

**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, AUGUST 4, 2014, AT 5:15 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. ADJOURN TO EXECUTIVE SESSION

For the purpose of discussion of the public body to evaluate the Town Magistrate, in accordance with A.R.S. § 38-431.03(A).

4. ADJOURN FROM EXECUTIVE SESSION

5. INVOCATION

6. PLEDGE OF ALLEGIANCE

7. 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.

8. PUBLIC HEARINGS AND PRESENTATIONS

- a. Issuance of a Proclamation declaring August 2014 as Child Support Awareness Month.**
- b. Issuance of a Proclamation declaring August 2014 as Drowning Impact Awareness Month.**
- c. Public hearing on a request by United Engineering Group, on behalf of Palms-Magic Ranch 80, LLC, on an application to replace the existing Planned Unit Development (PUD) zoning with a new Planned Unit Development (PUD). The Ashburn at Magic Ranch PUD is a planned single-**

family residential community of approximately 80 acres that is generally located west of Mitchell Trail, south of Arizona Farms Road and east of the Union Pacific Railroad. This case is contingent upon the annexation of the property into the Town of Florence, per pending Annexation 2013-01. First reading of Ordinance No. 613-14: AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE ASHBURN AT MAGIC RANCH PLANNED UNIT DEVELOPMENT (PZC-20-14-PUD).

- d. Public hearing on a request by the Arizona State Land Department request to change the existing zoning on approximately 320 acres from Single-Residential Ranchette (R1-R) to Planned Unit Development (PUD). The Lookout Mountain II PUD proposes underlying zoning of Multi-Family Residential (MFR) and Highway Business Commercial (B-2) on the property, which is generally located south of Arizona Farms Road, east and adjacent to the Gila River Indian Community and west of the Union Pacific Railroad. The subject site is also bisected by Hunt Highway. This case is contingent upon the annexation of the property into the Town of Florence, per pending Annexation 2013-01. First reading of Ordinance No. 614-14: AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE LOOKOUT MOUNTAIN II PLANNED UNIT DEVELOPMENT (PZC-21-14-PUD).
- e. Public hearing on a request by The WLB Group, Inc., on behalf of El Dorado Arizona Farms, LLC, for a request to replace the existing Planned Unit Development (PUD) zoning with a new Planned Unit Development (PUD). The Arizona Farms West PUD is a planned mixed use community of approximately 389 acres generally located on the south side of Arizona Farms Road, east of the Quail Run Lane alignment, north of the Heritage Road alignment and west of the Copper Basin Railroad. This case is contingent upon the annexation of the property into the Town of Florence, per pending Annexation 2013-01. First reading of Ordinance No. 616-14: AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE ARIZONA FARMS WEST PLANNED UNIT DEVELOPMENT (PZC-24-14-PUD).
- f. Public hearing on a request by The WLB Group, Inc., on behalf of: El Dorado Arizona Farms, LLC; Langley AZ Farms 150, LLC; Wolfy's R. E. Holdings, LLC; David C. Phillips c/o BGH Associates, LLC, and Superstition Springs R-14 Association to replace the existing Planned Unit Development (PUD) zoning with a new Planned Unit Development (PUD). The Arizona Farms East PUD is a planned mixed use community of approximately 766 acres generally located on the south side of Arizona Farms Road, north of the Heritage Road alignment, west of Felix Road and east of the Copper Basin Railroad. This case is contingent upon the annexation of the property into the Town of Florence, per pending Annexation 2013-02. First reading of Ordinance No. 617-14: AN

**ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA,
APPROVING THE ARIZONA FARMS EAST PLANNED UNIT DEVELOPMENT
(PZC- 25-14-PUD).**

