

**TOWN OF FLORENCE
REGULAR MEETING
AGENDA**

PURSUANT TO A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN TO THE MEMBERS OF THE FLORENCE TOWN COUNCIL AND TO THE GENERAL PUBLIC THAT THE FLORENCE TOWN COUNCIL WILL HOLD A MEETING OPEN TO THE PUBLIC ON MONDAY, APRIL 21, 2014, AT 6:00 P.M, IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

1. CALL TO ORDER

- 2. ROLL CALL:** Mayor Rankin___; Vice-Mayor Smith___;
Councilmembers: Tom Celaya___; Bill Hawkins___;
Ruben Montaña___; Tara Walter___; Vallarie Woolridge___;

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. 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.

6. PUBLIC HEARINGS AND PRESENTATION

- a. Public hearing on** proposed Alternative Expenditure Limitation – Home Rule Option (First Public Hearing held April 14, 2014).
- b. Public hearing on** an application received from Joseph Patrick Nolan Jr., McNolan, Inc., LB Cantina, 695 S. Main Street, Florence, Arizona, for a new Series 12 restaurant license; and for Council recommendation for approval or disapproval of said license.
- c. Presentation by Arizona** Department of Transportation on the Passenger Rail Study.
- d. Presentation of service award to Debbie Frias for 15 years of service to the Town of Florence.**
- e. Presentation of service award and retirement gift to Jose Viola for 30 years of service to the Town of Florence.**
- f. Presentation by Greater Florence Chamber of Commerce recognizing Total Concept as the Business of the Month.**

- g. **Presentation of the** Greater Florence Chamber of Commerce's Annual Report
- h. **Presentation of the** 2014 Citizen Survey.

7. ADJOURN TO A SPECIAL MEETING

- a. **RESOLUTION NO. 1434-14:** Discussion/Approval/Disapproval of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, PROPOSING AN EXTENSION OF THE ALTERNATIVE EXPENDITURE LIMITATION.

8. ADJOURN FROM A SPECIAL MEETING

9. 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.

- a. **Resolution No. 1433-14:** Adoption of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AUTHORIZING AN AMENDMENT TO THE FLORENCE FIREFIGHTER'S PROFIT SHARING PLAN.
- b. **Resolution No. 1436-14:** Adoption of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ORDERING THE ABANDONMENT OF RIGHT-OF-WAY EASEMENTS ADJACENT TO THE CCA PROPERTY IN FLORENCE, ARIZONA AS DESCRIBED WITHIN THE ATTACHED EXHIBITS 1, 2 and 3.
- c. ***Approval of Sun West** Contractors, for improvements at Well 3B in an amount not to exceed \$1,576,264.67.
- d. ***Approval of the resignation** of Barry R. Reed from the Planning and Zoning Commission.
- e. ***Approval of the March 3, March 17, and March 26, 2014** Town Council Minutes.
- f. ***Receive and file the following board and commission minutes:**
 - i. **November 20, 2013** Library Advisory Board minutes
 - ii. **October 24, 2013** Parks and Recreation Advisory Board minutes.

10. UNFINISHED BUSINESS:

- a. **Ordinance No. 607-14:** Discussion/Approval/Disapproval of AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF FLORENCE, PINAL COUNTY, STATE OF ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, BY ANNEXING CERTAIN

TERRITORY CONTIGUOUS TO THE EXISTING TOWN LIMITS OF THE TOWN OF FLORENCE, ARIZONA, AND PROVIDING FOR A RESCISSION OF SUCH ANNEXATION IF THE ANNEXATION IS CHALLENGED (REDSTONE RANCH ANNEXATION NO. 2013-03) (First reading held April 7, 2014).

- b. **Ordinance No. 608-14:** First Reading of AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING THE “TOWN OF FLORENCE ZONING MAP” BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN PARCEL OF LAND FROM PINAL COUNTY GENERAL RURAL (GR) ZONING DISTRICT TO TOWN OF FLORENCE SINGLE-RESIDENTIAL RANCHETTE (R1-R) ZONING DISTRICT (REDSTONE RANCH ANNEXATION INITIAL/COMPARABLE ZONING) (First reading held April 7, 2014).
- c. **Ordinance No. 609-14:** Discussion/Approval/Disapproval AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING A ZONE CHANGE FROM SINGLE- RESIDENTIAL RANCHETTE (R1-R) ZONING DISTRICT TO SINGLE-FAMILY RESIDENTIAL (R1-6)ON THE REDSTONE RANCH PROPERTY LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 10 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AKA,APN 206-01-0230 (PZC-41-13-ZC) (First reading held April 7, 2014).

11. MANAGER’S REPORT

12. CALL TO THE PUBLIC


13. CALL TO THE COUNCIL

14. ADJOURNMENT

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).

POSTED APRIL 18, 2014, BY LISA GARCIA, TOWN CLERK, AT 775 NORTH MAIN STREET, 1000 SOUTH WILLOW STREET, FLORENCE, ARIZONA, AND AT WWW.FLORENCEAZ.GOV.

PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (ADA), THE TOWN OF FLORENCE DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY REGARDING ADMISSION TO PUBLIC MEETINGS. PERSONS WITH A DISABILITY MAY REQUEST REASONABLE ACCOMMODATIONS BY CONTACTING THE TOWN OF FLORENCE ADA COORDINATOR, AT (520) 868-7574 OR (520) 868-7502 TDD. REQUESTS SHOULD BE MADE AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE THE ACCOMMODATION.

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 6a.
MEETING DATE: April 21, 2014 DEPARTMENT: Finance STAFF PRESENTER: Mike Farina, Finance Director SUBJECT: Resolution No. 1434-14: Alternative Expenditure Limitation/Home Rule Option		<input type="checkbox"/> Action <input type="checkbox"/> Information Only <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <ul style="list-style-type: none"> <input type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

Open public hearing to receive public comments on the Alternative Expenditure Limitation/Home Rule Option (“Home Rule Option”)

BACKGROUND/DISCUSSION:

In preparation for a fall primary election, the Town is required to hold two public hearings with a vote on the proposed Alternative Expenditure Limitation/Home Rule Option immediately following the second public hearing in a special meeting. Tonight is the first reading. Tonight is the second reading of the resolution. Following approval by Town Council, the Town must prepare and submit to the Auditor General’s office required information, which includes a summary and detailed analysis of the expenditure limitation. The Town must also prepare and distribute a publicity pamphlet, which is also reviewed by the Auditor General’s office.

In 1980, voters in the State of Arizona approved an amendment to the State Constitution, which established a system of expenditure limitation and reporting for all counties, community college districts and local governments within the state.

For purposes of determining annual state-imposed expenditure limitations, the amendment established 1979/80 as the base year for expenditures and 1978 as the base year for population. The amount that local government expenditures could grow from year to year above these base levels was controlled by population growth and inflation, thus establishing a “State Expenditure Limitation” formula.

Some communities within the state are able to operate within the state-imposed expenditure limitation (“State Limitation”). They are often mature communities, communities with stable or declining population or larger communities with most of their municipal services in place in the 1979-80 year. Therefore, these communities typically have sufficient inflation and population growth to operate with a level of expenditures determined by the state limitation formula.

The Town of Florence, however, is a growing community with a demand on public services or expenditure levels that have and will continue to outpace state expenditure limits. Since the inception of the State Limitation, the Town Council has sought voter approval for an alternative expenditure limitation via the "Home Rule" option. If approved by the voters, the alternative is only allowed for four years. Town voters most recently approved the Home Rule Option in 2009 for Fiscal Years 2010/11 through 2013/14.

Following this, the Town would have been up for an election for the fiscal years 2014/15 through 2017/18. In the past, the Town would hold the Home Rule Option election in the spring; however, new legislation requires the election to be held at a regular election, which is the primary (August) or general (November) election, both of which are after the Town's adoption of the 2014/15 budget. Because of this change and conflict in timing, municipalities were given a one-year extension of their alternative expenditure limitation; and therefore, this year's Home Rule Option election is for fiscal years 2015/16 through 2018/19.

By way of example, the State Limitation for Fiscal Year 2013/14 would have been approximately \$17.2 million, as calculated by the state's Economic Estimates Commission (EEC). The 2013/14 budget included approximately \$42.3 million in expenditures subject to the State Limitation (certain expenditures are not subject to the State Limitation including debt service, grant and the majority of expenditures made with Highway User revenue). Therefore, if the Home Rule Option was not in effect, \$25.1 million worth of operating or capital services would not have been allowed. The 2013/14 budget consists of approximately \$23.2 million in capital and \$19.1 million in operating expenditures for services that include police, fire, streets, parks, recreation, library, general government and sanitation, water and sewer utilities. Similarly, services for the three prior years would have been reduced, as well.

The State Limitation provided by the EEC for Fiscal Year 2014/15 is \$16,214,142. The estimate for Fiscal Year 2015/16 is \$20,851,671.

There are three primary options that can be adopted as an alternative to the State Limitation. All three require a majority of the qualified electors voting on the issue at a regular election of the Town to vote in favor of the alternative; otherwise, the State Limitation would be in effect. An alternative limitation may be referred to the Town voters by an affirmative vote of two-thirds of the members of the Town Council. Additionally, qualified electors of the Town may offer an alternative limitation through the initiative process.

Alternative Expenditure Limit/Home Rule Option – This alternative establishes a new expenditure limit based on the amounts approved by the voters. The Town and many other municipalities have elected to pursue the "Pure Home Rule" option, which utilizes the approved annual budget amount as the limit for the fiscal year. This option, unlike the others, must be renewed every four years.

Capital Projects Accumulation Fund – This alternative allows a municipality to exclude capital projects and the accumulation of funds for such projects from the state-imposed limitation.

Permanent Base Adjustment – This option allows a municipality to adjust the State Limitation. Essentially, voters would be required to approve an increase to the base calculation, thus modifying the State Limitation going forward.

FINANCIAL IMPACT:

If voters do not approve an Alternative Expenditure Limitation, the state-imposed expenditure limitation would require a reduction in the current expenditure level, which would translate to a reduction in operating and capital service levels. In addition, voters would not be able to approve an Alternative Expenditure Limitation for two years. The state-imposed limitation plus applicable constitutional exclusions will allow expenditures of \$20,851,671. Under the proposed Alternative Expenditure Limitation, we estimate expenditures of \$37,885,000. An example of the financial impact for fiscal year 2013/14 was provided in the discussion above.

STAFF RECOMMENDATION:

Staff recommends opening the public hearing on the proposed Alternative Expenditure Limitation/Home Rule Option to receive public comment.

ATTACHMENTS:

Resolution No. 1434-14
2014 Suggested Home Rule Option Election Calendar (source: AZ League of Cities)

RESOLUTION NO. 1434-14

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, PROPOSING AN EXTENSION OF THE ALTERNATIVE EXPENDITURE LIMITATION.

WHEREAS, THE ARIZONA STATE CONSTITUTION PERMITS THE SUBMISSION TO THE VOTERS OF A CITY OR TOWN OF AN ALTERNATIVE EXPENDITURE LIMITATION; AND

WHEREAS, THE VOTERS OF THE TOWN OF FLORENCE IN 2009 ADOPTED AN ALTERNATIVE EXPENDITURE LIMITATION; AND

WHEREAS, THE FLORENCE TOWN COUNCIL AFTER TWO PUBLIC HEARINGS HAS DETERMINED THAT AN EXTENSION OF THE ALTERNATIVE EXPENDITURE LIMITATION IS NECESSARY FOR THE TOWN OF FLORENCE.

NOW, THEREFORE, BE IT RESOLVED BY THE FLORENCE TOWN COUNCIL THAT THE FOLLOWING ALTERNATIVE EXPENDITURE LIMITATION BE SUBMITTED TO THE VOTERS OF THE TOWN OF FLORENCE.

SHALL THE FOLLOWING BE ADOPTED BY THE TOWN OF FLORENCE AS AN ALTERNATIVE EXPENDITURE LIMITATION:

"THE MAYOR AND COMMON COUNCIL OF THE TOWN OF FLORENCE SHALL ANNUALLY, AS PART OF THE ANNUAL BUDGET ADOPTION PROCESS, ADOPT AN ALTERNATIVE EXPENDITURE LIMITATION EQUAL TO THE TOTAL AMOUNT OF BUDGETED EXPENDITURES/EXPENSES AS IT APPEARS ON THE ANNUAL BUDGET AS ADOPTED BY THE COUNCIL TO APPLY TO THE TOWN OF FLORENCE FOR EACH OF THE FOUR FISCAL YEARS IMMEDIATELY FOLLOWING ADOPTION OF THE ALTERNATIVE EXPENDITURE LIMITATION. THE ALTERNATIVE EXPENDITURE LIMITATION SHALL BE ADOPTED EACH YEAR AFTER A PUBLIC HEARING AT WHICH THE CITIZENS OF THE TOWN OF FLORENCE MAY COMMENT ON THE PROPOSED ALTERNATIVE EXPENDITURE LIMITATION. NO EXPENDITURES MAY BE MADE IN VIOLATION OF SUCH ALTERNATIVE EXPENDITURE LIMITATION, NOR MAY ANY PROPOSED EXPENDITURES BE IN EXCESS OF ESTIMATED AVAILABLE REVENUES, EXCEPT THAT THE MAYOR AND THE COMMON COUNCIL MAY, BY THREE-FOURTHS VOTE, DECLARE AN EMERGENCY AND SUSPEND THE ALTERNATIVE EXPENDITURE LIMITATION. THE SUSPENSION OF THE ALTERNATIVE EXPENDITURE LIMITATION SHALL BE IN EFFECT FOR ONLY ONE FISCAL YEAR AT A TIME."

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF FLORENCE, THIS 21ST DAY OF APRIL 2014.

Tom J. Rankin, Mayor

ATTEST:

APPROVED AS TO FORM:

Lisa Garcia, Town Clerk

James E. Mannato, Town Attorney

RESOLUCION NO. 1434-14

UNA RESOLUCION DEL PUEBLO DE FLORENCE PROPONIENDO UNA EXTENCION SOBRE LA ALTERNATIVA DEL LIMITE DEL GASTO.

CONSIDERANDO QUE, LA CONSTITUCION ESTATAL DE ARIZONA PERMITE LA SUMISION A LOS VOTANTES DE UNA CIUDAD O PUEBLO UNA ALTERNATIVA SOBRE UNA LIMITACION DE GASTO; Y

CONSIDERANDO QUE, LOS VOTANTES DEL PUEBLO DE FLORENCE EN 2009 ADOPTARON UNA ALTERNATIVA SOBRE EL LIMITE DE GASTO -UNA OPCION DE AUTO REGLAMENTO; Y

CONSIDERANDO QUE, EL CONSEJO DEL PUEBLO DE FLORENCE DESPUES DE DOS AUDIENCIAS PUBLICAS HA DETERMINADO QUE UNA EXTENCION SOBRE LA ALTERNATIVA DEL LIMITE DE GASTO ES NECESARIA PARA EL PUEBLO DE FLORENCE.

AHORA, POR LO TANTO, SEA RESUELTO POR EL CONSEJO DEL PUEBLO DE FLORENCE QUE LA SIGUIENTE ALTERNATIVA SOBRE EL LIMITE DEL GASTO SEA SOMETIDA A LOS VOTANTES DEL PUEBLO DE FLORENCE.

DEBERA SER ADOPTADO LO SIGUIENTE POR EL CONSEJO DEL PUEBLO DE FLORENCE COMO UNA ALTERNATIVA DEL LIMITE DE GASTO:

"EL ALCALDE Y EL CONSEJO COMUN DEL PUEBLO DE FLORENCE DEBERAN ANUALMENTE, COMO PARTE DEL PROCESO DE LA ADOPCION DEL PRESUPUESTO ANUAL, ADOPTAR UNA LIMITACION ALTERNATIVA DE GASTO IGUAL A LA CANTIDAD TOTAL PREPUESTA DE GASTOS COMO APARECE EN EL PREPUESTO ANUAL COMO ADAPTADO POR EL COUSEJO PARA APLICAR AL PRESUPUESTO DEL PUEBLO DE FLORENCE PARA CADA DE LOS CUATROS ANOS FISCALES INMEDIATAMENTE DESPUES DE TAL ADOPCION. LA ALTERNATIVA SOBRE LA LIMITACION DE GASTO DEBERA SER ADOPTADA CADA AÑO DESPUES DE UNA AUDIENCIA PUBLICA EN LA CUAL LOS CIUDADANOS DEL PUEBLO DE FLORENCE PUEDAN COMENTAR SOBRE LA PROPUESTA ALTERNATIVA SOBRE UNA LIMITACION DE GASTO. NINGUN GASTO PODRA SER ECHO EN VIOLACION DE LA ALTERNATIVA SOBRE UNA LIMITACION DE GASTO, NI PODRA NINGUN GASTO PROPUESTO SER EN EXCESO DE ENTRADAS ESTIMADAS DISPONIBLES, EXCEPTO LAS QUE EL ALCALDE Y EL CONSEJO COMUN PUEDAN, POR VOTO DE TRES-CUARTOS, DECLARAR COMO UNA EMERGENCIA Y SUSPENDAN LA ALTERNATIVA SOBRE LA LIMITACION DE GASTOS. LA SUSPENSION DE LA ALTERNATIVA SOBRE LA LIMITACION DE GASTO DEBERA ESTAR SOLAMENTE EN EFECTO POR UN AÑO FISCAL A LA VEZ."

PASADO Y ADOPTADO POR EL CONSEJO DEL PUEBLO DE FLORENCE, ESTE 21 DIA DE ABRIL 2014.

Tom J. Rankin, Alcalde

ATESTIGUA:

APROBADO EN FORMA:

Lisa García, Secretaria del Pueblo

James E. Mannato, Procurador del Pueblo

**2014 SUGGESTED HOME RULE OPTION
ELECTION CALENDAR
(Fall Primary Election)**

<p><u>March 25** (TOF 4/10/2014)</u> * Publish first notice of public hearings</p>	<p><u>April 1** (TOF 4/17/2014)</u> * Publish second notice of public hearings</p>	<p><u>April 8** (TOF 4/14/2014)</u> * Hold first public hearing on proposed home rule option</p>	<p><u>April 15** (TOF 4/21/2014)</u> * Hold second public hearing on the proposal * Council votes on the proposal immediately after second hearing in a special meeting</p>
<p><u>April 16** (TOF 4/22/2014)</u> * Publish record of vote and, if approved, the amount of expenditures in excess of the state-imposed limitation and purposes for the excess</p>	<p><u>April 28*</u> * Submit to Auditor General's Office required information; including summary and detailed analyses (<i>time starts when Auditor General receives the information</i>)</p>	<p><u>May 19**</u> * Receive <u>reviewed</u> detailed and summary analyses and summary analysis worksheet from Auditor General's Office</p>	<p><u>May 28*</u> * Receive arguments <u>for or against</u> alternative expenditure limit for publicity pamphlet</p>
<p><u>June 4**</u> * Complete preparation of publicity pamphlet; send draft to Auditor General's Office in sufficient time for review and comment prior to printing</p>	<p><u>June 27**</u> * Send publicity pamphlets to the printer</p>	<p><u>July 24*</u> * Make early ballots available*** * Mail publicity pamphlets or let early voters know when and where they will be available</p>	<p><u>July 31*</u> * Distribute early ballots***</p>
<p><u>August 15th*</u> * Distribute publicity pamphlets (<i>If for some reason they were not distributed earlier, this is the deadline.</i>)</p>	<p><u>August 26</u> * PRIMARY ELECTION DAY</p>	<p><u>September 15*</u> * Canvass Vote * Inform Auditor General's Office and Economic Estimates Commission of the outcome of election</p>	

* These calendar dates are the latest possible dates (unless otherwise indicated) to comply with election deadlines based on a Fall Primary Election date of August 26, 2014.

** These dates are suggested dates to allow you to send the publicity pamphlet out in time for early voting. **If you contract with your county for elections services, we recommend that you check with them for their ballot preparation deadlines.**

*** Early ballots must be available no later than 33 days before the election. **However, a law passed in 2009, prohibits an early ballot being distributed until 26 days before the election.**



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 6b.

MEETING DATE: April 21, 2014

DEPARTMENT: Administration

STAFF PRESENTER: Lisa Garcia, Deputy Town Manager/
Town Clerk

SUBJECT: Public Hearing and Action on Joseph Patrick
Nolan Jr. McNolan Inc., LB Cantina, Liquor
License application.

- Action
- Information Only
- Public Hearing
- Resolution
- Ordinance
 - Regulatory
 - 1st Reading
 - 2nd Reading
- Other

RECOMMENDED MOTION/ACTION:

Public hearing on an application received from Joseph Patrick Nolan Jr., McNolan Inc., LB Cantina, located at 695 S. Main Street, Florence, Arizona, for a new Series 12 restaurant license; and for Council recommendation for approval or disapproval of said license.

BACKGROUND/DISCUSSION:

Joseph Patrick Nolan Jr., McNolan Inc., LB Cantina, filed an application for a new Series 12 Restaurant License with the Arizona Department of Liquor License and Control on March 14, 2014.

The Town Clerk's Office posted the notice of public hearing on April 1, 2014, at LB Cantina, 695 S. Main Street, Florence, Arizona, according to statutory requirements. Management has been notified of the April 21, 2014 public hearing.

No written communication has been received by the Town regarding this application.

FINANCIAL IMPACT:

N/A

STAFF RECOMMENDATION:

Staff recommends that the Town Council forward a favorable recommendation to the Arizona Department of Liquor License and Control.

ATTACHMENTS:

Application

Arizona Department of Liquor Licenses and Control
 800 West Washington, 5th Floor
 Phoenix, Arizona 85007
 www.azliquor.gov
 602-542-5141

APPLICATION FOR LIQUOR LICENSE
 TYPE OR PRINT WITH BLACK INK

Notice: Effective Nov. 1, 1997, All Owners, Agents, Partners, Stockholders, Officers, or Managers actively involved in the day to day operations of the business must attend a Department approved liquor law training course or provide proof of attendance within the last five years. See page 5 of the Liquor Licensing requirements.

SECTION 1 This application is for a:

- MORE THAN ONE LICENSE
- INTERIM PERMIT *Complete Section 5*
- NEW LICENSE *Complete Sections 2, 3, 4, 13, 14, 15, 16*
- PERSON TRANSFER (Bars & Liquor Stores ONLY)
Complete Sections 2, 3, 4, 11, 13, 15, 16
- LOCATION TRANSFER (Bars and Liquor Stores ONLY)
Complete Sections 2, 3, 4, 12, 13, 15, 16
- PROBATE/WILL ASSIGNMENT/DIVORCE DECREE
Complete Sections 2, 3, 4, 9, 13, 16 (fee not required)
- GOVERNMENT *Complete Sections 2, 3, 4, 10, 13, 15, 16*

SECTION 2 Type of ownership:

- J.T.W.R.O.S. *Complete Section 6*
- INDIVIDUAL *Complete Section 6*
- PARTNERSHIP *Complete Section 6*
- CORPORATION *Complete Section 7*
- LIMITED LIABILITY CO. *Complete Section 7*
- CLUB *Complete Section 8*
- GOVERNMENT *Complete Section 10*
- TRUST *Complete Section 6*
- OTHER (Explain) _____

SECTION 3 Type of license and fees LICENSE #(s): 12113243

1. Type of License(s): 12 Department Use Only

2. Total fees attached: \$ _____

APPLICATION FEE AND INTERIM PERMIT FEES (IF APPLICABLE) ARE NOT REFUNDABLE.
 The fees allowed under A.R.S. 44-6852 will be charged for all dishonored checks.

SECTION 4 Applicant

1. Owner/Agent's Name: Mr. NOLAN Jr Joseph Patricia
 (Insert one name ONLY to appear on license) Last First Middle

2. Corp./Partnership/L.L.C.: McNOLAN INC
 (Exactly as it appears on Articles of Inc. or Articles of Org.)

3. Business Name: LB CANTINA
 (Exactly as it appears on the exterior of premises)

4. Principal Street Location: 695 S. MAIN FLORENCE PINAL 85232
 (Do not use PO Box Number) City County Zip

5. Business Phone: 520-968-9981 Daytime Phone: 480-580-1029 Email: JPNolan@attmail.com

6. Is the business located within the incorporated limits of the above city or town? YES NO

7. Mailing Address: P.O. BOX 2516 FLORENCE AZ 85232
 City State Zip

8. Price paid for license only bar, beer and wine, or liquor store: Type _____ \$ _____ Type _____ \$ _____

DEPARTMENT USE ONLY

Fees: 100.00 100.00 50.00 44.00 \$ 294.00
 Application Interim Permit Site Inspection Finger Prints TOTAL OF ALL FEES

Is Arizona Statement of Citizenship & Alien Status For State Benefits complete? YES NO

Accepted by: [Signature] Date: 3/14/2014 Lic. # 12113243

SECTION 5 Interim Permit:

1. If you intend to operate business when your application is pending you will need an Interim Permit pursuant to A.R.S. 4-203.01.
2. There **MUST** be a valid license of the same type you are applying for currently issued to the location.
3. Enter the license number currently at the location. 12113037
4. Is the license currently in use? YES NO If no, how long has it been out of use? 3 WEEKS

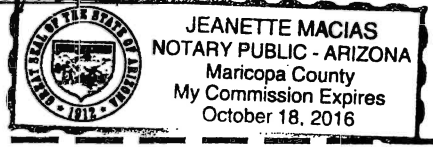
ATTACH THE LICENSE CURRENTLY ISSUED AT THE LOCATION TO THIS APPLICATION.

I, Marie Lois Lizavoy, declare that I am the CURRENT OWNER, AGENT, CLUB MEMBER, PARTNER, MEMBER, STOCKHOLDER, OR LICENSEE (circle the title which applies) of the stated license and location.

X [Signature]
(Signature)

State of Arizona County of Maricopa
The foregoing instrument was acknowledged before me this

My commission expires on: 10/18/16 14th day of March, 2014
Day Month Year



[Signature]
(Signature of NOTARY PUBLIC)

SECTION 6 Individual or Partnership Owners:

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE (FORM LIC0101), AN "APPLICANT" TYPE FINGERPRINT CARD, AND \$22 PROCESSING FEE FOR EACH CARD.

1. Individual:

Last	First	Middle	% Owned	Mailing Address	City State Zip

Partnership Name: (Only the first partner listed will appear on license) _____

General-Limited	Last	First	Middle	% Owned	Mailing Address	City State Zip
<input type="checkbox"/> <input type="checkbox"/>						
<input type="checkbox"/> <input type="checkbox"/>						
<input type="checkbox"/> <input type="checkbox"/>						
<input type="checkbox"/> <input type="checkbox"/>						

) Y R A S S E C E N F I T

2. Is any person, other than the above, going to share in the profits/losses of the business? YES NO

If Yes, give name, current address and telephone number of the person(s). Use additional sheets if necessary.

Last	First	Middle	Mailing Address	City, State, Zip	Telephone#

SECTION 7 Corporation/Limited Liability Co.:

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE (FORM LIC0101), AN "APPLICANT" TYPE FINGERPRINT CARD, AND \$22 PROCESSING FEE FOR EACH CARD.

- CORPORATION Complete questions 1, 2, 3, 5, 6, 7, and 8.
- L.L.C. Complete 1, 2, 4, 5, 6, 7, and 8.

1. Name of Corporation/L.L.C.: McNolan Inc.
(Exactly as it appears on Articles of Incorporation or Articles of Organization)
2. Date Incorporated/Organized: 2/19/2014 State where Incorporated/Organized: Arizona
3. AZ Corporation Commission File No.: 1906056-2 Date authorized to do business in AZ: 2-27-2014
4. AZ L.L.C. File No.: _____ Date authorized to do business in AZ: _____
5. Is Corp./L.L.C. Non-profit? YES NO
6. List all directors, officers and members in Corporation/L.L.C.:

Last	First	Middle	Title	Mailing Address	City	State	Zip
Nolan Jr.	Joseph	Patrick	Pres.	5124 N. 32 ND PLACE PHO	AZ		85018
McGilvra	Kathleen	Susan	V.P.	2218 E. GOLFFIELD MESA	AZ		85213

(ATTACH ADDITIONAL SHEET IF NECESSARY)

7. List stockholders who are controlling persons or who own 10% or more:

Last	First	Middle	% Owned	Mailing Address	City	State	Zip
Nolan Jr.	Joseph	Patrick	95%	5124 N. 32 ND PLACE PHO	AZ		85018
McGilvra	Kathleen	Susan	5%	2218 E. GOLFFIELD MESA	AZ		85213

(ATTACH ADDITIONAL SHEET IF NECESSARY)

8. If the corporation/L.L.C. is owned by another entity, attach a percentage of ownership chart, and a director/officer/member disclosure for the parent entity. Attach additional sheets as needed in order to disclose personal identities of all owners.

SECTION 8 Club Applicants:

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE (FORM LIC0101), AN "APPLICANT" TYPE FINGERPRINT CARD, AND \$22 PROCESSING FEE FOR EACH CARD.

1. Name of Club: _____ Date Chartered: _____
(Exactly as it appears on Club Charter or Bylaws) (Attach a copy of Club Charter or Bylaws)

2. Is club non-profit? YES NO

3. List officer and directors:

Last	First	Middle	Title	Mailing Address	City	State	Zip

(ATTACH ADDITIONAL SHEET IF NECESSARY)

SECTION 12 Location to Location Transfer: (Bars and Liquor Stores ONLY)

APPLICANTS CANNOT OPERATE UNDER A LOCATION TRANSFER UNTIL IT IS APPROVED BY THE STATE

- Current Business: Name _____
(Exactly as it appears on license) Address _____
- New Business: Name _____
(Physical Street Location) Address _____
- License Type: _____ License Number: _____
- If more than one license to be transferred: License Type: _____ License Number: _____
- What date do you plan to move? _____ What date do you plan to open? _____

SECTION 13 Questions for all in-state applicants excluding those applying for government, hotel/motel, and restaurant licenses (series 5, 11, and 12):

A.R.S. § 4-207 (A) and (B) state that no retailer's license shall be issued for any premises which are at the time the license application is received by the director, within three hundred (300) horizontal feet of a church, within three hundred (300) horizontal feet of a public or private school building with kindergarten programs or grades one (1) through (12) or within three hundred (300) horizontal feet of a fenced recreational area adjacent to such school building. The above paragraph DOES NOT apply to:

- a) Restaurant license (§ 4-205.02)
- b) Hotel/motel license (§ 4-205.01)
- c) Government license (§ 4-205.03)
- d) Fenced playing area of a golf course (§ 4-207 (B)(5))

14 MAR 18 11:41 AM 142

- Distance to nearest school: _____ ft. Name of school _____
Address _____
City, State, Zip _____
- Distance to nearest church: _____ ft. Name of church _____
Address _____
City, State, Zip _____

3. I am the: Lessee Sublessee Owner Purchaser (of premises)

4. If the premises is leased give lessors: Name GREAT WESTERN BANK
Address 1235 N Street LINCOLN NEBRASKA 68508
City, State, Zip _____

4a. Monthly rental/lease rate \$ 1700⁰⁰ What is the remaining length of the lease ___ yrs. 3 mos.

4b. What is the penalty if the lease is not fulfilled? \$ N/A or other NONE
(give details - attach additional sheet if necessary)

5. What is the total **business** indebtedness for this license/location excluding the lease? \$ NONE

Please list lenders you owe money to.

Last	First	Middle	Amount Owed	Mailing Address	City State	Zip

(ATTACH ADDITIONAL SHEET IF NECESSARY)

6. What type of business will this license be used for (be specific)? MEXICAN RESTAURANT

SECTION 13 - continued

- 7. Has a license or a transfer license for the premises on this application been denied by the state within the past one (1) year?
 YES NO If yes, attach explanation.
- 8. Does any spirituous liquor manufacturer, wholesaler, or employee have any interest in your business? YES NO
- 9. Is the premises currently licensed with a liquor license? YES NO If yes, give license number and licensee's name:
 License # 12113037 (exactly as it appears on license) Name MARIE LUIS LIZARRAGA

SECTION 14 Restaurant or hotel/motel license applicants:

- 1. Is there an existing restaurant or hotel/motel liquor license at the proposed location? YES NO
 If yes, give the name of licensee, Agent or a company name:
LIZARRAGA Marie Louis and license #: 12113037
Last First Middle
- 2. If the answer to Question 1 is YES, you may qualify for an Interim Permit to operate while your application is pending; consult A.R.S. § 4-203.01; and complete SECTION 5 of this application.
- 3. All restaurant and hotel/motel applicants must complete a Restaurant Operation Plan (Form LIC0114) provided by the Department of Liquor Licenses and Control.
- 4. As stated in A.R.S. § 4-205.02.G.2, a restaurant is an establishment which derives at least 40 percent of its gross revenue from the sale of food. Gross revenue is the revenue derived from all sales of food and spirituous liquor on the licensed premises. By applying for this hotel/motel restaurant license, I certify that I understand that I must maintain a minimum of 40 percent food sales based on these definitions and have included the Restaurant Hotel/Motel Records Required for Audit (form LIC 1013) with this application.

[Signature]
 applicant's signature

As stated in A.R.S § 4-205.02 (B), I understand it is my responsibility to contact the Department of Liquor Licenses and Control to schedule an inspection when all tables and chairs are on site, kitchen equipment, and, if applicable, patio barriers are in place on the licensed premises. With the exception of the patio barriers, these items are not required to be properly installed for this inspection. Failure to schedule an inspection will delay issuance of the license. If you are not ready for your inspection 90 days after filing your application, please request an extension in writing, specify why the extension is necessary, and the new inspection date you are requesting. To schedule your site inspection visit www.azliquor.gov and click on the "Information" tab.

[Initials]
 applicants initials

SECTION 15 Diagram of Premises: (Blueprints not accepted, diagram must be on this form)

- 1. Check ALL boxes that apply to your business:
 Entrances/Exits Liquor storage areas Patio: Contiguous
 Service windows Drive-in windows Non Contiguous
- 2. Is your licensed premises currently closed due to construction, renovation, or redesign? YES NO
 If yes, what is your estimated opening date? March 10, 2014
month/day/year
- 3. Restaurants and hotel/motel applicants are required to draw a detailed floor plan of the kitchen and dining areas including the locations of all kitchen equipment and dining furniture. Diagram paper is provided on page 7.
- 4. The diagram (a detailed floor plan) you provide is required to disclose only the area(s) where spirituous liquor is to be sold, served, consumed, dispensed, possessed, or stored on the premises unless it is a restaurant (see #3 above).
- 5. Provide the square footage or outside dimensions of the licensed premises. Please do not include non-licensed premises, such as parking lots, living quarters, etc.

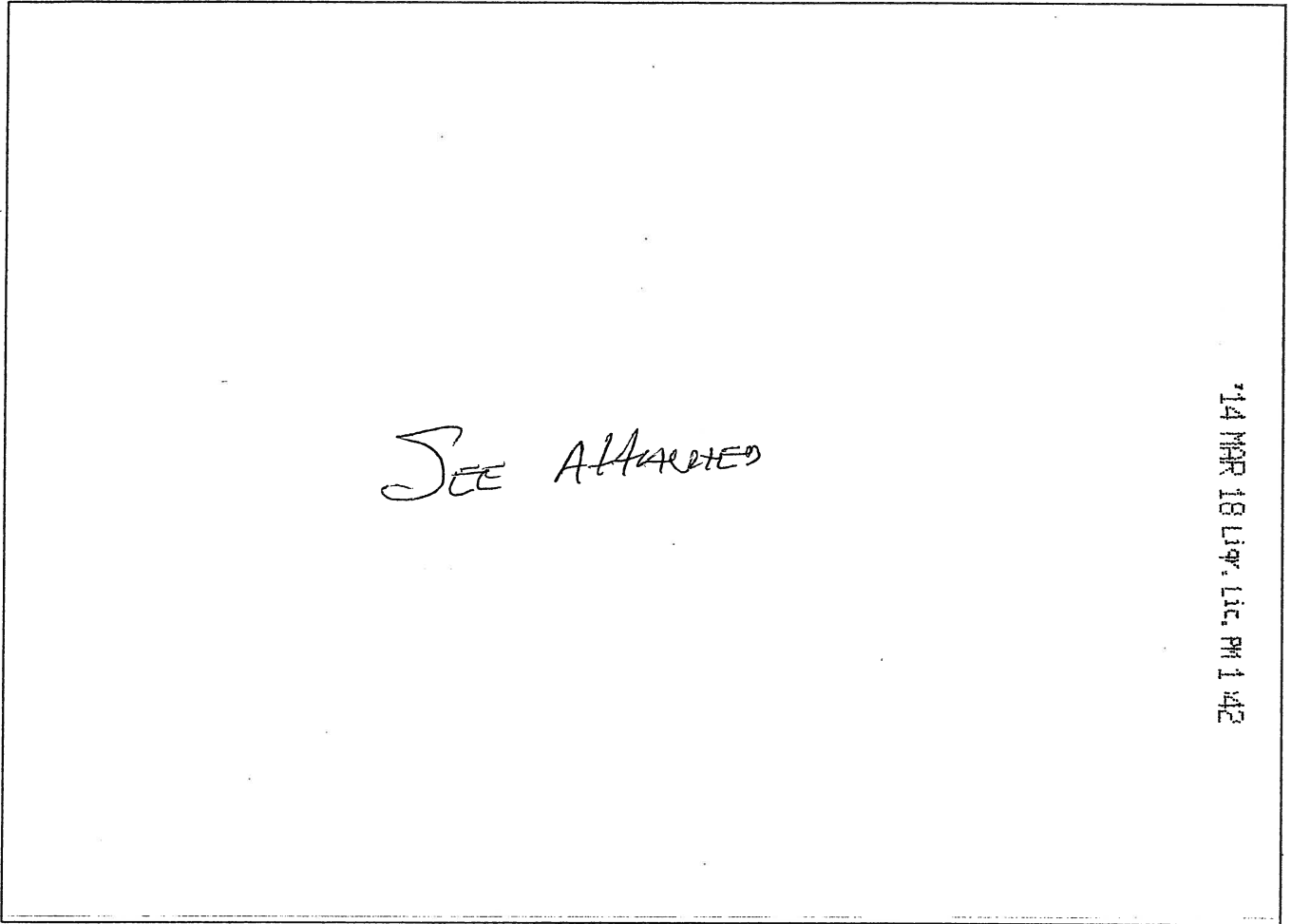
As stated in A.R.S. § 4-207.01(B), I understand it is my responsibility to notify the Department of Liquor Licenses and Control when there are changes to boundaries, entrances, exits, added or deleted doors, windows or service windows, or increase or decrease to the square footage after submitting this initial drawing.

[Signature]
 applicants initials

SECTION 15 Diagram of Premises

4. In this diagram please show only the area where spirituous liquors are to be sold, served, consumed, dispensed, possessed or stored. It must show all entrances, exits, interior walls, bars, bar stools, hi-top tables, dining tables, dining chairs, the kitchen, dance floor, stage, and game room. Do not include parking lots, living quarters, etc. When completing diagram, North is up ↑.

If a legible copy of a rendering or drawing of your diagram of premises is attached to this application, please write the words "diagram attached" in box provided below.



SECTION 16 Signature Block

I, Joseph Patrick Noonan Jr., hereby declare that I am the OWNER/AGENT filing this application as stated in Section 4, Question 1. I have read this application and verify all statements to be true, correct and complete.

X [Signature]
(signature of applicant listed in Section 4, Question 1)

State of AZ County of Maricopa

The foregoing instrument was acknowledged before me this 13th of March, 2014
Day of Month Year

[Signature]
signature of NOTARY PUBLIC

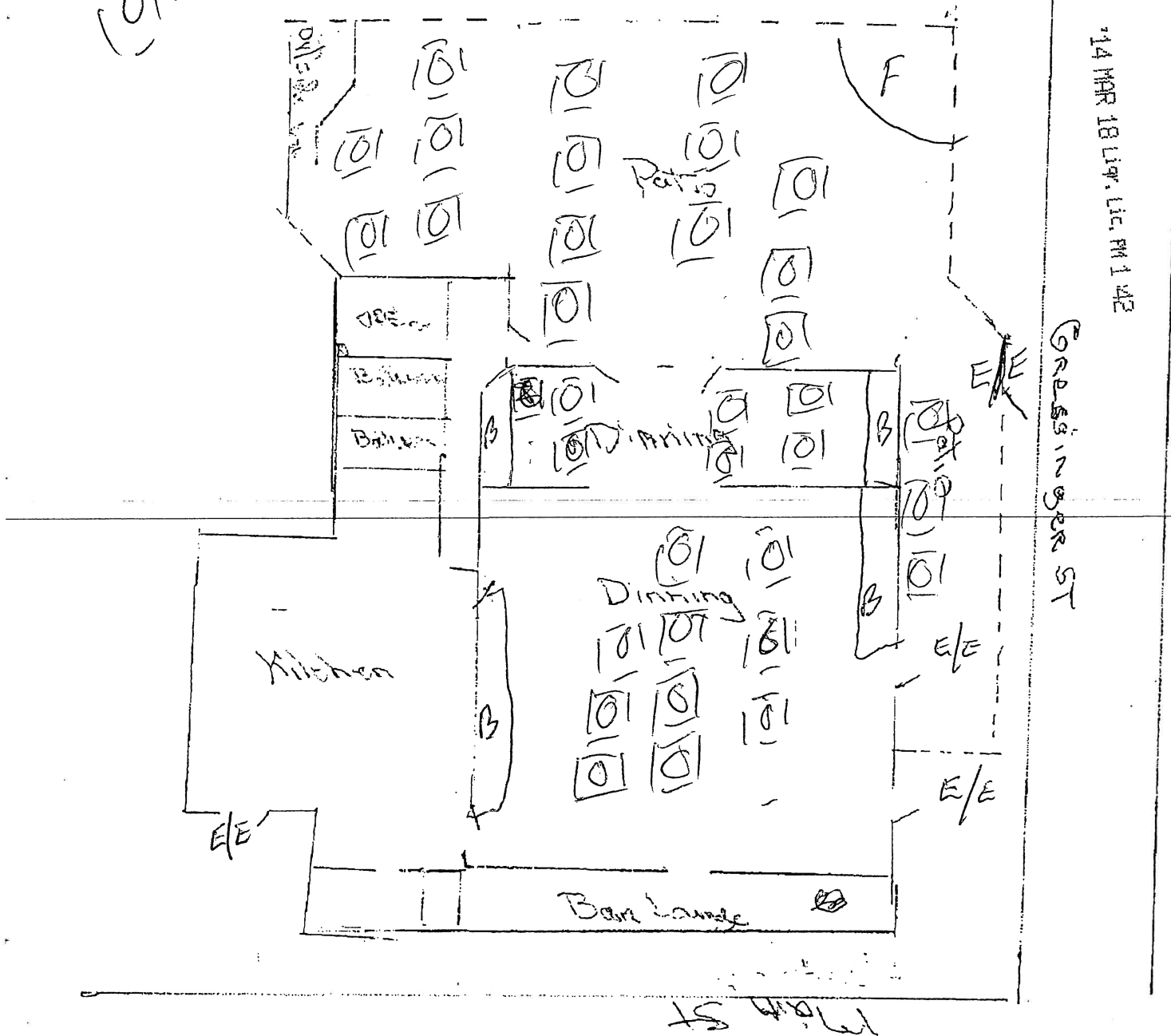


My commission expires on 1/1/15

Day Month Year

B = Booth
 F = Fountain
 (O) = TABLE

4350 SQUARE FEET



14 MAR 18 11:47 AM 142

GRADING ST

15 40 61

NOTICE

APPLICATION TO SELL ALCOHOLIC BEVERAGES

DATE POSTED: April 1, 2014

A HEARING ON A LIQUOR LICENSE APPLICATION SHALL BE HELD BEFORE THE
Florence Town Council

PLACE 775 N. Main Street, Florence **DATE/TIME** April 21, 2014 at 6:00 P.M.

HEARING DATES SUBJECT TO CHANGE, TO VERIFY CALL: 520/868-7574

THE LOCAL GOVERNING BODY WILL RECOMMEND TO THE STATE LIQUOR BOARD WHETHER THE BOARD SHOULD GRANT OR DENY THE LICENSE. THE STATE LIQUOR BOARD MAY HOLD A HEARING TO CONSIDER THE RECOMMENDATION OF THE LOCAL GOVERNING BODY. ANY PERSON RESIDING OR OWNING OR LEASING PROPERTY WITHIN A ONE-MILE RADIUS MAY CONTACT THE STATE LIQUOR BOARD IN WRITING TO REGISTER AS A PROTESTER. TO REQUEST INFORMATION REGARDING PROCEDURES BEFORE THE BOARD AND NOTICE OF ANY BOARD HEARINGS REGARDING THIS APPLICATION, CONTACT THE **STATE LIQUOR BOARD:** 800 W. WASHINGTON, 5TH FLOOR, PHOENIX, AZ. 85007 (602) 542-9789

INDIVIDUALS REQUIRING ADA ACCOMMODATIONS CALL - LOCAL GOVERNING BODY:

STATE LIQUOR DEPT: (602) 542-9789

POST ONE COPY OF THE APPLICATION FORM BELOW THIS NOTICE.

NOTICE

APPLICATION TO SELL ALCOHOLIC BEVERAGES
DATE POSTED: April 1, 2014

A HEARING ON A LIQUOR LICENSE APPLICATION SHALL BE HELD BEFORE THE
Florence Town Council
PLACE 775 N. Main Street, Florence

HEARING DATES SUBJECT TO CHANGE, TO VERIFY CALL: 520/568-7574
DATE/TIME April 21, 2014 at 6:00 P.M.

