

City of Florence Council Agenda

Mayor
Mary Condon

Mayor Pro Tem
Debra Bartos Cahill

Council Members
Lesa Ragsdale
Denise Deichmann
Mike Harrell
Amy Hannson

NOTICE IS HEREBY GIVEN that the City Council of the City of Florence will conduct a regular meeting scheduled for **Tuesday, December 5, 2023, at 6:00 p.m.** at the Florence City Hall, 851 FM 970, Florence, Texas, 76527.

Agenda:

1. Call to Order.
2. Pledge of Allegiance.
3. Invocation or Moment of Silence.
4. **Public Comment. THE RESPONSE OF THE COUNCIL 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.**

CONSENT AGENDA:

5. All items listed are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council member requests one, in which event the item will be removed from the consent agenda and considered on the regular agenda.
 - a. Consideration on approving minutes-
November 14, 2023

REGULAR AGENDA:

**Discussion, consideration, and possible action on the following reports-
Committee, Council Member, and City Staff Reports:**

6. Mayor/Council Report-
Capital Improvements Report
7. Municipal Court Ramona Batchelor-
Monthly Municipal Court Report
8. City Secretary (Interim) Mary Dixon-
Monthly Financial Report
9. Chief of Police Josh Teitge-
Monthly Incident Report
Code Enforcement Report
Neighborhood Watch Committee Report
10. Public Works Director (Interim) Stacey Adams-
Monthly Report
11. Florence Chamber of Commerce-
Monthly Report
12. Florence Planning and Zoning Committee-
Monthly Report
13. Florence ISD Afterschool Centers on Education-ACE- Angel Callan
Monthly Report
14. Florence Community Park Garden Project
15. Building Services Director- Mary Dixon
Monthly Report

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16. Discussion, consideration, and possible action on approving the fiscal audit ending 9/30/2022; presented by Donald Allman - CPA.
17. PUBLIC HEARING: the purpose of the hearing is to consider the land use assumptions and capital improvements plan under which an impact fee may be imposed. Any member of the public has the right to appear at the hearing and present evidence for or against the land use assumptions and capital improvements plan.
18. Discussion, consideration, and possible action to approve the land use assumptions and capital improvements plan under which an impact fee may be imposed.
19. Discussion, consideration, and possible action on a recommendation to adopt an order or resolution establishing a public hearing date; at which time Florence City Council will consider the adoption of Wastewater Impact Fees.
20. PUBLIC HEARING: the purpose of the hearing is to consider to repeal and replace the City's Zoning Code with a new Zoning Code; amending the Official Zoning Map of the City based on the zoning districts established in the new Zoning Code; providing for findings of fact, enactment, repealer, severability, penalties, a schedule of permits and fees, codification and publication, an effective date, and proper notice and meeting.
21. Discussion, consideration, and possible action on Ordinance No. 12052023-01, an ordinance amending Chapter 14, Zoning, of the Code of Ordinances of the City of Florence, Texas, to repeal and replace the City's Zoning Code with a new Zoning Code; amending the Official Zoning Map of the City based on the zoning districts established in the new Zoning Code; providing for findings of fact, enactment, repealer, severability, penalties, a schedule of permits and fees, codification and publication, an effective date, and proper notice and meeting. [1st Reading.]
22. PUBLIC HEARING: the purpose of the hearing is to consider authorizing a special use permit zoning request received from 5R Field Services, LLC and TTSCG, LLC with permission from owner John L. Shive, for the purpose of allowing a mix of Business & Professional Office, Limited Retail, and certain Commercial Recreation uses within the Central Business District for a non-profit business to raise funds to support local organizations within the City of Florence, to be located in the Central Business District (CBD) – WCAD Parcel R010878 also known as 206 E. Main Street, Florence, Texas 76527 with proposed changes allowing TTSCG, LLC to be removed and 5R Field Services, LLC to remain with adding 60% retail sales and office space upstairs; in addition to fundraising.
23. Discussion, consideration, and possible action on Ordinance No. 12052023-02, authorizing a special use permit zoning request received from 5R Field Services, LLC and TTSCG, LLC with permission from owner John L. Shive, for the purpose of allowing a mix of Business & Professional Office, Limited Retail, and certain Commercial Recreation uses within the Central Business District for a non-profit business to raise funds to support local organizations within the City of Florence, to be located in the Central Business District (CBD) – WCAD Parcel R010878 also known as 206 E. Main Street, Florence, Texas 76527 with proposed changes allowing TTSCG, LLC to be removed and 5R Field Services, LLC to remain with adding 60% retail sales and office space upstairs; in addition to fundraising.
24. Discussion, consideration, and possible action on Ordinance No. 08012023-01 authorizing a special use permit zoning request from Krasniqi Real Estate Holdings, LLC, for the purpose of a fitness gym as a Commercial Recreation use, to be located in the Central Business District (CBD) – WCAD Parcel R010892 also known as 212 E. Main Street, Suite 102, Florence, Texas 76527, as initially considered and approved by Council by motion during its August 1, 2023 regular Council Meeting.
25. Discussion, consideration, and possible action on generators for the WWTP.
26. Discussion, consideration, and possible action on approving the change order from Westar Construction in the amount of \$19,740.00 to replace the old service water line to the existing meters for the 2021/2022 TX CDBG project.
27. Discussion, consideration, and possible action on purchase of one replacement Police Canine Patrol Vehicle and three replacement Patrol Vehicles to replace units 800, 802 (Tahoe), 803 and 804 with 2024 Chevrolet Tahoe from Defender Supply Police Outfitters; utilizing Forfeiture Seizure funds.

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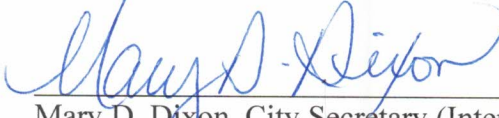
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28. Discussion, consideration, and possible action on Florence Police Department IT support for an additional three, five, or seven years. This is complete IT support for all Police Department technology, CJIS compliance, and city camera systems. 3 Year-\$35,749, 5 Year-\$62,659, or 7 Year-\$92,329. This would be funded through Asset Forfeiture Account.
29. Discussion, consideration, and possible action on TxDOT passing a Commission Minute Order to update the speed for FM 970 West of Florence to reduce the speed from 50 to 45 MPH and the School Zone from 35 to 30 MPH.
30. Discussion, consideration, and possible action on extending the allotted time for Amy Crane.
31. Discussion, consideration, and possible action on expenditures.
32. Discussion, consideration, and possible action on date and time of next meeting.
33. Adjournment.

I certify that the above notice of the City Council Meeting was posted at City Hall of the City of Florence, Texas on or before 6:00 pm on the 2nd day of December, 2023.



Mary D. Dixon, City Secretary (Interim)

Agenda items may be considered, deliberated and/or acted upon in a different order than set forth above. At any time during the meeting and in compliance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the Council reserves the right to meet in executive session on any of the above agenda items for consultation concerning attorney-client matters (§551.071); deliberation regarding real property (§551.072); deliberation regarding prospective gift (§551.073); personnel matters (§551.074); and deliberation regarding security devices (§551.076). Any subject discussed in executive session may be subject to action during open meeting.