



FLORENCE CITY COUNCIL
Regular Meeting Minutes
Monday, August 19, 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, and City Attorney Dan Findlay.

3) PRESENTATIONS

a) Fremont County Humane Society Presentation

Fremont County Humane Society Executive Director Doug Rae presented to the City Council. He reported on the projects and functions of the animal shelter, and the ongoing mission of the Fremont County Humane Society.

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).

Cate Fallon- 105 West Main Street

Submit a proposal to the City Council for the purchase of a reusable Christmas tree.

Kati Scheibler- 609 West 2nd Street

Reiterated the need for animal control services in Florence, and emphasized the need for animal equipment and Staff training.

Susie Seelbach- 524 Brookeway

Voiced the importance of efficient animal control, and the need for an animal micro-chip scanner.

Kevin Mahmalji- PO Box 19

Expressed interest in a police blotter, and requested the City Council vote on the issue to allow for public comment.

5) CONSENT AGENDA

- a) Consider approving the minutes as written for the Regular City Council Meeting on August 5, 2024
- b) Consider approving City expenditures prepared on August 15, 2024, in the amount of \$134,438.61
- c) Consider approving Pioneer Park usage for Bugling Elk Vineyards & Winery and Millenium Grown LLC.

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

6) OLD BUSINESS

- a) Consider Approving the Second Reading of Ordinance 9 - 2024, an Ordinance approving Willow Creek Estates Filing No. 2, a re-subdivision of lots 1 through 25 and lots 126 through 143, Willow Creek Estates Subdivision Item

Planning Director Ashley Fox stated Ordinance 9-2024 was approved unanimously at the August 5, 2024, City Council meeting, and opened the item to questions from Council.

Motion to approve the second Reading of Ordinance No. 9 – 2024, an ordinance approving Willow Creek Estates Filing No. 2, a re-subdivision of lots 1 through 25 and lots 126 through 143, Willow Creek Estates Subdivision: Councilor Stone

Seconded by: Councilor Mergelman

7 Ayes

Motion passed: 7 – 0

7) NEW BUSINESS

- a) Consider Approving Resolution No. 8 - 2024, a Resolution approving the amendment of the Subdivision Improvement Agreement Relating to Infrastructure Improvements for Pike View Estates Filing 1

Planning Director Fox stated Pike View Development Corporation has requested a change to the construction phasing and restrictions for issuance of building permits outlined in the current subdivision improvement agreement. The changes to the construction phasing will improve the financial feasibility of the infrastructure, and the amendment to the agreement changes the instances of all building permits to certificates of occupancy or temporary certificates of occupancy in Section VIII. This change is relative to the nature of the structures, as manufactured homes merely need to be placed on a foundation and joined together.

City Manager Amy Nasta noted the additional financial protection this brings to the City in case of default. The change is specific to a manufactured home versus a regular build.

City Attorney Dan Findlay also noted the efficiency these changes bring to the development, while still ensuring consistent project requirements.

Motion to approve Resolution No. 8 - 2024, a Resolution approving the amendment of the Subdivision Improvement Agreement Relating to Infrastructure Improvements for Pike View Estates Filing 1: Councilor Gardner

Seconded by: Councilor Stone

7 Ayes

Motion passed: 7 – 0

- b) Consider adopting a Resolution amending the Outside Agency Funding Requests Program for the City of Florence, Colorado

City Manager Nasta reflected on the 2024 Outside Agency Funding Request Program and looked to improve the process by establishing a placeholder amount of maximum funding to be allocated during the annual budgeting process. The process would still require applications, application review, and presentations to the City Council, and would also allow additional opportunities for public input during the applicant's presentation, budget public hearing, and distribution of funding.

Mayor Wolfe confirmed the application process and timeline would shift to January after budget finalization. He also stated the change provides better insight into how the applicants utilized previous funding.

Motion to adopt Resolution 9-2024, a Resolution providing for the adoption of an amended Outside Agency Funding Requests Program for the City of Florence, Colorado: Councilor Mergelman

Seconded by: Councilor Vanhoutan

7 Ayes

Motion passed: 7 – 0

- c) Consider appointing two (2) Councilmembers to the Outside Agency Funding Requests Program Review Committee

City Manager Nasta stated this item was intended as a placeholder. The City Council could table the item until a later date, dismiss the item, or motion to appoint the review committee.

Councilor Vanhoutan and Councilor Stiefel volunteered to serve on the application review committee.

Motion to appoint Councilor Vanhoutan and Councilor Stiefel to serve on the 2025 Outside Agency Funding Requests Program Review Committee: Councilor Mergelman

Seconded by: Councilor Stone

7 Ayes

Motion passed: 7 – 0

8) COUNCIL UPDATES

- a) City Council Reports

Councilor Mergelman attended the Fremont County Planning Commission and toured the Florence Elementary School's new cafeteria building. He stated the Florence Arts Council and Pioneer Day Board are busy with activities.

Councilor Stone attended the Florence Chamber of Commerce meeting where they are planning a 'FloCo Fun Fest'. She also attended the Merchants' meeting which is working on an event for October. Councilor Stone attended the advisory Tree Board meeting and the business after-hours event at the Florence Pioneer Museum.

Councilor MacKinnon reminded the City Council of the upcoming Historic Preservation Committee meeting.

Mayor Wolfe attended the Senior Coffee Chat, met with the new RE-2 Superintendent, and attended the Mayor's Round Table. He noted how busy Pioneer Park would be in September with upcoming events, and thanked local businesses who are supporting SOCO Ticket, which advertises Florence Junior/Senior High School sporting events.

b) City Manager Reports

City Manager Nasta would remove the Outside Agency Funding Request Applications from the website, and communicate the changes to recent applicants. She also announced the Police Department's upcoming 'Paint with a Cop' event, and that the municipal pool has closed its open swim sessions for the 2024 season. The street needs assessment project would be presented at the September 3, 2024, City Council meeting because of additional questions and clarification regarding the report.

Mayor Wolfe confirmed a fillable form for Constant Contact was not compatible with the new website.

City Attorney Findlay reported he met with the lead attorney regarding the Black Hills rate increase case. They are actively circulating a formal agreement between the parties involved.

9) **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.

10) **ADJOURNMENT:** Adjournment until the next regular City Council Meeting
Tuesday, September 3, 2024

Councilor Gardner motioned to adjourn the meeting. Councilor Stone seconded. With all of the Councilmembers voting in favor of the motion, the motion carried.
Mayor Wolfe adjourned the City Council Meeting at 7:27 p.m.

CITY OF FLORENCE, CO

BY: _____
Steve Wolfe, Mayor

RESPECTFULLY SUBMITTED: _____
Cortlyne Huppe, City Clerk