

June 6, 2023
Public Hearing Minutes Board of Adjustments

Mayor Mary Condon called the public hearing to order at 6:00 pm to hear public comments and/or concerns regarding the consideration an ordinance requesting a variance request on the following properties:

- Sections 9.2 (c.2), 23.6 (d), 23.7 (a) and 24.1.(d) of the Code of Ordinance regarding nonconforming buildings and uses of a site-built structure/garage on an original carport concrete pad that does not meet the required setbacks regarding Lot 1, block 9 within the City of Florence, TX, more commonly known as 207 East Avenue.
- Sections 23.3, 23.4 and 24.1.(b) of the Code of Ordinance regarding front yard improvements and nonconforming buildings and uses of an addition of a 6' CMU wall/outdoor patio in the front yard and the modification of an existing carport that also does not meet the required setbacks regarding Lot 6-7, block 9 within the City of Florence, TX, more commonly known as 202 N. Love Avenue.

Mayor Mary Condon closed the public hearing at 6:08 pm.

Mayor Mary Condon called the regular agenda at 6:08 pm to swear in the new Alderpersons by issuing Oath of Office and Statement of Elected Officials to Lesa Ragsdale, Denise Deichmann, and Mike Jarrell. Mayor Mary Condon closed the regular agenda at 6:15 pm.

June 6, 2023
Board of Adjustments Minutes

1. Mayor Mary Condon called the Board of Adjustments to order at 6:15 pm Call to Order.

2.Public Comment. THE RESPONSE OF THE BOARD OF ADJUSTMENTS TO ANY COMMENT UNDER THIS HEADING IS LIMITED TO MAKING A STATEMENT OF SPECIFIC FACTUAL INFORMATION IN RESPONSE TO THE INQUIRY, OR RECITING EXISTING POLICY. ANY DELIBERATION OF THE ISSUE IS LIMITED TO A PROPOSAL TO PLACE IT ON A LATER AGENDA. No public comment.

3. Discussion, consideration, and possible action on an ORDER GRANTING/DENYING ZONING VARIANCE for the following properties-

Lesla Ragsdale made the motion to grant Zoning Variance regarding Sections 9.2 (c.2), 23.6 (d), 23.7 (a) and 24.1.(d) of the Code of Ordinance regarding nonconforming buildings and uses of a site-built structure/garage on an original carport concrete pad that does not meet the required setbacks regarding Lot 1, block 9 within the City of Florence, TX, more commonly known as 207 East Avenue. Debra Bartos Cahill seconded the motion. Mayor Mary Condon asked to poll the Council.
Lesla Ragsdale- for

Denise Deichmann- for
Mike Harrell- for
Amy Hansson- for
Debra Bartos Cahill- for
Motion carried.

Debra Bartos Cahill made the motion to grant Zoning Variance regarding Sections 23.3, 23.4 and 24.1.(b) of the Code of Ordinance regarding front yard improvements and nonconforming buildings and uses of an addition of a 6' CMU wall/outdoor patio in the front yard and the replacement and/or modification of an existing carport that also does not meet the required setbacks regarding Lot 6-7, block 9 within the City of Florence, TX, more commonly known as 202 N. Love Avenue. Lesa Ragsdale seconded the motion. Mayor Mary Condon asked to poll the Council.

Lesla Ragsdale- for
Denise Deichmann- for
Mike Harrell- for
Amy Hansson- for
Debra Bartos Cahill- for
Motion carried.

4. Mayor Mary Condon adjourned the meeting at 6:27 pm.

June 6, 2023 Minutes

The Florence City Council met on June 6, 2023, with Mayor Mary Condon presiding and Council members Denise Deichmann, Lesa Ragsdale, Amy Hansson, Mike Harrell, and Debra Bartos Cahill were present.

Staff members present Amy L. Crane, Mary Dixon, Adam Marsh, Jamie Hargrove-Jacobs, and Jeffrey Dixon.

Guests present: Angel Callan, Rick Castleberry.

