.00	7,913	8,192	8,000	2,843	8,100
Total REVENUE:		16,218.05	8,893	8,192	9,000	3,338	9,100
Total Revenue:		16,218.05	8,893	8,192	9,000	3,338	9,100
EXPENDITURES							
12.4970.1125	Cemetery Improvements	.00	12,741	0	0	0	0
Total EXPENDITURES:		.00	12,741	0	0	0	0
Total Expenditure:		.00	12,741	0	0	0	0
OTHER COSTS Revenue Total:		16,218.05	8,893	8,192	9,000	3,338	9,100
OTHER COSTS Expenditure Total:		.00	12,741	0	0	0	0
Total OTHER COSTS:		16,218.05	-3,848	8,192	9,000	3,338	9,100

Account Number	Account Title	2023-23 Prior year 3 Actual	2024-24 Pri Year 2 Actual	2025-25 Pri Year Actual	2026-26 Cur Year Budget	01/26-12/26 Cur Year Actual	2027-27 Fut Year Budget
POOL, PARK, & RECREATION FUND							
Source: 3610							
13.3610.1100	Interest Earned	29,694.07	33,164	13,305	5,000	4,524	5,000
Total Source: 3610:		29,694.07	33,164	13,305	5,000	4,524	5,000
Revenue Received							
13.3710.2027	GF PROJECT TRANSFER	.00	0	0	0	0	475,300
Total Revenue Received:		.00	0	0	0	0	475,300
Total Revenue:		29,694.07	33,164	13,305	5,000	4,524	480,300
Transfers							
13.4380.1027	Lions Park Pavillion Design	.00	0	0	0	0	30,000
13.4380.1100	Swimming Pool Transfers	42,916.50	93,651	48,000	67,000	16,750	60,300
13.4380.1300	GF Transfer	.00	25,000	0	0	0	0
13.4380.2027	Lions Park Pavillion Project	.00	0	0	0	0	30,000
13.4380.3027	Wilcox Design	.00	0	0	0	0	30,000
13.4380.5027	Lions Park Bathroom Design	.00	0	0	0	0	30,000
13.4380.6027	Lions Park Bathroom	.00	0	0	0	0	300,000
Total Transfers:		42,916.50	118,651	48,000	67,000	16,750	480,300
Total Expenditure:		42,916.50	118,651	48,000	67,000	16,750	480,300
POOL, PARK, & RECREATION FUND Revenue Total:		29,694.07	33,164	13,305	5,000	4,524	480,300
POOL, PARK, & RECREATION FUND Expenditure Total:		42,916.50	118,651	48,000	67,000	16,750	480,300
Total POOL, PARK, & RECREATION FUND:		13,222.43-	-85,487	-34,695	-62,000	-12,226	0

Account Number	Account Title	2023-23 Prior year 3 Actual	2024-24 Pri Year 2 Actual	2025-25 Pri Year Actual	2026-26 Cur Year Budget	01/26-12/26 Cur Year Actual	2027-27 Fut Year Budget
REVENUES							
Revenue							
14.3610.1500	MISCELLANEOUS FEES	.00	691	0	0	0	0
Total Revenue:		.00	691	0	0	0	0
Total Revenue:		.00	691	0	0	0	0
Expenditures							
14.4660.2600	ELEC-WILCOX PARK	665.34	0	0	0	0	0
Total Expenditures:		665.34	0	0	0	0	0
Total Expenditure:		665.34	0	0	0	0	0
EXPENDITURES Revenue Total:		.00	691	0	0	0	0
EXPENDITURES Expenditure Total:		665.34	0	0	0	0	0
Total EXPENDITURES:		665.34-	691	0	0	0	0

Account Number	Account Title	2023-23 Prior year 3 Actual	2024-24 Pri Year 2 Actual	2025-25 Pri Year Actual	2026-26 Cur Year Budget	01/26-12/26 Cur Year Actual	2027-27 Fut Year Budget
CAPITAL PROJECT FUND							
EARNINGS ON INVESTMENTS							
15.3610.1000	Interest Earned	21.95	4	0	0	0	0
	Total EARNINGS ON INVESTMENTS:	21.95	4	0	0	0	0
	Total Revenue:	21.95	4	0	0	0	0
	CAPITAL PROJECT FUND Revenue Total:	21.95	4	0	0	0	0
	Total CAPITAL PROJECT FUND:	21.95	4	0	0	0	0

Account Number	Account Title	2023-23 Prior year 3 Actual	2024-24 Pri Year 2 Actual	2025-25 Pri Year Actual	2026-26 Cur Year Budget	01/26-12/26 Cur Year Actual	2027-27 Fut Year Budget
BOND SERIES 2013 PROJECTS							
Revenue							
16.3010.1000	INTEREST INCOME	1,680.24	0	0	0	0	0
Total Revenue:		1,680.24	0	0	0	0	0
Total Revenue:		1,680.24	0	0	0	0	0
Expenditures							
16.4370.7880	Depreciation Expense	56,127.00	56,127	56,127	0	0	0
Total Expenditures:		56,127.00	56,127	56,127	0	0	0
Total Expenditure:		56,127.00	56,127	56,127	0	0	0
EXPENDITURES Revenue Total:		1,680.24	0	0	0	0	0
EXPENDITURES Expenditure Total:		56,127.00	56,127	56,127	0	0	0
Total EXPENDITURES:		54,446.76-	-56,127	-56,127	0	0	0

Account Number	Account Title	2023-23 Prior year 3 Actual	2024-24 Pri Year 2 Actual	2025-25 Pri Year Actual	2026-26 Cur Year Budget	01/26-12/26 Cur Year Actual	2027-27 Fut Year Budget
STREET IMPROVEMENT PROJECTS							
Source: 3010							
17.3010.1000	Interest -Street Improvement	32,096.01	40,684	8,660	5,000	450	5,000
17.3010.2000	Transfer- Inv Cash Street Imp	.00	0	0	380,600	0	700,000
17.3010.7572	Phase I Sidewalk Replacement	15,107.00	0	0	0	0	0
Total Source: 3010:		47,203.01	40,684	8,660	385,600	450	705,000
Source: 3710							
17.3710.1100	Sales Tax Received	331,976.75	315,556	330,529	300,000	244,835	300,000
17.3710.2000	Use Tax - Automotive	36,534.13	41,416	34,575	40,000	17,303	40,000
17.3710.2100	Use Tax - Construction	9,650.89	19,006	6,944	16,000	5,615	12,000
Total Source: 3710:		378,161.77	375,977	372,048	356,000	267,754	352,000
Total Revenue:		425,364.78	416,661	380,707	741,600	268,204	1,057,000
Department: 4310							
17.4310.7510	Culverts	16,763.97	20,900	1,919	39,600	252	40,000
17.4310.7520	Asphalt Patching	5,799.95	7,969	4,714	14,000	9,928	15,000
17.4310.7530	Gravel	13,539.51	17,537	18,471	25,000	9,952	25,000
17.4310.7545	Street Striping	5,147.45	5,622	6,051	11,500	6,100	11,500
17.4310.7565	Other Street Expense	5,811.02	22,180	14,551	5,000	3,414	300,000
17.4310.7570	ADA Sidewalk Improvements	30,981.00	13,500	121,979	80,000	18,891	120,000
17.4310.7572	Sidewalk Improvements	68,119.64	271	19,827	40,000	38,826	40,000
17.4310.7573	Major Street Improvements	46,847.27	48,619	653,979	482,000	2,700	400,000
17.4310.7600	New Equipment	.00	813	8,905	38,500	2,800	88,000
Total Department: 4310:		193,009.81	137,413	850,397	735,600	92,864	1,039,500
Total Expenditure:		193,009.81	137,413	850,397	735,600	92,864	1,039,500
EXPENDITURES Revenue Total:		425,364.78	416,661	380,707	741,600	268,204	1,057,000
EXPENDITURES Expenditure Total:		193,009.81	137,413	850,397	735,600	92,864	1,039,500
Total EXPENDITURES:		232,354.97	279,248	-469,690	6,000	175,340	17,500
Grand Revenue Total:		13,056,873.52	9,958,856	10,215,275	12,280,358	5,918,275	12,336,492
Grand Expenditure Total:		11,483,208.84	8,110,913	10,162,402	11,981,212	6,636,315	12,115,581

