

# May 7, 2024

## Minutes

The Florence City Council met on May 7, 2024, with Mayor Mary Condon presiding and Council members Debra Bartos Cahill, Mike Harrell, Denise Deichmann, and Lesa Ragsdale present. Amy Hansson was absent.

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

Legal Counsel present: Ben Whitehead

Guests present: Ben Daniel, Rick Kirkpatrick, Rick Castleberry, John Lohr, Robert Chambers, CPT Bryan Burkhardt, Forrest Hyde, Christy Daniell, Laurie Born and Angel Callan

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

Alderman Mike Harrell provided Invocation.

Mayor Mary Condon asked any Guests addressing the Council to speak at this time. **Rick Castleberry commented and expressed his frustration on it taking over four (4) years for the Nightingale process, adding extra costs of \$3,000,000 and felt it was a waste our attorney's time to be discussing it in an executive session since the developer had requested for both attorneys to meet in advance to discuss the agreements.**

### Consent Agenda-

5. a. Lesa Ragsdale made the motion to approve the April 2, 2024 minutes; as stated. Debra Bartos Cahill seconded the motion. Mayor Mary Condon asked to poll the Council.

Denise Deichmann- for

Lesla Ragsdale- for

Mike Harrell - for

Amy Hansson- absent

Debra Bartos Cahill-for

Motion carried.

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

6. **Mayor/Council Report-** No report.

7. **Municipal Court, Ramona Batchelor-** See report.

8. **Assistant City Secretary, Daniel Ortiz -** See Report.

9. **Police Department, Chief Josh Teitge –** See Report.

10. **Public Works Department, Cameron Barnard-** See Report.

11. **Eula Hunt Beck Florence Public Library-** See Report.

12. **Florence Chamber of Commerce-** Cristy Daniell gave a brief meeting recap from the Chamber meeting on April 23<sup>rd</sup> with Chelsea Soloman, announced May 16<sup>th</sup> after hours to be held at the Florence Beer Market at 6:00 p.m. and the next Chamber meeting would be on May 28<sup>th</sup>, location TBD due to elections at City Hall.

13. **Florence Planning and Zoning Committee-** No report.

14. **Florence ISD Afterschool Centers on Education-ACE-** ACE Program Coordinator Angel Callan reported that the organization would offer a summer program that would include a free breakfast and lunch, field trips and activities beginning May 28<sup>th</sup>, Monday thru Friday from 7:30 a.m. to 1:30 p.m.
15. **Florence Community Garden Project** – ACE Program Coordinator Angel Callan said they were still in limbo; due to needing volunteers with gardening experience. Laurie Born was present and was recommended. Debra Bartos Cahill stated if Angel would provide details, she would post on the City Facebook page to request for assistance.
16. **Building Services Director, Mary Dixon** - See Report.

17. Debra Bartos Cahill made the motion to accept rezone from Agriculture District (AG) to a Planned Development District (PD) – WCAD Parcel R010605 also known as 12331 W FM 487, FLORENCE, TX 76527; as stated. Denise Deichmann seconded the motion. Mayor Mary Condon asked to poll the Council.

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

18. Debra Bartos Cahill made the motion to approve **Resolution 05072024-01** approving a municipal services agreement with Florence ISD related to the proposed annexation of 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 Mary Condon asked to poll the Council.

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

19. Mayor Mary Condon called the public hearing to order at 6:04 pm. The meeting was to hear public comments and concerns on the proposed rezoning request from the following- To consider the proposed rezoning request from the Florence I.S.D., to rezone from Agricultural (AG) to Institutional/Municipal District (IM) – WCAD Parcel R010976, R652493 and R652494; also known as 802 N. Patterson, Florence, Texas 76527 **AND** to hear public comments on the proposed annexation of the following territory: 9.6 acres of land, more or less, out of the Josephus Hornsby Survey, Abstract No. 285, Williamson County, Texas, being a portion of that certain 20.00 acres of land described in the Special Warranty Deed conveying such property from Jerry L. Howell to the Florence Independent School District, as recorded in Document No. 2023052074, in the Official Public Records of Williamson County, Texas. **No public comments.** Mayor Mary Condon closed the public hearing at 6:05 pm.

