

MINUTES OF THE FLORENCE TOWN COUNCIL MEETING HELD ON MONDAY, AUGUST 4, 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 5:18 pm.

ROLL CALL:

Present: Rankin, Smith, Celaya, Hawkins, Montañó, 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 Walter, seconded by Councilmember Hawkins, and carried to adjourn to Executive Session.

ADJOURN FROM EXECUTIVE SESSION

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

INVOCATION

Councilmember Walter 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. Barbara Manning, Florence Resident, shared her support for the new pool and the positive impact it will have on the community; however, she is concerned with the cost of the pool based on recent usage numbers. Ms. Manning would like the Council to

postpone the vote to allow for further review of the facility costs and to include residents in the process.

Mr. Larry Putrick, Florence Resident, reminded the Council that the taxpayers in the Florence Unified School District, voted down the budget override three times. The pool and library are needed and are a good idea, but asked the Council to exercise a little discrimination on how the money is spent with regards to these items.

Ms. Ruth Frothechski, Florence Resident, is in agreement with the community pool and library project, as they are needed. She said the expense of the center needs to be justified. She inquired why the town employees obtained bids prior to Council approval for the project. She also inquired how much of the aquatic center expense is being paid for by Development Impact Fees, and of these fees, what percentage is paid by Anthem.

Ms. Karen Shoppell, Florence Resident, agreed with the need of a pool and library for the Town; but as an employee of the FUSD, does not see the usage at the pool that would warrant a new facility.

Mr. Richard E. Waggoner, Florence Resident, inquired as to what percent of the property tax is from the Sun City residents. He also inquired about assessments and how those funds are used.

Mr. Phil Hollins, Magic Ranch Resident, stated the Town of Florence is requesting a bond of \$5 million with an interest rate of 3%. He is concerned that this amount will increase and so will the interest on the bond. He stated that he is concerned that residents do not have a say in this matter.

Ms. Ruth Harrison, Florence Resident, discussed the proposed library and aquatic center and referenced information that was provided at the Council's works session. She stated that the information included the proposed addition of a recreational building at a cost of approximately \$2 million dollars. The proposed cost is to be offset by the sale of the existing fitness center located on Main Street, which would allow for a business to move in. She asked that the fitness center be left at its current location until there is more activity on Main Street and the Town can afford the additional expense.

Ms. Denise Kollert, Florence Resident, inquired where the Anthem residents were when the Town had the several meetings to discuss the project.

Mr. John Dantico, Iron Horse Ranch Resident, expressed his concern regarding the timing of the project in relation to the annexations. He asked how the project was to be funded.

Ms. Donna Rankin, Florence Resident, stated that it is disturbing to hear the people talk as if they are not part of Florence. She said everyone is part of Florence, and should

identify themselves as Florence residents. She said the Council works hard for all Florence residents.

Councilmember Celaya responded to criticism, in which he stated that the Town will do a press release to respond to questions during call to the public.

PUBLIC HEARINGS/PRESENTATIONS

Presentation of a Proclamation declaring August 2014 as "Child Support Awareness" month.

Mr. Charles A. Montoya, Town Manager, read the proclamation for the record.

Mayor Rankin declared August 2014 as Child Support Awareness Month and presented the Proclamation to Ms. Bertha Castro, Office Manager, Child Support Services Pinal Region. He recognized the importance of the work that the Child Support Services does and thanked them for their service to community.

Ms. Bertha Castro, Office Manager for Child Support Services Pinal Region, thanked the Town of Florence for their support. She stated that they have 186 active cases, of which, 5.8% are in Pinal County. They have collected \$35 million for the families they serve.

Presentation of a Proclamation declaring August 2014 as "Drowning Impact Awareness" month.

Mr. Charles A. Montoya, Town Manager, read the proclamation for the record.

Mayor Rankin stated that firefighters see drownings on a continual basis. He stressed the importance of raising awareness and it is important to know where the children are at all times when they are around pools.

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.

Ordinance No. 613-14:

Mr. Charles A. Montoya, Town Manager, read Ordinance No. 613-14 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE ASHBURN AT MAGIC RANCH PLANNED UNIT DEVELOPMENT (PZC-20-14-PUD).

Mr. Mark Eckhoff, Community Development Director, stated if the property is annexed into the Town, the owners would like to improve upon the plans and lower the density on the project and will designate a four acre public safety site. He said the Planning and Zoning Commission has forwarded a favorable recommendation.

Mayor Rankin opened the public hearing.

