



FLORENCE CITY COUNCIL
Regular Meeting Minutes
Monday, May 18, 2026, 6:30 PM

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1) CALL TO ORDER & PLEDGE OF ALLEGIANCE

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

Mayor Wolfe called the meeting to order at 6:30 p.m. with the Pledge of Allegiance.

2) ROLL CALL:

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

OTHERS PRESENT: City Clerk Cortlyne Huppe, City Manager Lori Cobler, Public Works Director Sam Elstun & John Verneti, Planning Director Ashley Fox, Chief of Police Sean Humphrey, and City Attorney Dan Findlay.

3) PRESENTATIONS

a) Recognition of the Florence Junior/Senior High School Welding 1 Class

Planning Director Ashley Fox presented an award of appreciation to Cecilia Karner and Kaydence Martinez from the FJSHS Welding 1 Class for their work in fabricating historic preservation landmark designation plaques.

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 May 4, 2026
- b) Consider approving City expenditures prepared on May 7, 2026, in the amount of \$247,680.84 and May 14, 2026, in the amount of \$61,481.87

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

6) OLD BUSINESS

- a) Consider approving Ordinance No. 2 - 2026, an Ordinance adding Chapter 15.13 "Wildfire Resiliency Code" to Title 15 of the Florence Municipal Code

Kim McDonald-Colorado Division of Fire Prevention & Control
Elaborated on fire mapping strategies and zoning, enacted construction fees, financial impacts, current city developments and contractor awareness, appeal processes, etc.

Councilor Stone expressed concerns about protecting citizens.

Mayor Wolfe said surrounding municipalities have not adopted the policy.

Councilor Stiefel requested an additional workshop to construct a more accurate local fire zone map.

Councilor Stifel motioned to table the 1st reading of Ordinance No. 2 - 2026, an ordinance adopting the Colorado Wildfire Resiliency Code by reference and adding Chapter 15.13 to the Florence Municipal Code, and therefore adopting the Colorado Wildfire Resiliency Code by reference until the August 17 City Council meeting.

Seconded by: Councilor Gardner

6 Ayes

Motion Passed: 6 - 0

7) NEW BUSINESS

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

City Clerk Cortlyne Huppe presented the America's Parade Committee Temporary Use Application.

Amy Dawn Boulton-Hilterbran & Jim Sheridan fielded questions from the City Council regarding event specifics.

Councilor Stone expressed concern over the 2 PM street re opening, and the result of increased traffic in the surrounding festival area.

Public Works Director Sam Elstun explained the purpose of a 3 AM street closure.

Councilor Gardner motioned to approve the 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.

Seconded by: Councilor Stone

6 Ayes

Motion Passed: 6 - 0

- b) Consider awarding funding under the City of Florence's Outside Agency Funding Requests Program for 2026

Award the Emergent Campus Cyber Club Program funding in the amount of \$1,000 under the City of Florence's Outside Agency Funding Requests Program: Councilor Stone

Seconded by: Councilor Gardner

6 Ayes

Motion passed: 6 - 0

Award the Florence Arts Council funding in the amount of \$3,000 under the City of Florence's Outside Agency Funding Requests Program: Councilor Stone

Seconded by: Councilor Mergelman

6 Ayes

Motion passed: 6 - 0

Award the Florence Band Booster funding in the amount of \$1,000 under the City of Florence's Outside Agency Funding Requests Program: Councilor Stone
Seconded by: Councilor Vanhoutan
6 Ayes
Motion passed: 6 – 0

Award the Florence Chamber of Commerce funding in the amount of \$3,000 under the City of Florence's Outside Agency Funding Requests Program: Councilor Stone
Seconded by: Councilor Megelman
6 Ayes
Motion passed: 6 – 0

Award Florence Historical Archives, Inc. funding in the amount of \$1,000 under the City of Florence's Outside Agency Funding Requests Program: Councilor Stone
Seconded by: Councilor Megelman
6 Ayes
Motion passed: 6 – 0

Award Florence Merchants Association funding in the amount of \$1,000 under the City of Florence's Outside Agency Funding Requests Program: Councilor Stone
Seconded by: Councilor Mergelman
6 Ayes
Motion passed: 6 – 0

Award Florence Pioneer Museum and Research Center funding in the amount of \$2,000 under the City of Florence's Outside Agency Funding Requests Program: Councilor Stone
Seconded by: Councilor Mergelman
6 Ayes
Motion passed: 6 – 0

