

MINUTES OF THE FLORENCE TOWN COUNCIL MEETING HELD ON MONDAY, MAY 4, 2015, AT 6:00 PM, 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 5:32 pm.

ROLL CALL

Present: Rankin, Walter, Woolridge, Hawkins, Guilin, Anderson
Absent: Montañó

MOMENT OF SILENCE

Mayor Rankin called for a moment of silence.

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. Art Buckley, Florence resident, stated that he believes the Council and staff efforts who have met with citizens to explain Proposition 407 have focused on the negatives and does not believe that this was the wisest way to encourage a positive vote. He would like to see the Council appoint someone as soon as possible to fill the vacancy and guide them to assist with the upcoming election in a positive manner.

PUBLIC HEARINGS AND PRESENTATIONS

Public Hearing on an application of Hitches Associates Architects, on behalf of Matthew Ritter and James and Janet Mannato for a zone change on approximately .55 acres, located at the northeast corner of 3rd Street and Phoenix Street, from Neighborhood Multi Family Zoning District (R-2) to Highway Business Commercial Zoning District (B-2); and First reading of Ordinance No. 629-15.

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk read Ordinance No. 629-15 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING A ZONE CHANGE ON .55 ACRES, FROM NEIGHBORHOOD MULTI-FAMILY RESIDENTIAL (R-2) ZONING DISTRICT TO HIGHWAY BUSINESS COMMERCIAL (B-2) ZONING DISTRICT (APN 200-47-0250).

Mr. Mark Eckhoff, Community Development Director, stated that the Taco Bell Corporation has been interested in locating a restaurant in Florence and has found a viable location on the northwest corner of 3rd Street and State Route 79. He stated that it is vital to combine the three parcels to accommodate the site improvements, setbacks and Arizona Department of Transportation required right-of-way. The purpose of this application is to obtain proper zoning on the largest of the three parcels of land for the proposed restaurant.

Mr. Eckhoff stated that the parcels are designated as Highway Mixed Use (HMU) in the Town's 2020 General Plan and the HMU designation is primarily intended to assist with revitalization of older areas and to provide for a mix of highway-oriented retail goods and commercial services. The Planning and Zoning Commission found that the zone change for Taco Bell is in compliance with the Town's 2020 General Plan and is in the interest of general welfare, health and safety of the public. The Planning and Zoning Commission has forwarded a unanimous favorable recommendation with stipulations on the zone change to the Town Council.

Councilmember Hawkins inquired if the restaurant will be a combination of Taco Bell and Kentucky Fried Chicken.

Mr. Eckhoff stated that at this time it is planned as a single branded restaurant.

Councilmember Anderson inquired if there has been any response to the notices that were sent out regarding the zone change.

Mr. Eckhoff stated that the Community Development Department did receive one phone call regarding the relocation of the Happy Adobe but has not received anything in writing nor did the caller desire to leave their contact information regarding their concern for follow up.

Mayor Rankin inquired where the access off Highway 79 will be located.

Mr. Eckhoff stated that Taco Bell is working with ADOT and is looking to use the existing driveway off Highway 79 and then will add a second driveway off 3rd Street.

Mayor Rankin inquired if the existing homes on the parcels are on the historical registry.

Mr. Eckhoff stated that the homes are not on any registries and that the owners have not expressed any desire to place them on a registry.

Mayor Rankin opened the public hearing. There were no public comments. Mayor Rankin closed the public hearing.

Presentation on Central Arizona Regional Transit (CART) Services

Mr. Jess Knudson, Assistant Town Manager, stated that CART was established in July 2010, as a pilot project. In June 2011, CART became a regional partnership between the City of Coolidge, Central Arizona College (CAC), the Town of Florence and Pinal County. The annual funding from each of the partners is \$23,558 which equals 4% of the operating budget. He stated that the remaining 96% of the budget is funded by the federal government. The City of Coolidge is the operator of the program and the applicant for CART federal funding.