Account Number	Account Title	2023-23 Prior year 3 Actual	2024-24 Pri Year 2 Actual	2025-25 Pri Year Actual	2026-26 Cur Year Budget	01/26-12/26 Cur Year Actual	2027-27 Fut Year Budget
Grand Totals:		4,440,047.44	2,272,309	1,968,728	299,146	1,981,617	220,911

01.4400.1300 SALARIES-PART TIME

Account notes:

Created 9/1/06 for creation of part-time city planner/inspector position

2027 PAY STRUCTURE PRESENTATION

PROPOSED NEW PAY STRUCTURE FOR 2027

Florence, CO - Current Pay Structure								
Grade	Annualized			Hourly			Design	
	Min	Mid	Max	Mln	Mld	Max	Width	Distance
1	$31,200	$38,324	$47,540	$15.00	$18.42	$22.86	52%	
2	$35,496	$45,184	$54,872	$17.07	$21.72	$26.38	55%	18%
3	$40,980	$52,020	$63,060	$19.70	$25.01	$30.32	54%	15%
4	$47,308	$60,184	$73,061	$22.74	$28.93	$35.13	54%	16%
5	$54,578	$69,450	$84,321	$26.24	$33.39	$40.54	54%	15%
6	$62,779	$79,878	$96,978	$30.18	$38.40	$46.62	54%	15%
7	$71,959	$91,739	$111,519	$34.60	$44.11	$53.61	55%	15%
8	$83,024	$105,637	$128,251	$39.92	$50.79	$61.66	54%	15%

City of Florence - Proposed Pay Structure								
Grade	Annualized			Hourly			Design	
	Min	Mid	Max	Min	Mid	Max	Width	Distance
100	$37,500	$45,000	$52,500	$18.03	$21.63	$25.24	40%	
101	$41,250	$49,500	$57,750	$19.83	$23.80	$27.76	40%	10%
102	$45,375	$54,450	$63,525	$21.81	$26.18	$30.54	40%	10%
103	$49,913	$59,895	$69,878	$24.00	$28.80	$33.59	40%	10%
104	$54,904	$65,885	$76,865	$26.40	$31.68	$36.95	40%	10%
105	$60,394	$72,473	$84,552	$29.04	$34.84	$40.65	40%	10%
106	$66,434	$79,720	$93,007	$31.94	$38.33	$44.71	40%	10%
107	$71,586	$87,692	$103,799	$34.42	$42.16	$49.90	45%	10%
108	$78,744	$96,461	$114,179	$37.86	$46.38	$54.89	45%	10%
109	$86,618	$106,108	$125,597	$41.64	$51.01	$60.38	45%	10%
110	$95,280	$116,718	$138,156	$45.81	$56.11	$66.42	45%	10%
111	$104,808	$128,390	$151,972	$50.39	$61.73	$73.06	45%	10%
112	$115,289	$141,229	$167,169	$55.43	$67.90	$80.37	45%	10%
113	$124,282	$155,352	$186,423	$59.75	$74.69	$89.63	50%	10%
114	$136,710	$170,887	$205,065	$65.73	$82.16	$98.59	50%	10%
115	$150,381	$187,976	$225,571	$72.30	$90.37	$108.45	50%	10%

City of Florence Proposed Step Plan for Sworn, Non-Exempt Police

Position												
	$55,692											
Police Cadet	**$26.78**											
	Entry	**Step 1**	**Step 2**	**Step 3**	**Step 4**	**Step 5**	**Step 6**	**Step 7**	**Step 8**	**Step 9**	**Step 10**	**Step 11**
	$65,520	$67,158	$68,837	$70,558	$72,322	$74,130	$75,983	$77,883	$79,830	$81,826	$83,871	$85,968
Police Officer	**$31.50**	**$32.29**	**$33.09**	**$33.92**	**$34.77**	**$35.64**	**$36.53**	**$37.44**	**$38.38**	**$39.34**	**$40.32**	**$41.33**
		2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
	Entry	**Step 1**	**Step 2**	**Step 3**	**Step 4**	**Step 5**	**Step 6**	**Step 7**	**Step 8**			
	$81,826	$83,871	$85,968	$88,117	$90,320	$92,578	$94,892	$97,265	$99,696			
Police Sergeant	**$39.34**	**$40.32**	**$41.33**	**$42.36**	**$43.42**	**$44.51**	**$45.62**	**$46.76**	**$47.93**			
		2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%			

Department	Pay Plan/Class Listing Title	Current Pay Grade	Hourly Pay Rate	FLSA Status	Annual Hours	Proposed Pay Grade	Proposed Step Amount	Diff Hourly	Diff Annual	% Increase	Notes
Police	Police Sergeant	5	$29.40	NE	2080	Sgt-Entry	$39.34	$9.94	$20,675.20	33.81%	Large increase - could be phased in over 2 years
Police	Police Sergeant	5	$29.40	NE	2080	Sgt-Entry	$39.34	$9.94	$20,675.20	33.81%	Large increase - could be phased in over 2 years
Police	Patrol Officer	4	$26.00	NE	2080	Officer-Entry	$31.50	$5.50	$11,440.00	21.15%	
Police	Patrol Officer	4	$27.30	NE	2080	Officer-Entry	$31.50	$4.20	$8,736.00	15.38%	
Police	Patrol Officer	4	$27.30	NE	2080	Officer-Entry	$31.50	$4.20	$8,736.00	15.38%	
Police	Patrol Officer	4	$27.30	NE	2080	Officer-Entry	$31.50	$4.20	$8,736.00	15.38%	
Police	Patrol Officer	4	$27.30	NE	2080	Officer-Entry	$31.50	$4.20	$8,736.00	15.38%	
Police	Patrol Officer	4	$30.37	NE	2080	Officer-Step 1	$32.29	$1.92	$3,993.60	6.32%	
Police	Police Cadet	3	$26.00	NE	2080	Cadet	$26.78	$0.78	$1,622.40	3.00%	

$93,350.40

Proposed Classification Listing

Position	Dept	Grade	Min	Mid	Max	Min	Mid	Max
City Clerk	Administration	108	$78,744	$96,461	$114,179	$37.86	$46.38	$54.89
Court Clerk	Administration	103	$49,913	$59,895	$69,878	$24.00	$28.80	$33.59
Deputy City Clerk	Administration	105	$60,394	$72,473	$84,552	$29.04	$34.84	$40.65
Risk Manager	Administration	109	$86,618	$106,108	$125,597	$41.64	$51.01	$60.38
Water Billing Clerk	Administration	103	$49,913	$59,895	$69,878	$24.00	$28.80	$33.59
Community Vitality Manager	Economic Development	106	$66,434	$79,720	$93,007	$31.94	$38.33	$44.71
Finance Director	Finance	112	$115,289	$141,229	$167,169	$55.43	$67.90	$80.37
Finance Manager	Finance	110	$95,280	$116,718	$138,156	$45.81	$56.11	$66.42
Administrative Assistant I	Multiple	101	$41,250	$49,500	$57,750	$19.83	$23.80	$27.76
Administrative Assistant II	Multiple	102	$45,375	$54,450	$63,525	$21.81	$26.18	$30.54
Administrative Assistant III	Multiple	104	$54,904	$65,885	$76,865	$26.40	$31.68	$36.95
Park Maintenance Worker	Parks	101	$41,250	$49,500	$57,750	$19.83	$23.80	$27.76

Proposed Classification Listing

Position	Dept	Grade	Min	Mid	Max	Min	Mid	Max
Park Maintenance Worker II	Parks	102	$45,375	$54,450	$63,525	$21.81	$26.18	$30.54
Pool Manager	Parks	104	$54,904	$65,885	$76,865	$26.40	$31.68	$36.95
Recreation Manager	Parks	107	$71,586	$87,692	$103,799	$34.42	$42.16	$49.90
Building Inspector	Planning/Building	104	$54,904	$65,885	$76,865	$26.40	$31.68	$36.95
Planner I	Planning/Building	105	$60,394	$72,473	$84,552	$29.04	$34.84	$40.65
Planning Director	Planning/Building	108	$78,744	$96,461	$114,179	$37.86	$46.38	$54.89
Planning Tech	Planning/Building	104	$54,904	$65,885	$76,865	$26.40	$31.68	$36.95
Code Enforcement Officer	Police-NonSworn	104	$54,904	$65,885	$76,865	$26.40	$31.68	$36.95
Police Admin Assistant	Police-NonSworn	105	$60,394	$72,473	$84,552	$29.04	$34.84	$40.65
Police Evidence Tech	Police-NonSworn	104	$54,904	$65,885	$76,865	$26.40	$31.68	$36.95
Police Records Clerk	Police-NonSworn	103	$49,913	$59,895	$69,878	$24.00	$28.80	$33.59
Chief of Police	Police-Sworn	111	$104,808	$128,390	$151,972	$50.39	$61.73	$73.06

