

**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, FEBRUARY 2, 2015, AT 5:00 P.M., IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

1. CALL TO ORDER

2. ROLL CALL: Rankin __, Walter __, Woolridge __, Hawkins __, Montaña __, Guilin __, Anderson __.

3. COUNCIL PICTURES (5:00 p.m. to 6:00 p.m.)

4. INVOCATION (6:00 p.m.)

5. PLEDGE OF ALLEGIANCE

6. 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.

7. CONSENT: All items on the consent agenda will be handled by a single vote as part of the consent agenda, unless a Councilmember or a member of the public objects at the time the agenda item is called.

a. Award of 2015 Fleet Replacement Bids:

- i. **One 2015 Ford Explorer** for the Parks and Recreation Department from Chapman Ford, in an amount not to exceed \$26,539.11;
- ii. **Two 2015 Chevrolet** Silverado 2500HDs (one for the Public Works Department and one for the Utilities Department) from Garrett Motors, in an amount not to exceed \$61,078.90;
- iii. **One 2015 Dodge Ram** 2500 Crew 4x4 for the Utilities Department from Larry H. Miller Dodge Ram, in an amount not to exceed \$49,726.67;
- iv. **Two 2015 Chevrolet Tahoes** for the Police Department from Midway Chevrolet, in an amount not to exceed \$65,009.30.

- b. **Authorization to enter** into an Intergovernmental Agreement between the Town of Florence and the Arizona Department of Transportation for the purpose of utilizing the Traffic and Criminal Software, a mobile crash reporting system, necessary to create electronic crash reports and issue citations through a secured wireless network.
- c. **Enter into an Intergovernmental** Agreement between the Town of Florence and the Pinal County Sheriff's Office for the purpose of providing additional manpower necessary to provide law enforcement services to those persons in attendance at the Country Thunder Events.
- d. **Approval of accepting** the register of demands ending December 31, 2014, in the amount of \$2,826,092.52

8. UNFINISHED BUSINESS

- a. **ORDINANCE NO. 625-15:** Discussion/Approval/Disapproval of AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE JOHNSON RANCH ESTATES PLANNED UNIT DEVELOPMENT (PZC-02-15-PUD). Public Hearing and First Reading held on January 20, 2015.

9. NEW BUSINESS

- a. **Discussion/Approval/Disapproval** of issuing a Notice of Award to Garney Companies, Inc. for the North Florence Reservoir and Pump Station for the amount of \$1,716,000; and, authorize the Mayor to execute the contract documents on behalf of the Town.
- b. **Resolution No. 1495-15:** Discussion/Approval/Disapproval A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING A TOWN CORE INCENTIVE PLAN REQUEST FOR PINAL COUNTY APN 202-07-0890 (CASE PZC-06-15-INF).
- c. **Resolution No. 1496-15:** Discussion/Approval/Disapproval of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AUTHORIZING THE ADOPTION OF OWNER OCCUPIED HOUSING REHABILITATION GUIDELINES DATED JANUARY 2015 IN RELATION TO HOME, COMMUNITY DEVELOPMENT BLOCK GRANT, AND STATE HOUSING FUNDS FOR HOUSING REHABILITATION ACTIVITY.
- d. **Discussion/Approval/Disapproval** of a Change Order to the Library/Recreation Complex design-build contract with Low Mountain Construction increasing the Guaranteed Maximum Price by \$450,000 to \$13,139,225 for the relocation of the San Carlos Irrigation Project Irrigation canal in Territory Square.

10. 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

11. CALL TO THE PUBLIC

12. CALL TO THE COUNCIL

13. ADJOURN TO EXECUTIVE SESSION

For the purpose of discussion amongst the Florence Town Council with regards to hiring an in house town attorney pursuant to A.R.S. §38-431.03(A)(1).


14. ADJOURNMENT FROM EXECUTIVE SESSION

15. 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 JANUARY 29, 2015, 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> 7a.
MEETING DATE: February 2, 2015 DEPARTMENT: Public Works STAFF PRESENTER: John Mitchell, P.E. Interim Public Works Director SUBJECT: Purchase of fleet replacements for various Town of Florence departments.		<input checked="" type="checkbox"/> Action <input 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:

Recommend a Town Council Motion to approve the purchase of:

- 1) One 2015 Ford Explorer for the Parks and Recreation Department from Chapman Ford, in an amount not to exceed \$26,539.11;
- 2) Two 2015 Chevrolet Silverado 2500HDs (one for the Public Works Department and one for the Utilities Department) from Garrett Motors, in an amount not to exceed \$61,078.90;
- 3) One 2015 Dodge Ram 2500 Crew 4x4 for the Utilities Department from Larry H. Miller Dodge Ram, in an amount not to exceed \$49,726.67.
- 4) Two 2015 Chevrolet Tahoes for the Police Department from Midway Chevrolet, in an amount not to exceed \$65,009.30.

BACKGROUND/DISCUSSION:

In the 2014-2015 Fiscal Year Budget, Town Council approved funding in the amount of \$242,000 to purchase replacement vehicles for various TOF Departments. The Fleet Division of the Public Works Department analyzed Town vehicles and recommends replacing certain departments' vehicles with the vehicles listed above, based on the results of their review including age, mileage, repair costs and overall condition of the replaced vehicle. Quotes were obtained according to Town Purchasing Policy and the vehicles selected were based on the results of bids obtained as shown on the attached Bid Tabulation Sheets.

FINANCIAL IMPACT:

The total cost of the recommended replacement vehicles is \$202,354.31. The Police vehicles will still require additional items to include:

- All equipment needed to build a canine and patrol vehicle at an amount of \$24,779.58, to be purchased at a later date from a different vendor
- Decals to be added will be \$931.12, to be purchased at a later date from a different vendor
- Two wireless cameras will need to be installed at a price of \$7,820 to be purchased at a later date from another vendor

The total amount of the replacement vehicles and the additional costs to be incurred is within the budgeted amount.

RECOMMENDATION:

Staff recommends that Town Council authorize the purchase of the six vehicles listed for replacement of various Town vehicles in the amount not to exceed \$242,000.

ATTACHMENTS:

- Bid Tabulation Sheets for each vehicle
- Quotes and Specifications
- Arizona State Contract (when applicable)

**Town of Florence
Bid Tabulation Sheet**

General Ledger Account Number 011-531-505

Date Prepared_ 1/12/2015

Prepared By_ John Mitchell

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

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

Formal Sealed Bid: # _____ Title _____ Opening Date _____ Opening Time _____

Item (include quality, brand, model, color):

2015 Ford Explorer for Park and Recreation

Vendor name Contact Person Phone/Fax	Payment Terms (Discount?)	Availability	Who Pays Shipping?	Unit Price	Extended Price	Comments
1 Chapman Ford Phone 480-212-4765 Fax 480-212-0426				\$24,580.00	\$26,539.11	Includes tint and taxes. Arizona State Contract
2 San Tan Fleet 1429 E. Motorplex Loop, Gilbert, AZ 85297 Phone 480-621-3741 Fax 480-621-3796				\$24,847.00	\$26,790.07	Includes tax.
3 Berge Ford 460 E. Auto Center Drive, Mesa, AZ 85204 Phone 480-497-1111 Fax _____				\$24,999.00	\$27,016.42	Includes taxes and tint in second and third row.

Attach additional page(s), if necessary

Vendor Selected

Chapman Ford

Address

Phoenix

Justification (if not lowest price) _____

Department Head Approval _____

Date

1/14/2015

Finance Director Approval _____

Date

1/15/15

Town Manager Approval _____

Date

[Signature]

1/14/2015+1^

If over \$25,000, must go to Town Council for approval.
Attach this approved for to purchase request with written quotes, if applicable.

Exhibit D



Government Fleet Sales Manager

Joe Sanchez (480) 212-4765 joesanchez@chapmanchoice.com
Department Fax (480) 212-0426

Date: January 8, 2015

Customer: Town of Florence

Line Item/State Contract #: K7B / ADSP012-016662

Vehicle Description: 2015 Ford Explorer Base Front Wheel Drive

	Base Bid Price	<u>\$24,315.00</u>
	<u>Upgrade Options</u>	
1	Window Tint	265.00
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
		<u>\$265.00</u>
	Bid Price (with options)	\$24,580.00
	Tire Tax	5.00
	Sales Tax (7.95%)	1,954.11
	Ford Extended Service Plan	
	Transportation Fee	<u> </u>
	Total Delivered Price	<u>\$26,539.11</u>

Notes:

Thank You,
Joe



Chapman Ford

Master Blanket Purchase Order ADSP012-016662

Header Information

Purchase Order Number:	ADSP012-016662	Release Number:	0	Short Description:	Vehicles, New Purchases Statewide
Status:	3PS - Sent	Purchaser:	Lori Sherill	Receipt Method:	Quantity
Fiscal Year:	2012	PO Type:	Blanket	Minor Status:	
Organization:	State of Arizona	Location:	STRGC - SPO Strategic	Type Code:	Statewide
Department:	ADSP0 - State Procurement Office	Entered Date:	01/16/2012 03:48:21 PM	Control Code:	
Alternate ID:		Retainage %:	0.00%	Discount %:	0.00%
Days ARO:	120	Release Type:	Direct Release	Pcard Enabled:	Yes
Print Dest Detail:	If Different	Tax Rate:		Actual Cost:	\$0.00
Catalog ID:					
Contact Instructions:	Lori.Sherill@azdoa.gov or (602) 542-7144				

Master Blanket/Contract End Date (Maximum):
01/16/2017 11:59:59 PM

Project No.:

Building Code:

Cost Code:

Special Purchase Types:

PIJ NUMBER:

Coop Spend To Date:

Attachments:

PO Terms & Conditions, IFB No ADSP012-00001167 - Vehicles New Purchases Statewide.pdf, Attachments I - VIII Word Documents.zip, Change Order No. 7 - Price Update Bilateral Change Order Summary, 2014 Contract Prices, 2013 Fusion Spec Sheet, 2013 Ford Fusion Press Release, Contract Amendment, 2013 Ford Escape Press Release, Change Order 05 Summary ADSP012-016662.doc, Change Order No. 6 - Unilateral Change

Primary Vendor Information & PO Terms**Vendor:**

000015518 - Chapman Ford LLC
 Joe Sanchez
 7100 E. McDowell Road
 Scottsdale, AZ 85257
 US
 Email:
 joesanchez@chapmanchoice.com
 Phone: (480)212-4765
 FAX: (480)946-7142

Payment Terms: Net 30**Shipping Method:**

Best Way

Shipping Terms:

F.O.B., Destination

Freight Terms:

Freight Allowed

PO**Acknowledgements:**

Document	Notifications	Acknowledged Date/Time
Purchase Order	Emailed to joesanchez@chapmanchoice.com at 01/17/2012 01:34:54 PM	01/17/2012 02:22:25 PM
Change Order 8	Emailed to joesanchez@chapmanchoice.com at 01/28/2014 03:36:25 PM	01/28/2014 04:10:37 PM
Change Order 9	Emailed to joesanchez@chapmanchoice.com at 02/11/2014 03:27:27 PM	02/11/2014 03:28:52 PM
Change Order 1	Emailed to joesanchez@chapmanchoice.com at 06/14/2012 09:03:20 AM	06/15/2012 02:05:31 PM
Change Order 2	Emailed to joesanchez@chapmanchoice.com at 07/18/2012 11:26:56 AM	07/18/2012 12:51:10 PM
Change Order 3	Emailed to joesanchez@chapmanchoice.com at 09/24/2012 07:22:40 AM	09/25/2012 09:03:44 AM
Change Order 4	Emailed to joesanchez@chapmanchoice.com at 10/01/2012 08:37:15 AM	10/01/2012 08:37:57 AM
Change Order 5	Emailed to joesanchez@chapmanchoice.com at 08/08/2013 05:35:19 PM	08/12/2013 09:28:58 PM
Change Order 6	Emailed to joesanchez@chapmanchoice.com at 10/17/2013 12:00:53 PM	10/18/2013 08:58:19 AM
Change Order 7	Emailed to joesanchez@chapmanchoice.com at 10/29/2013 02:51:07 PM	10/30/2013 03:37:34 PM

Master Blanket/Contract Vendor Distributor List

Vendor ID	Alternative ID	Vendor Name	Preferred Delivery Method	Vendor Distributor Status
<u>000015518</u>	12743313840	Chapman Ford LLC	Email	Active

Master Blanket/Contract Controls

Master Blanket/Contract Begin Date: 01/17/2012 **Master Blanket/Contract End Date:** 10/01/2014
Cooperative Purchasing Allowed: Yes

Organization	Department	Dollar Limit	Dollars Spent to Date	Minimum Order Amount
ALL ORG - Organization Umbrella Master Control	AGY - Agency Umbrella Master Control	\$0.00	\$5,308,154.50	\$0.00



Lloyd Covault
 Government Sales Manager
 Cell: 602-684-5500
 Fax: 480-621-3796
 Office: 480-621-3741
 Email: lloydcovault@santanford.com

Attn: David Hills
 City of Florence
 520-868-7569

david.hills@florenceaz.gov
 Quote: STF15003

Date: 7-Jan-15

Customer: City of Florence

Item/State Contract #: ADSP012-016671

Vehicle Description: 2015 Ford Explorer 4x2

Qty: 1

	<u>Each</u>	<u>Extended</u>
Base Bid Price:	\$24,697.00	\$24,697.00

<u>Item:</u>	<u>Option #:</u>	<u>Description:</u>		
1	K7B	2015 Ford Explorer 4X2	\$0.00	\$0.00
2	YZ	Oxford white	\$0.00	\$0.00
3	7L	Med light stone cloth	\$0.00	\$0.00
4	998	3.5 V-6	\$0.00	\$0.00
5	44J	6 Speed Auto	\$0.00	\$0.00
6			\$0.00	\$0.00
7			\$0.00	\$0.00
8			\$150.00	\$150.00
9			\$0.00	\$0.00
10			\$0.00	\$0.00
11			\$0.00	\$0.00
12			\$0.00	\$0.00
13				
14				
15				
16				
17				
18				
19				
20				

Bid Price (with options):	\$24,847.00	\$24,847.00
Sales Tax 7.8%	\$1,938.07	\$1,938.07
SubTotal:	\$26,785.07	\$26,785.07
Tire Tax (each):	\$5.00	\$5.00
	\$0.00	\$0.00
Total Delivered Price:	\$26,790.07	\$26,790.07

Notes:

*=optional. Without ExtraCare total delivered price is :



460 East Auto Center Drive
 Mesa, Arizona 85204
 480-497-1111

Richard Lewis
 Government Fleet Sales Manager
 Phone: 480-497-7548
 Fax: 480-497-7594
rlewis@bergeford.com