Mr. Albert Dare, Tempe, Arizona, Resident, stated that he owns a home in Magma Ranch and is in support of the annexation. He stated that one of the reasons he moved to Magma Ranch is it was his dream to have a little place out in the open. He has weighed the positives and negatives of the proposed project and is still in the support of the project.

Mayor Rankin closed the public hearing.

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.

Ordinance No. 614-14

Mr. Charles A. Montoya, Town Manager, read Ordinance No. 614-14 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE LOOKOUT MOUNTAIN II PLANNED UNIT DEVELOPMENT (PZC-21-14-PUD).

Mr. Mark Eckhoff, Community Development Director, stated that the Town is acting on behalf of State Land. In 2009, the Town entered into a development agreement with State Land, and per the agreement, agreed to work with them regarding zoning if the parcels were ever annexed into the Town. He said all of the parcels have been incorporated into the Town, with the exception of this parcel. He said this is the last parcel to be annexed into the Town, and it has been included in the Magic Ranch annexation.

Mr. Eckhoff explained the proposed zoning. He stated that currently there is not a market for commercial in the current configuration and explained how the property will be developed. He stated that many residents are concerned of what will be built on the property and it will likely be single family homes. He said the Planning and Zoning Commission has forwarded a favorable recommendation.

Mayor Rankin inquired when multi-family, high density commercial was adopted on the property.

Mr. Eckhoff stated the General Plan in 2007 provided for high density commercial. It was modified in 2008 and was approved by the voters in 2010. The Development Agreement with the State was entered into in 2009.

Mayor Rankin opened the public hearing.

Mr. Charles Smith discussed the Gila River Nation. He said that District 4 contains eight villages and is 119 square miles. He explained what the District entails such as the roadways within the District. He also discussed the issues they had with Scottsdale, Arizona, regarding Pima Road. He inquired if Florence has held discussions with the Nation.

Mr. John Dantico, Iron Horse Ranch Resident, stated that the Town is doing things prior to the annexation and that property is being destroyed. He stated that they have not been part of the planning process, and the annexation is not in their best interest. He stated that they will be negatively impacted financially and have no say in what is being done. He said the political process is not fair or good for him and his neighbors.

Mayor Rankin inquired how Mr. Dantico felt he would be economically impacted by the annexation.

Mr. Dantico stated once people learn that a multi-unit development is planned with the possibility of 3-story apartments, and the possibility of subsidized housing, it will deter them from purchasing in the area.

Mayor Rankin asked Mr. Dantico if he felt a developer would pay the high price to put in Section 8 housing. He stated that Section 8 housing is in all communities and it does not decrease home values. He said homeowners should utilize their HOA to enforce rules to assist in the maintenance of the community. He has not heard of one property that has decreased in property value due to a neighboring home being a Section 8 house.

Mr. Dantico stated that multi-unit housing would devalue his property. He encouraged the Council to involve the residents when determining the zoning of this parcel.

Vice-Mayor Smith explained that the Town is limited on what they can approve for the land. He stated that they cannot mandate what a property owner can place on their

property. He said the Town works with the land developer with the Town Plan. He said the Plan was implemented years ago, projecting what was going to be placed on the land.

Mr. Phil Collins, Magic Ranch Resident, spoke about high density residential verses residential housing and said there is not much difference, and inquired why the zoning would be changed. He said he has an understanding of how the grants and funding are connected to zoning classifications, Section 8 housing and multi-family housing. He said it is the renters and not the residents that cause the problems. If they had been a part of the housing strategy years ago, they could have expressed their concerns and shared their negative experiences. He said the plan of our Florence leadership is not living up to their promises and he does not see accountability; otherwise, fees would not be charged or reduced. He said Florence lost a lawsuit and inquired who would pay for it.

Councilmember Hawkins stated that the property owners are the ones who will decide if the annexation will pass. The Town must comply with State law. He said Florence is transparent.

Councilmember Woolridge stated that crime happens everywhere and not only within subsidized housing.

Mayor Rankin stated that plans are subject to change.

Councilmember Celaya stated that the Council has everyone's best interest when making decisions.

Mr. Woody Rast, Magic Ranch Resident, stated that he is against the annexation.

Ms. Kathy Hargrove, Magic Ranch Resident, stated that the land has already been zoned and State Land has the final decision on what will be built on their property. She said the property has changed ownership several times. She stated that she is in favor of the annexation.

Ms. Hargrove stated the current status of the mine project is the result of the prior owner who setup the ability for the mine to reopen and be worked. If the lawsuit requires a payment by the Town, she does not want to pay for it.

Mr. John Dantico, Magic Ranch at Iron Horse Resident, thanked the Council for protecting their well-being with regards to the mine.