THE LOCAL GOVERNING BODY WILL RECOMMEND TO THE STATE LIQUOR BOARD WHETHER THE BOARD SHOULD GRANT OR DENY THE LICENSE. THE STATE LIQUOR BOARD MAY HOLD A HEARING TO CONSIDER THE RECOMMENDATION OF THE LOCAL GOVERNING BODY. ANY PERSON RESIDING OR OWNING OR LEASING PROPERTY WITHIN A ONE-MILE RADIUS MAY CONTACT THE STATE LIQUOR BOARD IN WRITING TO REGISTER AS A PROTESTER. TO REQUEST INFORMATION REGARDING PROCEDURES BEFORE THE BOARD AND NOTICE OF ANY BOARD HEARINGS REGARDING THIS APPLICATION, CONTACT THE STATE LIQUOR BOARD: 800 W. WASHINGTON, 6TH FLOOR, PHOENIX, AZ. 85007 (602) 542-9769

INDIVIDUALS REQUIRING ADA ACCOMMODATIONS CALL: LOCAL GOVERNING BODY
POST ONE COPY OF THE APPLICATION FORM BELOW THIS NOTICE
STATE LIQUOR DEPT. (602) 542-9769

Arizona Department of Liquor Licenses and Control
800 West Washington, 6th Floor
Phoenix, Arizona 85007
602-542-9769
602-542-9387

APPLICATION FOR LIQUOR LICENSE
TYPE OR PRINT WITH BLACK INK

SECTION 1: This application is for an:
 (A) NEW LICENSE
 (B) RENEWAL OF LICENSE
 (C) TRANSFER OF LICENSE
 (D) CHANGE OF CLASSIFICATION
 (E) CHANGE OF ADDRESS
 (F) CHANGE OF NAME
 (G) CHANGE OF TYPE OF BUSINESS
 (H) CHANGE OF TYPE OF LICENSE
 (I) CHANGE OF TYPE OF BUSINESS AND TYPE OF LICENSE
 (J) CHANGE OF TYPE OF BUSINESS AND TYPE OF LICENSE AND ADDRESS

SECTION 2: Type of Ownership:
 (1) Sole Proprietorship
 (2) Partnership
 (3) Limited Liability Company
 (4) Corporation
 (5) Trust
 (6) Other

SECTION 3: Type of License and Use: LICENSE NO. 1211245
1. Type of License: 10

SECTION 4: Information about the applicant:
APPLICATION FEE, AGES RECEIPTS, OTHER FEES (IF APPLICABLE) ARE NOT BEING PAID.
(The total amount of cash or check must be presented for all requested licenses.)

SECTION 5: Applicant:
1. Name: Mexal Jo Joseph
2. Address: 11111111111111111111
3. Phone: 555-555-5555
4. Business Name: ABC COMPANY
5. Business Address: 12345 Main Street, Phoenix, AZ 85001
6. Business Phone: 555-555-5555
7. Mailing Address: P.O. Box 12345, Phoenix, AZ 85001
8. Please print the license only for those who will be using them. Type: 10

DEPARTMENT USE ONLY
Fee: 775.00 Application Fee
180.00 License Fee
25.00 Fee for each license
41.50 Finger Print Fee
104.50 TOTAL OF ALL FEES

Account by ABC COMPANY on 4/1/14 at 1211245

NOTICE

APPLICATION TO SELL ALCOHOLIC BEVERAGES

DATE POSTED: April 1, 2014

A HEARING ON A LIQUOR LICENSE APPLICATION SHALL BE HELD BEFORE THE
Florence Town Council

PLACE 775 N. Main Street, Florence DATE/TIME April 21, 2014 at 6:00 P.M.

HEARING DATES SUBJECT TO CHANGE, TO VERIFY CALL: 520/868-7574

THE LOCAL GOVERNING BODY WILL RECOMMEND TO THE STATE LIQUOR BOARD WHETHER THE BOARD SHOULD GRANT OR DENY THE LICENSE. THE

STATE LIQUOR BOARD MAY HOLD A HEARING TO CONSIDER THE RECOMMENDATION OF THE LOCAL GOVERNING BODY. ANY PERSON RESIDING OR OWNING OR LEASING PROPERTY WITHIN A ONE-MILE RADIUS MAY CONTACT THE STATE LIQUOR BOARD IN WRITING TO REGISTER AS A PROTESTER. TO REQUEST INFORMATION REGARDING PROCEDURES BEFORE THE BOARD AND NOTICE OF ANY BOARD HEARINGS REGARDING THIS APPLICATION, CONTACT THE STATE LIQUOR BOARD: 800 W. WASHINGTON, 5TH FLOOR, PHOENIX, AZ. 85007 (602) 542-9789

STATE LIQUOR DEPT: (602) 542-9789

REQUIRING ADA ACCOMMODATIONS CALL - LOCAL GOVERNING BODY:

POST ONE COPY OF THE APPLICATION FORM BELOW THIS NOTICE.

Arizona Department of Liquor Licenses and Control
 800 West Washington, 5th Floor
 Phoenix, Arizona 85007
 www.azliquor.gov
 602-542-5141

APPLICATION FOR LIQUOR LICENSE
 TYPE OR PRINT WITH BLACK INK

Notice: Effective Nov. 1, 1997, All Owners, Agents, Partners, Stockholders, Officers, or Managers actively involved in the day to day operations of the business must attend a Department approved liquor law training course or provide proof of attendance within the last five years. See page 5 of the Liquor Licensing requirements.

SECTION 1 This application is for a:

- MORE THAN ONE LICENSE
- INTERIM PERMIT Complete Section 5
- NEW LICENSE Complete Sections 2, 3, 4, 13, 14, 15, 16
- PERSON TRANSFER (Bars & Liquor Stores ONLY) Complete Sections 2, 3, 4, 11, 13, 15, 16
- LOCATION TRANSFER (Bars and Liquor Stores ONLY) Complete Sections 2, 3, 4, 12, 13, 15, 16
- PROBATE/WILL ASSIGNMENT/DIVORCE DECREE Complete Sections 2, 3, 4, 9, 13, 16 (fee not required)
- GOVERNMENT Complete Sections 2, 3, 4, 10, 13, 15, 16

SECTION 2 Type of ownership:

- J.T.W.R.O.S. Complete Section 6
- INDIVIDUAL Complete Section 6
- PARTNERSHIP Complete Section 6
- CORPORATION Complete Section 7
- LIMITED LIABILITY CO. Complete Section 7
- CLUB Complete Section 8
- GOVERNMENT Complete Section 10
- TRUST Complete Section 6
- OTHER (Explain)

SECTION 3 Type of license and fees

1. Type of License(s): 12 LICENSE #(s): 12113243

2. Total fees attached: \$

Department Use Only

APPLICATION FEE AND INTERIM PERMIT FEES (IF APPLICABLE) ARE NOT REFUNDABLE.
 The fees allowed under A.R.S. 44-6852 will be charged for all dishonored checks.

SECTION 4 Applicant


- 1. Owner/Agent's Name: Mr. NOLAN Jr Joseph Patrick
(Insert one name ONLY to appear on license) Last First Middle
- 2. Corp./Partnership/L.L.C.: McNOLAN INC
(Exactly as it appears on Articles of Inc. or Articles of Org.)
- 3. Business Name: LB CANTINA
(Exactly as it appears on the exterior of premises)
- 4. Principal Street Location: 695 S. Main FLORENCE PINAL 85132
(Do not use PO Box Number) City County Zip
- 5. Business Phone: 520-968-9981 Daytime Phone: 480-580-1029 Email: JPNolan@att.net
- 6. Is the business located within the incorporated limits of the above city or town? YES NO
- 7. Mailing Address: P.O. Box 2516 FLORENCE AZ 85132
City State Zip
- 8. Price paid for license only bar, beer and wine, or liquor stores: Type \$ Type \$

DEPARTMENT USE ONLY

Fees: Application 100.00 Interim Permit 100.00 Site Inspection 50.00 Finger Prints 44.00
 TOTAL OF ALL FEES \$ 294.00

Is Arizona Statement of Citizenship & Alien Status For State Benefits complete? YES NO

Accepted by: [Signature] Date: 3/14/2014 Lic # 12113243

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 6c.
MEETING DATE: April 21, 2014 DEPARTMENT: Community Development STAFF PRESENTER: Mark Eckhoff, AICP Community Development Director SUBJECT: ADOT Passenger Rail Alternatives Presentation	<input type="checkbox"/> Action <input checked="" type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <ul style="list-style-type: none"> <input type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading <input type="checkbox"/> Other	

RECOMMENDED MOTION/ACTION:

No motion or action required for this agenda item.

BACKGROUND/DISCUSSION:

In 2011, the Arizona Department of Transportation (ADOT) surveyed Arizona residents regarding rail and the use of rail in providing an alternative transportation mode between the Phoenix and Tucson metropolitan areas. After receiving positive feedback, ADOT commenced the Arizona Passenger Rail Corridor Study and in 2012, they presented seven route alternatives to the public. After a two year process of conducting community surveys and receiving extensive public comments, ADOT has refined its potential routes to three alternatives and seeks to produce an Alternatives Analysis, Tier 1 Environmental Impact Statement and a Service Development Plan by the end of 2014.

Two of the three routes, which would accommodate both commuter and higher speed rail options, pass through Florence’s Planning Area. One of the routes follows the current Union Pacific rail line, while the other route follows the potential ADOT North-South freeway corridor. Both alternative routes have stations that may lie within the Town or just outside of the Town boundaries. The third route follows the I-10 corridor through the Gila River Indian Community. The Town supports the rail line within the proposed North-South Corridor to encourage a fully multi-modal transportation system through Florence and Pinal County.

FINANCIAL IMPACT:

Not applicable

STAFF RECOMMENDATION:

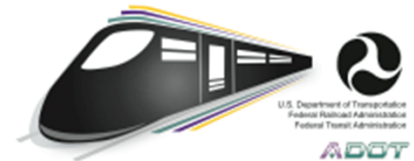
No recommendation is required for this agenda item.

PRESENTATION:

ADOT will have a presentation for this agenda item.

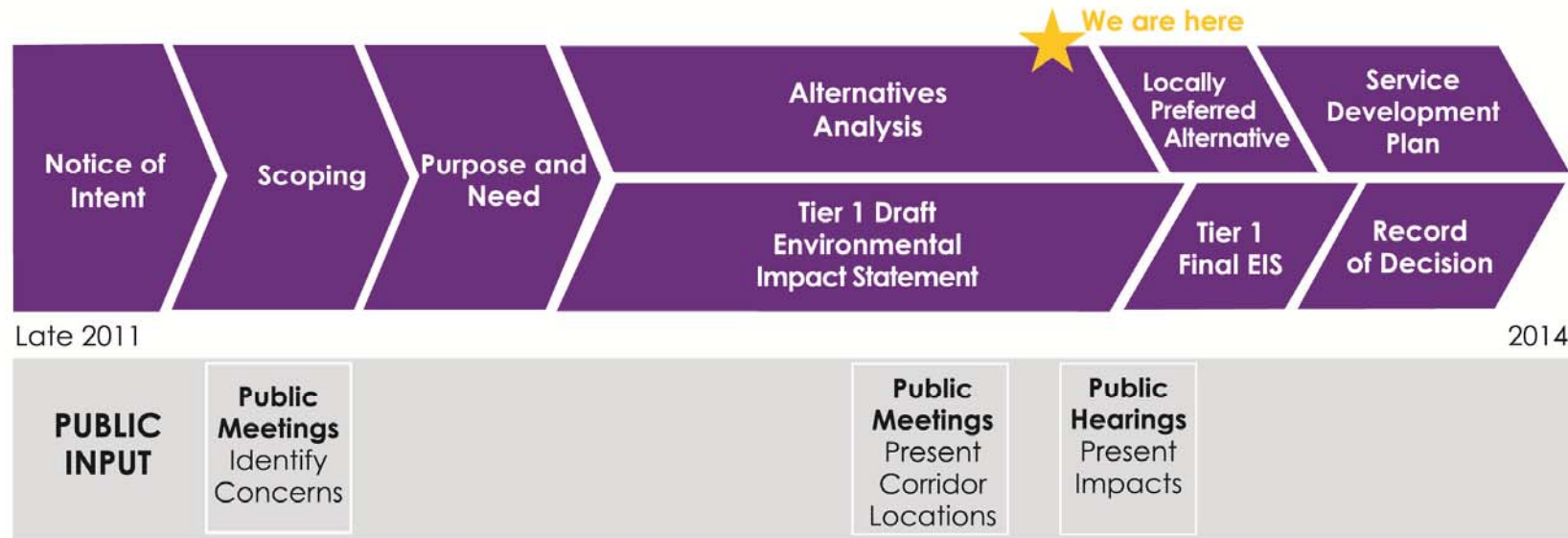
ADOT Passenger Rail Corridor Study Tucson to Phoenix

Town of Florence – Council Update
April 21, 2014



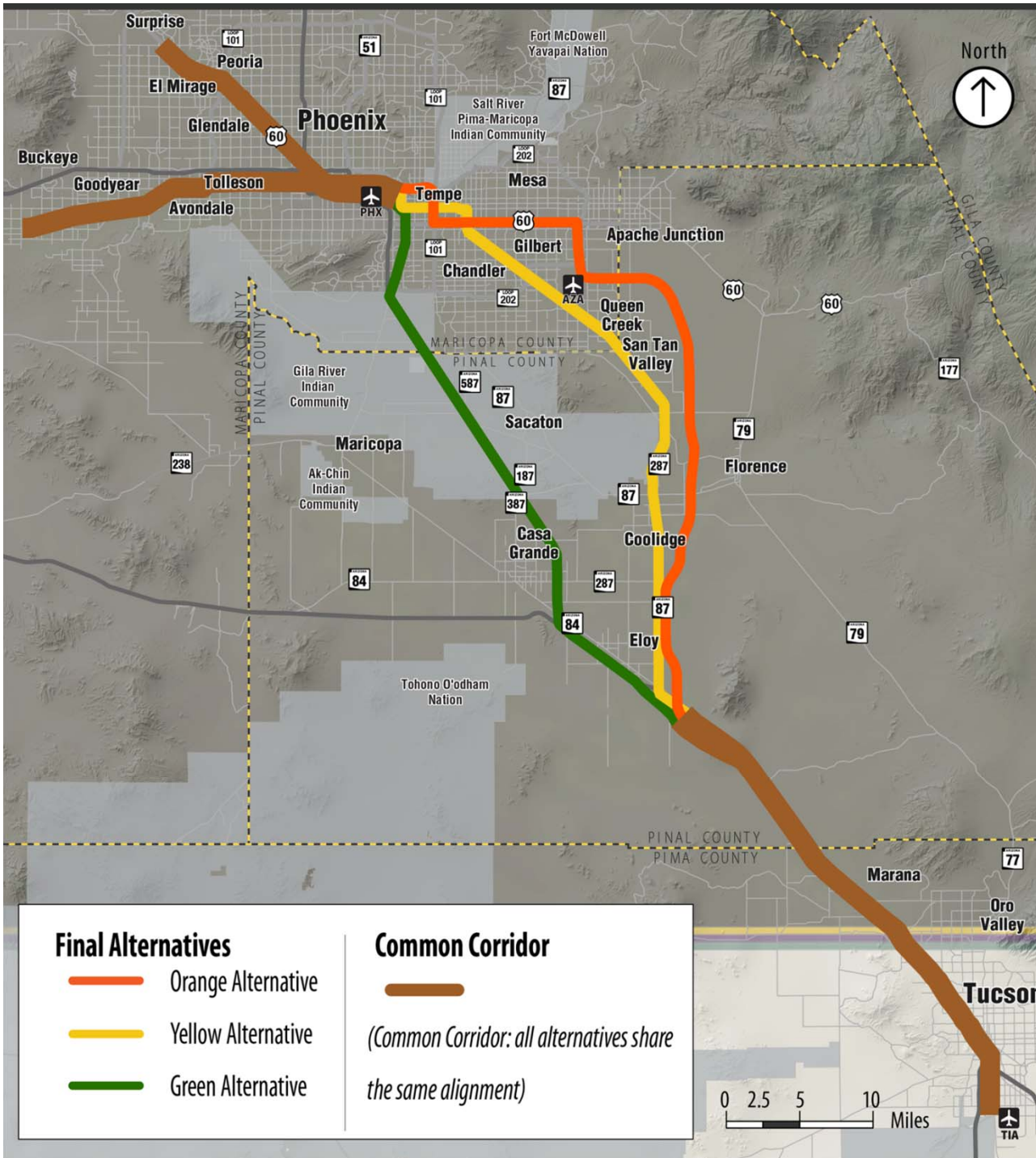
PASSENGER RAIL CORRIDOR STUDY
Tucson to Phoenix

Passenger Rail Corridor Study Process

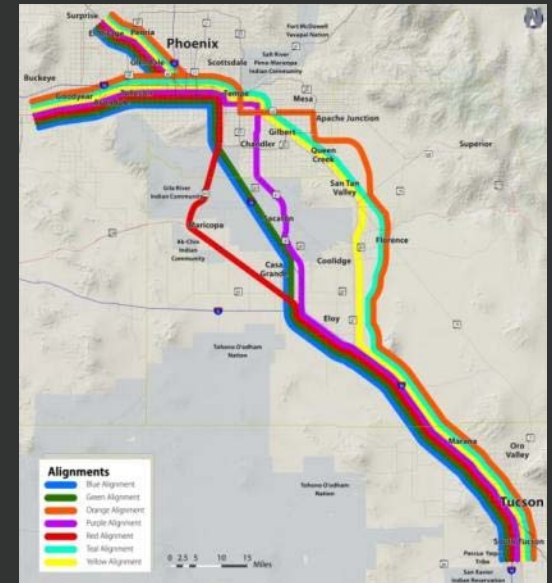


- Alternatives Analysis (AA)
- Environmental Impact Statement (Tier 1)
- Service Development Plan

www.azdot.gov/passengerrail



Final Alternatives



Ridership

System	Annual Ridership	Length (miles)	Riders per Mile
Tucson to Phoenix (Anticipated)	4,000,000	120	33,333
Green Alternative	1		
Orange Alternative	3		
Yellow Alternative	5		
New Mexico - Railrunner	1,191,654	97	12,285
Seattle Sound Transit - Sounder	2,800,000	82	34,146
Utah UTA Frontrunner	3,581,100	89	40,237
Amtrak – Surf Line (Southern Cal)	2,640,342	350	7,544

High-Level Cost Estimates

- Considerations include:
 - ROW impact
 - Construction
 - Equipment


Green Alternative	\$5.2 – \$7.9 Billion
Orange Alternative	\$6.5 – \$9.8 Billion
Yellow Alternative	\$3.6 – \$5.5 Billion

Summary of Level 3 Evaluation (*DRAFT –PRELIMINARY*)

Criteria	Final Alternatives		
	Yellow	Green	Orange
	UP Tracks	I-10 Rail	Pinal/ E. Valley
Community Acceptance and Accessibility	◐	○	◐
Environmental	◐	○	◐
Financial Feasibility	●	◐	○
Operating Characteristics	○	◐	◐
Mobility	●	◐	◐
Safety	○	◐	◐


Spring Outreach 2014

- Seeking input on Final Alternatives
- Outreach effort ongoing
 - Spring events
 - Online survey
 - Agency meetings



PASSENGER RAIL CORRIDOR STUDY
Tucson to Phoenix

Shaping the Vision
Public Participation Spring 2014



Comments due
May 31,
2014

www.azdot.gov/passengerrail

Spring Outreach 2014 – Results to Date

- Preferred Alternative
 - **Yellow:** 48%
 - **Green:** 30%
 - **Orange:** 22%

ADOT
U.S. Department of Transportation
Federal Railroad Administration
Federal Transit Administration

PASSENGER RAIL CORRIDOR STUDY
Tucson to Phoenix


Shaping the Vision
Public Participation Spring 2014

Comments due
May 31,
2014

www.azdot.gov/passengerrail

Spring Outreach 2014 – Results to Date


- Preferred Alternative Attributes
- In order of importance
 1. Service reliability
 2. Travel time
 3. Travel cost
 4. Construction cost
 5. Property impacts



PASSENGER RAIL CORRIDOR STUDY
Tucson to Phoenix

Shaping the Vision
Public Participation Spring 2014

Comments due
May 31,
2014



www.azdot.gov/passengerrail

Schedule and Next Steps

- Coordination and Support from local agencies
- Fall 2014 Draft Tier I EIS
- Winter 2014/2015: Final Tier I EIS



PASSENGER RAIL CORRIDOR STUDY
Tucson to Phoenix

Information & Assistance:



Arizona Department of Transportation
Multimodal Planning Division

Carlos D. Lopez, PE
Rail Planning Program Manager
602.712.4786
CLopez@azdot.gov



PASSENGER RAIL CORRIDOR STUDY
Tucson to Phoenix



GREATER

FLORENCE

CHAMBER of COMMERCE

2013 Membership recap

- Early in the year 2013, our chamber board really began to look hard at our own systems and realized that in order to build a strong chamber we must first understand our true size. To begin the month of March we eliminated all members who were outside of 30 days overdue for membership dues, thus shrinking our chamber to a total of 125 paid members.
- On March 31, 2014, that membership had grown back to 165 members. A 24% growth in one year and more significantly are paid and active members.
- The majority of these new members were signed by our new Executive Director, Judy Hughes who took over as Executive Director in December of 2013 and made it her number one goal to get out and meet the public.

Florence Leads Group

Our Florence Leads launched on February 5, 2014 to help area businesses and businesses that provide services to the Town of Florence develop strong community relationships through the exchange of business referrals and marketplace information. Meetings are weekly on Wednesdays from 8:00am to 9:00am and are located at Mount Athos Restaurant, 444 N. Pinal Pkwy, Florence, AZ 85132.

The group allows one business per industry category. Guests are encouraged to attend two consecutive meetings prior to applying for membership. Membership application is \$35.00 and is non-refundable with quarterly dues of \$30.00 commencing at the time of application acceptance. Each week a continental breakfast is served with beverage for a \$5.00 cover charge payable to Mount Athos Restaurant.

Structure of Florence Leads

Mission Statement

- The purpose of the Florence Leads group is to establish a consistent structured meeting environment conducive for businesses located in Florence and for those businesses who conduct business within the town limits of Florence to come together for the sole purpose of exchanging business referrals, marketplace information, and leadership training. Membership is limited to 30 people.

Eligibility

- Prospective members must be able to demonstrate a high standard of quality, ethics, professionalism, and reliability. Submitted applications will be voted on by membership and the Vice President by way of silent vote and is at the discretion of the committee.
- One representative per industry classification will be admitted to the group. When a position becomes available notification to community will be provided and applications will be accepted.

Florence Leads Group

Meeting Agenda

- 10 minute check-in & open networking along with meal order placement. Member Host to greet new visitors and introduce them to members.
- Mission statement to be announced at the beginning of each meeting.
- Vice President Report
- Secretary Report
- 2 Minute business tip of the week given by rotating members
- Business card binder to be introduced to group and passed around for members to add their business cards to their page and are encouraged to take those business cards displayed by other members for the purpose of passing out to prospective referrals.
- Visitors will be introduced to group and allotted a 30 second introduction of their business
- 30 second Member Introductions allotted for members to introduce their business.
- Each week a member will be spotlighted and given 10 minutes to present to the group about their business.
- 2 Minute lead exchange where members pass referrals to one another
- 1 Minute Community News and Events updates given by the Event Member.

2013 Casino Night Update

- Held on July 28, 2013 at the Holiday Inn Express and Suites, Peter Koulouris and the chamber team organized an event that has been raved about all year. Financials broke down as follows:
 - We hosted 275+ locals.
 - \$1,695.00 in Bar Sales
 - \$6,300 in Sponsorship funds
 - \$7,600 in Ticket Sales
 - \$420 in additional chips sold to players
 - \$80 in 50/50 tickets
 - » **TOTALING: \$16,095 in revenue**
- Expenses for this event are as follows:
 - \$5,133.15 were spent for Food
 - \$2,195 were spent for the dealers and tables for casino night
 - » **TOTALING: \$7,328.15**
- » **TOTAL PROFIT: \$8,766.85**

1st Thursday 2013



First Thursday

2013	Date:	Sponsored by:	Entertainment:	Theme for event:	Number of attendee's:	Profit
January						
February						
March						
April						
May						
June	6-Jun	No Sponsor	Bonnie Lee	First 1st Thursday	57	\$ 142.00
July	4-Jul	No Sponsor	Bonnie Lee	4th of July	20	\$ 74.50
August	1-Aug	No Sponsor	Bonnie Lee	No theme	55	\$ 203.00
September	5-Sep	No Sponsor	Bonnie Lee	Fall Theme	50	\$ 197.00
October	3-Oct	No Sponsor	Jeanne/Bonnie (Haunted house)	Halloween	60	\$ 257.00
November	7-Nov	No Sponsor	Poker Run	Main Street Stroll	40	\$ 68.00
December	NO EVENT					
TOTAL:					282	\$ 941.50

1st Thursday 2014



2014	Date:	Sponsored by:	Entertainment:	Theme for event:	Number of attendee's:	Profit
January	NO EVENT					
February	6-Feb	No Sponsor	DJ	Country Thunder	45	\$ 106.00
March	6-Mar	Holiday Inn Express	KQCK	Patio lifestyle Parks and Rec Director Introduction (Brian Hughes)	40	\$ 161.00
April	3-Apr	McFarland State Park	Jarrod & Cindi Barr		42	\$ 125.00
May	1-May					
June	5-Jun					
July	3-Jul					
August	7-Aug					
September	4-Sep					
October	2-Oct					
November	6-Nov					
December	4-Dec					
				TOTAL:	127	\$ 392.00

McFarland State Park

2013	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Total:
Number of Visitors	927	1712	1082	406	175	202	162	98	209	484	891	779	7127
Donations received	\$ 161.00	\$ 203.00	\$ 197.00	\$ 272.00	\$ 123.00	\$ 59.00	\$ 132.15	\$ 93.75	\$ 144.00	\$ 364.00	\$ 608.00	\$ 366.52	\$ 2,723.42
2014	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Total:
Number of Visitors	1129	2500	1868										5,497
Donations received	\$ 366.52	\$ 469.50	\$ 439.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,275.52
Variance	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total:
Number of Visitors	202	788	786	-406	-175	-202	-162	-98	-209	-484	-891	-779	(1,624)
Donations received	\$ 308.60	\$ 236.50	\$ 197.00	\$ (272.00)	\$ (123.00)	\$ (59.00)	\$ (132.15)	\$ (93.75)	\$ 144.00	\$ (364.00)	\$ (608.00)	\$ (366.52)	\$ (1,814.32)

McFarland State Park Gift Shop

- Opened in September 2013
 - We have spent \$5,671.64 for supplies since our opening
 - We have generated \$9,208.31 in revenue since our opening
 - Giving us a net profit of \$3,536.67 Through March 2014

Chamber Nation

- In January 2014, the chamber was granted a \$5,000 sponsorship from the Florence I.D.A. which allowed the chamber to purchase a new internet platform to offer our members a more cutting edge internet tool. This tool has become the driving engine behind our new and improved chamber. Benefits of this new platform consist of:
 - A webpage presence for all members of the chamber through Chamber Nation
 - Each member has the ability to create online coupon, discount campaigns to promote their business online to other members
 - Ability to pay membership dues directly online
 - A more enhanced search engine to find members and services that are needed
 - Members have access to Google analytics that provide the number of visitors to the website and what pages were visited throughout any given month.
 - Full access to an event calendar where members can add their own special events to the calendar and promote themselves to the entire chamber and to the greater internet world.
 - The Chamber of Commerce is extremely proud to have Chamber Nation as our new engine to drive new opportunities and tools to our members and look forward to further expanding this platform to our growing membership.

Chamber Luncheons 2013

2013	Catered by:	Date of Luncheon:	Location of Luncheon:	Guest Speaker:	Topic of Presentation:
January	Mount Athos	January	Holiday Inn Express & Suites	Tim Kanavel (Pinal County Econ. Development Manager)	Tim will discuss the county changes as the elections have come to conclusion and offer insight to what lies ahead for the county so the chamber membership can better understand the political and economic landscape of Pinal County
February	Mount Athos	February	Holiday Inn Express & Suites	Lina Austin	Future Forward foundation presentation. Lina will present on the foundation, progress that has been made in the Florence area and be in search of support from members to beautify the town of Florence
March	Mount Athos	3/19/2013	Holiday Inn Express & Suites	Chief Dan Hughes	Dan will discuss the goals, the direction and the progress of the Florence Police department. Dan will be offering insight to chamber members on how best they can use the resources of the Florence Police department and educate members on resources that they may not have known about.
April	Mount Athos	4/16/2013	Holiday Inn Express & Suites	Rena Huber, APS AAAME Director & SCORE President	What APS, AAAME and SCORE can do to help you reach your business goals
May	Mount Athos	5/21/2013	Holiday Inn Express & Suites	Peter Villaverde, President of the IDA and Former AZ legislature	What the Industrial Development Authority(IDA) is doing in your community.
June	A&M Pizza	6/18/2013	Holiday Inn Express & Suites	Chief Miller Casa Grande Fire Chief	"Ready your business" Planning for Disaster and the unexpected
July	L&B Inn	7/16/2013	L&B Inn Restaurant	Renee Louzon-Benn Sunn Life Family Health Center	Sun Life Family Health Center and you
August	Mount Athos	8/20/2013	Holiday Inn Express & Suites	Bill Foster, AZ Corrections and Rick Kahn AZ Corrections Industries	Building products, rebuilding lives (ACI)
September	Mid west Meats	9/17/2013	Holiday Inn Express & Suites	Charles Montoya, Town manager	Charles discussed his role and vision for the town. As he has not gotten a chance to really expound upon his experience and vision this was his opportunity to do so.
October	Florence Fudge Company	10/15/2013	McFarland State Park Court room	Dr. Amy Fuller, FUSD	Plans Dr. Fuller has for the Florence unified School district
November	Chens Chinese food	11/19/2013	Florence Hospital	Dr Arthur Doloresco-FlorenceHospital at Anthem	Come meet the new Florence Hospital at Anthem CEO
December	Mount Athos	12/17/2013	Holiday Inn Express & Suites	Michael Freisinger-curator Arizona State Parks Dept	Curator Micahel Fresinger Discusses the History of McFarland State Park

2014	Catered by:	Date of Luncheon:	Location of Luncheon:	Guest Speaker:	Topic of Presentation:
January	Kiss The Chef	1/21/2014	Holiday Inn Express & Suites	Tom Horne State of Arizona Attorney General	What the State can expect in 2014...re: Cartels, Obamacare, Trafficking, New Businesses, and any new regulations
February	A&M Pizza	2/18/2014	Holiday Inn Express & Suites	JoAnn Risdon - Smart Image Media	"Who Me? Why do I need a brand
March	Old Pueblo	3/18/2014	Holiday Inn Express & Suites	Brian Garcia	Role of the private prison economically within the community
April	Florence Fudge Company	4/15/2014	Holiday Inn Express & Suites	Dr. Robert Hirsch	Global Entrepreneurship Center (Thunderbird School for Global management)
May		5/20/2014		Dr. Anne Borik	Florence Hospital (Doc Talk Radio)
June		6/17/2014		Harold & Katie Christ	Windmill Winery Story
July				TBD	
August		8/19/2014		Kimber Lanning	Executive Director, Local Arizona First: Steps to opening up a new business
September		9/16/2014		Dr. Amy Fuller	Superintendent of Florence Unified School district. High school programs that work side by side with local business'
October		10/21/2014	CCA	Tour	Tour of the CCA prison complex
November	TBD	11/18/2014	TBD	TBD	TBD
December	TBD	12/16/2014	TBD	1 st Annual Chamber Awards Banquet	

2013-2014 Budget \$\$\$ Actual

	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	March-14	TOTAL
REVENUES										
TOWN CONTRIBUTION	\$ 5,000.00			\$ 32,500.00						\$37,500
MEMBERSHIP DUES	\$ 1,250.00	\$ 1,075.00	\$ 1,350.00	\$ 450.00	\$ 1,400.00	\$ 1,125.00	\$ 2,200.00	\$ 4,000.00	\$ 3,400.00	\$16,250
Main Street KIOSK REVENUE										0
MSI Signage revenue		\$ 630.00								\$630
FUNDRAISERS	\$ 6,253.00				\$ 70.00					\$6,323
SPONSORSHIPS	\$ 4,200.00						\$ 5,000.00		\$ 750.00	\$10,700
MONTHLY LUNCHEONS	\$ 258.35	\$ 286.00	\$ 426.00	\$ 417.00	\$ 332.00	\$ 270.00	\$ 444.00	\$ 264.00	\$ 432.00	\$3,129.35
MONTHLY MIXERS	\$ 74.50	\$ 203.00	\$ 297.00	\$ 257.00	\$ 168.00	\$ (9.00)		\$ 106.75	\$ 160.63	\$1,257.88
GIFT SHOP REVENUES				\$ 820.17	\$ 568.00	\$ 1,485.37	\$ 1,606.36	\$ 2,720.67	\$ 2,007.74	\$9,208.31
CHAMBER MEMBER ADVERTISING	\$ 110.00									\$110
MCFARLAND STATE PARK DONATIONS	\$ 59.00	\$ 132.00	\$ 94.00				\$ 366.52	\$ 469.60	\$ 439.50	\$1,560.62
MISC. GRANTS								\$ 10.30		\$10.30
CASINO NIGHT BAR-50/50	\$ 3,245.00									\$3,245
MONTHLY BREAKFAST										0
BANK INTEREST			\$ 27.00				\$ 0.29	\$ 0.68		\$27.97
Member Workshop							\$ 85.00	\$ 40.00	\$ 67.00	\$192
Florence Leads							\$ 260.00	\$ 130.00	\$ 65.00	\$455
TOTAL REVENUES	\$ 15,450.17	\$ 7,326.03	\$ 2,194.80	\$ 34,444.90	\$ 2,538.01	\$ 2,871.37	\$ 9,962.17	\$ 7,742.00	\$ 7,321.87	\$ 84,850.87

2013-2014 Budget Payroll Actual

	July 2013	August 2013	September 2013	October 2013	November 2013	December 2013	January 2014	February 2014	March 2014	TOTAL
EXECUTIVE DIRECTOR	\$ 2,610.00	\$ 870.00	\$ 2,456.00	VACANT	VACANT	\$ 1,118.00	\$ 2,190.00	\$ 2,400.00	\$ 2,800.00	\$ 14,444
OFFICE ASSISTANT	\$ 1,160.00	\$ 1,160.00	\$ 1,160.00	\$ 1,740.00	\$ 1,160.00	\$ 1,245.00	\$ 1,135.00	\$ 1,160.00	\$ 1,210.00	\$ 11,130
VISITOR CENTER ATTENDANT	\$ 508.00	\$ 1,543.00	\$ 1,490.00	\$ 2,318.00	\$ 1,523.00	\$ 1,555.00	\$ 1,620.00	\$ 1,600.00	\$ 1,600.00	\$ 13,757
BOOK KEEPER						\$ 145.00	\$ 279.17	\$ 395.00	\$ 424.00	\$ 1,243.17
TOTAL:	\$4,278	\$3,573	\$5,106	\$4,058	\$2,683	\$4,063	\$5,224	\$5,555	\$6,034	\$40,574.17

2013-2014 Budget Operating Expenses Actual

	July 2013	August 2013	September 2013	October 2013	November 2013	December 2013	January 2014	February 2014	March 2014	TOTAL
RENT										0
TELEPHONE/INTERNET	\$ 22.00					\$ 103.00				\$125
OFFICE SUPPLIES		\$ 54.00				\$ 475.00	\$ 612.47	\$ 375.00	\$ 396.34	\$1,912.81
UTILITIES	\$ (120.00)							\$ 1,720.00	\$ 860.00	\$2,460
WATER										0
ELECTRICITY										0
CHAMBER NATION CHAMBER PLATFORM						\$ 1,500.00			\$ 1,129.95	\$2,629.95
LIABILITY INSURANCE (HARTFORD)	\$ 84.55	\$ 84.55		\$ 169.00	\$ 84.55	\$ 179.00	\$ 115.40	\$ 85.54	\$ 85.47	\$888.06
GIFT SHOP SUPPLIES			\$ 157.00	\$ 250.00	\$ 1,094.50	\$ 453.85	\$ 1,499.13	\$ 822.12	\$ 1,395.04	\$5,671.64
KIOSK PRINTING										0
ACCOUNTANT FEES			\$ 750.00		\$ 300.00	\$ 150.00		\$ 265.00		\$1,465
COMPUTER SOFTWARE						\$ 50.00				\$50
CASINO NIGHT FOOD EXPENSE	\$ 6,388.15									\$6,388
DRINKING WATER										0
STORAGE UNIT	\$ 143.17	\$ 143.17	\$ 143.17	\$ 143.17	\$ 143.17	\$ 126.00	\$ 143.17			\$985
REPAIRS/MAINTANENCE	\$ 27.00	\$ 5.00								\$32
BANK FEES	\$ 26.76				\$ 587.00	\$ (3.00)	\$ 34.29	\$ 44.75	\$ 51.51	\$741.31
POSTAGE LVIC MAILING						\$ 110.00			\$ 147.09	\$257.09
ADMINISTRATIVE EXPENSE	\$ 58.54								\$ 46.92	\$105.46
Director Expenses	\$ 21.92			\$ 85.00	\$ 27.00	\$ 52.00			\$ 110.38	\$296.30
TOTAL OPERATING EXPENSES	\$ 6,652.09	\$ 286.72	\$ 1,050.17	\$ 647.17	\$ 2,236.22	\$ 3,195.85	\$ 2,404.46	\$ 3,312.41	\$4,222.70	\$ 23,632.70

2013-2014 Marketing Expense Actual

	July 2013	August 2013	September 2013	October 2013	November 2013	December 2013	January 2014	February 2014	March 2014	Total
SALES & MARKETING EXPENSES										
MEMBERSHIP DIRECTORY										0
PRINTING & STATIONARY				\$ 114.00		\$ 160.00				\$274
CASINO NIGHT ADVERTISING				\$ 70.00						\$70
GIFT SHOP PRINTING & STATIONARY										0
PROMOTIONS										0
BUSINESS OF THE MONTH		\$ 27.18	\$ 27.18	\$ 27.18	\$ 27.18	\$ 27.18	\$ 27.18	\$ 27.18		\$190.26
NEW CHAMBER LOGO								\$ 350.00	\$ 350.00	\$700.00
ADVERTISING	\$ 55.00	\$ 39.00	\$ 42.00	\$ 497.00	\$ 22.00			\$ 397.34		\$1,052
MEMBER LUNCHEON	\$ 224.00		\$ 454.00	\$ 404.00	\$ 237.00		\$ 588.00		\$ 367.71	\$1,907
NETWORKING/MONTHLY EVENT	\$ 102.18		\$ 125.00	\$ 1.00	\$ 100.00					\$328
FLORENCE LEADS MARKETING							\$ 186.88	\$ 149.47		\$336.35
TOTAL OPERATING EXPENSES	\$ 381.18	\$ 39.00	\$ 621.00	\$ 1,086.00	\$ 359.00	\$ 160.00	\$ 802.06	\$ 546.81	\$744.89	\$4,508.10

2013-2014 Chamber NOI

	July 2013	August 2013	September 2013	October 2013	November 2013	December 2013	January 2014	February 2014	March 2014	Total
NET OPERATING INCOME	\$4138.90	\$ 3,433.31	\$ (4,582)	\$ 30,028.73	\$ (2,740.21)	\$ (4547.48)	\$ 1,231.65	\$ (2,092.35)	\$ (3,229.72)	\$16,135.90

Variables:

- The chamber saved \$6,500 in labor by not employing an Executive Director for half of the month of September and the entirety of October and November 2013
- The Chamber cut hours back on employees between July and October 2013, as our first and second quarter checks were not received until October 2013, saving us approximately \$6,000 in labor that we had budgeted to spend.
- The Chamber had not budgeted to receive a \$5,000 sponsorship from the Florence IDA that would cover all costs for our migration to Chamber Nation for the entire first year. This covered the initial set up fees as well as the fees for all members each month to maintain the platform
- The Chamber is very pleased to see the success of our Gift Shop but have made far more profit than we had anticipated and look forward to seeing more growth in the future.



ANNUAL REPORT 2013/2014

Greetings,

The Greater Florence Chamber of Commerce has truly had a year of growth and change. I am so incredibly proud to be part of such a progressive team of professionals who are so dedicated to making our business community flourish into the future and beyond. We are all lucky to call this little corner of the world home as there is no argument regarding the explosive growth potential that we know to be looming just to our north. We at the chamber share in the same belief as our town officials and community that Florence is a very special place and although we know we will need to adapt to the growth of the San Tan Valley in the future, the heritage that has carried Florence through the past 148 years of existence is not something to be discredited nor ignored. It is the heritage of Florence combined with the opportunity of life that has drawn many of us to the area and I am so pleased to be in a position to witness new active members and residents really stepping into the scene and showing a drive and hunger that is so necessary to make any entity a success.

In the last year we have seen new members join our chamber, we have witnessed old members come become the best active drivers and we have experienced the best and most necessary adjustment to our chamber which was the implementation of "Chamber Nation" a new internet platform that offers our members all the directory information of any chamber member, information on all our scheduled events as well as the events of other organizations that our members would find interesting and enjoyable all at the click of a button.....And the best of all, each member of the Greater Florence Chamber of Commerce now has the opportunity to have a hosted web page to promote their business on the world wide web, which alone could never be accomplished for the fees that are charged to become a member of the Florence Chamber of Commerce. Our members are loving the ease of communication, the progressive and strong online presence that is now available to them and have the opportunity to utilize our platform to advertise their business, special events, discounts, etc. simply by submitting a request for email blast and our office administration can make it happen within seconds.

In the fall of 2013, the Chamber of Commerce opened a new shopping option in downtown Florence, which is our gift shop, located in the McFarland State Park and offers a vast array of consignment items that range from wall art, to cook books to keepsakes for visitors coming through Florence. Under the direction of Doretta Allison (board member) and Jeanne Rosendahl (Visitors Center Manager) we are very pleased to see how quickly our new gift shop has become a thriving success in the community and look forward to continually adding to this in the future.

In January 2014, our chamber rolled out the first Florence Leads group, who meet once a week at Mount Athos restaurant and is designed specifically to create a new networking opportunity for members who wish to really become involved in the community and the marketing of their business to other professionals in the area. The nature of the Leads group is to create an environment where its members can use one another to build a strong referral program using the foundation of professionalism and friendship to lead the way. We are always happy to offer detailed information regarding our Florence Leads group and look forward to seeing this organization become a new popular arm of the chambers drive to build and maintain strong relationships amongst the business community of Florence and beyond.

We have made it our mission at the Chamber of commerce to track everything, never miss an opportunity and above all else represent our town, our business' and one another with the highest level of respect. We are proud of the relationship we have with the Town of Florence who share in and support our vision to enhance the Florence Business owners networking and marketing opportunities that often times are a challenge in a rural environment, however through the standards by which we hold one another we are confident that Florence will continue to grow and opportunities will continue to present themselves and we WILL BE READY!

Thank you for allowing me to be a part of this exciting time in Florence, Arizona.

Best Regards,
Damon Anderson
President
Greater Florence Chamber of Commerce

Best Regards,

Damon Anderson
General Manager
Holiday Inn Express and Suites
240 West Highway 287
Florence, Arizona 85132
Phone: 520-868-8951
Fax: 520-868-9950
Email: damon@holidayinnexpressflorence.com
URL: www.holidayinnexpressflorence.com

Executive Director Letter,

As your executive director, my number one commitment is to personally reach out to each and every chamber member, and even though I am in the initial stages it has been a very rewarding experience. I love this town and I am honored to serve in this position. The Chambers goal is to attract new businesses, revitalize Main Street, tap into the synergy of the town's organizations and be a unified source of associations and foundations, so we're working together as a community.

This annual report provides reflections on the chambers progress made from March 2013 to February 28th, 2014. In June we will submit a true quarterly report that breaks down only the second quarter of 2014. As we know, advancement moves slowly, often taking years to see a project through completion; however, in this report we compress all of 2013 into one view and can see the strides that the Greater Florence Chamber of Commerce team has accomplished.

Every reader of this report has ties, relationships, and ideas to improve Florence's growth and development. I ask you as an individual or a member of a place of business, church, social, or community group to look for ways to embrace the old adage, "none of us are as smart as or as capable as, all of us", and be our partner in moving the Greater Florence Chamber of Commerce forward in 2014 and beyond.

