



**FLORENCE CITY COUNCIL**  
**Regular Meeting Minutes**  
**Monday, October 5, 2026, 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 Lori Cobler, City Attorney Dan Findlay, Water Superintendent Brandon Harris, Water Consultant Tom Piltingsrud, Public Works Director John Vernetti, Planning Director Ashley Fox, and Chief of Police Sean Humphrey.

**3) PRESENTATIONS**

**a) Domestic Violence Awareness Month Proclamation**

Sarah Fisher of Family Crisis Inc. shared statistics on the supportive resources and services offered to the community. She also detailed the organization's recent accomplishments.

Mayor Wolfe proclaimed October 2026 as Domestic Violence Awareness Month 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).

Tony Martinez- 337 Denver Street

Expressed gratitude for the City's diligence in addressing weed management by the Union Pacific railroad tracks and then voiced concerns over the taste of the City's water.

Joen Elliott- Chamber of Commerce President

Elaborated on the upcoming Halloween Trick or Treat event, and the Chamber's Holly Jolly Christmas planning.

**5) CONSENT AGENDA**

- a) Consider approving the minutes as written for the Regular City Council Meeting on September 21, 2026
- b) Consider approving City expenditures prepared on September 23, 2026, in the amount of \$334,487.85, on September 30, 2026, in the amount of \$174,248.07.
- c) Consider approving the Temporary Use Permit for the Florence Chamber of Commerce's Halloween Parade

- d) Consider awarding a contract for the street renovation of Sunnyside Street
- e) Consider authorizing the City Manager to enter into a contract with Spradley Bar Chevrolet, Inc. for the purchase of one (1) water department vehicle
- f) Consider authorizing the City Manager to enter into a contract with Daniels Long Chevrolet for the purchase of two (2) police vehicles

Councilor Mergelman removed item e and f from the consent agenda.

Mayor Wolfe removed item d from the consent agenda.

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

Public Works Director John Verneti elaborated on the street-widening, curb, and gutter improvements to Sunnyside Street.

City Manager Lori Cobler reminded City Council this was an approved 2026 street improvement project from Fund 17.

Public Works Director Verneti confirmed the project would take about six to eight weeks for completion.

Councilor Gardner motioned to authorize the City Manager to enter into a one-time contract with Rhodes Construction Inc., for the sum of \$192,312.35, plus a ten (10%) contingency of \$19,231.24. Councilor MacKinnon seconded. With the Councilmembers voting in favor of the motion, the motion carried.

Councilor Mergelman expressed confusion on how the proposed Water Department truck would be funded.

Water Superintendent Brandon Harris explained the truck would be budgeted from the \$400k media replacement filter media project, because the State has determined the project not to be as time sensitive as initially anticipated.

City Manager Cobler stated the vehicle is considered essential due to daily operations and need for urgent response.

Councilor MacKinnon motioned to authorize the City Manager to enter into an agreement with Spradley Chevy for the purchase of a 2021 Chevrolet Colorado, Extended Cab Pick Up, in the amount of \$35,762.85 for use in the Water Department. Councilor Gardner seconded. With the Councilmembers voting in favor of the motion, the motion carried.

Councilor Mergelman voiced confusion over the proposed item.

City Manager Cobler explained the Police Department had been approved for two new vehicles in the 2026 budget. This item is being re presented to City Council because the previously approved vehicle was no longer available at the dealership. This item was still within the approved budget amount and would meet the department's needs.

Chief of Police Sean Humphrey stated the vendor was honoring the original pricing, and that the SUV's would also be equipped with upfitting.

City Manager Cobler also excitedly announced the hiring of two new police officers, and Chief of Police Administrative Assistant Tami Grisenti.

Councilor Mergelman motioned to authorize the City Manager to enter into an agreement with Daniels Long Chevrolet for the purchase of two (2) Chevrolet 2026 Black Tahoe PPV's, including the Watts Upfitting Patrol Package, in an amount not to exceed \$158,519.40. Councilor MacKinnon seconded. With the Councilmembers voting in favor of the motion, the motion carried.

## **6) NEW BUSINESS**

- a) Consider approving Resolution No. 9 – 2026, a Resolution establishing expedited review policies for affordable housing project

Planning Director Ashley Fox elaborated on Prop 123 and the affordable housing opportunities available to Florence. One of the requirements was an affordable housing commitment, and also a fast-track review process for qualifying affordable housing projects.

Councilor Mergelman clarified how the program works, and what is defined as “affordable”.

City Manager Dan Findlay clarified this program was not required, but optional for developers.

Councilor MacKinnon moved that the Florence City Council approve Resolution No. 9-2026, a resolution establishing expedited review policies for affordable housing projects, including the City's expedited application review process, review timelines, and related applicant requirements and procedures.

Seconded by: Councilor Stone

7 Ayes

Motion Passed: 7 – 0

## **7) COUNCIL REPORTS**

- a) City Council Reports

Councilor Stiefel attended the Land Use Review Steering Committee.

Councilor Mergelman attended the last farmers market of 2026, and Penrose Apple Day.

Councilor Stone announced the upcoming Business After Hours event at the City of Florence, and the upcoming Florence Merchant Fall Festival.

Mayor Wolfe attended Senior Coffee, and the Land Use Review interview panel.

- b) City Manager Report

City Manager Cobler revised the Budget Public Hearing to October 19. She also announced the City would be moving into Level 1 of it's Drought Response Plan, and the upcoming Safe Routes for All grant collaboration event.

Mayor Wolfe confirmed the EFWA master meter project updates with Water Superintendent Harris.

**8) EXECUTIVE SESSION**

Pursuant to C.R.S. § 24-6-402(4)(a), (b), and (e), the City Council will convene in Executive Session with the City Attorney, City Manager, and designated staff for the following purposes:

Sumo Golf Course/5201 Gary Player Drive -- Receiving legal advice, determining negotiation positions, and instructing negotiators regarding water rights, municipal utility service and billing, PUD compliance, and rights-of-way and access matters (C.R.S. § 24-6-402(4)(a), (b), (e)).

Councilor Stiefel motioned to enter into executive session at 7:18 p.m., Pursuant to C.R.S. § 24-6-402(4)(a), (b), and (e), for a conference with the City Attorney, City staff, and City Council for the purpose of receiving legal advice, determining negotiation positions, and instructing negotiators regarding water rights, municipal utility service and billing, PUD compliance, and rights-of-way and access matters.

Seconded by: Councilor Gardner

7 Ayes

Motion Passed: 7 – 0

Attendees of the executive session were the City Council, the City Attorney, the City Manager, Tom Piltingsrud, City Clerk, and Renee Congdon. The executive session adjourned at 7:59 p.m.

**9) ADJOURNMENT:** Adjournment until the regular City Council Meeting Monday, October 19, 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 8:00 p.m.

CITY OF FLORENCE, CO

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

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