Mayor Mary Condon called the meeting to order at 6:27 pm.

Mayor Mary Condon asked that Guests addressing the Council speak at this time.

Angel Callan addressed the Council with her concerns regarding the May 9, 2023, council meeting. Mrs. Callan stated she was embarrassed for the city in its entirety. Per an open records request, she received copies of the complaints filed by city employees and displayed highly unprofessionalism by Chief Adam Marsh. She inquired as to why all the officers, including SROs, attended the meeting and not protecting the schools. Mayor Mary Condon stated her concerns could be placed on the next agenda.

1. Consent Agenda-

Debra Bartos Cahill made the motion to approve the minutes for May 3, 2023, May 9, 2023, and May 16, 2023, as presented. Lesa Ragsdale seconded the motion. Mayor Mary Condon asked to poll the Council.

Lesla Ragsdale- for
Denise Deichmann- for
Mike Harrell- for
Amy Hansson- for
Debra Bartos Cahill- for

Motion carried.

**Regular Agenda-
Committee, Council Members, and City Staff Reports:**

2. Mayor/Council Report- No Report.

3. Municipal Court- See Report.

4. City Secretary, Amy L. Crane- See Report.

5. Police Department, Chief Adam Marsh- See Report.

6. Public Works Department- See Report.

Council requested quotes on capping Well # 1. Also, the building at 306 East Main Street needs to be completely moved out for the Chamber of Commerce.

7. Florence Chamber of Commerce- No Report.

8. Florence Planning and Zoning Committee- No Report.

9. Florence ISD Afterschool Centers on Education-ACE- Angel Callan- After School program will run to the end of June and will continue when school starts.

10. Building Services Director, Mary Dixon- See Report.

11. Lesa Ragsdale made the motion that all email communications should have the signature block and confidentiality disclaimers set forth in the Personnel policy. Only city approved emails are authorized. The florencetex.com is currently the only domain approved by City Council. Debra Bartos Cahill seconded the motion. Mayor Mary Condon asked to poll the Council.

Lesa Ragsdale- for

Denise Deichmann-for

Mike Harrell- for

Amy Hansson- for

Debra Bartos Cahill- for

Motion carried.

12. Debra Bartos Cahill made the motion to approve an amendment to the preliminary plat Nightingale subdivision regarding street names corrections. Amy Hansson seconded the motion. Mayor Mary Condon asked to poll the Council.

Lesa Ragsdale- for

Denise Deichmann-for

Mike Harrell- for

Amy Hansson- for

Debra Bartos Cahill- for

Motion carried.

3. Debra Bartos Cahill made the motion on closing the following bank accounts and transferring the funds to the General Fund-

a. Blue Santa- \$119.63 as of 04/30/2023

b. Parks and Recreation- \$101.65 as of 04/30/2023

Lesa Ragsdale seconded the motion. Mayor Mary Condon asked to poll the Council.

Lesa Ragsdale- for

Denise Deichmann- for

Mike Harrell- for

Amy Hansson- for

Debra Bartos Cahill- for

Motion carried.

14. Personnel Matters. Mayor Mary Condon, the City Council, and Public Works Director Jeff Dixon adjourned into executive session at 8:00 pm under Sec. 551.074 (a) (1) and/or (2) of the Texas Government Code, for discussion of Personnel Matters-, including, without limiting the generality of the foregoing, consideration of the employment, evaluation, reassignment, duties, discipline, or dismissal of Jeff Dixon, Public Works Director- Performance Review.

15. Open session Mayor Mary Condon, the City Council, and Public Works Director Jeff Dixon adjourned into open session at 8:21 pm concerning the consideration of the employment, evaluation, reassignment, duties, discipline, or dismissal of Jeff Dixon, Public Works Director- Performance Review, pursuant to Section 551.074 (b) of the Texas Government Code, and take action, if any, concerning such matters, and any and all other matters related thereto. Debra Bartos Cahill made the motion to demote Public Works Director to Technician at \$21.00 an hour allowing Jeff Dixon to utilize the city truck for two weeks. Lesa Ragsdale seconded the motion. Mayor Mary Condon asked to poll the Council.

