FLORENCE CITY COUNCIL
Regular Meeting Minutes
Monday, October 19, 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	Absent
Councilwoman Gardner	Present
Councilwoman MacKinnon	Present

OTHERS PRESENT: Deputy City Clerk Quiana Hess, City Manager Lori Cobler, City Attorney Dan Findlay, Water Consultant Tom Piltingsrud, Planning Director Ashley Fox, and Chief of Police Sean Humphrey.

3) PUBLIC HEARING

a) Consider holding a public hearing to receive public input regarding the proposed FY 2027 budget

Mayor Wolfe opened the public hearing for input.

No public input.

Mayor Wolfe closed the public hearing.

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).

Mary Anne Komar- 4346 County Road 15
Presented the idea of a Florence Strong Community Dinner and sought collaboration.

Dave Patch-713 West 7th
Manages the SUMO Golf Course and elaborated on the business and importance of the facility to the community. Sought to convince the City Council to revert the water rates of the golf course to the original MOU pricing.

Michael Drake- 5015 County Road 19
Utilizes the SUMO golf course and suggested the City not intervene with its operations.

Jay Price- 803 W 6th
Expressed concerns over the closure of SUMO golf course and its impact to the local ecosystem and local employment.

John Merriam- 600 N McCandless
Voiced the value of SUMO Golf Course and its importance to the community.

Larry Lasha- 713 W 7th
Voiced the value of SUMO Golf Course and its importance to the community.

Joen Elliott- Florence Chamber of Commerce
Announced upcoming the Halloween, Thanksgiving, and Holly Jolly Christmas events.

Paul Villagrana- 214 E 2nd
Expressed concern over the vacant buildings on Main Street, and the potential loss of SUMO Golf Course.

5) CONSENT AGENDA

a) Consider approving the minutes as written for the Regular City Council Meeting on October 5, 2026
b) Consider approving City expenditures prepared on October 7, 2026, in the amount of $282,281.61, on October 14, 2026, in the amount of $98,628.56
c) Consider approving the Special Events Permit for the Royal Gorge Chamber Alliance
d) Ratification and Adjustment of Police Department Vehicle Purchase Amount

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

6) NEW BUSINESS

a) Consider passing Ordinance No. 11 – 2026, on First Reading by Title only, an Ordinance authorizing the termination of a 1964 Trust Agreement and conveyance of real property located at 100 East Front Street

City Manager Lori Cobler elaborated on the history of the Florence Pioneer Museum and Research Center's ownership, and the specifics regarding the building's transfer from the City to the organization.

Councilor Stone moved to approve Ordinance No. 11– 2026 on First Reading by title only, an ordinance authorizing the termination of a 1964 trust agreement and the conveyance of real property located at 100 East Front Street
Seconded by: Councilor Vanhoutan
5 Ayes, 1 Abstain MacKinnon
Motion Passed: 5 – 0

b) Consider approving Resolution No. 12 – 2026, a Resolution establishing a Volunteer Firefighter Emergency Response Leave policy within the City of Florence Personnel Policy

City Manager Cobler elaborated on the reason for the amended Personnel Policy. Florence has recently employed multiple Florence Fire Protection District volunteers, and Staff sought to ensure their rights and responsibilities as firefighters were still respected while working for the City.

Mayor Wolfe questioned Worker's Comp specifics.

Councilor MacKinnon shared history on the Florence Fire Protection District and the importance of volunteers protecting our community.

Councilor MacKinnon moved to adopt Resolution No. 12 - 2026, a Resolution providing for the adoption of a revised Personnel Policy Document for the City of Florence, Colorado.
Seconded by: Councilor Gardner
6 Ayes
Motion Passed: 6 – 0

c) Consider authorizing the release of Certificate of Occupancy restrictions for the Pike View Subdivision upon receipt and acceptance of an acceptable performance bond for required sidewalk public improvements

Planning Director Ashley Fox stated the Pike View developer was requesting a release of restrictions on Certificates of Occupancy for lots within Phase 1 of the development prior to the final completion of all required public sidewalk improvements. Under Section IX of the Subdivision Improvement Agreement for Pike View, the restriction on the issuance of Certificates of Occupancy or temporary Certificates of Occupancy may be released on all or part of the lots in a phase upon recommendation of the City Manager and formal determination by the City Council upon provision of acceptable collateral. In accordance with Section IX of the governing agreement, the required collateral must be an amount not less than 125% of the estimated cost of construction for the remaining sidewalk public improvements, which is $73,280. A performance bond has been submitted by the developer.

Councilor Stone moved to authorize the release of Certificate of Occupancy restrictions for the applicable lots in the Pike View Subdivision Phase 1 pursuant to Section IX of the Subdivision Improvement Agreement.
Seconded by: Councilor Gardner
6 Ayes
Motion Passed: 6 – 0

7) COUNCIL REPORTS

a) City Council Reports

Councilor Stone reported on the previous Fall Festival event and attended the Safe Streets and Roads for All which need more public attendance. She also attended the 150/250 Tavern Talks in Canon City.

Councilor Gardner attended the Fall Festival.

Councilor Steifel attended an additional Land Use Review meeting and commented on the smooth process.

Mayor Wolfe attended the Fremont County Tourism Council meeting, the Fall Festival, Mayors Round Table, and the Safe Streets and Roads for All meetings.

b) City Manager Report

City Manager Cobler reported on the upcoming back flow testing due December 1, the East Florence Water project's successful bidding process, the Sunny Side Street's ongoing construction project, the airport project was underway and able to save rate payers $20,000, and communicated the importance of Safe Streets and Roads for All.

City Attorney Dan Findaly stated the Notice to Proceed was still being drafted for the East Florence Water project.

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 7:20 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 Vanhoutan
6 Ayes
Motion Passed: 6 – 0

Attendees of the executive session were the City Council, the City Attorney, the City Manager, Tom Piltingsrud, Planning Director, and Renee Congdon. The executive session adjourned at 8:03 p.m.

Mayor Wolfe stated the City and Legal Council would continue to make attempts to connect with SUMO Golf Course in an effort to make a resolution.

9) ADJOURNMENT: Adjournment until the regular City Council Meeting Monday, November 2, 2026.

Councilor Stiefel 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 8:06 p.m.

CITY OF FLORENCE, CO

BY: _____
Steve Wolfe, Mayor

RESPECTFULLY SUBMITTED: _____
Cortlyne Huppe, City Clerk