Mayor Rankin closed the public hearing.

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.

Ordinance No. 616-14

Charles A. Montoya read Ordinance No. 616-14 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE ARIZONA FARMS WEST PLANNED UNIT DEVELOPMENT (PZC-24-14-PUD).

Mr. Mark Eckhoff, Community Development Director, stated this project is primarily residential with some small commercial and employment pieces and a golf course. The land has been planned for 12 years and the new owners have split the land into two projects; west and east. Each project falls into two different annexations. This Arizona Farms West project is in the Magic Ranch annexation.

The plan will consist primarily of residential homes with 20 acres set aside for a Town park, 14 acres for a school site along with HOA amenities including pocket parks and multi-use paths. The two projects will be merged together to make one community.

Mayor Rankin opened the public hearing.

Mr. Albert Dare, Magma Ranch Resident, stated that he is in favor of this project. He stated that Section 8 residents are the same as everyone else and should be respected just as any citizen.

Mr. Fred Rudman, Magic Ranch Resident, expressed his concern regarding the roads that lead into the various projects that are being discussed. The current road system in Oasis at Magic Ranch is servicing an adjacent community as their access road was never completed. He said he is interested in seeing the road system planned for the developments and hoped that there are sufficient ingresses and egresses which will be able to handle the increased traffic flow.

Mayor Rankin closed the public hearing

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.

Ordinance No. 617-14

Charles A. Montoya read Ordinance No. 617-14 by title only.

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

Mr. Mark Eckhoff, Community Development Director, stated that the Arizona Farms East PUD is planned with various residential, commercial and employment. Commercial employment has been retained as it was planned originally with Pinal County so as to not lose the employment opportunities. He stated that this is the first project that Community Development has had an opportunity to work with the owners with regards to the area which may include a segment of the North-South corridor. He stated that there will be a five acre site for a public safety facility and possible locations for school sites.

Mr. Eckhoff discussed the road infrastructure for the area and how Community Development is working with land owners in the area to improve the road system.

Mayor Rankin opened the public hearing. There being no public comment, Mayor Rankin closed the public hearing.

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.

Ordinance No. 618-14

Charles A. Montoya read Ordinance No. 618-14 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE RESERVE AT LOOKOUT MOUNTAIN PLANNED UNIT DEVELOPMENT (PZC-02-14-PUD).

Mr. Eckhoff, Community Development Director, stated that the property is located within Magic Ranch and will be a subdivision with various lot sizes, and will preserve the natural hills in the area. He stated that the developer has held discussions with the Gila River Nation on how they could improve on the community. It was requested that the homes not all back up to the Nation and the request was incorporated into the plan. He said the Planning and Zoning Commission has forwarded a favorable recommendation.

Mayor Rankin inquired how many units are planned and how many access points the development will have.

Mr. Eckhoff, Community Development Director, stated that there will be access from the north and the south of the shopping center as well as from the development on the south. He said there may be additional access which can be obtained from Hunt Highway if deemed necessary during project development.

Mayor Rankin opened the public hearing. There being no public comment, Mayor Rankin closed the public hearing.

CONSENT AGENDA: 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.**

On motion of Councilmember Montaña, seconded by Councilmember Celaya, and carried to approve the Consent Agenda, as written, with the exception of Item 9c.

c. *Authorization to purchase a Ford Explorer for the Fleet Motor Pool, from Chapman Ford, in an amount not to exceed \$30,623.94.

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Councilmember Walter inquired know how many vehicles are in the fleet and if this vehicle is necessary for purchase at this time.

Mr. Montoya stated that there are three vehicles available to Town Hall with additional vehicles assigned to the other departments.

Councilmember Walter inquired if there were any other vehicles other than the ones at Town Hal and what is the total number of vehicles in the Town's fleet. She also inquired if the new vehicle will have an emblem affixed to it, as she did not see that in the purchase agreement.

Discussion occurred on the Town's fleet of vehicles, and the requirements of identifying Town vehicles as such.

Mr. Costa explained total fleet count, which includes equipment. He said the new vehicle will have an emblem affixed to it.

On motion of Councilmember Walter, seconded by Vice-Mayor Smith, to table the purchase of the Ford Explorer for clarification of labeling the vehicle; motion failed.

On motion of Councilmember Woolridge, seconded by Vice-Mayor Smith, and carried to purchase a Ford Explorer for the Fleet Motor Pool, from Chapman Ford, in an amount not to exceed \$30,623.94.

NEW BUSINESS

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.

Mr. John Mitchell, Utilities Director, stated this request is to have the EPS Group design the water line between Caliente and Vista Hermosa. The project has been included in the CIP and he is requesting to move forward on the project and work on the design.

