FLORENCE CITY COUNCIL
Regular Meeting Minutes
Monday, August 3, 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	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, and Water Superintendent Brandon Harris.

3) PRESENTATIONS

a) San Juan Bautista Cemetery / Colorado State Register of Historic Properties

Planning Director Ashley Fox presented formal recognition of the San Juan Bautista Cemetery's official placement on the Colorado State Register of Historic Properties. The cemetery was listed through History Colorado as part of the Colorado Heritage for All Initiative, a statewide effort launched in celebration of Colorado's 150th anniversary to recognize and preserve historically significant properties throughout the state. Planning Director Fox then acknowledged all the people and organizations who contributed.

Rick Archuletta- San Juan Bautista Cemetery Association President
Donated a book on the history of the cemetery written by Sherri Skye Stuart, and elaborated on upcoming celebration plans.

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).

There was no public input.

5) CONSENT AGENDA

a) Consider approving the minutes as written for the Regular City Council Meeting on July 20, 2026
b) Consider approving City expenditures prepared on July 23, 2026, in the amount of $66,592.05, and on July 31 in the amount of $39,829.10.
c) Consider approving the annual liquor license renewal for Paradise Liquor
d) Consider approving the Temporary Use Permit for the Florence Merchants Association
e) Consider approving the Temporary Use Permit for the Louie's Place
f) Consider approving the Temporary Modification of Premises for Louie's Place

g) Ratification of Emergency Facilities and Land Use Agreement with the USDA Forest Service for hydrant and water access during Aspen Acres Fire incident operations

Councilor Gardner requested item 5e and 5f be removed from the Consent Agenda.

Councilor Stone motioned to approve the Consent Agenda items 5a, 5b, 5c, 5d, and 5g. Councilor Mergelman seconded. With the Councilmembers voting in favor of the motion, the motion carried.

City Council inquired about event specifics regarding Louie's Temporary Use Permit.

Councilor Gardner motioned to approve the Temporary Use Permit for Louie's Place, as presented, contingent on proof of Special Events coverage and two additional security guards. Councilor Stone seconded. With the Councilmembers voting in favor of the motion, the motion carried.

Councilor Mergelman motioned to approve the temporary modification of premises for Louies Place, contingent upon receipt of Special Event coverage, as presented. Councilor MacKinnon seconded. With the Councilmembers voting in favor of the motion, the motion carried.

6) OLD BUSINESS

a) Consider adopting the second reading of Ordinance No. 6 – 2026, an Ordinance approving the designation of the First Baptist Church of Florence (Bell Tower) at 201 East 2nd Street as a Local Historic Landmark

Planning Director Fox elaborated on Ordinance No. 6 – 2026. City Council approved the first reading of this ordinance on July 20, 2026.

Councilor MacKinnon motioned to approve Ordinance No. 6 – 2026 on second reading, a designation of the First Baptist Church of Florence (Bell Tower) as a Local Historic Landmark and listing it on the Local Historic Registry.
Seconded by: Councilor Stone
6 Ayes
Motion Passed: 6 – 0

b) Consider adopting the second reading of Ordinance No. 7 – 2026, an Ordinance approving the designation of the Lobach Block at 125 East Main Street as a Local Historic Landmark

Planning Director Fox elaborated on Ordinance No. 7 – 2026. City Council approved the first reading of this ordinance on July 20, 2026.

Councilor MacKinnon motioned to approve Ordinance No. 7 – 2026 on second reading, a designation of the Lobach Block as a Local Historic Landmark and listing it on the Local Historic Registry.
Seconded by: Councilor Mergelman
5 Ayes, 1 Abstain Stone
Motion Passed: 5 – 0

7) NEW BUSINESS

a) Consider adopting Ordinance No. 8 - 2026 – an ordinance approving the designation of the Morgan Building at 109 West Main Street as a Local Historic Landmark

Planning Director Fox reported on the Local Historic Landmark for 109 West Main Street. The Historic Planning Commission unanimously approved the application for City Council's approval on July 28, 2026.
Councilor MacKinnon motioned to approve Ordinance No. 8 – 2026 on first reading, a designation of the Morgan Building as a Local Historic Landmark and listing it on the Local Historic Registry.
Seconded by: Councilor Stone
6 Ayes
Motion Passed: 6 – 0

b) Consider adopting Ordinance No. 9 - 2026 – an ordinance approving the designation of the St. Alban's Episcopal Church at 307 East 2nd Street as a Local Historic Landmark

Planning Director Fox reported on the Local Historic Landmark for 307 East 2nd Street. The Historic Planning Commission unanimously approved the application for City Council's approval on July 28, 2026.

Councilor MacKinnon motioned to approve Ordinance 9 – 2026 on first reading, a designation of St. Alban's Episcopal Church as a Local Historic Landmark and listing it on the Local Historic Registry.
Seconded by: Councilor Mergelman
6 Ayes
Motion Passed: 6 – 0

8) COUNCIL REPORTS

a) City Council Reports

Councilor Gardner spoke positively of the America's Parade.

Councilor Mergelman and Councilor Stone attended the City/City/County meeting, the Pioneer Park bathroom ribbon cutting, and the America's Parade. Councilor Stone elaborated on the Historic Preservation Committee's local initiatives.

Councilor Vanhoutan commended the America's Parade Committee.

Mayor Wolfe attended the City/City/County meeting, the Pioneer Park bathroom ribbon cutting, America's Parade, Senior Coffee Chat, Florence Chamber meeting, and scouted information to establish better camping opportunities in Florence.

b) City Manager Reports

City Manager Lori Cobler stated the City would be modifying the Council Chambers technology and discussing economic development in the upcoming 81226 Report podcast. She attended the Pioneer Park bathroom ribbon cutting and the Farmers Market. She also announced the Chip Seal project progression and the recently mailed Drought Response Plan infographic.

City Clerk Cortlyne Huppe announced the 2026 pool season closure date.

9) EXECUTIVE SESSION(S): IF NECESSARY

Pursuant to C.R.S. § 24-6-402(4)(a), (b), and (e) to discuss real property lease interests, receive legal advice regarding City Hall lease agreements, and instruct negotiators regarding tenant agreements for the Chamber of Commerce and Florence Historical Archives.

Councilor MacKinnon motioned to enter into executive session at 7:07 p.m., pursuant to C.R.S. § 24-6-402(4)(a), (b), and (e) to discuss real property lease interests, receive legal advice regarding City Hall lease agreements, and instruct negotiators regarding tenant agreements for the Chamber of Commerce and Florence Historical Archives.
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, and the City Clerk. The executive session adjourned at 7:42 p.m.

Mayor Wolfe stated the City Council requests more information regarding the above-mentioned leases, and the future vision for City Hall.

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.

10) ADJOURNMENT: Adjournment until the regular City Council Meeting Monday, August 17, 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 7:43 p.m.

CITY OF FLORENCE, CO

BY: _____
Steve Wolfe, Mayor

RESPECTFULLY SUBMITTED: _____
Cortlyne Huppe, City Clerk

HONORARILY PREPARED IN SERVICE: _____
Kelci Barr, City Clerk Intern