

**MINUTES OF THE FLORENCE TOWN COUNCIL MEETING HELD ON MONDAY, AUGUST 19, 2013, 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 5:33 p.m.

**ROLL CALL:**

Present: Rankin, Smith, Celaya, Hawkins, Montañó, Walter, Woolridge.

**ADJOURN TO EXECUTIVE SESSION**

On motion of Councilmember Walter, seconded by Vice-Mayor Smith, and carried to adjourn to Executive Session for discussion of the public body with the Town Attorney regarding pending and contemplated litigation pursuant to A.R.S. § 38-431.03(A)(4), and for consultation with the Town Attorney regarding the acquisition of real property pursuant to A.R.S. § 38-431.03(A)(7).

**ADJOURN FROM EXECUTIVE SESSION**

On motion of Councilmember Montañó, seconded by Councilmember Celaya, 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. Lina Austin, Florence Resident, requested that the Territory Square Ordinance be remanded back to the Planning and Zoning Commission. She also requested that the properties on First Street be included in the Zone Change.

**PUBLIC HEARINGS AND PRESENTATIONS**

**Public Hearing on an application for Zone Change requested by the Town of Florence on behalf of Territory Square property owners to change the existing zoning on the subject properties from Rural Agricultural (RA-10), Single Residential Ranchette (R1-R), Public/Institutional (P/I), and Planned Unit Development located along the south side of the Gila River between the Plant Road alignment and Highway 79. First Reading of Ordinance No. 602-13: AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE TERRITORY SQUARE ZONE CHANGE (PZC-01-13-ZC).**

Mr. Mark Eckhoff, Community Development Director, gave a brief presentation on the milestones of the Territory Square project.

- Facility Needs Study (2006)
- Framework RFP and consultant selection (2010)
- Town endorsed North End Framework Vision Plan (2011)
- Major General Plan Amendment for Territory Square (2012)
- Create and Adopt new Territory Square Zoning District (2012)
- Commerce Conditional Letter of Map Revision (CLOMR)/Phase 1 Letter of Map Revision (LOMR) efforts (2013)
- Apply new Territory Square Zoning (Public Hearing August 19, 2013)

Mr. Eckhoff stated the action before Council is to apply the zoning that was created for this property. This was not done earlier because we were addressing engineer work, LOMR, and obtaining permission from the property owner's in Territory Square to get zoning applied.

Mr. Eckhoff presented a slide that showed property owner parcels on First Street. Mr. Eckhoff stated after you get passed the Fire Station and Town Hall there are no properties north of First Street.

Mr. Eckhoff presented a listed the other steps required to move the project forward.

- Main Street connection to Highway 79
- CCA/Town sewer line project
- CIP projects on 40 acres municipal site
- Marketing and branding Territory Square
- Development Agreements/ Partnerships
- Possible financing strategies
- Expand Letter of Map Revision (LOMR) phases
- Infrastructure
- Private and public development

Mr. Ash Patel of Wood, Patel and Associates Inc., gave a presentation on the LOMR process. Mr. Patel stated the design team for this project consists of Wood, Patel and Associates, Inc., Alpha Geotechnical and Materials, Inc., Echo Engineering, P.C. and Del Sol Group. There was a study limit done along Gila River for three miles. He stated that there is a proposal for a 40 acre parcel to be removed from the floodplain through

the CLOMR process. The CLOMR FEMA documents are completed and are in the process of being submitted to Federal Emergency Management Agency (FEMA).

Mr. James Taillon of Patel, Wood Patel and Associates Inc., Project Manager, went over Phase 1 of the project. Mr. Taillon stated Phase 1 is a 40 acre parcel that will be raised above the floodplain elevation and then there would be removal of the parcel from the floodplain so construction can be done on it. This phase is almost done the TDN has been submitted to the Town of Florence and anticipating approval from FEMA by the end of year. Mr. Taillon stated the project schedule for Phase 1 started January 17 and the TDN was submitted in June.

Mr. Taillon stated the next phase will be the Territory Square Parcel. The plan will indicate the limits of the barrow from the floodplain and the materials will be elevated to Territory Square. There will be a CLOMR sent to FEMA for approval to allow for development on the entire Territory Square Parcel. This phase hasn't begun yet it will be started immediately after FEMA approval on Phase 1.

Mayor Rankin opened the public hearing.

Lina Austin, Florence Resident, said she wants to see it brought to the North River and to First Street.

Mayor Rankin inquired if the Territory Square Project would improve the value of First Street.

Mr. Eckhoff answered that staff believes it will improve the values of the Downtown area.

Mayor Rankin wanted to make sure the properties surrounding the project will not get devalued.

Mayor Rankin inquired if September 3, 2013 would be when the ordinance comes to Council. Mr. Eckhoff answered yes.

Mayor Rankin closed the public hearing.

**Presentation by Greater Florence Chamber of Commerce recognizing the Business of the Month.**

Ms. Susan Kerestes, Executive Director of the Greater Florence Chamber of Commerce, presented the August business of the month to the Florence Windmill Winery.

Harold Christ thanked the Town of Florence and the Greater Florence Chamber of Commerce for recognizing his business.

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

Mike Farina, Finance Director, thanked Dorothy Cardenas for all her hard work over the years.

Mayor Rankin presented Dorothy Cardenas with a 15 year dedication service award to the Town of Florence and thanked her for her service.

