



FLORENCE CITY COUNCIL
Regular Meeting Minutes
Monday, April 7, 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, City Manager Amy Nasta, Chief of Police Sean Humphrey, Planning Director Ashley Fox, and City Attorney Dan Findlay.

3) PRESENTATIONS

a) Sexual Assault Awareness Month Proclamation

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

b) Arbor Day Proclamation

Mayor Wolfe recited the Arbor Day Proclamation, and proclaimed April 24, 2025, 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).

Kevin Mahmalji- PO Box 19

Voiced discontent regarding Florence crime and lack of a police blotter.

City Attorney Dan Findlay stated the city can only operate on facts, not on Facebook comments. He then reminded Kevin that he had been invited to meet with the local government on multiple occasions.

5) CONSENT AGENDA

- a) Consider approving the minutes as written for the Regular City Council Meeting on March 3, 2025
- b) Consider approving City expenditures prepared on March 13, 2025 in the amount of \$37,099.68, and March 20, 2025 in the amount of \$134,359.00, and March 27, 2025 in the amount of \$7,488.47, and April 3, 2025, in the amount of \$448,027.15
- c) Consider approving the Special Events Permit for Fremont Community Cares

- d) Consider approving the annual liquor license renewal for the Florence Brewing Company, LLC
- e) Consider approving the annual Takeout and Delivery Permit for the Florence Brewing Company, LLC
- f) Consider approving the annual liquor license renewal for The Patio Pub
- g) Consider approving the annual Takeout and Delivery Permit for The Patio Pub
- h) Consider approving the Report of Changes Application for The Patio Pub
- i) Consider awarding a contract for the Street Renovation of South Pikes Peak Avenue

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

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

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

Jayne Newsom- Fremont County Community Cares
Introduced her nonprofit and elaborated on upcoming events and fund-raising opportunities.

Mayor Wolfe and Councilor Stone questioned specifics on the Fremont County Community Cares Special Events Permit application.

Councilor MacKinnon motioned to approve the Special Events Permit for the Fremont Community Cares, as presented. Councilor Vanhoutan seconded. With the Councilmembers voting in favor of the motion, the motion carried.

City Manager Amy Nasta stated this project was a result of the recent Street Needs Assessment. Being the highest-ranking street for repair, it is scheduled to be completed by June 23, 2025. The city is not anticipating conflicts with its annual July 4th festival, but the project would be taking place during the 2025 Junktique and Car Show events in May. City Manager Nasta stated the entire block would be closed to vehicular traffic and parking to ensure project efficiency while still maintaining sidewalk access to businesses. Communications would be shared with surrounding businesses within the week.

Councilor Stone motioned to award a contract for the Street Renovation of South Pikes Peak Avenue in the City of Florence to Langston Concrete, Inc. in the amount of \$291,828, plus a ten percent (10%) contingency. Councilor Mergelman seconded. With the Councilmembers voting in favor of the motion, the motion carried.

6) COMMITTEE RECOMMENDATIONS

- a) Consider approving Resolution No. 2 - 2025, a Resolution allowing a professional office as a Use by Special Review at 105 South Pikes Peak Avenue.

Planning Director Ashley Fox presented the Special Use Review for 105 S. Pikes Peak Avenue. The applicant had applied for a physical therapy office in the Central Historic Business District and met the definition of a professional office which is allowed by Special Use Review in the Florence Municipal Code. The Planning Commission held a Public Hearing on March 27, 2025, and voted unanimously in favor of the special use review application.

Motion to move that City Council approve Resolution No. 2 - 2025, a Resolution allowing a professional office as a Use by Special Review at 105 South Pikes Peak Avenue: Councilor Mergelman

Seconded by: Councilor Stone
7 Ayes
Motion passed: 7 – 0

7) OLD BUSINESS

- a) Consider adopting the second reading of Ordinance No. 2-2025, an Ordinance amending Section 2.04.050(C), Term of Office – Commencement of Term of Chapter 2.04, City Council of the Florence, Colorado Municipal Code, and amending or repealing all ordinances or regulations not in conformity herewith.

City Manager Nasta stated this is a housekeeping item. Ordinance 2-2025 is presented for its second reading and establishes the initiation of City Council's term of office.

