

October 3, 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:

- Section 5.02.2 of the Florence Subdivision Ordinance - Minimum square footage of a lot size from 10,000 to approximately 7,000, Section 5.02.3 of the Florence Subdivision Ordinance- Minimum lot width of 80 feet to approximately 60 feet regarding lot dimensions for previously approved plat and Section 5.04.2 Building lines - All lots shall have side yards of not less than ten percent (10%) of the width of the entire lot; provided however, that such side building line shall not be less than seven and one-half (7-1/2) feet from the side street property line; therefore, based on all the above applicant is requesting a one foot (1' variance on each side of structure) regarding property # RO10904, Block 21, Lot 4 within the City of Florence, TX, more commonly known as 203 S Patterson Avenue .
- Section 22.2 of the Florence Zoning Ordinance- Applicant is requesting a variance to allow a pre-constructed home used as a residential building totally approximately three hundred fifty (350) square feet be granted in lieu of the required seven hundred fifty (750) square feet within the living area per dwelling unit and Section 24 of the Zoning Ordinance regarding non-conforming structure regarding property # R598832, Block A, Lot 2, Davis Subdivision, within the City of Florence, TX more commonly known as 100 Martha Street.

NO PUBLIC COMMENTS. Mayor Mary Condon closed the public hearing at 6:02 p.m.

October 3, 2023 Board of Adjustments Minutes

Mayor Mary Condon called the Board of Adjustments to order at 6:03 p.m.

Alderman Mike Harrell provided Invocation at 6:04 p.m.

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. **Ben Daniel noted it was National Night Out.**

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

- (a) Lesa Ragsdale made the motion to grant a Zoning Variance regarding Section 5.02.2 of the Florence Subdivision Ordinance - allowing a one-foot (1') variance on each side of structure; reducing the side yard requirement from 7.5' to 6.5' regarding property # RO10904, Block 21, Lot 4 within the City of Florence, TX, more commonly known as **203 S Patterson Avenue**. Mike Harrell seconded the motion. Mayor Mary Condon asked to poll the Council.
Lesa Ragsdale- for
Denise Deichmann- absent
Mike Harrell- for
Amy Hansson- for

Debra Bartos Cahill- for
Motion carried.

(b) Debra Bartos Cahill made the motion to grant a Zoning Variance regarding Section 22.2 of the Florence Zoning Ordinance- allowing a pre-constructed home, used as a residential building, totally approximately three hundred fifty (350) square feet be granted in lieu of the required seven hundred fifty (750) square feet within the living area per dwelling unit; regarding property # R598832, Block A, Lot 2, Davis Subdivision, within the City of Florence, TX more commonly known as **100 Martha Street**. **However, the variance will revert back to the standard ordinance upon changes in property ownership.** Amy Hansson seconded the motion. Mayor Mary Condon asked to poll the Council.

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

Mayor Mary Condon adjourned the meeting at 6:15 p.m.

October 3, 2023 Minutes

The Florence City Council met on October 3, 2023, with Mayor Mary Condon presiding and Council members Amy Hansson, Debra Bartos Cahill, Lesa Ragsdale and Mike Harrell were present. Denise Deichmann was absent.

Staff members present: Mary Dixon, Josh Teitge, Stacey Adams. Daniel Ortiz

Legal Counsel present: None

Guests present: Rick Castleberry, Peggy Morse, Cody Lattimore, Ben Daniel

Mayor Mary Condon called the meeting to order at 6:16 pm

Mayor Mary Condon asked any Guests addressing the Council to speak at this time. **No Public comments.**

Mayor Mary Condon reopened Public Comments at 7:01 p.m. to allow Rick Castleberry to speak on behalf of Nightingale with updates to include restructuring of partners, construction drawings (90 days out) and final plat within 30 days. Looking to need taps 1st quarter of 2025 and working now with attorney Tony Corbett and still requesting consideration for a utility agreement. Also mentioned he is still in need of copies of the annexation and ordinances.

Consent Agenda-

5. a. Debra Bartos Cahill made the motion to approve the September 5, 2023, September 15, 2023 and September 27, 2023 minutes as presented. Amy Hansson seconded the motion. Mayor Mary Condon asked to poll the Council.

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

Committee, Council Members, and City Staff Reports:

6. **Mayor/Council Report-** Mayor reported that TxDOT 10' sidewalk project from Love to the Loop has been awarded.
7. **Municipal Court, Ramona Batchelor-** See report.
8. **City Secretary (Interim), Mary Dixon -** See Report.
9. **Police Department, Chief Adam Marsh-** See Report; Also, Chief Marsh reported they had interviewed a female for the open SRO position at the High School.
10. **Public Works Department-** See Report, Also Stacey Adams reported additional issues with lighting strikes at the Wells.
11. **Florence Chamber of Commerce-** Peggy Morse reported Main Street Clean-Up and First Friday for October 6th, After Hours event for October 12th and Monthly meeting on October 24th.
12. **Florence Planning and Zoning Committee-** No report.
13. **Florence ISD Afterschool Centers on Education-ACE- Angel Callan-** See Report.
14. **Florence Community Garden Project – No Report.** Mayor requested to speak to Angel Callan about the project at the City Park Pavilion and seeing if they could assist with repairing the roof damage from a fallen tree.
15. **Building Services Director-** See Report.

16. Debra Bartos Cahill made the motion to approve the 2nd reading of Ordinance #09272023-01 making appropriations for the support of the City of Florence for the fiscal year beginning October 1, 2023 and ending September 30, 2024; appropriating money to a sinking fund to pay interest and principal on the City's indebtedness; and adopting the annual budget of the City of Florence for the 2023-2024 year. Amy Hansson seconded the motion. Mayor Mary Condon asked to poll the Council.