Judy Hughes
Executive Director
Greater Florence Chamber of Commerce

The Greater Florence Chamber of Commerce 2014 Board of Directors

Board Officers:

Damon Anderson , Chair
General Manager, Holiday Inn Express & Suites

Peter Koulouris, Vice-Chair
Owner, Mount Athos Restaurant

Shawn Gibson – Secretary
Owner, Crown Point Property Services

Pat Smolke – Treasurer
Owner, Peoples Mortgage

Board Members:

Jeffrey Creedon
SE Section Leader, Arizona Public Service

Doretta Allison
Owner, Preferred Realty

Zenji Reynolds
Director of Radiology, Florence Hospital at Anthem

Ric Felder
Owner, The Hearing Center

Michael Grijvalja
General Manager, Golden Eagle Distributors-Casa Grande

Greater Florence Chamber of Commerce Membership update

Dates:	Number of Members:	Notes:
March 1, 2013:	125	<p>In January 2013, the Florence Chamber of Commerce began an intensive clean up of our records to ensure that we could definitively grow and understand exactly where we stood at all times. This turned out to require somewhat of a purging of our membership data, as we discovered a number of business' who had been receiving the membership privledges but had never paid their dues that are required for a chamber to run successfully and therefore were cut from our membership and then approached on one to one basis in an effort to rebuild our chamber.</p>
Feburay 28, 2014	152	<p>With the changing of the guard in our Executive Director position, which took place in December of 2013, we have been able to achieve a spark which in turn has resulted in an increase of 27 total members or 17.8% increase in our chamber membership and we believe that we have only just begun to see where our membership can grow.</p>
Total number of new members	27	<p>Our 2nd quarterly report that will be submitted in Mid June 2014 we believe will reflect an increase of the most substantial growth that our chamber has had in many years, and we are pleased to know that the membership data base will be up to date and paid to ensure the future of our chamber remains strong and continues to grow each year.</p>

**GREATER FLORENCE CHAMBER OF COMMERCE
BUDGET: 2013-2014**

TOTALS

	Jan-14	Feb-14	# #	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	
REVENUES										
TOWN CONTRIBUTION					\$ 5,000.00		\$ 32,500.00			37,500
MEMBERSHIP DUES	\$ 2,200.00	\$ 4,000.00		\$ 1,250.00	\$ 1,075.00	\$ 1,350.00	\$ 450.00	\$ 1,400.00	\$ 1,125.00	12,860
Main Street KIOSK REVENUE										0
MSI Signage revenue					\$ 630.00					630
FUNDRAISERS				\$ 6,253.00				\$ 70.00		6,323
SPONSORSHIPS	\$ 5,000.00			\$ 4,200.00						9,200
MONTHLY LUNCHEONS	\$ 444.00	\$ 284.00		\$ 258.35	\$ 286.00	\$ 426.00	\$ 417.00	\$ 332.00	\$ 270.00	2,697
MONTHLY MIXERS		\$ 106.75		\$ 74.50	\$ 203.00	\$ 297.00	\$ 257.00	\$ 168.00	\$ (9.00)	1,097
GIFT SHOP REVENUES	\$ 1,606.36	\$ 2,720.67					\$ 820.17	\$ 568.00	\$ 1,485.37	7,201
CHAMBER MEMBER ADVERTISING				\$ 110.00						110
MC FARLAND STATE PARK DONATIONS	\$ 366.52	\$ 469.60		\$ 59.00	\$ 132.00	\$ 84.00	\$ 364.00	\$ 608.00	\$ 366.52	2,460
MISC. GRANTS		\$ 10.30								10
CASINO NIGHT BAR-50/50				\$ 3,245.00						3,245
MONTHLY BREAKFAST										0
BANK INTEREST	\$ 0.29	\$ 0.68				\$ 27.00				28
Member Workshop	\$ 85.00	\$ 40.00		\$ 0.32	\$ 0.03	\$ 0.80	\$ 0.73	\$ 0.01		127
Florence Leads	\$ 260.00	\$ 130.00								390
0.00										0
TOTAL REVENUES	\$ 9,962.17	\$ 7,742.00		\$ 16,460.17	\$ 7,326.03	\$ 2,194.80	\$ 34,808.90	\$ 3,146.01	\$ 3,237.89	83,868
PAYROLL AND RELATED										
EXECUTIVE DIRECTOR	\$ 15.00	\$ 2,190.00	\$ 2,400.00	\$ 2,610.00	\$ 870.00	\$ 2,456.00			\$ 1,118.00	11,644
OFFICE ASSISTANT	\$ 10.00	\$ 1,135.00	\$ 1,160.00	\$ 1,160.00	\$ 1,160.00	\$ 1,160.00	\$ 1,740.00	\$ 1,160.00	\$ 1,245.00	9,920
VISITOR CENTER ATTENDANT	\$ 10.00	\$ 1,620.00	\$ 1,600.00	\$ 508.00	\$ 1,543.00	\$ 1,490.00	\$ 2,318.00	\$ 1,523.00	\$ 1,555.00	12,167
BOOK KEEPER	\$ 10.00	\$ 279.17	\$ 395.00						\$ 145.00	819
X										0
X										0
X										0
X										0
X										0
X										0
TOTAL PAYROLL & RELATED	\$ 5,224.17	\$ 5,565.00		\$ 4,278.00	\$ 3,873.00	\$ 5,106.00	\$ 4,068.00	\$ 2,883.00	\$ 4,063.00	34,540
PT&ER										
PAYROLL TAXES	11.60%	\$ 2,649.61		\$ 2,255.00			\$ 2,937.00			7,842
WORKERS COMP	3.00%	\$ 316.34			\$ 368.00					684
X										0
X										0
X										0
X										0
TOTAL PT&ER	\$ 2,965.96	\$ -		\$ 2,255.00	\$ 368.00	\$ -	\$ 2,937.00	\$ -	\$ -	8,526
OPERATING EXPENSES										
RENT									\$ 103.00	125
TELEPHONE/INTERNET				\$ 22.00					\$ 475.00	1,141
OFFICE SUPPLIES	\$ 612.47				\$ 54.00					1,600
UTILITIES		\$ 1,720.00		\$ (120.00)						0
WATER										0
ELECTRICITY									\$ 1,500.00	1,600
CHAMBER NATION CHAMBER PLATFORM									\$ 179.00	803
LIABILITY INSURANCE (HARTFORD)	\$ 115.40	\$ 85.54		\$ 84.55	\$ 84.55		\$ 169.00	\$ 84.55	\$ 453.85	4,277
GIFT SHOP SUPPLIES	\$ 1,499.13	\$ 822.12				\$ 157.00	\$ 250.00	\$ 1,094.50		0
KIOSK PRINTING									\$ 150.00	1,485
ACCOUNTANT FEES		\$ 265.00				\$ 750.00		\$ 300.00	\$ 50.00	60
COMPUTER SOFTWARE									\$ 6,388.15	6,388
CASINO NIGHT FOOD EXPENSE										0
DRINKING WATER										0
STORAGE UNIT	\$ 143.17			\$ 143.17	\$ 143.17	\$ 143.17	\$ 143.17	\$ 143.17	\$ 126.00	985
REPAIRS/MAINTENANCE				\$ 27.00	\$ 5.00					32
BANK FEES	\$ 34.29	\$ 44.75		\$ 26.76				\$ 587.00	\$ (3.00)	690
POSTAGE LVIC MAILING									\$ 110.00	110
ADMINISTRATIVE EXPENSE				\$ 58.54						69
Director Expenses				\$ 21.92			\$ 85.00	\$ 27.00	\$ 52.00	186
TOTAL OPERATING EXPENSES	\$ 2,404.46	\$ 2,937.41		\$ 6,662.09	\$ 286.72	\$ 1,060.17	\$ 647.17	\$ 2,236.22	\$ 3,195.86	19,410
SALES & MARKETING EXPENSES										
MEMBERSHIP DIRECTORY							\$ 114.00		\$ 160.00	274
PRINTING & STATIONARY							\$ 70.00			70
CASINO NIGHT ADVERTISING										0
GIFT SHOP PRINTING & STATIONARY										0
PROMOTIONS										0
BUSINESS OF THE MONTH	\$ 27.18									27
NEW CHAMBER LOGO										0
ADVERTISING		\$ 397.34		\$ 55.00	\$ 39.00	\$ 42.00	\$ 497.00	\$ 22.00		1,062
MEMBER LUNCHEON	\$ 588.00			\$ 224.00		\$ 454.00	\$ 404.00	\$ 237.00		1,907
NETWORKING/MONTHLY EVENT				\$ 102.18		\$ 125.00	\$ 1.00	\$ 100.00		328
FLORENCE LEADS MARKETING	\$ 166.88	\$ 149.47								336
X										0
X										0
TOTAL OPERATING EXPENSES	\$ 802.06	\$ 548.81		\$ 381.18	\$ 39.00	\$ 621.00	\$ 1,086.00	\$ 369.00	\$ 160.00	3,995
CHAMBER PROFIT	\$ (1,434.47)	\$ (1,297.22)		\$ 1,883.90	\$ 3,059.31	\$ (4,682.37)	\$ 26,080.73	\$ (2,132.21)	\$ (4,180.96)	17,397
NET OPERATING INCOME	\$ 1,621.36	\$ 1,446.69		\$ (1,883.90)	\$ (3,059.31)	\$ 4,682.37	\$ (26,080.73)	\$ 2,132.21	\$ 4,180.96	(17,060.2)

Florence Chamber of Commerce 2013 Casino Night Budget

Income:

Forecasted:		
Ticket Sales:		\$5,250
Sponsorship:		
	Platinum	
	Gold	\$1,000
	Silver	\$3,000
	Bronze	\$500
Bar Sales		\$1,500
50/50 Raffle:		\$300
Chips only sales:		\$300
Campaign opportunity		
TOTAL:		\$11,850

Actual:		
Ticket Sales:		\$7,603.00
Sponsorship:		
	Platinum	
	Gold	
	Silver	\$5,000.00
	Bronze	\$1,300.00
Bar Sales		\$1,695.00
50/50 Raffle:		\$80.00
Chips only sales:		\$420.00
Campaign opportunity		
TOTAL:		\$16,098.00

Variance:		
Ticket Sales:		\$2,353
Sponsorship:		
	Platinum	\$0
	Gold	-\$1,000
	Silver	\$2,000
	Bronze	\$800
Bar Sales		\$195
50/50 Raffle:		-\$220
Chips only sales:		\$120
Campaign opportunity		\$0
TOTAL:		\$4,248

Expense:

Forecasted:		
Meals		\$3,825
Dealers/Tables		\$1,860
Decorations		\$125
Mixers		\$200
DJ Music		\$0
Corporate Banners/program		\$0
Dance Floor		\$0
Newspaper advertising		\$0
Internet advertising		\$0
TOTAL:		\$6,010

Actual:		
Meals		\$5,133.15
Dealers/Tables		\$2,195.00
Decorations		
Mixers		
DJ Music		
Corporate Banners/program		
Dance Floor		
Newspaper advertising		
Internet advertising		
TOTAL:		\$7,328.15

Variance:		
Meals		\$1,308
Dealers		\$335
Decorations		-\$125
Mixers		-\$200
DJ Music		\$0
Corporate Banners/program		\$0
Dance Floor		\$0
Newspaper advertising		\$0
Internet advertising		\$0
TOTAL:		\$1,318

Forecasted Net Income:		\$5,840
Actual Net Income:		\$8,770



Greater Florence Chamber of Commerce Monthly luncheon Calendar

2013-2014	Catered by:	Date of Luncheon:	Location of Luncheon:	Guest Speaker:	Topic of Presentation:
March	Mount Athos	3/19/2013	Holiday Inn Express & Suites	Chief Dan Hughes	Dan will discuss the goals, the direction and the progress of the Florence Police department. Dan will be offering insight to chamber members on how best they can use the resources of the Florence Police department and educate members on resources that they may not have known about.
April	Mount Athos	4/16/2013	Holiday Inn Express & Suites	Rena Huber, APS AAAME DIR. & SCORE Pres.	"What APS AAAME and SCORE can do to help you reach your business goals"
May	Mount Athos	5/21/2013	Holiday Inn Express & Suites	Peter VillaVerde, President of IDA and Former AZ legislator	What the Industrial Development (IDA) is doing in your community.
June	A & M Pizza and Pasta	6/18/2013	Holiday Inn Express & Suites	Chief Miller, Casa Grande Fire Chief	"Ready Your Business", planning for disaster and the unexpected.
July	L & B Inn Restaurant	7/16/2013	L & B Inn Restaurant	Renee Louzon-Benn Sunn Life Family Health Center	"Sun Life Family Health Center and You" ; services available.
August	Mount Athos	8/20/2013	Holiday Inn Express & Suites	Bill Foster, AZ Corrections Dir. & Rick Kahn AZ Corr. industries	"Building Products;Rebuilding Lives".
September	Midwestern Meats	9/17/2013	Holiday Inn Express & Suites	Charles Montoya, Florence Town Manager	Mr. Montoya presents his thoughts on the Town moving forward and current plans for the Town.
October	Florence Fudge Company	10/15/2013	McFarland State Historic Park Courtrm	Dr. Amy Fuller, FUSD	Plans Dr. Fuller has for the Florence Unified School District
November	Chen's	11/19/2013	Florence Hospital at Anthem	Dr. Arthur Deloresco	Come meet the new Florence Hospital at Anthem CEO.
December	Mount Athos	12/17/2013	Holiday Inn Express & Suites	Michael Freisinger-Curator Arizona State Parks	Curator Michael Freisinger discusses the history of McFarland State Park.
January	Mount Athos Restaurant	1/21/2014	Holiday Inn Express & Suites	Tom Horne State of Arizona Attorney General	What the State can expect in 2014" re: cartels, Obamacare, sex trafficking, new businesses and any new regulations.
February	A & M Pizza	2/18/2014	Holiday Inn Express & Suites	JoAnn Risdon - Smart Image Media	"Who me? Why do I need a personal brand"



First Thursday

2013	Date:	Sponsored by:	Entertainment:	Theme for event:	Number of attendee's:	Profit
January						
February						
March						
April						
May						
June	6-Jun	No Sponsor	Bonnie Lee	First 1st Thursday	57	\$ 142.00
July	4-Jul	No Sponsor	Bonnie Lee	4th of July	20	\$ 74.50
August	1-Aug	No Sponsor	Bonnie Lee	No theme	55	\$ 203.00
September	5-Sep	No Sponsor	Bonnie Lee	Fall Theme	50	\$ 197.00
October	3-Oct	No Sponsor	Jeanne/Bonnie (Haunted house)	Halloween	60	\$ 257.00
November	7-Nov	No Sponsor	Poker Run	Main Street Stroll	40	\$ 68.00
December	No Event					
TOTAL:					282	\$ 941.50



First Thursday

2014	Date:	Sponsored by:	Entertainment:	Theme for event:	Number of attendee's:	Profit
January	NO EVENT					
February	6-Feb	No Sponsor	DJ	Country Thunder	45	\$ 106.00
March	6-Mar					
April	3-Apr					
May	1-May					
June	5-Jun					
July	3-Jul					
August	7-Aug					
September	4-Sep					
October	2-Oct					
November	6-Nov					
December	4-Dec					
TOTAL:					45	\$106

McFarland State Historic Park
And
The Florence Visitor Center
24 W. Ruggles
Florence, AZ 852132

Greetings!

The last year there has been such a change and growth at McFarland State Historic Park and the Florence Visitor Center, it has been amazing! Our Visitors come from all over the world! They come and visit McFarland State Historic Park and the Florence Visitor Center. The next season they may return again bringing more family and friends. Sometimes it's feels like "old home week" as they come in the door and say, "We just had to come back", it was such a great experience and they loved the history of old Florence! This shows and tells us that we are doing our job of spreading the news and making a difference. All the hard work done in the community planning FAM Tours, newspaper and magazine articles, our local Artists and musicians events, Home Tour, community special events and programs, it's these kinds of efforts that make our community shine!

Highlights of what is happening at the Florence Visitor Center and McFarland State Park

1. Visitor Count is awesome and continues to increase!
2. Volunteer staff was increased Monday through Friday
3. October wedding in Historic Courtroom.
4. Gift Shop opened in November- Visitors and locals enjoy the shopping.
5. Smithsonian Exhibit in November thru December. Well attended and great exposure for Florence and McFarland Park and Visitor Center...
6. Guided Tours are being offered to enhance our Visitor experience. It gives a more personal connection to the history of the building and to Florence. (I believe this also helps with our donations) because we show we care about our visitors. It's like selling then the goods so they will come back for more.
7. Created a new "Photo Opportunity" behind the Territorial Bars. Props provided to enhance the photo shoot and young and old are enjoying this!
8. We offer a 6 minute movie about McFarland and visitors enjoy this.
9. Santa came and visited us in December. This would be a great venue for Christmas in 2014. Come Visit Santa at the Historic Courtroom! Give away an old fashioned "Brown Bag" goodie with an apple, orange, souvenir from the Park; pencil etc...Showing family Christmas movies! Food for thought.
10. Artisan Art Show on the Porch at the Park during the Historic Home Tour. Vendors had a great time and want to come back again.
11. Wanda Mitchell Tucker Art Exhibit in the Courtroom in February thru March with good public interest.
12. Local musician from SanTan offers free music/singing with family on the porch in March. Great turn out from the public just stopping by to listen and then they toured the McFarland State Park.

13. Visitors come and share their connection to Historic Florence, (example Italy) whether it is with the P. O W. Camp or their loved ones being born at the hospital during 1891 to 1938, or being a great, great, great grandson of one of the Peter Brady one of the Sheriffs pictured in the courthouse.
14. Visitors appreciating our Brochure and Rack card selection. We offer information about local Florence and the comment is “We had no idea there were so many things to do in Florence”
15. Thank You to the Town of Florence helping us resolve our many issues at the Park with repairs, trees, animals/birds etc.
16. Thanks to the Visitors for their increased donation giving!

This report being submitted by:

Jeanne Rosdahl
McFarland State Historic Park and Florence Visitor Center Manager.
March 17. 2014

**The American Humanities Council presents the
Smithsonian's Journey Stories**

Featuring:

Wagon Trains to Highways and Beyond: Florence Journey Stories

November 16 to December 29, 2013

Journey Stories –tales of how we and our ancestors came to America with a complex history of travel, immigration and transportation in America!

Florence had been chosen as one of the six rural communities in Arizona to host the Smithsonian Institution's Museum Main Street exhibition, *Journey Stories*.

This exhibit was on display at McFarland State Historic Park where Florence residents and visitors could experience a prestigious Smithsonian Institution exhibit and learn how Florence's history related to the *Journey Stories*.

On November 16, the Grand Opening was held at McFarland State Historic Park. State and Local Representatives attended and received a special tour of the exhibit. It was then opened for public view.

The Waila Music Program was held on November 30, in the McFarland State Historic Park courtyard. Southern Scratch, a Native American band from the Tohono O'odham nation played music and dancing was enjoyed.

During November and December, several tour/school groups scheduled tours to come and visit the Park to see the Journey Stories Exhibit.

Several Local Exhibits, Speaker Programs, Journey Stories Film Series were available through the Florence Community Library and were free and open to the public. This included interviewing local families about how they or their ancestors migrated to Florence and/or how traveled. Their Journey stories were able to be viewed by the public. We currently house several of these Stories in the Historic Courthouse.

Marketing included postcards, banners, rack cards, poster, press releases, social media, statewide and local advertising.

The Journey Stories Traveling exhibit brought an opportunity to Florence residents and our visitors to experience something as larger as the Smithsonian that otherwise they may not be able to see.

McFarland Historical State Park Visitor's and Donations received

2013	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Total:
Number of Visitors	1150	1998	984	496	253	247	268	174	288	594	1067	932	8451
Donations received	\$ 161.00	\$ 203.00	\$ 197.00	\$ 272.00	\$ 123.00	\$ 59.00	\$ 132.15	\$ 93.75	\$ 144.00	\$ 364.00	\$ 608.00	\$ 366.52	\$ 2,723.42

2014	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Total:
Number of Visitors	1409	2576											3985
Donations received	\$ 469.60	\$ 439.50	\$ -										\$ 909.10

Variance	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total:
Number of Visitors	259	578	-984	-496	-253	-247	-268	-174	-288	-594	-1067	-932	-4466
Donations received	\$ 308.60	\$ 236.50	\$ (197.00)	\$ (272.00)	\$ (123.00)	\$ (59.00)	\$ (132.15)	\$ (93.75)	\$ (144.00)	\$ (364.00)	\$ (608.00)	\$ (366.52)	\$ (1,814.32)

Highlights of the New

Greater Florence Chamber of Commerce Web Presence

With the new year the Greater Florence Chamber of Commerce launched a long awaited new website in January 2014, for existing membership, new members, and the community. The Florence Industrial Development Authority donated funds to the chamber to purchase the website. The new website has been showing new and existing members that the website features value added benefits to their business. A great benefit to small business has been the ability to link existing websites to the chamber of commerce and showcase their business. For members not currently able to have a website they have the opportunity to create web space within the chamber site. The benefit to business is higher visibility, which increases awareness of what the Town of Florence offers to visitors, new residents, and existing residents. Businesses can add a coupon to the site and any other promotions they offer. The ability to have a functioning website is beginning to show interest from around the nation for information, relocation and more when they send messages to the chamber through the website.

The community has long requested a calendar from the chamber. The new website calendar provides a strong event and activity resource. In the reports from the website, we have seen the traffic visiting the calendar to be the most sought after part of the site by visitors. We feel this is only the beginning as we continue to add content and offer more online services to members.

With the launch of the new website we have seen an increase in membership due to this online opportunity.

The new chamber website at www.florenceazchamber.com, is going to take us to an unprecedented number of new and existing membership, a worldwide presence, and bring new commerce, tourism and relocation opportunities to Florence township.

MEMBERSHIP

TESTIMONIALS

RZN8 Media

Full Service Marketing and Advertising

In recognition of improvements made in the organization and operation of the Greater Florence Chamber of Commerce I'd like to say thank you to those who have taken an instrumental and leading role in the transformation from a well-meaning but disorganized and less professional Chamber to a Chamber with a clearer vision and greater promise to the business community. Previously when weighing the cost of membership against the value of the Chamber it was arguable whether or not it was worth it. While the Chamber still has work to do I feel extremely positive about where we are heading in the coming year.

I'd also like to recognize that the Chamber has made great effort to break free from entrenched thought and care more about the image and branding of the Chamber. If a Chamber cares enough to bolster their brand it is an easy jump to believe they will care equally about the success of their business community.

To those whose efforts we appreciate I say thank you.

Jared Bartlett
RZN8 Media

1.



Greater Florence Chamber of Commerce shared **Dwayne N Shawn Gibson's** status.

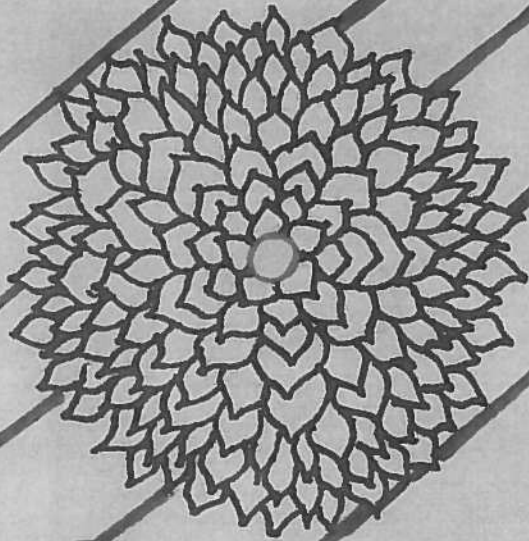
January 30

Greater Florence Chamber of Commerce has helped our business tremendously and we are very thankful for all the support it has provided us. **Bonnie Lee**, Judy Hughes, and **Jeanne Rosdahl** all are very helpful, have excellent follow-up whenever we have needed their assistance. We are proud to members of the Greater Florence Chamber of Commerce. — feeling great.

Thank You

from

Supply 29



Thank You

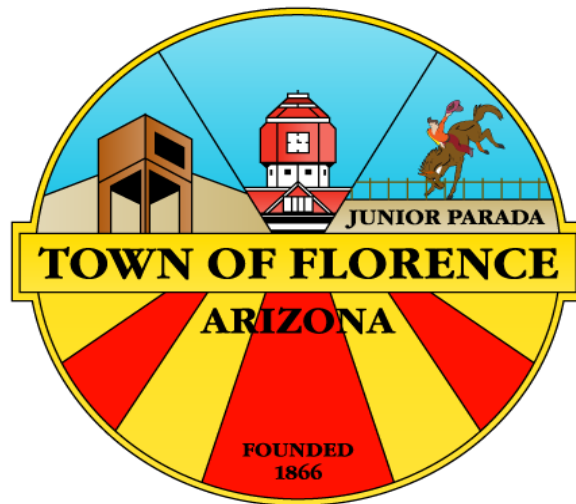
Dear Florence Chamber and members,

Thank you very much for choosing Supply 29 as the business of the month for June. Being a small business is not always easy, but the chamber has helped us through a lot of tough times. Not only with references, but also the people who share a smile to help us. To let us know there are people who believe in us and want to see us succeed. Thanks again!

Supply 29

The Jenkins Family

2014 Town of Florence Citizen Survey Results



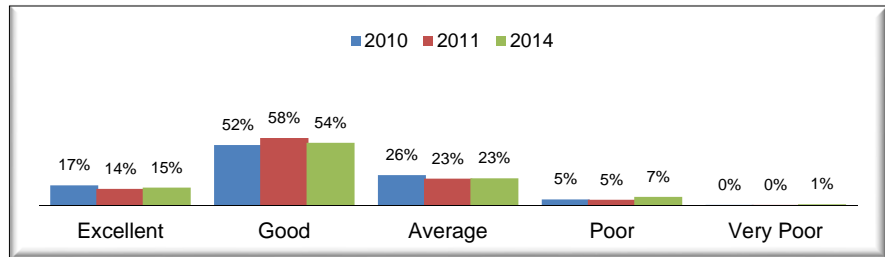
Prepared by Jess Knudson, Public Information Officer
April 21, 2014

On December 20, 2013, 1100 Citizen Surveys were sent out to a random sample of residents within the Town of Florence. Of the 1100 surveys that were sent out, 466 were returned to the Town before the cut-off date of February 3, 2014. This resulted in a 42% response rate. The list of residents who received a survey was randomly selected from the Town's list of residential utility billing accounts. The 2014 results are compared to the results that were collected in previous years and are utilized by the Town and the community to gauge the perception of Florence residents.

I. Community Ratings

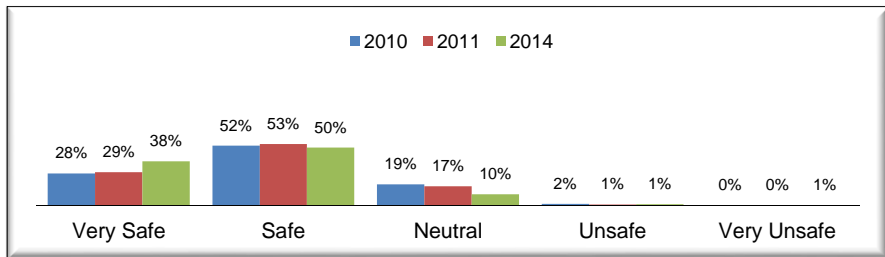
How would you describe Florence as a place to live?

Excellent	15%
Good	54%
Average	23%
Poor	7%
Very Poor	1%
<i>Total Responses</i>	453



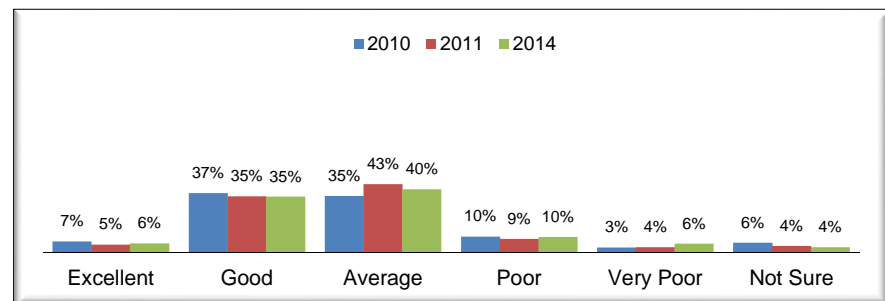
Do you feel safe and secure in your neighborhood?

Very Safe	38%
Safe	50%
Neutral	10%
Unsafe	1%
Very Unsafe	1%
<i>Total Responses</i>	459



Overall, do you feel you're getting adequate value for your town tax dollar?

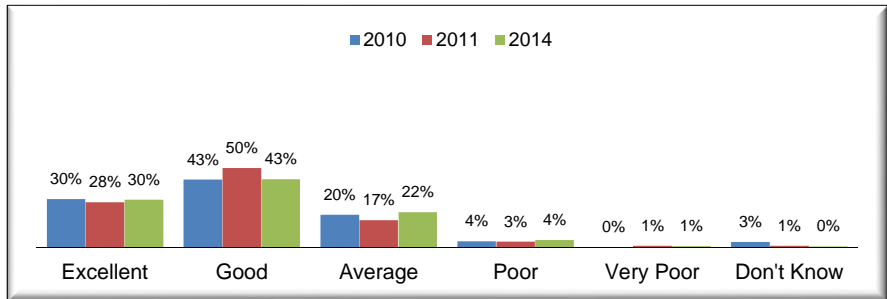
Excellent	6%
Good	35%
Average	40%
Poor	10%
Very Poor	6%
Not Sure	4%
<i>Total Responses</i>	450



Rate the following as they apply to living in Florence.

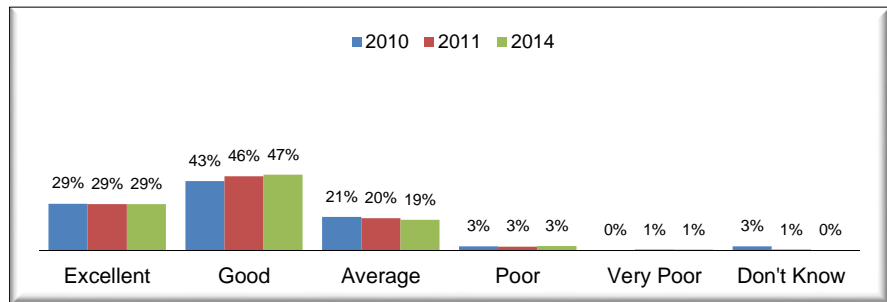
Small Town Feel

Excellent	30%
Good	43%
Average	22%
Poor	4%
Very Poor	1%
Don't Know	0%
<i>Total Responses</i>	452



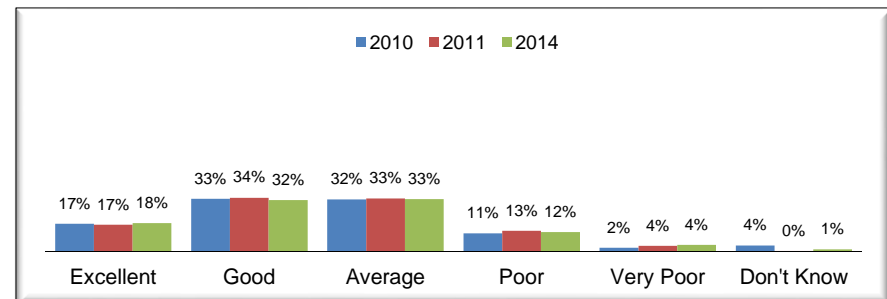
Friendly People

Excellent	29%
Good	47%
Average	19%
Poor	3%
Very Poor	1%
Don't Know	0%
<i>Total Responses</i>	452



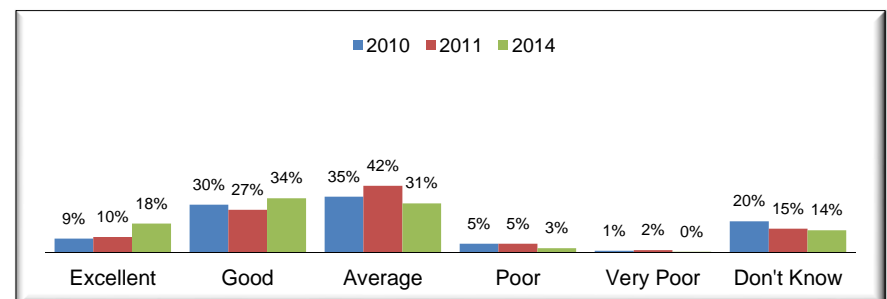
Beautiful Scenery

Excellent	18%
Good	32%
Average	33%
Poor	12%
Very Poor	4%
Don't Know	1%
<i>Total Responses</i>	447



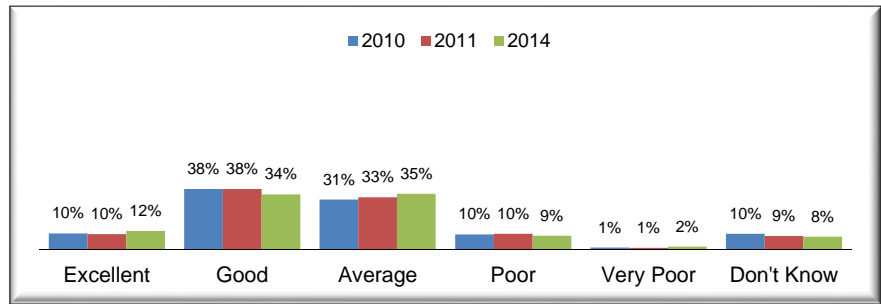
Amount of Crime

Excellent	18%
Good	34%
Average	31%
Poor	3%
Very Poor	0%
Don't Know	14%
<i>Total Responses</i>	447



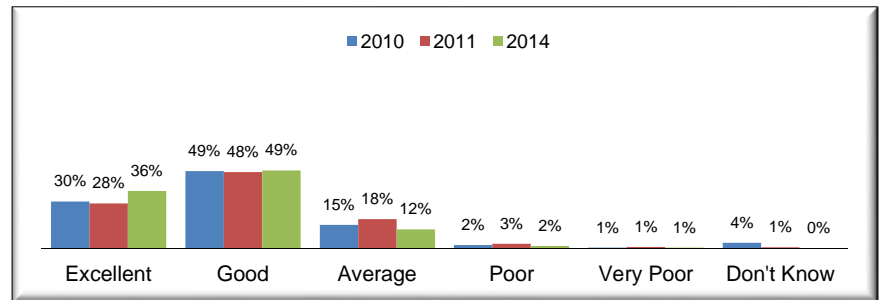
Parks

Excellent	12%
Good	34%
Average	35%
Poor	9%
Very Poor	2%
Don't Know	8%
<i>Total Responses</i>	444



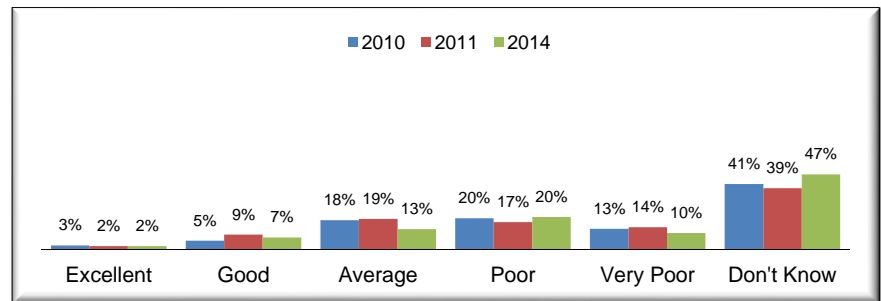
Climate

Excellent	36%
Good	49%
Average	12%
Poor	2%
Very Poor	1%
Don't Know	0%
<i>Total Responses</i>	441



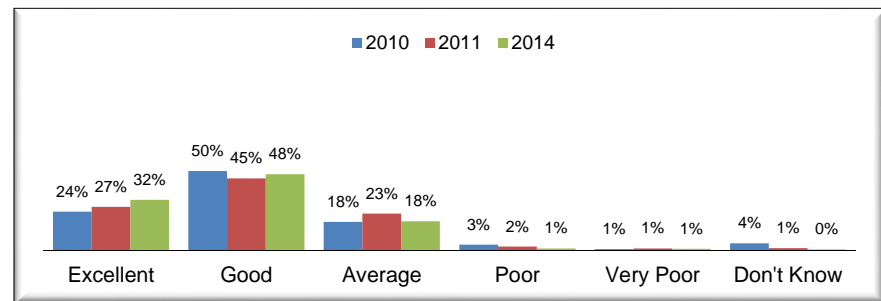
Job Opportunities

Excellent	2%
Good	7%
Average	13%
Poor	20%
Very Poor	10%
Don't Know	47%
<i>Total Responses</i>	427



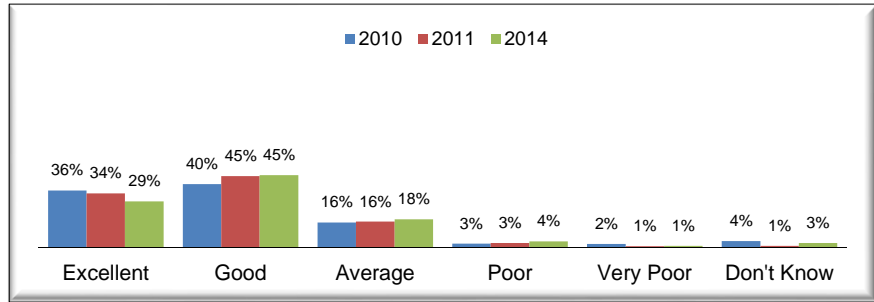
Quiet

Excellent	32%
Good	48%
Average	18%
Poor	1%
Very Poor	1%
Don't Know	0%
<i>Total Responses</i>	446



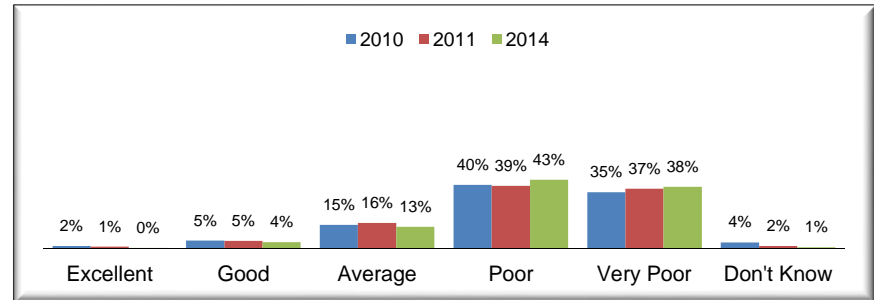
Historical Character

Excellent	29%
Good	45%
Average	18%
Poor	4%
Very Poor	1%
Don't Know	3%
<i>Total Responses</i>	442



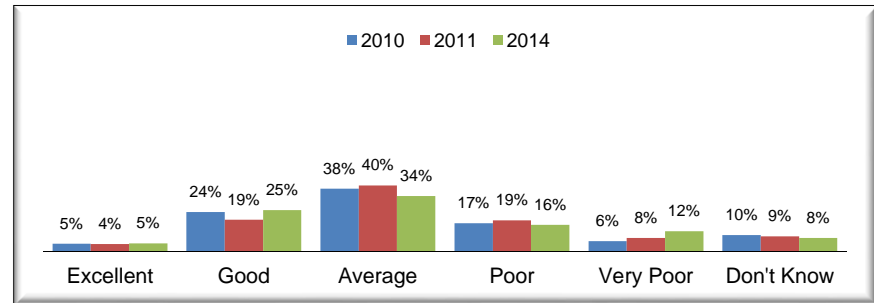
Shopping Opportunities

Excellent	0%
Good	4%
Average	13%
Poor	43%
Very Poor	38%
Don't Know	1%
<i>Total Responses</i>	453



Growing Community

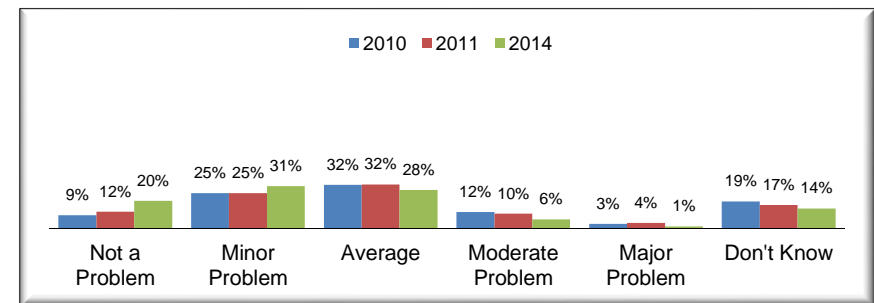
Excellent	5%
Good	25%
Average	34%
Poor	16%
Very Poor	12%
Don't Know	8%
<i>Total Responses</i>	450



To what extent, if any, do you see the following as a problem in Florence?

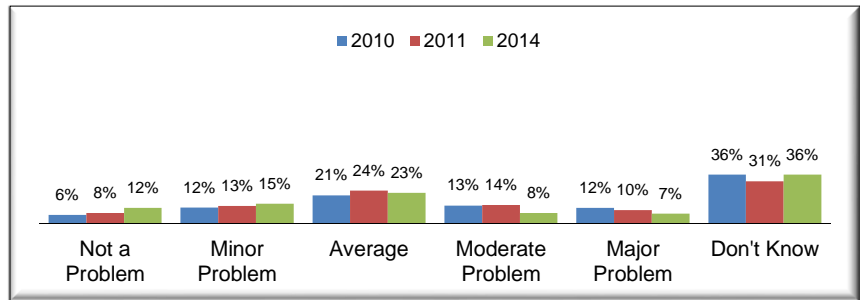
Crime

Not a Problem	20%
Minor Problem	31%
Average	28%
Moderate Problem	6%
Major Problem	1%
Don't Know	14%
<i>Total Responses</i>	444



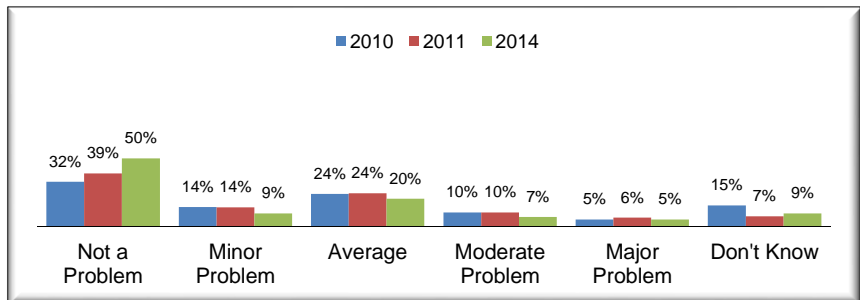
Drugs

Not a Problem	12%
Minor Problem	15%
Average	23%
Moderate Problem	8%
Major Problem	7%
Don't Know	36%
<i>Total Responses</i>	442



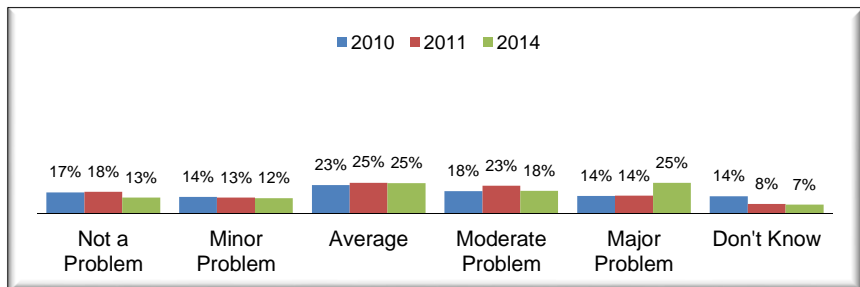
Too Much Growth

Not a Problem	50%
Minor Problem	9%
Average	20%
Moderate Problem	7%
Major Problem	5%
Don't Know	9%
<i>Total Responses</i>	418



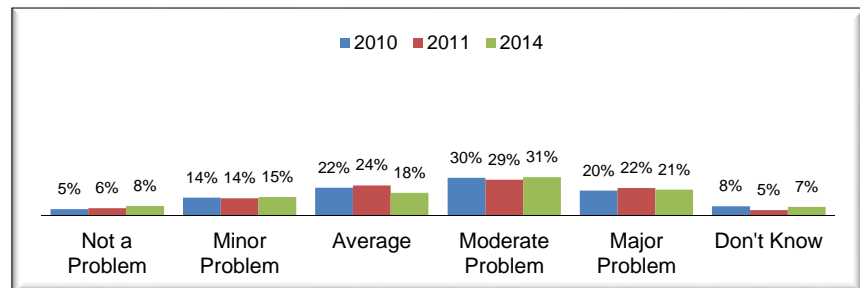
Lack of Growth

Not a Problem	13%
Minor Problem	12%
Average	25%
Moderate Problem	18%
Major Problem	25%
Don't Know	7%
<i>Total Responses</i>	432



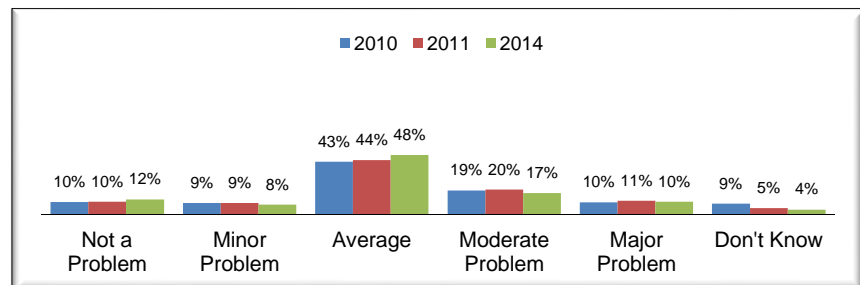
Unkept Buildings

Not a Problem	8%
Minor Problem	15%
Average	18%
Moderate Problem	31%
Major Problem	21%
Don't Know	7%
<i>Total Responses</i>	439



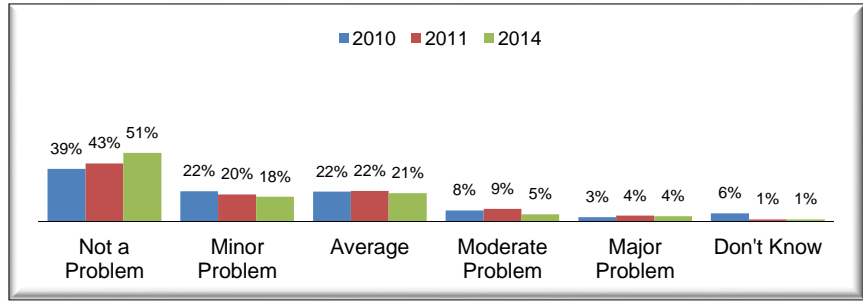
Taxes

Not a Problem	12%
Minor Problem	8%
Average	48%
Moderate Problem	17%
Major Problem	10%
Don't Know	4%
<i>Total Responses</i>	435



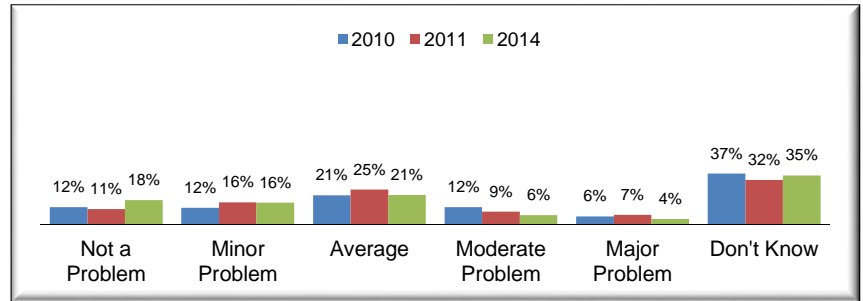
Traffic Congestion

Not a Problem	51%
Minor Problem	18%
Average	21%
Moderate Problem	5%
Major Problem	4%
Don't Know	1%
<i>Total Responses</i>	446



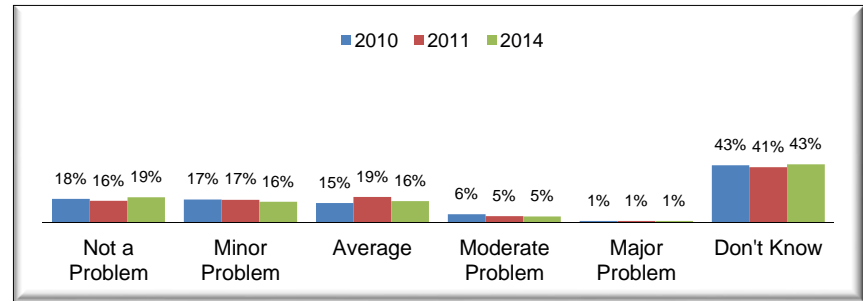
Unsupervised Youth

Not a Problem	18%
Minor Problem	16%
Average	21%
Moderate Problem	6%
Major Problem	4%
Don't Know	35%
<i>Total Responses</i>	440



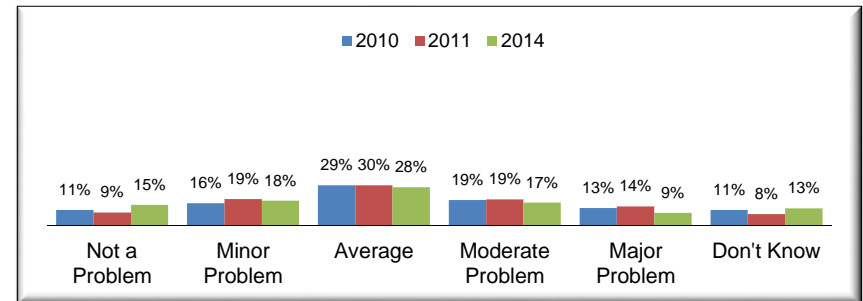
Homelessness

Not a Problem	19%
Minor Problem	16%
Average	16%
Moderate Problem	5%
Major Problem	1%
Don't Know	43%
<i>Total Responses</i>	443



Weeds

Not a Problem	15%
Minor Problem	18%
Average	28%
Moderate Problem	17%
Major Problem	9%
Don't Know	13%
<i>Total Responses</i>	443



II. Services

In this section citizens were asked to rate their satisfaction with a number of services that are provided by the town on a scale of 1 to 5. 1 is excellent and 5 is very poor. Means (averages) were used to compare the services on the basis of their relative satisfaction according to the responses. The lower the mean for a specific service, the higher the residents' satisfaction is with the service.