Mayor Rankin inquired what the installation cost will be.

Mr. Mitchell stated that the estimated cost will be approximately \$1 to \$1.5 million.

On motion Councilmember Woolridge, seconded by Councilmember Montaña, and carried to approved 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.

Ordinance No. 619-14

Jess Knudson, Assistant Town Manager, read Ordinance No. 619-14, by title only.

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).

Mr. Mark Eckhoff, Community Development Director stated the public hearing occurred on September 9, 2013. The annexation encompasses approximately 2,571 acres or 4.04 square miles. He said when combined with the Arizona Farms annexation, this would increase the corporate limits from approximately 62 square miles to 68 square miles.

Mayor Rankin inquired as to what reading this was.

Mr. Eckhoff stated this is the first reading. It will come back for a second reading potentially on August 18, 2014.

Ordinance No. 620-14

Jess Knudson, Assistant Town Manager, read Ordinance No 620-14 by title only.

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).

Mr. Eckhoff, Community Development Director stated he had addressed this Ordinance in a previous presentation in this meeting.

Resolution No. 1465-14:

Mr. Jess Knudson, Assistant Town Manager, read Resolution No. 1465-14 by title only.

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).

Mr. Eckhoff, Community Development Director, stated that the agreement with Barkley Holdings who represents the all stores except the Smith's store aka, Fry's. The agreement with Smiths has just been completed and will be on the next agenda. He said the difference with this agreement is the commitment to not increase the Development Impact Fees for the first 10 years.

On motion, Councilmember Woolridge, seconded by Councilmember Hawkins, and carried to adopt Resolution No. 1465-14.

Resolution No. 1466-14:

Mr. Jess Knudson, Assistant Town Manager, read Resolution No. 1466-14 by title only.

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).

Mr. Eckhoff, Community Development Director, stated that CHI Construction is an extension of D.R. Horton. He said the subdivision is complete and there is a \$1,500 cap on single-family home permit fees. He explained that the fees would be calculated differently from Pinal County, and the fees will be slightly higher for larger homes in the \$200,000 to \$250,000 range. He said the cap is an incentive for building in the Town. The PADA commits to not increase Development Impact Fees for the subject site for the first ten years of the 15 year term of the PADA.

On motion, Councilmember Hawkins, seconded by Councilmember Woolridge, and carried to adopt Resolution No. 1466-14.

Resolution No. 1467-14

Mr. Jess Knudson, Assistant Town Manager, read Resolution No. 1467-14 by title only.

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).

Mr. Mark Eckhoff, Community Development Director, stated that the PADA agreement is similar to the others. This resolution would allow D.R. Horton to complete the Magic Ranch project near the clubhouse.

On motion, Councilmember Walter, seconded by Councilmember Montaña, and carried to adopt Resolution No. 1467-14.

Mr. Jess Knudson, Assistant Town Manager, read Resolution No. 1468-14 by title only.

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).

Mr. Eckhoff, Community Development Director, noted that the terms vary from some other recent agreements because of the size and complexities of the Arizona Farms East and West projects, particularly with these projects planning for a future freeway, fire station site dedication, community park dedication, school site dedication, etc. This project is expected to take 15 to 20 years to complete. The PADA commits to not increase Development Impact Fees for the single-family residential lots planned within this project for the first 15 years of the 20 year term of the PADA.

Mr. Mark Eckhoff, Community Development Director offered to answer any question as he previously presented this project in tonight’s meeting.

On motion, Councilmember Montaña, seconded by Councilmember Celaya, and carried to adopt Resolution No. 1468-14.

Resolution No. 1471-14

Mr. Jess Knudson, Assistant Town Manager, read Resolution No. 1471-14 by title only.

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).

On motion, Councilmember Montaña, seconded by Councilmember Celaya, and carried to adopt Resolution No. 1471-14.

Resolution No. 1470-14

Mr. Jess Knudson, Assistant Town Manager, read Resolution No. 1470-14 by title only.

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).

Mr. Eckhoff, Community Development Director, stated that the developer has inherited 399 completed lots from the prior owner. The previous owners of the land pre-paid funds to Pinal County towards regional transportation improvements. As part of the agreement, no additional transportation fees would be charged to this property. The PADA commits to reduced Development Impact Fee for the single-family residential lots planned within this project for the full 20 year term of the PADA. This reduction largely reflects that a Development Impact Fee would not be collected for the transportation/roads category. To ensure the developer is not harmed, there is a commitment in the PADA to not have a Construction Sales Tax for the homes in this project. He said this was the only possible equation to keep the incentive to join the Town. When they come into the Town and there is a demand for new homes, they can immediately go vertical on the development.

