



FLORENCE CITY COUNCIL
Regular Meeting Minutes
Monday, August 5, 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, Public Works Director Sam Elstun, Chief of Police Sean Humphrey, Planning Director Ashley Fox, and City Attorney Dan Findlay.

3) PRESENTATIONS

a) Dr. Joseph McGarry Day Proclamation

Mayor Wolfe recited the Dr. Joseph McGarry Day Proclamation, and proclaimed July 26, 2024, as Doctor Joseph McGarry Day in the City of Florence, Colorado.

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).

Henry Thomas- 530 Cyanide

Requested a meeting with the Mayor and City Staff to discuss an RV park and business licenses.

Jennifer Miley-Ward 3

Spoke in favor of funding local nonprofits JJ Helping Paws and Florence Historical Archives.

Buffie McFadyen- Canon City

Voiced the importance of Florence's position towards Black Hills Energy's recent utility rate increase.

5) CONSENT AGENDA

- a) Consider approving the minutes as written for the Regular City Council Meeting on July 15, 2024
- b) Consider approving City expenditures prepared on July 18, 2024, in the amount of

- c) \$108,474.27, July 25, 2024, in the amount of \$17,392.71, and July 18, 2024, in the amount of \$108,474.27
- d) Consider approving the Pioneer Park usage for No Kai Oi & the Florence Chamber of Commerce
- e) Street Closure Request Form: Florence Pioneer Museum

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

6) NEW BUSINESS

- a) Consider Approving 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 elaborated that the re-subdivision application was to replace single-family dwellings with townhomes. The Planning Commission held a public hearing on July 20, 2023, and reviewed the preliminary plats for Willow Creek Estates Filing No. 2. After conditions were met, the Planning Commission voted unanimously on July 18, 2024, to recommend the re-subdivision application to the City Council with the following conditions: the developer shall install a water stub-connection, blowoff hydrant, and line valve in the northeast corner of the development, on the west side of Highway 67. The developer shall also provide a permanent 40-foot-wide easement for the water stub connection from developed street, River Rock Blvd, to the edge of the right-of-way for Highway 67.

Motion to approve 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, based on the requirements delineated in the City of Florence Subdivision Regulations, the City Council finds the Final Subdivision Plats and Address Plat for Willow Creek Estates Filing No. 2, a Re-Subdivision of Lots 1 through 25 and Lots 126 through 143, Willow Creek Estates Subdivision, are hereby approved, and subject to the following conditions based on the recommendation of the City Engineer:

- a) The developer shall install a water stub connection, blowoff hydrant, and line valve in the northeast corner of the development, on the west side of Highway 67.
- b) The developer shall provide a permanent 40-foot-wide easement for the water stub connection from developed street, River Rock Blvd, to the edge of the right-of-way for Highway 67: Councilor Stone

Seconded by: Councilor Gardner

7 Ayes

Motion passed: 7 – 0

- b) Award funding under the City of Florence’s Outside Agency Funding Requests Program for 2024

The City had allocated \$20,000 for 2024 Outside Agency Funding requests.

City Attorney Dan Findley reiterated the importance of individual motions per entity funding to allow an opportunity for recusal.

Motion to award Florence Architectural and Cultural Traditions \$1,250 under the City of Florence's Outside Agency Funding Requests Program: Councilor MacKinnon
Seconded by: Councilor Stone
7 Ayes
Motion passed: 7 – 0

Councilor Stone motioned to award the Florence Arts Council \$2,500 under the City of Florence's Outside Agency Funding Requests Program. Councilor Vanhoutan seconded. With the Councilmembers voting in favor of the motion, the motion carried.

Councilor Stiefel motioned to award the Florence Chamber of Commerce \$3,000 under the City of Florence's Outside Agency Funding Requests Program. Councilor Mergelman seconded. With the Councilmembers voting in favor of the motion, the motion carried.

Councilor Mergelman motioned to award the Florence Historical Archives \$1,500 under the City of Florence's Outside Agency Funding Requests Program. Councilor Gardner seconded. With the Councilmembers voting in favor of the motion, the motion carried.