Mr. Knudson stated that the CART program currently has five stops in Florence, one stop in Coolidge, one stop at CAC and a few stops in Casa Grande. Some of the stops in Florence and Casa Grande are under performing and the CART Board is evaluating options to improve service. The buses run Monday through Friday from 5:00 am to 8:00 pm with a one-way fare of \$1.00 for kids and \$2.00 for adults. He stated that a majority of the CART riders are students and commuters and the program is providing a valuable service to the disabled community and individuals without another means of transportation.

Mr. Knudson stated that the CART Board is currently working with ADOT to solicit a consultant to assist in creating a five-year transit plan, requesting funding to build bus stop shelters and update the stops along the CART route. He stated that Option 1 has new stops that would include a stop on Stewart Street, Pinal County Courthouse, then across the Main Street extension with a stop in the vicinity of the new library/aquatic center/Town Hall, and a location on South Main Street. He stated Option 2 would stay on Main Street with a loop at the Pinal County Courthouse, then back on Main Street heading south. He stated that Town staff is recommending Option 1.

Mr. Knudson stated that the CART Board strategy is to grow the service slowly and carefully to ensure sustainability, analyze the demand for services in San Tan Valley and surrounding areas, minimize route times, and provide consistent and reliable service. He stated that the long-term goal of CART is to become a regional link for communities who host an intercity passenger transit service with each community having one stop that travels between cities.

Vice-Mayor Walter inquired as to how service can be expanded into the Anthem and Florence Garden areas.

Mr. Knudson stated that currently a van is used to bring citizens to the Senior Center from the Anthem and Florence Garden areas and from there a rider can gain access to

CART. He stated that the current CART program is not able to service these areas as it would add significant travel time to the routes which would hinder usage for those needing to travel outside the Florence boundaries.

Vice-Mayor Walter stated that the children who are eligible for Title 1 Education and cannot gain access to transit services are losing out on their opportunity to further their education. She inquired if the CART Board has looked at these non-serviced areas within the Town of Florence and if so, what is the plan to provide service.

Mr. Knudson stated that the CART Board is looking at options that would connect students to CAC and is looking for a funding partner that would allow the program to expand to provide timely service to CAC, Casa Grande and Coolidge areas.

Vice-Mayor Walter stated that there are grant sources available such as Gila County that would assist with purchasing a 14-person van that can be driven by a licensed driver.

Mr. Knudson stated that staff can research providing an additional service for a specific destination serviced by the Town of Florence, should Council desire staff to do so.

Vice-Mayor Walter stated that she would like to see Council look into providing bus type services to the non-serviced areas of Florence.

Councilmember Hawkins stated that he agreed with Vice-Mayor Walter and inquired as to what the cost would be.

Mr. Knudson stated that in previous research, the cost provided by ADOT was estimated at approximately \$120,000.

Councilmember Anderson stated that it would be a service that would be used by the Anthem, Magic Ranch and Copper Basin residents. It would be an excellent resource to bring patrons to the area with the new Library and Aquatic Center opening soon.

Mayor Rankin stated that research needs to be done to ensure that demand is there for the service that would justify the expense. He stated that the Town has vehicles and needs to work with the CART Board to utilize equipment that is currently owned.

Mr. Knudson stated that previous research in a citizen survey provided the need to gain transit to the Senior Center from Florence Gardens and the van service is meeting those needs. He stated that the Town is not experiencing any calls for demand for transit service from the Anthem area at this time.

Proclamation declaring Florence's pride in those who have enlisted in the military and urge all citizens to continue to support our military service personnel and the families of those who are serving in our armed forces.

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read the Proclamation.

Mayor Rankin stated that the Town has come together to support its young members who are graduating from High School and will be entering the arm forces.

Mayor Rankin presented proclamations to John Clark, Harmony English, Kameron Hall, Valentin Madrigal and Emilio Salazar.

CONSENT: All items on the consent agenda 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.

Approval of accepting the register of demands ending March 31, 2015, in the amount of \$3,693,094.17.

Proclamation naming April 24, 2015 as Arbor Day in the Town of Florence, Arizona, urging all citizens to celebrate Arbor Day, to support efforts to protect our trees and woodlands, and to plant trees to gladden the heart and promote the well-being of this and future generations.

Proclamation naming the month of May as Foster Month in the Town of Florence, Arizona, and urging all citizens to do something positive that will help change a lifetime for children and youth in foster care.