Theresa Worthen
 Assistant Government Fleet Sales
 Phone: 480-497-7544
tworthen@bergeford.com

Date: 1/7/15
Customer: TOWN OF FLORENCE ATTN: DAVID HILLS
Vehicle Description: 2015 FORD EXPLORER BASE

		Base Bid Price:	\$ 24,999.00
UPGRADE OPTIONS			
1	2015 FORD EXPLORER BASE PER ATTACHED SPECS	\$	-
2			
3		\$	-
4		\$	-
5		\$	-
6		\$	-
7		\$	-
8		\$	-
9		\$	-
10		\$	-
11		\$	-
12		\$	-
13		\$	-
14		\$	-
15		\$	-
		Base Bid Price w/Options:	\$ 24,999.00
		Tire Tax:	\$ 5.00
		Sales Tax (8.05%)	\$ 2,012.42
Ford Extended Service Plan		\$	-
Transportation Fee		\$	-
TOTAL DELIVERED PRICE		\$	27,016.42

The following features are standard on 2015MY Explorer:

MECHANICAL

- 3.39 Axle Ratio (FWD), Non-Limited-Slip
- 4-Wheel Disc Brakes with ABS
- 18.6 gallon Fuel Tank
- 58 AH Battery
- Electronic Power-Assist Steering
- Engine – 3.5L Ti-VCT V6
- Hill Start Assist
- Independent front & rear Suspension
- Transmission – 6-Speed SelectShift® Automatic with Shifter Button Activation (not included with 2.0L I-4 EcoBoost®)

EXTERIOR

- 2nd and 3rd Row Privacy Glass
- Black (MIC) Door Handles
- Black (MIC) Wheel Lip Molding
- Black Roof Side Rails and End Caps
- Body-Color Bumpers (Body-Color Top, Black Bottom)
- Body-color Spoiler
- Chrome Liftgate Appliqué with embossed Explorer
- Dual Chrome Exhaust Tips
- Foundry Gray Painted Grille
- Headlamps – Auto, Bi-Functional Projector Beam Halogen
- LED Taillamps
- Lower bodyside cladding (Black)
- Mini Spare
- Mirrors – Black (MIC), Power Electric Remote, Manual Folding with Integrated Blind Spot Mirrors (integrated blind spot mirrors not included when equipped with BLIS®)
- Roof-mounted Antenna
- ★ Tires – P245/60R18 A/S BSW
- ★ Wheels – 18" Painted Aluminum

INTERIOR/COMFORT

- 2nd and 3rd Row Dome/Map Light
- Cargo Hooks
- Climate Control
 - Auxiliary Climate Control
 - Manual Single Zone
 - Cabin Air Filter
- Color-keyed single blade sun visors with covered vanity mirrors
- Console
 - Floor – Armrest / Storage
 - Overhead Console with Lights and Sunglass Holder
- Cupholders – 12
- Dark Galvano Appliqués
- Dark Slate Metallic Center Stack
- Floor mats, Front and Rear – color-keyed, carpeted
- Front-passenger and 2nd Row Outboard Grab Handles
- Load Floor Tie-Down Hooks
- Locking Glove Box
- Manual Tilt/Telescoping Steering Column
- Power Windows and Locks – 1-touch Down Driver Window
- Scuff Plates, Front and Rear – Embossed with Explorer
- Seats
 - 1st Row Cloth, Bucket Seats, 6-way power driver with manual lumbar and recline, 4-way manual passenger seat
 - 2nd Row – 60/40 Split-Fold-Flat Bench (Fore/Aft adjustable seat – 40 section only)
 - 3rd Row – 50/50 Split-Folding Seat
- Steering Wheel – Speed Controls, 5-Way Controls and Secondary Audio Controls

SAFETY/SECURITY

- 2 Keyless-Entry integrated keyhead transmitters
- AdvanceTrac® with Roll Stability Control™ (RSC®)
- Airbags
 - 2nd generation driver & front-passenger, side seat
 - Front-passenger knee airbag
 - 3rd row Safety Canopy® with Rollover Sensor
- Battery saver feature
- Belt-Minder® (Front Driver / Passenger)
- Front Passenger Sensing System
- Illuminated Entry
- LATCH (Lower Anchors and Tethers for Children) system on rear outboard seat locations
- Seat Belts with Pretensioner/Energy-Management System w/adjustable height in 1st Row
- SecuriLock® Passive Anti-Theft System (PATS)
- SOS Post-Crash Alert System™
- Tire Pressure Monitoring System (TPMS)

FUNCTIONAL

- Audio
 - Single-CD, MP3-Capable, 6 Speakers
 - Media Hub with Auxiliary Input Jack and Courtesy Light
- Cruise Control
- Easy Fuel® Capless Fuel-Filler
- MyFord®
 - 4.2" color LCD display in instrument cluster (Analog displays for fuel, speedometer and tachometer)
 - 4.2" color LCD display in IP center-stack (display for outside temp)
- MyKey®
- Powerpoints – (4 total) 12-volt, 1st Row (2), 2nd Row & rear cargo area
- Rear Window Defroster Trailer Sway Control
- Trailer Sway Control
- Wipers – Front Speed-Sensitive Intermittent; Rear 2-speed

4WD MODELS INCLUDE

- Front Recovery Hooks
- Hill Descent Control™
- Terrain Management System™

**Town of Florence
Bid Tabulation Sheet**

General Ledger Account Number 011-531-505

Date Prepared 12/18/2014

Prepared By John Mitchell

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

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

Formal Sealed Bid: # _____ Title _____ Opening Date _____ Opening Time _____

Item (include quality, brand, model, color):

Two (2) 2015 Chevrolet Silverado 2500HD - one for PW Dept. and one for Utilities Dept.

Vendor name Contact Person Phone/Fax	Payment Terms (Discount?)	Availability	Who Pays Shipping?	Unit Price	Extended Price	Comments
1 Midway Chevrolet 2323 W. Bell Road, Phoenix, AZ 85023 Phone 602-733-2251 Gregg Ball Fax				\$28,113.00	\$30,451.38	\$60,902.76 (Quantity of two vehicles) Arizona State Contract
2 Garrett Motors 197 N. Arizona Blvd., Coolidge, AZ 85128 Phone 520-723-5401 Fax 520-723-7802				\$28,225.00	\$30,539.45	\$61,078.90 (Quantity of two vehicles)
3 Freeway Chevrolet 4 1150 N. 54th Street, Chandler, AZ 85226 Phone 480-753-1234 Fax				\$33,946.90	\$37,992.01	\$75,984.02 (Quantity of two vehicles)

Attach additional page(s), if necessary

Vendor Selected Garrett Motors **Address** 197 N. Arizona Blvd., Coolidge, AZ 85128

Justification (if not lowest price) Garrett is within \$88.07 of the lowest bidder. They are a local vendor and the County retains 1% of the County tax for roads and the City of Coolidge retains the City tax.

OK per policy see attached

Department Head Approval _____ Date 1/7/2015

Finance Director Approval _____ Date 1/2/15

Town Manager Approval _____ Date 1/4

*If over \$25,000, must go to Town Council for approval.

Attach this approved for to purchase request with written quotes, if applicable.

12/19/2014+1^

Exhibit D

John Mitchell



GARRETT MOTORS COOLIDGE



SALES • SERVICES • PARTS • ALIGNMENTS • LEASING • TOWING

2015 Fleet/Non-Retail Chevrolet Silverado 2500HD Built After Aug 14 4WD

PRICING SUMMARY

PRICING SUMMARY - 2015 Fleet/Non-Retail CK25753 4WD Double Cab 144.2" Work Truck

	<u>Invoice</u>	<u>MSRP</u>
Base Price	\$35,062.00	\$37,300.00
Total Options:	\$246.40	\$280.00
Vehicle Subtotal	\$35,308.40	\$37,580.00
Advert/Adjustments	\$751.60	\$0.00
Destination Charge	\$1,195.00	\$1,195.00
GRAND TOTAL	\$37,255.00	\$38,775.00

Discount

- 9000⁰⁰

28,225⁰⁰
23144⁵ TAX
& License Town of Phoenix 1011

30,539⁴⁵

*
 Buying From Local Dealer The County Remains 1.0% County TAX For Roads & City of Coolidge Remains The City TAX

Report content is based on current data version referenced. Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

GM AutoBook, Data Version: 365.0, Data updated 12/16/2014

CHEVROLET - BUICK - GMC
197 N. ARIZONA BLVD. COOLIDGE, AZ 85128
(520) 723-5401 • FAX (520) 723-7802



ARIZONA STATE CONTRACT VEHICLE QUOTE

STATE CONTRACT # ADSP012-016669 Admin.
 QUOTE SENT TO: David Hillis Town of Florence
 CONTRACT VEHICLE 2015 Chevrolet CK25753
 QUOTE DATE: 12/4/2014

CONTRACT PRICE PER ATTACHED SPECS \$ 27,237.00

Additional Options

PCR	Wt Convenience Pkg PM, Keyless	\$	281.60
Solar Tint Glass	GM Dealer	\$	195.00
Z82	Trailer Package	\$	264.40
Delivery	Pinal county	\$	135.00

Sub Total		\$	28,113.00
Sales Tax (8.3 %)		\$	2,333.38
<u>Tire Tax</u>		\$	5.00

Extended Warranty

Capitol Total Each Unit		\$	30,451.38
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Quoted By: Gregg Ball
 Midway Chevrolet Nissan Isuzu Truck
 2323 W. Bell Rd.
 Phoenix, Az. 85023
gball@vtaig.com
 Cell 602-733-2251

Approximate Lead Time
 8-12 weeks

Stock quotes subject to prior sale

Quotes good through Manufactures current year build dates. Please call with any questions or concerns.

Thanks for the opportunity!



Master Blanket Purchase Order ADSP012-016669

Header Information

Purchase Order Number:	ADSP012-016669	Release Number:	0	Short Description:	Vehicles, New Purchases Statewide
Status:	3PS - Sent	Purchaser:	Lori Sherill	Receipt Method:	Quantity
Fiscal Year:	2012	PO Type:	Blanket	Minor Status:	
Organization:	State of Arizona	Location:	STRGC - SPO Strategic	Type Code:	Statewide
Department:	ADSP0 - State Procurement Office	Entered Date:	01/16/2012 03:48:21 PM	Control Code:	
Alternate ID:		Retainage %:	0.00%	Discount %:	0.00%
Print Dest Detail:	If Different	Release Type:	Direct Release	Pcard Enabled:	Yes
Catalog ID:		Tax Rate:		Actual Cost:	\$0.00
Contact Instructions:	Lori.Sherill@azdoa.gov or (602) 542-7144				
Master Blanket/Contract End Date (Maximum):	01/16/2017 11:59:59 PM				
Project No.:					
Building Code:					
Cost Code:					
Special Purchase Types:					
PIJ NUMBER:					
Coop Spend To Date:					
Attachments:	PO Terms & Conditions, IFB No ADSP012-00001167 - Vehicles New Purchases Statewide.pdf , Attachments 1 - VIII Word Documents.zip , Vehicles New Purchases Statewide General Contract Documents~2.zip , Midway Offer and Acceptance.pdf , Midway Contract Attachments.pdf , Midway Chevrolet Nissan Vehicle Specification Sheet.xls , Midway Chevrolet Delivery Charges per County.docx , Award Summaries~39.zip , Malibu Spec Sheet, Chevy Malibu Press Release, Contract Amendment, Chevy Colorado Press Release, Change Order 04 Summary ADSP012-016669.doc , Change Order No. 5 - Unilateral Change Order, Change Order No. 6 - Price Update Change Order Summary, Certificate of Insurance, Change Order No. 9 Renewal to 10.2015.pdf , Current Pricing				



(480) 753-1234

Cash Deal Structure

Market Value	39,467.00
Discount Savings	-3,520.10
Vehicle Price	35,946.90
Rebate Savings	-2,000.00
Veh. Price (Net after Rebate)	33,946.90
Document Prep Fee	389.00
License / Title	603.00
VTR Fee	229.00
Other Fee	20.25
Sales Tax	2,803.86
Due On Delivery	37,992.01
Tax: AZ 7.80% TAX	7.80 %

Incentive programs, Rebates, Rates, Terms and Payments are subject to change and are impacted by individual credit history and are subject to credit approval and program verification.

2015 SILVERADO 2500 4WD WT DBL CAB		GENERAL MOTORS LLC
GAZ SUMMIT WHITE	/V8G	
H2R JET BLACK / DARK ASH		RENAISSANCE CENTER
ORDER NO. RTJBGQ/TRE	STOCK NO.	DETROIT MI 48243-1114
VIN 1GC 2KUE G9 FZ134008		VEHICLE INVOICE 10D28757218
*****2534*****13*390649		
MODEL & FACTORY OPTIONS	MSRP	INV AMT RETAIL - STOCK
CK25953 SILVERADO 2500 4WD WT DBL	36640.00	34441.60 INVOICE 07/02/14
DF2 CAMPER STYLE EXTERIOR MIRRORS,	70.00	61.60 SHIPPED 07/02/14
MANUAL		EXP I/T 07/16/14
(REPLACES STD/OPT MIRRORS)		INT COM 07/16/14
GEH GVW RATING - 9,500 LBS	N/C	N/C PRC EFF 07/02/14
L96 VORTEC 6.0L V8 SFI GAS ENGINE	N/C	N/C KEYS XXXXX XXXXX
MYD 6-SPEED AUTOMATIC TRANSMISSION	N/C	N/C WFP-S QTR OPT-1
YF5 50-STATE EMISSIONS	N/C	N/C BANK: WELLS FARGO
ZS2 TRAILERING EQUIPMENT PKG:	905.00	796.40 CHG-TO 39-064
* TRAILERING HITCH		
* AUTO LOCKING REAR DIFFERENTIAL		SHIP WT: 6351
* TRAILER BRAKE CONTROLLER		HP: 51.2
		GVWR: 9500
		CAWR.FT: 4800
		CAWR.RR: 6200
		EMPLOY: 35182.62
		SUPPLR: 36594.60
		NTR: 3/4
		DAN: WT4WD
		EMPINC: 2125.56
		SUPINC: 713.58

TOTAL MODEL & OPTIONS	37615.00	35299.60	ACT 237	35266.15
DESTINATION CHARGE	1095.00	1095.00	H/B 261	1128.45
DEALER IMR CONTRIBUTION		376.15	ADV 261	376.15
LMA GROUP CONTRIBUTION		376.15	EXP 65A	376.15

TOTAL	38710.00	37146.90	PAY 310	37146.90
MEMO: TOTAL LESS HOLDBACK AND				
APPROX WHOLESALE FINANCE CREDIT		35468.85		

 INVOICE DOES NOT REFLECT DEALER'S ULTIMATE COST BECAUSE OF MANUFACTURER
 REBATES, ALLOWANCES, INCENTIVES, HOLDBACK, FINANCE CREDIT AND RETURN TO
 DEALER OF ADVERTISING MONIES, ALL OF WHICH MAY APPLY TO VEHICLE.

