



FLORENCE CITY COUNCIL
Regular Meeting Minutes
Tuesday, September 3, 2024, 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, Planning Director Ashley Fox, Public Works Director Sam Elstun, Chief of Police Sean Humphrey, and Attorney Whitt Wyatt of Wyatt Hamilton Findlay.

3) PRESENTATIONS

a) National Suicide Prevention Month September 2024 Proclamation

Mayor Wolfe recited the proclamation and proclaimed September 2024 as National Suicide Prevention Month in the City of Florence, Colorado.

b) Presentations on the Street Needs Assessment Conducted by Three Rocks Engineering

City Manager Amy Nasta presented the Street Needs Assessment conducted by 3 Rocks Engineering to the City Council. The assessment was initially completed in late June, but has undergone extensive review and explanations with the 3 Rocks engineer. The outside contractor allowed for a holistic review of the entirety of the City of Florence's street network without unintentional bias, and identified the structural integrity issues with the City's road infrastructure. The presentation allowed opportunity for the City Council to review the study in advance of a future vote to accept the 3 Rocks Engineering Street Assessment, and potentially create 2025 Capital Improvement Projects for the high-priority streets. City Manager Nasta then made a detailed presentation on the assessment's structure and content.

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).

Susie Seelback- 524 Brookeway

Sought clarification regarding contact information for Fremont County Animal Control.

Chief of Police Sean Humphrey confirmed animal control, or an available officer, would be dispatched if someone made a report to the Fremont County's dispatch center.

Cathey Young- 220 East 6th Street

Inquired about CDOT's traffic control for the City's hazardous tree removal project.

City Manager Nasta stated the initial contractor pulled out of the project for personal reasons, and Public Works Director Sam Elstun was able to contract with a different company; thus, restarting the CDOT approval process.

Joel Elliott- 404 Wilson Avenue

Invited the City Council to the FloCo Fun Fest on September 8, 2024, at Pioneer Park.

Sue Kinzer- 302 Wilson Avenue

Voiced concern over West 5th Street's accessibility and safety. She suggested it become a one-way street.

5) CONSENT AGENDA

- a) Consider approving the minutes as written for the Regular City Council Meeting on August 19, 2024
- b) Consider approving City expenditures prepared on August 22, 2024, in the amount of \$104,978.73, and August 29, 2024, in the amount of \$44,091.47
- c) Consider approving the annual liquor license renewal for Paradise Liquor
- d) Consider approving the annual liquor license renewal for Ito Japanese Steakhouse Sushi & Thai
- e) Consider approving sidewalk usage for the Florence Merchants Association
- f) Consider authorizing the Mayor to enter into an Intergovernmental Agreement related to the School Resource Officer program with Fremont RE-2 School District

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

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

Sue Nusser, Secretary of the Florence Merchant's Association

Elaborated on the upcoming Crazy Sidewalk Sale where Florence merchants plan to place local vendors on the sidewalk space in front of their operating businesses. She highlighted the included map which better represents which businesses would be participating in the sidewalk sale on Saturday, October 12, 2024.

Councilor Stone motioned to approve the special sidewalk usage for the Florence Merchants Association's Crazy Sidewalk Sale on October 12, 2024. Councilor Mergelman seconded. With the Councilmembers voting in favor of the motion, the motion carried.

6) NEW BUSINESS

- a) Consider Approving Resolution No. 10 - 2024, a Resolution approving the amendment of the Subdivision Improvement Agreement Relating to Infrastructure Improvements for Willow Creek Estates and Willow Creek Estates Filing No 2.

Planning Director Ashley Fox explained the Resolution changes the construction phasing outlined in the current subdivision improvement agreement. The changes are necessary for fire

safety, cost-effectiveness, and drainage management. The Florence Fire Protection required an emergency egress be completed in Phase One.

Sue Kinzer-302 Wilson
Questioned the location of Willow Creek.

Mayor Wolfe confirmed the emergency egress would be North of the smaller lots.

Motion to approve Resolution No. 10 - 2024, a Resolution approving the amendment of the Subdivision Improvement Agreement Relating to Infrastructure Improvements for Willow Creek Estates and Willow Creek Estates Filing No 2: Councilor Stone

Seconded by: Councilor Gardner

7 Ayes

Motion passed: 7 – 0

- b) Consider approving Ordinance No. 10 – 2024, an ordinance approving the rezoning of the South 57.2 feet of Lots 17 and 18, Block 1, James A. McCandless Addition to the Town (now City) from CB – Central Business District Commercial to R-2 Low/Medium Density Residential.

Planning Director Fox elaborated on the rezoning request for 160 North Santa Fe Avenue, formerly associated with the Presbyterian Church. The Planning Commission unanimously approved the rezone at their meeting on August 15, 2024. She then opened the item to questions from the Council.

Motion to approve Ordinance No. 10 – 2024, an ordinance approving the rezoning of the South 57.2 feet of Lots 17 and 18, Block 1, James A. McCandless Addition to the Town (now City) from CB – Central Business District Commercial to R-2 Low/Medium Density Residential: Councilor Gardner

Seconded by: Councilor MacKinnon

7 Ayes

Motion passed: 7 – 0

7) **COUNCIL UPDATES**

- a) City Council Reports

Councilor Gardner attended the orange apple dedication at The Venue.

Councilor Stone toured the high school's new building trades program.

Councilor MacKinnon commented on the anticipated children's activities at The Venue, and would be attending the Gold Belt Meeting in Cripple Creek.

Councilor Vanhoutan attended the Department of Corrections community relations meeting where they discussed safety and security measures.

Councilor Mergelman reported Pioneer Day was coming up soon. He also spoke in favor of the FEDC, and the new businesses they bring to Fremont County, including Project De Sol for solar panel component manufacturers, Project Vector for Estes Industries expansion, Project

Message for The Abby property, and Project Gable for the business that builds materials for home construction by Fremont County's airport. He stated Fremont County had lost two daycare centers and the drywall plant was prepping for tiny home, mobile home, and RV manufacturers.

Mayor Wolfe attended coffee chats, a USDA workshop at the Emergent Campus, and discussed internship opportunities between RE-2 and Emergent Campus. He also toured the CTE building (career and technical education) at the high school.

b) City Manager Reports

City Manager Nasta gave clarification on the hazardous tree removal project stating the contractor pulled out after receiving CDOT approval. She thanked Public Works Director Elstun for his diligence in the project's progress and ensuring its continuation. The City Council planned to have a CIP and goal-setting workshop before October's budget public hearing. She expanded on the Black Hills PUC item with details on the collaboration amongst the attorneys and opportunities for public comment or input. City Manager Nasta announced the City's new website, and additional feature for an electronic Constant Contact form. She then announced the open application period for a BOZA vacancy, and the upcoming pool feasibility study.

8) 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.

9) ADJOURNMENT: Adjournment until the next regular City Council Meeting
Monday, September 16, 2024

Councilor Stone motioned to adjourn the meeting. Councilor Mergelman 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