



**FLORENCE CITY COUNCIL**  
**Regular Meeting Minutes**  
**Monday, September 16, 2024, 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	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, Public Works Director Sam Elstun, Chief of Police Sean Humphrey, 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).

There was no public comment.

**4) CONSENT AGENDA**

- a) Consider approving the minutes as written for the Regular City Council Meeting on September 3, 2024
- b) Consider approving City expenditures prepared on September 5, 2024, in the amount of \$23,191.12, and September 11, 2024, in the amount of \$31,427.15
- c) Consider accepting the Street Needs Assessment Conducted by 3 Rocks Engineering

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

**5) OLD BUSINESS**

- a) Consider approving the second reading of Ordinance No. 10 – 2024, an ordinance approving the rezoning of the South 57.2 feet of Lots 17 and 18, Block 1, James A. McCandless Addition to the Town (now City) from CB – Central Business District Commercial to R-2 Low/Medium Density Residential.

Motion to approve the second reading of Ordinance No. 10 – 2024, an ordinance approving the rezoning of the South 57.2 feet of Lots 17 and 18, Block 1, James A. McCandless Addition to the Town (now City) from CB – Central Business District Commercial to R-2 Low/Medium Density Residential: Councilor Stone  
Seconded by: Councilor Vanhoutan  
7 Ayes  
Motion passed: 7 – 0

6) **COUNCIL UPDATES**

a) City Council Reports

Councilor Stone attended the merchant’s meeting where they discussed the upcoming Crazy Sidewalk Sale and Halloween Trick or Treat events.

Councilor Mergelman attended the Paint with a Cop Rock Snake event and the CML Fall District 13 meeting. He reminded those in attendance of the upcoming Pioneer Day Celebration and complimented City Manager Amy Nasta on her work with the Street Assessment.

Councilor MacKinnon attended the CML Fall District 13 meeting.

Councilor Gardner attended the Rock Snake event and the Florence Chamber’s So Long Summer event in Pioneer Park.

Mayor Wolfe discussed a potential “Give Back Day” with RE-2 Superintendent Dr. Wilson. He attended the Mayor’s Round Table, CML’s Fall District 13 meeting, and Tour de Coal Town event. He announced a public hearing will be hosted in Canon City on November 17, 2024, regarding the Black Hills PUC claim. Mayor Wolfe also met Senator Bennet’s new representative Jacob Topping.

b) City Manager Reports

City Manager Nasta announced an intergovernmental agreement with Canon City for cost-sharing the Black Hills rate case would appear on the October 7 City Council agenda. The PUC may also be visiting Florence on October 21, or November 18 for an informational work session with the community.

Public Works Director Sam Elstun was working on the Pioneer Day Celebration and Hazardous Tree Project. He also scheduled a kick-off meeting for the North Pikes Peak Project.

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

Pursuant to C.R.S. §24-6-402(4)(b), an executive session for the purpose of receiving legal advice regarding Stuart v. Sackett/Philips/Winters

Councilor Stiefel motioned to enter into an executive session at 6:43 p.m., pursuant to C.R.S. §24-6-402(4)(b), an executive session for the purpose of receiving legal advice regarding Stuart v. Sackett/Philips/Winters

Seconded by: Councilor Vanhoutan

7 Ayes

Motion Passed: 7 – 0

Attendees of the executive session were the City Council, the City Attorney, Peter Doherty, and the City Manager. The executive session adjourned at 7:11 p.m.

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.

**8) ADJOURNMENT:** Adjournment until the next regular City Council Meeting  
Monday, October 7, 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 7:12 p.m.

CITY OF FLORENCE, CO

BY: \_\_\_\_\_  
Steve Wolfe, Mayor

RESPECTFULLY SUBMITTED: \_\_\_\_\_  
Cortlyne Huppe, City Clerk