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

17. Debra Bartos Cahill made the motion to establish a public hearing date on November 14, 2023 at 6:00 p.m.; at which time Florence City Council will consider the adoption of Land Use Assumptions and a Capital Improvement Plan related to Wastewater Impact Fees. Amy Hansson seconded the motion. Mayor Mary Condon ask to poll the Council.

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

18. Establishing a public hearing date, at which time Florence City Council will consider the adoption of Wastewater Impact Fees, **was tabled**.

19. Review of estimates to rebuild the lift station pumps at the WWTP **was tabled** so additional quotes could be obtained.

20. Review of estimates for transfer switches at Wells and WWTP **was tabled** so additional quotes could be obtained for manual switches at Wells #2 and #4 specifically.

21. Debra Bartos Cahill made the motion to approve ordering a Dell computer system for the Municipal Courts; not to exceed \$2000.00 to include labor to set up. Lesa Ragsdale seconded the motion. Mayor Mary Condon ask to poll the Council.

Denise Deichmann-absent

Lesa Ragsdale- for

Mike Harrell - for

Amy Hansson- for

Debra Bartos Cahill-for

Motion carried.

22. Amy Hannson made the motion to approve the 1st reading of Ordinance No. 10032023-01, repealing the juvenile curfew established by prior Ordinances Nos. 08042009-01, 09022014-01, 05022017-01, and 10062020-01, subsequently codified in the Code of Ordinances as Article 8.02, Minors, Division 2, Curfew, Sections 8.02.031 through 8.02.035, to comply with new state legislation. Debra Bartos Cahill seconded the motion. Mayor Mary Condon ask to poll the Council.

Denise Deichmann-absent

Lesa Ragsdale- for

Mike Harrell - for

Amy Hansson- for

Debra Bartos Cahill-for

Motion carried.

23. **Personnel Matters.** Mayor Mary Condon and City Council, adjourned into executive session at 7:10 p.m. 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 Jamie Hargrove-Jacobs, City Secretary.

24. Mayor Mary Condon and City Council reconvened into Open session at 7:15 pm concerning the consideration of the of the employment, evaluation, reassignment, duties, discipline, or dismissal of Jamie Hargrove-Jacobs, City Secretary, 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 a motion to accept the resignation of Jaime Hargrove-Jacobs, City Secretary. Mike Harrell seconded the motion. Mayor Mary Condon ask to poll the Council.

Denise Deichmann-absent

Lesa Ragsdale- for

Mike Harrell - for

Amy Hansson- for

Debra Bartos Cahill-for

Motion carried.

25. **Personnel Matters.** Mayor Mary Condon, City Council and Interim City Secretary Mary Dixon adjourned into executive session at 7:17 p.m. 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 Mary Dixon, Director of Building Services and Interim City Secretary.

26. Mayor Mary Condon, City Council and Interim City Secretary Mary Dixon reconvened into Open session at 7:45 pm concerning the consideration of the of the employment, evaluation, reassignment, duties, discipline, or dismissal of Mary Dixon, Director of Building Services and Interim City Secretary, 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. Amy Hansson made a motion to appoint Mary Dixon as Interim City Secretary. Debra Bartos Cahill seconded the motion. Mayor Mary Condon ask to poll the Council.

Denise Deichmann-absent

Lesa Ragsdale- for

Mike Harrell - for

Amy Hansson- for

Debra Bartos Cahill-for

Motion carried.

27. Debra Bartos Cahill made the motion to establish a salary range of \$60,000 to \$70,000 for City Secretary, promote Daniel Ortiz as Assistant City Secretary at \$20.00/hour full time and to post for a part time position for Court Clerk. Amy Hansson seconded the motion. Mayor Mary Condon ask to poll the Council.

Denise Deichmann-absent

Lesa Ragsdale- for

Mike Harrell - for

Amy Hansson- for

Debra Bartos Cahill-for

Motion carried

28. Debra Bartos Cahill made the motion to approve the expenditures. Amy Hansson seconded the motion. Mayor Mary Condon ask to poll the Council.

Denise Deichmann-absent

Lesa Ragsdale- for

Mike Harrell - for

Amy Hansson- for

Debra Bartos Cahill-for

Motion carried

29. The next Council meetings are scheduled for Thursday, October 19, 2023, at 6:00 p.m., Thursday, October 24, 2023 at 6:30 p.m. and November 14, 2023 at 6:00 p.m. Mayor Mary Condon polled the Council who would be present at the next meeting.

Lesa Ragsdale- confirmed

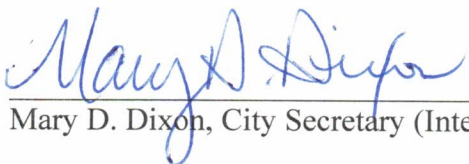
Denise Deichmann- absent

Mike Harrell- confirmed

Amy Hansson- confirmed

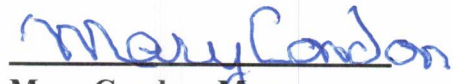
Debra Bartos Cahill- confirmed

30. Meeting adjourned at 8:04 pm.



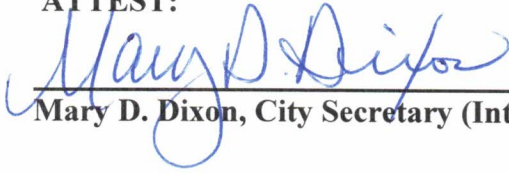
Mary D. Dixon, City Secretary (Interim)

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FLORENCE, TEXAS, this
14th day of November, 2022.**



Mary Condon, Mayor

ATTEST:



Mary D. Dixon, City Secretary (Interim)