Proposed Classification Listing

Position	Dept	Grade	Min	Mid	Max	Min	Mid	Max
Police Lieutenant	Police-Sworn	109	$86,618	$106,108	$125,597	$41.64	$51.01	$60.38
Building Maintenance Tech	Public Works	100	$37,500	$45,000	$52,500	$18.03	$21.63	$25.24
Cemetery Laborer	Public Works	102	$45,375	$54,450	$63,525	$21.81	$26.18	$30.54
Cemetery Sexton	Public Works	105	$60,394	$72,473	$84,552	$29.04	$34.84	$40.65
Equipment Operator	Public Works	103	$49,913	$59,895	$69,878	$24.00	$28.80	$33.59
Mechanic I	Public Works	103	$49,913	$59,895	$69,878	$24.00	$28.80	$33.59
Mechanic II	Public Works	104	$54,904	$65,885	$76,865	$26.40	$31.68	$36.95
Public Works Director	Public Works	108	$78,744	$96,461	$114,179	$37.86	$46.38	$54.89
Public Works Team Lead	Public Works	105	$60,394	$72,473	$84,552	$29.04	$34.84	$40.65
PW Laborer	Public Works	102	$45,375	$54,450	$63,525	$21.81	$26.18	$30.54
Streets Foreman	Public Works	106	$66,434	$79,720	$93,007	$31.94	$38.33	$44.71
Assistant Water Superintendent	Water	108	$78,744	$96,461	$114,179	$37.86	$46.38	$54.89

Proposed Classification Listing

Position	Dept	Grade	Min	Mid	Max	Min	Mid	Max
Instrumentation Tech (SCADA)	Water	106	$66,434	$79,720	$93,007	$31.94	$38.33	$44.71
Lead Distribution Operator	Water	107	$71,586	$87,692	$103,799	$34.42	$42.16	$49.90
Lead Plant Operator	Water	107	$71,586	$87,692	$103,799	$34.42	$42.16	$49.90
Regional Water Superintendent	Water	110	$95,280	$116,718	$138,156	$45.81	$56.11	$66.42
Water Distribution Tech II	Water	104	$54,904	$65,885	$76,865	$26.40	$31.68	$36.95
Water Distribution Tech III	Water	105	$60,394	$72,473	$84,552	$29.04	$34.84	$40.65
Water Distribution Tech IV	Water	106	$66,434	$79,720	$93,007	$31.94	$38.33	$44.71
Water Distribution Tech I	Water	103	$49,913	$59,895	$69,878	$24.00	$28.80	$33.59
Water Laborer	Water	102	$45,375	$54,450	$63,525	$21.81	$26.18	$30.54
Water Plant/Distrib Operator A	Water	106	$66,434	$79,720	$93,007	$31.94	$38.33	$44.71
Water Plant/Distrib Operator B	Water	105	$60,394	$72,473	$84,552	$29.04	$34.84	$40.65
Water Plant/Distrib Operator C	Water	104	$54,904	$65,885	$76,865	$26.40	$31.68	$36.95

NEW POSITIONS ADDED
FOR FUTURE CONSIDERATION
OR COMBINED WITH CURRENT POSITIONS

DEPARTMENTS	TITLE	
ADMINISTRATION	RISK MANAGER	COMBINED
ECONOMIC DEVELOPMENT	COMMUNITY VITALITY MANGER	COMBINED
MULTIPLE	ADMINISTRATIVE I, II, III	FUTURE
PARKS	PARKS MAINT WORKER II, RECREATION MANAGER,	FUTURE, FUTURE
PLANNING	PLANNER I, PLANNING TECH	FUTURE FUTURE
PUBLIC WORKS	MECHANIC II	FUTURE
WATER	INSTRUMENT TECH (SCADA) **IMPORTANT TO NOTE THAT JOB TITLES IN WATER HAVE BEEN UPDATED, BUT ARE CURRENT POSITIONS	FUTURE

FINANCIAL IMPACT OF IMPLEMENTATION

PD

- ADMINISTATION /EXECUTIVE STAFF implementation cost $59,917
- $93,350.40 , WITH LARGEST INCLREASE COMING FROM THE Sergent level, could be reduced by $20,675.20 for a two-year implantation of Sergent level only
- Long term savings from turnover costs, overtime cost due to staff shortages

TOTAL COST OF PD IMPLEMENTATION IS

$153,267.40

WATER

- Includes all levels/ranges
- Long Term funding through yearly rate surveys analysis
- cost allocations with the general fund increase by $13,825.80

TOTAL COST FOR WATER IMPLEMENTATION IS

$42,808.00

GENERAL FUND

- Includes administration, public works, planning
- Does not include City Manager
- Cap increase of 15% range corrections
- Merit adjustment for employees already in new range
- Total cost for implemtation $67,432.00

TOTAL COST TO GENERAL FUND FOR IMPLEMENTATION

$53,606.20

TOTAL COST OF IMPLEMENTATIONS

- TOTAL FINANCIAL IMPLEMENTATION FOR 2027 BUDGET $249,682.60
- WILL BE UPDATED IN SALARY LINE ITEMS WITHIN EACH DEPARTMENT SEGMENTS
- This is the only increase employees will receive in the 2027 year.
- Each employee will either receive a range adjustment with a 15% cap max or a merit increase based on the new range; this is not due to any other fact base other than pay

FUNDING SOURCE OF IMPLEMTATIONS

- SHORT TERM, FUND BALANCE IN 2027 TO FLAT
- CUTTING ALL OVERTIME LINE ITEMS BY 80%, ONLY ACCOUNTING FOR EMERGENCY TIMES **($24,000)**
- SET TARGET FUND BALANCE IN THE FUTURE WITH NON-RESTRICTED RESERVES-(**One time to set new wages in excess implementations cost for PD $153,267.40**)
- LOOK FOR ADDITIONAL REVENUE SOURCES IN THE FUTURE WITH SPECIFIC FUNDING GOALS, UPDATED FEES BASED ON INFLATION AND COMPLIANCE
- CONSERVATIVE OR ZERO NET BUDGETING GOING FORWARD($49,365)
- FOR 2027 REMOVE ANY EQUIPMENT PURCHASES THAT ARE NOT SAFETY RELATED- ($25,000)
- NO ADDITIONAL FTE'S WILL BE ADDED DURING 2027 REPLACEMENT ONLY OF CRITICAL STAFF

IMPORTANT NOTES

- SPECIAL PROJECTS (EX, LIONS PARK BATHROOM) ARE FUNDED BY A ONE TIME INVESTEMENT BY THE CITY OR RESTRICTED TAX COLLECTIONS THAT CANNOT BE USED FOR SALARIES, ELIMINATING THESE PROJECTS WILL NOT AFFECT THE GENERAL FUND OR THE ADD TO THE BALANCING OF THE GENERAL FUND.
- THIS IS A **ONE-TIME** INVESTMENT TO RESET THE PAY STRUCTURE, AND EACH YEAR AFTER WILL BE NORMAL COURSE OF BUDGETING (COLA) AND STRUCTURE ADJUSTMENT
- YOU CAN CHOOSE TO DO ALL, ONLY PD , OVER TWO YEARS, OR NONE AND CONTINUE WITH ARE CURRENT STRUCTURE
- NEIGHBORING CITIES ARE LOOKING AT THE SAME STRUCTURE AND MOST NOTABLY THE PD, WHICH COULD INADVERTINGLY AFFECT OUR PD STAFFING
- RETENTION AND TURNOVER DRIVE THE NEED, NOT INVIDIVIDUAL EMPLOYEES.
- THE RISK OF NOT DOING ANYTHING JUST PUTS THE CITY BEHIND AND THE RISK OF LOOSING STAFF, WHICH IN TURN AFFECTS THE SERVICES THE CITY PROVIDE.

