

**MINUTES OF THE FLORENCE TOWN COUNCIL MEETING HELD ON MONDAY, AUGUST 5, 2013, AT 6:00 P.M., IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.**

**CALL TO ORDER**

Mayor Rankin called the meeting to order at 6:04 p.m.

**ROLL CALL:**

Present: Rankin, Smith, Celaya, Montaña, Walter, Woolridge  
Absent: Hawkins

**INVOCATION**

Councilmember Woolridge gave the invocation.

**PLEDGE OF ALLEGIANCE**

Mayor Rankin led the Pledge of Allegiance.

**CALL TO THE PUBLIC**

**Call to the Public for public comment on issues within the jurisdiction of the Town Council. Council rules limit public comment to three minutes. Individual Councilmembers may respond to criticism made by those commenting, may ask staff to review a matter raised or may ask that a matter be put on a future agenda. However, members of the Council shall not discuss or take action on any matter during an open call to the public unless the matters are properly noticed for discussion and legal action.**

Mr. Albert Dare Sr., Resident, stated he is in favor of the annexation of Magic Ranch and asked the Council to consider bringing the annexation to Magic Ranch.

**PUBLIC HEARINGS AND PRESENTATIONS**

**Public Hearing to receive citizens' comments on amending the Town's Code for Development Impact Fees; and First Reading of Ordinance No. 598-13: AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING TITLE XV – LAND USAGE, CHAPTER 150 – DEVELOPMENT CODE, SECTIONS § 150.280 – DEVELOPMENT IMPACT FEES, AND SECTIONS § 150.281, § 150.282, § 150.283, § 150.284, § 150.285, § 150.286, § 150.287, § 150.288, § 150.289 AND § 150.290.**

Mr. Michael Farina, Finance Director, stated tonight is the first reading of the ordinance amending the Town's Code concerning the development impact fees.

This is the next step in bringing the Town Code into compliance with legislative changes to the Arizona Revised Statutes (A.R.S. § 9-463.05) concerning development impact fees. The ordinance sets forth the standards and procedures for creating and assessing development impact fees and for administering the Town's development impact fees program. On July 1, 2013, following a public hearing which was held on May 20, 2013, the Town adopted the Land Use Assumptions and Infrastructure Improvements Plan (the "LUA/IIP"), which are the basis for the calculation of the development impact fees that are contained within the ordinance. Second reading and adoption are scheduled for September 16, 2013, and the new development impact fees will be effective on December 1, 2013.

**Public Hearing to receive citizens' comments on a request from Jared Baxter, PE, of Baxter Design Group, LLC, on behalf of SWVP-GTIS MR, LLC, for an amendment to a portion of the Merrill Ranch Planned Unit Development; and First Reading of Ordinance No. 599-13: AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING AN AMENDMENT TO THE MERRILL RANCH PLANNED UNIT DEVELOPMENT (PZC-35-12-PUD).**

Mr. Mark Eckhoff, Community Development Director, gave a brief presentation on an application to amend the Merrill Ranch Planned Unit Development (PUD). He discussed the location and what will be the intended use of this location.

Mr. Eckhoff stated Merrill Ranch was envisioned to provide diverse housing options for the rapidly developing area of Pinal County. The primarily residential community was designed to be a conventional neighborhood-based development centered on a network of open spaces, traditional parks and abundant neighborhood amenities. The amendment proposes to change the land uses for approximately 401 gross acre of land in this PUD that is generally located at the northwest and northeast corners of Hunt Highway and Felix Road. The intent of this PUD Amendment is to redesignate a portion of the concentrated commercial, retail, employment and mixed land uses planned for the subject area with single-family detached residential uses consistent with the adjacent neighborhoods of the Anthem at Merrill Ranch development.

Ms. Rose Jordan, Attorney of Rose Law Group, thanked the Planning Commission and staff for the work that had been done on the Merrill Ranch PUD project. Ms. Jordan stated this is an administrative act under the PUD to approve this type of change. The Merrill Ranch PUD is not a change that would rise to a legislative council action.

