

**Zoning Board of Adjustments  
Minutes  
June 4, 2024**

The Florence Zoning Board of adjustments met on June 4, 2024, with Mayor Mary Condon presiding. Council members Mike Harrell, Denise Deichmann, and Lesa Ragsdale present. Debra Bartos Cahill and Amy Hannson were absent.

Mayor Mary Condon called the PUBLIC HEARING to order at 6:00 P.M. to hear public comments or concerns considering a variance request from Ron Carroll, on behalf of Nelson Diaz, to allow a reduction from 10' (minimum side yard requirement) to 7.5' for the North Side of Lot 2, Block 1, due the existing home in place; pursuant to Section 3.8.C.1.b of the Florence Zoning Ordinance. This property is located within the City of Florence, TX, more commonly known as 307 N Patterson Avenue. No public comments. Mayor Mary Condon closed the public hearing at 6:01 P.M.

Mayor Mary Condon called the meeting to order at 6:02 P.M.

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

Denise Deichmann made the motion to approve the variance request from Ron Carroll, on behalf of Nelson Diaz, to allow a reduction from 10' (minimum side yard requirement) to 7.5' for the North Side of Lot 2, Block 1, due the existing home in place; pursuant to Section 3.8.C.1.b of the Florence Zoning Ordinance. This property is located within the City of Florence, TX, more commonly known as 307 N Patterson Avenue. Lesa Ragsdale seconded the motion. Mayor Mary Condon asked to poll the Council.

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

Meeting adjourned at 6:04 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  
2<sup>nd</sup> day of July, 2024.**



  
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Ben Daniel, Mayor

**ATTEST:**  
  
\_\_\_\_\_  
Angelica Lombardi, City Secretary

# City Council Minutes June 4, 2024

The Florence City Council met on June 4, 2024, with Mayor Mary Condon presiding until Mayor-Elect, Ben Daniel, was sworn in and Council members Mike Harrell, Denise Deichmann, and Lesa Ragsdale present. Debra Bartos Cahill and Amy Hannson were absent. New elected Alderman Forrest Hyde was absent.

Staff members present: Mary Dixon, Josh Teitge, Daniel Ortiz, Cameron Barnard, Angelica Lombardi, Ramona Batchelor

Legal Counsel present: none

Guests present: Rick Kirkpatrick, Christy Daniell, Angel Callan, Mike Sullivan, Judge Scott Field, Jeanne Knauth, Clare Condon, Patty Bendele, Kim Daniel, Laurie Born and Robert Peerman.

Mayor Mary Condon called the meeting to order at 6:04 P.M.

Pastor Mike Sullivan provided the Invocation.

Judge Scott Field swore in Mayor-Elect, Ben Daniel and Alderwoman Mary Condon.

Mayor Ben Daniel asked any Guests addressing the Council to speak at this time. **Michael McCloskey from U.S. Senator John Carter's office welcomed new Mayor Ben Daniel.**

## Consent Agenda-

1a. Denise Deichmann made the motion to approve the May 7, 2024, May 16, 2024, and May 21, 2024 minutes; as stated. Mary Condon 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.

## Committee, Council Members, and City Staff Reports:

- 2. Mayor/Council Report-** Mary Condon spoke about meeting with Recharge to bring water. TXDOT road from college to Buddies will install a 10 foot path and sidewalk.
- 3. Municipal Court, Ramona Batchelor-** See report. Ramona spoke about improving efficiency between the Judge and Prosecutor with Angelica's assistance.
- 4. Assistant City Secretary, Daniel Ortiz -** See Report. Daniel mentioned April 2024 sales tax was down 4.95% from last year. March 2024 was 5% from last year, and May 2024 was 5% above from last year.
- 5. Police Department, Chief Josh Teitge –** See Report. Chief Teitge spoke about abandoned vehicles in the City. He said if someone contests an abandoned vehicle, they can submit proof to City Council beforehand for consideration.

6. **Public Works Department, Cameron Barnard-** See Report. Cameron said Public Works will keep Salado Lane mowed and work the Library to keep the area behind the Library building mowed.
7. **Eula Hunt Beck Florence Public Library-** See Report.
8. **Florence Chamber of Commerce-** Cristy Daniell said on May 4, 2024, the Beer Market had their ribbon cutting. On May 16, 2024 the Beer Market had their after-hours event. The May 28, 2024 meeting was held at First Baptist Church.
9. **Florence Planning and Zoning Committee-** No report.
10. **Florence ISD Afterschool Centers on Education-ACE-** ACE Program Coordinator Angel Callan reported that the organization visited the Florence Swimming Pool that opened earlier that day. Their theme is, "Exploration Texas," and will visit the Science Mill, Texas State Technical College, Sports Clips headquarters, the State Capitol, The Locker Organization in Georgetown that supports Florence I.S.D, Austin Community College, Central Texas College, Firefly, and Fort Cavazos.
11. **Florence Community Garden Project** – Maggie George would like to volunteer. Laurie Born set the Garden Project meeting in June and July. The Garden Project will collaborate with the Library for additional joined activities.
12. **Building Services Director, Mary Dixon -** See Report.