Award Florence Senior Community Center funding in the amount of \$1,000 under the City of Florence's Outside Agency Funding Requests Program: Councilor Vanhoutan
Seconded by: Councilor Vanhoutan
6 Ayes
Motion passed: 6 – 0

Award Gold Belt Tour Scenic Historic Byway funding in the amount of \$1,000 under the City of Florence's Outside Agency Funding Requests Program: Councilor Stone
Seconded by: Councilor Vanhoutan
Motion passed: 6 – 0

Award JJ's Helping Paws funding in the amount of \$1,500 under the City of Florence's Outside Agency Funding Requests Program: Councilor Stone
Seconded by: Councilor Vanhoutan
6 Ayes
Motion passed: 6 – 0

Award Nature's Educators funding in the amount of \$1,000 under the City of Florence's Outside Agency Funding Requests Program: Councilor Stone
Seconded by: Councilor Vanhoutan
6 Ayes
Motion passed: 6 – 0

Award Pioneer Day Association funding in the amount of \$2,000 under the City of Florence's Outside Agency Funding Requests Program: Councilor Stone
Seconded by: Councilor Vanhoutan
6 Ayes
Motion passed: 6 – 0

Award Rural Start-Up Day funding in the amount of \$1,500 under the City of Florence's Outside Agency Funding Requests Program: Councilor Stone
Seconded by: Councilor Vanhoutan
6 Ayes
Motion passed: 6 – 0

- c) Consider adopting Ordinance No. 3-2026, an Ordinance amending sections of Chapter 5 of the Florence Municipal Code relating to Contractors Licensing

City Clerk Cortlyne Huppe explained the proposed code revisions. The revisions would condense contractors licensing, tree trimmers licensing, and trash haulers licensing into one section of code.

Councilor Stone motioned to adopt the first reading of Ordinance No. 3-2026, an Ordinance amending sections of Chapter 5 of the Florence Municipal Code relating to Contractors Licensing.
Seconded by: Councilor Gardner
6 Ayes
Motion Passed: 6 - 0

8) COUNCIL REPORTS

- a) City Council Reports

Councilor Mergelman attended the Mayors Round Table and spoke positively of the recent Car Show.

Councilor Stone thanked the Merchants, Chamber, and Public Works Department for their work on Junktique and the Car Show.

Mayor Wolfe reported on the Drought Town Hall, the Armed Forces Art Show, and July 4th Festival progress. He attended the Senior Coffee Chat, Mayor's Round Table, and MC'd the Car Show.

- b) City Manager Reports

City Manager Lori Cobler announced Sam Elstun's retirement party, and thanked John Verneti for his diligence on the transition. She reported on Taco Talk, the Drought Town Hall, code enforcement, sidewalk repairs, and building inspector interviews. She spoke positively about the July 4th Parade Committee, working with 3 Rocks Engineering on local projects,

9) EXECUTIVE SESSION(S): IF NECESSARY

Pursuant to C.R.S. § 24-6-402(4)(a) for the purpose of discussing the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest; and C.R.S. § 24-6-402(4)(e) to determine positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators regarding the property located at 213 West Main Street, Florence and 621 North Pikes Peak Avenue, Florence

Pursuant to C.R.S. § 24-6-402(4)(b) and determining positions relative to matters that may be subject to negotiations and instructing negotiators pursuant to C.R.S. § 24-6-402(4)(e) regarding the expired SUMO water lease extension option and Siloam Road infrastructure requirements.

Councilor Stiefel motioned to enter into executive session at 7:34 p.m., pursuant to C.R.S. § 24-6-402(4)(b) and determining positions relative to matters that may be subject to negotiations and instructing negotiators pursuant to C.R.S. § 24-6-402(4)(e) regarding the expired SUMO water lease extension option and Siloam Road infrastructure requirements.

Seconded by: Councilor Mergelman

6 Ayes

Motion Passed: 6 – 0

Attendees of the executive session were the City Council, the City Attorney, the City Manager, and the City Clerk. The executive session adjourned at 8:11 p.m.

Mayor Wolfe stated the City Council received an update on the water agreement MOU with the Sumo Golf Course.

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.

10) ADJOURNMENT: Adjournment until the regular City Council Meeting Monday, June 1, 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 8:12 p.m.

CITY OF FLORENCE, CO

BY: _____
Steve Wolfe, Mayor

RESPECTFULLY SUBMITTED: _____
Cortlyne Huppe, City Clerk