



**FLORENCE CITY COUNCIL**  
**Regular Meeting Minutes**  
**Monday, April 6, 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 6:34 p.m. with the Pledge of Allegiance.

**2) ROLL CALL:**

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

**OTHERS PRESENT:** City Clerk Cortlyne Huppe, City Manager Lori Cobler, Planning Director Ashley Fox, Public Works Director Sam Elstun, Water Superintendent Brandon Harris, Water Consultant Tom Piltingsrud, Utility Billing Clerk Quiana Hess, and City Attorney Dan Findlay.

**3) PRESENTATIONS**

a) Sexual Assault Awareness Month Proclamation

Mayor Wolfe proclaimed April 2026 as Sexual Assault Awareness Month in the city of Florence, Colorado.

Stephanie Moses of Family Crisis Services, Inc. shared information about the services they provide to local families and community members. She also noted statistics and information about the nonprofit.

b) Arbor Day Proclamation

Mayor Wolfe proclaimed April 16, 2026, as Arbor Day in the city of Florence, Colorado.

**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**

- Consider approving the minutes as written for the Regular City Council Meeting on March 16, 2026
- Consider approving the minutes as written for the Special City Council Meeting on March 24, 2026
- Consider approving City expenditures prepared on March 19, 2026, in the amount of \$120,833.94, March 26, 2026, in the amount of \$53,448.14, and April 2, 2026, in the amount of \$80,781.94
- Consider approving the annual liquor license renewal for Big D's Superfoods

- e) Consider approving the annual liquor license renewal for The Patio Pub
- f) Consider approving the annual liquor license renewal for the Florence Brewing Company, LLC
- g) Consider approving the temporary Modification of Premises for the Florence Brewing Company, LLC.
- h) Consider selecting an applicant for the vacant position on the Planning Commission
- i) Consider accepting the Sidewalk Assessment Conducted by 3 Rocks Engineering
- j) Consider authorization to enter into a multi-year contract for digital records management

Councilor Mergelman removed item 5i from the Consent Agenda.

Councilor Stone motioned to approve the Consent Agenda items, excluding 5i. Councilor Gardner seconded. With the Councilmembers voting in favor of the motion, the motion carried.

City Manager Lori Cobler referenced the City Council's previous workshop to establish a sidewalk assessment. This item represents the completed assessment of the City of Florence infrastructure by 3 Rocks Engineering and Surveying. This policy would help the city maintain a consistent, data-driven approach to local improvements and project prioritization.

Councilor Stone motioned to accept the Sidewalk Assessment City of Florence, Colorado as conducted by 3 Rocks Engineering and Surveying. Councilor Mergelman seconded. With the Councilmembers voting in favor of the motion, the motion carried.

## 6) **NEW BUSINESS**

- a) Consider approving Resolution No. 4 – 2026, a resolution allowing a Salvage Yard and Watchman's Quarters as a Use by Special Review at 551 S. Union Street.

Planning Director Ashley Fox stated George Clark, owner of 551 S. Union Street, and representative Angela Bellantoni, were seeking approval to establish a salvage yard on the site, including the construction of a 20-foot by 60-foot building. This building is intended to support the operation and will potentially include a watchman's quarters. Planning Commission unanimously approved this Special Use Review on February 26, 2026.

Councilor Stone motioned to recommend that City Council approve Resolution No. 4 - 2026, a resolution approving a salvage yard.

Seconded by: Councilor Vanhoutan

7 Ayes

Motion Passed: 7 - 0

- b) Consider adopting Resolution No. 5-2026, a resolution establishing a Drought Response Plan for the City of Florence, Colorado

Mayor Wolfe clarified that this Drought Response Plan is an updated version to the current policy on file at City Hall.

City Manager Cobler referenced the previous plan from 2003 and noted the consistent drought level and conservation implementations. She elaborated on Florence's water history and the City's water right portfolio. At this time, upon adoption, Florence would activate Level I of the Drought Response Plan. City Manager Cobler then explained the proposed plan, and the conservation and financial implications on the Florence residents.

Councilor Mergelman inquired about current raw water users.

Water Superintendent Brandon Harris elaborated on who utilizes raw water, and where that use is represented in the Drought Response Plan.

City Manager Cobler noted a bulk water policy was in the works to ensure efficient usage and management. Anticipated restrictions would allow bulk station services only to the surrounding areas.

Councilor Stone inquired about the communication and awareness strategies for citizens.

Water Superintendent elaborated on how the levels are established, and what the City does to monitor the current water levels.

City Manager Cobler stated the City would supply training, public meetings, and low-flow shower heads for the citizens to support the plan's conservation efforts.

City Attorney Dan Findlay noted some bulk language verbiage that needed to be removed from Level IV, because at that stage in the Drought Response Plan the bulk water stations would close.

City Manager Cobler thanked Tom Piltingsrud for his historical knowledge and investment to the City of Florence.

Sue Kinzer- 302 Wilson Avenue  
Questioned local municipalities and their water rights ranking.

Councilor Stiefel motioned to adopt Resolution No. 5-2026, a Resolution establishing a Drought Response Plan for the City of Florence, Colorado, with the previously mentioned edits.

Seconded by: Councilor Gardner

7 Ayes

Motion Passed: 7 - 0

## 7) **COUNCIL REPORTS**

### a) City Council Reports

Councilor Gardner, Councilor Vanhoutan, and Councilor MacKinnon thanked the City for the City Council Retreat

Councilor Mergelman attended the Pioneer Day Board and BOZA.

Councilor Stiefel attended the Ward 2 Town Hall and thanked the Water Department for their help with the 24 Fire.

Mayor Wolfe attended the Senior Coffee Chat, Ward 2 Town Hall, Regional Water Board meeting, Fremont Sanitation District meeting, and a water meeting with Rockvale.

### b) City Manager Reports

City Manager Cobler and Water Superintendent thanked Canon City employees for their assistance and support during the recent water main breaks.

City Manager Cobler announced Public Works Director Sam Elstun's retirement and expressed the City's gratitude for his service. She then announced new debt retirement rates due to loan and bond payoffs. Next week would be the City's audit, Staff would be decorating for the 150/250

Celebration, the 2026 street project proposals would be published, and Staff would be working on a rate survey. She also commented positively about the Code Enforcement Officer's productivity and the City Council Retreat.

**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, April 20, 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 7:31 p.m.

CITY OF FLORENCE, CO

BY: \_\_\_\_\_  
Steve Wolfe, Mayor

RESPECTFULLY SUBMITTED: \_\_\_\_\_  
Cortlyne Huppe, City Clerk