13. Denise Deichmann made the motion to appoint Mary Condon as the Mayor Pro-Tem for 2024-2025. Lesa Ragsdale seconded the motion. Mayor Ben Daniel asked to poll the Council.

Denise Deichmann- for

Lesa Ragsdale- for

Mike Harrell - for

Forrest Hyde- absent

Mary Condon-abstain

Motion carried.

14. Mary Condon made the motion to approve the resignation of Ben Daniel as the Planning and Zoning Commissioner and Chairman. Denise Deichmann seconded the motion. Mayor Ben Daniel asked to poll the Council.

Denise Deichmann- for

Lesa Ragsdale- for

Mike Harrell - for

Forrest Hyde- absent

Mary Condon-for

Motion carried.

15. Denise Deichmann made the motion to accept the resignation of Forrest Hyde as Planning and Zoning Commissioner. Mike Harrell seconded the motion. Mayor Ben Daniel asked to poll the Council.

Denise Deichmann- for

Lesa Ragsdale- for

Mike Harrell - for

Forrest Hyde- absent

Mary Condon-for

Motion carried.

16. Mary Condon made the motion to approve appointing Jeanne Knauth as a Planning and Zoning Commissioner to fill one of the two vacant positions. Denise Deichmann seconded the motion. Mayor Ben Daniel asked to poll the Council.



Denise Deichmann- for  
Lesa Ragsdale- for  
Mike Harrell - for  
Forrest Hyde- absent  
Mary Condon-for  
Motion carried.

**17.** Mary Condon made the motion to appoint Angelica Lombardi as City Secretary; relieving Mary Dixon as Interim City Secretary. Mary Dixon will continue to assist in training. Denise Deichmann seconded the motion. Mayor Ben Daniel asked to poll the Council.

Denise Deichmann- for  
Lesa Ragsdale- for  
Mike Harrell - for  
Forrest Hyde- absent  
Mary Condon-for  
Motion carried.

**18.** Mary Condon made the motion to accept and approve the 2nd Reading of **Ordinance 05072024-01** to annex into the city limits 9.6 acres, being a portion of a certain 20.0-acre tract out of the Josephus Hornsby Survey, Abstract No. 285, Williamson County, Texas (R652494), such territory being located northeast of the intersection of N. Patterson Avenue (SH 195) and E. Tomlinson Street. Denise Deichmann seconded the motion. Mayor Ben Daniel asked to poll the Council.

Denise Deichmann- for  
Lesa Ragsdale- for  
Mike Harrell - for  
Forrest Hyde- absent  
Mary Condon-for  
Motion carried.

**19.** Denise Deichmann made the motion to accept and approve the 2nd Reading of **Ordinance 05072024-02** to provide for collection fees on delinquent utility accounts. Lesa Ragsdale seconded the motion. Mayor Ben Daniel asked to poll the Council.

Denise Deichmann- for  
Lesa Ragsdale- for  
Mike Harrell - for  
Forrest Hyde- absent  
Mary Condon-for  
Motion carried.

**20.** Denise Deichmann made the motion to approve a reduced rate of \$1.00 for the Afterschool Centers on Education (ACE) for pool passes and approval to pay by invoice. Lesa Ragsdale seconded the motion. Mayor Ben Daniel asked to poll the Council.

Denise Deichmann- for  
Lesa Ragsdale- for  
Mike Harrell - for  
Forrest Hyde- absent  
Mary Condon-for  
Motion carried.

**21.** Denise Deichmann made the motion to approve a reduced rate of \$1.00 for the Eula Hunt Beck Public Library for pool passes and approval to pay by invoice. Lesa Ragsdale seconded the motion. Mayor Ben Daniel asked to poll the Council.

Denise Deichmann- for  
Lesa Ragsdale- for  
Mike Harrell - for  
Forrest Hyde- absent  
Mary Condon-for  
Motion carried.

**22.** Mary Condon made the motion to approve the grant funds for the Eula Hunt Beck Public Library for the Summer Reading Program. Mike Harrell seconded the motion. Mayor Ben Daniel asked to poll the Council.

Denise Deichmann- for  
Lesa Ragsdale- for  
Mike Harrell - for  
Forrest Hyde- absent  
Mary Condon-for  
Motion carried.

**23.** Denise Deichmann made the motion to approve an additional \$2.00 per hour merit raise for Christa Armantrout. Lesa Ragsdale seconded the motion. Mayor Ben Daniel asked to poll the Council.