Resolution No. 1507-15:

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk read Resolution No. 1507-15 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR MERRILL RANCH UNIT 53; REQUIRING THE PROVISION OF AN INFRASTRUCTURE IMPROVEMENT ASSURANCE OR WITHHOLDING OF RECORDATION TO SECURE THE SATISFACTORY CONSTRUCTION, INSTALLATION AND DEDICATION OF REQUIRED IMPROVEMENTS; ESTABLISHING A DEADLINE FOR REQUIRED IMPROVEMENTS TO BE COMPLETED; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.

Resolution No. 1508-15:

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Resolution No. 1508-15 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM AT MERRILL RANCH UNIT 36; REQUIRING THE PROVISION OF AN INFRASTRUCTURE IMPROVEMENT

ASSURANCE OR WITHHOLDING OF RECORDATION TO SECURE THE SATISFACTORY CONSTRUCTION, INSTALLATION AND DEDICATION OF REQUIRED IMPROVEMENTS; ESTABLISHING A DEADLINE FOR REQUIRED IMPROVEMENTS TO BE COMPLETED; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.

Resolution No. 1509-15:

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Resolution No. 1509-15 by title only.

A RESOLUTION OF THE THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE MAP OF DEDICATION FOR CONSTITUTION WAY PHASE 2 AND NATIONAL WAY, REQUIRING THE PROVISION OF AN INFRASTRUCTURE IMPROVEMENT ASSURANCE OR WITHHOLDING OF RECORDATION TO SECURE THE SATISFACTORY CONSTRUCTION, INSTALLATION AND DEDICATION OF REQUIRED IMPROVEMENTS; ESTABLISHING A DEADLINE FOR REQUIRED IMPROVEMENTS TO BE COMPLETED; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.

Resolution No. 1510-15:

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Resolution No. 1510-15 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE MAP OF DEDICATION FOR SPIRIT LOOP PHASE 4, REQUIRING THE PROVISION OF AN INFRASTRUCTURE IMPROVEMENT ASSURANCE OR WITHHOLDING OF RECORDATION TO SECURE THE SATISFACTORY CONSTRUCTION, INSTALLATION AND DEDICATION OF REQUIRED IMPROVEMENTS; ESTABLISHING A DEADLINE FOR REQUIRED IMPROVEMENTS TO BE COMPLETED; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.

Resolution No. 1511-15:

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Resolution No. 1511-15 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE RE-SUBDIVISION OF LOTS 36-42 INCLUSIVE AND TRACT A, ANTHEM AT MERRILL RANCH PHASE 1A, UNIT 15; REQUIRING THE PROVISION OF AN INFRASTRUCTURE IMPROVEMENT ASSURANCE OR WITHHOLDING OF RECORDATION TO SECURE THE SATISFACTORY CONSTRUCTION, INSTALLATION AND DEDICATION OF REQUIRED IMPROVEMENTS; ESTABLISHING A DEADLINE FOR REQUIRED IMPROVEMENTS TO BE

COMPLETED; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.

Approval of awarding a contract to Blount Contracting, Inc., for the South Wastewater Treatment Plant lagoon closure, in an amount not to exceed \$99,500.00.

On motion of Councilmember Woolridge, seconded by Councilmember Guilin, and carried to approve the Consent Agenda, as written.

NEW BUSINESS

Resolution No. 1516-15:

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Resolution No. 1516-15 by title only.

A RESOLUTION GRANTING APPROVAL TO THE ISSUANCE OF ONE OR MORE SERIES OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE TOWN OF FLORENCE, INC. TAX-EXEMPT AND/OR TAXABLE EDUCATION REVENUE BONDS (ACADEMY OF MATH & SCIENCE PROJECTS), SERIES 2015C, IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$7,950,000 TO FINANCE THE ACQUISITION, CONSTRUCTION, IMPROVEMENT AND EQUIPPING OF EDUCATIONAL FACILITIES FOR ACADEMY OF MATHEMATICS AND SCIENCE, INC. AND ITS AFFILIATE, MATH AND SCIENCE SUCCESS ACADEMY, INC.

