



FLORENCE CITY COUNCIL
Regular Meeting Minutes
Monday, March 18, 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	Absent
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, Director of Public Works Sam Elstun, and City Attorney Dan Findlay.

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).

Cathey Young- 220 East 6th
Recapped the Tree Workshop and Tree Board projects.

Kathy Madonna- 504 Brookeway
Requested the City Council change the ordinance regarding tree ownership, and inquired about periodic Humane Society reports. She also questioned if the 3 Rocks Street Assessment Project would include previously conducted plans and assessments.

Kati Schleibler- 609 West 2nd
Requested the City Council rewrite the tree ownership ordinance to protect the citizens.

Jenny Miley- Ward 3
Questioned local nonprofits' eligibility to receive ARPA funding, and the process City Council uses to distribute and award funds.

Christina James- Owner of Quincy's
Voiced concerns over the Junktique and Car Show street closures. She shared appreciation for the modifications to the application and hoped to be included in the process next year.

Sue Tierney- 111 West Main Street, Florence Merchants Association President
Introduced herself and elaborated on the goals of the Merchants Association.

4) CONSENT AGENDA

- a) Meeting Minutes for March 4, 2024
- b) Expenditure Approval for March 7, 2024, in the amount of \$42,385.34
- c) Special Event Permit: Florence Pioneer Museum
- d) Consider authorizing the City Manager to enter into an agreement with Core & Main for the purchase of pipe for Schedule C of the North Pike's Peak water main project
- e) Consider authorizing the City Manager to enter into an agreement with 3 Rocks Engineering & Surveying for the purpose of conducting a street assessment
- f) Consider authorizing the purchase of a replacement pool boiler from Johnny's Plumbing Hydronics CO.
- g) Consider approving amendment 2-02 pursuant to Professional Services Agreement Task Order No.2 with CH2M Hill Engineers, Inc. for the provision of general engineering services
- h) Consider approving amendment 3 pursuant to the Standard Master Agreement for Professional Services with CH2M Hill Engineers, Inc. regarding the rate schedule for CH2M Hill Engineers, Inc.

Mayor Wolfe requested to remove item 4f from the Consent Agenda.

Councilor Stone motioned to approve the Consent Agenda, excluding item 4f. Councilor Gardner seconded. Councilor MacKinnon abstained. With the Councilmembers voting in favor of the motion, the motion carried.

Mayor Wolfe requested more information on the pool boiler and why the City didn't select the lowest boiler bid.

City Manager Amy Nasta explained that the lowest bid would require construction to the existing pool building due to the boiler's footprint. The City's selection is a more efficient model and requires no building construction.

Councilor Mergelman motioned to authorize the City Manager to purchase a pool boiler from Johnny's Plumbing & Hydronics Co. in the amount of \$46,404.00, plus a ten percent (10%) contingency, for a total of \$51,044.00. Councilor MacKinnon seconded. With the Councilmembers voting in favor of the motion, the motion carried.

5) OLD BUSINESS

- a) Street Closure Request: Florence Chamber of Commerce

City Clerk Cortlyne Huppe met with the Chamber of Commerce City Council representative, Councilor Stone, and noted the Junktique and Car Show application alterations.

Councilor Mergelman confirmed Petroleum Avenue would be accessible for Junktique and the Car Show.

Joel Elliot- Florence Chamber of Commerce President
Elaborated on the efforts to increase parking potential for the local businesses while also providing safe access for emergency vehicles.

Kathy Madonna- 504 Brookeway

Thanked Sue, Joen, and Christina for their cooperation to have a successful event.

Motion to approve the Street Closure Request Forms for the Florence Chamber of Commerce, contingent upon proof of receipt of Special Event coverage: Councilor Stone

Seconded by: Councilor Mergelman

4 Ayes, 2 Abstain MacKinnon & Stiefel

Motion passed: 4 – 0

- b) Second Reading of Ordinance No. 1–2024: An Ordinance Amending Section 17.24.040 Of The R-2 Low Medium Density Residential Zone District Of Florence Municipal Code To Change The Minimum Lot Area Per Principal Structure For 1 (One) Unit From 7,000 Square Feet To 5,000 Square Feet.

City Manager Nasta reiterated the item is for the second reading of the previously passed ordinance where Planning Director Ashley Fox found a discrepancy in the municipal code.

Motion to Ordinance No. 1–2024: An Ordinance Amending Section 17.24.040 Of The R-2 Low Medium Density Residential Zone District Of Florence Municipal Code To Change The Minimum Lot Area Per Principal Structure For 1 (One) Unit From 7,000 Square Feet To 5,000 Square Feet: Councilor MacKinnon

Seconded by: Councilor Gardner

6 Ayes

Motion passed: 6 – 0

6) NEW BUSINESS

- a) Consider adopting Ordinance No. 2-2024 budgeting and appropriating additional sums of money for the Pool Park and Recreation Fund for the 2023 budget year

City Manager Nasta noted the need to amend the budget due to expenditures exceeding the appropriations for the Pool, Park and Recreation Fund. The Pool, Park, and Recreation Fund exceeded expenditures due to an increase in salaries, hiring costs, repair and maintenance, and electricity for Wilcox Park. The expenditures were important to the continuity of the Municipal Pool and provided a safe environment for patrons and staff.

Mayor Wolfe questioned where the additional money would come from.

City Manager Nasta stated the funds are available from the fund balance that carryover revenues.

Councilor Mergelman questioned if being the only swimming pool in the area had any effect on the expenditures.

City Clerk Huppe stated it did not.

Motion to approve Ordinance No. 2-2024 budgeting and appropriating additional sums of money for the Pool Park and Recreation Fund for the 2023 budget year: Councilor Gardner

Seconded by: Councilor Stone

6 Ayes

Motion passed: 6 – 0

7) **COUNCIL UPDATES**

a) City Council Reports

Councilor Stiefel, Councilor MacKinnon and Councilor Gardner thanked Public Works Director Sam Elstun and crew for their storm work.

Councilor Mergelman attended the RE-2 Superintendent Meet and Greet, County Planning Commission, BOZA, Florence Arts Council, July 4th meeting, Mayor's Round Table, and the regional safe streets meeting for grant funding.

Councilor Gardner is preparing for the Pioneer Day festivities.

Councilor Stone attended the Chamber of Commerce meeting, and noted the new business ribbon cuttings for Chips Y Salsa and Goal Academy on Main Street.

Mayor Wolfe attended the July 4th meeting, and announced that the Frady Catz would be playing in the park this year. He confirmed Spring Clean Up would be April 15-19, and also met with UAACOG on the safe streets meeting for grant funding. Mayor Wolfe attended the Mayors Round Table, and raved about Judge Allen and Court Clerk Lynn Rae for their support towards other municipal courts. He elaborated on RE-2, Canon City and Fremont County projects, and announced the Hall of Fame Randy Gradishar event at the Florence Junior/Senior High School on Thursday, April 18 at 6 p.m.

b) City Manager Reports

City Manager Nasta thanked Public Works and the Police Department for their emergency management response during the snowstorm.

City Attorney Dan Findlay had no report.

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, April 1, 2024

Councilor Stiefel 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 7:18 p.m.

CITY OF FLORENCE, CO

BY: _____
Steve Wolfe, Mayor

RESPECTFULLY SUBMITTED: _____
Cortlyne Huppe, City Clerk