CHAPMAN CHEVROLET, L.L.C.

**Town of Florence
Bid Tabulation Sheet**

General Ledger Account Number 011-531-505

Date Prepared 12/18/2014

Prepared By John Mitchell

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

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

Formal Sealed Bid: # _____ Title _____ Opening Date _____ Opening Time _____

Item (include quality, brand, model, color):

2015 Dodge Ram 2500 Crew 4x4 for the Utilities Department

Vendor name Contact Person Phone/Fax	Payment Terms (Discount?)	Availability	Who Pays Shipping?	Unit Price	Extended Price	Comments
1 Larry H. Miller Dodge Ram Avondale Phone 623-478-3683 Joe Fax				\$46,124.00	\$49,726.67	Tax included in extended price. Service body (utility bed) included. Arizona State Contract
2 Chapman Scottsdale Scottsdale Autoplex Phone 480-250-6416 Fax 480-945-2390				\$48,899.00	\$53,236.22	Tax included in extended price. Service body (utility bed) included.
3 Tempe Dodge 4 Phone Fax						No bid provided.

Attach additional page(s), if necessary

Vendor Selected _____ Address _____

Justification (if not lowest price) _____

Department Head Approval _____ Date 1/7/2015

Finance Director Approval _____ Date 1/2/15

Town Manager Approval _____ Date 1/6

12/22/2014+1^

Exhibit D

*If over \$25,000, must go to Town Council for approval.
Attach this approved for to purchase request with written quotes, if applicable.

ADS PO 13-049554

LARRY H. MILLER DODGE RAM
AVONDALE L00012249



RETAIL PURCHASE AGREEMENT

Purchaser's Name(s): TOWN OF FLORISSA Deal #: _____
Address: _____ Date: 12/11/14
Home Telephone: _____ Cell Phone: _____ Work Telephone: _____
DOB: _____ D.L./State I.D.#: _____ Issuing State: _____ Exp. Date: _____
E-mail Address: _____

The above information has been requested so that we may verify your identity. By signing below, you represent that you are at least 18 years of age and have authority to enter into this Agreement. The Odometer Reading for the Vehicle you are purchasing from us is accurate unless indicated otherwise. Please refer to the Federal Mileage Statement for full disclosure.

YEAR: 2015 MAKE: RAM MODEL: 3500 CRAW COLOR: TRU STOCK NO. _____
VIN/SERIAL NO. _____ ODOMETER READING: _____ SALES PERSON: _____
 Not Accurate

THE VEHICLE IS: NEW USED

ALL VEHICLES: Any warranties by a manufacturer or supplier other than our Dealership ("the Seller") are theirs, not ours, and only such manufacturer or supplier shall be liable for performance under such warranties. We neither assume nor authorize any other person to assume for us any liability in connection with the sale of the Vehicle and the related goods and services.

NEW VEHICLES SOLD AS-IS BY SELLER. Seller expressly disclaims all express and implied warranties, including the implied warranties of merchantability and fitness for a particular purpose, unless Seller enters into a Service Contract with you at the time of this transaction.

USED VEHICLES: The Seller hereby warrants that this Vehicle will be fit for the ordinary purposes for which the Vehicle is used for fifteen (15) days or five hundred (500) miles after the delivery, whichever is earlier, except with regard to particular defects disclosed on the first page of this Agreement. You (the Purchaser) will have to pay up to twenty-five dollars (\$25.00) for each of the first two repairs if the warranty is violated.

The Vehicle is Sold As-Is - Not Expressly Warranted Or Guaranteed by Seller and Seller makes no implied warranty of fitness for any particular purpose, or implied warranty of merchantability beyond that set forth above, unless a box is marked below indicating that the Vehicle is sold with a Used Vehicle Limited Warranty from Seller or Seller enters into a Service Contract with you at the time of this transaction.

CONTRACTUAL DISCLOSURE STATEMENT (USED VEHICLES ONLY) The information you see on the window form for this Vehicle is part of this Contract. Information on the window form overrides any contrary provisions in the contract of sale. Traducción española: Ver el dorado.

If this box is marked, the Vehicle is sold with a Used Vehicle Limited Warranty from Seller. Please see the Used Vehicle Limited Warranty. No other express warranties are made by Seller. Any implied warranties shall apply for the duration required by State Law or the duration of the Used Vehicle Limited Warranty, whichever is longer.

Cash Price Of Vehicle 46124

INCLUDES
9' service Body

Attention Purchaser: Sign here only if the Dealer told you that this Vehicle has the following problem(s) and that you agree to buy the Vehicle on those terms:

- 1. _____
- 2. _____
- 3. _____

Purchaser's Signature(s): _____ Date: _____

Atención Comprador: Firme aquí solo si el Concesionario le ha dicho que su Vehículo tiene el siguiente problema(s) y usted esta de acuerdo en comprar el Vehículo bajo esos terminos:

- 1. _____
- 2. _____
- 3. _____

Firma(s) del Comprador: _____ Fecha: _____

Total Selling Price

Taxable Total

Sales Tax @ 7.8 % 3597.67

Tire Disposal Fee (New Car Only) 5.00

License, Transfer, Title & Registration Fee (GVW Rating Charge for Duplicate Titles)

Total Due

Deposit/Partial Payment

CASH DUE AT DELIVERY

BALANCE TO FINANCE 49726

PLEASE SEE ATTACHED VUE OWE - DELIVERY CONFIRMATION.
 IF BOX IS MARKED, PLEASE SEE ATTACHED SPOT DELIVERY AGREEMENT.

You have entered into a Service Contract with _____

Deposit/ Partial Payment: \$ _____ was received from you as a Deposit/Partial Payment. It is not refundable, except as set forth in this Agreement. In case of a Deposit, we will refrain from selling the vehicle for _____ days. X
 If this box is marked, the Vehicle you are purchasing must pass an Emissions Inspection. Please see the attached Emissions Inspection Disclosure Statement.

AGREEMENT TO ARBITRATE: Purchaser(s) and Dealer ("Parties") agree to resolve by binding arbitration any Dispute that arises between them under or relating to this Agreement and transaction as set forth in Paragraph 20 on the reverse side. Either of the Parties may initiate an arbitration proceeding under the applicable rules of the JAMS, 1920 Main Street, Suite 300, Irvine, California 92614 (www.jamsadr.com), or the Better Business Bureau in the State and County where the Dealership is located; or another established Alternative Dispute Resolution Agency. By signing below, I acknowledge I have read Paragraph 20 on the reverse side and agree to be bound by the terms and conditions of this Agreement to Arbitrate. THE PARTIES UNDERSTAND THAT EXCEPT FOR THOSE DISPUTES SPECIFICALLY EXEMPTED FROM ARBITRATION, THEY ARE KNOWINGLY AND UNCONDITIONALLY WAIVING THEIR RIGHT TO LITIGATE ANY CLAIMS IN COURT, THEIR RIGHT TO A JURY TRIAL, AND THEIR RIGHT TO PARTICIPATE AS A MEMBER OR REPRESENTATIVE IN ANY CLASS ACTION IN COURT OR THROUGH ARBITRATION.

The front and back of this Agreement and any documents which are part of this transaction or incorporated herein comprise the entire agreement affecting this Retail Purchase Agreement and no other agreement or understanding of any nature concerning the same has been made or entered into or will be recognized. I have read the terms and conditions of this Agreement, including those terms and conditions that appear on the reverse side, and agree to them as if they were printed above my signature. I further acknowledge receipt of a copy of this Agreement. This Agreement shall not become binding until signed and accepted by an Authorized Representative of the Dealership.

Purchaser _____
Purchaser _____

Accepted By Authorized Dealer Representative
DCX FORMS & SUPPLIES CALL 1-800-ADR-ADP CATALOG #6973162-23587
Copyright © 2011, ADR Inc. All rights reserved. Arizona (08/13)



Master Blanket Purchase Order ADSP013-049554

Header Information

Purchase Order Number:	ADSP013-049554	Release Number:	0	Short Description:	Vehicles, New Purchases Statewide
Status:	3PS - Sent	Purchaser:	Lori Sherill	Receipt Method:	Quantity
Fiscal Year:	2013	PO Type:	Blanket	Minor Status:	
Organization:	State of Arizona	Location:	SPO - State Procurement Office	Type Code:	Statewide
Department:	ADSP0 - State Procurement Office	Entered Date:	06/06/2013 04:02:40 PM	Control Code:	
Alternate ID:	ADSP012-016661	Retainage %:	0.00%	Discount %:	0.00%
Print Dest Detail:	If Different	Release Type:	Direct Release	Pcard Enabled:	No
Catalog ID:		Tax Rate:		Actual Cost:	\$0.00
Contact Instructions:	Lori.Sherill@azdoa.gov or (602) 542-7144				
Master Blanket/Contract End Date (Maximum):	09/30/2017 11:59:59 PM				
Project No.:					
Building Code:					
Cost Code:					
Special Purchase Types:					
PIJ NUMBER:					
Coop Spend To Date:					
Attachments:	PO Terms & Conditions, IFB No ADSP012-00001167 - Vehicles New Purchases Statewide.pdf , Attachments I - VIII Word Documents.zip , Avondale Awarded Jeep Vehicles.xls , Avondale Dodge Vehicle Specifications.zip , Document~1.pdf , Avondale Dodge Offer and Acceptance.pdf , Vehicles New Purchases Statewide General Contract Documents~6.zip , Award Summaries~41.zip , Dodge Journey Spec Sheet, Contract Amendment, Contract Re-Assignment, Change Order 01 Summary ADSP012-049554.doc , Change Order No. 2 - Unilateral Change Order , Change Order No. 3 Price Update Change				

**COMMERCIAL QUOTE SHEET
CHAPMAN SCOTTSDALE AUTOPLEX**

RANDY SPRINGETT COMMERCIAL FLEET
PHONE 480-250-6416 FAX 480- 945-2390

EMAIL RANDYSPRINGETT@CHAPMANCHOICE.COM

CO. NAME: City of Florence CONTACT: David Hills

BID REQUEST DATE 12/19/2014

MODEL: (DJ7L92) 2015 Ram 2500 Crew Tradesman 4X4 (169 in WB 8FT)

PACKAGE: 2FA
EVE 6.7L I6 Cummins Turbo Diesel Engine
DG1 6-SPD AUTOMATIC 68RFE TRANSMISSION

PAINT/SEAT/TRIM: PW7 Bright White CLEAR COAT
APA MONOTONE PAINT
*v9 Cloth 40/20/40 BENCH SEAT
-X8 Black/Diesel Gray

UPFIT Royal service Body 40-vo-98
40" H Royal Body w / open top lids

Price After Discount and rebates: \$ 48,899.00 plus any fees,Taxes and lic.

Sales Tax 3,887.47
Title Fee 55.75
Doc Fee 394.00

Total Price after all Fees \$53,236.22

THIS PRICE IS FOB SCOTTSDALE

ACCEPTED BY: _____

DATED: _____

Town of Florence

Capital Equipment and Other Capital Outlay Request Form

Fiscal Year 2014-15

Item: 2014 Ram 2500 Crew 4x4 9' Utili new or replacement? Replacement

Fund / Department / Division: 022/PW/Fleet
WATER

Item cost: $\frac{1}{\text{qty.}} \times \frac{49,460}{\text{unit cost}} = \frac{49,460}{\text{total}}$

Additional Annual Costs per unit:

Repair and Maintenance _____

Insurance _____

License _____

Other: _____

_____ - _____

Boxes Tool _____ 2,000

_____ _____

Total _____ 2,000

Justification (why is the item needed?)
To replace 1998 Ford Ranger (ST-31)
What Other Similar Items Exist in the Dept? (item and quantity)
Comments

*... Affordable Dodge
 JOE 623-428-3683*

**Town of Florence
Bid Taulation Sheet**

General Ledger Account Number 011-531-505

Date Prepared 12/24/2014

Prepared By Sgt. W. Tatlock

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

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

Formal Sealed Bid: # _____ Title _____ Opening Date _____ Opening Time _____

Item (include quality, brand, model, color)
2015 CHEVROLET, TAHOE, BLACK, 2WHEEL DRIVE (replacements)

Vendor name Contact Person Phone/Fax	Payment Terms (Discount?)	Availability	Who Pays Shipping?	Unit Price	Extended Price	Comments
1 Midway Chevrolet Sales person: Gregg Ball Phone (602) 733-2251 Fax		On lot	None	32,504.65	65,009.30	Tax and fees included. State Bid Contractor
2 Garrett Motors 197 N. Arizona Blvd., Coolidge AZ Phone 520-723-5401 Fax		ORDER UNIT		32,415	64,830	
3 Phone Fax						

Attach additional page(s), if necessary

Vendor Selected Midway Chevrolet Address 2323 W. Bell Rd., Phoenix, AZ 85023

Justification (if not lowest price) Midway Chevrolet is the current State Bid Contractor for Chevrolet. The 2 needed units are in stock ready for delivery. ADSP013-038803
ATT'D.

Department Head Approval [Signature] Date 12-26-14

Finance Director Approval [Signature] Date 1/7/15

Town Manager Approval [Signature] Date 1/10/15



MIDWAY VEHICLE QUOTE

VEHICLE QUOTE

State Contract # ADSP013-038803 Law Enforcement

QUOTE SENT TO: William Tatlock Florence PD

DESCRIPTION 2015 Chevrolet PPV Tahoe
 Stock Purchase

QUOTE DATE: 12/8/2014 PER ATTACHED SPECS \$ 29,203.71

Additional Options

5HP 6 Spare Keys \$ 35.20
 7X6 LH Spot Lamp \$ 431.20
 9G8 Delete Daytime Lights \$ 8.80
 Solar Tint GM Dealer \$ 195.00
 Delivery Pinal County \$ 135.00

Sub Total \$ 30,008.91
 Sales Tax (8.3 %) \$ 2,490.74
 Tire Tax \$ 5.00

Extended Warranty

Capitol Total Each Unit	\$ 32,504.65
-------------------------	--------------

Quoted By: Gregg Ball
 Midway Chevrolet Nissan Isuzu Truck
 2323 W. Bell Rd.
 Phoenix, Az. 85023
gball@vtaig.com
 Cell 602-733-2251

Approximate Lead Time
6-10 weeks

Stock quotes subject to prior sale

New Vehicle Quotes good through Manufactures current year build dates. Please call with any questions or concerns.