Fire Services	2010 Mean	2011 Mean	2014 Mean
Firefighter attitude and behavior	1.44	1.52	1.42
Emergency response time	1.50	1.52	1.55
Non-emergency response time	1.92	1.92	1.87
Use of education to prevent fires	2.37	2.49	2.15
Professionalism of the Fire Department	1.50	1.58	1.49

Park and Recreation Services			
Fitness center (overall)	2.32	2.42	2.12
Fitness center hours	n/a	n/a	2.14
Quality of recreational programs	2.53	2.58	2.23
Variety of recreational programs	2.67	2.57	2.45
Recreational facilities (example: parks, baseball field)	2.44	2.38	2.45
Parks maintenance	2.34	2.34	2.33
Maintenance of downtown Florence	2.54	2.55	2.64

Police and Court Services			
Officer attitude and behavior	2.12	2.12	1.94
Emergency response time	1.97	1.91	1.82
Non-emergency response time	2.29	2.18	2.01
Professionalism of the Police Department	2.05	2.04	1.95
Service provided by dispatch	2.06	2.08	1.86
Service provided by records staff	2.28	2.30	1.97
Professionalism of Courts personnel	2.23	2.30	1.96
Professionalism of Town Attorney	2.28	2.29	2.25

Street, Water and Sanitation Services			
Garbage pickup	1.66	1.65	1.89
Street repair/maintenance	2.48	2.49	2.65
Water taste	3.23	3.23	3.31
Storm water drainage	2.69	2.69	2.45
Water pressure	2.53	2.44	2.43

Senior Center Services			
Hours of operation	1.84	1.89	1.82
Professionalism of senior center employees	1.66	1.67	1.70
Quality of programming	1.87	1.85	1.80

Library Services

Selection of books, periodicals and other materials	2.32	2.28	2.11
Hours of operation	2.16	2.26	1.95
Professionalism of library employees	1.91	1.99	1.63
Quality of programming	2.18	2.24	2.00

General Services and Communication

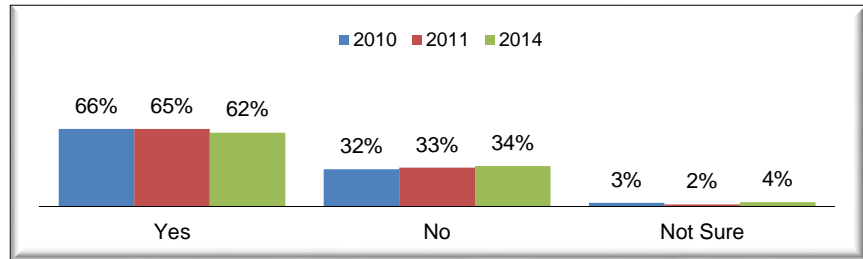
Professional manner of individuals answering Town phones	2.15	2.19	2.12
Town Hall office hours	2.16	2.14	2.10
Channel 11	2.42	2.41	2.49
Town website (www.florence.town.az.us)	2.34	2.34	2.30

Local State and Federal Services

Overall, rate the quality of services provided by the Town	2.42	2.37	2.44
Overall, rate the quality of services provided by the County	2.57	2.55	2.63
Overall, rate the quality of services provided by the State	2.98	2.95	2.87
Overall, rate the quality of services provided by the Federal Government	3.17	3.20	3.16

In the last six months, have you had any contact with a Town of Florence employee?

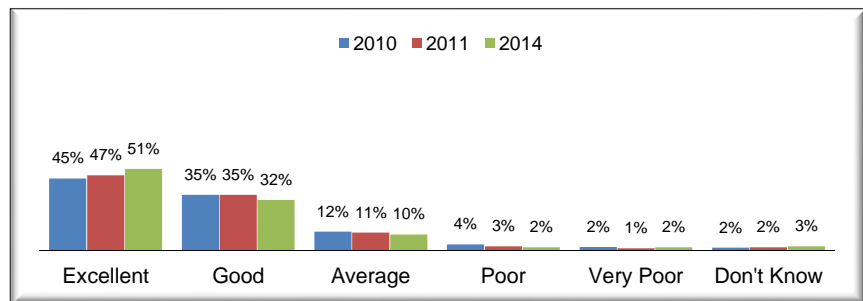
Yes	62%
No	34%
Not Sure	4%
<i>Total Responses</i>	457



If yes, what was your impression of the LAST Town employee you were in contact with?

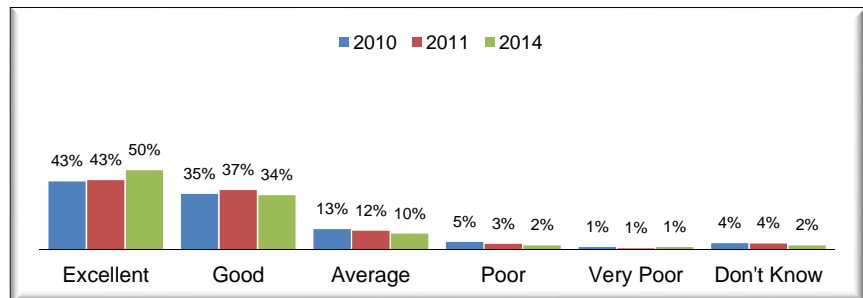
Responsive

Excellent	51%
Good	32%
Average	10%
Poor	2%
Very Poor	2%
Don't Know	3%
<i>Total Responses</i>	298



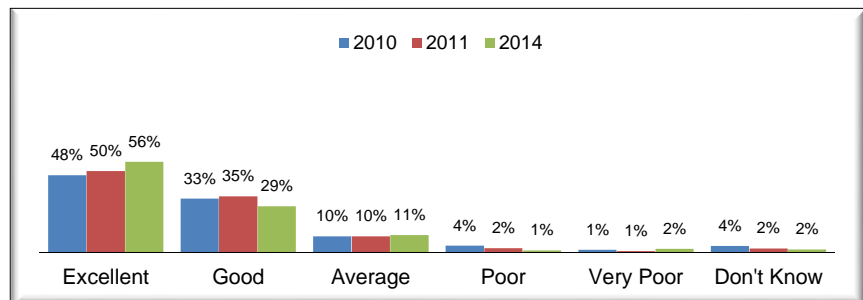
Knowledgeable

Excellent	50%
Good	34%
Average	10%
Poor	2%
Very Poor	1%
Don't Know	2%
<i>Total Responses</i>	293



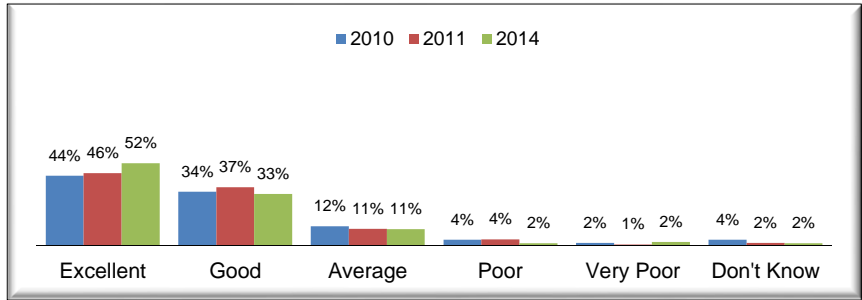
Courteous

Excellent	56%
Good	29%
Average	11%
Poor	1%
Very Poor	2%
Don't Know	2%
<i>Total Responses</i>	294



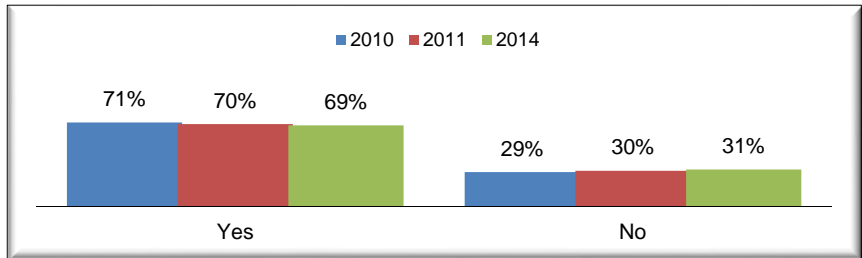
Overall

Excellent	52%
Good	33%
Average	11%
Poor	2%
Very Poor	2%
Don't Know	2%
<i>Total Responses</i>	294



Does the town provide adequate information to its residents?

Yes	69%
No	31%
<i>Total Responses</i>	436

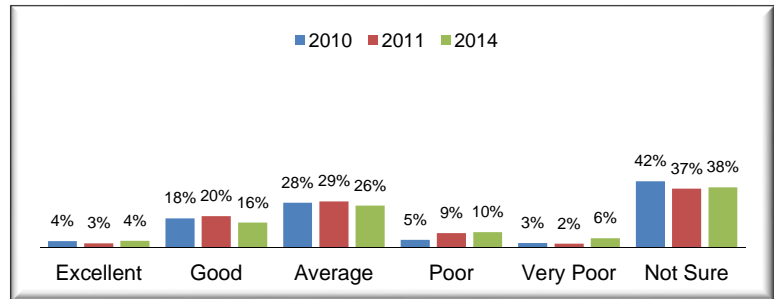


III. Policy Opinions

In this section of the Citizen Survey, residents were asked their opinion on Town policy. Questions include topics regarding the annexation, trash and recycling services, San Tan Valley incorporation, and the actions of the Florence Town Council.

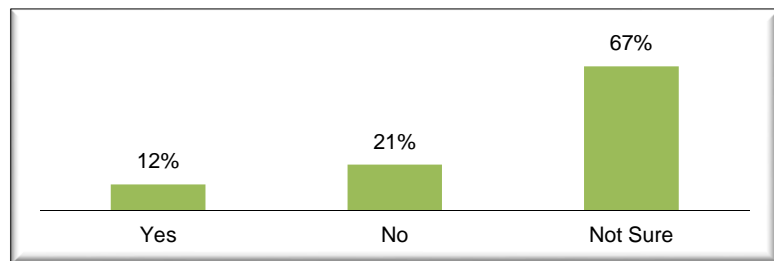
How would you rate the actions of the Town Council in 2013?

Excellent	4%
Good	16%
Average	26%
Poor	10%
Very Poor	6%
Not Sure	38%
<i>Total Responses</i>	443



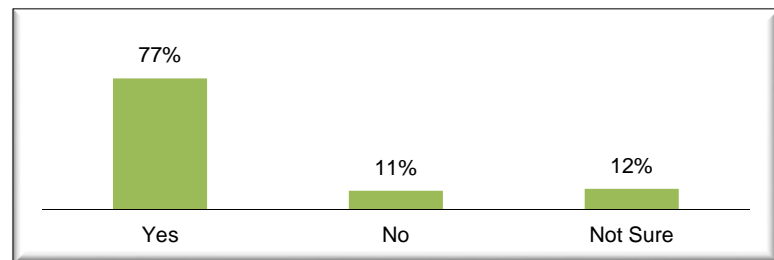
Do you like the Town's automated phone system?

Yes	12%
No	21%
Not Sure	67%
<i>Total Responses</i>	450



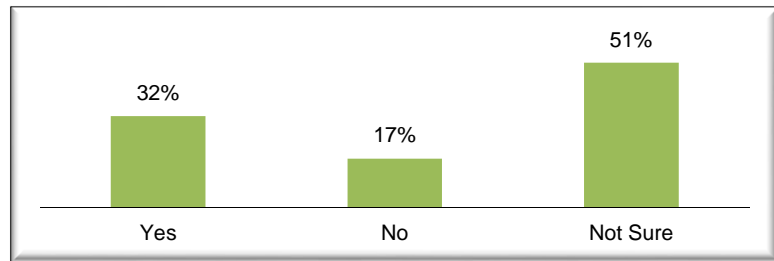
Are you satisfied with the services provided by Right Away Disposal (RAD)?

Yes	77%
No	11%
Not Sure	12%
<i>Total Responses</i>	456



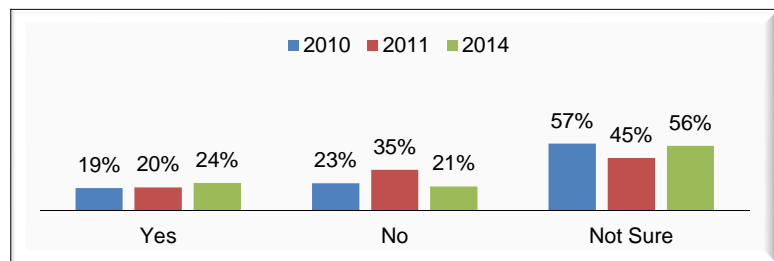
Do you support the annexation of Magic Ranch, Crestfield Manor and Wild Horse Estates?

Yes	32%
No	17%
Not Sure	51%
<i>Total Responses</i>	458



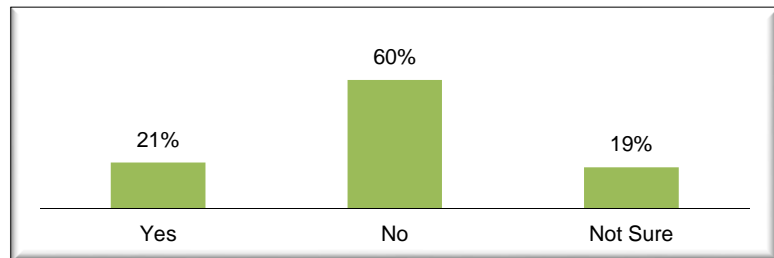
Should the Town support the incorporation efforts of San Tan Valley?

Yes	24%
No	21%
Not Sure	56%
<i>Total Responses</i>	454



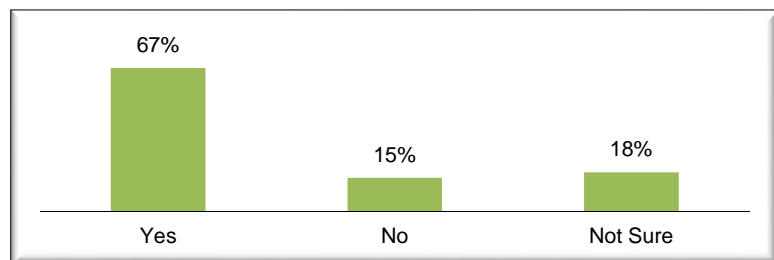
Should a medical marijuana dispensary be allowed to open in the Town of Florence?

Yes	21%
No	60%
Not Sure	19%
<i>Total Responses</i>	461



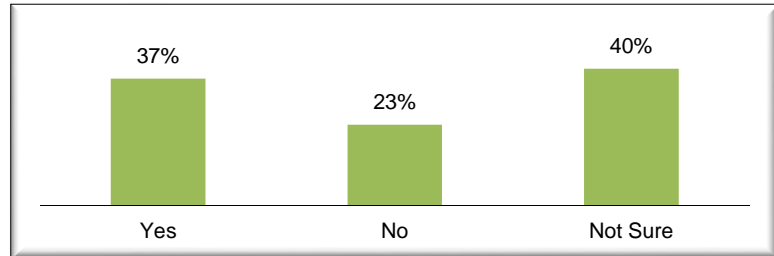
Should the Town spend money on the restoration of historic buildings in the downtown?

Yes	67%
No	15%
Not Sure	18%
<i>Total Responses</i>	460



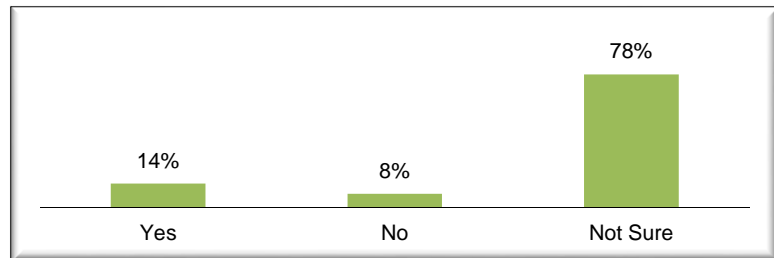
Currently, a private company provides ambulance service to residents in Florence. Are you in favor of the Florence Fire Department providing this service and collecting a user fee?

Yes 37%
No 23%
Not Sure 40%
Total Responses 456



Do you support the North End Framework Vision Plan (Territory Square)?

Yes 14%
No 8%
Not Sure 78%
Total Responses 453

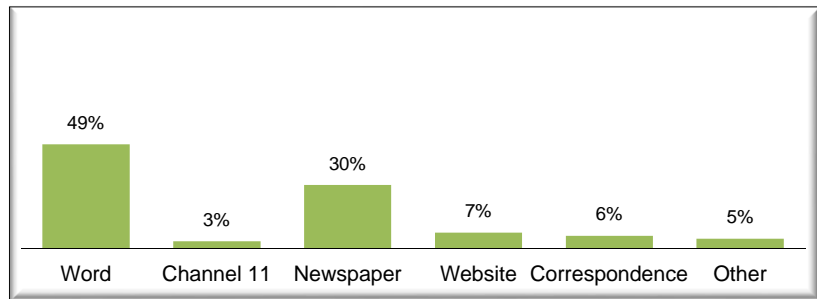


IV. Demographics

In this section, residents provided information about themselves. These results contain information about social media Internet sites, level of education, years living in Florence, employment status, and other relevant information to provide the Town with an understanding of our residents.

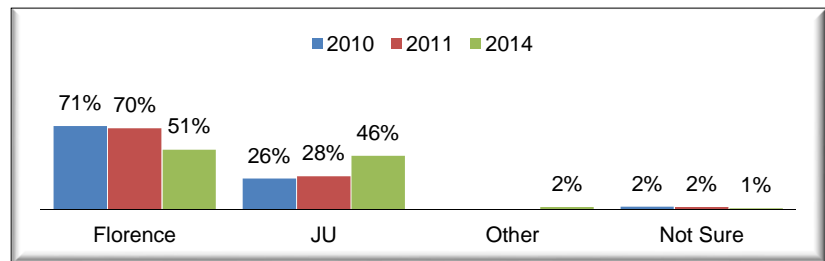
Where do you get the majority of your information about Florence?

Word of Mouth	49%
Channel 11	3%
Newspaper	30%
Town's Website	7%
Town Correspondence	6%
Other	5%
<i>Total Responses</i>	<i>350</i>



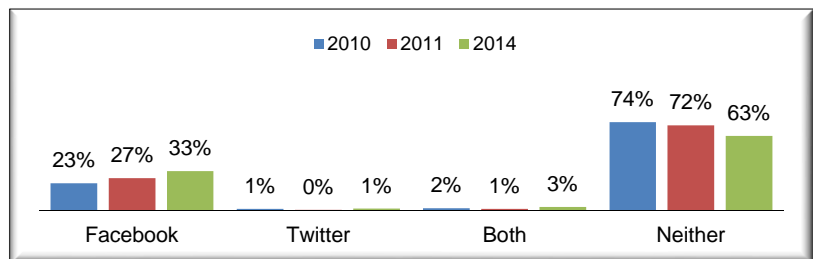
Who provides your water and wastewater services?

Town of Florence	51%
Johnson Utilities	46%
Other	2%
Not Sure	1%
<i>Total Responses</i>	<i>460</i>



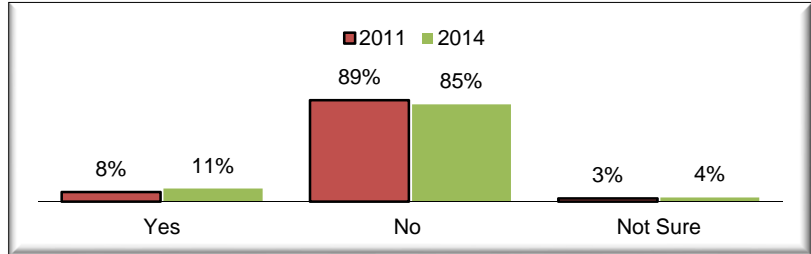
Do you use Facebook or Twitter Internet sites regularly (at least once a month)?

Facebook	33%
Twitter	1%
Both	3%
Neither	63%
<i>Total Responses</i>	<i>456</i>



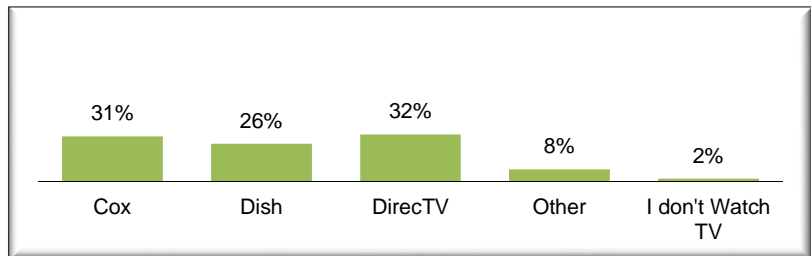
Do you subscribe to Florence News Email Alerts? (www.florenceaz.gov)

Yes	11%
No	85%
Not Sure	4%
<i>Total Responses</i>	<i>457</i>



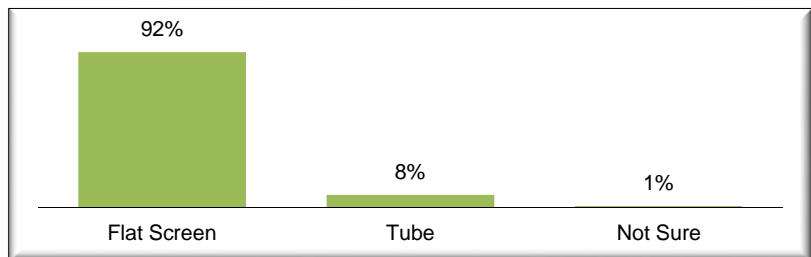
Who provides your TV services?

Cox	31%
Dish	26%
DirecTV	32%
Other	8%
I don't Watch TV	2%
<i>Total Responses</i>	<i>453</i>



Is the TV you watch the most at home a flat screen or a tube style TV?

Flat Screen	92%
Tube	8%
Not Sure	1%
<i>Total Responses</i>	<i>449</i>

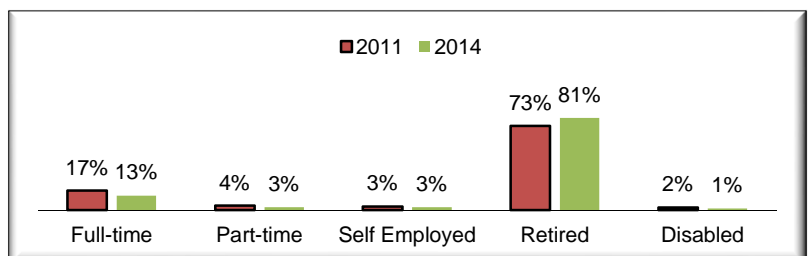


How long have you lived in Florence? (years)

Average	9.92
Minimum	0
Maximum	77
Standard Deviation	9.92
<i>Total Responses</i>	<i>453</i>

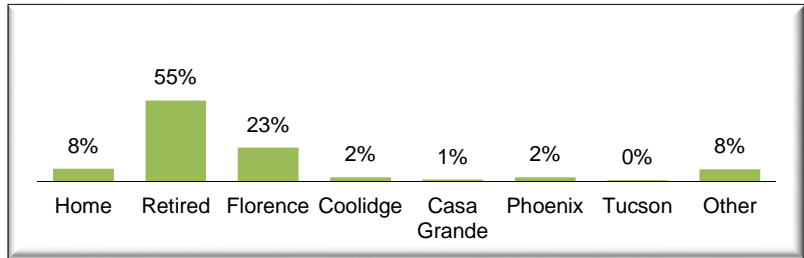
Are you employed?

Full-time	13%
Part-time	3%
Self Employed	3%
Retired	81%
Disabled	1%
<i>Total Responses</i>	<i>447</i>



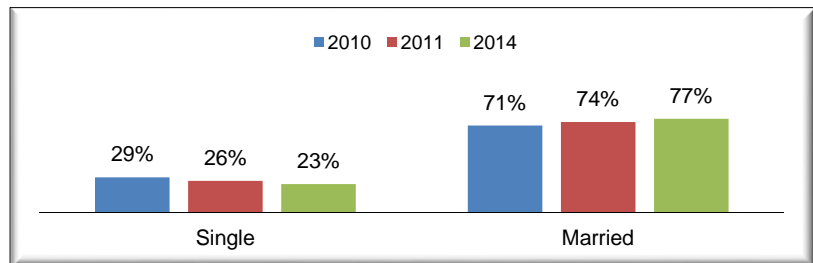
Where do you work?

I Work at Home	8%
Unemployed/Retired	55%
Florence	23%
Coolidge	2%
Casa Grande	1%
Phoenix	2%
Tucson	0%
Other	8%
<i>Total Responses</i>	<i>203</i>



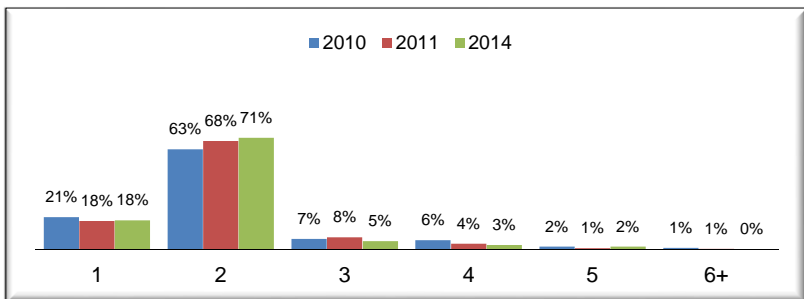
What is your marital status?

Single	23%
Married	77%
<i>Total Responses</i>	<i>451</i>



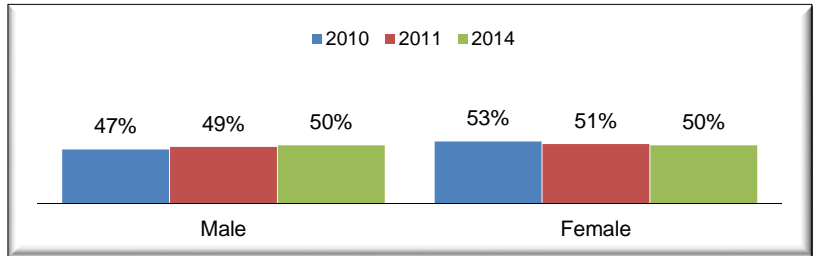
How many people reside in your household?

1	18%
2	71%
3	5%
4	3%
5	2%
6 or More	0%
<i>Total Responses</i>	<i>455</i>



What is your gender?

Male	50%
Female	50%
<i>Total Responses</i>	<i>452</i>

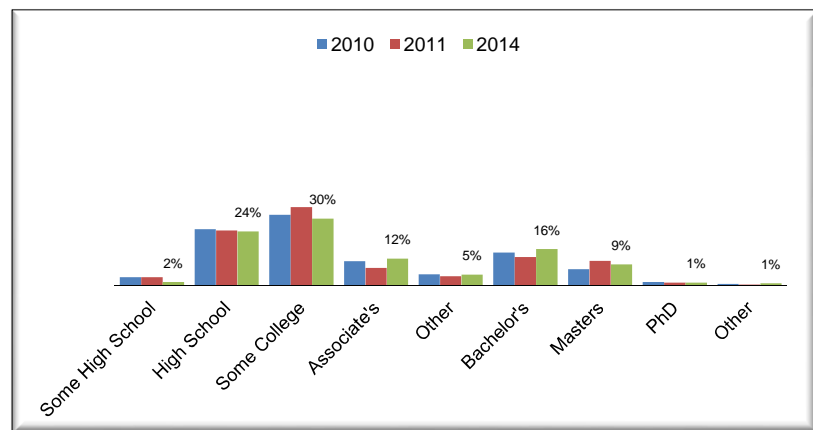


What is your age?

Average	67.35
Minimum	21
Maximum	93
Standard Deviation	11.59
<i>Total Responses</i>	<i>446</i>

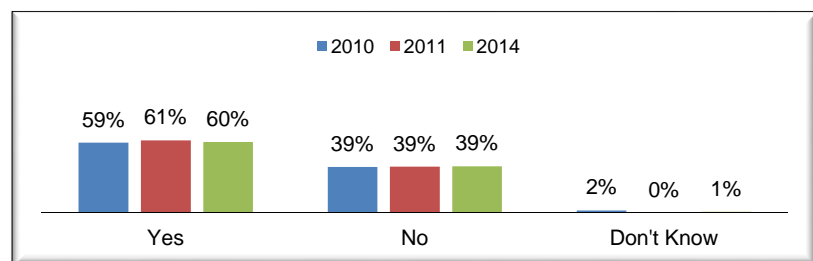
What is the highest level of education that you have completed?

Some High School	2%
High School	24%
Some College	30%
Associate's Degree	12%
Other Prof. Degree	5%
Bachelor's Degree	16%
Masters	9%
PhD	1%
Other	1%
<i>Total Responses</i>	<i>446</i>



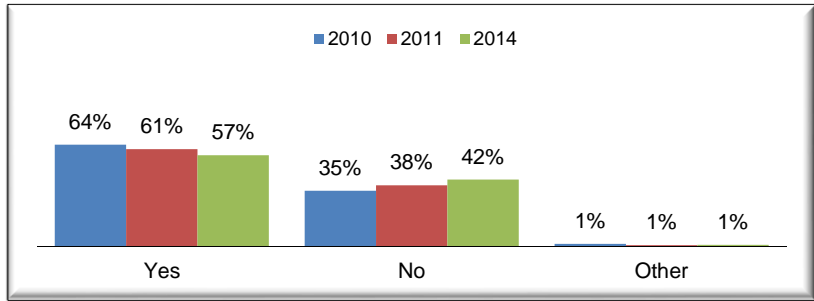
Are you registered to vote in Arizona?

Yes	60%
No	39%
Don't Know	1%
<i>Total Responses</i>	<i>460</i>



Are you a permanent (all year) resident of Florence?

Yes	57%
No	42%
Other	1%
<i>Total Responses</i>	<i>459</i>

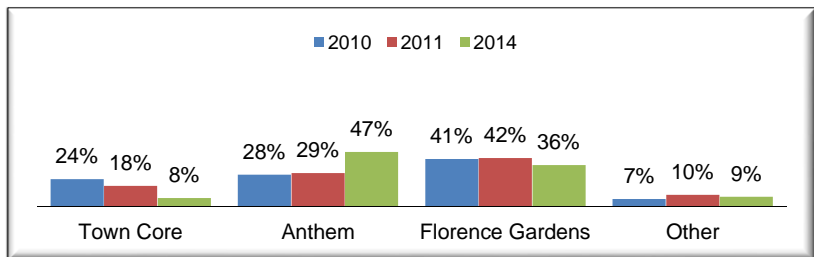


If not a permanent resident of Florence, how many months do you live in Florence?

Average	5.7
Minimum	0
Maximum	11
Standard Deviation	1.49
<i>Total Responses</i>	<i>190</i>

Where in Florence do you live?

Town Core	8%
Anthem	47%
Florence Gardens	36%
Other	9%
<i>Total Responses</i>	<i>458</i>



V. General Comments

In this section of the survey, residents were asked to provide general comments, if they had any to share. Residents were able to discuss any items that they felt the town needed to hear. 49% of the residents responding to the survey made a comment in this section of the survey. They are not arranged in any particular order.

The comments have not been edited for form or content. Personal information provided by respondents (i.e. names, addresses, etc.) were redacted. In instances where the comments could not be read, text was replaced with "...". The Town of Florence makes no representations as to the accuracy or truth of the facts and opinions contained within.

1. For downtown to survive forget the "Old West" idea and get the modern. Open up the north road to Hunt Hwy.
2. As the area grows I hope there will always be large areas of native desert.
3. The City council rejected a reduction in fee's who live here who live here only 6 mo's a year – But we still have to pay for water service and spectic when we are not here. All of the supporting utilities have given a summer reduction or relief except Florence Utilities (water). Why? Until the city realizes we are on Fixed incomes and cannot sustain the continuing cost of water increases.
4. #8 General Services – Get rid of automated Phone System Nobody ever answers the phones, voice mails or calls you back. Frustrating to drive to City Hall & see phones flashing & no one picking up. #8 Street Maintenance – Stop Patching Florence Heights – redo it. Put the Police on Florence Heights & stop all the speeders.
5. Traffic Light at Hunt Highway & Attaway would be beneficial. Also at Felix and Hunt Highway as traffic increases. Protect our water supply.
6. Florence needs to get out of the "Good old boy's club" and into the real world. It will never happen, but Florence & Coolidge should merge into one city and annex everything around.
7. I wish the water usage for gardens & trees was not tied to the sewer system charges. I would gladly pay for a seprate meter to circumvate this charge.
8. We need more retail stores – Kohls? Home Depot? Target? We also need sit down resturants, medium précis. Gets annoying to drive 30 miles to get to shopping centers and it would bring revenue to the city.

9. I think we should allow Florence to grow. We are losing a lot of Businesses in downtown area. Maybe the Town should help people start a Business instead of catering to a few. Sad to see downtown deteriorate.
10. Thanks to all Town staff & Officials for everything you do for us. We fully support the Towns stance against mining within the Town limits (Insitu Copper Mining). In order to protect the water supply and values of homes. The Town should plan (Aggresively) to incorporate other areas further north (San Tan area). If successful with incorporating Magic Ranch, etc., Town should then proceed with Copper Basin and/ or Magma Ranch. The Towns decision to look into purchasing Johnson Utilities is one of the best ideas to date. Happy New Year!
11. Bulk trash pick up rules & schedule are unacceptable!! Need more flexibility we need a proper grocery store! Gas prices are always higher than Apache Jet, Mesa etc.
12. We love living here. We use the services of the library and senior center on a regular basis and think the staffs do an excellent job.
13. You ask too much growth you have got to be kidding I don't want 2 large trash containers on my patio the city employees pick up my trash (yard etc.) were excellent I miss that. Trash pick once a week in summer is a nightmare if not copper get something else. We need groceries, business and employment the insistics on everything history is self defeating.
14. I believe on question 31 you should have widow/widowers listed as many of us fit in that category. Also add volunteer work to the list.
15. I think the Town should do more to encourage business. Too many businesses have left Florence since I have been here.
16. 1) Costs keep going up whereas a retired persons income is more limited. Keep fixed income residents in mind, please. When you vote to spend more money. 2) Do annexations really bring in enough \$\$ to cover the cost of services the Town needs to provide? 3) What is being done to attract business to Florence, especially our downtown area?
17. We need more stores, so we don't have 40 miles.
18. I feel the Town should enforce a renewal of its downtown area & enforces codes to improve appearance of older residential areas. Have better control of traffic thru out town.

19. I feel the Town of Florence area and downtown have improved in the last 5 years (cleaner, less unkempt homes). There is a lot of potential in our downtown area. Would like to see more shops and restaurants to promote it as a stopping off point on Hwy 79 but especially for the residents.
20. Biggest complaint is lack of good restaurants.
21. The downtown area is embarrassing at best, buildings are left unattended, owned by slum lords. There is not any place to shop except a hardware store. The Town Councils opposition to Curis Resources is a joke, as the old saying goes "Follow the money". I am positive Johnson Utilites would "NOT" build houses or anything else over tons of copper! The Town Council and its Leaders are corrupt!
22. We love Sun City at Merrill Ranch. However we have a major concern regarding the road system, especially Hunt Highway. This road is always busy – day & night. It is not safe at night because it so narrow and no street lights. Hunt highway should be four lanes at least to Johnson Ranch. It is important for the Town of Florence to attract businesses to the area. We are 45 min away from any main services no matter what direction we go.
23. Re: Right Away Disposal: They do a good job in trash pickup and recycle pickup. But... Only once a week pick up in summers is a problem- odor etc. Once a month curbside pickup was very functional before. Now it's a hassle to have to call for pick up of bulk. We were to save money, but my bill is the same. Any savings was tacked on as a charge under "sewer " increase.
24. Don't feel the present Mayor is in favor of growth for the Town of Florence has a small town mentality. Big reason why I have chosen to live there only part time.
25. We hope the downtown historical area can be brought back to life again – it is such a shame to see it look so rundown and so many empty buildings. Our most heartfelt wish is for major shopping and restaurants to come closer. What a pity the Florence Hospital (not anthem) had to close and there is school across from the Anthem Hospital could not open. The Dell Webb community sometimes feels the people in older areas of Florence don't really welcome us.
26. The need for a vacation summer rates for snow birds.
27. Florence has such potential for having an attractive and inviting downtown walking district with tourist shops & restaurants. It would be nice to have a small outlet mall

28. Would like to see turn lane at A&M Pizza , would like to see trees on Main St. landscaping, would like to see bulk trash issue simplified.
29. We love this area & the small town atmosphere. We are strong believers in supporting local businesses and are very sadden when we see some of them having to close. We are hopeful as our area grows so will the businesses in the town of Florence. Keep up the good work!
30. The streets of the east side of Florence Gardens have never been paved. I don't think we should be taxed the same as people living on paved streets. When I talked to DOT they told me we should pay for our own streets. This was totally wrong answer. If I were his Boss I would Fire him. P.S. we on the E. side of Florence are voting not to pay taxes untill our streets are paved.
31. If Town has any influence on Cox cable Please stress Cox service be extended to Florence Garden area. Need traffic light @ Hunt Hwy & Hwy 79 intersection. Or left turn lane @ Hunt Hwy entering Hwy 79.
32. I hope the City of Florence continues to keep a close eye on this copper mining operation. Disasterous pollution is of great concern. Thank you
33. I am disappointed with the mayor & the council. I generally disagree with the Mayor's perspective on most things.
34. I would like to have smaller garbage cans.
35. Very difficult to do the survey, when our community Sun City Anthem is completely different from Florence. The town of Florence needs a vedionary. At best it is decrepid. Downtown is a joke. 95% of the businesses have closed. Most are just boarded up. It is not a vibrant community. It does lend itself though to crime & drugs.
36. Phone messages to utility services are not returned. Very hard to get a response from anyone in Florence. Area surrounding Poston Butte needs to be cleaned up & mountained. Many visitors hike there & leaves a very bad impression. Let's attract some business & try to revitalize the downtown.
37. RAD is leaving trash on streets at every house they pick up. We didn't have a problem with trash falling to the ground with previous company. Now every time a can is dumped trash spills out onto ground.
38. I don't think we should be paying the special assessment tax.
39. When will street renewal be completed on N. Idaho Ave; Florence Gardens? In very bad need. We were advised paving, curbs/gutters in 2013/2014?

40. We have a 2 year battle with Johnson Utilities for our water. It's something new every month. They are unprofessional and horrible service. Please consider Town of Florence for water in Anthem. I would love to see the downtown Florence area be cleaned up and refurbished!
41. The town of Florence cannot take care of what they have why add more property that you half service. People living here need grocery store closer than Safeway and building supply stores. The Hardware store in town is way over priced! Too much fighting among officials. Let business come into Florence.
42. We need more shopping choices. Down town need more stores.
43. Real estate should rise to normal!
44. Florence is nice friendly town to live in.
45. Do not think the \$40 water summer rate per month for winter residences is fair.
46. Police, fire & ambulance, and VIP's do an excellent service.
47. Florence provides so much to do for young kids can any programs be added geared towards teens?
48. The road on Colorado is in need of repair.
49. Trash & recycling pickup is as much as six hours apart – should be much closer- Johnson utilities does not provide services up to their costs.
50. We have lived in Arizona for twenty years. We do most of purchases in Queen Creek and other communities.
51. Other than the post office there is nothing in Florence for me to go there for. You need retail stores, grocery, restaurants with a variety of good cuisines. True Value is okay in a pinch but does not fill the need for home improvement projects. Not even a tire/oil change business?? More retail please! How about a Fry's grocery to give Safeway some competition?! You are missing out on sales tax revenue.
52. In the yrs that I have live in Florence... The Town has not made any improvements.
53. You have a town full of prisoners – “ why” aren't they cleaning trash along roads – put them to work – your worth is determined by what you do & why you bother to get up in the morning – give them a reason to exist & keeping Gods

country beautiful is a good reason! MN is a beautiful, will kept state – everyone pitches in to help keep it that way –

54. I love living in Florence Gardens – I do wish there was more places to shop. Dollor General has really gone down!! Empty shelves its good to see a new gas station. Would love to see a good restaurant – The ones we have some are good. The town look's a lot better – It was awful when I moved here 10 years ago – Has come along way but still needs some more clean up.
55. We need a better Town Mayor and some better Cousel member
56. I feel the town is not doing right by opposing the Copper Project. Where is the growth going to come from? What is it costing to fight the Copper Project? The garbage system is totally wrong. The city was doing a much better job.
57. Nice town, would like to see the downtown area restored. Police responded to a couple of false security alarms we had. They were the most professional Police I have ever talked to. My compliments to them!
58. They need lights at the road going to Tucson from town over by burger king not going to Coolidge three stop signs don't do it. Because people drive too fast and to seem to notice stop signs. Somebody was driving too fast and almost hit me when I stopped an continued to go. And here they come flying. It's a good thing I saw him and stopped fast.
59. I'm on a fixed income that's not going up please help keep are tax down & are coust of living down. Please get our hospital opened up & keep it open.
60. If you could up date my mailing address I would appreciate it. Kent Rose 44 W Monroe St Apt 3201 Phoenix, AZ 85003. Still have a house in Anthem but only stay about 3 months.
61. Would like a Walmart & other shopping plus more sit down resturants along Hunt Hwy from intersection 79 to Copper Basin
62. I am in support of most town agenda's that would increase the Town revenue thus allowing for better services to it residents.
63. I wish there were more stores resturants and medical facilities here. I have to go to Mesa for almost all of these services
64. Get off the "Good ole Boy" system
65. I don't feel the city appreciates the amount of revenue the snowbirds and full timers bring to the community. We are not treated with respect we have a lot

of hoops to jump thru whenever we try to make any improvements on our homes, and it doesn't seem to apply to the city residents.

66. Town of Florence needs before business leaves for good.
67. Ref question 22 – I support annexation only if the Town can provide maintenance of these area's Ref 25 – I think enough money has been spend on old building Ref 14 – Council gave water rights to Johnson which is ridiculises. Johnson will ONLY LINE his pockets. This man as well as our Mayor can't be trusted.
68. Florence needs more industries for jobs for high school graduates. (Copper) Florence has to attract a grocery store and other shopping oportunities.
69. Stop fighting Florence Copper Project & allow it. Stop wasting money. 2) Enact and / or enforce unsightly home, yard, bldg. regulations. 3) If the Town wants to use eminent domain, then use it to acquire some of the run down, boarded up and dilapidated building in Town and clean them up & sell them or demolish them.
70. Town Council should work harder to invite businesses to come to Florence. Please! Remodel & maintain downtown buildings so it really is a Historic Town!!
71. We moved from Johnson Ranch to Anthem and the atmosphere, attitudes & friendliness have increased 10 fold. Both myself & my wife love it here. Keep doing what you are doing because you are doing it right.
72. Trash pickup by RAD: They're careless – Do not pick up what they drop – drive to fast.
73. Why no questions about the Copper Project? I feel the Council is wrong on this issue.
74. What happened to the Greenway, bike path?
75. We would love to spend more time in Florence, but you can only go to the hardware store so many times. Need a café/restaurant to draw people. It's such a neat little town, but it can certainly use a boost of some kind. Why do people trash their property so bad? (Not just a Florence problem, typical in AZ & NM). It really reflects negative on the Town; the Town deserves better!
76. Thax for this and your consideration.