Denise Deichmann made the motion to accept the 1<sup>st</sup> Reading of **Ordinance 05072024-01** annexing 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, and to provide for zoning of the full 20.0-acre tract as Institutional upon annexation. Lesa Ragsdale seconded the motion. Mayor Mary Condon asked to poll the Council.



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

**20.** Debra Bartos Cahill made the motion to approve a request from Florence ISD to reduce the parking space requirement to 20x9 vs 20x10, on the West parking lot only, to accommodate the serpentine drive coming off of Patterson Avenue for the proposed new elementary school located at 810 N. Patterson Avenue; per Sections 5.1(C)(5) and Sec. 5.1(F) of the new Zoning Ordinance. Denise Deichmann seconded the motion. Mayor Mary Condon asked to poll the Council.

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

**21. Conference with Attorney:** Mayor Mary Condon, City Council, City Staff and the City Legal Counsel, Ben Whitehead continued into closed **executive session**, at 6:49 pm, pursuant to Texas Government Code Sec. 551.071, to seek the advice of the City’s legal counsel regarding a request from Florence FM 970 Ventures, LLC, for the City of Florence to consent to the creation of a municipal utility district (MUD) to be known as “Northwest Williamson County Municipal Utility District No. 3” within the extraterritorial jurisdiction of the City. Mayor Mary Condon ended the executive session at 7:16 pm.

**22. Conference with Attorney:** Mayor Mary Condon, City Council, City Staff and the City Legal Counsel, Ben Whitehead adjourned into closed **executive session**, at 6:18 pm, pursuant to Texas Government Code Sec. 551.071, to seek the advice of the City’s legal counsel regarding a request to enter into service agreements related to water and wastewater service for the Nightingale Subdivision. Mayor Mary Condon ended the executive session at 6:38 pm.

**23. Conference with Attorney:** Mayor Mary Condon, City Council, City Staff and the City Legal Counsel, Ben Whitehead continued into closed **executive session**, at 6:39 pm, pursuant to Texas Government Code Sec. 551.071, to seek the advice of the City’s legal counsel regarding a request to enter into a non-binding term sheet written to memorialize Recharge Water LP’s interest in exploring the sale of potable water to the City of Florence. Mayor Mary Condon ended the executive session at 6:48 pm.

**24.** Mayor Mary Condon, City Council, City Staff and the City Legal Counsel, Ben Whitehead reconvened into Open session at 7:19 pm concerning consideration and action, if any, arising out of the conference with legal counsel about any of the matters described in Paragraph No. 21, 22 and/or 23 above; with actions noted below.

**21.** Debra Bartos Cahill made the motion authorizing the Ben Whitehead to negotiate with Nightingale’s legal counsel. Denise Deichmann seconded the motion. Mayor Mary Condon asked to poll the Council.

Denise Deichmann- for  
Lesa Ragsdale- for

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

**22.** Debra Bartos Cahill made the motion authorizing the Ben Whitehead to clarify whether City of Florence or the Municipal Utility District should pursue a contract with the City of Georgetown, whether the 600 LUE includes the 300-acre feet, and clarify any drainage issues. Denise Deichmann seconded the motion. Mayor Mary Condon asked to poll the Council.

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

**23.** Debra Bartos Cahill made the motion authorizing the Ben Whitehead to clarify with Recharge for further information on rates. Denise Deichmann seconded the motion. Mayor Mary Condon asked to poll the Council.

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

**25.** Denise Deichmann made the motion to accept Ordinance 05072024-02 to provide for collection fees on delinquent utility accounts; as stated. Debra Bartos Cahill seconded the motion. Mayor Mary Condon asked to poll the Council.

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

**26.** Debra Bartos Cahill made the motion to approve the contract with ADP for payroll services; as quoted. Denise Deichmann seconded the motion. Mayor Mary Condon asked to poll the Council.

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

**27.** Debra Bartos Cahill made the motion to approve a contract with QuickBooks Online for accounting services as stated; excluding payroll functions. Lesa Ragsdale seconded the motion. Mayor Mary Condon asked to poll the Council.