Thank You For the Opportunity!



Master Blanket Purchase Order ADSP013-038803

Header Information

Purchase Order Number:	ADSP013-038803	Release Number:	0	Short Description:	Statewide Law Enforcement Vehicles
Status:	3PS - Sent	Purchaser:	Lori Sherill	Receipt Method:	Quantity
Fiscal Year:	2013	PO Type:	Blanket	Minor Status:	
Organization:	State of Arizona	Location:	SPO - State Procurement Office	Type Code:	Statewide
Department:	ADSP0 - State Procurement Office	Entered Date:	01/04/2013 04:40:17 PM	Control Code:	
Alternate ID:		Retainage %:	0.00%	Discount %:	0.00%
Print Dest Detail:	If Different	Release Type:	Direct Release	Pcard Enabled:	Yes
Catalog ID:		Tax Rate:		Actual Cost:	\$0.00
Contact Instructions:	Lori.Sherill@azdoa.gov or (602) 542-7144				
Master Blanket/Contract End Date (Maximum):	01/03/2018 11:59:59 PM				
Project No.:					
Building Code:					
Cost Code:					
Special Purchase Types:					
PIJ NUMBER:					
Coop Spend To Date:					
Attachments:	PO Terms & Conditions , Solicitation File , Restructured Consolidated Contract Document , Pricing , Contract Administration File , Change Order 01 ADSP013-038803.doc , Change Order 02 Summary ADSP013-038803_07.16.13.pdf , Change Order 03 Summary ADSP013-038803.pdf , Change Order 04 Summary , Certificate of Insurance , Change Order No. 5 , Current Pricing , Midway Change Order 07 - Contract Extension				

Primary Vendor Information & PO Terms

Vendor:	9000005066 - MIDWAY CHEVROLET Gregg Ball 2323 W Bell Rd Phoenix, AZ 85023 US Email: gball@vtaig.com Phone: (602)760-3352 FAX: (602)760-3377	Payment Terms:	Net 30	Shipping Method:	Best Way
		Shipping Terms:	F.O.B., Destination	Freight Terms:	Freight Prepaid

PO Acknowledgements:	Document	Notifications	Acknowledged Date/Time
	Purchase Order	Emailed to gball@vtaig.com at 01/22/2013 09:42:33 AM	01/22/2013 09:51:09 AM
	Change Order 1	Emailed to gball@vtaig.com at 07/15/2013 02:08:50 PM	07/15/2013 02:27:35 PM
	Change Order 2	Emailed to gball@vtaig.com at 07/17/2013 10:46:07 AM	08/19/2013 02:56:51 PM
	Change Order 3	Emailed to gball@vtaig.com at 10/07/2013 03:28:27 PM	10/21/2013 08:19:09 AM
	Change Order 4	Emailed to gball@vtaig.com at 11/01/2013 03:20:27 PM	11/04/2013 09:17:58 AM
	Change Order 5	Emailed to gball@vtaig.com at 11/08/2013 08:42:12 AM	11/08/2013 09:26:38 AM

Master Blanket/Contract Vendor Distributor List

Vendor ID	Alternative ID	Vendor Name	Preferred Delivery Method	Vendor Distributor Status
<u>9000005066</u>	18602026970	MIDWAY CHEVROLET	Email	Active

Master Blanket/Contract Controls

Master Blanket/Contract Begin Date: 01/04/2013 **Master Blanket/Contract End Date:** 01/03/2016
Cooperative Purchasing Allowed: Yes

Organization	Department	Dollar Limit	Dollars Spent to Date	Minimum Order Amount
ALL ORG - Organization Umbrella Master Control	AGY - Agency Umbrella Master Control	\$0.00	\$214,435.14	\$0.00

Item Information

1-5 of 13
 1 2 3

Print Sequence # 1.0, Item # 1: 2014 Chevrolet Caprice 9C1 3.6L- 3PS - Sent

NIGP Code: 071-05
 Automobiles, Police and Security Equipped

Bid # / Bid Item #: ADSP013-00002460 / 1 Quote # / Quote Item #: 000016668 / 1

Receipt Method	Qty	Unit Cost	UOM	Discount %	Total Discount Amt.	Tax Rate	Tax Amount	Total Cost
Quantity	0.0	\$26,171.00	EA - Each	0.00	\$0.00		\$0.00	\$0.00

Manufacturer: Brand: Model:
 Make: Packaging:
 Project No.:
 Building Code:
 Cost Code:

Print Sequence # 2.0, Item # 2: 2014 Chevrolet Caprice 9C1 E85 3.6L- 3PS - Sent

NIGP Code: 071-05
 Automobiles, Police and Security Equipped

Bid # / Bid Item #: ADSPO13-00002460 / 2 Quote # / Quote Item #: 000016668 / 2

Receipt Method	Qty	Unit Cost	UOM	Discount %	Total Discount Amt.	Tax Rate	Tax Amount	Total Cost
Quantity	0.0	\$26,171.30	EA - Each	0.00	\$0.00		\$0.00	\$0.00

Manufacturer: Brand: Model:
 Make: Packaging:
 Project No.:
 Building Code:
 Cost Code:

Print Sequence # 3.0, Item # 3: 2014 Chevrolet Caprice 9C1 6.0L- 3PS - Sent

NIGP Code: 071-05
 Automobiles, Police and Security Equipped

Bid # / Bid Item #: ADSPO13-00002460 / 3 Quote # / Quote Item #: 000016668 / 3

Receipt Method	Qty	Unit Cost	UOM	Discount %	Total Discount Amt.	Tax Rate	Tax Amount	Total Cost
Quantity	0.0	\$26,171.30	EA - Each	0.00	\$0.00		\$0.00	\$0.00

Manufacturer: Brand: Model:
 Make: Packaging:
 Project No.:
 Building Code:
 Cost Code:

Print Sequence # 4.0, Item # 4: 2014 Chevrolet Caprice 9C1 E85 6.0L- 3PS - Sent

NIGP Code: 071-05
 Automobiles, Police and Security Equipped

Bid # / Bid Item #: ADSP013-00002460 / 4 Quote # / Quote Item #: 000016668 / 4

Receipt Method	Qty	Unit Cost	UOM	Discount %	Total Discount Amt.	Tax Rate	Tax Amount	Total Cost
Quantity	0.0	\$26,171.30	EA - Each	0.00	\$0.00		\$0.00	\$0.00

Manufacturer: Brand: Model:

Make: Packaging:

Project No.:

Building Code:

Cost Code:

Print Sequence # 5.0, Item # 5: 2014 Chevrolet Impala 9C1 3.6L-

3PS - Sent

NIGP Code: 071-05
Automobiles, Police and Security Equipped

Bid # / Bid Item #: ADSP013-00002460 / 5 Quote # / Quote Item #: 000016668 / 5

Receipt Method	Qty	Unit Cost	UOM	Discount %	Total Discount Amt.	Tax Rate	Tax Amount	Total Cost
Quantity	0.0	\$20,436.16	EA - Each	0.00	\$0.00		\$0.00	\$0.00

Manufacturer: Brand: Model:

Make: Packaging:

Project No.:

Building Code:

Cost Code:

N3205

2015 TAHOE 2WD POLICE VEHICLE
 GBA BLACK /V8G
 HOU JET BLACK
 ORDER NO. RZEP7V/FBC STOCK NO.
 VIN 1GNLC2E C5 FR532178
 *****3581*****
 MODEL & FACTORY OPTIONS MSRP INV AMT FLEET
 CC15706 TAHOE 2WD POLICE VEHICLE 44940.00 41794.20 INVOICE 11/17/14
 AVF **UNIT BUILT AFTER OCT 6, 2014 0.00 0.00 SHIPPED 11/17/14
 FE9 50-STATE EMISSIONS N/C N/C EXP I/T 12/02/14
 L83 ENGINE, 5.3L V8 ECOTEC3 N/C N/C INT COM 12/02/14
 MYC TRANSMISSION, 6 SPD AUTOMATIC N/C N/C PRC EFF 01/01/14
 R6D FLT-BID ASSISTANCE/CE 0.00 8200.00- KEYS V1922 V1922
 UEO ONSTAR DELETE 85.00- 74.80- WFP-F QTR OPT-1
 DELETES: BLUETOOTH FOR PHONE FAN: 000816853
 UT7 TRUNK MOUNTED TRUNK STUD 88.00 77.44 BANK: ALLY - 021
 5T5 SEAT OVERRIDE (SEO) N/C N/C CHG-TO 39-126
 6N5 REAR WINDOW SWITCH INOPERATIVE 57.00 50.16
 6N6 REAR DOOR LOCK INOPERATIVE 59.00 51.92 SHIP WT: 5101
 REAR DOORS INOPERATIVE (DOORS HP: 45.7
 CAN ONLY BE OPENED FROM GVWR: 6800
 OUTSIDE) GAWR.FT: 3250
 7X7 DRIVER & PASSENGER HALOGEN 820.00 721.60 GAWR.RR: 3700
 SPOTLAMPS NTR: 1/2
 9C1 POLICE PACKAGE 4735.00- 4166.80- DEAL NO: 50349101
 9U3 SEO-SEATS INDIVIDUAL CLOTH N/C N/C CUST PO NUMBER:
 (DELETES CENTER SECTION) 26759
 DAN: COOL

TOTAL MODEL & OPTIONS 41144.00 30253.72 ACT 237 30014.40
 DESTINATION CHARGE 995.00 995.00 H/B 261 1234.32

TOTAL 42139.00 31248.72 PAY 310 31248.72

 INVOICE DOES NOT REFLECT DEALER'S ULTIMATE COST BECAUSE OF MANUFACTURER
 REBATES, ALLOWANCES, INCENTIVES, HOLDBACK, FINANCE CREDIT AND RETURN TO
 DEALER OF ADVERTISING MONIES, ALL OF WHICH MAY APPLY TO VEHICLE.

THIS MOTOR VEHICLE IS SUBJECT TO A SECURITY INTEREST HELD BY ALLY.

GARRETT MOTORS, INC.

REMIT TO ALLY NO. 021
 VIN 1GNLC2EC5FR532178
 \$ 31248.72 INV 1AD06867211
 DUE 12/02/14 DEALER 39-126

754.99
 + 27.20

 782.19
 + 349.50

 1131.69

31248.72
 -1000

 Additional
 Discount

30248.72
 52% 40%

 29,958.32
 TAX 2456.58

32,414.90



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 7b.

MEETING DATE: February 2, 2015

DEPARTMENT: Police

STAFF PRESENTER: Daniel Hughes, Chief of Police

SUBJECT: Intergovernmental Agreement with Arizona
Department of Transportation

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

RECOMMENDED MOTION/ACTION:

To enter into an Intergovernmental Agreement (IGA) between the Town of Florence and the Arizona Department of Transportation (ADOT) for the purpose of utilizing the Traffic and Criminal Software (TraCS), a mobile crash reporting system, necessary to create electronic crash reports and issue citations through a secured wireless network. This allows the Florence Police Department to move towards a paperless system.

BACKGROUND/DISCUSSION:

The Florence Police Department has been moving toward more efficient methods of reporting information to ADOT concerning crash reports, traffic information and citations. The recent purchase of mobile data tablets that are in each of the squad vehicles allow for reports to be written in the vehicles and the information sent to the records management system over a secure network. With the addition of the TraCS system, this information, once approved, can now be sent directly to the records management system, ADOT and the Town Court. Officers will utilize scanners, computer tablets and in-car printers, thus, reducing hand written reports and citations.

FINANCIAL IMPACT:

None

STAFF RECOMMENDATION:

To enter into this agreement allowing Florence Police Department to utilize the ADOT TraCS system.

ATTACHMENTS:

IGA between the Town of Florence and ADOT



December 8th 2014

Daniel R. Hughes,
Chief of Police
City of Florence Police Department
425 No. Pinal Street
Florence, Arizona 85132

Subject: System Improvement of Crash
Data TraCS
Agreement (JPA file No. 14-0004835 (M5168 01X)
Section: Town of Florence

Dear Mr. Hughes,

Enclosed are two (2) original Agreements and Attorney Approval forms for signature regarding above subject, which define the responsibilities between the City of Florence Police Department and the Arizona Department of Transportation.

Please obtain the appropriate official signatures and forward the two (2) signed Agreements along with the attached Resolution/Ordinance or Meeting Minutes to the undersigned, attention Lisa Yahraus.

Please note, **do not date the first page or staple** the original Agreements. Once the Agreements have been fully executed one original Agreement will be returned to your attention for its record keeping purposes. If I can be of further assistance, please do not hesitate to contact me at (602) 712-8998.

Sincerely,



Lisa Yahraus
Joint Project Procurement Specialist
& JPA Contract Specialist
205 S. 17th, Avenue MD 637E Room 213
Phoenix, Arizona 85007
Phone (602) 712-8998
Fax (602) 712-3132

Enclosures (2)

ADOT CAR No.: IGA /JPA 14-0004835-I
AG Contract No.: P001 2014 004189
Project: System Improvement of Crash Data
TraCS (Traffic Criminal Software)
Federal-aid No.: 999-M(150)S
ADOT Project No.: M5168 01X
TIP/STIP No.: N/A
**CFDA No.: 20.205 - Highway Planning
and Construction**
Budget Source Item No.: 728XX

INTERGOVERNMENTAL AGREEMENT

BETWEEN
THE STATE OF ARIZONA
AND
FLORENCE POLICE DEPARTMENT

THIS AGREEMENT is entered into this date _____, pursuant to the Arizona Revised Statutes §§ 11-951 through 11-954, as amended, between the STATE OF ARIZONA, acting by and through its DEPARTMENT OF TRANSPORTATION (the "State" or "ADOT") and the FLORENCE POLICE DEPARTMENT, (the "FPD"). The State and the FPD are collectively referred to as "Parties."

I. RECITALS

1. The State is empowered by Arizona Revised Statutes § 28-401 to enter into this Agreement and has delegated to the undersigned the authority to execute this Agreement on behalf of the State.

2. The FPD is empowered by Arizona Revised Statutes § 9-240 to enter into this Agreement and has resolved to enter into this Agreement and has authorized the undersigned to execute this Agreement on behalf of the FPD.

3. In accordance with the Moving Ahead for Progress in the 21st Century Act (MAP-21), Highway Safety Improvement Program (HSIP) funds have been approved by Federal Highway Administration (FHWA) for the statewide crash data improvement effort for Arizona. Traffic and Criminal Software (TraCS), a mobile crash reporting system, that can be used for electronic traffic citations and developing traffic crash reports, will be implemented as part of this effort, which will consist of installing the TraCS software, providing training, and consultant fees.

