



FLORENCE CITY COUNCIL
Regular Meeting Minutes
Tuesday, September 8, 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 6:32 p.m. with the Pledge of Allegiance.

2) ROLL CALL:

Mayor Wolfe	Present
Councilman Vanhoutan	Absent
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, Planning Director Asley Fox, Water Superintendent Brandon Harris, Water Consultant Tom Piltingsrud, and Chief of Police Sean Humphrey.

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).

Tony Martinez- 337 Denver Street

Expressed concerns over weed management by the Union Pacific railroad tracks, and improving drainage and road grading within his neighborhood.

Big Bill- 1025 E 5th Street

Introduced himself as an American Legion District 7 representative and elaborated on his upcoming event for the Florence Veterans Home. He also sought additional resources through community partners including Florence Fire Protection District and RE-2 School District to assist in the event.

4) CONSENT AGENDA

- a) Consider approving the minutes as written for the Regular City Council Meeting on August 17, 2026
- b) Consider approving City expenditures prepared on August 20, 2026, in the amount of \$29,534.95, on August 26, 2026 in the amount of \$45,921.64, and on September 2, 2026 in the amount of \$43,858.67

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

5) NEW BUSINESS

- a) Consider authorizing the City Manager to pursue grant funding and proceed with an RFP to execute the East Florence Water Association's Master Meter Replacement Project

Water Superintendent Brandon Harris explained the East Florence Water Association project. The initial project started with the replacement of a master meter, and then, with further discovery, resulted in the need for additional infrastructure to support the system and its customers. He explained that Staff was requesting the City Council's authorization to partner with EFWA to pursue grant funding (with repayment plan), to repair their system.

Councilor Mergelman confirmed with Superintendent Harris that the engineering, and labor would surpass Staff's skills and would require a Request for Proposal and professional contractors.

City Attorney Dan Findlay stated the agreement was not yet in place, but the City Council's authorization would allow Staff to solidify expectations prior to the project.

Councilor Mergelman motioned to authorize the City of Florence Water Department to proceed with the East Florence Water Association Master Meter Replacement Project RFP, authorize the City Manager and staff to pursue and accept applicable grant funding on behalf of the East Florence Water Association, and authorize the expenditure of municipal funds for the project on a full cost-reimbursement basis, contingent upon the execution of a binding reimbursement agreement with the East Florence Water Association prior to construction contract award.

Seconded by: Councilor Stone

6 Ayes

Motion Passed: 6 – 0

6) COUNCIL REPORTS

a) City Council Reports

Councilor Stiefel attended the City's Land Use Regulation Steering Committee meeting.

Councilor Mergelman attended FEDC, participated in the Historic Preservation flag parade, and thanked City crews for their work on Fall Clean Up.

Councilor Gardner mirrored sentiments for the City's Fall Clean Up.

Councilor Stone participated in the Historic Preservation flag parade with the Florence Archives and reported local organizations had begun downtown Christmas planning.

Councilor MacKinnon reminded Council of the upcoming Tour De Coal, and tavern talk events.

Mayor Wolfe attended Senior Coffee Chat, SOCO Start Up Week, Florence Farmers Market, and FCTC. He also supported the Fall Clean Up efforts, and Silvercliff in the dedication of their new playground.

b) City Manager Report

City Manager Lori Cobler thanked Historic Preservation for their flag parade. She then reported on the Sunny Side Street request for proposal, Pioneer Park bathroom vandalism, planned local abatements prior to Pioneer Day, continued Level 2 water restrictions, and the nominations of City directors for the local ASCEND leadership program. City Manager Cobler thanked Public works and the Water Department for their work on Fall Clean Up, and the recent water pipe break.

7) EXECUTIVE SESSION(S): IF NECESSARY

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 on specific legal questions, determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators regarding:

SUMO Golf Course/ 5201 Gary Player Drive, Florence, CO 81226 - water rights, municipal utility service and billing, PUD compliance, and rights-of-way and access matters.

231 West Main Street, Florence, CO 81226 - potential real property acquisitions, land use strategy, and negotiating parameters.

621 North Pikes Peak Avenue, Florence, CO 81226- potential real property acquisitions, land use strategy, and negotiating parameters.

Councilor Stiefel motioned to enter into executive session at 7:12 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 on specific legal questions, determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators regarding: SUMO Golf Course/ 5201 Gary Player Drive, Florence, CO 81226 - water rights, municipal utility service and billing, PUD compliance, and rights-of-way and access matters. 231 West Main Street, Florence, CO 81226 - potential real property acquisitions, land use strategy, and negotiating parameters. 621 North Pikes Peak Avenue, Florence, CO 81226- potential real property acquisitions, land use strategy, and negotiating parameters.

Seconded by: Councilor Gardner

6 Ayes

Motion Passed: 6 – 0

Attendees of the executive session were the City Council, the City Attorney, the City Manager, Tom Piltingsrud, and the Planning Director. The executive session adjourned at 8:23 p.m.

8) ADJOURNMENT: Adjournment until the regular City Council Meeting
Monday, September 21, 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 8:24 p.m.

CITY OF FLORENCE, CO

BY: _____
Steve Wolfe, Mayor

RESPECTFULLY SUBMITTED: _____
Cortlyne Huppe, City Clerk