CHANGES TO BE MADE

GL	Change	AMOUNT
01.4120.1100 (JUDICAL)	-7,154	9,254
01.4150.1100 (ADMINISTATION)	26,548	181,485
01.4210.1100 (PD)	66,172	785,016
01.4210.1150 (PD ADMINISTRATION)	93,351	258,926
01.4310.1100 (STREETS)	16,317	400,395
01.4400.1100 (PLANNING)	14,752	69,462
01.4420.1100 (CEMETERY)	11,193	94,725
01.4520.1100 (PARKS)	1248	51168
TOTAL GENERAL FUND	**209,368**	**1,850,431**
02.4330.1000 (WATER DISTRIBUTION)	8194	172926
02.4330.1100 (WATER/INCLUDES GF PORTIONS)	33,128	990128
TOTAL WATER FUND	**41321.60**	**1,163,054**

Compensation and Classification 5 Year Implementation Plan

PHASE	IMPLEMENTATION DATE	ACTION
1	1/01/2027	IMPLEMENT PD STEP CHART
2	1/01/2027	IMPLEMENT CITY WIDE COMPENSATION AND CLASSIFICATION PLAN
3	1/01/2028	ADJUST EMPLOYEES TO PROPER RANGE WITH ONLY STEP PROGRESSION
4	01/01/2029	ADJUST EMPLOYEES TO PROPER RANGE WITH ONLY STEP PROGRESSION
5	01/01/2030	UPDATE COMPENSATION AND CLASSIFICATION PLAN, TO CURRENT MARKET

CITY OF FLORENCE

600 West 3rd Street
Florence, Colorado 81226
(719) 784-4848
cityofflorence@florencecolorado.org

City Manager Report
November 16, 2026

Meetings with Agencies, Boards, and Committees

- The 81226 Report Podcast- How does the Florence Police Department Fit in the City
- Met with Several Citizens on several issues
- Coordinated personnel management and support Director's in various projects/conflicts
- Attended Senior Coffee Chat and held Safe Street 4 All meetings
- Attended Open Enrollment with City Staff
- Attended BOZA Meeting

Discussion Topics & Upcoming Items

- Current Drought Conditions: Level 1
- 2026 UAACOG SS4A Safety Action Plan Survey Still available
- Shop With a Cop donation process up and working on Invoice Cloud
- Begin End of Year Reconciliation Process
- Traffic Control Camera Discussion Update
- Pool Project second phase of project will begin soon, will include ADA handrails and complete chemical controllers, still on task for end of year completion
- City Inspection of RV Parks, see attachment
- Hazardous Tree Update- see attachment
- Taco Talk – see attachment

Park Name/Address	High Gardens RV Park
Owner/Representative	Tahmra Copeland – Owner
Report Date	2 Nov 2026
Inspectors	Romero/Wales
17.36.010 Generally. RV parks must maintain a live-in, on-site manager, have a maximum length of stay of one (1) year, unless otherwise agreed to by the City. Pickup campers and tent trailers are limited to stays of twenty-eight (28) days. Tents are allowed a maximum stay of five (5) days. All RVs must be occupied.	Owner lives on site. Owner stated most renters stay 3 to 6 months, but some first responders and military are renting for longer than 12 months. One pickup camper was observed. The owner stated it belonged to her maintenance person, who is there on a mostly permanent basis.
17.36.020 Permitted uses. Accessory building and uses; Convenience store; Recreational building; Restroom facilities; Shower and bath facilities; Travel trailers, recreational vehicles, and tents.	There are 4 accessory buildings on site. One is the office and housing for the owner. One is a laundry facility and the other two are storage.
17.36.030 Development standards. Development standards in the RVP district are as follows:	
Minimum Park Area. The minimum size of an RV park shall be two (2) acres.	There is about 12 acres total in the parcels.
Rental Space Size. Minimum rental space size for those spaces having utility hookups shall be one thousand five hundred (1,500) square feet. Minimum rental space size for those spaces not having hookups shall be nine hundred (900) square feet. Minimum rental space size shall not include any area required for access roads, off-street parking,	Rental space exceeds 1,500 square feet.

service buildings, recreation areas, office, and similar RV park needs.	
Rental Pads. A minimum of eighty (80) percent of all spaces shall be equipped with a surfaced area of not less than ten (10) feet by forty (40) feet, containing hookups for water, sewer, and electricity. Surfacing shall consist of gravel, asphalt, or concrete. Where gravel surfacing is used, the design of the gravel pad shall be approved by the City Manager to maintain proper drainage and minimize dust. Where provided, each RV unit shall be parked entirely on the surfaced area so that no part thereof obstructs any roadway or walkway within the RV park. Those spaces not equipped with such a surfaced area, intended for occupancy by recreational vehicles not having self-contained toilet, lavatory, or bathing facilities, shall be equipped with a gravel pad, the design of which shall be approved by the City Manager, of not less than ten (10) feet by twenty-five (25) feet for RV unit parking and a hookup for water. Spaces equipped with such a gravel pad shall not exceed twenty (20) percent of the total number of spaces in the RV park.	All rental spaces exceed the 10'X40' requirements. All spaces contain full utility hook ups.
Setback Requirements. Each rental space shall meet the following setback requirements:	
Fifty (50) feet when abutting a state or federal highway or designated major arterial;	Exceeded.
Twenty-five (25) feet when abutting a public right-of-way other than subsection (D)(1) of this section;	No public right of ways.
Fifteen (15) feet when abutting any property line other than subsection (D)(1) or (D)(2) of this section;	Exceeded.

There shall be a minimum distance of ten (10) feet provided between RV units parked side-by-side;	Each space is more than 20 feet from the next.
There shall be a minimum distance of ten (10) feet between RV units parked end-to-end;	There are no end to end spaces.
There shall be a minimum distance of twenty (20) feet between any RV space and any building.	The separation between RV spaces and structures exceeds 20 feet.
Streets. Streets or roadways and parking areas within the RV park shall be designed to provide safe and convenient access to all spaces and to facilities for common use by park occupants, and shall be constructed and maintained to allow free movement of emergency and service vehicles at all times, and shall be graded to drain and surfaced with gravel.	Interior roadways are wide and flat. They consist of compacted gravel and are well maintained.
Frontage. All spaces shall have a minimum frontage of twenty (20) feet along an interior roadway.	Each space has at least 40 feet of interior road frontage.
Sanitary Facilities. Every RV park shall be provided with one or more service buildings equipped with flush toilets, lavatories, showers and laundry facilities meeting minimum State Health Department standards. Such facilities shall be conveniently located at a distance of not more than three hundred (300) feet from any RV served. Such facilities shall be kept in a clean and sanitary condition, and plumbing fixtures shall be maintained in good working order. All such facilities shall be adequately lighted at all times of the day and night and shall be well ventilated. Portable fire extinguishers of a type approved by the Uniform Fire Code shall be kept in the service buildings and at all locations designated by the Florence	Every rental site has full hookups, including water, sewer and electricity. There is no public bathroom currently on site.

fire protection district, and shall be maintained in operating condition. **State regulation 6 CCR 1010-9 Section 1310 does not directly require a service building, since all sites are individually served by water and sewer connections. Section 12.0 requires at least one toilet and lavatory for any RV park.**	
Sanitary Disposal Stations.	
Every RV park shall contain at least one sanitary disposal station for the sole purpose of removing and disposing of wastes from all holding tanks in a clean, efficient and convenient manner. **This section of City Code does not have an exception for all sites being fully served by water and sewer connections. State regulation 6 CCR 1010-9 Section 8.10 does not directly require a dump station, since all sites are individually served by water and sewer connections.**	There is no dump station on site.
Each sanitary station shall consist of a drainage basin constructed of impervious material, containing a disposal hatch and self-closing cover, and related washing facilities.	N/A
The disposal hatch of sanitary station units shall be connected to the wastewater disposal system. Related facilities required to wash holding tanks and the general area of the sanitary station shall be	N/A

connected to the RV park water supply system.	
Each sanitary station shall have a sign posted stating "Danger—Not to be used for drinking or domestic purposes."	N/A
Sanitary stations shall be approved by the State Department of Health.	N/A
Utilities. All utilities shall be placed underground.	Done
Water Supply. An accessible, adequate, safe and potable supply of water under pressure shall be provided in every RV park. The water supply system shall be designed, constructed and maintained in compliance with the State Health Department standards and applicable City standards. All plans and specifications shall be submitted with the zoning or rezoning request. Each rental space equipped with sewer and electrical hookups shall also be equipped with two (2) water outlets, to provide connection for the RV and a garden hose. All other rental spaces shall be equipped with one (1) water outlet.	Each rental space is connected to city water, however there is only one water outlet at each site.
Sanitary Sewer. A minimum of eighty (80) percent of all rental spaces shall be equipped with a hookup to a public wastewater	All rental spaces are equipped with 4” sewer connections.

system by way of a branch line and riser pipe at least four (4) inches inside diameter. The riser pipe shall be capped with a water-tight cap or plug when not in use. Sanitary wastewater systems shall be installed in compliance with the State Health Department standards and the rules and regulations of the Fremont sanitation district or other such governing authority. All plumbing in the RV park shall comply with state and local plumbing laws and regulations.	
Electricity. A minimum of eighty (80) percent of all rental spaces shall be equipped with an electrical outlet supplying at least one hundred ten (110) volts, or one hundred ten (110)/one hundred twenty (120) volts, installed in accordance with applicable state electrical codes.	All spaces are connected to electricity.
Refuse Disposal. The storage, collection and disposal of refuse shall be performed so as to minimize accidents, fire hazards, air pollution, odors, insects, rodents or other nuisance conditions. All refuse shall be stored in durable, washable and nonabsorbent metal or plastic containers with tight-fitting lids. Such containers shall be provided at the rate of at least one (1) thirty	Dumpsters are provided for trash collection.

