



FLORENCE CITY COUNCIL
Regular Meeting Minutes
Monday, August 17, 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	Present

OTHERS PRESENT: City Clerk Cortlyne Huppe, City Manager Lori Cobler, City Attorney Dan Findlay, Planning Director Asley Fox, Water Superintendent Brandon Harris, Water Consultant Tom Piltingsrud, Deputy City Clerk Quiana Hess, Public Works Director John Vernetti, and Finance Manager Brandi Sheets.

3) 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.

4) CONSENT AGENDA

- a) Consider approving the minutes as written for the Regular City Council Meeting on August 3, 2026
- b) Consider approving City expenditures prepared on August 5, 2026, in the amount of \$54,290.83, and on August 12, 2026 in the amount of \$87,251.15
- c) Consider approving the Temporary Use Permit for Fremont Community Cares
- d) Consider approving the Special Events Permit for Fremont Community Cares
- e) Consider approving Amendment 2-04 pursuant to Professional Services Agreement Task Order No. 2 with CH2M Hill Engineers, Inc. for the provision of general engineering services
- f) Ratification of Emergency Facilities and Land Use Agreement with the USDA Forest Service for hydrant and water access during Aspen Acres Fire incident operations.

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

5) 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 and therefore adopting the Colorado Wildfire Resiliency Code by reference.

Planning Director Ahley Fox referenced previous discussion from the May City Council meeting when this item was presented. Council expressed concerns over the wildfire mapping, and Planning Director Fox addressed these concerns in a council work session.

Councilor Vanhoutan specified the difference of how this code would affect current homes versus future developments.

Mayor Wolfe expressed interest in waiting for more definitive information or data from the State and how it would affect local builders.

Councilor MacKinnon requested more information and input from citizens and local builders.

Councilor Stiefel motioned to table the first reading of Ordinance No. 2 - 2026, an ordinance adopting the Colorado Wildfire Resiliency Code and the Colorado Wildfire Resiliency Code Map by reference and adding Chapter 15.13 to the Florence Municipal Code, per Staff's availability and the opportunity for public input.

Seconded by: Councilor Mergelman

7 Ayes

Motion Passed: 7 – 0

- b) Consider adopting the second reading of Ordinance No. 8 - 2026 – an ordinance approving the designation of the Morgan Building at 109 West Main Street as a Local Historic Landmark

Councilor Mergelman motioned that the Florence City Council approve the second reading of Ordinance No. 8-2026, designating the Morgan Building as a Local Historic Landmark and placing it on the Local Historic Registry, based on the findings of fact set forth in Section 15.60.080 of the Florence Municipal Code.

Seconded by: Councilor MacKinnon

7 Ayes

Motion Passed: 7 – 0

- c) Consider adopting the second reading of Ordinance No. 9 - 2026 – an ordinance approving the designation of the St. Alban's Episcopal Church at 307 East 2nd Street as a Local Historic Landmark

Councilor Mergelman motioned that the Florence City Council approve the second reading of Ordinance No. 9 - 2026, designating the St. Alban's Episcopal Church as a Local Historic Landmark and placing it on the Local Historic Registry, based on the findings of fact set forth in Chapter 15.60.080 of the Florence Municipal Code.

Seconded by: Councilor MacKinnon

7 Ayes

Motion Passed: 7 – 0

6) NEW BUSINESS

- a) Consider approving Resolution No. 10-2026, a resolution authorizing the abandonment and withdrawal of the 1980 conditional fill right from Water Court Case No. 25CW3001

City of Florence Water Consultant Tom Piltingsrud elaborated on the history of Water Court Case 25CW3001, and the potential impact of withdrawing the 1980 conditional water fill right associated with Oak Creek Reservoir. He stated the State Engineers are seeking to refine conditional water rights and are opposing Florence's water court case due to lack of diligence. Water Consultant Piltingsrud suggested the withdrawal of the conditional water right would

potentially keep Florence from entering trial while still retaining the Oak Creek Reservoir storage right.

City Council then questioned details of Oak Creek Reservoir, and the anticipated feasibility study being conducted with Pueblo West and Canon City.

Councilor Stone motioned to adopt Resolution No. 10-2026, a Resolution authorizing the abandonment and withdrawal of the 1980 conditional fill right in Water Court Case No. 25CW3001.

Seconded by: Councilor Mergelman

7 Ayes

Motion Passed: 7 – 0

7) COUNCIL REPORTS

a) City Council Reports

Councilor MacKinnon reported on upcoming Tavern Talk events.

Councilor Stone reported the Merchants are working on marketing attempts for Florence, and the upcoming flag presentation for the 150/250 celebration.

Councilor Mergelman attended a proposal for a solar farm and reported on Pioneer Day planning.

Mayor Wolfe attended Senior Coffee Chat, Mayors Round Table, and discussed bear activity in Florence.

b) City Manager Reports

City Manager Lori Cobler discussed bear activity, the 2026 pool season successes, the upcoming Request for Proposal on Sunnyside Street, Fall Clean Up, a Request for Proposal for the Water Department, and current sales tax forecasts.

8) EXECUTIVE SESSION(S): IF NECESSARY

9) ADJOURNMENT: Adjournment until the regular City Council Meeting Monday, September 8, 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 7:23 p.m.

CITY OF FLORENCE, CO

BY: _____
Steve Wolfe, Mayor

RESPECTFULLY SUBMITTED: _____
Cortlyne Huppe, City Clerk