



FLORENCE CITY COUNCIL
Regular Meeting Minutes
Monday, July 21, 2025, 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, Finance Officer Lori Cobler, Interim City Manager Sean Humphrey, Public Works Director Sam Elstun, Planning Director Ashley Fox, Water Superintendent Brandon Harris, and City Attorney Sarah Ross (virtually).

3) PRESENTATIONS

a) America 250 - Colorado 150 Proclamation

Mayor Wolfe recited the American 250 – Colorado 150 Proclamation, and proclaimed the City of Florence's formal recognition for the Sesquicentennial Anniversary.

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 July 7, 2025, and the Special Meeting Minutes on July 16, 2025
- b) Consider approving City expenditures prepared on July 10, 2025, in the amount of \$77,997.79, and July 17, 2025 in the amount of \$68,917.50
- c) Consider approving the Agreement for Water Service for East Florence Water Association
- d) Consider authorizing the trade-in and upgrade of water plant's tractor mower
- e) Consider approving the Temporary Use Permit for the Florence Pioneer Association
- f) Consider authorizing the purchase of a cemetery mower and a snowplow

Councilor MacKinnon requested item 5e be removed from the Consent Agenda.

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

Mayor Wolfe requested item 5f be removed from the Consent Agenda.

Councilor Gardner motioned to approve the Consent Agenda, excluding item 5d, 5e, and 5f. Councilor Stone seconded. With the Councilmembers voting in favor of the motion, the motion carried.

Water Superintendent Brandon Harris elaborated on his intent to purchase a new mower from the new equipment budget line instead of a turbidity meter. He stated the new mower would be better equipped for the rough terrain around the City's reservoirs.

Councilor Mergelman questioned if the originally budgeted turbidity meter was a critical item. Confirming it was not, he then asked why it was in the budget, and if the City would have issues with the water system if it broke down or did not install one.

Water Superintendent Harris stated the City could function without it, and that it was an anticipated upgrade to the system.

Councilor Mergleman questioned why the Water Department wasn't cultivating or maintaining the land around the City's sites for better efficiency or maintenance. He then expressed displeasure with the equipment's price.

Water Superintendent Harris confirmed the new mower would have a front bucket for additional maintenance opportunities.

Councilor Stone confirmed the current mower purchased in March of 2023 had a bucket. She then questioned why Brannndon Harris didn't return the equipment while it was under warranty if it wasn't working well.

Water Superintendent Harris clarified the original mower was hard to maneuver on the existing terrain, and undersized for the maintenance needed.

Councilor Stone reminded the City Council of the upcoming Fleet Management Program, and requested this type of purchase be better investigated in the future.

Councilor Stiefel motioned to authorize the routine reallocation of budgeted funds from the canal pump station equipment line to purchase a more suitable tractor mower for the water plant, enhancing reservoir and grounds maintenance efficiency. Councilor MacKinnon seconded. Councilor Mergelman and Councilor Stone opposed. With the Councilmembers voting in favor of the motion, the motion carried.

Councilor MacKinnon and Councilor Gardner shared suggestions regarding the petition portion of the Temporary Use Application.

Councilor MacKinnon motioned to approve the Temporary Use Permit for the Florence Pioneer Association, as presented. Councilor Stone seconded. With the Councilmembers voting in favor of the motion, the motion carried.

Public Works Director Sam Elstun stated the current cemetery mower was nine years old and was beginning to present mechanical issues. The purchase of this new mower equipment would derive from the sale of the City's old 2007 street sweeper. The sale proceeds could also go towards a new snow plow which would be an accessory outfitted for the Public Works dump truck.

Councilor Stone motioned to authorize the purchase of the mower/bagger and the snowplow with the funds from the sale of street sweeper, and a budget amendment for the \$17,888.00 expense if needed for fund balance. Councilor Gardner seconded. With the Councilmembers voting in favor of the motion, the motion carried.

6) COUNCIL REPORTS

a) City Council Reports

Councilor Stiefel commented on the US Geology Division conducting a local survey from the Fremont County airport.

Councilor Mergelman attended FEDC, the master plan workshop, Pioneer Day meeting, and a Chamber of Commerce Christmas meeting.

Councilor Gardner attended the master plan workshop, the City/City/County meeting, and the Pioneer Museum's birthday party.

Councilor Stone referenced the Outside Agency Funding Program with the Bell Tower's funded events and the merchant's downtown benches. She also attended the master plan workshop.

Councilor MacKinnon met with the master plan consultants, attended the City/City/County meeting and sought volunteers for the Colorado 150/250.

Mayor Wolfe attended the Mayor's Round Table, senior coffee chat, master plan workshop, City/City/County meeting, and met with Justin Kurth of Amrize. He also announced the Fremont County fair, execution of the SRG city manager recruitment contract, and gave Public Works kudos for their brush pickup.

b) City Manager Reports

Interim City Manager Sean Humphrey attended the City/City/County meeting.

Finance Officer Lori Cobler confirmed a date for the 2026 budget workshop, and gave kudos to the pool staff on a successful season.

7) 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.

8) ADJOURNMENT: Adjournment until the next regular City Council Meeting
Monday, August 4, 2025

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 7:09 p.m.

CITY OF FLORENCE, CO

BY: _____
Steve Wolfe, Mayor

RESPECTFULLY SUBMITTED: _____
Cortlyne Huppe, City Clerk