



FLORENCE CITY COUNCIL
Regular Meeting Minutes
Monday, June 15, 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	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, and City Attorney Dan Findlay.

3) PRESENTATION

- a) Canon City Area Metropolitan Recreation and Park District donation to the Florence Municipal Pool

City Manager Lori Cobler presented a Certificate of Appreciation to the Canon City Area Metropolitan Recreation and Park District in recognition of their generous donation of pool equipment to the Florence Municipal Pool. She highlighted the strong collaboration between the entities, the vital role the facility plays for Fremont County residents and families, and how sincerely grateful the City of Florence is for their generosity.

City Manager Cobler also introduced the City's new Building Inspector David Wales to the City Council.

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 input.

5) CONSENT AGENDA

- Consider approving the minutes as written for the Regular City Council Meeting on June 15, 2026
- Consider approving City expenditures prepared on June 4, 2026, in the amount of \$38,871.30
- Consider entering into an agreement for a Compensation Study with Graves Consulting for the City of Florence.

Councilor Mergelman requested item 5c be removed from the Consent Agenda.

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

Councilor Mergelman removed item 5c seeking to table the item and have a workshop to learn more about the proposal.

City Manager Cobler explained the project proposal and elaborated on it being a normal business practice within city governments. This project would analyze the market for wage equity and competitiveness.

Councilor Stiefel voiced support for the item and its importance.

Councilor MacKinnon confirmed the compensation survey would be completed prior to budgeting 2027 wages.

City Council discussed budget timelines, inquired about work session discussions, pay range modifications, budget impacts, and agreed on the importance of wage consistency and pay equity.

Councilor Stiefel motioned to approve the Consent Agenda items 5c. Councilor Vanhoutan seconded. With the Councilmembers voting in favor of the motion, the motion carried.

6) OLD BUSINESS

- a) Consider adopting the second reading of Ordinance No. 4-2026, an Ordinance adopting a comprehensive citywide fee schedule system within the Florence Municipal Code.

City Clerk Cortlyne Huppe explained the proposed code revisions. The revisions would allow the City to follow a city-wide fee schedule.

Councilor Stiefel motioned to adopt the second reading of Ordinance No. 4-2026, an Ordinance amending the Florence Municipal Code to establish a consolidated, citywide fee schedule system
Seconded by: Councilor MacKinnon

7 Ayes

Motion Passed: 7 - 0

7) NEW BUSINESS

- a) Consider adopting the first reading of Ordinance No. 5-2026, a general housekeeping and process ordinance amending Chapter 5.28 of the Florence Municipal Code to remove existing numerical liquor licensing fees in code and streamline administrative processing rules.

City Clerk Huppe explained the liquor licensing fee modifications, and the proposal for the City Clerk's office to manage the basic annual liquor license renewals in house without presenting to the City Council for liquor board approval.

Councilor MacKinnon motioned to approve Ordinance No. 5-2026 on first reading, a general housekeeping and process ordinance amending Chapter 5.28 of the Florence Municipal Code.
Seconded by: Councilor Gardner

7 Ayes

Motion Passed: 7 - 0

- b) Consider adopting Resolution No. 8-2026, a Resolution formally adopting the citywide Fee Schedule ("Exhibit A") to establish the municipal liquor licensing, application, and processing fee structures.

City Clerk Huppe represented the fee schedule with the newest liquor licensing fees included.

Councilor MacKinnon motioned to approve Resolution No. 8-2026, a Resolution adopting the Citywide Fee Schedule as set forth in Exhibit A.

Seconded by: Councilor Mergelman

7 Ayes

Motion Passed: 7 - 0

8) COUNCIL REPORTS

a) City Council Reports

Councilor Stone announced the upcoming June Tunes, Second Saturday Merchant's event, and Business After Hours. The Merchants are also working with the American Legion on implementing flags around Main Street.

Councilor MacKinnon elaborated on the Tavern Talk series.

Councilor Mergelman attended the Mayor's Round Table, and Ward 1 Town Hall. He also presented an update on the theater development at the Bell Tower.

Mayor Wolfe attended Senior Coffee Chat, a Federal Prison luncheon, a Mytikas, Legacy Metals, and Colorado Shed Company tour, Mayor's Round Table, a first responders appreciation dinner, and Sam's retirement luncheon. He also announced 2026 Tour de Coal.

b) City Manager Reports

City Manager Cobler reported on the Federal Prison luncheon and their upcoming hiring event, the new restaurant opening downtown "Fat Joes", establishing a fire wood donation program, the High Meadows speed bump project being on hold, Pioneer Park porta potties being locked for safety, Willow Creek development collaboration, Public Works break room building bids being published soon, and on the 2026 pool operations.

9) EXECUTIVE SESSION(S): IF NECESSARY

Pursuant to C.R.S. Section 24-6-402(4)(f), discussion of a personnel issue, specifically the City Manager's performance review and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees.

Councilor Stiefel motioned to enter into executive session at 7:28 p.m., C.R.S. Section 24-6-402(4)(f), discussion of a personnel issue, specifically the City Manager's performance review and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees.

Seconded by: Councilor Stone

7 Ayes

Motion Passed: 7 – 0

Attendees of the executive session were the City Council, the City Attorney, and the City Manager. The executive session adjourned at 8:46 p.m.

Mayor Wolfe stated the City Council is happy with the City Manager's performance, and they will conduct another review in 6 months.

City Attorney Dan Findlay will not be present for the July 6, 2026, City Council meeting.

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, July 6, 2026.

Councilor Gardner motioned to adjourn the meeting. Councilor Mergelman seconded. With all of the Councilmembers voting in favor of the motion, the motion carried. Mayor Wolfe adjourned the City Council Meeting at 8:47 p.m.

CITY OF FLORENCE, CO

BY: _____
Steve Wolfe, Mayor

RESPECTFULLY SUBMITTED: _____
Cortlyne Huppe, City Clerk