Mayor Rankin opened the Public Hearing, there being no public comment

Mayor Rankin closed the Public Hearing.

**Presentation of a Years of Service Award to Samuel Pankey for 15 years of dedicated service to the Town of Florence.**

Chief Hughes thanked Samuel Pankey for all his hard work over the years.

Mayor Rankin presented Samuel Pankey with a 15 year dedication service award to the Town of Florence and thanked him for his service.

**Proclamation naming August 2013 as Child Support Awareness Month in the Town of Florence, Arizona.**

Mayor Rankin proclaimed August 2013 as Child Support Awareness Month in the Town of Florence, Arizona.

**Proclamation naming August 2013 as Drowning Impact Awareness Month in the Town of Florence, Arizona.**

Mayor Rankin proclaimed August 2013 as Drowning Impact Awareness Month in the Town of Florence, Arizona.

**Public Safety Presentation by Florence Police Department.**

Mr. Daniel Hughes, Police Chief, presented a presentation on the Florence Police Department and some changes that had occurred over the last year.

**Changes amongst the Police Department**

- Developed a Mission Statement
- Overview on how officer are staffed
- Traffic detail
- Moved into the completed property and evidence building
- Updated communications division with new technology
- Training room has been remodeled
- Installed a prescription drop-off box in the lobby of the Police Department
- Received DUI grants from the Governor's Office which will provide \$20,000 in overtime for officers
- 200% increase in DUI arrest
- Ran detail around the Town of Florence on truck enforcement
- Worked on Operation Stone Garden with Border Patrol, Homeland Security and Pinal County

Mr. Hughes, Police Chief, closed his presentation and stated the Police Department need to partner up with the community because the job isn't going to get done if we aren't all out there working toward the same goal to keep this community save.

**CONSENT: All items indicated by an (\*) will be handled by a single vote as part of the consent agenda, unless a Councilmember or a member of the public objects at the time the agenda item is called.**

**\*Authorization to award bid and purchase of new heart monitors from Physio – Control Inc., in the amount not to exceed \$97,317.11.**

**\*Authorization to award bid and purchase 31 Panasonic Toughpad Tablets from Better Direct, in an amount not to exceed \$68,236.43.**

**\*Authorization to enter into an Agreement with Environmental Systems Research Institute (ESRI) for GIS Enterprise License Agreement Annual Renewal, in the amount not to exceed \$27,175.00.**

**\*Authorization to sell (how many) 96-gallon used trash containers to the City of Coolidge at a maximum rate of \$20.00 per container.**

**\*Acceptance of the resignation of Anne Cartier-Bresson from the Redevelopment Commission.**

**\*Authorization to forward a favorable recommendation to the Arizona Department of Liquor License and Control for the Pinal Mounted Posse's application for a Special Event Liquor License for a fundraiser being held August 17, 2013, at the Charles Whitlow Rodeo Grounds.**

**\*Approval of accepting the register of demands ending June 30, 2013, in the amount of \$1,606,958.57**

On motion of Councilmember Celaya, second by Councilmember Montañó, and carried to approve the items on Consent Agenda as submitted.

## **NEW BUSINESS**

**Resolution No. 1407-13: Discussion/Approval/Disapproval of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, RESCINDING PREVIOUSLY APPROVED RESOLUTION NO. 1152-09, WHICH ADOPTED THE TOWN OF FLORENCE TRAVEL POLICY AND PROCEDURES.**

Mr. Scott Barber, Human Recourses Director, stated the Town's employee Travel Policy has been a Council-approved document. It contains basic policies for payment and reimbursement of employee work-related travel. Mr. Barber stated the Travel Policy is an administrative policy and staff is requesting that it be clarified as such. It has been determined that the best way to accomplish this is to request that you rescind the adopting resolution, passed in 2009. If the Town agrees to do so the travel policy will become a Town Manager-approved administrative policy.