77. I would love to see more shops open downtown. Cutting tree branches & palm branches to 4 lengths is not realistic for older citizens.
78. Think the charge for residents not here full time for water etc is excessive when no utilities are used. A peak fee of \$10 or so would be more reasonable.
79. Please get our wonderful garbage service back! We only needed one pick up a week. I am very sorry I bought a house in Florence and would not recommend that anyone buy in Florence, AZ!
80. There should be no trash or garbage in front of homes – garbage can be at the street only on garbage day ... write fines.
81. The Town of Florence has never supported the three park Fairmain Golf Council even though the course gave the Town of Florence treatment plant. The only thing the town has done is raise the rates if the golf course was to close. The town would lose many of the residences.
82. East side of streets in Florence Gardens are terrible and unsafe. City council should tour the area. Why spend large amounts of money on main street, when most of Blds. Are vacant. Hunt Hwy & Ataway intersection is very dangerous. Volume and ditches are hazardous. Poor response from phone system.
83. Please continue to oppose Florence Copper. Developing housing will bring better long term results.
84. I find Florence to be a very nice place to live. Cost of living is reasonable, climate is good. Being from a small town which is also the county seat of a large county, I find it a nice comfortable friendly place to live, but I wish there was better shopping both groceries and general merchandise. There seems to be a lack of encouraging businesses to start up in Florence.
85. Would like Florence to take over Johnson Utilities they are out of their league.
86. New in Florence just getting to know the area so far good reaction.
87. I would have rated #1 (“How would you describe Florence as a place to live”) Excellent instead of good if the dairy farm was removed the occasional smell is disgusting. We chose not to live in Casa Grande because of the smell can anything be done to get rid of it? Or have it moved? Congratulations on the Town’s efforts to block the copper mine.
88. Street lights in our area are very poor, the trash/rec cans that RAD are providing are of very poor quality. When they pick up garbage the lids come off

land go into the truck leaving the cans without covers which are creating a lot of trash in our area.

89. Since I have only lived in the Town of Florence for two years I can only give my perspective. I am sure there are plans to expand Hunt Highway to more lanes but it should be a priority. Florence, has been isolated from Phoenix by distance, it relies on County Government and state prison system to survive. Although it will always be a large source of revenue it needs to increase its small business and commercial business, (i.e.: Costco, Home depot, Sears). Stores that snow birds would use. I live in Anthem, and even the Parkside part has majority of it without children. If I had children I would not live out here since, unless you can drive, there is nothing for youngsters to do except vandalize, which they do. Property taxes I feel are a little high. I came from the Chicago land area, had a bigger house and paid less than what I do out here not including your special assessments. Also more was offered from the city. If it wasn't for the weather I doubt I would have moved. More needs to be explained on where the money goes. I understand infrastructure costs but I really don't see it being done. I also understand it may take years (10-15) for the planned growth. But it would at least be nice to see or make public Florence's planned growth without asking what the long range plans are. Anyway that is what I see that Florence can do to help itself.
90. I do not agree with the special assessment tax we are required to pay for living in Anthem.
91. Finance: It would be very helpful if "Special Bond" statements included balance and pay-off amounts. Trash & recyclings seems to be working very well. No Copper Mine! Appreciate Council position. This is a dumb idea from the get go. Thanks for asking how we feel.
92. The Florence Copper project should be A "GO" The Magma flood requirements are a waste of tax payer monies!
93. Please put a street light at Attaway/Hunt Hwy intersection very difficult to see at night dangerous intersection. Please purchase Johnson Utilities – Johnson has the worst customer service.
94. The Town of Florence needs to grow and it has no desire to do so. Bad for us!
95. I am very happy to be living in Florence Gardens & so far I I have only been here for 1 month but I plan to stay!
96. Continue to oppose the Copper mine.

97. Charge a lot for property taxes and need to get some stuff out here, or get the 202 extended out here.
98. Where I have lived has been alright till the Shell went in. The dirt had valley fever sores on it. All 3 of my dogs now have valley fever and are med. Now the noise it worse for me, will be moving in January. Still in Florence thou.
99. Moved here because it was small and quiet please don't grow.
100. Copper mine should be allowed!! Promote downtown grocery store.
101. I don't like the requirement to call in advance for large trash pick – up and wish we still had twice weekly trash pick-up. I do like recycle pick-up. I would like to see traffic lights at Hwy 79 & Hunt Hwy and Attaway and Hunt Hwy intersections. Also, more jobs unrelated to prisons, like manufacturing.
102. We need more shopping clothing, Arbies American food.
103. We are very happy with our choice to live & retire in Sun City Anthem.
104. Expand the roads, improve schools.
105. You need to put emphasis on getting more shopping & restaurants in to the Hunt Highway corridor. Continue to work at getting Hunt Highway to 4 lanes in a hurry. Traffic is a problem.
106. As far as the Copper Mine goes I see both sides but I believe most of the people who oppose it are winter visitors/citizens who don't live here year round. I believe this matter should be put to a vote by the citizens of Florence. This is very important issue.
107. When our Council stops trying to annex the whole county maybe maybe there will be money to do some of the needed repairs of downtown.
108. Please keep fighting against the CURIS mining issues. We cannot take any chances with our water. Too close to residential area.
109. Just wish there were more things for kids to do. Sometimes with nothing to do they get into trouble.
110. More focus on widening Hunt Highway, decide whether Florence is a historical Town or a modern town. Right now Florence in neither. Get some progressive people on your board. You cannot continue to keep the status quo no matter

what the old timer want. Plant trees down town. Get a movie theater. Encourage a better restaurant. Make an effort or turn out the lights.

111. Need better access to better shopping – if not in Florence, it needs to be closer than Queen Creek or Casa Grande. Need streets lights at major intersections –e.g. Hunt Hwy and AZ 79, Hunt Hwy and Attaway. Expansion of Hunt Hwy completed, Johnson utilities need to notify residents of problems – e.g. low water pressure in Sept. and issue boiled water advisory.
112. Too much dishonesty in govt. People’s opinions not respected –eg. Copper mine. Law enforcement –not trust worthy. Increasing taxes – hardship for seniors on fixed income and people who’s wages are stagnant – what are taxes used for more govt. waste? What do we get for paying more taxes? How about cutting waste? How about trying honesty?
113. Medical marijuana dispensary will make me uproot my family & leave the area!!!
114. Ensure that the Town website be the only “Town of Florence” website- last time I looked there were so many websites, it was confusing. GOOD WORK ON FIGHTING THE COPPER MINE !! KEEP IT UP. DOWNTONW NEEDS TO BE OCCUPIED – NO EMPTY BLDGS.
115. Not happy w/assessment tax. Pinal County has highest tax, but its low when assessing value of my house!
116. We need a grocery store like Safeway or Fry’s in town and a good drug store. That would keep the people shopping here or a Wal Mart. The new garbage service is not good they never get here at the same time, loud and just throw cans down.
117. Many streets in Florence near downtown area and Main St. – the roads are very poor to drive thru – and should be allowed to be resolved and paved over and many old businesses and homes are vacant and been abandon – it shows poverty – and lack of tax dollars we all contribute to live nice and clean.
118. City should not get involved with purchaseing private utilites as it probably won’t have a good outcome. The audio on channel 11 on town council meeting so bad most of the time that you can’t understand what is being said.
119. I am concerned with the “LACK “of business in Florence. The city should look to stimulate new business.
120. We live in Show Low for 4 months of the year.

121. I don't consider myself to be a very good respondent due to our limited time here each year. Also as an Anthem resident we don't spend a lot of time downtown.
122. The old method of picking up yard waste & tree trimmings was much better. Older people cannot comply RAD req. The separate recycling works ok.
123. I think the new curb work downtown we handicapped people have to park way too far to walk to stores & etc. Please do not waste anymore money on crosswalks. I can't walk that far!!
124. Fairly new to all this – Anthem a very pleasant community.
125. We began as snow birds in Merrill Ranch almost 3 years ago. It we live $\frac{3}{4}$ yr. leaving in summer. I rarely go to Florence so I really do not have much experience to form opinions.
126. The people in Caliente are retired and on a fixed income and most are here for 5 or 6 months. I find \$40.00 a month is a high rate while we are absent. That is \$480.00 a year plus the water we use while we are here. I think we should have a lower rate or one flat rate a year. <name not included>
127. Anthem is a wonderful place to live & we love to visit downtown Florence. Dislike the charter school on Hunt Highway which means an LDS church will come. Most people in Anthem are not LDS. We need shops that we can go to as opposed to driving 45-50 min or more to Target, Home Depot, Lowes, the movies, or nice restaurants. We could use more small bldgs for small shops. There appears to be plenty of space for these types of stores on the land west of Anthem and southwest of Anthem & south of Anthem. When we moved here, we were told no renters but in the case of getting renters, they would be screened. People in different sections of Anthem need to do better in the Front of their homes. BTW – I'm not prejudice at all, I just feel there is and LDS on every corner. We need the space & funds given for other denominations to build.
128. Use funding wisely – make town aesthetically desirable.
129. Emergency vehicles need a map! They get lost in Florence Gardens quite often. We need a grocery store – a real one. Water fees pricey for empty units in the summer is just plain wrong.
130. We are here for only about 5 months just for the Winter months. So we can not answer these question thank you for the survey.

131. Understand there's a new park going in downtown Florence – the facilities to the present park aren't taken care of (concession stand – bathrooms etc.) so certainly 2 parks would suffer maintenance. Don't' need to spend more money for an additional park.
132. This town has lost 1 business after another you keep saying support your town shop in Florence. There is nothing here. No shops no large grocer no steak house, nothing to shop in.
133. For wanting growth the town council does not pursue it through policy. The bad press "Mayor" Rankin is giving our town is repulsive. We need to have a professional outlook and Council to attract growth not someone who openly says they are part of a "Good Ol' Boy" network. If Rankin cares about the Town he should step down immediately!
134. Instead of fixing old buildings finish the projects that have been started and not finished, like the streets in Florence Gardens.
135. Because you are ahistorical town make it another "Tombstone" bring in some revenue. Now you have become: "Raise the rent close the doors of downtown lets be a "ghost town". That's how we all look at our Council, "going backwards, not to move forward". Florence Copper Mine another example of going backwards. Big mistake Hot to support that project. Need to get your heads out of the sand, look forward. BE POSITIVE SUPPORT LOCAL PROJECTS & local business, I hate seeing the town die! Almost there.
136. Needs more functions for the kids like when I was growing up. Why is sewer cost more than the water you use.
137. Impact fees are to high, permit fees are to high.
138. I love living in Florence! Love all the events, etc.!!
139. Would like to see downtown Florence restored shopping opportunities – show case Florence historical features to attract growth tourism similar to Sedona AZ/ Santa Fe NM. Show case the beauty of our desert landscape! Provide some competitive retail to keep money in this area. We go to Queen Creek for shopping – would be nice to have our money stay in this community.
140. There has been an unmarked white Ford c tax exempt license in our Athem neighborhood the last 5 wk's. Entered into a neighbor's home without knocking etc. was told by another police officer that this person works for the Dept. has had problems. Wow, this sounds like a law suite brewing.

141. I love this area. The Mayor is so available. I hope to see the Town back to a thriving community.
142. Would really like more shopping in Florence. Everybody in the gardens goes to Coolidge or Casa Grande – just doesn't make any sense.
143. I would like to see more retail stores. I would like road improvements also I would like to know when the special assessments are paid. We were not told about special assessments when we bought in Anthem. Thank you
144. We have very poor street lighting in Florence Gardens.
145. Doing a great job re: Copper project
146. Would like to see the rest of Florence Gardens with curbs and new paving. When I see all the traffic of people who works in Florence but not live here I think we need to provide businesses, and housing to attract them to live here. I was at a town meeting when the Mayor stated – We do not want any Big Boy stores here. I feel this attitude is wrong.
147. No comments, Florence runs a good government and try to do they can. I will back them up. 100%
148. We really need more shopping grocery store etc. We have to travel too far to get reasonable priced food and etc. The small market down town Florence is too expensive to shop often. Possible nearby shopping centers.
149. Somebody keeps piling trash against my fence in the alley. This is an on going problem that Florence won't take care of. Everything from building materials to dog feces is left there. After I pay for trash pick up I have to live in someone else's filth. Also, water pressure is often low but my bill is high.
150. Water charges for none residents excessive and unjustified. Hospital facilities uncertain roads & lighting poor in Florence Gardens.
151. I don't like what you do to our Police Chiefs they do their jobs, don't need anyone "hanging over their shoulder".
152. I should have moved here years ago. Love my quiet area. Love local places to eat – no complaints.
153. We should not be annexing more property when we cannot enforce current parking regulations Do your Police Department. Specifically blocking traffic by not allowing 20 passagr.

154. Roads & streets need repair
155. I hope the copper project makes it. I think Florence is doing more harm than good by fighting about it. This state is here because of all the mining. Our water could not be any worse. Mining is not the same as it was in the 1800's. Florence could use some more employment. I think the trash pickup should have been voted on. Don't think many people are happy about it. Having to call when we need bulk trash pickup is just wrong. Thank you
156. Thanks, glad someone cares!
157. Nice if a "large" grocery store "in" Florence would appreciate lower water rates over summer months. A large grocery store would be nice. Encourage winter visitors – they do put money into your community. Encourage businesses to come to Florence.
158. Keep the Copper Mine out of Florence!
159. I don't like paying fees for water & sewer when I not here seven months & when I'm not living in Town.
160. During summer hours, having garbage p/u once a week a bad idea. Heat in garage & garbage (BAD IDEA) garbage in buch yard attracts bugs. We need to attract more business. We have to drive at least 10 miles to Wal Mart (which I do not like). We need Olive Gardens, KOHLS, Lowe's type stores here.
161. We are winter residents of Florence and have been coming here to 24 years. We have enjoyed our time here and have recently sold our property. We may visit again some time in the future.
162. Thank you for the opportunity to fill out this survey. I think the Town of Florence is taking the wrong position with the Florence Copper Project. When you remember that the State of Arizona is part of this issue making it almost certain that the mine will proceed, we need to start cooperating and get our taxing laws, etc. in line for the opening. It's gonna happen, we need to ready! It was VERY poor planning to eliminate all of those parking spots on Main Street. I'll bet the hardware store and the beauty parlor ain't happy! I have regular contact with Debbie Frias and several other Town Hall employees and have always been very happy with their service! The building inspector's office has gone to pot since Carroll Michaels was transferred.
163. I can only comment on "OLD" Florence as Anthem area has a very different "FEEL". Regarding Parks: both parks in downtown Florence are nice. The park in Anthem is private and not open to outsiders, as the sign makes

perfectly clear. Downtown Florence vicinity has too much trash tossed out along the side of the road. The trash tends to stay there when no arrangements are made for pick-up. Enforcement is difficult, but it's the only way to keep the Town clean. Good service is available through a simple phone call! Individuals aren't the only ones dumping. The northwest corner (lot) of Adamsville & Willow is a huge dumping ground. Think rats, mice, etc.

164. You are doing a good job – Keep up the good work!
165. I love living here. The people have been very friendly. I would like to see the downtown spruced up and have more shops. The museums are wonderful.
166. Clean & Quite
167. Downtown Florence is a beautiful town. Would love to see it thrive. Do not want Curis in our lives. Parents need to support the budget for schools. They need help.
168. I see a problem with chain link fences around old adobe buildings pioneers did not use them. It's like your house is naked and all your junk & cracks are showing. Put some clothes on them – wood fences/stucco/ so you can't see it. Also ban all pit bull dogs, these people chain them up behind chain link fences & that is very sad. Thank you
169. We need a grocery store! We need curb & gutter on our street, we live in the section of F.G. that did not get it. Our street looks awful, with all the broken pieces of blacktop & pot holes. I would like to see the tax money we pay to at least give us a new street w/curb & gutter. Please concentrate more on getting more businesses to the downtown area. Thank you
170. I would like more police presence to monitor speeding, especially on Florence Blvd., even to the extent of issuing citations. Too many drivers are driving well over the posted 25 mph.
171. Being 88 years of ea of & some health probles we don't get around much other than to church & DR's sorry
172. Concerning RAD, I am happy with the availability of being able to recycle but would like to bulk trash picked up more than once a month.
173. Need to change Bulk pickup, go back to chipping
174. Raise the speed limit on Felix to at least 45 mph.

175. Liked garbage pick up twice a week better than current once a week; recycle pickup every week not needed by most homeowners. Previous refuse contractor could dump your container & set it down in same place with lid closed; new contractor leaves it sideways half the time with lid open (often containers are laying on ground when wind is blowing or in climate weather due to lids making it easier to tip). Significant decrease in quality of service with new contractor & policy change.
176. By and large we love living in Florence however we wish for a good grocery store like Winco or so. Also we would like a Wendys. We very much like Main Street family practice, they are top notch.
177. I have been pleasantly surprised with the trash and recycling services provided. The 1 time a week pickup has been more than enough. But I am totally dis-satisfied with the bulk pickup program. First, it is unrealistic to only be able to place items for bulk pickup at curbside 48 hours in advance. Many of us have large mesquite trees on large home lots. To keep them properly trimmed for me who is not young takes more that 48 hours to trim cut and bundle to place at curbside. While it is realistic for all other items it is not for tree trimmings. Second to bundle mesquite branches in 4 foot lengths in and of itself takes forever even with loppers and a chainsaw to cut them to the appropriate lengths and then to bundle them with twine only to make it easier on the contractor is a waste. We must allow more that 48 hours to set tree trimmings out for pickup. The city could even indicate that this is only possible once each quarter of the year but it still must be allowed. The contract also needs to be modified so that the vendor/contractor must use a chipper to pick up the tree branches just like the city did! Then recycle the clippings. It seems this contract benefits the contractor in the bulk pickup area and not the citizens. Second the alleyways when present should be used in lieu of the curbside to reduce unsightly piles when set out for pickup. Ultimately the 48 hour is realistic for all items except tree trimmings. The city must modify the contract to allow more time for tree trimmings and eliminate bundling and demand the contractor use a chipper for tree trimmings even if only done once a quarter. With regards to streets, we need to be more aggressive about repairing cracks and potholes to preserve our streets. Too many city workers just driving around in vehicles, in my neighborhood the public work trucks drive through at least once a week with 2 workers in the vehicle just smiling and waving. No work being done. Overall, as a life time resident I am satisfied with the Town Services. But please correct the bulk pickup for tree trimmings. The council needs to change this!!!

178. I would support widening the Hunt Highway to allow safer transportation to shopping at Anthem, Copper Basin & San Tan Valley. Would support growth of Florence but San Tan Valley already has their own services & their utilities are much higher than ours in Florence. I wouldn't want that.
179. I would like to see a guard rail put up at the intersection of Hunt Hwy & Street to Elks Lodge & Wal Mart. Please consider this shouldn't cost much. Safety for your citizens. Some One is going to go in there one day & will be hurt. Hunt Hwy left of Vapen Way to Coolidge – Ditch on corner. Very dangerous – Been that way for years. Really need a guard rail.
180. Do not feel the trash Pickup is often enough & then the trucks are very noisy. Still think there should be a grocery store in the actual Town of Florence. Why, when there was a shortage on downtown parking did the powers that be voted redo and eliminate even more street side parking? No for sight at all.
181. I am very pleased with the accomadations in Florence Garden – I do wish some of the old units which are disgrace be demolished and removed.
182. I would like to see Florence be a Major hub between Tucson & Phoenix, with at least one major shopping center & multiple hotels.
183. I don't like the fact I have to pay big bucks for water & sewer – when I'm not here in the summer.
184. Water rates are to high why should we have to pay for water service when it's not used during the summer. The water is not fit to drink as it comes out of the faucet. Nasty stuff.
185. There appears to be a disconnect between living in Anthem but being referred to as Florence residents. I have not been made aware of what being a Florence resident has done for those who live in Anthem. Why not make those "benefits" better know?
186. I am shocked and amazed at some of the behavior of the current Mayor. Never seen anything like it. It would be very nice if the Town would crack down on all the "booming" noise irritating cars that dive around disturbing normal people.
187. Notice should be given to people to clean up their yards & enforce it. Clean up area on Rt 79 where there was an old trailer park. Lower amount of water payments when residents (seasonal) are not here. We do not use the minimal amount when here.

188. Thank you for efforts to stymie (stop). Curis form potentially contaminating ground water!
189. San Tan Valley & Anthem areas way over built for highway system they had!! (Hunt Highway A Joke) building should be stopped until highway system is fixed.
190. I would love to see the downtown area beautified. There are some beautiful old buildings that should be refurbished and occupied by businesses. It's a great historical street that is being wasted. There is no shopping in Florence except for the hardware store and the Happy Adobe. It's a shame!
191. What we need are stores – driving to Anthem, Coolidge, Casa Grande and into East Valley is terrible! The only place to shop is the hardware store and poor little Pinal Market. Or make Florence a true Historical Downtown with shops to attract tourist much like Winthrop, WA – check it out on internet for a visual! There are too many empty buildings on Main Street. My opinion
192. We like Florence & its small town quality rather than the city to enjoy the warmer winter. We feel safe & welcome here.
193. Last 4 years or so town of Florence appears to become more active in expanding activities mostly for permant residents – good. Florence Gardens and newer area are more stand alone. Good, yes and no.
194. I have only lived here for 6 months so I don't have enough experience to knowledgeably answer most of the questions.
195. Florence can be a fantastic town if businesses invested in it. Also if there were politicians who cared enough about promoting an interest in Florence. We need Hunt Hwy widened to 4 lanes, we need a large shopping center to invest in Florence. We need to utilize the railroad tracks here to transport passengers to Phoenix and Tucson so there is greater expansion in South Pinal. We need another highway to connect to Route 60 (like Felix) we need the 202 to be connected to Hunt closer to Florence. I could go on & on about how Florence has been short changed by the state.
196. Is RAD going to acquire a wood chipper? What kind of remodel/construction debris is 25 lbs. or less? A toilet or water heater weighs more than that. What are citizens supposed to do with those items & others if RAD won't pick them up the way the town used to? What will happen to our rates after the introductory time is up?

197. Need Controls or HOA gets worse by the year. Co. Impacts fees in some areas – stupid as are Fema rules.
198. Police: were called to my home to pick up a minor; was rude & threatening to me, my husband and son. Police: wanted name, age, and birthdate of my son because his friend threw a rock. He's in 3rd grade –are they keeping a suspected list of “rock throwers’? And was rude to my husband when he wouldn't give his birthday. Is that really necessary to file a report on a boy who threw a rock? A little excessive.
199. Some questions ask tmi.
200. The park is always dirty. The fields are poor. Town money should be spent on the actual buildings making them look better & occupied. Not on boxes of flowers or rebuild. More focus on drug use & the smaller crimes (Break ins) Putting speed bumps where there is high traffic of children. Around schools & Orlando Rd by park.
201. Ditch on Attaway south of Hunt Hwy E. side horses have been up over a year but no correctional action taken. Unrepaired street on Hunt Hwy between Attaway & Merrill Ranch Road. If you are responsible for these items they need to be fixed.
202. Too much traffic on Highway 79; this creates a dangerous situation when you approach the Florence Gardens entrance. We need traffic lights for this section. The T-intersection, comes out Hunt Highway into 79 highway causes havoc because there is not enough lighting. If you would like to address these concerns – you may call me. Thank you
203. I have been very happy living in Florence because of the small town fell; however; my husband and I love to eat. My parents live in the household beside of mine, and we really dislike having to drive thirty minutes to an hour to experience a fine dining restaurant. We live in the Anthem area of Florence and would patronize a restaurant other than McDonalds and Chinese although thankful for those two at this time!
204. Florence needs a good grocery store and a drug store.
205. Think they could do garbage p/up less in the winter months concerns about long term water supply.
206. Need better access to & from Anthem area. 4 lanes direct to 87 & San Tan & beyond –Hunt Hwy 4 lanes to Idelwood. More direct root to 87 Coledge etc.

road maintenance is not good. Biggest complaint I hear. Also very few restaurants without a 40 minute drive. We do like where we live just a little remote.

207. The influence of George Johnson on the Town through the Mayor is disgraceful. He controls the Town! It is a shame how much money is wasted fighting the Copper project. (Again Johnson's influence) And to give him the H2O rights south of town... The Anthem community has moved in and added zero to the Town – other than taxes.
208. The town employees charged with dealing with the Florence bonds, especially payoff of the bond. Have little or no knowledge of how to do this. Some even admitted they just don't know. Charging interest and fees beyond payoff can not be correct. None of this is done with any consistency. Poor training and administration in this area. Seems like theft to charge after a lien payoff is calculated.
209. We feel what the City charges for water is terrible. The flat rate is way too high when there is no usage and on top of that charge we are charged for sewage. If no water is used how can there be a sewage charge?
210. We live in Florence as we enjoy the small town, country feeling & the friends we have made. We do feel that the city council is more concerned with the Anthem area than downtown. Example: we must drive to Anthem to shop for groceries or drive 15-35 miles if we do not like Safeway. Isn't it a shame shops IGA were not allowed to build in Florence. It is embarrassing to take out of town (State) visitors to downtown to view the empty unkept buildings. (Historic ?) All is needed now to give Florence another black eye. Is to allow a medical marijuana dispensary at the entrance to Town (river bottom saloon) or any other part of town.
211. In favor of the city Gregory Johnson Utilities. Need more economic development in the area. (Not just Prisons.) Manufacturing, Retail.
212. Thank you!
213. (#25.)-The owners of downtown buildings should be required to keep them in good repair if at all possible!!! Maybe the Town could help owners obtain grant monies to update downtown business buildings??(#21). Current trash services are not as homeowner friendly as the town services was-Ex: Picking up larger items like old appliances and furniture etc. that are left in alleys.
214. We love coming to this area-1/2 time-It would be nice to have a few restaurants in our area-or even in Town of Florence-little coffee shops-etc. The Hardware

Store in Florence is great. We love having Safeway right here. It would be nice see the downtown Florence fixed up as our population grows in Anthem. I think they would get a lot of support from people here at Anthem. Very pleased with all over-

215. Couple areas of Concern:

1. Lack of care for downtown buildings-no regulation of fire code-whole town is going to burn down.
2. Lack of searching for the truth about Florence Copper. You have been blinded by fear and not fact. I have researched-I have no chemicals in my home and They will bring a lot of money to this economy-Maybe help pay for a fire Marshall! I no not fear Florence Copper!

216. What do you plan to do about the rest of the historical bldgs. In town. Distroy them? Like you have done in the past? What are you doing to Main St? It is a joke. Parking joke & access to what few businesses are left. How come 40% of the fire hybrons don't work. How much water storage do you have? The prisons have more than the town. Whats up with that?

217. We love it here!

218. Somehow you need to get a lot of the town proper residents to clean up their property!!! It is an eye-sore, especially to have my relatives to come visit me (us), here in Caliente, and then take them into Florence (town)-They really have their feed-back NOT GOOD!! Why not motivate these certain families by rewarding them-say, something off their water bill, taxes or something-for a year if they will cooperate.


219. We come to Florence for the amenities and life style offered at Caliente. Coming from a large metropolitan area we enjoy the small town! But I will be honest and say I would not invest in property in otherwise in Florence, other than our place in Caliente. Why? Because I see other areas that have moved with the times and have more to offer.

220. 1) Why aren't street (Florence Heights) maintained better? 2) If other areas are incorporated, what will revenue be used for? We need to take care of "Old Downtown" buildings.3) Work together with surrounding towns to improve parades & promote comers to Florence.

221. Main Street crosswalks-bad color choice-big waste of money. Proposed public art projects-not needed-not wanted. Town library is a treasure!!! Focus on quality-of-life issues. Keep litter off of streets and easements. Focus on in-fill

projects-small adobe houses suited for the desert climate. Make life wonderful for those already here. The other will come. Bring small businesses to Main Street. Renovate old buildings. Celebrate small town life. Address the problems of dogs on the loose and inadequate fencing.

222. Overall I think the town is trying hard to keep it's citizens happy & safe!
223. Normal business is essential for a healthy tax base and source of employment opportunities other than prison worker. Stores, shopping centers and mass transit available within walking distance and connecting Florence to cities, airports and rail service is essential to income growth and stabilizing property tax. Anthem offered a lot but has delivered very little. Florence has nothing to offer as a thriving city. Johnson water is awful highest prices lowest quality public utility are regulated to meet basic safe standards Johnson does not provide safe water no government oversight just price increases Shame!
224. Good job! Keep up the good work!
225. I've never been more disappointed in the town than when it approved a TS plan that left the first street neighbors out in the cold. Shame on you for favoring Scottsdale developers over your own people.
226. Water: Shutoff with turn on fee & no charge when not in use or lesser fee when not in use such as elec. Co. does. Since Caliente residents pay taxes in Florence, they should get some help in street repairs.
227. You already know what kind of town Florence is.

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 7a.
MEETING DATE: April 21, 2014 DEPARTMENT: Finance STAFF PRESENTER: Mike Farina, Finance Director SUBJECT: Resolution No. 1434-14: Alternative Expenditure Limitation/Home Rule Option		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

Adopt Resolution No. 1434-14.

BACKGROUND/DISCUSSION:

In preparation for a fall primary election, the Town is required to hold two public hearings with a vote on the proposed Alternative Expenditure Limitation/Home Rule Option immediately following the second public hearing in a special meeting. Tonight is the first reading. Two public hearings were held (April 14 and April 21, 2014). This request is for adoption of Resolution No. 1434-14. Following approval by Town Council, the Town must prepare and submit to the Auditor General's office required information, which includes a summary and detailed analysis of the expenditure limitation. The Town must also prepare and distribute a publicity pamphlet, which is also reviewed by the Auditor General's office.

In 1980, voters in the State of Arizona approved an amendment to the State Constitution, which established a system of expenditure limitation and reporting for all counties, community college districts and local governments within the state.

For purposes of determining annual state-imposed expenditure limitations, the amendment established 1979/80 as the base year for expenditures and 1978 as the base year for population. The amount that local government expenditures could grow from year to year above these base levels was controlled by population growth and inflation, thus establishing a "State Expenditure Limitation" formula.

Some communities within the state are able to operate within the state-imposed expenditure limitation ("State Limitation"). They are often mature communities, communities with stable or declining population or larger communities with most of their municipal services in place in the 1979-80 year. Therefore, these communities typically have sufficient inflation and population growth to operate with a level of expenditures determined by the State Limitation formula.

The Town of Florence, however, is a growing community with a demand on public services or expenditure levels that have and will continue to outpace state expenditure limits. Since the inception of the State Limitation, the Town Council has sought voter approval for an alternative expenditure limitation via the "Home Rule" option. If approved by the voters, the alternative is only allowed for four years. Town voters most recently approved the Home Rule Option in 2009 for Fiscal Years 2010/11 through 2013/14.

Following this, the Town would have been up for an election for the fiscal years 2014/15 through 2017/18. In the past, the Town would hold the Home Rule Option election in the spring; however, new legislation requires the election to be held at a regular election, which is the primary (August) or general (November) election, both of which are after the Town's adoption of the 2014/15 budget. Because of this change and conflict in timing, municipalities were given a one-year extension of their alternative expenditure limitation; and therefore, this year's Home Rule Option election is for fiscal years 2015/16 through 2018/19.

By way of example, the State Limitation for Fiscal Year 2013/14 would have been approximately \$17.2 million, as calculated by the state's Economic Estimates Commission (EEC). The 2013/14 budget included approximately \$42.3 million in expenditures subject to the State Limitation (certain expenditures are not subject to the State Limitation including debt service, grant and the majority of expenditures made with Highway User revenue). Therefore, if the Home Rule Option was not in effect, \$25.1 million worth of operating or capital services would not have been allowed. The 2013/14 budget consists of approximately \$23.2 million in capital and \$19.1 million in operating expenditures for services that include police, fire, streets, parks, recreation, library, general government and sanitation, water and sewer utilities. Similarly, services for the three prior years would have been reduced, as well.

The State Limitation provided by the EEC for Fiscal Year 2014/15 is \$16,214,142. The estimate for Fiscal Year 2015/16 is \$20,851,671.

There are three primary options that can be adopted as an alternative to the State Limitation. All three require a majority of the qualified electors voting on the issue at a regular election of the Town to vote in favor of the alternative; otherwise, the State Limitation would be in effect. An alternative limitation may be referred to the Town voters by an affirmative vote of two-thirds of the members of the Town Council. Additionally, qualified electors of the Town may offer an alternative limitation through the initiative process.

Alternative Expenditure Limit/Home Rule Option – This alternative establishes a new expenditure limit based on the amounts approved by the voters. The Town and many other municipalities have elected to pursue the "Pure Home Rule" option, which utilizes the approved annual budget amount as the limit for the fiscal year. This option, unlike the others, must be renewed every four years.

Capital Projects Accumulation Fund – This alternative allows a municipality to exclude capital projects and the accumulation of funds for such projects from the state-imposed limitation.

Permanent Base Adjustment – This option allows a municipality to adjust the State Limitation. Essentially, voters would be required to approve an increase to the base calculation, thus modifying the State Limitation going forward.

FINANCIAL IMPACT:

If voters do not approve an Alternative Expenditure Limitation, the state-imposed expenditure limitation would require a reduction in the current expenditure level, which would translate to a reduction in operating and capital service levels. In addition, voters would not be able to approve an Alternative Expenditure Limitation for two years. The state-imposed limitation plus applicable constitutional exclusions will allow expenditures of \$20,851,671. Under the proposed Alternative Expenditure Limitation, we estimate expenditures of \$37,885,000. An example of the financial impact for fiscal year 2013/14 was provided in the discussion above.

STAFF RECOMMENDATION:

Staff recommends adoption of Resolution No. 1434-14.

ATTACHMENTS:

Resolution No. 1434-14
2014 Suggested Home Rule Option Election Calendar (source: AZ League of Cities)

RESOLUTION NO. 1434-14

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, PROPOSING AN EXTENSION OF THE ALTERNATIVE EXPENDITURE LIMITATION.

WHEREAS, THE ARIZONA STATE CONSTITUTION PERMITS THE SUBMISSION TO THE VOTERS OF A CITY OR TOWN OF AN ALTERNATIVE EXPENDITURE LIMITATION; AND

WHEREAS, THE VOTERS OF THE TOWN OF FLORENCE IN 2009 ADOPTED AN ALTERNATIVE EXPENDITURE LIMITATION; AND

WHEREAS, THE FLORENCE TOWN COUNCIL AFTER TWO PUBLIC HEARINGS HAS DETERMINED THAT AN EXTENSION OF THE ALTERNATIVE EXPENDITURE LIMITATION IS NECESSARY FOR THE TOWN OF FLORENCE.

NOW, THEREFORE, BE IT RESOLVED BY THE FLORENCE TOWN COUNCIL THAT THE FOLLOWING ALTERNATIVE EXPENDITURE LIMITATION BE SUBMITTED TO THE VOTERS OF THE TOWN OF FLORENCE.

SHALL THE FOLLOWING BE ADOPTED BY THE TOWN OF FLORENCE AS AN ALTERNATIVE EXPENDITURE LIMITATION:

"THE MAYOR AND COMMON COUNCIL OF THE TOWN OF FLORENCE SHALL ANNUALLY, AS PART OF THE ANNUAL BUDGET ADOPTION PROCESS, ADOPT AN ALTERNATIVE EXPENDITURE LIMITATION EQUAL TO THE TOTAL AMOUNT OF BUDGETED EXPENDITURES/EXPENSES AS IT APPEARS ON THE ANNUAL BUDGET AS ADOPTED BY THE COUNCIL TO APPLY TO THE TOWN OF FLORENCE FOR EACH OF THE FOUR FISCAL YEARS IMMEDIATELY FOLLOWING ADOPTION OF THE ALTERNATIVE EXPENDITURE LIMITATION. THE ALTERNATIVE EXPENDITURE LIMITATION SHALL BE ADOPTED EACH YEAR AFTER A PUBLIC HEARING AT WHICH THE CITIZENS OF THE TOWN OF FLORENCE MAY COMMENT ON THE PROPOSED ALTERNATIVE EXPENDITURE LIMITATION. NO EXPENDITURES MAY BE MADE IN VIOLATION OF SUCH ALTERNATIVE EXPENDITURE LIMITATION, NOR MAY ANY PROPOSED EXPENDITURES BE IN EXCESS OF ESTIMATED AVAILABLE REVENUES, EXCEPT THAT THE MAYOR AND THE COMMON COUNCIL MAY, BY THREE-FOURTHS VOTE, DECLARE AN EMERGENCY AND SUSPEND THE ALTERNATIVE EXPENDITURE LIMITATION. THE SUSPENSION OF THE ALTERNATIVE EXPENDITURE LIMITATION SHALL BE IN EFFECT FOR ONLY ONE FISCAL YEAR AT A TIME."

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF FLORENCE, THIS 21ST DAY OF APRIL 2014.

Tom J. Rankin, Mayor

ATTEST:

APPROVED AS TO FORM:

Lisa Garcia, Town Clerk

James E. Mannato, Town Attorney

RESOLUCION NO. 1434-14

UNA RESOLUCION DEL PUEBLO DE FLORENCE PROPONIENDO UNA EXTENCION SOBRE LA ALTERNATIVA DEL LIMITE DEL GASTO.

CONSIDERANDO QUE, LA CONSTITUCION ESTATAL DE ARIZONA PERMITE LA SUMISION A LOS VOTANTES DE UNA CIUDAD O PUEBLO UNA ALTERNATIVA SOBRE UNA LIMITACION DE GASTO; Y

CONSIDERANDO QUE, LOS VOTANTES DEL PUEBLO DE FLORENCE EN 2009 ADOPTARON UNA ALTERNATIVA SOBRE EL LIMITE DE GASTO -UNA OPCION DE AUTO REGLAMENTO; Y

CONSIDERANDO QUE, EL CONSEJO DEL PUEBLO DE FLORENCE DESPUES DE DOS AUDIENCIAS PUBLICAS HA DETERMINADO QUE UNA EXTENCION SOBRE LA ALTERNATIVA DEL LIMITE DE GASTO ES NECESARIA PARA EL PUEBLO DE FLORENCE.

AHORA, POR LO TANTO, SEA RESUELTO POR EL CONSEJO DEL PUEBLO DE FLORENCE QUE LA SIGUIENTE ALTERNATIVA SOBRE EL LIMITE DEL GASTO SEA SOMETIDA A LOS VOTANTES DEL PUEBLO DE FLORENCE.

DEBERA SER ADOPTADO LO SIGUIENTE POR EL CONSEJO DEL PUEBLO DE FLORENCE COMO UNA ALTERNATIVA DEL LIMITE DE GASTO:

"EL ALCALDE Y EL CONSEJO COMUN DEL PUEBLO DE FLORENCE DEBERAN ANUALMENTE, COMO PARTE DEL PROCESO DE LA ADOPCION DEL PRESUPUESTO ANUAL, ADOPTAR UNA LIMITACION ALTERNATIVA DE GASTO IGUAL A LA CANTIDAD TOTAL PREPUESTA DE GASTOS COMO APARECE EN EL PREPUESTO ANUAL COMO ADAPTADO POR EL COUSEJO PARA APLICAR AL PRESUPUESTO DEL PUEBLO DE FLORENCE PARA CADA DE LOS CUATROS ANOS FISCALES INMEDIATAMENTE DESPUES DE TAL ADOPCION. LA ALTERNATIVA SOBRE LA LIMITACION DE GASTO DEBERA SER ADOPTADA CADA AÑO DESPUES DE UNA AUDIENCIA PUBLICA EN LA CUAL LOS CIUDADANOS DEL PUEBLO DE FLORENCE PUEDAN COMENTAR SOBRE LA PROPUESTA ALTERNATIVA SOBRE UNA LIMITACION DE GASTO. NINGUN GASTO PODRA SER ECHO EN VIOLACION DE LA ALTERNATIVA SOBRE UNA LIMITACION DE GASTO, NI PODRA NINGUN GASTO PROPUESTO SER EN EXCESO DE ENTRADAS ESTIMADAS DISPONIBLES, EXCEPTO LAS QUE EL ALCALDE Y EL CONSEJO COMUN PUEDAN, POR VOTO DE TRES-CUARTOS, DECLARAR COMO UNA EMERGENCIA Y SUSPENDAN LA ALTERNATIVA SOBRE LA LIMITACION DE GASTOS. LA SUSPENSION DE LA ALTERNATIVA SOBRE LA LIMITACION DE GASTO DEBERA ESTAR SOLAMENTE EN EFECTO POR UN AÑO FISCAL A LA VEZ."

PASADO Y ADOPTADO POR EL CONSEJO DEL PUEBLO DE FLORENCE, ESTE 21 DIA DE ABRIL 2014.

Tom J. Rankin, Alcalde

ATESTIGUA:

APROBADO EN FORMA:

Lisa García, Secretaria del Pueblo

James E. Mannato, Procurador del Pueblo


**2014 SUGGESTED HOME RULE OPTION
ELECTION CALENDAR
(Fall Primary Election)**

<p><u>March 25** (TOF 4/10/2014)</u> * Publish first notice of public hearings</p>	<p><u>April 1** (TOF 4/17/2014)</u> * Publish second notice of public hearings</p>	<p><u>April 8** (TOF 4/14/2014)</u> * Hold first public hearing on proposed home rule option</p>	<p><u>April 15** (TOF 4/21/2014)</u> * Hold second public hearing on the proposal * Council votes on the proposal immediately after second hearing in a special meeting</p>
<p><u>April 16** (TOF 4/22/2014)</u> * Publish record of vote and, if approved, the amount of expenditures in excess of the state-imposed limitation and purposes for the excess</p>	<p><u>April 28*</u> * Submit to Auditor General's Office required information; including summary and detailed analyses (<i>time starts when Auditor General receives the information</i>)</p>	<p><u>May 19**</u> * Receive <u>reviewed</u> detailed and summary analyses and summary analysis worksheet from Auditor General's Office</p>	<p><u>May 28*</u> * Receive arguments <u>for or against</u> alternative expenditure limit for publicity pamphlet</p>
<p><u>June 4**</u> * Complete preparation of publicity pamphlet; send draft to Auditor General's Office in sufficient time for review and comment prior to printing</p>	<p><u>June 27**</u> * Send publicity pamphlets to the printer</p>	<p><u>July 24*</u> * Make early ballots available*** * Mail publicity pamphlets or let early voters know when and where they will be available</p>	<p><u>July 31*</u> * Distribute early ballots***</p>
<p><u>August 15th*</u> * Distribute publicity pamphlets (<i>If for some reason they were not distributed earlier, this is the deadline.</i>)</p>	<p><u>August 26</u> * PRIMARY ELECTION DAY</p>	<p><u>September 15*</u> * Canvass Vote * Inform Auditor General's Office and Economic Estimates Commission of the outcome of election</p>	

* These calendar dates are the latest possible dates (unless otherwise indicated) to comply with election deadlines based on a Fall Primary Election date of August 26, 2014.

** These dates are suggested dates to allow you to send the publicity pamphlet out in time for early voting. **If you contract with your county for elections services, we recommend that you check with them for their ballot preparation deadlines.**

*** Early ballots must be available no later than 33 days before the election. **However, a law passed in 2009, prohibits an early ballot being distributed until 26 days before the election.**

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 9a.
MEETING DATE: April 21, 2014 DEPARTMENT: Human Resources STAFF PRESENTER: Scott Barber, HR Director SUBJECT: Adopt Resolution No. 1433-14 to amend the Firefighter's Profit Sharing Plan Vesting Schedule		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <ul style="list-style-type: none"> <input type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

Adopt Resolution No. 1433-14: **A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AUTHORIZING AN AMENDMENT TO THE FLORENCE FIREFIGHTER'S PROFIT SHARING PLAN.**

BACKGROUND/DISCUSSION:

The Town of Florence (Part-Time) Firefighter's Profit Sharing Plan has been in existence for a very long time, having been initially established to provide a benefit to volunteer firefighters. When the Town moved to a Fire Department staffed with both full-time and part-time employees, the plan evolved and has been maintained to provide a benefit for part-time firefighters, since they do not participate in the Arizona Public Safety Personnel Retirement System. Participants contribute 5.25% of gross wages, and the Town contributes 5%. The current vesting schedule was put in place in 2010 to provide 100% vesting after 24 months of membership. It has been the Town's practice to hire part-time firefighters into full-time vacancies and therefore, part-time tenure has been rather short and this minimizes the benefit of the plan to participants. We are requesting you approve an amendment to the plan which provides immediate 100% vesting. This change will maximize the benefit for our part-time firefighters and recognizes their value to the department and our citizens. Since we recently brought on several new part-time firefighters, we are also requesting approval to make the change retroactive to January 1, 2014, which is allowed under the governing regulations.

FINANCIAL IMPACT:

Since the Town's contributions are paid from the plan forfeiture account (that is, the Plan's accumulated restricted fund balance) there is no actual fiscal impact to the Town.

STAFF RECOMMENDATION:

Staff recommends adoption of Resolution No. 1433-14: authorizing an amendment to the Florence Firefighter's Profit Sharing Plan.

ATTACHMENTS:

Resolution No. 1433-14

RESOLUTION NO 1433-14

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AUTHORIZING AN AMENDMENT TO THE FLORENCE FIREFIGHTER'S PROFIT SHARING PLAN.

WHEREAS, the Town maintains a Profit Sharing Plan for the benefit of its part-time firefighters; and

WHEREAS, the plan's current vesting schedule requires 24 months of service to fully vest; and

WHEREAS, the Council of the Town of Florence finds that it is desirable to have part-time firefighters be fully vested in the Plan immediately upon plan membership.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council for the Town of Florence, Arizona, that the Town of Florence hereby authorizes the following amendment to the Profit Sharing Plan:

1. The vesting percentage attributed to profit sharing contributions shall be 100% upon the effective date of employee plan participation.

BE IT FURTHER RESOLVED by the Mayor and Council of the Town of Florence, Arizona, that the amendment shall be effective retroactively to January 1, 2014, and that the Town's Plan Administrator is authorized to execute all documents necessary to make the amendment to the plan.

PASSED AND ADOPTED by the mayor and Town Council of the Town of Florence, Arizona, this 21st day of April 2014.


Tom Rankin, Mayor

ATTEST:

APPROVED AS TO FORM:

Lisa Garcia, Town Clerk

James E. Mannato, Town Attorney

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 9b.
MEETING DATE: April 21, 2014 DEPARTMENT: Community Development STAFF PRESENTER: Mark Eckhoff, AICP Community Development Director SUBJECT: Resolution No. 1436-14: Right-of-Way Easement Abandonments for Corrections Corporation of America (CCA)		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <ul style="list-style-type: none"> <input type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

Motion to adopt Resolution No. 1436-14 for the abandonment of right-of-way easements adjacent to the CCA expansion site.