(30) gallon container, secured in a rack or holder, for each rental space, or an equivalent storage capacity in centralized storage facilities. Adequate refuse collection and removal shall be the responsibility of the park owner.	
Landscaping. A landscape plan, to be approved by the City Manager, shall be required for all RV parks. Landscaping shall be designed to perform the following functions:	
Screen the RV park visually and audibly from adjacent properties as completely as possible;	There is a large berm to the West and South. The park is elevated several feet from the highway, which minimizes the view from the highway.
Provide an attractive entrance and street frontage	Done, however there are several locations with construction materials stored under tarps.
Provide dust and erosion control	Compacted gravel minimizes dust when driving.
Provide a neat, attractive, and aesthetically pleasing appearance.	Artificial turf is used at all rental spaces.
Grass and ornamental landscaping shall be required in all RV parks, together with adequate water outlets to maintain all landscaping. The RV park shall be screened from adjacent properties by means of fences or walls, six (6) feet in height, or by means of hedges or other landscaping.	Artificial turf is utilized at all rental spaces. The front landscaping is well maintained.
Open Space. Open space for common areas, playgrounds and other recreational uses	There is minimal dedicated open, community space, however the size of the property creates a very open atmosphere.

shall be provided at the rate of at least eight (8) percent of the gross area of the RV park, and shall be of sufficient size and distribution as to be a functional part of the entire development plan. Open space shall not include any area designated as a roadway, RV rental space, storage area, swimming pool, yard area surrounding the caretaker's or manager's residence, or any area required for setbacks as set forth in subsection D of this section.	
Fire Protection. A fire protection plan shall be submitted to the local fire protection agency and such agency shall approve, such plan prior to the beginning of any site development. The local fire official may require any and all improvements deemed necessary to meet the Uniform Fire Code and provide adequate fire safety measures for the property.	No plan has been submitted at this time. There are no fire hydrants within 300 feet of the main entrance.
Structural Additions. Temporary structures such as canvas awnings, screened enclosures, or platforms, which are normal camping equipment, may be erected but must be removed when the rental space is vacated. No other structural additions shall be built onto or become a part of any RV.	No temporary structures were observed at the time of the inspection.

Storage Sheds. No storage sheds shall be allowed within an RV rental space	No storage sheds were observed in the rental spaces during the time of the inspection.
Fires shall be made only in stoves and other equipment intended for such purposes and placed in safe and convenient locations, where they will not constitute fire hazards to vegetation, undergrowth, trees and RVs. No open fires are allowed.	Only propane fired equipment is allowed for fires.
Tents shall be permitted, and their number shall be limited to one (1) tent per rental space. Areas for group tent camping may be established, with the following provisions: 1. The area set aside for such group use is not a part of any designated open space; 2. An adequate number of parking spaces is provided; 3. The area is served by one (1) or more water outlets; and 4. The area is located no further than three hundred (300) feet from a service building.	No tents are allowed.
Registration of Occupants. It shall be the responsibility of the owner or manager of the RV park to keep a current record of the names and addresses of the occupants of each RV space, the make, model, year and license number of each RV and motor vehicle by which it is towed, the state, territory or country issuing such licenses, and the arrival and departure dates of each occupant.	Done.

This record must be made available for inspection to all appropriate agencies whose duties necessitate acquisition.	
Swimming Pools. Swimming pools and natural swimming areas shall be operated, maintained and used in compliance with recommendations and requirements of the Colorado Department of Health's Regulations and Standards Governing Swimming Pools and Swimming Areas.	None.
Inspection. The City will coordinate with all RV parks within the City to conduct an inspection for compliance with this code, including this chapter. Such inspections will be conducted twice per year, at least four (4) months apart. If the inspection results in noncompliance with this chapter or any provision of this code, owners of the RV park will be given a reasonable time to come into compliance. If after such reasonable time, the RV park is still not in compliance, the matter shall be set for a hearing before the City Council to further address the matter. The City Council will have broad discretion in addressing the noncompliance issues. Nothing herein shall be deemed to limit in any way the City's ability to enforce any of the provisions of this code, but instead provide for inspection for those RV parks authorized by this chapter.	

Park Name/Address	River Glen/Last Mile RV Park
Owner/Representative	Rob Anderson – Manager [redacted]
Report Date	2 Nov 2026
Inspectors	Romero/Wales
17.36.010 Generally. RV parks must maintain a live-in, on-site manager, have a maximum length of stay of one (1) year, unless otherwise agreed to by the City. Pickup campers and tent trailers are limited to stays of twenty-eight (28) days. Tents are allowed a maximum stay of five (5) days. All RVs must be occupied.	The manager does not live on site, but a caretaker of the property does live on site in an RV in space #1. The majority of the RVs at this location appear to be permanent, as evidenced by fencing, wooden stairs and wooden skirting. Several of the RVs do not appear to be roadworthy.
17.36.020 Permitted uses. Accessory building and uses; Convenience store; Recreational building; Restroom facilities; Shower and bath facilities; Travel trailers, recreational vehicles, and tents.	There are no accessory buildings on site.
17.36.030 Development standards. Development standards in the RVP district are as follows:	
Minimum Park Area. The minimum size of an RV park shall be two (2) acres.	The park is more than 2 acres in size, with the entire parcel being about 54 acres. The parcel has multiple zoning areas, including RV, R-2, C and MHP. The RVs appear to be in the RV and R-2 zoned areas.
Rental Space Size. Minimum rental space size for those spaces having utility hookups shall be one thousand five hundred (1,500) square feet. Minimum rental space size for those spaces not having hookups shall be nine hundred (900) square feet. Minimum rental space	Rental spaces appear to exceed 1,500 square feet.

size shall not include any area required for access roads, off-street parking, service buildings, recreation areas, office, and similar RV park needs.	
Rental Pads. A minimum of eighty (80) percent of all spaces shall be equipped with a surfaced area of not less than ten (10) feet by forty (40) feet, containing hookups for water, sewer, and electricity. Surfacing shall consist of gravel, asphalt, or concrete. Where gravel surfacing is used, the design of the gravel pad shall be approved by the City Manager to maintain proper drainage and minimize dust. Where provided, each RV unit shall be parked entirely on the surfaced area so that no part thereof obstructs any roadway or walkway within the RV park. Those spaces not equipped with such a surfaced area, intended for occupancy by recreational vehicles not having self-contained toilet, lavatory, or bathing facilities, shall be equipped with a gravel pad, the design of which shall be approved by the City Manager, of not less than ten (10) feet by twenty-five (25) feet for RV unit parking and a hookup for water. Spaces equipped with such a gravel pad shall not exceed twenty (20) percent of the total number of spaces in the RV park.	Rental pads exceed the 10 foot by 40 foot requirement.
Setback Requirements. Each rental space shall meet the following setback requirements:	
Fifty (50) feet when abutting a state or federal highway or designated major arterial;	Exceeds
Twenty-five (25) feet when abutting a public right-of-way other than subsection (D)(1) of this section;	Exceeds