Councilor Stone motioned to award the Florence Merchants Association \$2,500 under the City of Florence's Outside Agency Funding Requests Program. Councilor Mergelman seconded. With the Councilmembers voting in favor of the motion, the motion carried.

Councilor Gardner motioned to award the Florence Pioneer Museum and Research Center \$3,000 under the City of Florence's Outside Agency Funding Requests Program. Councilor Stone seconded. Councilor MacKinnon abstained. With the Councilmembers voting in favor of the motion, the motion carried.

Councilor Mergelman motioned to award the Florence Senior Community Center \$1,900 under the City of Florence's Outside Agency Funding Requests Program. Councilor Vanhoutan seconded. With the Councilmembers voting in favor of the motion, the motion carried.

Councilor Stiefel motioned to award JJs Helping Paws \$1,000 under the City of Florence's Outside Agency Funding Requests Program. Councilor Gardner seconded. With the Councilmembers voting in favor of the motion, the motion carried.

Councilor Stone motioned to award the Miller-Kito American Legion Post 25 \$1,250 under the City of Florence's Outside Agency Funding Requests Program. Councilor Vanhoutan seconded. With the Councilmembers voting in favor of the motion, the motion carried.

Councilor Mergelman motioned to award Nature's Educators \$675 under the City of Florence's Outside Agency Funding Requests Program. Councilor Gardner seconded. With the Councilmembers voting in favor of the motion, the motion carried.

Councilor Stone motioned to award the Pioneer Day Board \$1,425 under the City of Florence's Outside Agency Funding Requests Program. Councilor MacKinnon seconded. With the Councilmembers voting in favor of the motion, the motion carried.

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

Mayor Wolfe stated discussion during the earlier workshop did not result in any changes to the Outside Agency Funding Program Resolution. The only modification would be to some language in the application document.

7) **COUNCIL UPDATES**

- a) City Council Reports

Councilor Mergelman gifted a July 4 Rotary Duck to Public Works Director Sam Elstun as a ‘thank you’ for his help with the event. He also attended FEDC and the Fremont County Fair.

Councilor MacKinnon announced that three historic applications would be coming to the City Council soon.

Mayor Wolfe attended a class reunion and Senior Center coffee chat. He helped trim trees in downtown Florence, attended Dr. McGary’s retirement ceremony, visited the business after-hours event at the Baker’s Rack, and celebrated the Pioneer Museum’s birthday. Mayor Wolfe attended the Planning Commission meeting, Fremont County Attorney Brenda Jackson’s retirement party, and the Colorado Junior Rodeo Celebration.

- b) City Manager Reports

City Manager Amy Nasta elaborated on the quarterly ARPA Tree Program update and anticipated the first round of trees to be removed within the next couple of weeks. City Manager Nasta expected to present the Street Needs Assessment project to the City Council at the August 19th meeting, pending clarification from 3 Rocks Engineering. She also announced the 2025 Outside Agency Funding applications would be posted within the week.

8) **EXECUTIVE SESSION(S): IF NECESSARY**

Pursuant to C.R.S. § 24-6-402(4)(b), an executive session to seek legal advice on specific legal issues regarding the City’s legal options related to the application filed by Black Hills in PUC proceeding number 24AL-0275E.

Mayor Stiefel motioned to enter into an executive session at 7:07 p.m., pursuant to C.R.S. § 24-6-402(4)(b), an executive session to seek legal advice on specific legal issues regarding the City’s legal options related to the application filed by Black Hills in PUC proceeding number 24AL-0275E

Seconded by: Councilor Vanhoutan

7 Ayes

Motion Passed: 7 – 0

Attendees of the executive session were the City Council, the City Attorney, and the City Manager. The executive session adjourned at 7:39 p.m.

Councilor Stiefel motioned to direct City Attorney Dan Findley to enter into negotiations and the next steps relating to the Black Hills rate case.

Seconded by: Councilor Stone

7 Ayes

Motion Passed: 7 – 0

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, August 19, 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 7:41 p.m.

CITY OF FLORENCE, CO

BY: _____

Steve Wolfe, Mayor

RESPECTFULLY SUBMITTED: _____

Cortlyne Huppe, City Clerk