BACKGROUND/DISCUSSION:

In 2010, Council approved a final plat for a 224 acre site to the east of CCA’s current facilities in Florence. This plat was created in response to CCA’s plans to expand, per a RFP that was issued by the State. Unfortunately, the scope of the RFP was modified over time and CCA was able to meet their immediate growth needs at other facilities. However, CCA remains interested in developing the 224 acre site at some point in the future and this request facilitates their ultimate goals.

The subject right-of-way easements to be abandoned per this request include the west 33’ of Bowling Road between the Bowling Road cul-de-sac and the Ranchview Road alignment; a 30’ right-of-way known as Orchard Road located between Tracts 3 and 4 of the Freeman subdivision; and a 15’ half right-of-way known as Hayden Road located to the east of Tract 6 of the Freeman subdivision.

FINANCIAL IMPACT:

No fiscal impact with this request.

STAFF RECOMMENDATION:

Staff recommends the Council adopt Resolution No. 1436-14 for the abandonment of right-of-way easements adjacent to the CCA expansion site.

ATTACHMENTS:

Resolution No. 1436-14 with Exhibits

RESOLUTION NO. 1436-14

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ORDERING THE ABANDONMENT OF RIGHT-OF-WAY EASEMENTS ADJACENT TO THE CCA PROPERTY IN FLORENCE, ARIZONA AS DESCRIBED WITHIN THE ATTACHED EXHIBITS 1, 2 AND 3.

WHEREAS, the Town of Florence is authorized to create and abandon easements for public purposes; and

WHEREAS, an application for the abandonment of right-of-way easements has been made to the Town of Florence; and

WHEREAS, the Florence Town Council finds that the request is in proper form; proper notice of this meeting has been provided; the easements are not required for access; no utilities exist within the abandoned portions of easements; a public utility easement will be retained over the abandoned portion of the Bowling Road easement; no utilities are planned to occur within the Hayden and Orchard Road easements; and the Council having considered the feasibility, advantages and necessity of said action and finding the public's best interest to be served by granting the abandonment of the easements.

THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Florence, Arizona, as follows:

1. That right-of-way easements as described herein as Exhibits 1, 2 and 3 are hereby abandoned and title to the underlying land shall therefore be vested in the adjacent property owners.
2. A public utility easement will be retained over the abandoned portion of the Bowling Road right-of-way easement.
3. Be it further resolved that the Mayor of the Town of Florence, Arizona, on behalf of the Florence Town Council is authorized to execute this resolution and all other documents that may be necessary to release all rights held by the Town of Florence in said right-of-way easements.

PASSED AND ADOPTED by the Mayor and Council of the Town of Florence, Arizona, this 21st day of April 2014.

Tom J. Rankin, Mayor

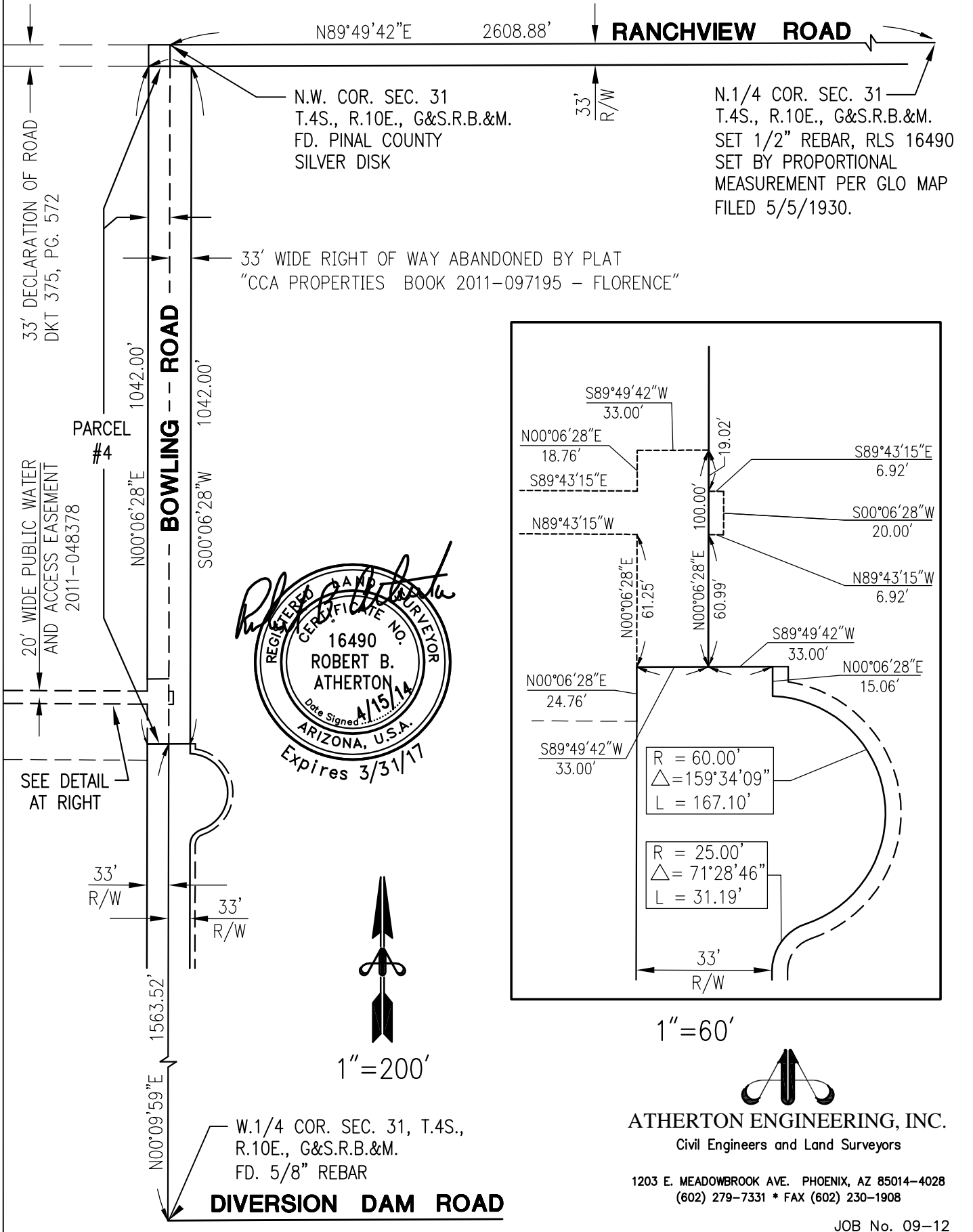
ATTEST:

APPROVED AS TO FORM:

Lisa Garcia, Town Clerk

James E. Mannato, Town Attorney

EXHIBIT 1

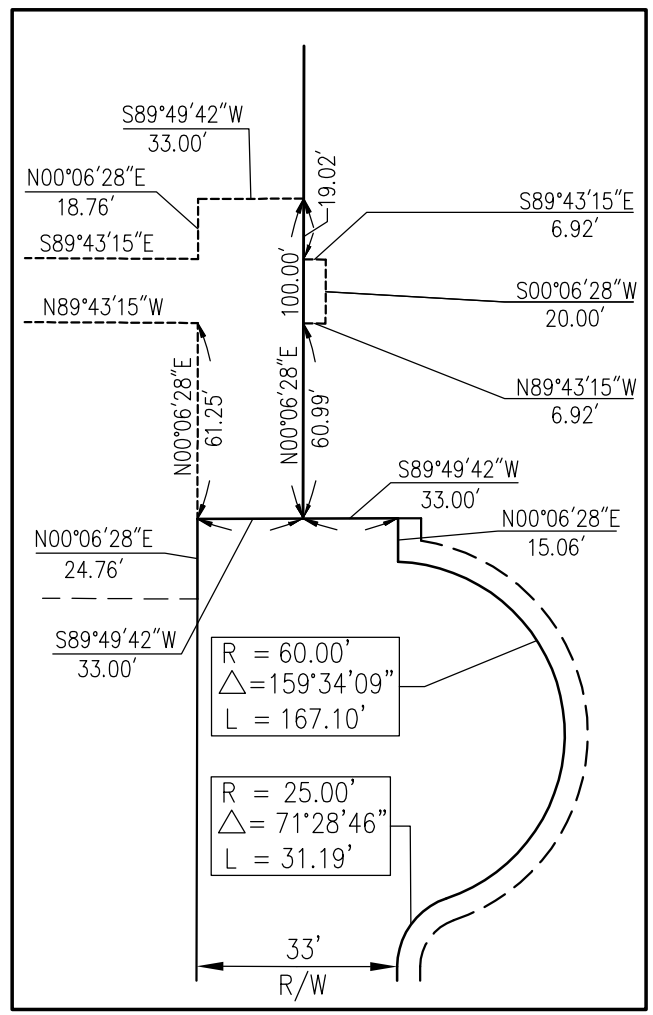
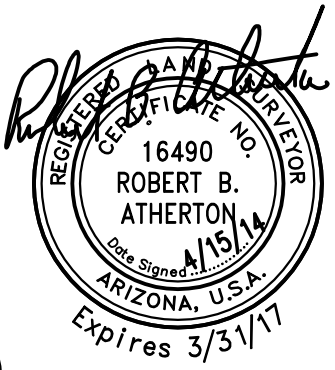


N89°49'42"E 2608.88'

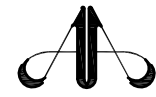
RANCHVIEW ROAD

N.W. COR. SEC. 31
T.4S., R.10E., G&S.R.B.&M.
FD. PINAL COUNTY
SILVER DISK

N.1/4 COR. SEC. 31
T.4S., R.10E., G&S.R.B.&M.
SET 1/2" REBAR, RLS 16490
SET BY PROPORTIONAL
MEASUREMENT PER GLO MAP
FILED 5/5/1930.



1" = 60'

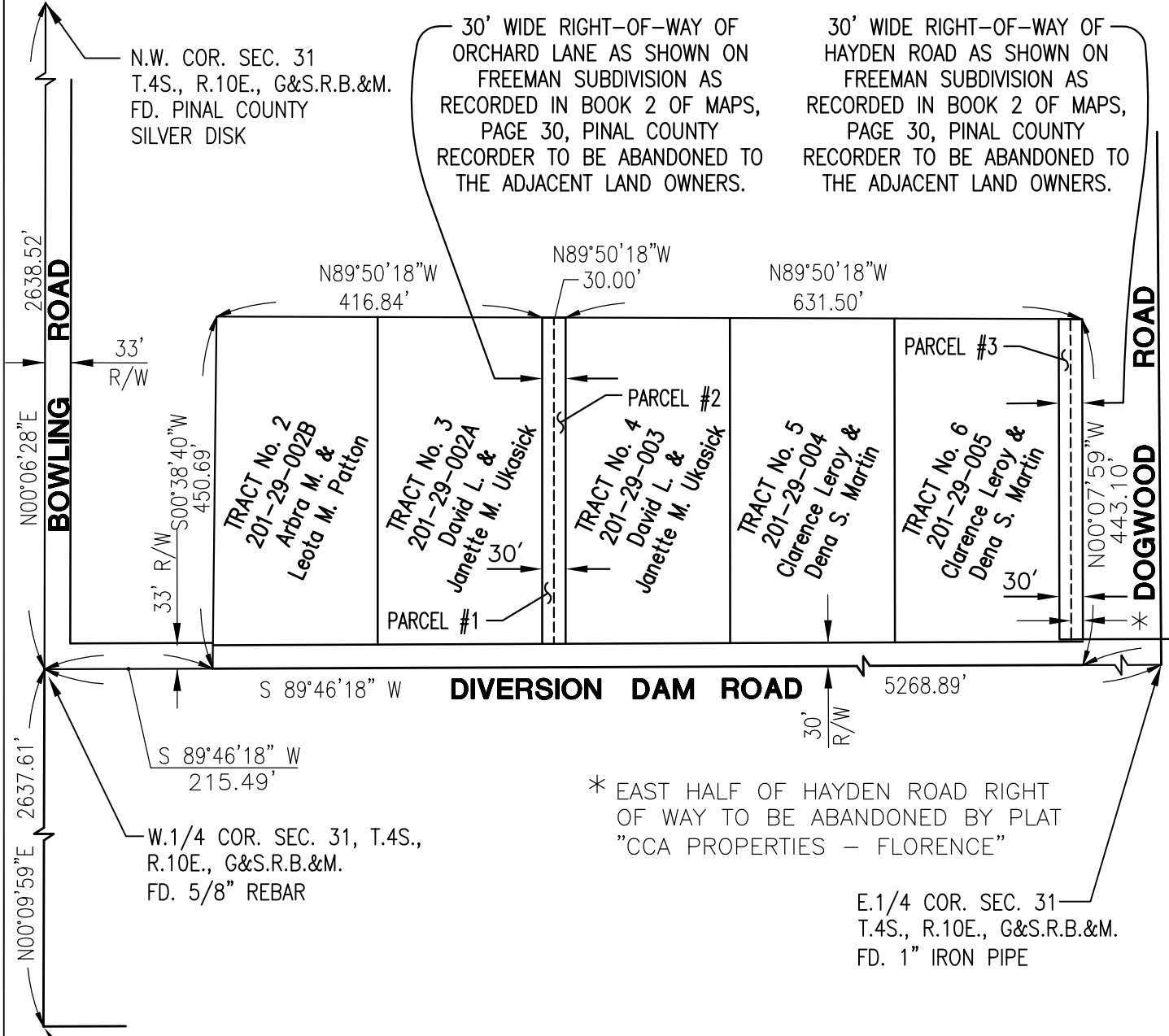


ATHERTON ENGINEERING, INC.
Civil Engineers and Land Surveyors

1203 E. MEADOWBROOK AVE. PHOENIX, AZ 85014-4028
(602) 279-7331 * FAX (602) 230-1908

JOB No. 09-12

EXHIBIT 2



N.W. COR. SEC. 31
T.4S., R.10E., G&S.R.B.&M.
FD. PINAL COUNTY
SILVER DISK

W.1/4 COR. SEC. 31, T.4S.,
R.10E., G&S.R.B.&M.
FD. 5/8" REBAR

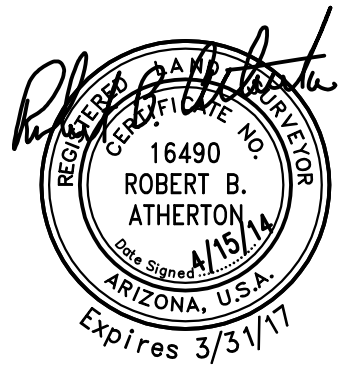
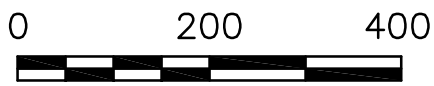
S.W. COR. SEC. 31
T.4S., R.10E., G&S.R.B.&M.
FD. SILVER CAP

* EAST HALF OF HAYDEN ROAD RIGHT
OF WAY TO BE ABANDONED BY PLAT
"CCA PROPERTIES - FLORENCE"

E.1/4 COR. SEC. 31
T.4S., R.10E., G&S.R.B.&M.
FD. 1" IRON PIPE



SCALE: 1"=200'



ATHERTON ENGINEERING, INC.
Civil Engineers and Land Surveyors

1203 E. MEADOWBROOK AVE. PHOENIX, AZ 85014-4028
(602) 279-7331 * FAX (602) 230-1908

EXHIBIT 3

CCA PROPERTIES OF ARIZONA RIGHT OF WAY ABANDONMENTS

PARCEL #1

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS THE WEST 15 FEET OF ORCHARD LANE LYING IMMEDIATELY ADJACENT TO TRACT NO. 3 OF FREEMAN SUBDIVISION, A SUBDIVISION RECORDED IN BOOK 2 OF MAPS, PAGE 30, PINAL COUNTY RECORDER.

PARCEL #2

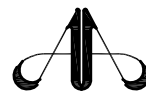
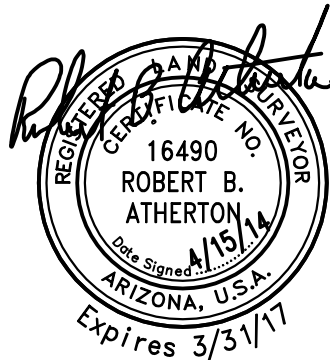
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS THE EAST 15 FEET OF ORCHARD LANE LYING IMMEDIATELY ADJACENT TO TRACT NO. 4 OF FREEMAN SUBDIVISION, A SUBDIVISION RECORDED IN BOOK 2 OF MAPS, PAGE 30, PINAL COUNTY RECORDER.

PARCEL #3

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS THE WEST 15 FEET OF HAYDEN ROAD LYING IMMEDIATELY ADJACENT TO TRACT NO. 6 OF FREEMAN SUBDIVISION, A SUBDIVISION RECORDED IN BOOK 2 OF MAPS, PAGE 30, PINAL COUNTY RECORDER.

PARCEL #4

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS THE NORTH 1075 FEET OF THE EAST 33 FEET OF THE NORTHEAST QUARTER EXCEPT THE NORTH 33 FEET THEREOF.



ATHERTON ENGINEERING, INC.

Civil Engineers and Land Surveyors

1203 E. MEADOWBROOK AVE. PHOENIX, AZ 85014-4028
(602) 279-7331 * FAX (602) 230-1908

JOB No. 09-12



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 9c.

MEETING DATE: April 21, 2014

DEPARTMENT: Utilities Department

STAFF PRESENTER: John V. Mitchell, Utilities Director

SUBJECT: Approval to award a contract to Sun Western Contractors for improvements at Well 3B

- Action
- Information Only
- Public Hearing
- Resolution
- Ordinance
 - Regulatory
 - 1st Reading
 - 2nd Reading
- Other

RECOMMENDED MOTION/ACTION:

Motion to approve a contract with Sun Western Contractors, for improvements at Well 3B, in an amount not to exceed \$1,576,264.67.

BACKGROUND/DISCUSSION:

The Town issued a notice of bid invitation for the Well 3B project. The work is to include the construction of a well pump with discharge piping to the existing on-site 0.5 MG storage tank, connection modifications to the storage tank, installation of a tank overflow drain to a new retention basin, construction of a liquid chlorine feed system, and a bid alternate work of the construction of a new booster pump station to replace the existing on-site booster pump station. The project is expected to take ten months to complete.

Bids were received on March 18, 2014, and eight companies submitted bids. The apparent lowest responsive and responsible bidder was Sun Western Contractors, from Tucson, Arizona. Sun Western's bid for the base bid plus the bid alternate was \$1,576,264.67. The bid tabulation sheet is attached.

FINANCIAL IMPACT:

The current budget funds the first \$235,000. In the FY2012/13 budget, \$1,085,000 was budgeted for this project, all of which was unspent. Therefore, \$850,000 will have to be carried forward and an additional \$491,265 will have to be added to the 2014/15 budget.

STAFF RECOMMENDATION:

Staff recommends that a contract be awarded to Sun Western Contractors, for improvements at Well 3B, in an amount not to exceed \$1,576,264.67.

ATTACHMENTS:

Bid Tabulation Sheet
Notice of Award

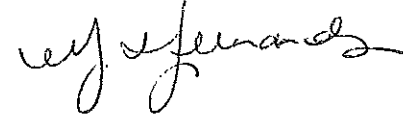
**Town of Florence
Bid Tabulation Sheet**

Verbal (only allowed when \$5,000 of less)

Date Prepared: March 18, 2014

Written/Fax (mandatory when over \$5,000; attach bids)

Prepared By: Maria Hernandez



Formal Sealed Bid: # N/A Title: Well 3B Improvements Opening Date: March 18, 2014 Bid Due Time: 3:00 pm Opening Time 3:30 pm

Item (include quality, brand, model, color)

Vendor name Contact Person Phone/Fax	Bid Form	Bid Schedule	Bid Bond/ Security Deposit	List of Subcontractors	List of Suppliers	Evidence of Authority to do business in AZ	Contractor's License #	Bid Amount	Alternate Bid Amount	Comments
1 Sunwestern Contractors 2925 E. Ganley Road City, State, Zip Tucson AZ 85706 Phone #	X	X	X	X	X	X	084777	\$ 1,301,954.45	\$ 1,576,264.67	4 Addendums acknowledged
2 PCL Construction, Inc. 1711 W. Greentree Drive, Suite 201 City, State, Zip Tempe AZ 85284 Phone #	X	X	X	X	X	X	215820	\$ 1,737,700.00	\$ 2,039,700.00	4 Addendums acknowledged
3 Redpoint 39506 N. Daisy Mountain Dr # 122 City, State, Zip Phoenix AZ 85086 Phone # 602-792-0013	X	X	X	X	X	X	265009	\$ 1,596,600.00	\$ 314,000.00	4 Addendums acknowledged
4 Felix Construction Co. 1326 W. Industrial Dr. City, State, Zip Coolidge AZ 85128 Phone # 4/0-464-0011	X	X	X	X	X	X	070935A	\$ 1,462,010.00	\$ 1,727,620.00	4 Addendums acknowledged

5	MGC Contractors, Inc.										
	P O Box 61748	X	X	X	X	X	X	069949	\$ 1,676,600.00	\$ 2,148,000.00	4 Addendums acknowledged
City, State, Zip	Phoenix AZ 85082-1748							071441			
Phone #	602-437-5000										
6	Citywide Contracting, LLC										
	813 E. Buckeye Rd.	X	X	X	X	X	X	126199	\$ 1,617,000.00	\$ 2,022,000.00	4 Addendums acknowledged
City, State, Zip	Phoenix AZ 85034										
Phone #											
7	Archer Western Contractors										
	1830 N. 95th Ave. Suite 114	X	X	X	X	X	X	275897 A	\$ 1,608,486.00	\$ 1,931,403.00	4 Addendums acknowledged
Phone:	Phoenix AZ 85037							275896 B			
Fax:											
8	Currier Construction, Inc.										
	36 N.36th Street	X	X	X	X	X	X	126128 B-1	\$ 1,564,687.00	\$ 1,864,687.00	4 Addendums acknowledged
Phone:	Phoenix AZ 85034										
Fax:	602-274-4370										

Attach additional page(s), if necessary

Vendor Selected _____ Address _____

Justification (if not lowest price) _____

Department Head Approval _____ Date _____

Finance Director Approval _____ Date _____

Town Manager Approval _____ Date _____

*If over \$10,000, must go to Town Council for approval.
Attach this approved for to purchase request with written quotes, if applicable.

Notice of Award

Date: _____

Project: TOWN OF FLORENCE WELL 3B IMPROVEMENTS	
Owner: TOWN OF FLORENCE	Owner's Contract No.:
Contract: Town of Florence Well 3B Improvements	Engineer's Project No.:
Bidder: Sun Western Contractors	
Bidder's Address: 2925 E. Ganley Road, Tucson, AZ 85706	

You are notified that your Bid dated March 18, 2014 for the above Contract has been considered. You are the Successful Bidder and are awarded a Contract for Town of Florence Well 3B Improvements

The Contract Price of your Contract is One Million, Five Hundred Seventy Six, Two Hundred Sixty Four.Sixty Seven Dollars (\$1,576,264.67).

3 copies of the proposed Contract Documents (except Drawings) accompany this Notice of Award.

3 sets of the Drawings will be delivered separately or otherwise made available to you immediately.

You must comply with the following conditions precedent within [15] days of the date you receive this Notice of Award.

1. Deliver to the Owner [3] fully executed counterparts of the Contract Documents.
2. Deliver with the executed Contract Documents the Contract security [Bonds] as specified in the Instructions to Bidders (Article 20), General Conditions (Paragraph 5.01), and Supplementary Conditions (Paragraph SC-5.01).
3. Other conditions precedent:
NA

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Contract Documents.

Owner
By: _____
Authorized Signature

Title

Copy to Engineer



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 9d.

MEETING DATE: April 21, 2014

DEPARTMENT: Community Development

STAFF PRESENTER: Mark Eckhoff, AICP
Community Development Director

SUBJECT: Planning and Zoning Commission Resignation

- Action
- Information Only
- Public Hearing
- Resolution
- Ordinance
 - Regulatory
 - 1st Reading
 - 2nd Reading
- Other

RECOMMENDED MOTION/ACTION:

Motion to approve the resignation of Barry B. Reed, from the Planning and Zoning Commission.

BACKGROUND/DISCUSSION:

In response to the letter of resignation of Barry B. Reed, from the Planning and Zoning Commission, action is recommended to accept Mr. Reed's resignation and to fill his vacated position.

With Mr. Reed's departure from the Planning and Zoning Commission due to personal reasons, that leaves the following active members on the Commission:

Chairman Jeff Wooley (term expiring 12/31/14)

Vice Chairman Larry Putrick (term expiring 12/31/15)

James Petty (term expiring 12/31/15)

Currently, the Town of Florence has no alternate members available for the position of Planning and Zoning Commissioner. The Town is actively recruiting to fill the two vacant seats on the Planning and Zoning Commission. The selection of alternates would also be beneficial.

Staff appreciates the service Mr. Reed and Mr. Anderson have offered to the Town and the perspective they added to the Commission as residents of the Anthem at Merrill Ranch community.

FINANCIAL IMPACT:

No fiscal impact with this request.

RECOMMENDATION:

It is recommended that the resignation of Barry B. Reed from the Planning and Zoning Commission be accepted.

ATTACHMENT:

Mr. Reed's resignation letter

Barry B. Reed

7742 W. Springfield Court

Florence, AZ 85132

March 20, 2014

Mayor Rankin & Town Council

Town of Florence

P.O. Box 2670

Florence, AZ 85132

To Mayor Rankin & the Town Council,

This is to inform you that I, Barry Reed, am resigning immediately from the Florence PZC for personal reasons. Thank you for the opportunity of volunteering my services to the Town of Florence for the past 3 years.

Sincerely,

A handwritten signature in cursive script that reads "Barry Reed". The signature is written in black ink and is positioned above the printed name.

Barry Reed

Former PZC member

MINUTES OF THE FLORENCE TOWN COUNCIL MEETING HELD ON MONDAY, MARCH, 3, 2014, AT 5:00 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 5:00 pm.

ROLL CALL:

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

ADJOURN TO EXECUTIVE SESSION

For the purpose of discussion and consultation of the public body in accordance with A.R.S. 38-431.03(A)(3) and A.R.S. 38-431.03(A)(4) to obtain legal advice from the Town Attorney and to discuss and consider the settlement of pending litigation.

On motion of Councilmember Hawkins, seconded by Councilmember Walter, and carried to adjourn to Executive Session.

ADJOURN FROM EXECUTIVE SESSION

On motion of Councilmember Hawkins, seconded by Councilmember Walter, and carried to adjourn from Executive Session.

INVOCATION

Ms. Judy Hughes, Greater Florence Chamber of Commerce Executive Director, led the invocation.

PLEDGE OF ALLEGIANCE

Ms. Judy Hughes, Greater Florence Chamber of Commerce Executive Director, 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.

There were no public comments.

ADJOURNMENT TO THE BOARD OF ADJUSTMENT

On motion of Councilmember Woolridge, seconded by Vice-Mayor Smith, and carried to adjourn to the Board of Adjustments.

Public Hearing and approval for Tierra Del Sol RV's request for a setback variance for all residential lots within the Tierra Del Sol Recreational Vehicle Resort, in Florence, Arizona (Case Number BOA-01-14-V).

Mr. James E. Mannato, Board Attorney, stated that Mr. Mark Eckhoff, on behalf of Tierra Del Sol's RV, has made an application to the Board of Adjustment for a setback variance having to do with a problem that he identified relating to the setback of their properties.

Mr. Mannato stated that as a Board of Adjustment, they are required to make five key findings as to whether or not to grant the variance. He said he will facilitate the Board in making the findings by presenting the testimony of Mr. Eckhoff (applicant).

Mr. Mark Eckhoff, Applicant and Community Development Director, was sworn in by Mr. Mannato.

Mr. Mannato asked Mr. Eckhoff if there are special circumstances or conditions applying to the land, building or use referred to in the application that do not apply to other properties in the District.

Mr. Eckhoff testified that there are two developed RV parks in Florence. Neither meets the standard code requirements for setbacks. Ordinance No. 279-99 approved reduced setbacks for the Caliente Casa Del Sol RV Resort in 1999. Now only this subject RV Park is out of compliance with adopted setbacks. New RV Parks would conform to standard code requirements as they would develop the new RV Parks to meet current codes. Thus, only this subject RV Park has these special circumstances that do not apply to other properties with similar zoning.

Boardmember Celaya asked for clarification as to what the variance will allow.

Mr. Eckhoff testified that the Town has Caliente and Tierra Del Sol RV parks. The Caliente RV Park received a variance in 1999 to have the reduced setbacks, so they are in compliance based on the variance. The Code was modified some time ago. If the setback variance is approved, it will bring the Tierra Del Sol RV Park into compliance with the Town Code. Any new parks that would receive new zoning would comply with the current Code.

Boardmember Celaya inquired if the Board is reducing the setbacks, which is not the Code, but it will bring them into compliance. He said it is confusing.

Mr. Eckhoff testified they will reduce the setbacks in the Tierra Del Sol RV Resort, just as the Board did in 1999 for Caliente. For some reason, they only included that park in their exception at that time. He said the setbacks that would be created by this variance would be in conformance with the original setbacks for the park when it was built and are consistent with the setbacks that reflect the homes that are on the lots on that development and also the setbacks that have been on their books under the HOA.

Boardmember Celaya said they would be in conformance to not being in Code.

Mr. Eckhoff testified they would have their own setbacks. Caliente has their own setbacks. Tierra Del Sol would have their own setbacks, and any new park would need to adhere to the current setbacks, and all parks would be in conformance. Usually when code modifications are done, you watch for the creation of non-conforming setbacks or non-conforming uses. He said years ago, the Town changed the setbacks for the park after it was already partially developed and put it into non-conformance. Staff is correcting it and putting it back into conformance.

Boardmember Celaya inquired how many units are there.

Mr. Eckhoff testified that at one time or another, there has been an RV that you drive on and off on every single lot. The trend has been to go to more park models. When there is a park model, they tend to go to a canopy or an awning. There is approximately a 70% build out right now.

Boardmember Celaya inquired if there is a potential for approximately 70 - 80 or more units.

Mr. Eckhoff testified there are less than 70 units.

Boardmember Celaya stated that his concern with reducing the setbacks is that the Town has had similar items come before the Board. He said the Code is in place for fire safety and ensuring that the firefighters can get in and out. He said he spoke with Fire Chief Zick early, and would like to have something on record from Chief Zick with regards to his findings.

Boardmember Celaya stated that his other concern is to not set a precedence of Code variances that have a significant impact on the safety of personnel that counterbalances the change.

Peter Zick, Fire Chief, stated the Boardmember Celaya's concerns are valid. The particular parks present a special hazard for the Fire Department. There are small roadways in the development and it is challenging to get the fire apparatus in to the location. The parks create a different circumstance which requires special plans to address the issues as quickly as possible.

Boardmember Celaya inquired if the homeowners in the area given any kind of notification of this type of potential hazard when they move in. He said if the Town is going to create variances against safety code, they should be provided some type of information on fire issues because the Town is not recognizing the Code standard.

Charles A. Montoya, Board Manager, stated the residents are not given notice from the Town's point of view.

Mr. Eckhoff testified that Mr. Montoya is correct. He said notice was sent to all of the lot owners within the park of the variance. The notice does not specify any type of ramifications of fire safety codes.

Boardmember Celaya inquired if there is any liability to the Town in going forward with the variance that the Town could be sued for, for allowing this variance.

Mr. Montoya stated that he does not believe the Town can be held liable.

Mr. Eckhoff testified from the Community Development Department's perspective, all of the units that are in the park today, are utilizing the setbacks that we are proposing by the variance. He said this would bring the approximate 75% of the units into conformance and allow the remaining lots to be built in accordance to the same standards as was originally set forth. He said if it was a brand new park, there would be a different perspective.

Chairman Rankin understand the setback variance is bringing Tierra Del Sol on line with exactly what we have in Caliente.

Mr. Eckhoff testified the setbacks in Caliente are far less.

Boardmember Montaña inquired if the setbacks that they are currently using, which is not within the current code, were they given authorization to use those setbacks at that time by the Town.

Mr. Eckhoff testified that most of the units have been in there for quite some time. He does not know the history of when the modification occurred. Most of the units have existed since that time that it was in the Town Code. It has continuously been a standard within the HOA from day one. There have been a few units in the last decade; however, this park caters to RVs who drive into the lot. The Town doesn't do any type of permitting for those. This park has stayed off of the radar for the most part, unlike the other parks where the homes are fixed, and permitting is done through Community Development.

Chairman Rankin inquired if there is a change in that park.

Mr. Eckhoff testified that they are starting to see a change. Those who have been visiting for a while want to plant permanent roots on their lots. There are not a lot of RV

lots in Pinal County. There are two RV parks in Florence, and the next closest parks are in Casa Grande or Apache Junction.

Mr. Mannato stated with regards to liability, the Board of Adjustment enjoys the same legislative or quasi-judicial type of immunity in these proceedings. He said no liability flows from the Board's decision whether to grant or deny the application for the variance.

Chairman Rankin stated that there have been one or two fires in the Caliente, and none in Tierra Del Sol. The Fire Department was able to respond in a manner that was able to save the surrounding structures.

On motion of Boardmember Woolridge, seconded by Boardmember Montañó, and carried that there are special circumstances or conditions applying to the land, building or use referred to in the application that do not apply to other properties in the District.

Mr. Mannato asked Mr. Eckhoff to testify if the special circumstances were not created by the owner or applicant.

Mr. Eckhoff testified that the Tierra Del Sol RV Resort property owners did not create the special circumstances that made this request necessary.

Boardmember Smith inquired if no one requested this, then why is the request being made.

Mr. Eckhoff testified that they had a lot owner had a structure on their lot for a while and wanted to do an addition to it. He said they realized that it would not meet the setbacks and that this change had occurred in the Code over time. The residents had not become aware of the zone change. He said they researched further and found that it was the Town's change of the Code over the years that modified their setbacks that they had developed the park to and were consistent with their HOA. They took it upon themselves to resolve the situation, just as previous staff and Board had in 1999, when a situation arose in the Caliente park. He said if the Code is not modified, the structures will become non-conforming and the empty lots will be difficult to sell.

On motion of Boardmember Woolridge, seconded by Boardmember Smith, and carried that such special circumstances were not created by the owner or applicant.

Mr. Mannato asked Mr. Eckhoff asked for his opinion on the condition or situation of the specific piece of property for which the variance is sought is not of so typical or recurrent a nature as to make reasonably practicable the formulation of a general regulation for such conditions or situations (if, in the Board's opinion, the formulation of a general regulation is more appropriate than a Variance, the board shall table its consideration of the application and communicate to the Council its recommendation for a general regulation; should the Council not act upon the recommendation within thirty (30) days, the Board shall reconsider the application.

Mr. Eckhoff testified the unique history of this case warrants this variance request. Circumstances are not applicable to other RV Parks so this will not be a reoccurring request. New RV Parks would conform to standard code requirements as they would develop the new RV Parks to meet current codes. There is not a need for a Code change nor is there an expectation that this a request that would continue on and on.

On motion of Boardmember Montaña, seconded by Boardmember Woolridge, and carried that the condition or situation of the specific piece of property for which the variance is sought is not of so typical or recurrent a nature as to make reasonably practicable the formulation of a general regulation for such conditions or situations (if, in the Board's opinion, the formulation of a general regulation is more appropriate than a Variance, the board shall table its consideration of the application and communicate to the Council its recommendation for a general regulation; should the Council not act upon the recommendation within thirty (30) days, the Board shall reconsider the application.

Mr. Mannato asked Mr. Eckhoff for his testimony that the authorizing of the variance is necessary for the preservation and enjoyment of substantial property rights of the owners.

Mr. Eckhoff testified that approval of this request will allow new recreational vehicles and related improvements within the subject RV Park to be constructed in accordance with past development and in accordance with the HOA's rules for the RV Resort. Not approving this variance would severely restrict the placement of new recreational vehicles and related improvements within this RV Park.

On motion of Boardmember Montaña, seconded by Boardmember Woolridge, and carried that the authorizing of the variance is necessary for the preservation and enjoyment of substantial property rights.

Mr. Eckhoff asked Eckhoff for his testimony that the authorizing of the application will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or the public welfare in general.

Mr. Eckhoff testified that the approval of this Variance should not have any negative or detrimental impacts. Proper public notification has occurred via the posting of a public hearing sign on the site, notices sent to property owners and surrounding property owners and notice published in the local newspaper. To date, staff has not received any phone calls and/or e-mails or written correspondence suggesting any opposition to this request.

On motion of Boardmember Hawkins, seconded by Boardmember Montaña, and carried that the authorizing of the application will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or the public welfare in general.

Chairman Rankin opened the public hearing.

Mr. Dean VanOstren, President of Tierra Del Sol RV Resort HOA Board of Directors, and owner of the lot within Tierra Del Sol RV Resort, stated his appreciation to the Community Development Department for their diligence in trying to resolve the impact of the situation to those who own lots within the resort. He said he is prudent buyer and read the HOA CCRs in detail. He said when they purchased the lot, they believed their setbacks were three feet on each side and back, and five feet in the front. Only recently, has the issue become known to them that they were out of compliance due to the change in the ordinance some time back. This would prohibit him and many others down the road from removing his fifth wheel and placing a permanent park model on his lot. He requests the Board's approval of the ordinance.

Mr. Lowell Devries, Florence Resident, said he lives in Tierra Del Sol RV Resort, and it was his lot in question. He said he met with Mr. Eckhoff. He said the Board needs to be proud of those who work in the Community Development Department and commended them for the work they do.

Chairman Rankin closed the public hearing.

On motion of Boardmember Woolridge, seconded by Boardmember Walter, and carried to approve the Tierra Del Sol RV's request for a setback variance for all residential lots within the Tierra Del Sol Recreational Vehicle Resort, in Florence, Arizona (Case Number BOA-01-14-V).

ADJOURNMENT FROM THE BOARD OF ADJUSTMENT

On motion of Boardmember Woolridge, seconded by Boardmember Montaña, and carried to adjourn from the Board of Adjustment.

PRESENTATION

Quarterly Financial Report Presentation by Finance Director Mike Farina.

Mr. Mike Farina, Finance Director, provided a second quarter status report of the Town's finances. He outlined the status of each of the funds as well as projections and forecasting for each of the funds.

Councilmember Walter inquired about the scoreboards for the Little League Park.

Mr. Ray Hartzel, Parks and Recreation Director, stated that he would be meeting with the vendor this week for a price quote for the Little League Park and Heritage Park.

Councilmember Walter complimented Mr. Farina for keeping the Council informed on the budget.

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.

***Approve a Professional Service Agreement with the EPS Group for the design of a water transmission main between Well No. 4 and Well No 5.**

***Approval of the agricultural lease with Morning Star Farming, L.L.C.**

***Approval of accepting a reimbursement grant that was awarded to the Florence Fire Department through the Pinal County Local Emergency Planning Committee in the amount of \$23,000.**

***Adoption of Resolution No. 1422-14:**

Mr. Charles A. Montoya, Town Manager, read Resolution No. 1422-14 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE RE-SUBDIVISION OF MONTERRA SOUTH PARCEL 1-4, TRACTS 4-A AND 4-D; 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.

***Adoption of Resolution No. 1423-14:**

Mr. Charles A. Montoya, Town Manager, read Resolution No. 1423-14 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE RE-SUBDIVISION OF MONTERRA SOUTH PARCEL 1-5, TRACT 5-C; 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.

***Adoption of Resolution No. 1424-14:**

Mr. Charles A. Montoya, Town Manager, read Resolution No. 1424-14 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE RE-SUBDIVISION OF MONTERRA SOUTH PARCEL 1-6, TRACTS 6-C, 6-D AND 6-E; 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 accepting the register of demands ending January 31, 2014, in the amount of \$2,815,515.63.**

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

DEPARTMENT REPORTS

Manager's Report

Department Reports

Courts

Finance

Fire

Library

Parks and Recreation

Police

Utilities

The Department Reports were accepted and filed.

CALL TO THE PUBLIC

There were no public comments.

CALL TO THE COUNCIL

Councilmember Walter complimented the Community Development staff for their work on the setback variance. Many constituents were pleased with the passing of the setback variance.

Councilmember Montaña stated that it was Dr. Seuss' birthday and in honor of his birthday they had Read Across America at the elementary schools. Mayor Rankin and he participated at the elementary school.

Mayor Rankin stated that Public Works worked during the weekend due to the storm. There are flooding issues on Main Street that will need to be addressed. He said the Spring Festival in Anthem will take place on March 8, 2014. He said Little League was not able to participate in the event because of the fee and insurance issues. He would like Anthem to work with non-profits.

Councilmember Walter reminded the public of the free cleanup day on May 15, 2014.

ADJOURN TO EXECUTIVE SESION

For the purpose of discussion and consultation of the public body in accordance with A.R.S. 38-431.03(A)(4) and A.R.S. 38-431.03(A)(7) to consider the purchase of water and wastewater infrastructure and discuss negotiations related thereto.

On motion of Councilmember Walter, seconded by Councilmember Hawkins, and carried to adjourn to Executive Session.

ADJOURN FROM EXECUTIVE SESSION

On motion of Councilmember Walter, seconded by Councilmember Montaña, and carried to adjourn from Executive Session.

ADJOURNMENT

On motion of Councilmember Celaya, seconded by Councilmember Montaña, and carried to adjourn the meeting at 8:10 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 March 3, 2014, and that the meeting was duly called to order and that a quorum was present.

Lisa Garcia, Town Clerk

MINUTES OF THE FLORENCE TOWN COUNCIL MEETING HELD ON MONDAY, MARCH, 17, 2014, AT 5:30 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 5:30 pm.

ROLL CALL:

Present: Rankin, Smith, Celaya, Hawkins, Montaña, Walter, Woolridge
Councilmember Montaña arrived at 6:15 pm.

ADJOURN TO EXECUTIVE SESSION

For the purpose of discussion of the public body with the Town Attorney in accordance with A.R.S. § 38-431.03(A)(4) for discussion and consideration of the Town's position with regard to pending litigation, and pursuant to A.R.S. § 38-431.03(A)(3) to receive legal advice regarding agenda item 8(c).

On motion of Councilmember Walter, seconded by Councilmember Hawkins, and carried to adjourn to Executive Session.

ADJOURN FROM EXECUTIVE SESSION

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

INVOCATION

Councilmember Woolridge led 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.

Ms. Judi Hyland, Queen Valley Resident, stated that Big Quick BBQ, has been trying to open its business but has faced many obstacles presented to them by the Town of

Florence. She said the owners are being asked to do things that no other business is being required to do, such as a push button door opener. She said there is no other building in Florence that has a push button door opener. She said that it published on the Town's website that the Town follows the 2006 Building Codes; however, the requirement of a push button door opener is not specified in that Code, nor does it specify it in the Accessibility Code for 2003. She said the business has also been asked to submit engineering drawings; however, she does not believe that LB Inn or A & M were required to submit engineering drawings.

Ms. Hyland inquired if the Town has received complaints against the business from people who do not want it to open. She requested that the Council research as to why this business has to do things that other businesses do not have to do. She would like a response from the Council. She said the business has been held up for approximately two and a half months. They comply with what is being required but then are told that there is one more thing that needs to be done, and this is an ongoing occurrence. She said that a citizen was told to leave the Community Development Department because he was being rowdy. The individual was not doing anything. He was made to leave because they did not like what he was saying. It was wrong to make him leave. She said there is no integrity in their dealings with the business.

Ms. Hyland said the same standards must be consistent with all businesses. She said Council wants the Town to grow; however, Main Street is full of empty buildings. She said money is being spent on planters, and brick sidewalks, but there are no businesses there. She said she supports Big Quick BBQ that is on SH79.

Mr. Randy Rosane, Florence Resident, stated that he drove through Main Street and did an obituary of all of the business that have closed in the last four years and named each of the businesses. He said Florence has a problem with businesses closing. Over the last 11 years as the owner of the River Bottom Grill, he has transformed his business from a small bar to a neat place to go to; however, he is not making it because they are not getting enough local business to sustain them.

Mr. Rosane said that he has seen some inconsistent things with regards to planning and zoning. He said he has had similar problems when he was trying to open the Rio Inn. He said after 1-1/2 years of discussions with Planning and Zoning on something simple, it become an ADA compliance issue; the issue was not even relevant to what they were doing because the business was under five rooms. Florence lost another business because of this.

Mr. Rosane said the Happy Adobe opened fairly easy. He walked through the business to see what their ADA compliance level was and found that theirs wasn't even close. He said he believes the business should be open and it is fine that it doesn't comply. ADA does not say that you have to comply in order to open your business. He said staff should become more familiar with the ADA requirements and attend some type of training to gain a better understanding of the rules and regulations. He said there are better methods to use in order to attract and maintain the existing businesses. He said there isn't anything to do in Florence. He said both his business and the Windmill

Winery are the only businesses that attract people to Florence. He said 100% of the tax revenue they generate goes to Florence; however, only 15% of the business itself comes from the town.

PUBLIC HEARINGS AND PRESENTATION

Public Hearing on a Minor General Plan Amendment to amend the Town of Florence Town's 2020 General Plan Future Land Use Map to change the land use designation on approximately 39.8 acres from Employment/Light Industrial (E/LI) to Medium Density Residential 1 (MDR1); and for Discussion/Approval/Disapproval of Resolution No. 1425-14.

Mr. Charles A. Montoya, Town Manager, read Resolution No. 1425-14 by title only.

RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE MAGIC RANCH 80 MINOR GENERAL PLAN AMENDMENT (PZC-08-14-GPA).

Mr. Mark Eckhoff, Community Development Director, stated that the Minor General Plan Amendment is for a 40 acre residential project known as Magic Ranch 80. The subject site is located along Mitchell Trail, ¼ mile south of Arizona Farms Road. The project is owned by Palms – Magic Ranch 80, LLC, an entity of the McRae Group of Companies.