Fifteen (15) feet when abutting any property line other than subsection (D)(1) or (D)(2) of this section;	Exceeds
There shall be a minimum distance of ten (10) feet provided between RV units parked side-by-side;	Not all RV units have 10 feet between them, mainly due to slide-outs and the position of the RV in the rental space.
There shall be a minimum distance of ten (10) feet between RV units parked end-to-end;	There is no end to end parking.
There shall be a minimum distance of twenty (20) feet between any RV space and any building.	There are no buildings at this location.
Streets. Streets or roadways and parking areas within the RV park shall be designed to provide safe and convenient access to all spaces and to facilities for common use by park occupants, and shall be constructed and maintained to allow free movement of emergency and service vehicles at all times, and shall be graded to drain and surfaced with gravel.	The roadways are wide, fairly maintained and clear.
Frontage. All spaces shall have a minimum frontage of twenty (20) feet along an interior roadway.	All rental spaces have at least 20 feet of frontage.
Sanitary Facilities. Every RV park shall be provided with one or more service buildings equipped with flush toilets, lavatories, showers and laundry facilities meeting minimum State Health Department standards. Such facilities shall be conveniently located at a distance of not more than three hundred (300) feet from any RV served. Such facilities shall be kept in a clean and sanitary condition, and plumbing fixtures shall be maintained in good working order. All such facilities shall be adequately lighted at all times of the day and night and shall be well ventilated. Portable fire extinguishers of a type approved by the Uniform Fire Code shall be kept	There are no public facilities at this location.

in the service buildings and at all locations designated by the Florence fire protection district, and shall be maintained in operating condition. **State regulation 6 CCR 1010-9 Section 1310 does not directly require a service building, since all sites are individually served by water and sewer connections. Section 12.0 requires at least one toilet and lavatory for any RV park.**	
Sanitary Disposal Stations.	
Every RV park shall contain at least one sanitary disposal station for the sole purpose of removing and disposing of wastes from all holding tanks in a clean, efficient and convenient manner. **This section of City Code does not have an exception for all sites being fully served by water and sewer connections. State regulation 6 CCR 1010-9 Section 8.10 does not directly require a dump station, since all sites are individually served by water and sewer connections.**	There is no dump station at this facility.
Each sanitary station shall consist of a drainage basin constructed of impervious material, containing a disposal hatch and self-closing cover, and related washing facilities.	N/A
The disposal hatch of sanitary station units shall be connected to the wastewater disposal system. Related facilities required to wash holding tanks and the general area	N/A

of the sanitary station shall be connected to the RV park water supply system.	
Each sanitary station shall have a sign posted stating "Danger—Not to be used for drinking or domestic purposes."	N/A
Sanitary stations shall be approved by the State Department of Health.	N/A
Utilities. All utilities shall be placed underground.	Done.
Water Supply. An accessible, adequate, safe and potable supply of water under pressure shall be provided in every RV park. The water supply system shall be designed, constructed and maintained in compliance with the State Health Department standards and applicable City standards. All plans and specifications shall be submitted with the zoning or rezoning request. Each rental space equipped with sewer and electrical hookups shall also be equipped with two (2) water outlets, to provide connection for the RV and a garden hose. All other rental spaces shall be equipped with one (1) water outlet.	Each rental space has a water connection to Florence City Water, however there is only one water connection per space.
Sanitary Sewer. A minimum of eighty (80) percent of all rental spaces shall be equipped with a	Each rental space is connected to a sanitary sewer with a 4” connection.

hookup to a public wastewater system by way of a branch line and riser pipe at least four (4) inches inside diameter. The riser pipe shall be capped with a water-tight cap or plug when not in use. Sanitary wastewater systems shall be installed in compliance with the State Health Department standards and the rules and regulations of the Fremont sanitation district or other such governing authority. All plumbing in the RV park shall comply with state and local plumbing laws and regulations.	
Electricity. A minimum of eighty (80) percent of all rental spaces shall be equipped with an electrical outlet supplying at least one hundred ten (110) volts, or one hundred ten (110)/one hundred twenty (120) volts, installed in accordance with applicable state electrical codes.	All spaces are provided with electricity.
Refuse Disposal. The storage, collection and disposal of refuse shall be performed so as to minimize accidents, fire hazards, air pollution, odors, insects, rodents or other nuisance conditions. All refuse shall be stored in durable, washable and nonabsorbent metal or plastic containers with tight-fitting lids. Such containers shall be provided at	Dumpsters are provided for renters.

the rate of at least one (1) thirty (30) gallon container, secured in a rack or holder, for each rental space, or an equivalent storage capacity in centralized storage facilities. Adequate refuse collection and removal shall be the responsibility of the park owner.	
Landscaping. A landscape plan, to be approved by the City Manager, shall be required for all RV parks. Landscaping shall be designed to perform the following functions:	
Screen the RV park visually and audibly from adjacent properties as completely as possible;	The RV park is screened via distance from any neighbors by open ground.
Provide an attractive entrance and street frontage	Several mature trees are throughout the facility, but there is little other landscaping.
Provide dust and erosion control	The road is hard packed dirt/gravel. There was no evidence of dust during the inspection.
Provide a neat, attractive, and aesthetically pleasing appearance.	The grass around the RV park was mowed and maintained.
Grass and ornamental landscaping shall be required in all RV parks, together with adequate water outlets to maintain all landscaping. The RV park shall be screened from adjacent properties by means of fences or walls, six (6) feet in height, or by means of hedges or other landscaping.	The grass is cut short, but there does not appear to be any irrigation, based on the color.

Open Space. Open space for common areas, playgrounds and other recreational uses shall be provided at the rate of at least eight (8) percent of the gross area of the RV park, and shall be of sufficient size and distribution as to be a functional part of the entire development plan. Open space shall not include any area designated as a roadway, RV rental space, storage area, swimming pool, yard area surrounding the caretaker's or manager's residence, or any area required for setbacks as set forth in subsection D of this section.	There are several large open areas around the RV park area.
Fire Protection. A fire protection plan shall be submitted to the local fire protection agency and such agency shall approve, such plan prior to the beginning of any site development. The local fire official may require any and all improvements deemed necessary to meet the Uniform Fire Code and provide adequate fire safety measures for the property.	The current manager is unaware of a fire protection plan, however there is a fire hydrant at the entrance to the RV park.
Structural Additions. Temporary structures such as canvas awnings, screened enclosures, or platforms, which are normal camping equipment, may be erected but must be removed when the rental space is vacated. No other structural	No temporary structures were observed at the time of the inspection.

additions shall be built onto or become a part of any RV.	
Storage Sheds. No storage sheds shall be allowed within an RV rental space	No storage sheds were observed at the time of the inspection.
Fires shall be made only in stoves and other equipment intended for such purposes and placed in safe and convenient locations, where they will not constitute fire hazards to vegetation, undergrowth, trees and RVs. No open fires are allowed.	No open fires are allowed.
Tents shall be permitted, and their number shall be limited to one (1) tent per rental space. Areas for group tent camping may be established, with the following provisions: 1. The area set aside for such group use is not a part of any designated open space; 2. An adequate number of parking spaces is provided; 3. The area is served by one (1) or more water outlets; and 4. The area is located no further than three hundred (300) feet from a service building.	No tents are allowed.
Registration of Occupants. It shall be the responsibility of the owner or manager of the RV park to keep a current record of the names and addresses of the occupants of each RV space, the make, model, year and license number of each RV and motor vehicle by which it is towed,	The current manager said he has made multiple requests for this information but the current registration list is missing much of this information.

the state, territory or country issuing such licenses, and the arrival and departure dates of each occupant. This record must be made available for inspection to all appropriate agencies whose duties necessitate acquisition.	
Swimming Pools. Swimming pools and natural swimming areas shall be operated, maintained and used in compliance with recommendations and requirements of the Colorado Department of Health's Regulations and Standards Governing Swimming Pools and Swimming Areas.	N/A
Inspection. The City will coordinate with all RV parks within the City to conduct an inspection for compliance with this code, including this chapter. Such inspections will be conducted twice per year, at least four (4) months apart. If the inspection results in noncompliance with this chapter or any provision of this code, owners of the RV park will be given a reasonable time to come into compliance. If after such reasonable time, the RV park is still not in compliance, the matter shall be set for a hearing before the City Council to further address the matter. The City Council will have broad discretion in addressing the noncompliance issues. Nothing herein shall be deemed to limit in any way the City's ability to enforce any of the provisions of this code, but instead provide for inspection	

for those RV parks authorized by this chapter.	