4. Successful implementation of TraCS requires the collaboration of ADOT and FPD Information Technology resource(s) (FPD IT) and subject matter expert(s) (FPD SME). ADOT will acquire federal funds for the purchase, implementation, training and/or consultant fees associated with TraCS software, to establish compatibility between the FPD's Records Management System (RMS) and ADOT's crash data system, hereinafter referred to as the "Project". The Project will be completed in four (4) phases. This funding does not allow for the purchase of any hardware.

THEREFORE, in consideration of the mutual Agreements expressed herein, it is agreed as follows:

II. SCOPE OF WORK

1. The State will:

a. Upon execution of this Agreement, be the designated agent for the FPD for the Project, in order to acquire funds, as approved by FHWA.

b. Upon FHWA authorization, notify the FPD that they may proceed with the development and implementation of the Project.

c. Provide the TraCS Software to the FPD, assign Serial Numbers and Service Account to the FPD, grant access to Test and Production servers, as needed, provide a pre-configured Demo version of the TraCS Software to be used during Phase 1, and perform the tasks listed under Phases 1-4 below.

d. Phase 1: SME Training and Design

- Assist FPD SME and FPD IT to gather user requirements
- Identify the TraCS user base and design the TraCS environment based on FPD requirements

e. Phase 2: Initial Configuration

- Install and configure the database server for TraCS
- Install and configure the TraCS Master workstation
- Install and configure peripheral devices (B/C scanners, printers, GPS, etc...)
- Install and configure at least one TraCS regular workstation
- Configure TraCS Transmission Utility interfaces to ADOT, AOC

f. Phase 3: Rollout

- Install and configure additional TraCS workstations
- Assist FPD SME to create initial users accounts

g. Phase 4: Ongoing Support

- Only cover TraCS application issues
- Address those TraCS application issues that cannot be resolved by the FPD SME and the FPD IT staff
- Escalate any requests that cannot be resolved by ADOT IT to the National TraCS Support
- Acknowledge support requests received via AZTraCSSupport@azdot.gov within:
 - 24 hours for issues impacting production environment
 - 5 business days for issues impacting test/development environment

h. Within thirty (30) days of receipt of an invoice and documentation of payment for services, reimburse the FPD for eligible costs incurred not to exceed **\$25,000.00**. Any costs incurred prior to the date of the official Notice to Proceed will not be eligible for reimbursement.

i. Evaluate the FPD's Project one year after reimbursement to ensure Project development and implementation has been completed. Should the Project not be in place and/or compatible, the State will invoice the FPD for all reimbursed federal funds acquired for the Project.

2. The FPD will:

a. Upon execution of this Agreement, designate the State as the authorized agent for the FPD for the Project, in order to be eligible for federal funds, as approved by FHWA.

b. Upon notification from the State of FHWA authorization, proceed with the development and implementation of the Project.

- c. Provide all necessary software except for TraCS, provide all necessary hardware including servers, workstations, laptops and peripherals, and perform the tasks listed under Phases 1, 3 and 4 below.
- d. Phase 1: SME Training and Design
- FPD SME and FPD IT must review all TraCS Documentation to gain a general understanding of the platform, features and available configuration options
 - FPD SME and FPD IT will gather user requirements and identify the TraCS user base
- e. Phase 3: Rollout
- FPD SME will create initial users accounts
 - FPD SME will train additional TraCS users
- f. Phase 4: Ongoing Support
- FPD SME will manage user access (new users, change existing, etc...)
 - FPD SME will provide first level support
 - FPD IT will provide second level support for issues not resolved by FPD SME including hardware issues
 - FPD IT or FPD SME will then forward any unresolved TraCS Application issues to ADOT
- g. Upon payment for services, no more than monthly, invoice the State, providing all necessary documentation, for reimbursement of eligible costs incurred, not to exceed **\$25,000.00**. Any costs incurred prior to the date of the official Notice to Proceed will not be eligible for reimbursement.
- h. Within one year of reimbursement, ensure Project development and implementation has been completed. Should the Project not be in place and/or compatible within one year after federal funds were made available, the FPD will repay all federal funds received for the Project.
- i. Agree to continue to use this process and software for sending crash data to ADOT from the date of Project implementation.

III. MISCELLANEOUS PROVISIONS

1. Either party may terminate this Agreement for convenience or cause upon thirty (30) days prior written notice to the other party. Upon any termination of this Agreement, the FPD shall repay all federal funds received for implementation of the Project.
2. To the extent permitted by law, the FPD hereby agrees to save and hold harmless, defend and indemnify from loss the State, any of its departments, agencies, officers or employees from any and all liability, costs and/or damage incurred by any of the above arising or resulting from the Agreement; and from any other liability, damage to any person or property whatsoever, which is caused by any activity, condition, misrepresentation, directives, instruction or event arising out of the performance or non-performance of any provisions of this Agreement by (a) the State, any of its departments, agencies, officers and employees, or its independent contractors; or (b) the FPD, any of its agents, officers and employees, or its independent contractors. Costs incurred by the State, any of its departments, agencies, officers or employees shall include in the event of any action, court costs, and expenses of litigation and attorneys' fees.
3. The Parties warrant compliance with the Federal Funding Accountability and Transparency Act of 2006 and associated 2008 Amendments (the "Act"). Additionally, in a timely manner, the FPD will provide information that is requested by the State to enable the State to comply with the requirements of the Act, as may be applicable.

4. The FPD acknowledges compliance with federal laws and regulations and may be subject to the Office of Management and Budget (OMB), Single Audit, Circular A-133 (Audits of States, Local Governments, and Non-Profit Organizations). Entities that expend \$500,000.00 or more (prior to 12/26/14) and \$750,000.00 or more (on or after 12/26/14) of federal assistance (federal funds, federal grants, or federal awards) are required to comply by having an independent audit. Either an electronic or hardcopy of the Single Audit is to be sent to Arizona Department of Transportation Financial Management Services within the required deadline of 9 months of the sub recipient fiscal year end.

ADOT – FMS
Attn: Cost Accounting Administrator
206 S 17th Ave. Mail Drop 204B
Phoenix, AZ 85007
SingleAudit@azdot.gov

5. This Agreement shall become effective upon signing and dating of the Determination Letter by the State's Attorney General.

6. This Agreement may be cancelled in accordance with Arizona Revised Statutes § 38-511.

7. To the extent applicable under law, the provisions set forth in Arizona Revised Statutes §§ 35-214 and 35-215 shall apply to this Agreement.

8. This Agreement is subject to all applicable provisions of the Americans with Disabilities Act (Public Law 101-336, 42 U.S.C. 12101-12213) and all applicable Federal regulations under the Act, including 28 CFR Parts 35 and 36. The parties to this Agreement shall comply with Executive Order Number 2009-09 issued by the Governor of the State of Arizona and incorporated herein by reference regarding "Non-Discrimination".

9. Non-Availability of Funds: Every obligation of the State under this Agreement is conditioned upon the availability of funds appropriated or allocated for the fulfillment of such obligations. If funds are not allocated and available for the continuance of this Agreement, this Agreement may be terminated by the State at the end of the period for which the funds are available. No liability shall accrue to the State in the event this provision is exercised, and the State shall not be obligated or liable for any future payments as a result of termination under this paragraph.

10. In the event of any controversy, which may arise out of this Agreement, the Parties hereto agree to abide by required arbitration as is set forth for public works contracts in Arizona Revised Statutes § 12-1518.

11. All notices or demands upon any party to this Agreement shall be in writing and shall be delivered in person or sent by mail, addressed as follows:

12.

For Contract Administration:
Arizona Department of Transportation
Joint Project Administration
205 S. 17th Avenue, Mail Drop 637E
Phoenix, Arizona 85007
(602) 712-7124
(602) 712-3132 Fax

Florence Police Department
Attn: Daniel Hughes, Police Chief
P.O. Box 2670
Florence, Arizona 85132
(520) 868-7681

For Program Administration:
Intermodal Transportation Division
Traffic Records Section
206 S. 17th Ave, Mail Drop 064R
Phoenix, AZ 85007-3233

Town of Florence
Attn: William Tatlock
P.O. Box 2670
Florence, Arizona 85132
William.tatlock@florenceaz.gov

For Financial Administration:
Arizona Department of Transportation
Joint Project Administration
205 S. 17th Avenue, Mail Drop 637E
Phoenix, Arizona 85007
(602) 712-7124
(602) 712-3132 Fax

Town of Florence
Attn: Michael Farina, Finance Director
P.O. Box 2670
Florence, Arizona 85132
(520) 868-7505
Michael.Frina@florenceaz.gov

13. The Parties shall comply with the applicable requirements of Arizona Revised Statutes § 41-4401.

14. The Parties hereto shall comply with all applicable laws, rules, regulations and ordinances, as may be amended.

15. In accordance with Arizona Revised Statutes § 11-952 (D) attached hereto and incorporated herein is the written determination of each Party's legal counsel and that the Parties are authorized under the laws of this State to enter into this Agreement and that the Agreement is in proper form.

IN WITNESS WHEREOF, the Parties have executed this Agreement the day and year first above written.

TOWN OF FLORENCE

STATE OF ARIZONA
Department of Transportation

By _____
DANIEL HUGHES
Police Chief

By _____
DALLAS HAMMIT, P.E.
State Engineer

ATTEST:

By _____
LISA GARCIA
Town Clerk

December 8th 2014-ly

ATTORNEY APPROVAL FORM FOR THE TOWN OF FLORENCE

I have reviewed the above referenced Intergovernmental Agreement between the State of Arizona, acting by and through its DEPARTMENT OF TRANSPORTATION, and the TOWN OF FLORENCE POLICE DEPARTMENT, an agreement among public agencies which, has been reviewed pursuant to Arizona Revised Statutes §§ 11-951 through 11-954 and declare this Agreement to be in proper form and within the powers and authority granted to the Florence Police Department under the laws of the State of Arizona.

No opinion is expressed as to the authority of the State to enter into this Agreement.

DATED this _____ day of _____,

A handwritten signature in blue ink, appearing to read "C. J. Matter", is written over a horizontal line.

Town Attorney



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM

7c.

MEETING DATE: January 20, 2015

DEPARTMENT: Police

STAFF PRESENTER: Daniel Hughes, Chief of Police

SUBJECT: Intergovernmental Agreement with Pinal County
Sheriff's Office

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

RECOMMENDED MOTION/ACTION:

To enter into an Intergovernmental Agreement (IGA) between the Town of Florence and the Pinal County Sheriff's Office (PCSO) for the purpose of providing additional manpower necessary to provide law enforcement services to those persons in attendance at the Country Thunder events.

BACKGROUND/DISCUSSION:

PCSO has jurisdictional and contractual obligations to provide law enforcement services to the Country Thunder Music Festival event. As this event has continued to grow each year there has developed a need for additional law enforcement personnel to work this event.

PCSO has proposed this IGA allowing officers of the Florence Police Department to work with them in providing law enforcement services to the Country Thunder event. PCSO will retain the overall responsibility for this event. Officers from the Florence Police Department will work at the direction of the PCSO command staff assigned to Country Thunder. Florence Police personnel would be allowed to work this event on their days off. This event would not impact the staffing levels of the police department. Country Thunder event personnel will keep track of the hours worked by each officer and pay them the prevailing rate set forth in the contract with PCSO. Currently, the Town of Florence Fire Department provides fire and emergency medical services this event.

FINANCIAL IMPACT:

None

STAFF RECOMMENDATION:

To enter into this agreement allowing Florence Police Department sworn personnel to work the Country Thunder event as outlined in the attached agreement

ATTACHMENTS:

IGA between the Town of Florence and Pinal County Sheriff's Office

MEMORANDUM OF UNDERSTANDING
Country Thunder Music Festival Event

This Memorandum of Understanding ("Agreement") is entered into this _____ day of _____, 2014 by and between PINAL COUNTY, a political subdivision of the State of Arizona ("County") and the _____, an Arizona municipal corporation ("City"), hereinafter collectively referred to as the Parties.

RECITALS

WHEREAS, the Parties are authorized by A.R.S. Section 11-952 et seq. to enter into agreements for the joint exercise of any power common to the contracting parties as to governmental functions necessary to the public health, safety and welfare, and the proprietary functions of such public agencies; and

WHEREAS, the Pinal County Sheriff's Office (the "sheriff's office") is the agency who holds jurisdiction, oversight and enforcement responsibility for the Country Thunder Music Festival event and has established contractual obligations; and

WHEREAS, the need for additional manpower has been identified for future events from other outside agencies; and

WHEREAS, the County and the City desire to enter into this intergovernmental agreement as authorized under A.R.S. § 13-3872 and A.R.S. § 11-951;

AGREEMENT

NOW, THEREFORE, the parties hereto agree as follows:

SECTION 1. Definitions.

- (a) "Party" means each of the governmental entities named in the preamble or such entities acting by their respective law enforcement agencies if the context so requires.
- (b) "Country Thunder" means a music festival event held once a year in the Florence, AZ area.
- (c) "Chief Law Enforcement Officer" means that person who is the department head with peace officer authority (i.e. Sheriff or Chief) or his duly authorized representative having the primary responsibility for law enforcement within the jurisdiction or territory, whether designated by appointment or election.

SECTION 2. Duration and Purpose.

The initial term of this Agreement shall be five years from the date of the Agreement. The agreement shall be automatically renewed for like periods, unless previously terminated by a Party pursuant to Paragraph 9. The purpose of this agreement is to obtain maximum efficiency in cooperative law enforcement related operations, specifically by participation in the Country Thunder event within Pinal County and each Municipality's jurisdiction, pursuant to the authorization herein granted by the Chief Law Enforcement Officer and Governing Body of each Party.

SECTION 3. Control and Supervision.

The Pinal County Sheriff's Office holds jurisdictional and contractual obligations to provide law enforcement services to the Country Thunder Music Festival event by providing personnel on-site during the event. The sheriff's office is responsible for providing these services along with maintaining an operational command center to ensure a NIMS compliant structure exists with other on-sight emergency services and Country Thunder staff.

The Pinal County Sheriff's Office will provide operational control of the Country Thunder event in the form of an established command structure, qualified supervisors and deputies. Officers provided to this event from other agencies other than the sheriff's office will fall under the established on-sight chain of command structure and report to the supervisor or commander for the event. This supervision extends to all personnel assigned to the Country Thunder event for the purposes of daily operations, assignments and functions.

Each Party shall retain sole responsibility for its own officer/deputy's personnel related issues, including all disciplinary matters. In the event that any conflict develops between the Parties concerning command and control of Country Thunder event personnel, the City will be given both immediate telephonic and written notice of the conflict, and the officer's status working the Country Thunder event shall be immediately suspended until the Parties resolve the matter.