Mr. Eckhoff stated the property is within the Magic Ranch annexation area and the owners are looking to prepare the property to come into Florence should the annexation be successful. Staff is working with the owners on approximately six pre-annexation development agreements, Minor General Plan amendments, and some zoning amendments. The goal is to have the property come into Florence and develop the property successfully. The plans are the same as what they are planning to do in Pinal County as well.

Mr. Eckhoff explained the property location and stated that it is south of the mini storage and in close proximity to Christ the Victor Church on Arizona Farms Road. They are requesting to change the land use from employment light industrial to medium density residential. They are willing to dedicate a four acre site for a fire station facility should the annexation be completed. The land use change and zoning will be in line with what they are entitled to do with Pinal County. He said the findings were that the land use designation is appropriate and suitable for the property. It is consistent with surrounding land uses and the General Plan, and will positively impact the property. There has been a proper public notification report process on this application. He said the case went before the Planning and Zoning Commission on February 12, 2014, and they have forwarded a unanimous favorable recommendation to the Council, with the outlined findings.

Mayor Rankin opened the Public Hearing.

Mayor Rankin inquired if the application is contingent upon the annexation being completed.

Mr. Eckhoff responded that they have the authority to change the General Plan on properties that are outside of the municipal boundary. He said the change will stand. The zoning and development plan is contingent upon the annexation occurring.

Mayor Rankin inquired if the property is within the planning area.

Mr. Eckhoff responded that the property is within the planning area.

Councilmember Celaya inquired if the building codes overlap or would they retain the building codes that Pinal County adopted.

Mr. Eckhoff responded that the applicant will do a new subdivision plat so the standards of platting are consistent with the Town and Pinal County. Pinal County has graduated to the 2012 Building Codes, and Florence is utilizing the 2006 Building Codes, with no immediate plans to move to the 2009 or 2012 Building Codes. When they get to the building phase, they may elect to go to the higher codes because that is what they are used to building in other communities, which the Code allows.

Councilmember Celaya inquired if the Town will be reviewing the street widths.

Mr. Eckhoff stated that the plat will be done completely within the Town's jurisdiction. He said there are some subdivisions that have gone to final plat in the annexation area, and will be recorded and accepted. The new subdivisions will go through the entire Town process.

Councilmember Celaya inquired about the lighting.

Mr. Eckhoff stated that the new subdivisions will be built to Florence's standards including lighting and sidewalks.

Mayor Rankin closed the Public Hearing.

On motion of Councilmember Hawkins, seconded by Councilmember Montañó, and carried to adopt Resolution No. 1425-14.

Public Hearing on a Minor General Plan Amendment to amend the Town of Florence Town's 2020 General Plan Future Land Use Map to change the land use designation on approximately 11.2 acres from Community Commercial (CC) to Medium Density Residential 1 (MDR1); and for Discussion/Approval/Disapproval of Resolution No. 1426-14.

Mr. Charles A. Montoya read Resolution No. 1426-14 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE RESERVE AT LOOKOUT MOUNTAIN MINOR GENERAL PLAN AMENDMENT (PZC-01-14-GPA).

Mr. Mark Eckhoff, Community Development Director, stated that the property is for an eleven acre parcel. The request is to go from commercial to medium density residential land use designation.

Mr. Eckhoff explained the location of the site and said it is west from Section 11 wastewater treatment facility. He said it is north of where Barclay and Fry's own the piece of land and commercial planned for that corridor. He said the owners will be able to develop the area nicely due to the topography. The Planning and Zoning Commission has forwarded a unanimous favorable recommendation, with the outlined findings.

Mayor Rankin inquired if this application is in conjunction to the other property that they own.

Mr. Eckhoff stated that the owners own additional property to the south of this location. The group owns approximately six holdings within the annexation area.

Mayor Rankin inquired the property borders the reservation to the west.

Mr. Eckhoff stated that the property borders the Gila River Indian community.

Mayor Rankin inquired if they also own the Magic Lake 80 property.

Mr. Eckhoff stated that they did own the Magic Lake 80 property as well. He explained the properties that they own.

Mayor Rankin opened the Public Hearing. There being no public comments, Mayor Rankin closed the Public Hearing.

On motion of Councilmember Walter, seconded by Councilmember Hawkins, and carried to adopt Resolution No. 1426-14.

Public Hearing on PZC-06-14-CUP: A Conditional Use Permit request by Duke Rodriguez, of Ultra Health, LLC, on behalf of River Bottom, LLC, to allow for a proposed Medical Marijuana Dispensary on a Highway Business Commercial (B-2) zoned property located at 2501 N. Pinal Parkway Avenue, Florence, Arizona; and for Discussion/Approval/Disapproval of Resolution No. 1427-14.

Mr. Charles A. Montoya, Town Manager, read Resolution No. 1427-14 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW A PROPOSED MEDICAL MARIJUANA DISPENSARY ON PROPERTY LOCATED AT 2501 NORTH PINAL PARKWAY AVENUE, FLORENCE, ARIZONA, (PZC-06-14-CUP).

Mr. Mark Eckhoff, Community Development Director, stated the Conditional Use Permit is to allow a medical marijuana dispensary on a B-2 zoned property at 2501 N. Pinal Parkway, commonly known as the River Bottom Restaurant location. He explained what a conditionally permitted use is and the criteria that is looked at to make the determination.

Mr. Eckhoff stated that Mr. Duke Rodriguez is the applicant and will do significant modifications to the building and to the site to begin a dispensary facility. The facility will meet all of the State and Town requirements.

Mr. Eckhoff stated staff reviewed the site and surrounding land uses. He said there is no development adjacent to the facility but the following are in close proximity: an attorney's facility, ICE facility, Caliente, military facility, and aggregate pits. He said there are correctional facilities to the south. The property is zoned B-2, and per the Code, it does allow for consideration of a medical marijuana dispensary on a B-2 zoned property, subject to the use permit process.

Mr. Eckhoff stated that they also looked at access to the site and circulation. The site is established and their plans include improvements to the access and parking. He said the General Plan identifies the corridor as commercial. Staff received comments, and the comments were considered and forwarded to both the Planning and Zoning Commission as well as the Council.

Mr. Eckhoff said the applicant meets the criteria that is established by the State for a school, and by the Town for all of the other land uses with regards to compatibility. There were findings that were established and that have been forwarded to the Council, which include:

1. A Medical Marijuana Dispensary is a conditionally permitted use in a Highway Business Commercial (B-2) Zoning District, subject to complying with applicable locational criteria.
2. Access, circulation and parking for the subject use conforms to applicable codes.
3. The proposed use is located within an existing hospital building, which supports the professional and medical nature of the proposed use and enhances compatibility.
4. Approval of the subject use would be conditioned to further enhance compatibility of this use with on-site uses and adjacent and surrounding properties.

Mr. Eckhoff stated that the Planning and Zoning Commission has forwarded a unanimous favorable recommendation, subject to certain conditions.

Mr. Eckhoff stated that the applicant will modify the building to include: building elevations, tenant improvements, security modifications, pave parking lot, remove mobile home that currently sits on-site, and modify front sign. The applicant did get a

Florence Town Council Meeting Minutes

March 17, 2014

Page 6 of 17

design review application approved at the Planning and Zoning Commission, which is contingent upon approval of the use permit.

Mayor Rankin opened the Public Hearing.

Mr. Bryan Foster, Florence Resident, stated that he is in opposition of the medical marijuana dispensary. He said he was a franchise business consultant before working in education. He coached franchisees how to grow their business appropriately. He comes with the experience of how important businesses are to a town and respects the revenue that will be generated to the Town. The Planning and Zoning Commission discussed that the dispensary would serve approximately 90 individuals, which was published in a July report and re-affirmed at the Planning and Zoning Commission meeting. He said this information raises an eyebrow because they are going to open a business to only service 90 people. There is a dispensary 15 miles away that can service those 90 people. He asked if consideration has been given to the tax revenue or benefit that the Town may incur with two dispensaries within 15 miles of each other. He said it does not make business or logical sense.

Mr. Foster said he is also a Florence Unified School District teacher and represents 8000 students. The students are taught anti-drug campaigns which are supported both federal and state wide. He said they stand behind a zero tolerance policy. He said in comparison for businesses, it is 1 customer to 88 students. He said the school buses roll by this location and his children ride by the proposed location that is being considered. He said this will be the advertisement for Florence, and asked Council to consider the impact to the children. He said if the Council is not prepared to make a decision of no tonight, he asked that the item be tabled until the annexation is complete. He asked that the question be referred to the people.

Dr. Amy Fueller, Florence Unified School District Superintendent, said she represents approximately 8000 students and 1000 employees in 12 different schools, but is also a resident of Florence. She outlined statistics from the Colorado Governor regarding cannabis use and the outcome of their decision to legalize marijuana. She said the reason she provided the statistics is because if we don't learn from people who are currently doing this, we will face the same problems as they are currently facing.

Dr. Fueller asked for Council to consider the location of the dispensary. People who come to Town will think of Florence as the marijuana town.

Mr. Scott J. Bowles, Florence Resident, stated that he is taken back that they cannot talk about facts at the federal and state level. He said the facts need to be heard. He said he has lost three loved ones to cancer. He is against the issuance of the conditional use permit because the DEA has classified marijuana as a Schedule 1 drug, and the American Cancer Society is against the legalization and smoking of marijuana. They are for research but not for the distribution of it. He said though a number of states currently allow the use of medical marijuana under strict circumstances and through an approved dispensary, no amount of politics can, nor will they ever, detract

from the facts that are stated by the US Department of Justice, and by the leading authority of cancer research.

Ms. Linda Gray, Florence Resident, stated that she has lived in long time Florence resident and has raised her four children in Florence. She doesn't feel that the dispensary gives off the right message or is the right business for the Town. She understands that the dispensary will generate a lot of money. The Council tries hard to promote Florence and to keep up a positive appearance, and it is much appreciated. She said the dispensary will be the first thing that people will see when coming into Florence. She said people judge by the first images, and this is the impression they will get of Florence. She said if there is a dispensary 15 miles away, she wouldn't mind driving the extra 15 miles. She is in opposition of the dispensary. There are other things that the Town can do to bring businesses in Florence. The dispensary may prevent other businesses from coming to Florence.

Mr. Rakesh Pahwa, Phoenix Resident, said this is the fourth time that he is before the Council, discussing the same issue of a medical marijuana dispensary location. He has pleaded his case three times before for the Council to vote yes, but today he is asking the Council to vote no because the applicant is Ultra-Health and they do not have the license for medical marijuana. Healing Healthcare 3 Inc. is owned by him and his partner, and they have been awarded the license to operate a medical marijuana in this (inaudible) and their name is not on the application, nor is their name on the property that is in escrow. He is requesting that the Town vote no.

Mr. Ryan Michel, Florence Resident, said he is opposed to having a legalized medical marijuana plant anywhere in Town, let alone anywhere in the entrance because of the image that it brings and the reputation. Marijuana is a drug, whether it is legal or not. He said he owns a business, and it sounds like Florence has an issue with retaining businesses in Florence. He said having a dispensary in Florence won't help the problem.

Mr. Duke Rodriguez, Principal Officer for the Applicant, stated that he does not know what Mr. Pahwa is referring to as the application does include the license. He said the application is comprehensive, complete, and meets all of the criteria. He said he appreciates the Council's consideration.

Ms. Denise Kollert, Florence Resident, stated the business will only allow those with medical marijuana cards entrance into the business. The applicant has outlined the safety measures that he will incorporate for the building. No one can walk in because they are curious. The applicant has complied and she believes, in her own personal opinion, that the Council does not have a legal ground to turn him down. She asked Council to look at the application through the legal process, not by emotions, or the emotions of those in the audience.

Mayor Rankin closed the Public Hearing.

Mayor Rankin inquired if the applicant complies with all Town Codes.

Mr. Eckhoff said they comply with all Town Codes.

Mayor Rankin said the issuance of a conditional use permit is based upon each Councilmember's personal beliefs as if it fits to the betterment of the community or if it is not for the betterment of the community. He said the vote is critical to the business and to businesses in the future. He said the Town Code or State law require a certain type of vote, but is based on the decision of each Councilmember.

Councilmember Hawkins stated the facility will look like a clinic. There will be nothing that will identify it as a medical marijuana dispensary such as pictures, etc. People driving by the facility will think it is clinic.

Mr. Eckhoff said there will be a monument sign that will be displayed but no other signage.

The monument sign has a flower looking emblem, and not a marijuana leaf or anything similar.

Vice-Mayor Smith stated that each person took the same oath as he did and recited the oath in part which stated that he will support the constitution of the United States. He said federal law supersedes state and local laws. The federal government has not changed the law regarding marijuana use. He said he will not break his oath. He said the survey that was recently completed contained a medical marijuana question indicated the majority of no votes in all area where medical marijuana is concerned.

Councilmember Walter stated the Mr. Pahwa asked the Council to vote no. She said there are things pertaining to his business and partnership, and this item is not a good thing to move forward with. She said that 59% of the residents do not feel that a medical marijuana dispensary be allowed to open in Florence. She said that she agrees that it is not beneficial in moving forward with this in the community.

Councilmember Celaya stated that the Council is elected to represent the people and they are privy to see information that the public is not aware of. He said the question on the survey should have read differently. He said the Council is not voting to legalize marijuana. He said a lot of citizens may think that this is what the Council is voting on. Marijuana has already been legalized through the State, and the Federal Government supersedes; however, they have stated that they are not pursuing anything over the state. The Council vote eliminates the potential for card holders to grow legally inside of their homes, whether it is next to a church, library, or school. By designating a specific spot where the dispensary is, it eliminates the potential. He said the Councilmembers are representatives of the community. He said they want the amenities for our community. He said we don't want to push our residents to frequent businesses outside of Florence. He said the Council needs to provide for the citizens' needs as convenient as possible. He said there are discussions about Florence placing restrictions on the businesses that come into Florence. He said this topic has come through the Planning and Zoning Commission several times and it gets pushed out on some technicality. He

said if the dispensary is not approved, it will allow card holder to grow marijuana next to the schools and churches with regulations. He said the dispensary will be regulated.

Councilmember Walter inquired if it is illegal for card holders to grow marijuana within their Town because there is a dispensary within 25 miles of a dispensary.

Mr. James E. Mannato, Town Attorney, stated that it is his understanding; there is a dispensary within the 25 mile radius, and there is a dispensary in Coolidge. You are expected to use the dispensary if you are within the radius and not grow it in your house. You would be in violation of the medical marijuana law if you grew marijuana and are within the radius.

Councilmember Montaña stated that he has worked in law enforcement for 20 years, and he has to protect the community. He said each Councilmember needs to look within themselves and determine which is the best way to vote. He said there are many individuals that enter their facility due to substance abuse issues. He said he stands against the dispensary.

Councilmember Hawkins said the dispensary is for medicinal purposes only. He said if they do not vote in favor of the dispensary, it is another example of how they do not help businesses move forward in this town. He said there are 99 permits in Arizona, and 92 are open or are in the process of opening up. He said it appears that Florence is not business friendly.

Councilmember Celaya said that it is a zoning issue.

Councilmember Hawkins said they meet the criteria.

Councilmember Woolridge stated that Florence is business friendly, but it is dependent on the business and what the citizens want. The Town is business friendly.

Discussion occurred on the Council being business friendly.

On motion of Councilmember Hawkins, seconded by Councilmember Celaya, and carried to adopt Resolution No. 1427-14.

Roll-Call Vote:

Councilmember Walter: No

Councilmember Hawkins: Yes

Councilmember Woolridge: No

Mayor Rankin: No

Vice-Mayor Smith: No

Councilmember Montaña: No

Councilmember Celaya: Yes

Motion failed (Yes: 2; No: 5)

Presentation of Renee Klix's promotion to the position of Sergeant effective March 15, 2014.

Daniel Hughes, Police Chief, introduced the newest sergeant to the Police Department, Sergeant Renee Klix. Sergeant Klix has been a resident of Florence for over 20 years and started her career with law enforcement with the Department of Corrections. She was with corrections for eight years and then came to the Florence Police Department. She has worked her way up from Field Training Officer, SRO for Florence High School and Florence K-8; general instructor, and became a detective in 2007. She was recently promoted to the position of Sergeant.

Sergeant Klix thanked her family and her co-workers for their encouragement.

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.

***Approve a Professional Service Agreement with Southwest Ground-water Consultants, Inc. (SWG) for the siting and design of a new production well in north Florence.**

***Approval of the resignation of John L. Anderson from the Planning and Zoning Commission.**

***Ratification of the Greater Florence Chamber of Commerce's application for a Special Event License for an After-Hours Mixer on April 3, 2014 from 4:30 pm to 6:30 pm.**

***Approval of the January 6, January 21, January 28, February 3, and February 18, 2014 Town Council Minutes.**

***Receive and file the following board and commission minutes:
November 20, 2013 Historic District Advisory Commission minutes.
November 7, November 21, and December 5, 2013 Planning and Zoning Commission minutes.**

On motion of Vice-Mayor Smith, seconded by Councilmember Montañó, and carried to approve the Consent Agenda, as written, with the exception of 9b.

***Approval of the resignation of John L. Anderson from the Planning and Zoning Commission.**

Councilmember Walter understood there was a disagreement and inquired about the meeting that was to take place with the Planning and Zoning Commission.

Mr. Montoya stated that they were going to have individual sessions with the Planning and Zoning Commission members; however, the meetings did not materialize, and Commissioner Anderson elected to resign instead.

Councilmember Walter inquired if the Council wanted to table the item and try to get the discussions going due to the way Commissioner Anderson resigned.

Mr. Montoya stated that the Commissioners elected not to meet with Council and Commissioner Anderson elected to submit his resign.

Councilmember Montaño thanked Commissioner Anderson for his service to the Town.

On motion of Councilmember Walter, seconded by Vice-Mayor Smith, and carried to approve the resignation of John L. Anderson from the Planning and Zoning Commission.

NEW BUSINESS

Resolution No. 1428-14:

Mr. Charles A. Montoya, Town Manager, read Resolution No. 1428-14 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 (LEGACY TRADITIONAL SCHOOLS PROJECT), SERIES 2014A, IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$75,000,000 TO FINANCE THE ACQUISITION, CONSTRUCTION, IMPROVEMENT AND EQUIPPING OF EDUCATIONAL FACILITIES FOR ATHLOS TRADITIONAL ACADEMY AND ITS AFFILIATES, LEGACY TRADITIONAL SCHOOL – AVONDALE, LEGACY TRADITIONAL SCHOOL – LAVEEN AND LEGACY TRADITIONAL SCHOOL – NORTHWEST TUCSON.

Ms. Jennifer Evans, Management Analyst, stated that the resolution will allow the IDA to issue education revenue bonds for the Legacy Traditional Schools project. She said the bond issue would fund the acquisition, construction, and equipment for four charter schools around Arizona. The schools would be in Chandler, Tucson, Avondale, and Laveen. This bond issue would be very similar to the previous bond issues that were handled by the IDA. There is no liability incurred by the Town or the IDA and there is fiscal impact.

Mr. William Wilder, IDA Attorney, stated that the Council has previously approved the issuance of bonds for two other charter school facilities owned by the Legacy Traditional school group.

Mr. Wilder introduced those in attendance: Aaron Hayle, CFE Management Group; Bruce Sorenson, Firm of Piper Jaffrey, LLP; Ms. Greene, Bond Counsel, Greenberg Traurig, LLP; and Daniel Bank, CEO, Legacy School Group.

Mr. Wilder stated that the IDA Board met and adopted the resolution allowing for the issuance of the bonds and a copy of the resolution has been filed with the Clerk's Office.

Mayor Rankin inquired how much money the IDA will make from the issuance of these bonds.

Mr. Wilder stated that the amount will depend on what the actual amount of the bond issue is. He said if the issuance is for \$70,000,000, the annual fee that the IDA would get is seven basis points, which is \$49,000 for the first year. He said the bonds mature and get paid off so the amount of money that is received reduces on an annual basis.

Mayor Rankin inquired how much was paid to the IDA for the previous bond that was done.

Mr. Wilder stated the bond was for the Telesis Charter School, and was for approximately \$5,000,000, which would have resulted in a fee of approximately \$3500 the first year.

Mayor Rankin inquired how much the IDA received for the first bond that was done.

Mr. Wilder stated the first bond was for approximately \$30,021,000.

Mayor Rankin inquired if Council is doing the right thing. He said private and charter schools are taking state money out of the public school system. The taxpayers are putting their tax dollars into private, non-profit, and for-profit businesses, when the public school system is in such need of this money that is being taken away.

Mayor Rankin said Council has no idea on how the money that the IDA makes from the bond issuance is spent. The IDA is not required to show them how they spend the money. He said the Town had a project and asked for the IDA's financial assistance, and were turned down. They offered the Town \$2000 to build a sign.

Mayor Rankin stated that he will vote against the issuance of bonds due to the actions of the IDA and his belief on the private and charter schools.

On motion of Councilmember Celaya; motion failed due to the lack of a second.

Resolution No. 1429-14:

Mr. Charles A. Montoya, Town Manager, read Resolution No. 1429-14 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, PERTAINING TO THE FLORENCE POLICE DEPARTMENT'S SUBMISSION OF A PROJECT FOR CONSIDERATION IN ARIZONA'S FY 2015 HIGHWAY SAFETY PLAN.

Mr. Daniel Hughes, Police Chief, stated that they are seeking approval to submit an application for funding to the Arizona Governor's Office of Highway Safety. If awarded,

the funds would be used to purchase specific accident Investigation devices that will allow staff to better investigate accidents. They have also requested a 2015 Chevrolet Tahoe, which will be used as a DUI vehicle as well as funding for overtime costs for selective traffic enforcement.

On motion of Councilmember Walter, seconded by Councilmember Montaña, and carried to adopt Resolution No. 1429-14.

Discussion/Approval/Disapproval to authorize the Town Manager to negotiate and enter into a contract or contracts with Haydon Building Corp., not to exceed a cumulative total of \$500,000, for design-build construction services to complete the proposed Padilla Park at the Silver King Plaza project.

Mr. Mark Eckhoff, Community Development Director, stated that the Silver King property and adjacent Padilla property would be merged to develop a downtown plaza type park. The park will benefit everyone and attract tenants to the Silver King Marketplace. The improvements will include:

- The park has a passive patio area for dining and socializing. This area can be an extension of the indoor restaurant spaces. This zone also includes new restrooms to benefit the park and future restaurants.
- The park has an active component with the splash pad feature and adjacent sloped turf areas.
- The park has a special event and structured activity component with the sloped turf field and stage area.

Mr. Eckhoff stated that an RFQ for design-build construction services for this project was. The project Selection Committee interviewed the top four scoring proposals. The Haydon Building Corp., team had the second highest proposal score, second highest interview score and second highest cumulative score. Scope and budget negotiations with the top scoring team were unsuccessful. As such, this is the preferred team we are finalizing negotiations with and will approve a contract or contracts with them should there be a favorable motion on this agenda item.

He said there have been issues with the site. He said the site is small and there were challenges in getting the bathrooms into the adobe buildings because it is a heavy water use and is a vandalism prone type of use. The plan has been modified to place a small bathroom structure separate from the adobe structure. The adobe structure could be later modified to some low impact type of use. He said there have also been issues with the existing infrastructure with the planned use, specifically with electrical. A conceptual plan has been created.

Fritz Behrhorst, Haydon Building Corp, gave a brief overview of the company, and stated some of the projects the company has done.

Mr. Behrhorst stated that they have teamed up with Environmental Planning Group, as their lead designer; and they have worked with them on other parks. He gave a brief overview of the concept plans. He said with regards to this park, they have worked within the budget and scope and tried to gain the maximum usability. The park will have a gathering area, great lawn that has a platform stage, and berm seating area. Shade trees and a dining patio have also been included by the Silver King building. There will also be a turf plaza, splash pad, and restroom building. The perimeter will have a wire fence.

Mayor Rankin stated that the Town is in a drought and questioned the use of grass.

Mr. Behrhorst stated the main idea with regards to the grass is to provide a cool and inviting place for people to gather. The area can be used for movies in the park and community gatherings. An option may be to minimize the amount of grass area and can work with staff to determine what will work best for the community.

Mayor Rankin is concerned about the cost to water the grass since reclaimed water will not be used. He inquired about the annual cost to maintain the grass.

Councilmember Hawkins inquired if the trees will be mesquite or some other low bearing water trees.

Mr. Eckhoff stated that they are working very closely with Harold and Katie Christ, Windmill Winery, to obtain as many plants as they can from their facility. They will donate the plants for the project. The plants will be desert plants and may have some evergreens to create diversity.

Councilmember Walter inquired if the accumulative total was \$200,000 at one time.

Charles A .Montoya, Town Manager, stated that original amount for the project is \$350,000. The \$200,000 was budgeted from the Parks budget that has already been set aside. The last amount brought before Council was \$350,000. Once the bids were received they realized that the project could not be completed with the money budgeted.

Mr. Montoya explained that \$150,000 was budgeted for the Bellfield 3 lights at Heritage Park. He said the money that was budgeted for the ballpark will be added to the Padilla park budget and the upgrades for the lighting will be done at a later time this year. He said that budget request will come before Council.

Vice-Mayor Smith stated that the jojoba bush may be considered as it is a bush that is green year round and uses little water.

On motion of Councilmember Montano, seconded by Councilmember Walter, and carried to authorize the Town Manager to negotiate and enter into a contract or contracts with Haydon Building Corp., not to exceed a cumulative total of \$500,000, for design-build construction services to complete the proposed Padilla Park at the Silver King Plaza project.

MANAGER'S REPORT

Florence Town Council Meeting Minutes

March 17, 2014

Page **15** of **17**

There was no Manager's Report.

CALL TO THE PUBLIC

Ms. Denise Kollert, Florence Resident, stated that she is disappointed with the Council's vote with regards to Ultra Healthcare. She provided statistics on medical marijuana use. She said marijuana is not a gateway drug. She said many studies have been done that support medical marijuana use.

Ms. Kollert said the proposed clinic was not about underage kids or the entrance to Florence. She said for someone to say the clinic will be detrimental to the Town is silly.

CALL TO THE COUNCIL

Councilmember Montaña said the Florence K-8 took their staff to California to the oceanography and the Catalina Island for science.

Councilmember Walter thanked everyone who came to the meeting; especially those who came to voice their positions and views. She congratulated Renee Klix on her promotion. She stated that Sergeant Klix is a very hard worker and has been with the Town for several years.

Councilmember Hawkins responded to the Mr. Jerry Ravert's questions that were printed in the Florence Reminder. He outlined each of the questions and provided a response for each. He said that he works hard as a Councilmember and welcomed anyone to reach out to him and welcomed phone calls.

Vice-Mayor Smith requested to have a budget work session for the upcoming budget. He said with the regards to the possible purchase of Johnson Utilities, all meetings have been done in Executive Session. He requested a work session in order to educate the voters in preparation for the upcoming special election for the possible Johnson Utilities purchase. He also requested information on the Big Quick BBQ and would like the facts as to why they are having so many issues.

Mayor Rankin stated with regards to Johnson Utilities, until the facts are completely known by the Council, it would not be advantageous to disseminate information that has not been confirmed or agreed upon prior to the vote. He wants to ensure that the public is provided concrete information. The special election will be on May 20, 2014.

Mr. Montoya provided an update with regards to Johnson Utilities and stated that a work session is being scheduled for staff to bring forth the documents for Council's review. He said information will be provided to the public in the near future.

Mayor Rankin said Florence is business friendly. He said there businesses open in the community. Staff will work with any business wishing to do business in our community; however the businesses are required to follow the Town Code, rules and regulations. He said with regards to Big Quick BBQ, they must comply with Town Code.

Mayor Rankin said certain sections of the Code need to be addressed to improve the Code. He said there are restaurants that do not have handicap accessibility; but they were built prior to ADA requirements. He said staff is fair and consistent with all businesses. He discussed the buildings that are out of compliance along Main Street. He said the Fire Department may need to review each building to bring them in compliance.

ADJOURNMENT

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 Walter, seconded by Councilmember Montaña, and carried to adjourn the meeting at 9:02 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 March 17, 2014, and that the meeting was duly called to order and that a quorum was present.

Lisa Garcia, Town Clerk

MINUTES OF THE FLORENCE TOWN COUNCIL WILL HOLD A MEETING OPEN TO THE PUBLIC ON WEDNESDAY, MARCH 26, 2014, AT 5:00 P.M., IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

1. CALL TO ORDER

Mayor Rankin called the meeting to order at 5:04 pm.

2. ROLL CALL:

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

3. 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.

There were no public comments.

4. ADJOURN TO EXECUTIVE SESSION

For the purpose of discussion of the public body with the Town Attorney in accordance with A.R.S. § 38-431.03(A)(4) and A.R.S 38-431.03(A)(7) regarding negotiations for the purchase of water and wastewater infrastructure including real property related thereto.

On motion of Councilmember Walter, seconded by Councilmember Hawkins, and carried to adjourn to Executive Session.

5. ADJOURN FROM EXECUTIVE SESSION

On motion of Councilmember Hawkins, seconded by Councilmember Walter, and carried to adjourn from Executive Session.

6. WORK SESSION REGARDING ACQUISITION OF THE ASSETS OF JOHNSON UTILITIES, LLC, AND SOUTHWEST ENVIROMENTAL UTILITIES, LLC.

Mr. Charles A. Montoya, Town Manager, gave a brief overview as to why Florence would benefit from the purchase of the utility company. He said having two water providers service the Florence residents can be problematic at times with regards to communication, separate billings, etc.

Mr. Montoya stated that discussions have occurred and the conclusion is that it would be more feasible and economically viable to purchase the entire utilities from Johnson

Utilities. He said the Town has a number of independent consultants working on behalf of the Town to do the evaluation to ensure that Council has the information needed to make an informed decision.

Mr. Dan Jackson, Managing Director and Acting Chief Executive of Economists.com, stated that when Florence is considering such a large acquisition, it must ask the following:

- Is the price being asked a reasonable price? Is it too high/low?
- Can the Town afford it?
- Once you acquire the utility, will the revenues that you will get from the accounts that you acquired will be enough to pay all of the expenses of operating the system?
- What general benefits does the Town accrue by making such an acquisition?
- What are the risks involved in an acquisition like this?

Mr. Jackson provided a Power Point presentation which outlined the following:

- Basic terms of the deal
 - Purchase price is approximately \$121,000,000
 - Funded by bonds purchased from the seller
 - Closing date is to be mid to late 2014
 - Five year management agreement after the acquisition
- Acquiring approximately 56,000 accounts
 - Price per account is approximately \$2,162
 - Price is reasonable when compared to what the purchase price was for other companies since 2004
 - Average purchase price was \$3,209 per account
- Forecast of future revenues and expenses under Town ownership
 - Town staff and consultants developed a 25 year comprehensive long-term forecast of future revenues and expenses under ownership and operation by the Town of Florence
 - Forecast was based on a series of very conservative assumptions about future events:
 - Only modest annual account growth
 - Many expenses continue to increase each year
 - Annual 3.0% rate adjustments in the next to 10 to 20 years (less than industry average rate increase which is approximately 5-6% annually)
 - Key was to determine whether the Town could operate the acquired utility at a reasonable cost to ratepayers while still deriving a financial benefit to the Town
- Notes on Financial Forecast
 - The forecast is not a guarantee. It is a prediction based on a set of reasonable assumptions that may or may not turn out to be correct
 - Because no one can predict the future with perfect accuracy, there remains a possibility that unexpected expenses will occur or expenses will be greater than forecast
 - The risk of unexpected and /or higher expenses is common in the purchase of any business

- Town alone must be willing to accept the risk as a cost of doing business and of making this deal
- Forecast of water accounts
 - Johnson Utilities had significant growth in the last 15 years
 - Water – 1,000 per year
 - Wastewater - 1,300 accounts per year
 - Will reach approximately 43,000 accounts by 2033
- Year 1-20 financial Forecast 3.0% annual rate adjustments
 - Revenues are forecast to be sufficient to fund all acquisitions and operating costs including debt service payments and all operating costs
- Potential financial benefits of purchase
 - Increased efficiencies of Town staff and work force in operating two systems.
 - Annual financial contribution for acquired utility to General Fund, thus limiting the need for additional taxes
 - Approximately 10% of the revenues will go to General Fund
 - Elimination of 5% franchise fee to existing Town residents
 - Net cash flow could be used to improve the quality of both existing and acquired utilities
 - Net cash flow could also be used to limit future rate increases on both existing and acquired utilities
- Risks of additional rate increases
 - While potential benefits are significant, there is also the risk that additional rate increases would be required if any of the following occurs:
 - Annual account growth is lower than 1,000 water and 1,300 wastewater
 - Town personnel requirements are greater than expected
 - Operating expenses or CAGR are greater than forecasted
 - Capital improvement needs are greater than forecasted
 - Major economic disruption – recession, terrorist attack, weather event, etc.
- Summary
 - Acquisition price is reasonable and affordable compared to other utilities
 - As with any deal of this magnitude, there are risks associated with this transaction that must be recognized and accepted
 - Economic and financial forecast indicates that this acquisition has numerous potential financial benefits to the Town of Florence

Mayor Rankin asked Mr. Eckhoff if the projected growth that Mr. Jackson forecasted is the same as what the Community Development Department has forecasted.

Mr. Mark Eckhoff, Community Development Director, stated that growth projections are reasonable.

Mayor Rankin asked for clarification on the growth factors that are not controllable by the Council with regards to forecasted revenues to expenses. He inquired if the cost of the well is one of those costs.

Mr. Jackson stated that the well is one of the costs. He said a lot of the costs that are incurred are beyond one's control, such as inflation, chemicals, electricity, insurances, etc.

Mayor Rankin asked Mr. Wayne Costa, Public Works Director, and Mr. John Mitchell, Utilities Director, if the five year management plan is agreeable and if the amount of time is adequate.

Mr. John Mitchell, Utilities Director, stated the time frame is reasonable.

Vice-Mayor Smith inquired the rates for the first five years of the bonds.

Mr. Montoya said the terms are for 30 years, with the first five years being interest only at approximately 5%. The next twenty five years will be at 8%.

Vice-Mayor Smith inquired what the total cost will be for the duration of the bonds.

Councilmember Walter stated that the term of the bonds are 6.625% for the first five years, and 8% for the next 25 years with maturity in 2024.

Councilmember Celaya said the project will be self-funded.

Councilmember Montaña inquired what the difference in rates are between the Town of Florence and Johnson Utilities.

Mr. Jackson said the Johnson Utilities rates are slightly higher but they are comparable. He inquired if the rates will change.

Mr. Montoya said the goal is to have similar rates. There are ways to save money in the acquisition that will help lower the cost to the consumer.

Mr. George Johnson, Johnson Utilities, stated that the acquisition will position the Town to determine the future plans for responsible growth as the residents see fit. He explained the benefits to the customers if Florence were to obtain Johnson Utilities. He also explained the bonds and said Johnson Utilities is financing 100% of the sale price. The one-time closing fee and annual fees, payable to the Phoenix IDA, have been reduced from approximately \$120,000 to \$48,000. The project is 25% complete and he looks forward to Florence taking the project forward.

Mr. Dan Hodges, Johnson Utilities, provided a PowerPoint presentation in which he outlined the following:

- Seller Financed Bonds
 - Town of Florence residents are not taking any risk
 - Revenue bonds are secured only by Johnson Utilities revenue
 - Revenues at current rates will pay the financing on the purchase
 - Town of Florence has no liability for the payment of the purchase price

- Town of Florence will receive in excess of \$3.5 million in cash assets at closing to fund the reserve accounts
- Purchase does not impact the Town's bonding capacity
- 5% franchise fee currently paid by Johnson Utilities customers who reside within the Town boundaries will no longer be charged

Mr. Hodges explained their service territory. He said they are 25% built out based on the existing territory and it does not include the state land. He explained that the cost per connection is less than half of what Queen Creek purchased H2O for. Water Works Engineers, analyzed the Johnson Utilities system and explained the price variance in building a new system versus acquiring the Johnson Utilities existing system.

Mr. Hodges explained their growth projections. He said they had 16,886 additional connections within seven years, with an average growth of 2,412 connections per year. The estimated connections for their territory at build out are 211,395 connections. He said Florence will be paying for current connections only, and not for future growth or service territory. Financial projections prepared by Johnson Utilities estimated an increase of 500 water and 1000 wastewater connections per year.

Mr. Hodges stated that they have four wastewater treatment plants in operation. He explained what build capacity is and how it is calculated. He said their plants are built to 7.1 Million Gallons per Day (MGD). He said they have permitted with ADEQ for 15.4 MGD; which means they have paid for the engineering for future capacities for wastewater to double the existing MGD. He said they are currently treating 4.77 MGD and have a remaining capacity of 2.33 MGD. He said the remaining capacity will allow for treatment for another 12,460 homes or to sustain them for the next ten years.

Mr. Hodges said when expanding, they duplicate the existing plant which utilizes a standardized system and saves engineering costs. He said the plan is, within the first five years, to build another phase on the Pecan Wastewater Treatment Plant so they may provide the experience to the Town as part of the agreement.

Mr. Hodges discussed the following in his PowerPoint Presentation:

- Engineering Report
 - Cost to build a new phase is approximately \$10.00 per gallon.
 - Town of Florence Engineering Report is based on industry standard costs and a 40% contingency added.
 - Johnson Utilities management has over 40 years in building water and sewer systems.
 - From this experience, Johnson Utilities management is able to build facilities at costs lower than industry standards.
 - Johnson Utilities looks forward to sharing this experience and knowledge during our management period.
 - The report assumes that replacement of entire water and sewer facilities at the end of the book stated useful life.
 - Water and sewer facilities are continuously maintained. Entire water and sewer facilities are not replaced at the end of their book stated useful life.

- Lift-stations were shown as a cost to Johnson Utilities. Typically, developers pay all costs associated with connecting to the existing system of the utility.

Mr. Hodges said they have budgeted \$5 million in their financials to cover the building of the wastewater treatment facility within the five year period. The money will be placed in the reserve account prior to the start of any construction.

Mr. Hodges continued with his PowerPoint presentation, which outlined the following:

- Remaining Water Capacity
 - Total well productions – 22,367,520 GPD
 - Can serve 67,372 homes per day at 332 GPD
 - Served 22,954 water connections in 2013
 - 44,418 total number of water connections available for growth
- Rate Comparison
 - Current rates based on 7,500 gallons of usage per month with a ¾” meter

	<u>Town of Florence</u>	<u>Johnson Utilities</u>
Water:	\$32.68	\$31.51
Wastewater	\$39.09	\$42.00
Total cost:	\$71.77	\$73.51

- Economists.com Report
 - Based rate comparison on 10,000 gallons water and 5,000 gallons sewer
 - Johnson Utilities rates are set up for water conservation with the Arizona Corporation commission (high users are charged more)
 - Average Anthem resident uses 6,300 gallons of water per month
 - WIFA uses 7,500 gallons of water to compare water companies

Mr. Hodges provided comparisons for various water and sewer companies and stated that Johnson Utilities was below the Arizona Corporation Commission regulated average rates in both water and sewer.

Mr. Hodges continued with his PowerPoint presentation, in which he discussed the following:

- Economists projections
 - Henry and Horne analyzed Johnson Utilities 2013 financial information and the 2013 figures exceeded Johnson Utilities projections
 - Johnson Utilities projections are based on historical and anticipated future performance at a conservative growth number.
 - Economists.com presentation shows this is an excellent opportunity for the Town of Florence.
- 100% Seller Financed Bonds
 - The bonds are backed by Johnson Utilities revenue from the assets.
 - The Town of Florence has no liability for the payment of the purchase price.
 - The Town of Florence residents are not exposed to any risk
 - Johnson Utilities is taking the entire risk of any non-payment of the bonds.

- Town of Florence does not have to increase rates to pay for the purchase price.
- Phoenix IDA will be issuer of bonds
 - Independent 3rd party issuer of the bonds
 - Fees have been reduced by over 50% to accommodate the Town and JU because of the strength of revenues.
 - These fees are paid from project revenues.
 - Project revenues are more than adequate to cover the fees
 - Use of an IDA to issue bonds has been a seller requirement since initial discussions regarding the sale.
 - The strength of the revenues being produced is the reason the Town of Florence is receiving such an advantageous fee structure from the IDA.
 - The structure was shown in the Economists.com report.
- Management Agreement
 - Management Agreement allows for a smooth transition into the Town of Florence managing the system.
 - Johnson Utilities has a vested interest in making sure the Town is very successful in the management of the system and the retirement of the bonds.

Mayor Rankin inquired about the difference in water connections and wastewater connection totals.

Mr. Jackson said there are certain service areas where the water is serviced by another provider aside from Johnson Utilities.

Mr. Montoya stated the initial report had projected numbers for connections while Mr. Hodges report indicates the final numbers for connections.

Mayor Rankin inquired if they will be required to get CAG's permission before they can expand the plant.

Mr. Hodges outlined their CAG area and stated that it encompasses the entire Johnson Utilities service territory, which is planned at 15.4 MGD. He said the plants are projected at build out with CAG so they would not have to seek the 208 from CAG. The APP Permit for ADEQ has been taken care of as well.

Mayor Rankin stated that the report indicates that high users are charged more. He inquired what is considered a high user.

Mr. Hodges stated that from the Arizona Corporation Commission's (ACC) standpoint, a high user is someone who uses more than the average number when setting rates. Johnson Utilities has a tier system that correlates with the charges.

Mr. James E. Mannato, Town Attorney, acknowledged the following individuals present at the meeting: Juan Salgado, Phoenix IDA Director; Patrick A. Ray, Law Firm of Kutak Rock; George Johnson, Johnson Utilities; Gary Drummond, Law Firm of Salquist and

Drummond; Gary Hays, Arizona Corporation Commission; Dan Hodges, Johnson Utilities; Fred Faith, Law Firm of Dickinson Wright/Mariscal Weeks; Michael Cafiso, Greenberg and Traurig; Paul Gayles, Greenberg and Traurig; Dan Jackson, Economists.com; John Mata, Water Works Engineers; Wayne Costa, Public Works Director, Town of Florence; and John Mitchell, Utilities Director, Town of Florence.

Mr. Mannato stated the transference of responsibility of the utility company from a private sector to governmental sector is very important. The transaction and the cancellation or extinguishment of the certificates of conveyance and necessity will also have to be approved by the Arizona Corporation Commission. He said once this happens, the water and wastewater system will be regulated by the Town of Florence. He explained the differences in the way the utility operates as a government enterprise and in the way it operates as a private enterprise. One major difference is the way the rates are set. The Town of Florence sets its own rates based on utility studies. The Arizona Corporation Commission set the rates for private companies.

Mr. Mannato said much of the contract negotiations have to do with arriving at an acceptable set of contracts that will facilitate the metamorphosis of Johnson Utilities into a government enterprise that will have to be operated pursuant to the Florence Town Code and state law. It must also provide for the necessary assurances that are required to ensure that the utility bond holder will receive the principal and interest on his bonds and the bonds will eventually be retired. He said the negotiations of the contracts are ongoing as the authorizing election approaches on May 20, 2014. Both sides are working toward the same goal that all sides be equally protected.

Mr. Mannato said many of the terms that are contained in the draft contract have not been commented on by Mr. Johnson's team. The Management Agreement is in negotiations and emphasized that they are in draft format only. He explained the process of negotiation.

Mr. Mannato said the Management Agreement is necessary because of the enormity of the utility system. It is not possible for the Town to take over the operations of the utility immediately if the Town receives voter approval. He said the agreement serves several purposes, such as:

- Ensure that a seamless transition occurs
- Ensure that the utility functions in a way that Mr. Johnson will be ensured that it will produce the revenue that is required to meet the projections of Mr. Jackson and Mr. Hodges
- Ensure that there will be no difficulty in servicing the debt service on the bonds while providing enough revenue so that there is remaining revenue for the Town to continue to improve and operate the utility system.

Mr. Mannato stated that the Management Agreement has to be structured in a way that allows the utility to be transitioned into a governmental enterprise. Governmental enterprises have to deal with areas of law that do not necessarily affect Johnson Utilities. He said the Town deals with laws within the Arizona Revises Statutes; utilize a different mechanism for setting rates, and must facilitate and utilize public procurement so the public has an understanding of where the money is being spent. He said the

employees are dealt with differently as well, such as having to adhere to the constitutional requirements that apply to employees of a governmental entity.

Mr. Mannato said the Management Agreement is for five years, and by year two, both sides must arrive at a transitional agreement that will specify how both will facilitate the transfer. The goal for years three, four and five is that the Town will become increasingly more responsible for the day-to-day operations of the utility system. The Management Agreement calls for the payment of \$500,000 per year for the continued management of the system by Mr. Johnson's firm. He said the money can be paid from the revenue from the utility system and will ensure that the Town operates the utility system in a way that causes very little or no change to those who rely on the utility system.

Mr. Mannato said there are other issues that need to be reviewed, such as is it more advantageous for the Town to insure the assets of the utility system the same way it insures its other assets or if the Town should use other insurance that is procured and provided by the manager.

Councilmember Walter inquired about the expected net revenue total per year. She further inquired about how much revenue would go towards the Management Agreement.

Mr. Mannato stated that when the Town first considered purchasing Johnson Utilities in 2007, they assigned a dollar value to each water connection and each sewer connection. Those fees would be used for the management of the utility. He said the fee was approximately \$24.00 for both water and sewer. He said Mr. Johnson's proposal is to have a flat fee of \$500,000.

Mr. Johnson stated the \$500,000 is slightly more than \$9.00 per connection per year. It equates to approximately \$0.80 per month.

Mr. Damon Anderson, Holiday Inn Express General Manager and homeowner in Johnson Ranch, inquired about the plans that are in place for the infrastructure of some of the problems they have had with Johnson Utilities and further asked whether the Town of Florence was prepared to handle the problems in improving the issues.

Mr. Montoya stated that throughout the process, Mr. Johnson, Mr. Hodges, and the operations staff have begun to do some of the capital projects that the Town was informed of from the beginning. He said throughout the evaluation period they have identified things that will need to change such as where growth has occurred.

Mr. John Mitchell, Utilities Director, said that in the transition period, the items will be identified and a plan will be devised to do the repairs.

