

## January 8, 2025 Minutes

The Florence City Council met on January 8, 2025, with Mayor Ben Daniel presiding and Council members Mary Condon, Mike Harrell, Denise Deichmann and Lesa Ragsdale. Forrest Hyde was absent.

Staff members present: Mary Dixon and Angelica Lombardi

Legal Counsel present: none

Guests present: Robert Peerman and Rick Castleberry

Mayor Ben Daniel called the meeting to order at 6:00 p.m.

Alderman Mike Harrell provided Invocation.

**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. Mayor Ben Daniel opened the hearing for public comment at 6:01 p.m. Robert Peerman requested for the Impact Fees to remain at the current rate for Phase One of Nightingale. His concerns on raising the Impact Fees, along with other items approved in the PD ordinance, will increase the cost of the lots and be passed on to the future buyer(s) and could price these lots out of the market. Mayor Ben Daniel closed the public hearing at 6:34 p.m.

Mayor Ben Daniel, City Council, and City Staff reconvened into regular session at 6:34 p.m.

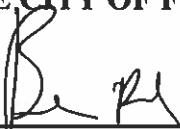
1. Mary Condon made the motion to approve the land use assumptions and capital improvements plan under which an impact fee may be imposed. Denise Deichmann seconded the motion. Mayor Ben Daniel asked to poll the Council.  
Denise Deichmann- for  
Lesla Ragsdale- for  
Mike Harrell - for  
Forrest Hyde- absent  
Mary Condon-for  
Motion carried.
2. Mary Condon made the motion to approve **Resolution 2025-3**, setting the public hearing for February 18, 2025 at 6:00 p.m. to discuss and review proposed water impact fees, provide notice of the hearing, with the effective date being the date the Ordinance is adopted. Mike Harrell seconded the motion. Mayor Ben Daniel asked to poll the Council.  
Denise Deichmann- for  
Lesla Ragsdale- for  
Mike Harrell - for  
Forrest Hyde- absent  
Mary Condon-for  
Motion carried.

3. The next Council meeting will be a regular Council meeting scheduled for Tuesday, February 4, 2025, at 6:00 p.m. Mayor Ben Daniel polled the Council to see who would be present at the next meeting.  
Denise Deichmann- confirmed  
Lesa Ragsdale- confirmed  
Mike Harrell - confirmed  
Forrest Hyde- absent  
Mary Condon-confirmed
4. The meeting adjourned at 6:38 p.m.

  
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Angelica Lombardi, City Secretary

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**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FLORENCE, TEXAS, this  
4<sup>th</sup> day of February, 2025.**

  
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**Ben Daniel, Mayor**

**ATTEST:**

  
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Angelica Lombardi, City Secretary