Motion to adopt the second reading of Ordinance No. 2-2025, an Ordinance amending Section 2.04.050(C), Term of Office – Commencement of Term of Chapter 2.04, City Council of the Florence, Colorado Municipal Code, and amending or repealing all ordinances or regulations not in conformity herewith: Councilor Stone

Seconded by: Councilor Gardner

7 Ayes

Motion passed: 7 – 0

- b) Consider adopting the second reading of Ordinance No. 3-2025, an Ordinance amending Florence, Colorado Municipal Code Chapter 2.04.010, City Council – City Council Rules of Procedure

City Manager Nasta stated this is a housekeeping item. Ordinance 3-2025 is presented for its second reading and adopts recent updates to the City Council Rules and Procedures.

Motion to adopt the second reading of Ordinance No. 3-2025, an ordinance amending Florence, Colorado Municipal Code Chapter 2.04.010, City Council – City Council Rules of Procedure:

Councilor Stone

Seconded by: Councilor Vanhoutan

7 Ayes

Motion passed: 7 – 0

8) NEW BUSINESS

- a) Consider approving Resolution 3-2025, a Resolution establishing the water rates and regulations for water taps

City Manager Nasta explained this Resolution reflects the annual debt retirement changes. The debt retirement had decreased slightly, and the City anticipates no other changes. She also mentioned Staff would be working on a rate study over the summer.

Motion to adopt Resolution 3-2025, a Resolution Amending Establishing Water Rates and Regulations for Application for Water Taps: Councilor Gardner

Seconded by: Councilor MacKinnon

7 Ayes

Motion passed: 7 – 0

9) COUNCIL REPORTS

- a) City Council Reports

Councilor MacKinnon acknowledged a local FJSHS teacher for his recent State recognition.

Councilor Stone attended the Chamber of Commerce meeting, Ace Hardware ribbon cutting, and Business After Hours event at Oak Creek Grill. She announced upcoming events from Sweet Radiance, the Florence Merchants and the Chamber of Commerce. Councilor Stone also attended the Planning Commission meeting and met with Holcim on community engagement opportunities.

Councilor Mergelman attended FEDC and Pioneer Day planning.

Mayor Wolfe reported on the City's July 4th events, the upcoming Spring Clean Up event, Mayors Round Table, Senior Coffee Chat, Business After Hours event, the new FJSHS baseball facility, a Canon City Recreation District meeting, Big Horn Round Table, the Noxious Weed Board, and Outside Agency Funding workshop. He also commented on his meeting with Holcim and gave a shout out to all organizations and entities who worked to clean up the local homeless camp. Mayor Wolfe then commented on how he would address or investigate community concerns on crime when presented to him. He stated the City had shared accurate information and been forthcoming with relatable communications.

Councilor Stone reiterated that accuracy and factual information are important to the community.

Chief of Police Sean Humphrey commented on the Police Department's open-door policy and that all complaints should come to him to be addressed, personally.

b) City Manager Reports

City Manager Nasta added to the Holcim update saying they planned to do a facility tour. She reported the 2025 Outside Agency Funding committee members were Councilor Vanhoutan and Councilor Stiefel unless the City Council wanted to place the item on the next agenda.

Councilor Vanhoutan and Councilor Stiefel were comfortable serving on the committee.

City Manager Nasta also thanked the Council for approving the South Pikes Peak project. The project came in under the budgeted amount, and the next project on McCandless would be published within the week. She clarified the anticipated rate study would be based on operational costs which were not determined at this time.

City Attorney Dan Findlay announced that three appeal applications were filed in the Black Hills rate case.

10) 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.

11) ADJOURNMENT: Adjournment until the next regular City Council Meeting
Monday, April 21, 2025

Councilor Stone motioned to adjourn the meeting. Councilor Vanhoutan seconded. With all of the Councilmembers voting in favor of the motion, the motion carried. Mayor Wolfe adjourned the City Council Meeting at 7:24 p.m.

CITY OF FLORENCE, CO

BY: _____
Steve Wolfe, Mayor

RESPECTFULLY SUBMITTED: _____
Cortlyne Huppe, City Clerk