**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.**

**\*Adoption of Resolution No. 1410-13: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT OF SILVER KING MARKETPLACE (PZC-31-13-FP).**

**\*Adoption of Resolution No. 1412-13: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, SUPPORTING THE CASA GRANDE RUINS NATIONAL MONUMENT BOUNDARY EXPANSION.**

**\*Authorization to enter into an Intergovernmental Agreement with the Pinal County Sheriff's Office to accept a Pinal County Belgian Malinois K9, Russ #2085, Pinal County Animal Control #61196 (K9), currently a member of Pinal County Sheriff's Office, to assist the Florence Police Department in performing their law enforcement functions.**

**\*Approval of the resignation of Barbara J. Kelly from the Redevelopment Commission.**

**\*Approval of the June 27, 2013 and July 1, 2013 Town Council minutes.**

**\*Receive and file the following board and commission minutes:**

- i. Receive and file the February 27, 2013 Historic District Advisory Commission minutes.**
- ii. Receive and file the April 25, 2013 Parks and Recreation Advisory Board minutes.**
- iii. Receive and file the March 7, 2013 and April 4, 2013 Planning and Zoning Commission minutes.**

On motion of Woolridge, seconded by Councilmember Hawkins and carried to approve the items on the Consent Agenda as submitted.

**UNFINISHED BUSINESS**

**Ordinance No. 599-13: Discussion/Approval/Disapproval of AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING AN**

**AMENDMENT TO THE MERRILL RANCH PLANNED UNIT DEVELOPMENT (PZC-35-12-PUD) (First Reading August 5, 2013).**

On motion of Councilmember Montaña, seconded by Councilmember Celaya, and carried to adopt Ordinance No. 599-13.

**NEW BUSINESS**

**Discussion/Approval/Disapproval of Resolution No. 1411-13: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, 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 (TELESIS PREPARATORY ACADEMY PROJECT), SERIES 2013, IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$6,000,000 TO FINANCE THE ACQUISITION, CONSTRUCTION, RENOVATION, IMPROVEMENT AND EQUIPPING OF EDUCATIONAL FACILITIES FOR TELESIS CENTER FOR LEARNING, INC.**

Scott Bowles, Economic Development Coordinator, informed Council there are corrections to the Council Action Form under background and discussion. The recommended motion should state up to \$6,000,000 and the TELESIS Preparatory Academy provides educational services for approximately 500 students. Mr. Bowles stated with the amount of students attending the academy the academy is looking to expand their operation which will include four additional classrooms, a larger cafeteria and a larger gymnasium.

On motion of Vice-Mayor Smith, and seconded by Councilmember Montaña and carried to adopt Resolution No. 1411-13.

**Discussion/Approval/Disapproval of the submission of a grant application by the Town of Florence for Federal Emergency Management Agency (FEMA) Staffing for Adequate Fire and Emergency Response (SAFER) grant program funds.**

Mr. Ernie Feliz, Special Districts Manager, requested approval to submit a grant application for \$463,902 to pay salary and benefits for three full-time Firefighters under Staffing for Adequate Fire and Emergency Response (SAFER) grant program. The grant will be for two year if funded. This will bring the Fire Department into compliance with the National Fire Protection Association (NFPA) 1710 standards. Matching funds are not required; however, for each firefighter there will be additional expenditures of approximately \$3,500 for turnouts, uniforms and other related costs. There is no requirement by the funding source to maintain the positions once the grant funding has expired. The deadline to apply is August 30, 2013.

Councilmember Hawkins inquired if funds are granted could the staff hold off on hiring firefighters until the annexations actually are approved.

Mr. Feliz answered the firefighters would need to be hired within 90 days of the grant being awarded.

Mr. Charles Montoya, Town Manager, stated this request for grant funding is not directly related to the annexations. This is to staff appropriately for the Anthem area.

Councilmember Montaña inquired if the Town could reapply for additional positions at the end of this grant.

Mr. Feliz answered the Town could apply for funding for additional positions but not for positions that have already been funded.

Mayor Rankin inquired if the Town is expecting to hire the three firefighters on permanently after the funding is exhausted.

Mr. Feliz answered yes.

Councilmember Hawkins inquired when the Council will get the forecast for the monies to keep the employees after the grant funds have been expended.

Mr. Feliz stated it is a gamble the Town may not have the monies to keep the employees after the grant funds have been exhausted. If employees are informed of the situation when they are hired they will be aware of the position being funded and there may be an end to their employment in the near future.

Councilmember Walter stated if we staff the fourth position five out seven times a week the Town would save money.

Fire Chief Zick stated there would be saving because he would take part-time personnel and place them on the TRV which will take the call volume off the bigger fire trucks.

Councilmember Hawkins inquired if the Fire Department thought about bringing on volunteers.

On motion of Councilmember Celaya, seconded by Councilmember Montaña and carried to submit a grant application by the Town of Florence for Staffing for Adequate Fire and Emergency Response (SAFER) grant program.

## **MANAGER'S REPORT**

Mr. Charles Montoya, Town Manager informed Council of street construction, RAD, and the efforts to incorporate San Tan Valley.

## **CALL TO THE PUBLIC**

No comments.

## **CALL TO THE COUNCIL**

Councilmember Hawkins stated that the new handicap ramps add uniqueness to Main Street.

Mayor Rankin stated that he is proud of the Council for standing up.

**ADJOURNMENT**

On motion of Councilmember Hawkins, seconded by Councilmember Walter and carried to adjourn at 7:29 p.m.

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

**ATTEST:**

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

I certify that the following is a true and correct copy of the minutes of the Florence Town Council meeting held on August 19, 2013, and that the meeting was duly called to order and that a quorum was present.

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