Ms. Jennifer Evans, Management Analyst, stated that the request is the third in a series which would allow the Florence Industrial Development Authority to issue bonds up to \$7,900,000 for the acquisition, construction, renovation, improvement and equipment of two locations in Tucson, Arizona, for use in their charter school operations. She stated that the Academy of Mathematics and Science Affiliated Network operates two charter schools in Tucson, one charter school in Phoenix, and is planning a second charter school in Phoenix.

Ms. Evans stated that with the passing of the resolution, the Florence IDA will receive a \$3,000 application fee and a yearly administration fee of seven basis points of the outstanding balance of the issue for the life of the bonds.

On motion of Councilmember Guilin, seconded by Councilmember Woolridge, and carried to adopt Resolution No. 1516-15.

Discussion/Approval/Disapproval of the Fiscal Year 2015-2016 employee benefit program renewal with Blue Cross/Blue Shield of Arizona for medical; Teladoc for 24/7 physician access benefits; Principal Financial Group for dental and life insurance; Vision Service Plan for vision insurance; EAP Preferred for Employee Assistance Program, AFLAC for supplemental insurance products, and

Infinisource to administer our Section 125 flexible benefit account plan; and authorization for the Town Manager to negotiate and enter into all agreements.

Mr. Scott Barber, Human Resources Director, stated that the staff is recommending approval of the Fiscal Year 2015-2016 Employee Benefit Program renewal with Blue Cross/Blue Shield of Arizona. He stated that the employee insurance benefit package renews on July 1, 2015. Garry L. Johnson & Associates, the Town's employee benefit plan consultant, solicited and received renewal quotes from all providers and reported that all providers are offering renewals with a zero premium increase.

Mr. Barber stated that the Town's estimated portion of the annual maximum cost for the Employee Benefit Package for Fiscal Year 2015-2016 is included in the various departmental proposed budgets. If voters do not approve the proposed budget ballot measure on May 19, 2015, staff will be evaluating the benefit package and the cost-sharing arrangement with employees.

On motion of Councilmember Anderson, seconded by Vice-Mayor Walter, and carried to approve the Fiscal Year 2015-2016 Employee Benefit Program renewal with Blue Cross/Blue Shield of Arizona for medical; Teladoc for 24/7 physician access benefits; Principal Financial Group for dental and life insurance; Vision Service Plan for vision insurance; EAP Preferred for Employee Assistance Program, AFLAC for supplemental insurance products, and Infinisource to administer our Section 125 flexible benefit account plan; and authorization for the Town Manager to negotiate and enter into all agreements.

Discussion/Approval/Disapproval of awarding a contract to Kimbrell Electric for installation of a traffic signal at Fire Station No. 2, in an amount not to exceed \$199,081.62.

Ms. Garcia stated that this project will not be completed within this fiscal year and will carry over into the 2015-2016 Fiscal Year.

Mr. John Mitchell, Utilities Director, stated that the project was identified during the construction of the Fire Station No. 2, located at 2035 N. Hunt Highway, which will allow for ingress and egress of emergency equipment from the station. He stated that six companies bid the project with prices ranging from a low of \$199,081.62 to a high of \$252,610.00. The lowest bidder, Kimbrell Electric, has been determined to be the lowest responsive and responsible bidder.

Councilmember Hawkins inquired as to what portion of the project will be carried over into the next fiscal year.

Ms. Garcia stated that due to the plan-out time of the project, an estimated \$30,000 will be expensed this year for the light poles with the remainder of the project is being expensed out next fiscal year.

Mr. Michael Farina, Finance Director, stated that whatever portion of the project is not expensed during this fiscal year will be carried over into next year. He stated that the

State Constitution does permit for the carryover of revenues which would include this type of project.

On motion of Vice-Mayor Walter, seconded by Councilmember Anderson, and carried to award a contract to Kimbrell Electric, for installation of a traffic signal at Fire Station No. 2, in an amount not to exceed \$199,081.62.

Discussion/Approval/Disapproval of accepting Councilmember Montaño's resignation from the Town Council.

Mayor Rankin stated that Councilmember Montaño submitted his resignation due to new employment. He acknowledged Councilmember Montaño's work and dedication, and thanked him on behalf of the Council and its residents.

