



**FLORENCE CITY COUNCIL**  
**Regular Meeting Minutes**  
**Monday, March 4, 2024, 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 6:30 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 Amy Nasta, Director of Public Works Sam Elstun, Planning Director Ashley Fox and City Attorney Dan Findlay.

**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).

Kathy Madonna- 504 Brookeway

Suggested the City Council allocate ARPA funding towards safety; specifically, hazardous trees, or sidewalks. She also requested the City Council collect nonprofit budget statements to determine appropriate, efficient funding.

Gail Nelson- 118 West 4<sup>th</sup> Street

Requested the City Council reconsider the funding for alleyways, and suggested they include the alleys in the City's Street Assessment. She also noted a Husky Park design project was previously completed.

Harriet Stevenson- Florence Community Senior Center Representative

Wrote the City Council a letter concerning sidewalk accessibility for the Florence Brewing Company's Street Closure. She met with Maretta Rose from the brewery and they were able to resolve the issues and concerns.

John Rambish- 1045 Churchill Avenue, Rockvale

Expressed grievance over the inappropriate and inefficient three-minute public comment allotment. He also voiced concerns over the ADA accessibility at the Fremont County building.

Kevin Mahmalj- PO Box 19

Presented a year-end review of the Florence Reporter and its coverage details. He then distributed a copy of its accomplishments to the City Council.

**4) CONSENT AGENDA**

- a) Meeting Minutes for February 20, 2024
- b) Expenditure Approval for February 22, 2024, in the amount of \$14,786.47 and February 29, 2024, in the amount of \$22,312.09
- c) Modification of Premises: Florence Brewing Company
- d) Street Closure Request: Florence Brewing Company

Councilor Mergelman requested to remove item 4d from the Consent Agenda.

Councilor Stiefel motioned to approve the Consent Agenda, excluding item 4d. Councilor Stone seconded. Councilor MacKinnon abstained. With the Councilmembers voting in favor of the motion, the motion carried.

Councilor Mergelman wanted to ensure the Florence Community Senior Center's sidewalk accessibility was included in the motion to approve the Florence Brewing Company's Street Closure Request.

Councilor Mergelman motioned to approve the Street Closure Request for the Florence Brewing Company contingent on pedestrian sidewalk accessibility, and proof of receipt of Special Event Coverage. Councilor Gardner seconded. Councilor MacKinnon abstained. With the Councilmembers voting in favor of the motion, the motion carried.

**5) NEW BUSINESS**

- a) Ordinance No. 1-2024: An Ordinance Amending Section 17.24.040 Of The R-2 Low Medium Density Residential Zone District Of Florence Municipal Code To Change The Minimum Lot Area Per Principal Structure For 1 (One) Unit From 7,000 Square Feet To 5,000 Square Feet.

Planning Director Ashley Fox elaborated on the history of the item, and noted the discrepancy in previously approved information. The change in detail was unanimously approved by the Planning Commission on February 15, 2024.

City Attorney Dan Findlay noted the attention to detail in this item, and gave kudos to the Planning Director.

Motion to approve Ordinance No. 1-2024: An Ordinance Amending Section 17.24.040 Of The R-2 Low Medium Density Residential Zone District Of Florence Municipal Code To Change The Minimum Lot Area Per Principal Structure For 1 (One) Unit From 7,000 Square Feet To 5,000 Square Feet: Councilor MacKinnon

Seconded by: Councilor Mergelman

7 Ayes

Motion passed: 7 – 0

- b) Resolution No. 4–2024: A Resolution Approving The Assignment Of Interests And Obligations Described In The Subdivision Improvement Agreement Related To Infrastructure Improvements Of High Meadows Subdivision Filing 4, Phase IV.

Planning Director Ashley Fox elaborated on the history of the item, and noted the change in ownership. This Resolution will allow for the necessary written City consent to the subdivision improvement agreement.

Motion to approve Resolution No. 4–2024: A Resolution Approving The Assignment Of Interests And Obligations Described In The Subdivision Improvement Agreement Related To Infrastructure Improvements Of High Meadows Subdivision Filing 4, Phase IV: Councilor Stiefel

Seconded by: Councilor Stone

7 Ayes

Motion passed: 7 – 0

**6) COUNCIL UPDATES**

- a) City Council Reports

Councilor Mergleman attended the FEDC meeting, Pioneer Committee, and Emergent Campus open house.

Councilor Gardner thanked Water Superintendent Brandon Harris for the tour of the water treatment plant.

Councilor Stiefel and Councilor Stone also had a tour, and noted the great work done by the water department

Councilor Vanhoutan attended the Regional Water Board.

Councilor MacKinnon attended a water treatment tour, and highlighted the Historical Preservation Committee’s upcoming historical nomination. She also elaborated on the celebration of life for Clifford Harley Sticklan who was subjected to the Bataan Death March. The ceremony and military funeral will be on June 29, 2024, at Union Highland Cemetery.

Mayor Wolfe attended the Regional Water Board meeting, and Wednesday morning coffee chats at the Florence Community Senior Center. He participated in a Dr. Seuss event at the library, and thanked the John C. Fremont Library patrons for their commitment to the community. Mayor Wolfe also attended the street closure discussion on Saturday, and thanked the Florence Chamber of Commerce and Florence Merchants for their work on the upcoming events.

- b) City Manager Reports

City Manager Amy Nasta opened her report to questions. She also noted the upcoming holistic code revisions to update outdated, repetitive information or fees.

City Attorney Dan Findlay reported he is monitoring the legislative movements.

- 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, March 18, 2024

Councilor Gardner motioned to adjourn the meeting. Councilor MacKinnon seconded. With all of the Councilmembers voting in favor of the motion, the motion carried.  
Mayor Wolfe adjourned the City Council Meeting at 7:03 p.m.

CITY OF FLORENCE, CO

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

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