On motion of Councilmember Montaña, seconded by Vice-Mayor Smith, and carried to adopt Resolution No. 1407-13 and rescind Resolution No. 1152-09.

**Resolution No. 1408-13: Discussion/Approval/Disapproval of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, RESCINDING PREVIOUSLY APPROVED RESOLUTION NO. 1174-09, WHICH ADOPTED THE TOWN OF FLORENCE LOSS CONTROL POLICY MANUAL.**

Mr. Scott Barber, Human Recourses Director, stated the Town's Loss Control Policy Manual has been a Council-approved document. It contains basic policies for workplace safety. Mr. Barber stated moving the employee drug and alcohol testing policy to the Loss Control Policy Manual subsequent to adoption of the new Personnel Policy. The Loss Control Policy Manual is clearly an administrative policy and staff is requesting that it be clarified as such. It has been determined that the best way to accomplish this is to request that you rescind the adopting resolution passed in 2009.

On motion of Councilmember Montaña, seconded by Vice-Mayor Smith, and carried to adopt Resolution No. 1408-13 and rescind Resolution No. 1174-09.

**Resolution No. 1409-13: Discussion/Approval/Disapproval of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, PROVIDING FOR COMPLIANCE WITH A.R.S. SECTION 16-204, AS AMENDED BY THE ARIZONA STATE LEGISLATURE IN 2012.**

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, stated Resolution No.1409-13 will lengthen the terms of the Mayor and Council by six-months which will make the Town in compliance with the law. It will push the election cycle to the fall of 2014. Ms. Garcia stated there will be some issues that the Town of Florence will face. The Town is non-partisan and will be moving to a partisan election. Town of Florence has voted for the last two elections by mail ballot. The Town has more than 52% of voters that have chosen to vote permanent by early ballot.

Mayor Rankin stated the Home Rule election will not be included in the upcoming election but in the future all elections would be held in even years. When it comes to the Home Rules and County Elections they will be located at the

bottom of the ballot on National Elections which include Presidential elections. The Town will have to educate the residents and provide more information on the change.

Ms. Garcia stated there is one more issue the Council and Mayor will face being an elected official moving over to a partisan election. There would need to be a true count as to the number of valid ballot cast in the election to determine the 50 plus one percent of who will be elected in a primary election. It will count every valid ballot cast at that polling site no matter of any issues. If there is a under vote there will be run-off elections more often.

On motion Councilmember Montaña, seconded by Councilmember Celaya, and carried to adopt Resolution No. 1409-13.

**Discussion/Approval/Disapproval of two main options for the proposed Arizona Farms Annexation for the Mayor and Council's consideration.**

Mr. Mark Eckhoff, Community Development Director, stated the current Town limits consist of 62.1 square miles and if the proposed annexations for Arizona Farms and Magic Ranch are completed it will bring the corporate limits to 68.1 square miles. Mr. Eckhoff stated this will bring the population from 25,000 to 30,000. At the last meeting there was a comment made in regards to when the Town will collect the state share revenues. An adjustment was made in the calculation the deficit will continue into the second fiscal year but at the 10 year period the deficit will be the same.

Mr. Charles Montoya, Town Manager, stated Councilmember Celaya made a request to see where the Staff is on providing services per capita for each of the operating departments throughout the Town. Mr. Montoya stated the overall amount comes from development fees and other things that come to the Town that citizens don't pay directly.

Mr. Montoya stated if the Town Council doesn't choose to go forward with the annexation there will be approximately a 15% unit increase in a 10 year span. The unit cost would go from a \$524.89 per resident to \$603.62 per resident. Mr. Montoya stated if the Town Council decides to annex all the increases in services would be \$563.00 per unit or per resident over a ten year period. The difference would be spread over a larger population and no service will be impacted. The citizens will be getting the same service throughout Florence.