On motion of Councilmember Woolridge, seconded by Councilmember Guilin, to accept the resignation of Councilmember Montaño from the Town Council.

Roll Call:

Councilmember Anderson: Yes

Councilmember Guilin: Yes

Councilmember Hawkins: Yes

Councilmember Woolridge: Yes

Vice-Mayor Walter: Yes

Mayor Rankin: Yes

Motion Passed: Yes: 6; No: 0

Discussion/Approval/Disapproval of establishing criteria and setting a timeline for filling the vacant Council seat.

Councilmember Woolridge stated that she would like anyone interested in filling the vacant Council seat to submit their resume to be considered by Council for appointment.

Councilmember Hawkins stated that he agreed with Councilmember Woolridge.

Vice-Mayor Walter stated that she would like Council to look at those who are serving on a board and commission and those who are active in the Town.

Mayor Rankin stated that he would like to proceed with the application process, conduct interviews, and appoint at an open session of Council. He stated that applicants should submit their resume and cover letter to the Clerk's Office, including those who have already submitted resumes, so they can be properly tracked and dated. He inquired if Council wanted to conduct interviews and the appointment at the same evening or have a special meeting.

Vice-Mayor Walter stated that she would like to conduct the interviews and the appointment on the same evening.

Mayor Rankin stated that he would like to conduct the interviews on May 18, 2015, and then make the appointment on June 1, 2015.

It was the consensus of the Council to conduct interviews on May 18, 2015, and make the appointment on June 1, 2015.

On motion to Councilmember Hawkins, seconded by Councilmember Woolridge, and carried to accept letters of interest and resumes for the vacant Council seat beginning May 5, 2015 until the close of business on May 14, 2015.

DEPARTMENT REPORTS

Manager's Report

Department Reports

Community Development

Courts

Finance

Library

Parks and Recreation

Police

Public Works

Utilities

The department reports were received and filed.

CALL TO THE PUBLIC

Mr. Bruce Fenstermaker, Florence resident, stated that he has been working on a project for the past six months and provided Council with statistical information that could help in expanding the transit service.

Mr. Fred Redmond, Oasis of Magic Ranch resident, stated that when the annexation goes through, there are many members in the Magic Ranch community that would benefit from a transit system and be able to access the benefits of being a part of the Town of Florence.

CALL TO THE COUNCIL

Councilmember Guilin stated that she appreciated Mr. Montaña's participation on the Town Council as he was very mindful of the decisions he made and will be missed.

Councilmember Hawkins and Councilmember Woolridge agreed with Councilmember Guilin's statements.

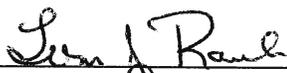
Councilmember Anderson stated that Mr. Montañó was an ideal councilmember with his experience in education and law enforcement, and as a native of Florence, he brought to Council a great deal of knowledge and understanding of the needs of Florence. He stated that when he visits the Senior Center he is often asked when a grocery store will come to town. He stated a strong inter-town transit system would provide service up to Safeway, which is in the Town, and fulfill the need to access a grocery store.

Vice-Mayor Walter stated that she agreed that a strong inter-town transit system would not only provide the requested service but keep the tax-base locally if they shop more in the Town. She stated that she has had the privilege to work with Mr. Montañó as a Councilmember and with the school district and he will be missed.

Mayor Rankin thanked Vice-Mayor Walter for attending the Arbor Day event on his behalf. He stated there was a Proclamation on the Consent Agenda declaring the month of May as Foster Care Month. He stated that the foster care system is in need of good foster homes and encouraged those who can, to open their homes and give a child in foster care a chance.

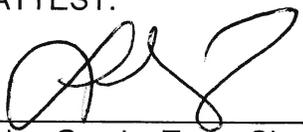
Council may go into Executive Session at any time during the meeting for the purpose of obtaining legal advice from the Town's Attorney(s) on any of the agenda items pursuant to A.R.S. § 38-431.03(A)(3).

On motion of Councilmember Hawkins, seconded by Vice-Mayor Walter, and carried to adjourn the meeting at 7:31 pm.



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 May 4, 2015, and that the meeting was duly called to order and that a quorum was present.



Lisa Garcia, Town Clerk