Park Name/Address	Main Street Manor, 700 East Main Street
Owner/Representative	Jennifer Williams
Report Date	2 Nov 2026
Inspectors	Romero/Wales
17.36.010 Generally. RV parks must maintain a live-in, on-site manager, have a maximum length of stay of one (1) year, unless otherwise agreed to by the City. Pickup campers and tent trailers are limited to stays of twenty-eight (28) days. Tents are allowed a maximum stay of five (5) days. All RVs must be occupied.	Manager lives on site full time. Renters are allowed a maximum rental time as per code.
17.36.020 Permitted uses. Accessory building and uses; Convenience store; Recreational building; Restroom facilities; Shower and bath facilities; Travel trailers, recreational vehicles, and tents.	There are 3 accessory structures. A small building housing a unisex bathroom/shower and office, a connex box and a pavilion for common use.
17.36.030 Development standards. Development standards in the RVP district are as follows:	
Minimum Park Area. The minimum size of an RV park shall be two (2) acres.	1.95 acres
Rental Space Size. Minimum rental space size for those spaces having utility hookups shall be one thousand five hundred (1,500) square feet. Minimum rental space size for those spaces not having hookups shall be nine hundred (900) square feet. Minimum rental space size shall not include any area required for access roads, off-street parking,	Typical RV spaces average about 1,475-sq.ft. to 1,850.

service buildings, recreation areas, office, and similar RV park needs.	
Rental Pads. A minimum of eighty (80) percent of all spaces shall be equipped with a surfaced area of not less than ten (10) feet by forty (40) feet, containing hookups for water, sewer, and electricity. Surfacing shall consist of gravel, asphalt, or concrete. Where gravel surfacing is used, the design of the gravel pad shall be approved by the City Manager to maintain proper drainage and minimize dust. Where provided, each RV unit shall be parked entirely on the surfaced area so that no part thereof obstructs any roadway or walkway within the RV park. Those spaces not equipped with such a surfaced area, intended for occupancy by recreational vehicles not having self-contained toilet, lavatory, or bathing facilities, shall be equipped with a gravel pad, the design of which shall be approved by the City Manager, of not less than ten (10) feet by twenty-five (25) feet for RV unit parking and a hookup for water. Spaces equipped with such a gravel pad shall not exceed twenty (20) percent of the total number of spaces in the RV park.	Rental pads for the RV are 16'X40' Surface is hard packed gravel.
Setback Requirements. Each rental space shall meet the following setback requirements:	
Fifty (50) feet when abutting a state or federal highway or designated major arterial;	10 to 15 feet along Highway 115.
Twenty-five (25) feet when abutting a public right-of-way other than subsection (D)(1) of this section;	No other public right of way
Fifteen (15) feet when abutting any property line other than subsection (D)(1) or (D)(2) of this section;	Minimal setback between RV space and privacy fence on West side. 10 to 15 feet of space on the East side. There is 5 feet to over 10 feet setback to the rear from rental spaces.

There shall be a minimum distance of ten (10) feet provided between RV units parked side-by-side;	There is greater than 16 feet of space between RV units parked side by side.
There shall be a minimum distance of ten (10) feet between RV units parked end-to-end;	There is no end to end parking.
There shall be a minimum distance of twenty (20) feet between any RV space and any building.	There is at least 20 feet of space between rental lots and the manager's residence. There is minimal separation between lot #19 and a pavilion at the rear of the facility.
Streets. Streets or roadways and parking areas within the RV park shall be designed to provide safe and convenient access to all spaces and to facilities for common use by park occupants, and shall be constructed and maintained to allow free movement of emergency and service vehicles at all times, and shall be graded to drain and surfaced with gravel.	Roads inside the park are hard packed gravel and well maintained. They were clear at the time of the inspection.
Frontage. All spaces shall have a minimum frontage of twenty (20) feet along an interior roadway.	All spaces have at least 32 feet of road frontage inside the park.
Sanitary Facilities. Every RV park shall be provided with one or more service buildings equipped with flush toilets, lavatories, showers and laundry facilities meeting minimum State Health Department standards. Such facilities shall be conveniently located at a distance of not more than three hundred (300) feet from any RV served. Such facilities shall be kept in a clean and sanitary condition, and plumbing fixtures shall be maintained in good working order. All such facilities shall be adequately lighted at all times of the day and night and shall be well ventilated. Portable fire extinguishers of a type approved by the Uniform Fire Code shall be kept in the service buildings and at all locations designated by the Florence	One accessory structure on site contains a unisex bathroom and shower facility. There are 3 portable fire extinguishers. All were in a fire ready condition at the time of the inspection.

fire protection district, and shall be maintained in operating condition. **State regulation 6 CCR 1010-9 Section 1310 does not directly require a service building, since all sites are individually served by water and sewer connections. Section 12.0 requires at least one toilet and lavatory for any RV park.**	
Sanitary Disposal Stations.	
Every RV park shall contain at least one sanitary disposal station for the sole purpose of removing and disposing of wastes from all holding tanks in a clean, efficient and convenient manner. **This section of City Code does not have an exception for all sites being fully served by water and sewer connections. State regulation 6 CCR 1010-9 Section 8.10 does not directly require a dump station, since all sites are individually served by water and sewer connections.**	There is no sanitary disposal station on site. However, all sites have full utility hookups, which include water, sewer and electric.
Each sanitary station shall consist of a drainage basin constructed of impervious material, containing a disposal hatch and self-closing cover, and related washing facilities.	N/A
The disposal hatch of sanitary station units shall be connected to the wastewater disposal system. Related facilities required to wash holding tanks and the general area of the sanitary station shall be	N/A

connected to the RV park water supply system.	
Each sanitary station shall have a sign posted stating "Danger—Not to be used for drinking or domestic purposes."	N/A
Sanitary stations shall be approved by the State Department of Health.	N/A
Utilities. All utilities shall be placed underground.	Done.
Water Supply. An accessible, adequate, safe and potable supply of water under pressure shall be provided in every RV park. The water supply system shall be designed, constructed and maintained in compliance with the State Health Department standards and applicable City standards. All plans and specifications shall be submitted with the zoning or rezoning request. Each rental space equipped with sewer and electrical hookups shall also be equipped with two (2) water outlets, to provide connection for the RV and a garden hose. All other rental spaces shall be equipped with one (1) water outlet.	All rental sites have a frost proof hydrant connected to city water, however there is only one hydrant per space.
Sanitary Sewer. A minimum of eighty (80) percent of all rental spaces shall be equipped with a hookup to a public wastewater	All rental spaces have sewer connections that are 4 inch diameter.

system by way of a branch line and riser pipe at least four (4) inches inside diameter. The riser pipe shall be capped with a water-tight cap or plug when not in use. Sanitary wastewater systems shall be installed in compliance with the State Health Department standards and the rules and regulations of the Fremont sanitation district or other such governing authority. All plumbing in the RV park shall comply with state and local plumbing laws and regulations.	
Electricity. A minimum of eighty (80) percent of all rental spaces shall be equipped with an electrical outlet supplying at least one hundred ten (110) volts, or one hundred ten (110)/one hundred twenty (120) volts, installed in accordance with applicable state electrical codes.	All rental spaces are supplied with electricity.
Refuse Disposal. The storage, collection and disposal of refuse shall be performed so as to minimize accidents, fire hazards, air pollution, odors, insects, rodents or other nuisance conditions. All refuse shall be stored in durable, washable and nonabsorbent metal or plastic containers with tight-fitting lids. Such containers shall be provided at the rate of at least one (1) thirty	A dumpster is provided for the facility and is on a regular service schedule.

(30) gallon container, secured in a rack or holder, for each rental space, or an equivalent storage capacity in centralized storage facilities. Adequate refuse collection and removal shall be the responsibility of the park owner.	
Landscaping. A landscape plan, to be approved by the City Manager, shall be required for all RV parks. Landscaping shall be designed to perform the following functions:	The park is maintained in a good condition. Leaves appear to be raked on a regular basis and all grass areas were mowed and maintained.
Screen the RV park visually and audibly from adjacent properties as completely as possible;	Complete privacy fence around 3 sides.
Provide an attractive entrance and street frontage	Done
Provide dust and erosion control	Hard packed gravel does not create excessive dust due to driving.
Provide a neat, attractive, and aesthetically pleasing appearance.	Well maintained park.
Grass and ornamental landscaping shall be required in all RV parks, together with adequate water outlets to maintain all landscaping. The RV park shall be screened from adjacent properties by means of fences or walls, six (6) feet in height, or by means of hedges or other landscaping.	Grass is well maintained.
Open Space. Open space for common areas, playgrounds	Open space is less than 8% of the area when setbacks are removed per code requirements.

and other recreational uses shall be provided at the rate of at least eight (8) percent of the gross area of the RV park, and shall be of sufficient size and distribution as to be a functional part of the entire development plan. Open space shall not include any area designated as a roadway, RV rental space, storage area, swimming pool, yard area surrounding the caretaker's or manager's residence, or any area required for setbacks as set forth in subsection D of this section.	
Fire Protection. A fire protection plan shall be submitted to the local fire protection agency and such agency shall approve, such plan prior to the beginning of any site development. The local fire official may require any and all improvements deemed necessary to meet the Uniform Fire Code and provide adequate fire safety measures for the property.	A fire protection plan has not been submitted. However, during the inspection it was noted that the 3 fire extinguishers were appropriately located and the roadway is wide enough to support fire apparatus. A fire hydrant is located directly across the street from the RV park entrance.
Structural Additions. Temporary structures such as canvas awnings, screened enclosures, or platforms, which are normal camping equipment, may be erected but must be removed when the rental space is vacated. No other structural additions shall be built onto or become a part of any RV.	None were observed at the time of the inspection.