Lesa Ragsdale- for

Denise Deichmann-for

Mike Harrell- for

Amy Hansson- for

Debra Bartos Cahill- for

Motion carried.

16. Debra Bartos Cahill made the motion approving the 1st reading of Ordinance no. 06062023-01 an ordinance of the City of Florence, Texas, amending the official zoning map, and making this amendment a part of the said official zoning map, to wit: to change the zoning from Commercial Services District (C2) to Neighborhood Commercial District (C1) for the property being 1.03 acres, more or less, of land, known as Florence City Of, BLOCK PT U - 51 FM 970, Florence, Texas 76527, being more particularly described in Exhibit "A" attached hereto; providing for an enactment, repealed, severability, publication, effective date, and proper notice and meeting. Lesa Ragsdale seconded the motion. Mayor Mary Condon asked to poll the Council.

Lesa Ragsdale- for

Denise Deichmann-for

Mike Harrell- for

Amy Hansson- for

Debra Bartos Cahill- for

Motion carried.

17. Lesa Ragsdale made the motion approving the 1st reading of Ordinance no. 06062023-02 an ordinance of the City of Florence, Texas, amending the official zoning map, and making this amendment a part of the said official zoning map, to wit: to change the zoning from Agriculture District (AG) to Multi-Family District (MF) for the property being 12.4647 acres, more or less, of land, known as S3624 - Florence City Of, BLOCK J, LOT 12 405 South Love Avenue, Florence, Texas 76527, being more particularly described in Exhibit "A" attached hereto; providing for an enactment, repealed, severability, publication, effective date, and proper notice and meeting. Denise Deichmann seconded the motion. Mayor Mary Condon asked to poll the Council.

Lesa Ragsdale- for
Denise Deichmann-for
Mike Harrell- for
Amy Hansson- for
Debra Bartos Cahill- for
Motion carried.

18. Conference with Attorney-Executive Session. Mayor Mary Condon, City Council, and City Attorney adjourned at 6:40 pm into one or more executive session(s) under Sec. 551.071(1)(A) and/or (B) of the Texas Government Code, and/or Sec. 551.071(2) of the Texas Government Code for discussion of matters in which when the governmental body seeks the advice of its attorneys about (I) pending or contemplated litigation; or (ii) a settlement offer; or (iii) on one or more matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflict with the Open Meetings Act. Mayor Mary Condon, City Council, and City Attorney adjourned into open session at 7:05 pm

19. Personnel Matters- Debra Bartos Cahill, Mayor Pro-Tem, Mayor Pro-Tem Debra Bartos Cahill offered a public apology for lack of knowledge on procedures for handling such matters and inquired if each Council member had read the grievance packets. Debra Bartos Cahill made the motion requesting a rehearing and re-vote on the complaints Against Chief Adam Marsh by Amy Crane and Mary Dixon. She is not requesting a rehearing on the complaints by Chief Adam Marsh against Amy Crane and Mary Dixon. Statement by Debra Bartos Cahill, Amy Hansson seconded the motion. Mayor Mary Condon asked to poll the Council.

Lesa Ragsdale- against
Denise Deichmann- against
Mike Harrell- abstain
Amy Hansson- for
Debra Bartos Cahill- for
Mayor Mary Condon voted to break tie- for
Motion carried.

Debra Bartos Cahill made the motion that the grievance's filed by Mary Dixon and Amy L Crane have sufficient evidence to investigate further. Amy Hansson seconded the motion. After further discussion on procedure process with the City Attorney Randy Stump, Amy Hansson rescinded her motion. Motion died to lack of second.

Debra Bartos Cahill made the motion to appoint an investigation committee to review the grievance's filed and report back to City Council. Amy Hansson seconded the motion. Mayor Mary Condon asked to poll the Council.