Each Party shall have sole discretion as to the officer/deputy recommended to participate in the Country Thunder event by that Party. However, the Pinal County Sheriff may, at any time during the term of this Agreement, decline, refuse, or revoke the participation of an individual officer's/deputy's participation in the event at his sole discretion.

SECTION 4. Responsibility for Damages.

Each Party shall be responsible and liable for damages caused by its personnel during that Party's participation in the Country Thunder event, and/or during the course of rendering mutual law enforcement assistance, and otherwise, as provided by law. Nothing herein will act or be construed as a waiver of any sovereign immunity or other exemption or limitation on liability that a Party may enjoy.

SECTION 5. Insurance.

Each Party shall at all times provide and keep in full force and effect workers compensation and comprehensive liability insurance for itself, its law enforcement personnel, and other employees with limits of not less than \$2,000,000.00 per occurrence or claim. If requested, each Party shall furnish any other participating entity with certificates of insurance coverage or proof provided by a Risk Management Office if issued by governmental unit. No Party may cancel the insurance policies or change insurance limits or fail to renew the insurance policies without giving the other party at least thirty (30) calendar days advance written notice.

SECTION 6. Liability and Indemnification.

Except as otherwise set forth herein, each party (as indemnitor) agrees, to the extent permitted by law, to indemnify, defend and hold harmless the other party (as indemnitee) from and against all claims, losses, liability, costs, or expenses (including reasonable attorneys fees) arising out of bodily injury or death of any person or any property damage, but only to the extent that such claims which result in vicarious, derivative or other form of liability to the indemnitee, are caused by the act, omission, negligence, misconduct, or other fault of the indemnitor, its officers, officials, agents, employees or volunteers.

SECTION 7. Equipment.

The Pinal County Sheriff's Office will provide operational equipment in the form of a command post along with all related equipment that is used in association with it. The Pinal County Sheriff's Office will provide transportation for officers/deputies while on event grounds.

The City will provide all personal equipment to include a uniform for its personnel assigned to the event. The uniform shall be a standard patrol duty uniform clearly identifying the individual as an officer and the agency he/she is representing. The city also will provide all necessary department forms typically needed for their officers to complete an incident report, citation, victim's rights form and any others deemed necessary by the respective city agency.

SECTION 8. Reports.

All investigative and intelligence reports generated as a result of each Party's participation in the Country Thunder event shall be maintained for electronic and hard copy storage and or dissemination at the Pinal County Sheriff's Office. Reports may be made available to any Participating Party upon written request to, and approval from, the event incident commander.

SECTION 9. Termination.

Either party may terminate this Agreement at any time by providing thirty (30) calendar days written notice of termination to the other Party. In the event of such termination, each party shall retain possession of its separately owned equipment and property.

SECTION 10. Employment Status and Worker's Compensation.

For the purposes of Workers' Compensation, an employee of a Party to this Agreement, who works under the jurisdiction or control of, or who works within the jurisdictional boundaries of, another Party pursuant to this Agreement or to another specific intergovernmental agreement having no Workers' Compensation provision, is deemed to be an employee of both the Party who is the employee's primary employer and the Party under whose jurisdiction or control or within whose jurisdictional boundaries the employee is then working, as provided in A.R.S. § 23-1022(D). The primary employer Party of such employee shall be solely liable for the payment of Worker's Compensation benefits payable as the result of the employee's participation in such activity. Each Party to this Agreement shall further comply with the provisions of A.R.S. § 23-1022(E) by posting the required public notice.

SECTION 11. Nondiscrimination.

The Parties to this Agreement shall comply with all applicable provisions of state and federal non-discrimination laws and regulations including, but not limited to, State Executive Order No. 99-A, which mandates that all persons, regardless of race, religion, sex, age, national origin or political affiliation shall have equal access to employment opportunities and all other federal and state employment and educational opportunity laws, rules and regulations, including the Americans with Disabilities Act. No Party shall engage in any form of illegal discrimination with respect to applications for employment or student status or employees or students.

SECTION 12. Entire Agreement.

This Agreement contains the entire understanding of the Parties hereto. There are no representations or other provisions other than those contained herein, and any amendment or modification of this Agreement shall be made only in writing and signed by the parties to this Agreement.

SECTION 13. Invalidity of Part of the Agreement.

The Parties agree that should any part of this Agreement be held to be invalid or void, the remainder of the Agreement shall remain in full force and effect and shall be binding upon the Parties.

SECTION 14. Governing Law and Venue.

The laws of the State of Arizona shall govern this Agreement. This Agreement shall incorporate by reference all laws governing the intergovernmental agency agreements and mandatory contract provisions of state agencies required by statute or executive order. Venue for disputes among the Parties to this agreement will be in the Pinal County Superior Court of the State of Arizona, unless otherwise agreed upon by the impacted parties and each party waives the right to change venue to any other county.

SECTION 15. Conflict of Interest.

The Parties acknowledge that this Agreement is subject to cancellation provisions pursuant to A.R.S. § 38-511, as amended, the provisions of which are incorporated herein and made a part hereof.

SECTION 16. Notices.

All notices, requests for payment, or other correspondence between the Parties regarding this Agreement shall be mailed or delivered to the respective Parties at the public address listed for the senior law enforcement official for that public agency.

SECTION 17. Record Retention.

To the extent required by law, the parties agree to abide by the record retention provisions of A.R.S. §§ 35-214 and 35-215.

IN WITNESS WHEREOF, the Parties hereto have executed this AGREEMENT on the date written below.

Date: _____

Date: _____

PINAL COUNTY

CITY OF _____

By: 

By: _____

County Sheriff

City Manager

By: _____

Chief of Police

ATTEST:

ATTEST:

County Clerk

City Clerk

In accordance with A.R.S. § 11-952, this contract has been reviewed by the undersigned who has determined that this contract is in appropriate form and within the powers and authority granted to each respective public body.

This _____ day of _____, 2014.

This _____ day of _____, 2014.

Deputy County Attorney

City Attorney

**Town of Florence
Summary of Warrants Paid
As of December 2014**

Source	Amount
Accounts Payable-Warrant Register	1,622,401.57
ACH/Wire Transfers	
CFD #1 debt service payments - Wells Fargo	64,278.00
CFD #2 debt service payments - Wells Fargo/Zions 1st National	78,734.83
NFID debt service payment - Bank of New York	69,238.25
child support/assignment PR levys	4,970.64
credit/debit/analysis/bank fees	3,738.27
FSA Collateral & Disbursements	4,945.13
AFLAC payments	4,786.46
health insurance payments - Blue Cross/CIGNA	181,810.11
credit card payment	9,205.54
deferred comp payments	1,060.00
Total Transfers	442,256.53
Electronic Retirement Transfer	
ppd 1 - ASRS	49,658.71
ppd 2 - ASRS	48,794.37
ppd 1 - Securian (Firefighter Pension)	408.11
ppd 2 - Securian (Firefighter Pension)	405.45
Total Retirement Transfers	99,266.64
Payroll Transfer	
ppd 1	237,371.30
ppd 2	249,865.32
Total Payroll Transfers	487,236.62
Credit Union Transfers	
ppd 1	4,160.62
ppd 2	4,160.62
Total Credit Union Transfers	8,321.24
Electronic State Tax Transfers	
ppd 1	9,515.62
ppd 2	8,897.51
Total State Tax Deposits	18,413.13
Electronic Federal Tax Transfers	
ppd 1	75,762.41
ppd 2	72,434.38
Total Federal Tax Deposits	148,196.79
General Checking Account	\$2,826,092.52
Total Warrants	\$2,826,092.52

Check Number	Check Issue Date	Vendor Name	Invoice No	Invoice Date	Description	Total Cost
205	12/12/2014	National Bank of Arizona	103114 STMT	10/3/2014	Water for C. Montoya meeting with State Reps and council	16.99
205	12/12/2014	National Bank of Arizona	103114 STMT	10/3/2014	Donuts for C. Montoya meeting with State Reps and council.	17.98
205	12/12/2014	National Bank of Arizona	103114 STMT	10/2/2014	Front Desk Safety training for Maria	32.99
205	12/12/2014	National Bank of Arizona	103114 STMT	10/2/2014	Front Desk Safety training for Yvonne	32.99
205	12/12/2014	National Bank of Arizona	103114 STMT	10/2/2014	Front Desk Safety Online training for Brandy	32.99
205	12/12/2014	National Bank of Arizona	103114 STMT	10/6/2014	Flowers for Maria's father's funeral.	65.82
205	12/12/2014	National Bank of Arizona	103114 STMT	10/6/2014	Food for October 6 council meeting.	58.05
205	12/12/2014	National Bank of Arizona	103114 STMT	10/15/2014	Registration for tow for an Elected Officials conference	240.00
205	12/12/2014	National Bank of Arizona	103114 STMT	10/2/2014	Monthly web Hosting Rackspace Cloud	56.68
205	12/12/2014	National Bank of Arizona	103114 STMT	10/2/2014	Conference fee for Arizona Tactical Officer.	30.00
205	12/12/2014	National Bank of Arizona	103114 STMT	10/2/2014	Hotel room training Courtyard By Marriott	648.56
205	12/12/2014	National Bank of Arizona	103114 STMT	10/8/2014	Web hosting w/ Www.1and1.Com	49.99
205	12/12/2014	National Bank of Arizona	103114 STMT	10/16/2014	Telecom.Training Apco International Inc.	364.00
205	12/12/2014	National Bank of Arizona	103114 STMT	10/17/2014	Bosch Laser Distance Measurer	143.04
205	12/12/2014	National Bank of Arizona	103114 STMT	10/22/2014	Construction Workshop American Public Works	150.00
205	12/12/2014	National Bank of Arizona	103114 STMT	10/25/2014	AZBO TRAINING Prescott Resort And Conference	199.53
205	12/12/2014	National Bank of Arizona	103114 STMT	10/25/2014	AZBO TRAINING Prescott Resort And Conference	199.53
205	12/12/2014	National Bank of Arizona	103114 STMT	10/29/2014	GUPCP Certification for TOF Bureau Of Census	1,969.00
205	12/12/2014	National Bank of Arizona	103114 STMT	10/31/2014	Web Hosting Rackspace Cloud	54.94
205	12/12/2014	National Bank of Arizona	103114 STMT	10/23/2014	Miscellaneous Fee Foreign Currency Fee	0.60
205	12/12/2014	National Bank of Arizona	103114 STMT	10/23/2014	Miscellaneous Fee Foreign Currency Fee	1.80
205	12/12/2014	National Bank of Arizona	103114 STMT	10/23/2014	New Website Plugin - Menu System	60.00
205	12/12/2014	National Bank of Arizona	103114 STMT	10/23/2014	New Website - Design Template	20.00
205	12/12/2014	National Bank of Arizona	103114 STMT	10/1/2014	Meeting with developer from Ahwatukee	19.03
205	12/12/2014	National Bank of Arizona	103114 STMT	10/3/2014	Gas	50.03
205	12/12/2014	National Bank of Arizona	103114 STMT	10/3/2014	Gas	61.18
205	12/12/2014	National Bank of Arizona	103114 STMT	10/17/2014	Charles and Jess meeting with ADOT	70.86
205	12/12/2014	National Bank of Arizona	103114 STMT	10/18/2014	Gas	35.15
205	12/12/2014	National Bank of Arizona	103114 STMT	10/18/2014	Printer cartridges	79.74
205	12/12/2014	National Bank of Arizona	103114 STMT	10/18/2014	Meeting with supervisors	34.32
205	12/12/2014	National Bank of Arizona	103114 STMT	10/4/2014	Caselle Monthly Installment for Software and Support	1,496.00
205	12/12/2014	National Bank of Arizona	103114 STMT	10/7/2014	SWAT Training for Officer Acevedo	30.00
205	12/12/2014	National Bank of Arizona	103114 STMT	10/11/2014	Forehead Thermometers-Safety Equip. Ebola Protection	70.47
205	12/12/2014	National Bank of Arizona	103114 STMT	10/11/2014	Forehead Thermometers-Safety Equip. Ebola Protection	70.46
205	12/12/2014	National Bank of Arizona	103114 STMT	10/13/2014	Office Supplies to replenish Supply cabinet in Finance	137.42
205	12/12/2014	National Bank of Arizona	103114 STMT	10/16/2014	Lodging for Casella conference	178.51
205	12/12/2014	National Bank of Arizona	103114 STMT	10/16/2014	Lodging for Casella conference	178.51