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

**28.** Debra Bartos Cahill made the motion to approve an additional \$3.00 per hour merit raise for Daniel Ortiz and add the title of Finance Administrator. Denise Deichmann seconded the motion. Mayor Mary Condon asked to poll the Council.

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

**29.** Debra Bartos Cahill made the motion to approve the mowing bid from Cross Cut, LLC for the 2024 season; as quoted. Denise Deichmann seconded the motion. Mayor Mary Condon asked to poll the Council.

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

**30.** Debra Bartos Cahill made the motion to approve the request from Williamson County ESD #7 for a permit requesting a temporary housing unit to be used during the construction and remodel of the Fire Station in Florence; as stated. Denise Deichmann seconded the motion. Mayor Mary Condon asked to poll the Council.

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

**31.** Debra Bartos Cahill made the motion to approve Cradle Point Service Contract for the amount of \$6,795.20. Debra asked that one quarter of the amount due be budgeted annually; instead of all at once every four years since the forfeiture funds will not be available. Denise Deichmann seconded the motion. Mayor Mary Condon asked to poll the Council.

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



**32.** Debra Bartos Cahill made the motion to approve the restocking of chlorine tablets in bulk from Progressive Commercial Aquatics; not to exceed \$2500.00. Denise Deichmann seconded the motion. Mayor Mary Condon asked to poll the Council.

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

**33.** Lesa Ragsdale made the motion to approve disposing of excess items in the Public Works Building for scrap metal; namely the filing cabinets. Denise Deichmann seconded the motion. Mayor Mary Condon asked to poll the Council.

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

**34.** Debra Bartos Cahill made the motion to approve the purchase of one 3” AMI Kamstrup water meter from Ferguson and evaluate the budget for additional purchases in the future for the 5/8” meters. Debra asked that the warranties be evaluated for repair of existing units. Denise Deichmann seconded the motion. Mayor Mary Condon asked to poll the Council.

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

**35.** Debra Bartos Cahill made the motion to allow Laurie Born and Clare Condon to work pro-bono, as grant writers on behalf of the City of Florence, for the Eula Hunt Beck Florence Public Library. Denise Deichmann seconded the motion. Mayor Mary Condon asked to poll the Council.

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

**36.** Debra Bartos Cahill made the motion to accept the \$2,500 Texas Book Festival Grant for the Eula Hunt Beck Florence Public Library, as submitted, and approve the purchase of materials; as presented. Denise Deichmann seconded the motion. Mayor Mary Condon asked to poll the Council.

Denise Deichmann-for  
Lesa Ragsdale- for  
Mike Harrell - for  
Amy Hansson- absent

Debra Bartos Cahill-for  
Motion carried.

37. The request to increase the City cleanup day fees were **TABLED** and deferred for further research.

38. Lesa Ragsdale made the motion to approve the shared cost for the lifeguard certification class; as presented. Debra Bartos Cahill seconded the motion. Mayor Mary Condon asked to poll the Council.

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

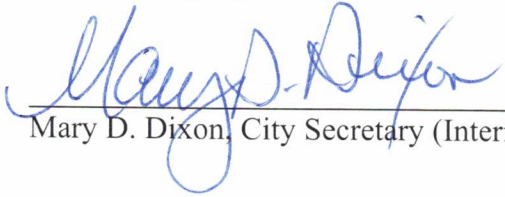
39. Debra Bartos Cahill made the motion to approve the city expenditures; as presented. Denise Deichmann seconded the motion. Mayor Mary Condon asked to poll the Council.

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

40. The next Council meeting is scheduled for Tuesday, June 4, 2024, at 6:00 p.m. Mayor Mary Condon polled the Council to see who would be present at the next meeting.


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

41. Meeting adjourned at 8:50 P.M.

  
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Mary D. Dixon, City Secretary (Interim)

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**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FLORENCE, TEXAS, this 4<sup>th</sup> day of June, 2024.**

  
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Mayor

ATTEST:

  
\_\_\_\_\_  
City Secretary

