



FLORENCE CITY COUNCIL
Regular Meeting Minutes
Monday, July 20, 2026, 6:30 PM

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

1) CALL TO ORDER & PLEDGE OF ALLEGIANCE

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

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	Absent
Councilman Stiefel	Present
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, Planning director Asley Fox, Finance Manager Brandi Sheets, and Water Superintendent Brandon Harris.

3) PRESENTATIONS

a) Presentation of the 2025 Audit

Uli Keely of Prospective Solutions presented the City of Florence's 2025 financial audit report. The report included a Management Discussion and Analysis that has a summarized report of the 2025 financials and funds. She then elaborated on the financial statements and different fund balances.

4) PUBLIC COMMENTS

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

Susie Berardi- 561 N. Robinson Avenue

Inquired about a modification to the Pioneer Museum's OAFP grant, and if they could purchase a different piece of equipment than previously requested.

Cathey Young- 220 E. 6th Street

Expressed concerns over local code enforcement violations.

Sue Kinzer- 302 Wilson Avenue

Voiced concerns over increased local bear activity.

5) CONSENT AGENDA

- Consider approving the minutes as written for the Regular City Council Meeting on July 13, 2026
- Consider approving City expenditures prepared on July 16, 2026, in the amount of \$277,050.42.
- Consider approving the Temporary Use Permit for the Florence Pioneer Association
- Consider authorizing the Pioneer Day Association to utilize CIRSA's Special Event Liability Insurance coverage with full cost reimbursement

- e) Consider approving the revised Temporary Use Application for the America's Parade Committee

Councilor Mergelman requested item 4e be removed from the Consent Agenda.

Councilor Stone motioned to approve the Consent Agenda items 4a through 4d. Councilor Gardner seconded. With the Councilmembers voting in favor of the motion, the motion carried.

Councilor Mergelman voiced concerns over scheduling conflicts with the local fair.

Councilor Stone motioned to Approve the revised Temporary Use Permit for the America's Parade Committee (as presented), provide the parade with special event coverage, provide street closure set up/breakdown, Police Officer presence at CO HWY 115 entry/closure points, and collaborate city resources with the committee volunteers. Councilor Mergelman seconded. With the Councilmembers voting in favor of the motion, the motion carried.

6) NEW BUSINESS

- a) Consider adopting Ordinance No. 6 – 2026, an Ordinance approving the designation of the First Baptist Church of Florence (Bell Tower) at 201 East 2nd Street as a Local Historic Landmark

Planning Director Ashley Fox reported on the Local Historic Landmark for 201 East 2nd Street. The Historic Planning Commission unanimously approved the application for City Council's approval on June 30, 2026.

Beverley Little- 5104 Woodlawn

Reported on the historic significance of the Bell Town, including architectural history and building utilization.

Councilor MacKinnon motioned to move that the Florence City Council approve the first reading of Ordinance No. 6 - 2026, designating the First Baptist Church of Florence (Bell Tower) as a Local Historic Landmark and listing it on the Local Historic Registry, based on the findings of fact outlined in Chapter 15.60.080 of the Florence Municipal Code, and in consideration of the recommendation of the Historic Preservation Commission and the testimony during the City Council public hearing.

Seconded by: Councilor Stone

6 Ayes

Motion Passed: 6 - 0

- b) Consider adopting Ordinance No. 7 – 2026, an Ordinance approving the designation of the Lobach Block at 125 East Main Street as a Local Historic Landmark

Planning Director Ashley Fox reported on the Local Historic Landmark for the Lobach Block at 125 East Main Street. The Historic Planning Commission unanimously approved the application for City Council's approval on June 30, 2026.

Councilor MacKinnon motioned to move that the Florence City Council approve the first reading of Ordinance No. 7 - 2026, designating the Lobach Block as a Local Historic Landmark and placing it on the Local Historic Registry, based on the findings of fact outlined in Chapter 15.60.080 of the Florence Municipal Code, and in consideration of the recommendation of the Historic Preservation Commission and the testimony during the City Council public hearing.

Seconded by: Councilor Gardner

5 Ayes, 1 Abstain

Motion Passed: 5 - 0

- c) Consider adopting Resolution No. 9 - 2026, a Resolution establishing a Drought Response Plan for the City of Florence, Colorado

City Manager Lori Cobler elaborated on the Drought Response Plan's modification to be more inclusive and consistent for Bulk Water Station users, outlined specifically in Level 4.

Mayor Wolfe confirmed the pricing implications still applied to Bulk Water Station users.

Councilor Mergelman motioned to adopt Resolution No. 9- 2026, a Resolution establishing a Drought Response Plan for the City of Florence, Colorado, as presented.

Seconded by: Councilor Vanhoutan

6 Ayes

Motion Passed: 6 - 0

7) COUNCIL REPORTS

- a) City Council Reports

Councilor Mergelman attended FEDC and reported on the upcoming Fremont County Fair.

Councilor Gardner attended the 62nd birthday party for the Pioneer Museum and expressed excitement for the Chip and Seal Project.

Councilor Stone attended the Museum's birthday and announced a 150/250 celebration on August 28th to recognize local historic landmarks.

Mayor Wolfe attended the birthday party as well.

- b) City Manager Reports

City Manager Cobler reported the Aspen Acres Fire organization would discontinue status postings at City Hall and Big D's Superfoods due to good containment numbers. The City has a Drought Town Hall scheduled, and a Farmers Market booth for the duration of the summer.

8) EXECUTIVE SESSION(S): IF NECESSARY

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

9) ADJOURNMENT: Adjournment until the regular City Council Meeting Monday, August 3, 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 7:35 p.m.

CITY OF FLORENCE, CO

BY: _____
Steve Wolfe, Mayor

RESPECTFULLY SUBMITTED: _____
Cortlyne Huppe, City Clerk