Check Number	Check Issue Date	Vendor Name	Invoice No	Invoice Date	Description	Total Cost
205	12/12/2014	National Bank of Arizona	103114 STMT	10/16/2014	Lodging for Casella conference	178.51
96847	12/17/2014	Auto Shield Window Tinting	584898	11/3/2014	Strip and tint on 2010 ford F-150 crew cab FFD	(230.00)
96957	12/2/2014	American Legal	101417	10/31/2014	2014 S-11 Folio Supplement Pages	2,143.82
96958	12/2/2014	AMERICAN WATER WORKS ASSOC	00547949 WC	9/26/2014	Membership dues for Wayne Costa	117.60
96958	12/2/2014	AMERICAN WATER WORKS ASSOC	00547949 WC	9/26/2014	Membership dues for Wayne Costa	39.20
96958	12/2/2014	AMERICAN WATER WORKS ASSOC	00547949 WC	9/26/2014	Membership dues for Wayne Costa	19.60
96958	12/2/2014	AMERICAN WATER WORKS ASSOC	00547949 WC	9/26/2014	Membership dues for Wayne Costa	9.80
96958	12/2/2014	AMERICAN WATER WORKS ASSOC	00547949 WC	9/26/2014	Membership dues for Wayne Costa	9.80
96959	12/2/2014	Arizona Public Service Company	AR0480004288	11/25/2014	SLID #1 Anthem	218.26
96959	12/2/2014	Arizona Public Service Company	AR0480004288	11/25/2014	SLID #2 Anthem	56.94
96959	12/2/2014	Arizona Public Service Company	AR0480004288	11/25/2014	SLID #3 Anthem	297.34
96960	12/2/2014	AZ PUBLIC SERVICE COMPANY	AR0480004287	11/25/2014	Streetlight Maintenance	2,641.25
96961	12/2/2014	BAKER & TAYLOR BOOKS	4011055139	11/17/2014	Fiction	31.26
96961	12/2/2014	BAKER & TAYLOR BOOKS	4011055140	11/17/2014	Non-Fiction	59.18
96961	12/2/2014	BAKER & TAYLOR BOOKS	4011055141	11/17/2014	Audio Books	114.51
96961	12/2/2014	BAKER & TAYLOR BOOKS	4011055142	11/17/2014	YOUTH	89.55
96961	12/2/2014	BAKER & TAYLOR BOOKS	4011055143	11/17/2014	Audio Books	21.99
96961	12/2/2014	BAKER & TAYLOR BOOKS	T0310892	11/11/2014	DVD'S	22.48
96961	12/2/2014	BAKER & TAYLOR BOOKS	T10310890	11/11/2014	DVD'S	88.43
96961	12/2/2014	BAKER & TAYLOR BOOKS	T10310891	11/11/2014	CD'S	8.13
96962	12/2/2014	TEMPORARY VENDOR	10901403 OP	11/26/2014	Overpayment	42.83
96963	12/2/2014	Central Az Solid Waste Inc	TOF-1408	8/31/2014	Landfill Disposal Fees August 2014	5,401.79
96963	12/2/2014	Central Az Solid Waste Inc	TOF-1410	10/31/2014	Landfill Disposal Fees 10/1-10/31 2014	6,176.79
96964	12/2/2014	CENTURYLINK	5829/0236 11/14	11/16/2014	C/D Alarm-5829	49.59
96964	12/2/2014	CENTURYLINK	5829/0236 11/14	11/16/2014	Fire Alarm-0236	46.56
96964	12/2/2014	CENTURYLINK	VARIOUS 11/14	11/16/2014	Silver King-Alarm-0705	139.68
96964	12/2/2014	CENTURYLINK	VARIOUS 11/14	11/16/2014	W/WW-0246	48.38
96964	12/2/2014	CENTURYLINK	VARIOUS 11/14	11/16/2014	N/WW Plant-2394	49.59
96964	12/2/2014	CENTURYLINK	VARIOUS 11/14	11/16/2014	MC Farland-8030	46.56
96964	12/2/2014	CENTURYLINK	VARIOUS 11/14	11/16/2014	TN Main line-7500	81.90
96964	12/2/2014	CENTURYLINK	VARIOUS 11/14	11/16/2014	Police Dept-9627	279.36
96965	12/2/2014	COX COMMUNICATIONS	20499980 01	11/22/2014	Monthly Internet	940.00
96966	12/2/2014	FLORENCE TRUE VALUE HARDWARE	214068	11/12/2014	Emergency parts Utility line at Orlando	27.54
96966	12/2/2014	FLORENCE TRUE VALUE HARDWARE	214178	11/19/2014	Purchase of Blades for GEO repairs	12.35
96966	12/2/2014	FLORENCE TRUE VALUE HARDWARE	214179	11/19/2014	# 214179 Repair parts for NWWTP.	51.56
96967	12/2/2014	TEMPORARY VENDOR	10304202 OP	11/26/2014	Overpayment	6.93
96968	12/2/2014	TEMPORARY VENDOR	10609501 OP	11/26/2014	Overpayment	32.49
96969	12/2/2014	JAMES RICKER	REIM 112314	11/23/2014	Work boots	108.04
96970	12/2/2014	Konica Minolta	231531283	11/17/2014	Annual invoice 11/18/2013-11/17/2014	5,820.95

Check Number	Check Issue Date	Vendor Name	Invoice No	Invoice Date	Description	Total Cost
96971	12/2/2014	TEMPORARY VENDOR	10602602	12/1/2014	Refund water deposit	52.15
96972	12/2/2014	MIDWEST TAPE	92365726	11/19/2014	Audio Books	27.99
96973	12/2/2014	NICHOLAS BAGNALL	111914/REIM	11/19/2014	Reimbursement for Uniform pants NTE \$300	150.00
96973	12/2/2014	NICHOLAS BAGNALL	111914/REIM	11/19/2014	Reimbursement for Uniform pants NTE \$300	75.00
96973	12/2/2014	NICHOLAS BAGNALL	111914/REIM	11/19/2014	Reimbursement for Uniform pants NTE \$300	75.00
96973	12/2/2014	NICHOLAS BAGNALL	REIM 111914	11/19/2014	Reimbursement for Uniform-work boots. NTE \$150.00	75.00
96973	12/2/2014	NICHOLAS BAGNALL	REIM 111914	11/19/2014	Reimbursement for Uniform-work boots. NTE \$150.00	37.50
96973	12/2/2014	NICHOLAS BAGNALL	REIM 111914	11/19/2014	Reimbursement for Uniform-work boots. NTE \$150.00	37.50
96974	12/2/2014	OFFICE DEPOT INC	735789988-001	11/11/2014	Pens	6.85
96974	12/2/2014	OFFICE DEPOT INC	738120005-001	11/3/2014	Replenish Finance Supplies/Payroll Envelopes	188.42
96974	12/2/2014	OFFICE DEPOT INC	738120014-001	11/3/2014	Replenish Finance Supplies/Payroll Envelopes	139.47
96974	12/2/2014	OFFICE DEPOT INC	738189796-001	10/31/2014	Envelopes	145.61
96974	12/2/2014	OFFICE DEPOT INC	738546092-001	11/4/2014	Thermal Printer paper for NEW CR Printer	103.96
96974	12/2/2014	OFFICE DEPOT INC	738779669-001	11/5/2014	Headphones	43.87
96974	12/2/2014	OFFICE DEPOT INC	738779724-001	11/5/2014	FIRST AID KIT/PAPER	98.95
96974	12/2/2014	OFFICE DEPOT INC	738963202-001	11/6/2014	COMPRESSOR	26.38
96974	12/2/2014	OFFICE DEPOT INC	738963240-001	11/6/2014	PAPER	386.52
96975	12/2/2014	ORIENTAL TRADING CO	668652800-001	11/20/2014	Supplies for Christmas on Main Kid's craft	39.99
96976	12/2/2014	Ricoh USA, Inc.	5033352895	11/13/2014	Monthly billing for copier-Base Charge: 11/14-12/13/14	60.29
96976	12/2/2014	Ricoh USA, Inc.	5033352895	11/13/2014	Monthly billing for copier-Base Charge: 11/14-12/13/14	30.15
96976	12/2/2014	Ricoh USA, Inc.	5033352895	11/13/2014	Monthly billing for copier-Base Charge: 11/14-12/13/14	30.15
96977	12/2/2014	RIGHT AWAY DISPOSAL	901903	12/1/2014	RAD BILLING FOR INDUSTRIAL	7,164.50
96978	12/2/2014	TEMPORARY VENDOR	718280 OP	11/26/2014	Overpayment	171.41
96979	12/2/2014	SOUTHWEST GAS CORPORATION	7982371002	11/17/2014	Fire-Natural Gas	129.73
96980	12/2/2014	SOUTHWESTERN BUSINESS FORMS	20090	11/17/2014	Business Forms	396.73
96980	12/2/2014	SOUTHWESTERN BUSINESS FORMS	20125	11/7/2014	Business cards with new office address for CD staff	348.09
96980	12/2/2014	SOUTHWESTERN BUSINESS FORMS	20159	11/13/2014	Business Forms	129.72
96980	12/2/2014	SOUTHWESTERN BUSINESS FORMS	20160	11/13/2014	Business Forms	674.54
96980	12/2/2014	SOUTHWESTERN BUSINESS FORMS	20179	11/19/2014	A/P Checks	314.57
96981	12/2/2014	THE WATER SHED	371131	11/10/2014	Water & Ice for PW	57.59
96981	12/2/2014	THE WATER SHED	371134	11/10/2014	Ice	27.66
96981	12/2/2014	THE WATER SHED	5738	11/18/2014	Water & Ice PW	35.67
96981	12/2/2014	THE WATER SHED	5739	11/18/2014	Water & Ice for Utility Dept. #5739	17.83
96981	12/2/2014	THE WATER SHED	5739	11/18/2014	Water & Ice for Utility Dept. #5739	8.92
96981	12/2/2014	THE WATER SHED	5739	11/18/2014	Water & Ice for Utility Dept. #5739	8.92
96982	12/2/2014	TITLE ONE AGENCY INC	L-11145	11/11/2014	Title Search	125.00
96983	12/2/2014	USABlueBook - ACCT 703717	500425	11/14/2014	4 All Weather suction hoses	168.31
96983	12/2/2014	USABlueBook - ACCT 703717	500425	11/14/2014	4 All Weather suction hoses	84.15
96983	12/2/2014	USABlueBook - ACCT 703717	500425	11/14/2014	4 All Weather suction hoses	84.15

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96983	12/2/2014	USABlueBook - ACCT 703717	500892	11/14/2014	3 All Weather suction hoses	261.95
96983	12/2/2014	USABlueBook - ACCT 703717	500892	11/14/2014	3 All Weather suction hoses	130.98
96983	12/2/2014	USABlueBook - ACCT 703717	500892	11/14/2014	3 All Weather suction hoses	130.98
96983	12/2/2014	USABlueBook - ACCT 703717	500894	11/14/2014	4 All Weather suction hoses	342.07
96983	12/2/2014	USABlueBook - ACCT 703717	500894	11/14/2014	4 All Weather suction hoses	171.04
96983	12/2/2014	USABlueBook - ACCT 703717	500894	11/14/2014	4 All Weather suction hoses	171.04
96984	12/2/2014	WALMART COMMUNITY # 0005 7118	TR02222	11/17/2014	Misc. Supplies	22.35
96985	12/2/2014	WILLDAN	005-13156	11/3/2014	MRCFD#1 PROJECT Reimburse Services	1,000.00
96985	12/2/2014	WILLDAN	005-13156	11/3/2014	Merrill Ranch CFD#SA7	345.00
96985	12/2/2014	WILLDAN	215007	11/19/2014	Meetings and reviews	4,302.50
96986	12/2/2014	Wood, Patel & Associates, Inc.	79076	11/19/2014	TERRITORY Square Phase 1 Clomr/LOMR	8,420.00
96987	12/3/2014	Void				-
96988	12/3/2014	The Windmill Winery	BAL DUE 14/15	10/6/2014	Employee Appreciation Luncheon	3,543.68
96989	12/5/2014	AAA Transmission Specialists	7395	11/20/2014	Transmission repair / ST-55	111.84
96989	12/5/2014	AAA Transmission Specialists	7395	11/20/2014	Transmission repair / ST-55	53.85
96990	12/5/2014	APD POWER CENTER, INC.	167193	11/7/2014	Air filter for welder on WW-6	15.06
96990	12/5/2014	APD POWER CENTER, INC.	167417	11/13/2014	Two air filters for W/WW DS-70 Wacker	13.76
96990	12/5/2014	APD POWER CENTER, INC.	167417	11/13/2014	Two air filters for W/WW DS-70 Wacker	13.76
96991	12/5/2014	Void				-
96992	12/5/2014	Arizona Office of Technology	55885	10/27/2014	Quarterly usage & maintenance	843.97
96993	12/5/2014	Void				-
96994	12/5/2014	BENSON SYSTEMS	131530	11/16/2014	Alarm monitoring - Anthem Fire Station 12/1-12/31/2014	40.99
96994	12/5/2014	BENSON SYSTEMS	131668	11/16/2014	Alarm monitoring -Community Development	119.89
96995	12/5/2014	BRUTINEL PLUMBING & ELEC., INC	117817	11/6/2014	Repairs on leaky urinals at Heritage Park	194.62
96996	12/5/2014	CENTURYLINK	7347/9176 1114	11/19/2014	Fire Hunt Hwy-7347	96.75
96996	12/5/2014	CENTURYLINK	7347/9176 1114	11/19/2014	Fire Back/Up Line-9176	48.17
96997	12/5/2014	TEMPORARY VENDOR	SEDONA REF	12/1/2014	Refund Sedona Trip for 3 people	30.00
96998	12/5/2014	DENISE GORDEN	ZUMBA 11/14	12/1/2014	Zumba instructor	100.00
96999	12/5/2014	DICKINSON WRIGHT PLLC	964310	11/20/2014	Legal services - CURIS October 2014	17,422.59
97000	12/5/2014	DPC ENTERPRISES, L.P.	272000976.1	9/18/2014	10-150 lb. CL2 cylinders for NWWTP	85.18
97000	12/5/2014	DPC ENTERPRISES, L.P.	272001065.1	10/16/2014	10-150 lb. CL2 cylinders for NWWTP	873.60
97000	12/5/2014	DPC ENTERPRISES, L.P.	272001066.1	10/16/2014	1 ton CL2 cylinder for SWWTP	666.12
97031	12/5/2014	Earnhardt Service #25440 or 7118	1186108	8/28/2014	AC repair work to G032ET PD Patrol	1,644.29
97053	12/5/2014	Fluoresco Lighting & Signs	112661	9/26/2014	Silver King signage	1,072.50
97054	12/5/2014	GCR Tires & Service	827-41535	11/10/2014	4 Tires for PD Patrol	466.19
97055	12/5/2014	Grant Writing USA	EF 911/12/14	11/25/2014	Grant Writing Workshop	455.00
97056	12/5/2014	Harmon's Safe, Lock & Key	43094	11/19/2014	Re-key and new locks for Silver King	179.35
97057	12/5/2014	iT1 Source LLC	0509229-IN	10/29/2014	Replacement Printer - Fire Administration	205.29
97058	12/5/2014	TEMPORARY VENDOR	WINTERHAVEN	12/1/2014	Winterhaven ride for Seniors	437.50