- g. Public hearing on a request by United Engineering Group, on behalf of RMG Lucky Hunt LLC, for a change to the existing zoning on approximately 65 acres from Single-Residential Ranchette (R1-R) to Planned Unit Development (PUD). The Reserve at Lookout Mountain PUD is a proposed single-family residential community generally located on the west side of Hunt Highway at the Heritage Road alignment. This case is contingent upon the annexation of the property into the Town of Florence, per pending Annexation 2013-01. First reading of Ordinance No. 618-14: AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE RESERVE AT LOOKOUT MOUNTAIN PLANNED UNIT DEVELOPMENT (PZC-02-14-PUD).**
- 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. *Approval of accepting the register of demands ending June 30, 2014, in the amount of \$2,452,387.59.**
 - b. *Authorization to enter into an Assurance Agreement for Construction of Subdivision Improvements with D.R. Horton, Inc.**
 - c. *Authorization to purchase a Ford Explorer for the Fleet Motor Pool, from Chapman Ford, in an amount not to exceed \$30,623.94.**
 - d. *Authorization to purchase two Chevrolet Tahoe vehicles, for the Police Department, from Midway Chevrolet, in an amount not to exceed \$64,750.00.**
 - e. *Approval to enter into a lease agreement with the Pinal County Federal Credit Union, to lease property located at 200 W. 20th Street, from the Town of Florence.**
- 10. NEW BUSINESS**

 - a. Discussion/Approval/Disapproval of entering into a contract with EPS Group, to design a new waterline along SR 79 from Caliente to Vista Hermosa, in an amount not to exceed \$111,460.**
 - b. Ordinance No. 619-14: First reading of AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF FLORENCE, PINAL COUNTY, 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 (MAGIC RANCH ANNEXATION NO. 2013-01).

- c. Ordinance No. 620-14: First reading of AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF FLORENCE, PINAL COUNTY, 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 (ARIZONA FARMS ANNEXATION NO. 2013-02).**
- d. Resolution No. 1465-14: Discussion/Approval/Disapproval of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH BARCLAY HOLDINGS XLIII, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND AUTHORIZING EXECUTION OF SUCH PRE-ANNEXATION AND DEVELOPMENT AGREEMENT (ANNEXATION NO. 2013-01 – “BARCLAY” PROPERTY).**
- e. Resolution No. 1466-14: Discussion/Approval/Disapproval of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH CHI CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, AND AUTHORIZING EXECUTION OF SUCH PRE-ANNEXATION AND DEVELOPMENT AGREEMENT (ANNEXATION NO. 2013-01 – “PARCEL G AND PORTIONS OF PARCELS K AND F AT MAGIC RANCH” PROPERTIES).**
- f. Resolution No. 1467-14: Discussion/Approval/Disapproval of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH D. R. HORTON, INC., A DELAWARE CORPORATION, AND AUTHORIZING EXECUTION OF SUCH PRE-ANNEXATION AND DEVELOPMENT AGREEMENT (ANNEXATION NO. 2013-01 – “MAGIC RANCH - PARCELS B & C” PROPERTIES).**
- g. Resolution No. 1468-14: Discussion/Approval/Disapproval of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH EL DORADO ARIZONA FARMS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND AUTHORIZING EXECUTION OF SUCH PRE-**

ANNEXATION AND DEVELOPMENT AGREEMENT (ANNEXATION NO. 2013-01 – “ARIZONA FARMS WEST” PROPERTY).

- h. Resolution No. 1471-14: Discussion/Approval/Disapproval of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH EL DORADO ARIZONA FARMS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND LANGLEY ARIZONA FARMS 150, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND AUTHORIZING EXECUTION OF SUCH PRE-ANNEXATION AND DEVELOPMENT AGREEMENT (ANNEXATION NO. 2013-02 – “ARIZONA FARMS EAST” PROPERTY).**
- i. Resolution No. 1470-14: Discussion/Approval/Disapproval of A RESOLUTION of the TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH CMG 900, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND AUTHORIZING EXECUTION OF SUCH PRE-ANNEXATION AND DEVELOPMENT AGREEMENT (ANNEXATION NO. 2013-01 – “399 FINISHED LOTS WITHIN MAGIC RANCH” PROPERTY).**

11. DEPARTMENT REPORT

- a. Manager’s Report**
- b. Department Reports**
 - i. Community Development**
 - ii. Courts**
 - iii. Finance**
 - iv. Fire**
 - v. Library**
 - vi. Parks and Recreation**
 - vii. Police**
 - viii. Public Works**
 - ix. Utilities**

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 ON AUGUST 1, 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.*****