Mayor Rankin asked James E. Mannato, Town Attorney, if the agreement conforms to all legal requirements.

Mr. Mannato stated the agreement is legal and within the discretion of the Town Council.

On motion, Vice-Mayor Smith, seconded by Councilmember Walter, and carried to adopt Resolution No. 1470-14.

DEPARTMENT REPORT

Manager's Report

Department Reports
Community Development
Courts
Finance
Fire
Library
Parks and Recreation
Police
Public Works
Utilities

Councilmember Walter inquired what vehicles were serviced and to which department each vehicle is assigned to, as noted in the Public Works Department Report. She also inquired what is the long-term plan for the sanitation vehicles, and if they will be sold.

Mr. Wayne Costa, Public Works Director, explained what repairs were done to each of the vehicles serviced and to which department each vehicle is assigned to. He said the sanitation vehicles are operated on a monthly basis to keep them operable. Sale of three of the four vehicles is being entertained if an agreement can be made with the entities looking to purchase them. He stated that the proceeds from the sale of the vehicles would be placed in the sanitation fund.

Mr. Charles Montoya, Town Manager, said Mr. Costa is conducting a study on the cost effectiveness of centralizing a sanitation transfer station in the Town, as requested by the Council. Currently a location for a station has not been identified. The study is scheduled to come before the Council in the near future.

Councilmember Montaña inquired what is being done to slow people down on Main Street, noting the Police Report for Beat 1 with the highest speed recorded was 52 mph.

Mr. Montoya agreed that the report is concerning and would be following up with Police Chief Hughes, Lieutenant Tryon, and ADOT to determine what can be done to reduce speeding on Main Street.

Vice-Mayor Smith inquired who owns the small speed signs out in Anthem, noting it would be nice to have these signs on Main Street.

Mr. Montoya noted the signs belong to the Town and he has already spoken to Chief Hughes to place some on Felix Road and within the downtown area.

The Department Reports were received and filed.

CALL TO THE PUBLIC

Ruth Harrison, Florence Resident, requested the Council replace the splash pad at Padilla Park, which does not recirculate water, with a recirculating water fountain.

Denise Kollert, Florence Resident, is concerned that other residents feel the Council is not transparent and the residents are not informed. She stated that the Town has provided ample information through various meetings, mailings and posted reports. She stated that the aquatic center is needed and will be a benefit for the community as large.

Mr. Dantico inquired how income will be generated to replace all of the waivers of fees for the next ten years on the PADAs that were presented this evening.

CALL TO THE COUNCIL

Councilmember Celaya stated that many of the questions posed this evening along with the information that has been requested have been addressed at prior meetings. He asked staff to release a press release answering the questions that were posed.

Councilmember Walter stated that she would like the press release to include a review of the use of Developmental Impact Fees for the development of an Aquatic Center. She stated per A.R.S. § 9-46305, it states aquatic centers do not qualify for the use of these fees. She asked staff to provide a projected operating cost budget at the next meeting so Council can have a better understand what to expect.

Councilmember Montañó stated that Mr. Ed Cunningham passed away. He was a pioneer in our community. Mr. Cunningham was a Korean War veteran and served on many environmental boards and the school district.

Councilmember Hawkins stated that he hopes the water from the splash pad is recirculating and it would be irresponsible to have the water go down the drain.

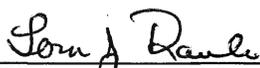
Vice-Mayor Smith stated that recycled water must be treated with chemicals that would kill the grass surrounding the pad. He stated that he is concerned with the flyers that are being circulated with incorrect figures regarding the cost of the aquatic center. He said the signs that are being posted also contain incorrect information. He asked the citizens to be cautious of what is being circulated and to speak with Town staff to obtain the correct information.

Mayor Rankin stated that the costs associated with the pool is not known at this time. He said Council will review the final figures prior to voting. The usage of the pool could be better if the condition of the pool was improved. The pool is for the residents who live within the Town limits. The Council believes the first-class facility will develop the north end of town and will draw people to the Town.

Mayor Rankin explained that fees are paid and utilized for the betterment of the Town as a whole. The bonding that is being considered will not raise your taxes. He asked if anyone has questions, to please contact the Town staff.

ADJOURNMENT

On motion of Councilmember Montañó, seconded by Vice-President Smith, and carried to adjourn the meeting at 8:44 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 August 4, 2014, and that the meeting was duly called to order and that a quorum was present.



Lisa Garcia, Town Clerk