James Curley, San Tan Valley Resident, stated that he has lived in Johnson Ranch for approximately ten years and is concerned about the annual increase. He understands the average to be approximately 5% of the \$21.62 per year, which equates to approximately \$108 per year.

Mr. Jackson said the \$21.62 is capital cost to acquire the system and is not related to the annual increase.

Mr. Curley inquired about the 3% cost of living increase per year. He said he only receives 1.5% cost of living increase per year.

Mayor Rankin stated that there will be an increase; however, they will try to keep it as low as possible. He said the Council does not have control over certain costs, and those costs are what cause the increase.

Mr. Jackson stated the Town will not have to raise the rates to acquire the system. He said increases will happen in the future, and it is inevitable. The average increase in costs is approximately 3% per year due to inflation. The increase is due to the price increase of commodities. It is important to ensure that the revenues meet the expenses.

Councilmember Celaya said the rates will increase regardless of who the owner is. He said the operation costs will increase.

Councilmember Montaña inquired about the 5% cost for franchise fees.

Mr. Jackson stated that currently the Johnson Utilities customers who are within the Town of Florence pay a 5% franchise fee tax to the Town of Florence. This fee will be eliminated once the Town acquires the system.

7. NEW BUSINESS

- a. Discussion/Approval/Disapproval of authorizing the Town Manager to finalize all agreements with Johnson Utilities LLC, and Southwest Environmental Utilities, LLC, and bring back to Council for action at a later date.**

Mayor Rankin said the Town Manager is seeking authorization to continue with negotiations and to finalize the agreements. The authorization does not authorize the Town to purchase the utility.

Councilmember Celaya stated the agreement is in draft format and is continually being worked on. He inquired if the final documents will come back before Council.

Mr. Montoya said the documents will come back before Council.

Councilmember Woolridge requested that a public notice be sent out advertising the meeting so that the public can attend.

Mr. Montoya said the PowerPoint presentations will be available on the website for those who were not able to attend.

On motion of Councilmember Montaña, seconded by Councilmember Hawkins, and carried to authorize the Town Manager to finalize all agreements with Johnson Utilities LLC, and Southwest Environmental Utilities, LLC, and bring back to Council for action at a later date.

- b. Discussion/Approval/Disapproval of authorizing the filing of a motion to intervene on behalf of the Town of Florence on the docket of the Arizona Corporation Commission, Docket No. WS-02987A-13-0477 with regard to Johnson Utilities, LLC, application for approval of sale and transfer of assets and conditional cancellation of certificate of convenience and necessity.**

On motion of Councilmember Montaña, seconded by Councilmember Celaya, and carried to authorize the filing of a motion to intervene on behalf of the Town of Florence, on Arizona Corporation Commission, Docket No. WS-02987A-13-0477 with regard to Johnson Utilities, LLC, application for approval of sale and transfer of assets and conditional cancellation of Certificate of Convenience and Necessity.

8. CALL TO THE PUBLIC

There were no public comments.

9. CALL TO THE COUNCIL

Mayor Rankin thanked the Council.

10. ADJOURNMENT

On motion of Councilmember Celaya, seconded by Councilmember Montaña, and carried to adjourn the meeting at 8:25 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 March 26, 2014, and that the meeting was duly called to order and that a quorum was present.

Lisa Garcia, Town Clerk

FLORENCE COMMUNITY LIBRARY
Joint-Use Library Advisory Board

1000 S. Willow St. / P. O. Box 985
Florence, AZ 85132


Minutes

Regular Meeting

November 20, 2013 – 6:00 p.m.

1. The meeting was called to order at 6:01 pm by Chairperson Kollert.
2. Members present were: Sheree Berger, Talma Harmon, Eugene Horan, and Denise Kollert.
Members absent were: Hermalene Wick and Kamian Harmon.
3. Motion made by Member Horan, seconded by Member Berger, and carried to approve the September 18, 2013 minutes.
4. The Library Director's report included the following:
 - The annual State Data Report was compiled and turned in to the Arizona State Library, Archives and Public Records. This document reports annual statistics and is required to be submitted from libraries throughout the state. Libraries that do not complete this report are not eligible to participate in programs sponsored by the State Library; including LSTA grant funding, OneBookAZ, and the summer reading program. The information is then compiled and delivered to libraries for use when comparing services, population, staffing, statistics, funding, etc. between libraries.
 - The Florence Community Library has partnered with McFarland State Historic Park to present "Journey Stories," a Smithsonian on Main Street exhibition that will be at McFarland State Historic Park November 16 – December 29, 2013. To tie in with exhibit, the library will host a weekly guest speaker series and film series. Bookmarks with the program schedule are available at the Circulation Desk.
 - Rose Bebris is expected to begin FMLA leave on December 1, 2013. The vacant Library Aide position is expected to be filled any day.
5. The next meeting was scheduled for December 18, 2013.
6. The meeting was adjourned at 6:23 pm by Chairperson Kollert.

Respectfully submitted,



Talma Harmon, Secretary

Approved,

Denise Kollert

Denise Kollert, Chairperson

TOWN OF FLORENCE PARKS AND RECREATION ADVISORY BOARD

MINUTES FROM THE REGULAR MEETING HELD ON THURSDAY, OCTOBER 24, 2013 6:00 P.M. IN THE COUNCIL CHAMBER OF TOWN HALL, LOCATED AT 775 N. MAIN STREET, FLORENCE, AZ.

CALL TO ORDER

Chairman Revis called the meeting to order at 6:08 p.m.

ROLL CALL

Present: Jaclyn Revis, Don Pinson, Christine Reeder, Donald Woolridge, Shawn Gibson, Council Liason Tara Walter
Absent: Tom Rankin

DISCUSSION/APPROVAL OF MINUTES OF PAST MEETING ON APRIL 25, 2012¹³

On motion by Board member Reeder, seconded by Board member Woolridge, and carried to approve the minutes of the July 25, 2013 meeting.

NEW BUSINESS:

a. Welcome new Board member Shawn Gibson

Mr. Ray Hartzel Welcomed Mrs. Shawn Gibson to the Parks and Recreation Advisory board.

b. Discussion of Before and After the bell program at Anthem K-8

Mr. Ray Hartzel announced that the Town has had discussions about offering the before and after school program at the Anthem K-8 school. Mr. Hartzel also announced that the Parkside Community Center was no longer offering their before and after school program; so the Town has decided to move forward with our program at Anthem.

Vice-Chairman Pinson asked "Shouldn't the program be at both schools or do we have a preference?" Mr. Hartzel responded that the Town does not prefer one school over the other, but did not offer the program because the Anthem Community Center was offering their program. Vice-Chairman Pinson also asked if the program is just within city limits, Mr. Hartzel responded yes the program is just for K-8 schools within the City limits.

Mr. Hartzel announced the program will start at Anthem on January 06, 2014. Board member Gibson and Board member Reeder asked if we have enough staff to run program at both schools; Mr. Hartzel responded that we were in the process of adding more staff. Board member Reeder suggested if we needed staff she may recommend a

few individuals that are qualified for the position. Mr. Hartzel told her to have them inquire at Town Hall when the positions opened.

Mr. Hartzel let the board members know that we had been receiving numerous calls of people interested in signing up for the program. Mr. Hartzel concluded the discussion that the Charter School in Anthem will not be opening this year.

c. Discussion/Update of Downtown beautification projects

Mr. Ray Hartzel opened discussion about the Downtown beautification projects that include curb cutouts that comply with ADOT requirements; this project is overseen by the Public Works Department. In addition the Parks and Recreation department has purchased flagging and banners for Main Street per the Manager's request.

d. Discussion/Update of proposed Padilla Park

Mr. Ray Hartzel updated the Board that the Town has acquired a vacant lot behind the Silver King that was a part of the Padilla Trust, as part of the agreement the park will be named after the mentioned Family. Mr. Ray Hartzel also indicated the Town is still seeking an "anchor" business for the Silver King; preferably a restaurant. The Plan for the Park is to have turf and trees throughout, a small amphitheater, a splash pad, extension of the Silver King marketplace(patio); just a few ideas at this time.

e. Discussion/Update of Historic Home Tour

Mr. Ray Hartzel announced the Parks and Recreation department along with the Community Development department are working together with the Historic Home Tour committee whose members include Ruth Harrison, Lynn Smith, C. Reid, and Harold Christ, et al on planning the event which is scheduled for February 8, 2014. Mr. Ray Hartzel conveyed that he had met the prior night with the Committee and Ms. Ruth Harrison was there with a lot of insight. Mr. Hartzel expressed even though the Main Street Program, whom used to put on the Historic Home Tour event, was no longer running it, the board is still active. Mr. Ray Hartzel also announced that articles about the event have been posted in Sunset magazine and is the cover story for the Pinal Ways magazine. Councilmember Tara Walter suggested we post the event in the Arizona Highways magazine along with the AAA magazine.

SUMMARY OF PAST AND CURRENT EVENTS

a. Discussion of upcoming events

Mr. Hartzel stated Padilla Park is projected to be completed in June 2014

b. Discussion of Recreation Programs and activities

Board member Reeder asked if the fees for the Before and After the Bell program would remain the same for the Anthem K-8 school, Mr. Hartzel indicated that the fees will remain the same; cost of the program is based on the Parents/Guardians income level. Mr. Hartzel confidently conveyed that this formula has been working thus far; in the future we will have to evaluate the fee schedule.

Board member Woolridge asked since we had the Karate for Kids program running if there is a possibility to start a Boxing program? Board member Woolridge also mentioned he had inquired about it before and was told by Mr. Hartzel that he would look into it for the liability issues that may arise, but has not heard anything from him yet. Mr. Hartzel apologized for the major delay and will research further on the requirements for a Boxing program to start here. Board member Woolridge expressed that there isn't anything to do in the Town for teenagers and he believes this program will be great for them. Board member Reeder stated the Instructor/contractor has to partner with the Town to carry the bonding. Mr. Hartzel concluded that this will have to be further researched.

c. Update on Magic Ranch and Arizona Farms Annexations

Mr. Hartzel indicated at this moment there is not much to update on the annexation; letters were mailed out residents. The Town held an Annexation signing event on August 15, 2013 and not many people came. Councilmember Walter stated that Council has had very positive feedback from the Magic Ranch and Oasis at Magic Ranch communities. Mr. Hartzel expressed we all stand to benefit from the annexation and he believes it will pass and he will keep the board up to date on the matter.

CALL TO THE PUBLIC/BOARD RESPONSE

Ms. Ruth Harrison spoke in regards about Tree City USA and its tree care guidelines. Ms. Harrison expressed she would like to inform the public of proper care of trees i.e. trimming and when to plant. Mr. Hartzel indicated he is working with the Department of Forestry on the subject. Ms. Harrison asked if the issues may be put in the agenda for the next Advisory board meeting; Mr. Hartzel assured Ms. Harrison it will be on the next agenda.

CALL TO THE BOARD

Chairman Revis asked if anyone had any questions, comments or suggestions. Board member Gibson suggested we hang more lights around trees, possibly get a petting zoo, and a choir for the Christmas on Main and Holiday Light Parade. Mr. Hartzel said he will look into all the suggestions and may call on her for further assistance.


ADJOURNMENT

On motion made by Vice-Chairman Pinson, seconded by Member Woolridge, and carried to adjourn the meeting at 7:04 p.m.

Approved:



Jaclyn Revis, Chairman

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 10a.
MEETING DATE: April 21, 2014 DEPARTMENT: Community Development STAFF PRESENTER: Mark Eckhoff, AICP Community Development Director SUBJECT: Ordinance No. 607-14: Redstone Ranch Annexation No. 2013-03;		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Regulatory <input type="checkbox"/> 1 st Reading <input checked="" type="checkbox"/> 2 nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

After second reading, motion to adopt Ordinance No. 607-14 for the Redstone Ranch annexation.

BACKGROUND/DISCUSSION:

The Redstone Ranch annexation area consists of approximately 30 acres, located in a portion of Section 7, Township 5 South, Range 10 East. A map and legal description of the proposed annexation boundary and a blank annexation petition were filed with the Pinal County Recorder on December 13, 2013. A public hearing on Annexation No. 2013-03 was held on January 6, 2014.

The property considered for annexation is the southern portion of the Town of Florence. The owner's intent is to position the subject site for future residential development and subsequently, a zone change application is running concurrent with this ordinance. The proposed zoning is also consistent with adjacent Florence Ranch Planned Unit Development (PUD), as well as with the anticipated changes to the PUD as a result of new ownership.

This project will be an asset to the Town of Florence and allow the Town to grow in a manner that is consistent with the Council and voter-approved 2020 General Plan. The property is designated as Low Density Residential (LDR 1.0 – 4.0 du/ac) and the zoning district of R1-6 is consistent with this land use designation. This annexation conforms to the requirements and procedures as outlined in Arizona Revised Statutes Section 9-471.

FINANCIAL IMPACT:

The Redstone Ranch Annexation will have no immediate financial impact as the site is undeveloped desert. Future development of the site will have a positive impact.

RECOMMENDATION:

Motion to adopt Ordinance No. 607-14 for the Redstone Ranch annexation.

ATTACHMENTS:

Ordinance No. 607-14

Exhibit A

ORDINANCE NO. 607-14

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF FLORENCE, PINAL COUNTY, STATE OF ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, BY ANNEXING CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING TOWN LIMITS OF THE TOWN OF FLORENCE, ARIZONA AND PROVIDING FOR A RESCISSION OF SUCH ANNEXATION IF THE ANNEXATION IS CHALLENGED (REDSTONE RANCH ANNEXATION NO. 2013-03).

WHEREAS, a blank petition was filed with Pinal County Recorder's Office, with a true and correct description of all exterior boundaries of the entire area proposed to be annexed and which has had attached thereto at all times an accurate map of the territory to be annexed and thereafter a public hearing was noticed and held within the last ten days of the thirty day waiting period pursuant to A.R.S. § 9-471; and

WHEREAS, a petition has been presented in writing to the Mayor and Council of the Town of Florence, Arizona, signed, not earlier than thirty days from the filing of a blank petition and not later than one year after the thirty day waiting period after the filing of the blank petition, by the owners of one-half or more in value of the real and personal property and more than one-half of the persons owning real and personal property that would be subject to taxation by the Town of Florence in the event of annexation as shown by the last assessment of the property, and which said territory is contiguous to the Town of Florence, asking that the property, and which said territory is contiguous to the Town of Florence, asking that the property more particularly hereinafter described be annexed to the Town of Florence and to extend and increase the corporate limits of the Town of Florence so as to embrace the same; and

WHEREAS, the Mayor and Council of the Town of Florence, Arizona, are desirous of complying with said signed petition and extending and increasing the corporate limits of the Town of Florence to include said territory; and

WHEREAS, the said petition sets forth a true and correct description of all exterior boundaries of the entire area proposed to be annexed to the Town of Florence, and has had attached thereto at all times an accurate map of the territory desired to be annexed; and

WHEREAS, no additions or alterations increasing or reducing the territory sought to be annexed have been made after the petition has been signed by the owners of real and personal property in such territory; and

WHEREAS, proper and sufficient certification and proof of the foregoing facts are now on file in the office of the Town Clerk, of the Town of Florence, Arizona, together with the original petition referred to herein.

THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Florence, Arizona, as follows:

1. The territory described in the legal description and map attached as Exhibit "A" by this reference incorporated herein is annexed to the Town of Florence, and the present corporate limits are extended and increased to include the described territory.
2. This annexation shall become final after expiration of thirty days from the adoption of this ordinance: provided however, if any party files a verified petition with the Town regarding the validity of the annexation, then upon the request of the owners of the territory to be annexed, the Town promptly and within thirty days of the adoption of this ordinance shall rescind this ordinance.
3. The Town Clerk is hereby directed immediately after this annexation becomes final to record a certified copy of this ordinance together with all exhibits hereto with the Pinal County Recorder's Office.

PASSED AND ADOPTED by the Mayor and Council of the Town of Florence, Arizona, this 21st day of April 2014.

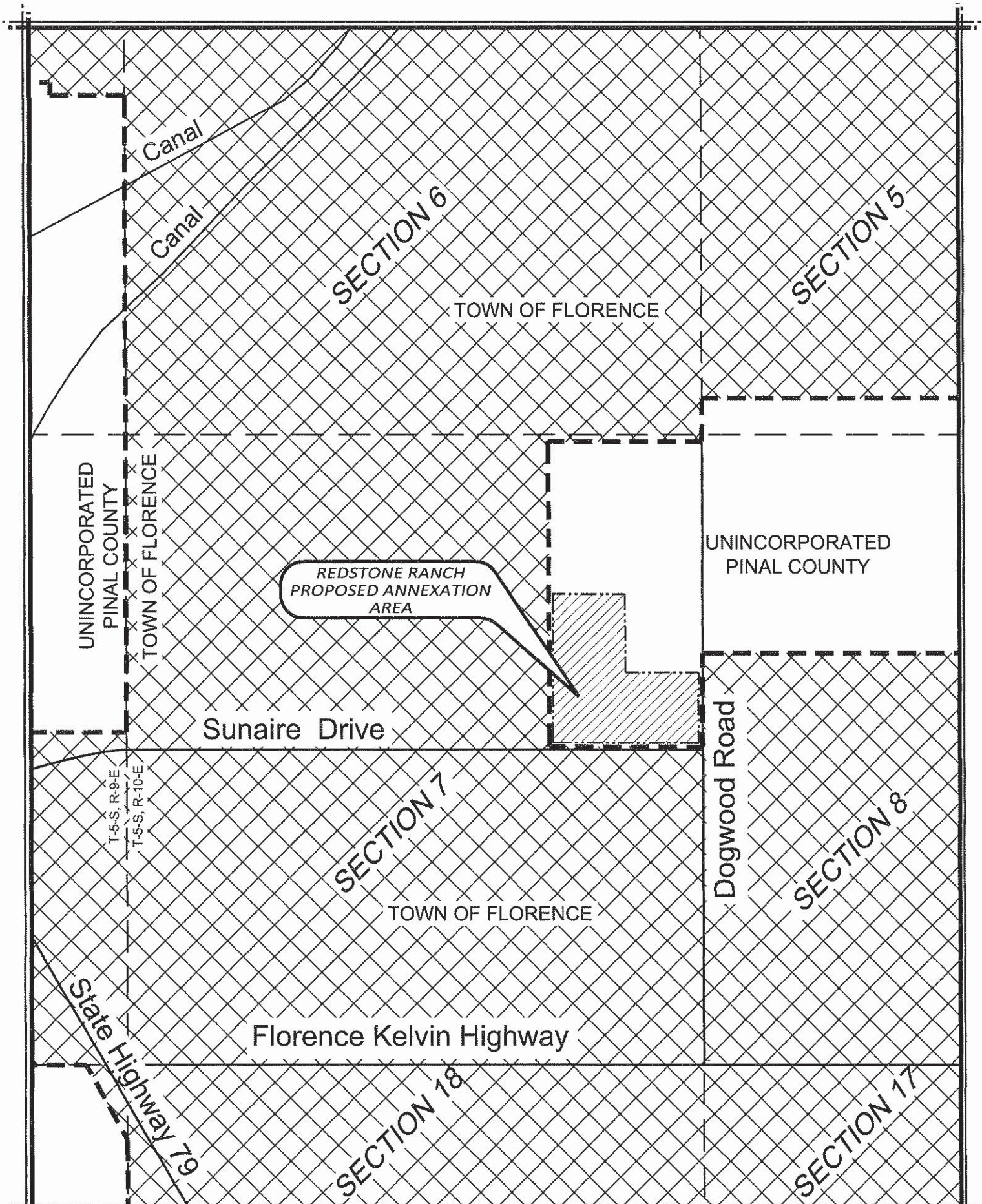
Tom J. Rankin, Mayor

ATTEST:

APPROVED AS TO FORM:

Lisa Garcia, Town Clerk

James E. Mannato, Town Attorney



REDSTONE RANCH
PROPOSED ANNEXATION
AREA



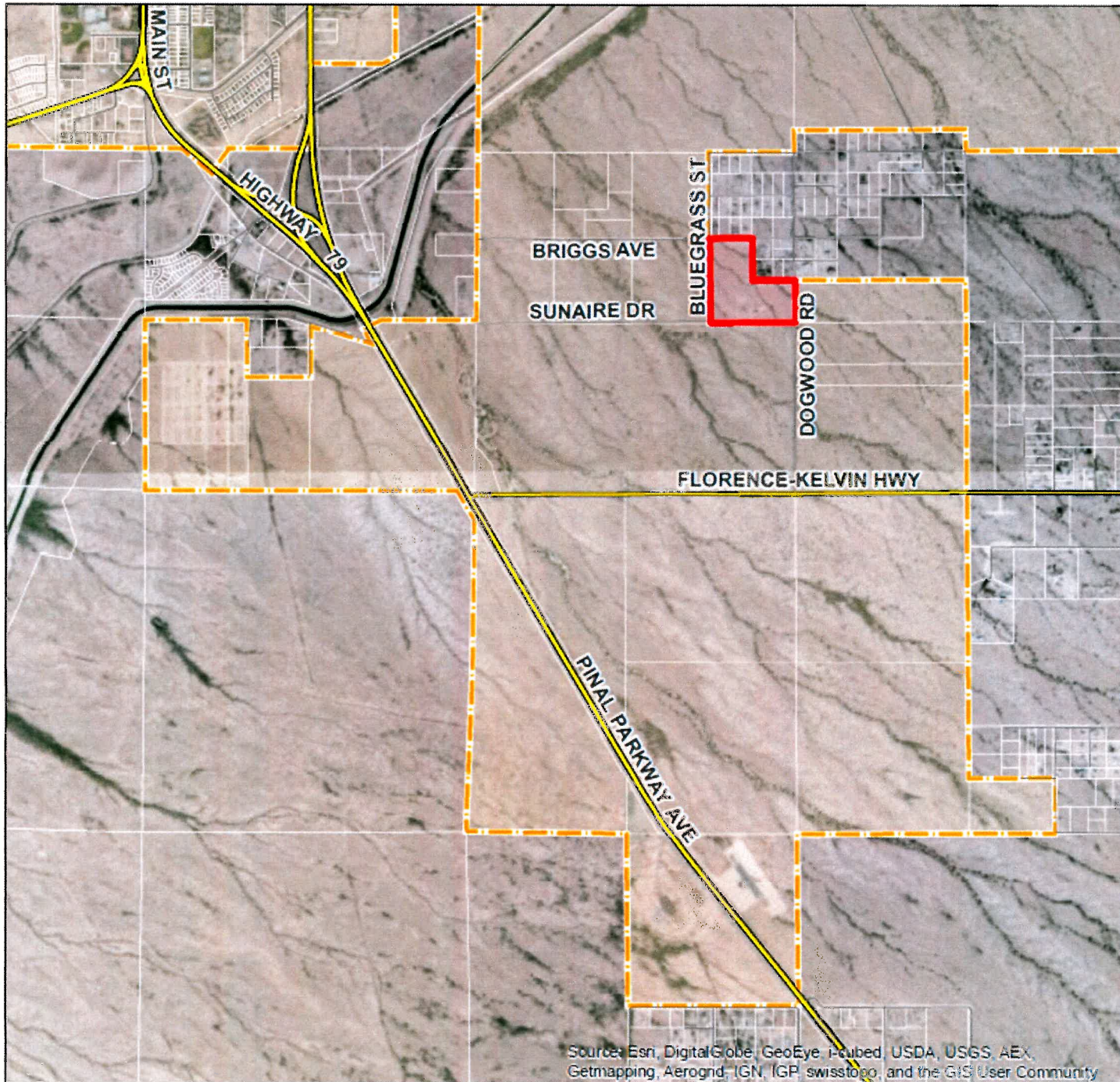
Town of Florence

Redstone Ranch Annexation




Redstone Ranch

Town Limits



Sources: Esri, DigitalGlobe, GeoEye, Earthstar (USA), USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

This map is created for reference purposes only and is to be used at your own risk. The Town of Florence makes no warranty as to the accuracy or completeness of the information contained in this map and assumes no liability for any errors or omissions contained therein, nor for any direct, indirect, or consequential damages which may be caused by its use. It is the user's responsibility to verify all information contained herein.

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 10b.
MEETING DATE: April 21, 2014 DEPARTMENT: Community Development STAFF PRESENTER: Mark Eckhoff, AICP Community Development Director SUBJECT: Ordinance No. 608-14: Redstone Ranch Annexation Initial/Comparable Zoning		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Regulatory <input type="checkbox"/> 1 st Reading <input checked="" type="checkbox"/> 2 nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

Motion to adopt Ordinance No. 608-14 for the initial/comparable zoning on the Redstone Ranch Annexation area.

BACKGROUND/DISCUSSION:

The project known as Redstone Ranch, which consists of approximately 30 acres, located at the southeast corner of Sunaire Drive and Bluegrass Street, in Pinal County, Arizona. The owner's intent is to position the subject site for future residential development.

This project will be an asset to the Town of Florence and allow the Town to grow in a manner that is consistent with the Council and voter-approved 2020 General Plan.

Redstone Ranch land, northeast of the Florence Ranch PUD, was incorporated by the adoption of Ordinance No. 607-14. Arizona Revised Statute § 9-471(L) requires that a municipality grant comparable zoning to newly annexed territory. Comparable Town of Florence zoning to Pinal County's General Rural (GR) zoning now applied on the subject site is Single-Residential Ranchette (R1-R). A map of the initial zoning for the annexation area is attached as Exhibit A.

FINANCIAL IMPACT:

None; the application of comparable/initial zoning is required by Arizona Revised Statute § 9-471(L).

RECOMMENDATION:

Staff recommends adoption of Ordinance No. 608-14.

RCA Redstone Ranch Comp Zoning
Ordinance No. 608-14
April 21, 2014

ATTACHMENTS:

Ordinance No. 608-14

Exhibit A

ORDINANCE NO. 608-14

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING THE "TOWN OF FLORENCE ZONING MAP" BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN PARCEL OF LAND FROM PINAL COUNTY GENERAL RURAL (GR) ZONING DISTRICT TO TOWN OF FLORENCE SINGLE-RESIDENTIAL RANCHETTE (R1-R) ZONING DISTRICT (REDSTONE RANCH ANNEXATION INITIAL/COMPARABLE ZONING).

WHEREAS, the subject area has been recently annexed into the Town of Florence, Arizona, (Redstone Ranch, Annexation No. 2013-03); and

WHEREAS, Arizona Revised Statutes requires that the Town adopt a zoning classification for the subject area that permits densities and uses no greater than those permitted by the county immediately before the annexation; and

WHEREAS, said proposal has been considered by the Mayor and Council and the recommended zoning classification is found to be appropriate, and thereby should be imposed, and further found to promote the welfare of the residents of the Town of Florence, Arizona, and its orderly growth.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Town of Florence, Arizona, as follows:

The zoning map for Florence, Arizona, is hereby amended by changing the zoning classification of the parcel of land depicted on EXHIBIT A attached hereto from Pinal County General Rural (GR) to Single-Residential Ranchette (R1-R) and upon the effective date of this ordinance all provisions of the stated Florence Zoning District shall apply to said parcel of land.

PASSED AND ADOPTED by the Mayor and Council of the Town of Florence, Arizona, this 21s day of April 2014.

Tom J. Rankin, Mayor

ATTEST:

APPROVED AS TO FORM:

Lisa Garcia, Town Clerk

James E. Mannato, Town Attorney

Exhibit A: Redstone Ranch

ARIZONA



Town of Florence

-  Site
-  Parcel Lines
-  Town Limits

A parcel of land located in a portion of the Northeast Quarter of Section 7, Township 5 South, Range 10 East, Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

The NW Quarter of the SE Quarter of the NE Quarter of said Section 7;

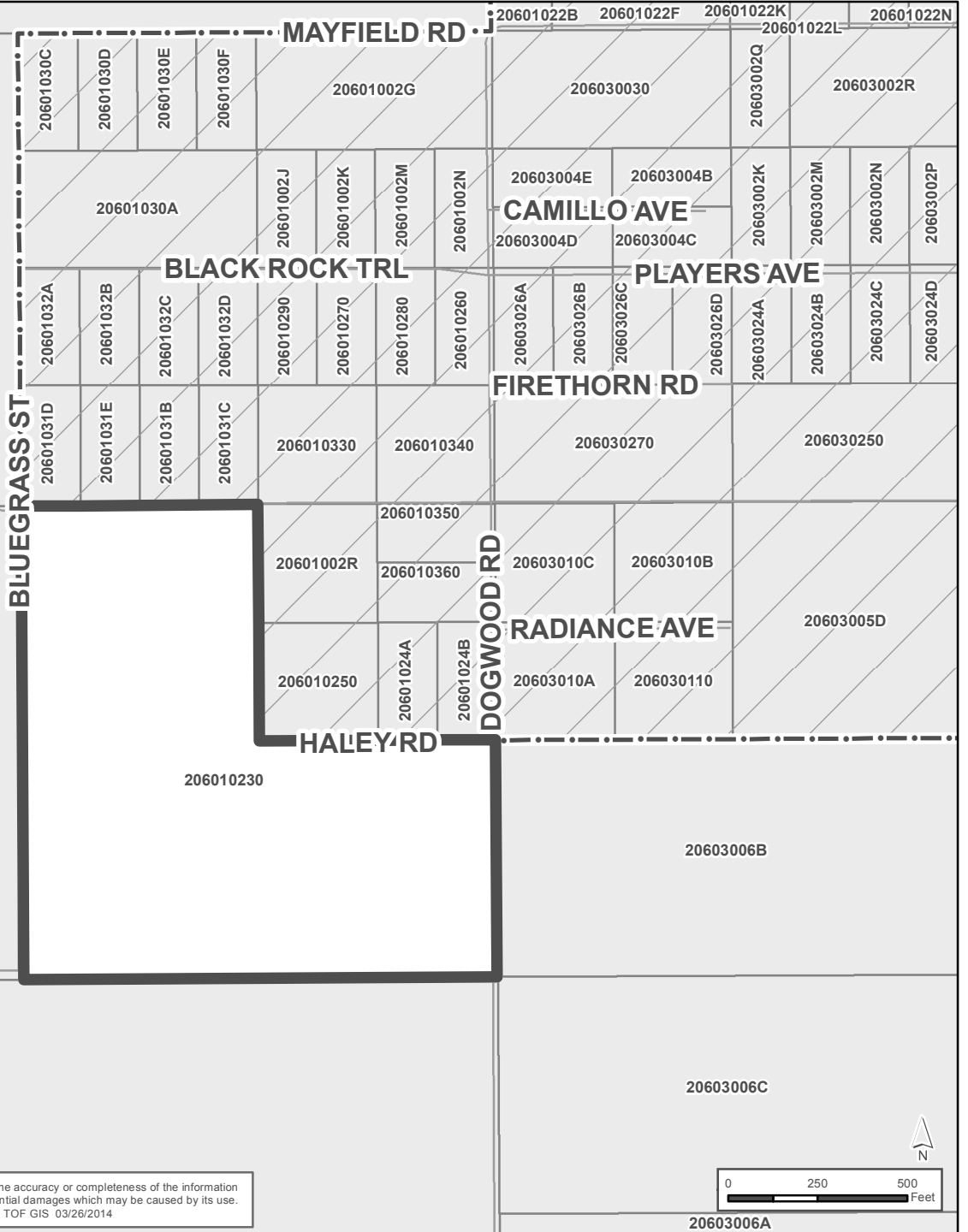
The South Half of the SE Quarter of the NE Quarter of said Section 7.

Said parcel containing 30 acres +/-.

20633003A

0020


0070



This map is created for reference purposes only and is to be used at your own risk. The Town of Florence makes no warranty as to the accuracy or completeness of the information contained in this map and assumes no liability for any errors or omissions contained therein, nor for any direct, indirect, or consequential damages which may be caused by its use. It is the user's responsibility to verify all information contained herein.



20603006A

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 10c.
MEETING DATE: April 21, 2014 DEPARTMENT: Community Development STAFF PRESENTER: Mark Eckhoff, AICP Community Development Director SUBJECT: Ordinance 609-14: Redstone Ranch Zone Change (PZC-41-13-ZC)		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input checked="" type="checkbox"/> 2nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

Motion to adopt Ordinance No. 609-14 for the Redstone Ranch zone change.

REQUEST:

The applicant requests approval of the following application:

A zone change by the WLB Group Inc., on behalf of GH Capital LLC, to change existing zoning on the subject property after annexation from Single-Residential Ranchette (R1-R) to Single-Family Residential (R1-6). The subject property is located in a portion of the Northeast Quarter of Section 7, Township 5 South, Range 10 East, Gila and Salt River Meridian, Pinal County, Arizona, AKA, APN 206-01-0230.

BACKGROUND/DISCUSSION:

The purpose of this application is to obtain proper zoning for a project known as Redstone Ranch, which consists of approximately 30 acres located at the southeast corner of Sunaire Drive and Bluegrass Street, in Pinal County, Arizona.

The WLB Group Inc., on behalf of GH Capital LLC, intends to work closely with the Town of Florence, to provide the foundation for a community envisioned to consist of residential housing and open space. The community will be consistent with the goals and policies of the Town of Florence 2020 General Plan and as described in the Florence Town Code.

The Redstone Ranch project is within close proximity to planned communities within the Town of Florence, including:

- Sunaire Ranch
 - Zoned Single-Family Residential (R1-6) and is located to the immediate west of the subject property. The project consists of approximately 109 acres and is planned for a maximum of 428 dwelling units.

- Florence Ranch Planned Unit Development (PUD) (now referred to as the Johnson Ranch Estates PUD):
 - Zoned PUD for a mixture of land uses, including residential, commercial and open space. The ownership of the property has changed hands and an amendment to the PUD is pending, but overall the anticipated land uses are similar to those contained within the Florence Ranch PUD. Also, the areas of the PUD adjacent to Redstone Ranch are planned for residential uses at a density that will be similar to Redstone Ranch (both in the existing PUD and the anticipated PUD amendment).

- Florence Crossing PUD
 - Zoned PUD for residential and commercial uses and is located approximately one mile to the west of the subject property. The density of residential development within this project is anticipated to be similar to the subject property.

- Majestic Ranch
 - Zoned for commercial and residential uses and is located approximately one mile west of the subject property.

Surrounding Land Uses and Zoning Districts:		
	Zoning Classification	Existing Use
North	Pinal County Zoning	Vacant Land
East	Planned Unit Development (PUD)	Vacant Land
South	Planned Unit Development (PUD)	Vacant Land
West	Single-Family Residential (R1-6)	Vacant Land
On-Site	Single-Residential Ranchette (R1-R)	Vacant Land

ANALYSIS:

The subject property is currently in Pinal County, and pending annexation into the Town of Florence. The existing Pinal County zoning for this site is General Rural (GR). The applicant is requesting a zone change for the entire site from Single-Residential Ranchette (R1-R), which will be the Town’s applied comparable zoning, to Single-Family Residential (R1-6) zoning when annexed.

This development will bring additional housing opportunities to the Town of Florence, equating to an overall maximum gross density of 4.0 dwelling units per acre. The increased residential growth, in addition to other similar projects within close proximity, creates demand for new commercial opportunities. Medium density residential, multi-family and open space is positioned to the south of this site and will act as a buffer between the low intensity single-family housing and mixed land uses. Main access to this project will be provided via Dogwood Road, which connects with Florence-Kelvin Highway and State Highway 79.

Growth has and will continue to come to the Florence market due to the Town’s small, but progressive economic opportunities and attractive quality of life. As growth occurs, it will be important to provide varied housing opportunities and new areas to support the increased demands for commercial uses.

The applicant has attended Technical Review Committee (TRC) meetings with the Town Staff and has worked diligently to respond to staff concerns. The housing models for Redstone Ranch will go through the Design Review process at a later date.

Water and Wastewater

Wastewater service to the site will be provided by Southwest Environmental Utilities LLC, (an affiliate of Johnson Utilities LLC). Southwest Environmental Utilities LLC, is currently in the process of acquiring the necessary approvals from the Arizona Corporation Commission to establish a CC&N for this area, including the subject property. They are also in the process of acquiring an Aquifer Protection Permit which is required prior to the construction of a proposed wastewater treatment plant in the area. It is anticipated that an 8" gravity sewer line will be extended to and through the site for the collection and conveyance of wastewater. The treatment of wastewater generated by this site will be handled by the wastewater treatment plant that is proposed by Southwest Environmental Utilities LLC.

Southwest Environmental Utilities LLC, will also provide potable water to this site, utilizing the same CC&N mentioned above. Southwest Environmental Utilities LLC, is currently in the process of designing a water distribution system that will consist of wells, storage tanks and distribution lines. It is anticipated that an 8" water line will be extended to and through the site to provide potable water.

Utilities

APS will provide electric power to the site. The owners of Johnson Ranch Estates are currently working with APS to provide the necessary infrastructure to provide power to their property. This infrastructure will ultimately include a substation.

GENERAL PLAN:

The current Town Future Land Use Map designates the site for Low Density Residential (LDR). The proposed zoning conforms to the 2020 Florence General Plan. The proposed zoning district of Single-Family Residential (R1-6) is consistent with this land use designation and provides the foundation for future growth that is consistent with the General Plan. The subject site is located adjacent to Dogwood Road, a section line road identified as a minor arterial in the Small Area Transportation Study (SATS) that will be improved in the future and continue to provide access to the area.

FINDINGS:

Staff offers the following findings for the consideration of the Planning and Zoning Commission and Town Council:

1. The proposed zoning is consistent with the Town of Florence 2020 General Plan.
2. The Town’s 2020 General Plan has Low Density Residential (LDR) designation on the site that supports the proposed land use.
3. The future development of the site will be subject to all applicable Town codes.

PUBLIC PARTICIPATION:

A notice for the Planning and Zoning Commission public hearing was mailed to all property owners within three hundred feet of the site. Property posting for notice of public hearings was posted on site and advertisements in the local Town paper per Town requirements. Under Arizona Revised Statutes, Title 9, Section - 462.04 and Town of Florence Development Code, a public hearing is required for a zone change.

Staff notes that as of this writing, no public comments have been received.

*The tentative Planning and Zoning Commission/Town Council meeting schedule for this application is as follows:

- | | |
|-------------------|---|
| February 20, 2014 | Planning and Zoning Public Hearing |
| * April 7, 2014 | Town Council Public Hearing and 1 st Reading |
| * April 21, 2014 | Town Council and 2 nd Reading/Action |

All meetings will be held at Town Hall Council Chambers, 775 North Main Street, Florence, Arizona, 85132.

FINANCIAL IMPACT:

This zone change will have no immediate financial impact as the site is undeveloped desert. Future development of the site will have a positive impact.

RECOMMENDATION:

The Planning and Zoning Commission found that the zone change for Redstone Ranch (PZC-41-13-ZC) 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 on the Redstone Ranch zone change to the Mayor and Town Council, subject to the following conditions:

1. The development of the subject site, as described in Exhibit A attached, shall be in conformance to any applicable Town Codes and Ordinances.
2. Property owners agree to waive claims for diminution in value pursuant to Proposition 207 [A.R.S. § 12-1134] pursuant to the waivers attached hereto as Exhibit B.
3. Any additional conditions deemed necessary by the Town Council.

Public hearing and first reading were held on April 7, 2014.

On April 21, 2014, motion to adopt Ordinance No. 609-14 for the Redstone Ranch zone change.

ATTACHMENTS:

Ordinance No. 609-14
Exhibit A Legal Description
Exhibit B 207 Waiver
Application

ORDINANCE NO. 609-14

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING A ZONE CHANGE FROM SINGLE- RESIDENTIAL RANCHETTE (R1-R) ZONING DISTRICT TO SINGLE-FAMILY RESIDENTIAL (R1-6)ON THE REDSTONE RANCH PROPERTY LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 10 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AKA,APN 206-01-0230 (PZC-41-13-ZC) (First reading held April 7, 2014).

WHEREAS, a request to change the existing zoning on the subject property from Single-Residential Ranchette (R1-R) to Single-Family Residential (R1-6) Zoning has been proposed and a public hearing has been held by the Planning and Zoning Commission; and

WHEREAS, the Planning and Zoning Commission has found the zone change is in conformance with the 2020 Town's General Plan; and

WHEREAS, the Planning and Zoning Commission has forwarded the Mayor and Council of the Town of Florence, Arizona, a favorable recommendation for the zone change, subject to certain conditions; and

WHEREAS, said proposal has been considered by the Mayor and Council of the Town of Florence, Arizona, and the recommended zone change has been found to be appropriate and further found to promote the health, safety and welfare of the residents of the Town and its orderly growth.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Town of Florence, Arizona, as follows:

The zoning map of Florence, Arizona, is hereby amended by changing the zoning classification of the parcel of land depicted on Exhibit A attached hereto, from Single-Residential Ranchette (R1-R) to Single-Family Residential (R1-6), subject to the following conditions:

1. The development of the subject site, as described in Exhibit A attached, shall be in conformance to any applicable Town Codes and Ordinances.
2. Property owners agree to waive claims for diminution in value pursuant to Proposition 207 [A.R.S. § 12-1134] pursuant to the waivers attached hereto as Exhibit B.

PASSED AND ADOPTED by the Mayor and Council of the Town of Florence, Arizona, this 21st day of April 2014.

Tom J. Rankin, Mayor

ATTEST:

APPROVED AS TO FORM:

Lisa Garcia, Town Clerk

James E. Mannato, Town Attorney

Exhibit A: Redstone Ranch Zone Change

ARIZONA

MAYFIELD RD.

20601022B 20601022F 20601022K 20601022L 20601022N



Town of Florence



Site



Parcel Lines

300ft Buffer



Town Limits

A parcel of land located in a portion of the Northeast Quarter of Section 7, Township 5 South, Range 10 East, Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

The NW Quarter of the SE Quarter of the NE Quarter of said Section 7;

The South Half of the SE Quarter of the NE Quarter of said Section 7.

Said parcel containing 30 acres +/-.

0020

20633003A

0070

SUNAIRE DR

20601003A

BLUEGRASS ST

20601031D

20601031E

20601031B

20601031C

206010330

206010340

206010350

20601002R

206010360

206010250

20601024A

20601024B

206010230

HALEY RD

DOGWOOD RD

20603010A

206030110

RADIANCE AVE

20603005D

300ft

300ft

20601030

20601030

20601030

20601030

20601002G

206030030

20603002Q

20603002R

20601030A

20601002J

20601002K

20601002M

20601002N

20603004E

20603004B

20603002K

20603002M

20603002N

20603002P

BLACK ROCK TRL

CAMILLO AVE

20603004D

20603004C

PLAYERS AVE

20603026D

20603024A

20603024B

20603024C

20603024D

FIRETHORN RD

206030270

206030250



This map is created for reference purposes only and is to be used at your own risk. The Town of Florence makes no warranty as to the accuracy or completeness of the information contained in this map and assumes no liability for any errors or omissions contained therein, nor for any direct, indirect, or consequential damages which may be caused by its use. It is the user's responsibility to verify all information contained herein.

RedstoneRanchExhibitA.mxd TOF GIS 01/16/2014

20603006A

Exhibit A: Redstone Ranch Zone Change

ARIZONA

MAYFIELD RD

20601022B 20601022F 20601022K 20601022L 20601022N



Town of Florence



Site



Parcel Lines



Town Limits

20633003A

A parcel of land located in a portion of the Northeast Quarter of Section 7, Township 5 South, Range 10 East, Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

The NW Quarter of the SE Quarter of the NE Quarter of said Section 7;

The South Half of the SE Quarter of the NE Quarter of said Section 7.

Said parcel containing 30 acres +/-.

0020

0070

BLUEGRASS ST

BLACK ROCK TRL

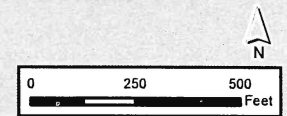
FIRETHORN RD

DOGWOOD RD

HALEY RD

SUNAIRE DR

This map is created for reference purposes only and is to be used at your own risk. The Town of Florence makes no warranty as to the accuracy or completeness of the information contained in this map and assumes no liability for any errors or omissions contained therein, nor for any direct, indirect, or consequential damages which may be caused by its use. It is the user's responsibility to verify all information contained herein. RedstoneRanchExhibitA.mxd TOF GIS 01/16/2014



2063006A

EXHIBIT B

CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE

The undersigned is/are the owner(s) of the subject land described in Exhibit A hereto that is the subject of a Zone Change Application PZC-41-13-ZC. By signing this document, the undersigned agrees and consents to all the conditions imposed by the Florence Town Council in conjunction with the approval of the Zone Change Application PZC-41-13-ZC ("Conditions of Approval") and waives any right to compensation for diminution in value pursuant to Arizona Revised Statutes § 12-1134 that may now or in the future exist as a result of the approval of the Zone Change Application PZC-41-13-ZC. Except as expressly set forth in the Zone Change Application PZC-41-13-ZC and its Conditions of Approval, nothing herein shall constitute a waiver of any other of the undersigned's rights pursuant to the above-referenced statutes.

Dated this 6th day of February, 2014.

Owner: GH Capital LLC

By: Perry Mathis
Print Name

[Signature]
Signature

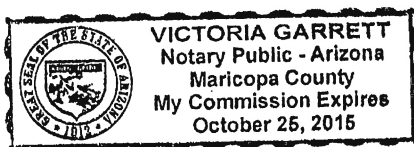
Its: Manager
Manager of CT Opportunity LLC, its Manager

STATE OF ARIZONA)
)
County of Maricopa) ss

On this 6th day of February, 20 14, before me, the undersigned Notary Public, personally appeared Perry Mathis, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that GH Capital LLC executed the same.

IN WITNESS WHEREOF, I hereto set my hand and official seal.

My commission expires: 10/25/2015





[Signature]
Notary Public



Town of Florence

Redstone Ranch Annexation

-  Redstone Ranch
-  Town Limits



0 1,300 2,600
Feet

Source: Esri, DigitalGlobe, GeoEye, AeroGRID, USDA, USGS, AEX,
Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

This map is created for reference purposes only and is to be used at your own risk. The Town of Florence makes no warranty as to the accuracy or completeness of the information contained in this map and assumes no liability for any errors or omissions contained therein, nor for any direct, indirect, or consequential damages which may be caused by its use. It is the user's responsibility to verify all information contained herein.