Lesa Ragsdale- against
Denise Deichmann- against
Mike Harrell- abstain
Amy Hansson- for
Debra Bartos Cahill- for
Mayor Mary Condon voted to break tie- against
Motion failed.

20. Personnel Matters-Executive Session. Adjourn into one or more executive session(s) under Sec. 551.074(a)(1) and/or (2) of the Texas Government Code, for discussion of Personnel Matters, including, without limiting the generality of the foregoing, to hear a complaint or charge against an officer or employee, Chief Adam Marsh filed by Amy Crane and Mary Dixon. Mayor Mary Condon, City Council, and City Attorney Randy Stump did not adjourn into executive session.

21. Open session concerning the hearing of complaint filed by Amy Crane against Police Chief Adam Marsh pursuant to Section 551.074(a)(2) of the Texas Government Code, and take action, if any, concerning such matters, and any and all other matters related thereto, where the officer requests such hearing be in open session. No action was taken.

22. Open session concerning the hearing of complaint filed by Mary Dixon against Police Chief Adam Marsh pursuant to Section 551.074(a)(2) of the Texas Government Code, and take action, if any, concerning such matters, and any and all other matters related thereto, where the officer requests such hearing be in open session. No action was taken.

23. Open Session for consideration and action, if any, arising out of the executive session(s) regarding any of the Personnel Matters described in Paragraph Nos. 1-3 above. No action was taken.

24. Debra Bartos Cahill made the motion requiring that all city employees, whether classified as exempt or nonexempt under federal wage and hour law, record all time worked and all leave or holiday time taken and to use the time-clock to record hours worked. This would be an interim measure pending approval of updated City Personnel Policies. Lesa Ragsdale seconded the motion. Mayor Mary Condon asked to poll the Council.

Lesa Ragsdale- for

Denise Deichmann- for

Mike Harrell- for

Amy Hansson- for

Debra Bartos Cahill- for

Motion carried.

25. Debra Bartos Cahill made the motion for the Blue Santa Thrift Shop to utilize the old city hall building located at 106 South Patterson until a lease can be negotiated between the two parties. The city will be responsible for ½ of the plumbing bill to repair the water leak. The city will back charge all the utilities since August 2022. The Thrift Shop will be liable for the utilities and maintenance. The city will address the current situation with the water leak. Denise Deichmann seconded the motion. Mayor Mary Condon asked to poll the Council.

Lesa Ragsdale- abstain

Denise Deichmann- for

Mike Harrell- for

Amy Hansson- for

Debra Bartos Cahill- for

Motion carried.

26. No action was taken on a request from Carol Marshall regarding a water bill. Ms. Marshall was unable to attend the meeting.

27. Denise Deichmann made the motion to approve the city expenditures, as presented. Debra Bartos Cahill seconded the motion. Mayor Mary Condon asked to poll the Council.

Lesa Ragsdale- for

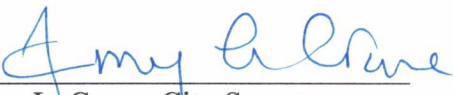
Denise Deichmann- for

Mike Harrell- for
Amy Hansson- for
Debra Bartos Cahill- for
Motion carried.

28. The next Council meeting is scheduled for July 11, 2023, at 6:00 pm. Mayor Mary Condon polled the Council who would be present at the next meeting.

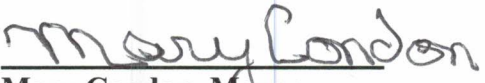
Lesa Ragsdale- confirmed
Denise Deichmann- confirmed
Mike Harrell- confirmed
Amy Hansson- confirmed
Debra Bartos Cahill- confirmed
Motion carried.

29. Mayor Mary Condon adjourned the meeting at 8:24 pm.



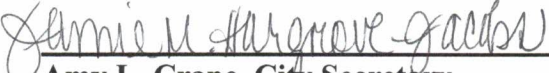
Amy L. Crane, City Secretary

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FLORENCE, TEXAS, this
11 day of July, 2023.



Mary Condon, Mayor

ATTEST:



Amy L. Crane, City Secretary.