Denise Deichmann- for  
Lesa Ragsdale- for  
Mike Harrell - for  
Forrest Hyde- absent  
Mary Condon-for  
Motion carried.

**24.** Lesa Ragsdale made the motion to approve allowing Patty Bendele to stay on the Public Library CD; as a signer. Denise Deichmann seconded the motion. Mayor Ben Daniel asked to poll the Council.

Denise Deichmann- for  
Lesa Ragsdale- for  
Mike Harrell - for  
Forrest Hyde- absent  
Mary Condon-for  
Motion carried.

**25.** Denise Deichmann made the motion to allow removing Mary Dixon and Debra Bartos Cahill from the VeraBank signature cards for all accounts and CDs and adding Daniel Ortiz, Angelica Lombardi and Ben Daniel. Mary Condon seconded the motion. Mayor Ben Daniel asked to poll the Council.

Denise Deichmann- for  
Lesa Ragsdale- for  
Mike Harrell - for  
Forrest Hyde- absent  
Mary Condon-for  
Motion carried.

**26.** Denise Deichmann made the motion to pay outstanding utility bills for Blue Santa within 90 days. Further charges will be invoiced by the City and Blue Santa will pay monthly. Mike Harrell seconded the motion. Mayor Ben Daniel asked to poll the Council.

Denise Deichmann- for  
Lesa Ragsdale- abstain  
Mike Harrell - for  
Forrest Hyde- absent  
Mary Condon-for  
Motion carried.

**27.** Denise Deichmann made the motion to approve raising the notary fee from \$6.00 for the first page to \$10.00. Lesa Ragsdale seconded the motion. Mayor Ben Daniel asked to poll the Council.

Denise Deichmann- for  
Lesa Ragsdale- for  
Mike Harrell - for  
Forrest Hyde- absent  
Mary Condon-for  
Motion carried.

**28.** Mary Condon made the motion to approve an exception request from the Florence ISD to work outside the allowed hours and allow cement pours at 3:00am, with the majority of the work taking place this summer on Saturdays for the new elementary school, to meet construction deadlines. Mike Harrell seconded the motion. Mayor Ben Daniel asked to poll the Council.

Denise Deichmann- for  
Lesa Ragsdale- for  
Mike Harrell - for  
Forrest Hyde- absent  
Mary Condon-for  
Motion carried.

**29.** Mary Condon made the motion to approve a standing purchase order with Brenntag for chemicals, not to exceed \$2,500.00. Lesa Ragsdale seconded the motion. Mayor Ben Daniel asked to poll the Council.

Denise Deichmann- for  
Lesa Ragsdale- for  
Mike Harrell - for  
Forrest Hyde- absent  
Mary Condon-for  
Motion carried.

**30.** Denise Deichmann made the motion to approve removing City Trap~Neuter~Return Program (T.N.R.) from the website. Mike Harrell seconded the motion. Mayor Ben Daniel asked to poll the Council.

Denise Deichmann- for  
Lesa Ragsdale- for  
Mike Harrell - for  
Forrest Hyde- absent  
Mary Condon-for  
Motion carried.

**31.** Mary Condon made the motion to allow Whitaker to replace damaged water fountain replacements at the parks; as proposed. Lesa Ragsdale seconded the motion. Mayor Ben Daniel asked to poll the Council.

Denise Deichmann- for

Lesa Ragsdale- for

Mike Harrell - for

Forrest Hyde- absent

Mary Condon-for

Motion carried.

**32.** Mary Condon made the motion to table this item increasing the City cleanup day fees for further research. Lesa Ragsdale seconded the motion. Mayor Ben Daniel asked to poll the Council.

Denise Deichmann- for

Lesa Ragsdale- for

Mike Harrell - for

Forrest Hyde- absent

Mary Condon-for

Motion carried.

**33.** Denise Deichmann made the motion to approve the city expenditures; as presented. Mike Harrell seconded the motion. Mayor Ben Daniel asked to poll the Council.

Denise Deichmann- for

Lesa Ragsdale- for

Mike Harrell - for

Forrest Hyde- absent

Mary Condon-for

Motion carried.

**34.** The next Council meeting is scheduled for Tuesday, July 2, 2024, at 6:00 p.m. Mayor Ben Daniel polled the Council to see who would be present at the next meeting.

Denise Deichmann- for

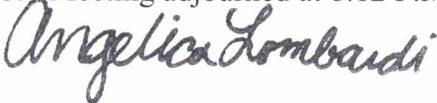
Lesa Ragsdale- for

Mike Harrell - for

Forrest Hyde- absent

Mary Condon-for

**35.** Meeting adjourned at 8:12 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  
2<sup>nd</sup> day of July, 2024.

*Ben Dal*

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Ben Daniel, Mayor

ATTEST:

*Angelica Lombardi*

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Angelica Lombardi, City Secretary