Storage Sheds. No storage sheds shall be allowed within an RV rental space	No storage sheds were observed during the inspection.
Fires shall be made only in stoves and other equipment intended for such purposes and placed in safe and convenient locations, where they will not constitute fire hazards to vegetation, undergrowth, trees and RVs. No open fires are allowed.	No open fires are allowed. Residents are allowed to use propane grills as fire regulations allow.
Tents shall be permitted, and their number shall be limited to one (1) tent per rental space. Areas for group tent camping may be established, with the following provisions: 1. The area set aside for such group use is not a part of any designated open space; 2. An adequate number of parking spaces is provided; 3. The area is served by one (1) or more water outlets; and 4. The area is located no further than three hundred (300) feet from a service building.	No tents are permitted.
Registration of Occupants. It shall be the responsibility of the owner or manager of the RV park to keep a current record of the names and addresses of the occupants of each RV space, the make, model, year and license number of each RV and motor vehicle by which it is towed, the state, territory or country issuing such licenses, and the arrival and departure dates of each occupant.	Registration does not include vehicle information.

This record must be made available for inspection to all appropriate agencies whose duties necessitate acquisition.	
Swimming Pools. Swimming pools and natural swimming areas shall be operated, maintained and used in compliance with recommendations and requirements of the Colorado Department of Health's Regulations and Standards Governing Swimming Pools and Swimming Areas.	None
Inspection. The City will coordinate with all RV parks within the City to conduct an inspection for compliance with this code, including this chapter. Such inspections will be conducted twice per year, at least four (4) months apart. If the inspection results in noncompliance with this chapter or any provision of this code, owners of the RV park will be given a reasonable time to come into compliance. If after such reasonable time, the RV park is still not in compliance, the matter shall be set for a hearing before the City Council to further address the matter. The City Council will have broad discretion in addressing the noncompliance issues. Nothing herein shall be deemed to limit in any way the City's ability to enforce any of the provisions of this code, but instead provide for inspection for those RV parks authorized by this chapter.	

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City Manager Report

ARPA Tree Program Quarterly Update
(Originally passed by the Florence City Council on April 15, 2024):

Phase I:

Phase I of the ARPA Tree Program included a limited amount of trees in the initial phase of the program in order to more easily utilize the first phase to facilitate a test and adjust. These trees were identified as being among those in need of the most immediate attention based on location and degree of hazard. The six (6) trees are as follows:

- 223 North Pikes Peak (2 trees)
- 514 North Pikes Peak
- 515 North Pikes Peak (2 trees)
- 601 North Pikes Peak

As these trees are all located on North Pikes Peak, the City is still waiting for final approval from the Colorado Department of Transportation (CDOT) for the traffic control plan to be utilized during the tree removal process. Once the traffic control plan is approved, a final date will be set for removal and work will commence.

The City originally contracted Complete Tree Care for Phase I at an estimated cost of $18,000. Unfortunately, Complete Tree Care rescinded their offer for reasons unrelated to the City of Florence. Public Works Director Elstun then reached out to a different contractor, Down to Earth Tree Service, who provided an estimated bid of $18,450 for Phase I.

Phase II:

While waiting for CDOT to complete the permitting process, Staff put Phase II of the program out for bid. Phase II originally included eighteen (18) total trees. No bids were received by the published bid deadline. Staff reached out to Down to Earth Tree Service, as they had placed a bid on Phase I and were waiting for CDOT approval of their submitted traffic plan to commence work on Phase I, as outlined above:

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Down to Earth Tree Service provided an estimated bid of $22,250 for the following fourteen (14) trees:

- 402 E. 3rd Street (removal)
- 301 E. 2nd Street (removal)
- 504 W. 2nd Street (pruning; two (2) trees)
- 204 W. 2nd Street (pruning; three (3) trees)
- 418 W. 2nd Street (pruning)
- 100 E. Front Street (pruning)
- 113 N. Robinson Avenue (pruning)
- 114 N. Robinson Avenue (pruning)
- 117 N. Robinson Avenue (pruning)
- 215 N. Maple Avenue (pruning)
- 303 W. 4th Street (pruning)

One (1) additional tree located at 302 E. 2nd Street was removed from the bid by Down to Earth Tree Service as unnecessary to remove after review.

Three (3) additional trees will be priced separately once CDOT traffic control permits have been obtained:

- 325 N. Pikes Peak Avenue (pruning)
- 402 N. Pikes Peak Avenue (pruning)
- 610 N. Pikes Peak Avenue (pruning).

At this time, Down to Earth Tree Service has completed work on the fourteen (14) trees not requiring CDOT traffic control permits, with the exception of stump grinding on those trees which were removed.

Phase III:

Staff is finalizing the Phase III list and anticipates putting it out for bid early in the week of November 18, 2024. Phase III is anticipated to include ten (10) trees; three (3) of which may require CDOT traffic control permits.

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Staff also notified seven (7) tree removal services that a bid packet was available. One (1) packet was picked up and returned. The contractor for the first six (6) trees will be Complete Tree Care, with an estimated cost of $18,000 for all six (6) trees.

Phase IV

Staff put out for Phase IV of the program out for bid, and had no response, by the published bid deadline. Staff then reached out to Down to Tree Service, as they had been used in prior phases and provided an estimate for 10 removals and 5 pruning's for $46,300.

- 601 East Main St (Removal)
- 325 N Main St. (Removal)
- 402 N. Pikes Peak (Pruning)
- 414 N. Pikes Peak (Removal)
- 421 N. Pikes Peak (Removal)
- 500 N. Pikes Peak (Removal) Triangle of Vision
- 610 N. Pikes Peak (Removal)
- 323 W. 2nd St. (Removal)
- 503 W. 2nd St (Removal)
- 628 W. 3rd St. (Pruning)
- 910 W. 3rd St. (Removal)
- 912 W. 3rd St. (Pruning)
- 915 W. 3rd St. (Pruning)
- 1008 W. 4th St. (Removal)
- 215 N. Maple on W. 3rd (east)(Removal)
- 601 East Main Street Removal (Removal)
- 323 West Main Street
- 503 West 2nd Street
- 1008 West 4th Street
- 910 West 3rd Street

CITY OF FLORENCE

600 West 3rd Street
Florence, Colorado 81226
(719) 784-4848
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Tree Removal Location	Tree Replacement Location
223 North Pikes Peak	Cemetery
223 North Pikes Peak	Cemetery
514 North Pikes Peak	Cemetery
515 North Pikes Peak	Cemetery
515 North Pikes Peak	Cemetery
601 North Pikes Peak	Cemetery
403 East 3rd Street	Cemetery
301 East 2nd Street	Cemetery
100 East Front Street	Cemetery
539 West Main Street	Cemetery
534 West Main Street	Cemetery
213 North Pikes Peak on 3rd Street	Cemetery
213 North Pikes Peak on 3rd Street	Cemetery
302 East 2nd Street	Cemetery
325 North Pikes Peak	Cemetery
414 North Pikes Peak	Cemetery
421 North Pikes Peak	Cemetery
500 North Pikes Peak	Cemetery
610 North Pikes Peak	Cemetery
207/209 West 2nd Street	Cemetery
215 North Maple and West 3rd	Cemetery
601 East Main Street	City Hall
323 West 2nd Street	Elementary School
503 West 2nd Street	Elementary School
1008 West 4th Street	Elementary School
910 West 3rd Street	Elementary School

Taco Talk



Let's Taco 'Bout Public Safety!

FLORENCE SENIOR COMMUNITY CENTER

NOVEMBER 30TH

5:00 PM

Q&A: With the Chief!