Councilmember Celaya asked where the Town is headed in regard to state share revenues.

Mr. Montoya stated the staff doesn't anticipate losing any state share revenue however there is a risk that legislature may introduce new legislation and reduce funds.

Councilmember Celaya stated concerns about how soon the Town can address the demands of the new area that are being annexed. Councilmember Celaya inquired will the Town be responsible for taking over full services if the annexation goes through?

Mr. Montoya stated the Town will be responsible for policing the area and fire response immediately and some public works, but everything else will be a transition and will take some time.

Councilmember Celaya asked is there any concerns amongst staff about the annexation.

Mr. Montoya stated the staff feels at this time the annexation will be the best thing for Florence and can be accomplished without a problem.

On motion Vice-Mayor Smith, seconded by Councilmember Walter, and carried to proceed with filing the Arizona Farms annexation petition.

**Discussion/Approval/Disapproval of two main options for the proposed Magic Ranch Annexation for the Mayor and Council's consideration.**

On motion Councilmember Walter, seconded by Vice-Mayor Smith, and carried to proceed with filing the Magic Ranch Annexation petition.

**DEPARTMENT REPORTS**

**Manager's Report**  
**Department Reports**  
**Community Development**  
**Courts**  
**Finance**  
**Fire**  
**Library**  
**Parks and Recreation**  
**Police**  
**Public Work**

Mr. Charles Montoya, Town Manager, provided the department reports to Council and went over the following items.

- Rural Metro and Southwest Bankruptcy
- Downtown Florence Hospital

- Application from Banner Medical Group to fill vacant space
- Pulte begun to move dirt for future construction
- Communication with Florence Unified School District in regards to before and after school program for Anthem area
- Road work on Main Street and Butte Avenue
- Bulk Waste

### **CALL TO THE PUBLIC**

No comments.

### **CALL TO THE COUNCIL**

Councilmember Montaña stated he liked the planters on Main Street.

Councilmember Walter thanked the Chamber of Commerce for the Casino Night and the Police Department for the presentation.

Vice-Mayor Smith recognized the passing of Mr. Amos Hawkins and his accomplishments throughout his life.

Mayor Rankin also recognized Mr. Amos Hawkins accomplishments. He also stated Coach Hawkins from Coolidge had passed and how both men will be missed.

Mayor Rankin congratulated the Chamber of Commerce on the success of Casino Night. The National Bank dedication was a nice event. Mayor Rankin stated some of the building in the core of Florence need to have some work done so the buildings can be in rental or buyable condition.

### **ADJOURN TO EXECUTIVE SESSION**

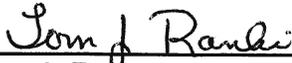
On motion of Councilmember Walter, seconded by Councilmember Celaya, and carried to adjourn to Executive Session for discussion and consideration by the Town Council of the Florence Code of Ethics (Resolution No. 1273-10), as applied to the actions of members of the Town Council, pursuant to A.R.S. § 38-431.03(A)(1).

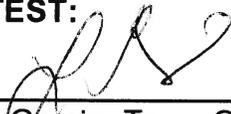
### **ADJOURN FROM EXECUTIVE SESSION**

On motion of Councilmember Vice-Mayor Smith, seconded by Councilmember Walter, and carried to adjourn from Executive Session.

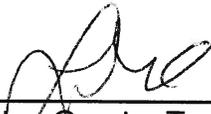
**ADJOURNMENT**

On motion of Councilmember Celaya, seconded by Councilmember Montaña, and carried to adjourn the meeting at 8:00 p.m.

  
\_\_\_\_\_  
Tom J. Rankin, Mayor

**ATTEST:**  
  
\_\_\_\_\_  
Lisa Garcia, Town Clerk

I certify that the following is a true and correct copy of the minutes of the Florence Town Council meeting held on August 5, 2013, and that the meeting was duly called to order and that a quorum was present.

  
\_\_\_\_\_  
Lisa Garcia, Town Clerk