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97059	12/5/2014	TEMPORARY VENDOR	REF SEDONA	12/1/2014	Refund Sedona Trip	10.00
97060	12/5/2014	Manatee Tire & Auto Inc., dba	142036	11/18/2014	Four tires for SC-2	639.87
97061	12/5/2014	TEMPORARY VENDOR	SEDONA TRIP	12/1/2014	Refund Sedona Trip	10.00
97062	12/5/2014	OFFICE DEPOT INC	737068609-001	11/3/2014	Office supplies	205.96
97063	12/5/2014	OLE A. SOLBERG	1390	11/14/2014	Asbestos testing for PCFCU/ Community Development	699.75
97064	12/5/2014	PETTY CASH - PARKS	14-Dec	12/12/2014	Refill propane tank for Senior Center	23.90
97064	12/5/2014	PETTY CASH - PARKS	14-Dec	12/12/2014	Step in post for Halloween game booths	87.92
97064	12/5/2014	PETTY CASH - PARKS	14-Dec	12/12/2014	Extension cords for Christmas lights	24.46
97065	12/5/2014	PINAL NUTRITION PROGRAM	Oct-14	10/31/2014	Meals for October	1,532.18
97066	12/5/2014	POWELL FEED & SUPPLY	37314	11/13/2014	Park Maintenance work jeans	835.35
97067	12/5/2014	PRANZO ENTERPRISES, INC.	11/15/2014	11/15/2014	Silver King kitchen wall/ frame out and cover with FRP	1,038.47
97068	12/5/2014	Skaggs Companies, Inc.	2342917RI	8/28/2014	Uniforms for new hire Murphy	267.90
97068	12/5/2014	Skaggs Companies, Inc.	2342918RI	8/28/2014	Uniforms for new hire Locke	432.63
97068	12/5/2014	Skaggs Companies, Inc.	2380691RI	11/4/2014	Hats for Volunteers	458.94
97069	12/5/2014	SMART & FINAL STORES CORP	Nov-14	11/20/2014	Thanksgiving & Senior Center Supplies	421.96
97070	12/5/2014	TEMPORARY VENDOR	SEDONA	12/1/2014	Sedona Trip Less payment Thanksgiving	4.00
97071	12/5/2014	UNITED EXTERMINATING	174483	11/3/2014	Exterminating fees- Parks / Nov.	25.00
97071	12/5/2014	UNITED EXTERMINATING	174489	11/3/2014	Exterminating fees W/WW 11/3/2014	45.00
97072	12/5/2014	WALMART COMMUNITY # 0005 7118	6074	11/22/2014	Supplies for Senior Center	320.10
97072	12/5/2014	WALMART COMMUNITY # 0005 7118	6325	11/22/2014	Supplies	44.23
97072	12/5/2014	WALMART COMMUNITY # 0005 7118	6327	11/22/2014	Thanksgiving gift cards for seniors from donation account	250.00
97073	12/5/2014	WILLDAN	513153	11/3/2014	Professional Services 9/29/2014-10/24/2014 (T-17)	552.50
97074	12/9/2014	ARIZONA CORRECTIONAL INDUSTRIE	38314	11/26/2014	Junior Parada cornhole boards	151.62
97075	12/9/2014	ARIZONA EMERGENCY PRODUCTS	INV0011135	11/17/2014	Emergency light repair G043FM PD Patrol	65.00
97076	12/9/2014	Arizona Office of Technology	IN03890	11/24/2014	Copier	447.85
97076	12/9/2014	Arizona Office of Technology	INO3891	11/24/2014	Quarterly usage & maintenance	319.92
97077	12/9/2014	ARIZONA STATE PRISON-FLORENCE	111314F-116A	12/1/2014	INMATE LABOR McFarland/Police station/ Town Hall	26.25
97077	12/9/2014	ARIZONA STATE PRISON-FLORENCE	112614F-116A	11/25/2014	INMATE LABOR McFarland/Police station/ Town Hall	36.00
97078	12/9/2014	AZ DEPT OF REVENUE COLL SVC	PPE 1128/14	12/5/2014	LEVY	200.00
97079	12/9/2014	AZ PUBLIC SAFETY RETIREMENT	PPE 1128/14FIRE	12/5/2014	RETIREMENT CONTRIBUTIONS FIRE	19,896.59
97079	12/9/2014	AZ PUBLIC SAFETY RETIREMENT	PPE 1128/14FIRE	12/5/2014	Fire INSURANCE PREMIUM TAX	(1,033.62)
97079	12/9/2014	AZ PUBLIC SAFETY RETIREMENT	PPE 1128/14PD	12/5/2014	RETIREMENT CONTRIBUTIONS POLICE	19,465.87
97080	12/9/2014	BAKER & TAYLOR BOOKS	T10879410	11/18/2014	DVD'S	44.96
97081	12/9/2014	BOUND TREE MEDICAL LLC	81600681	11/7/2014	Infection control	155.69
97081	12/9/2014	BOUND TREE MEDICAL LLC	81603773	11/11/2014	Infection control	58.10
97081	12/9/2014	BOUND TREE MEDICAL LLC	81609631	11/17/2014	Infection control	32.27
97082	12/9/2014	CASA GRANDE NEWSPAPERS	PN PZC1-15GPA	11/27/2014	Public notice publication for PZC 1-15-GPA and PZC 2-15-PUD	44.06
97083	12/9/2014	DANIEL HUGHES	REIM 112514	11/25/2014	Reimbursement for Business Lunch:AZDOHS Chief/Deanna	14.88
97083	12/9/2014	DANIEL HUGHES	REIM111914	11/19/2014	Reimbursement for Business Lunch for Sgt. Exam for 9	118.10

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97084	12/9/2014	DANIELLE THIEDE	11/1214	11/13/2014	Per Diem for training-Mesa, AZ	18.00
97085	12/9/2014	Day Auto Supply, Inc	633520	11/7/2014	Fuel filter for G235DY PD Patrol	7.05
97085	12/9/2014	Day Auto Supply, Inc	633531	11/7/2014	Fuel line clips for G235DY PD Patrol	5.82
97085	12/9/2014	Day Auto Supply, Inc	633863	11/12/2014	Motor oil for G030ET Pad Patrol	28.83
97085	12/9/2014	Day Auto Supply, Inc	633863	11/12/2014	Air and oil filter for G030ET PD Patrol	17.50
97085	12/9/2014	Day Auto Supply, Inc	633865	11/12/2014	Black primer paint for high profile restroom doors	12.37
97085	12/9/2014	Day Auto Supply, Inc	633870	11/12/2014	Radiator and serpentine belt for G030ET PD Patrol	152.30
97085	12/9/2014	Day Auto Supply, Inc	633952	11/12/2014	Antifreeze for G030ET PD Patrol	36.94
97085	12/9/2014	Day Auto Supply, Inc	634038	11/13/2014	Radiator cap for G030ET PD Patrol	5.75
97085	12/9/2014	Day Auto Supply, Inc	634061	11/13/2014	Gas cap for G030ET PD Patrol	9.99
97085	12/9/2014	Day Auto Supply, Inc	634101	11/13/2014	Motor oil for G828FJ FFD Admin	20.47
97085	12/9/2014	Day Auto Supply, Inc	634389	11/17/2014	Battery for G029ET PD Patrol	169.85
97085	12/9/2014	Day Auto Supply, Inc	634391	11/17/2014	Motor oil for ST-31	21.68
97085	12/9/2014	Day Auto Supply, Inc	634391	11/17/2014	Air filter for ST-31	12.13
97085	12/9/2014	Day Auto Supply, Inc	634530	11/18/2014	Front and rear brake pads for SC-2	152.16
97085	12/9/2014	Day Auto Supply, Inc	634615	11/19/2014	Battery for G920GL PD Patrol	112.73
97085	12/9/2014	Day Auto Supply, Inc	634735	11/20/2014	Credit	(102.96)
97085	12/9/2014	Day Auto Supply, Inc	634800	11/20/2014	One water pump and coolant for WW-5	63.92
97086	12/9/2014	DEPT OF ECONOMIC SECURITY	20400102 9/14	9/30/2014	UNEMPLOYMENT	5.92
97086	12/9/2014	DEPT OF ECONOMIC SECURITY	20400102 9/14	9/30/2014	UNEMPLOYMENT	248.34
97087	12/9/2014	DOUGLAS SCOTT CAMPBELL	14-Dec	12/1/2014	Pro-tem services	250.00
97088	12/9/2014	ERNEST FELIZ	NOV 17-18/14	12/5/2014	Per Diem	52.00
97089	12/9/2014	FLORENCE TRUE VALUE HARDWARE	214093	11/14/2014	Two Shackle padlocks for Padilla Park	30.96
97089	12/9/2014	FLORENCE TRUE VALUE HARDWARE	214127	11/17/2014	Cutting nippers for nail pulling at Silver King	14.44
97089	12/9/2014	FLORENCE TRUE VALUE HARDWARE	214302	11/25/2014	White cover plate for Town Hall	1.60
97089	12/9/2014	FLORENCE TRUE VALUE HARDWARE	214348	11/26/2014	Park Maintenance Operating Supplies	17.58
97089	12/9/2014	FLORENCE TRUE VALUE HARDWARE	214366	11/29/2014	Open PO for Special Event supplies	30.37
97089	12/9/2014	FLORENCE TRUE VALUE HARDWARE	214392	12/1/2014	Park Maintenance Operating Supplies	20.28
97090	12/9/2014	Gary A. Smith, MD, FAAFP	24	11/24/2014	Annual firefighter physicals	403.00
97091	12/9/2014	GCR Tires & Service	827-41948	11/26/2014	Two front tires for ST-3 Backhoe	487.37
97092	12/9/2014	H&E Equipment Exchange LLC	91931328	12/1/2014	One (1) Tymco 600 Regenerative Air Sweeper	184,970.99
97093	12/9/2014	Konica Minolta	231542239	11/18/2014	Annual maintenance for 2014-2015	1,809.00
97094	12/9/2014	NATIONAL FIRE PROTECTION ASSOC	6288752X	11/20/2014	Renewal of NFCSS ALL ACCESS FOR 1YEAR (2-12-15)	1,255.50
97095	12/9/2014	Nationwide Retirement Solution	PPE 11/28/14	12/5/2014	Nationwide - deferred comp	6,793.40
97096	12/9/2014	OFFICE DEPOT INC	740918469-001	11/17/2014	Office Supplies	33.62
97096	12/9/2014	OFFICE DEPOT INC	741540167-001	11/27/2014	1099 Forms	75.79
97096	12/9/2014	OFFICE DEPOT INC	741540211-001	11/26/2014	1099 Envelopes	58.46
97096	12/9/2014	OFFICE DEPOT INC	742151534-001	11/24/2014	Office supplies	80.62
97096	12/9/2014	OFFICE DEPOT INC	742158120-001	11/24/2014	Office supplies	118.85

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97096	12/9/2014	OFFICE DEPOT INC	742747553-001	11/26/2014	Office supplies	46.05
97097	12/9/2014	PRIDE GROUP	OUT-2013	11/26/2014	Truck bed slides	2,593.19
97097	12/9/2014	PRIDE GROUP	OUT-2013	11/26/2014	Truck bed slides	2,593.18
97098	12/9/2014	REGINA QUINONES	11/1214	11/13/2014	Per diem training-Mesa, AZ	18.00
97099	12/9/2014	TEMPORARY VENDOR	504905	12/4/2014	Refund water deposit	25.61
97100	12/9/2014	Ricoh USA, Inc.	5032594080	9/24/2014	Base charge 9/30/2014-10/29/2014	95.13
97101	12/9/2014	TEMPORARY VENDOR	704642	12/4/2014	Refund Sanitation deposit	46.00
97102	12/9/2014	TERRY TRYON	REF MEETING 111	12/5/2014	Business Lunch Reimbursement: Phx (Chief/Deanna/Lt)	44.01
97103	12/9/2014	THE WATER SHED	545907	11/25/2014	Water & Ice PW	33.54
97103	12/9/2014	THE WATER SHED	545911	11/24/2014	Ice	29.62
97104	12/9/2014	The WLB Group	108037A008-3	10/31/2014	Survey	62.42
97105	12/9/2014	UNITED EXTERMINATING	174284	12/1/2014	Exterminating fees	25.00
97105	12/9/2014	UNITED EXTERMINATING	176646	12/1/2014	Exterminating fees	35.00
97106	12/9/2014	United States Treasury	PPE 1128/14	12/5/2014	Levy	75.00
97107	12/9/2014	UNITED WAY OF PINAL COUNTY	PPE 1128/14	12/5/2014	EMPLOYEES CONTRIBUTIONS	7.00
97108	12/9/2014	Verizon Wireless	9735863673	11/21/2014	Cell phones	260.95
97108	12/9/2014	Verizon Wireless	9735863673	11/21/2014	Cell phones	180.20
97108	12/9/2014	Verizon Wireless	9735863673	11/21/2014	Cell phones	17.90
97108	12/9/2014	Verizon Wireless	9735863673	11/21/2014	Cell phones	63.40
97108	12/9/2014	Verizon Wireless	9735863673	11/21/2014	Cell phones	19.01
97108	12/9/2014	Verizon Wireless	9735863673	11/21/2014	Cell phones	89.84
97108	12/9/2014	Verizon Wireless	9735863673	11/21/2014	Cell phones	317.84
97108	12/9/2014	Verizon Wireless	9735863673	11/21/2014	Cell phones	636.86
97108	12/9/2014	Verizon Wireless	9735863673	11/21/2014	Cell phones	754.42
97108	12/9/2014	Verizon Wireless	9735863673	11/21/2014	Cell phones	143.84
97108	12/9/2014	Verizon Wireless	9735863673	11/21/2014	Cell phones	72.24
97108	12/9/2014	Verizon Wireless	9735863673	11/21/2014	Cell phones	17.90
97108	12/9/2014	Verizon Wireless	9735863673	11/21/2014	Cell phones	152.51
97108	12/9/2014	Verizon Wireless	9735863673	11/21/2014	Cell phones	35.80
97108	12/9/2014	Verizon Wireless	9735863673	11/21/2014	Cell phones	54.09
97108	12/9/2014	Verizon Wireless	9735863673	11/21/2014	Cell phones	514.74
97108	12/9/2014	Verizon Wireless	9735863673	11/21/2014	Cell phones	205.31
97108	12/9/2014	Verizon Wireless	9735863673	11/21/2014	Cell phones	205.30
97108	12/9/2014	Verizon Wireless	9735863673	11/21/2014	Cell phones	53.40
97108	12/9/2014	Verizon Wireless	9735863673	11/21/2014	Cell phones	54.09
97108	12/9/2014	Verizon Wireless	9735863673	11/21/2014	Cell phones	53.40
97108	12/9/2014	Verizon Wireless	9735863673	11/21/2014	DATA CARDS	1,091.71
97108	12/9/2014	Verizon Wireless	9735863673	11/21/2014	DATA CARDS	1,091.70
97109	12/9/2014	WALMART COMMUNITY # 0005 7118	TR01191	11/18/2014	Christmas light and power cords	462.63

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97109	12/9/2014	WALMART COMMUNITY # 0005 7118	TR02817	12/3/2014	Supplies for Special Events	70.57
97110	12/9/2014	WAXIE SANITARY SUPPLY	74959666	11/25/2014	Janitorial supplies	413.45
97110	12/9/2014	WAXIE SANITARY SUPPLY	74959667	11/25/2014	Janitorial supplies	232.19
97111	12/10/2014	TEMPORARY VENDOR	REF-FLORES	12/4/2014	Member moved - Refund Unused Membership	90.00
97112	12/10/2014	TEMPORARY VENDOR	307902	12/13/2014	Refund water deposit	75.00
97113	12/10/2014	ARIZONA STATE TREASURER	Nov-14	12/1/2014	STATE SURCHARGES	7,519.61
97113	12/10/2014	ARIZONA STATE TREASURER	Nov-14	12/1/2014	STATE JCEF	178.55
97113	12/10/2014	ARIZONA STATE TREASURER	Nov-14	12/1/2014	STATE FINES	629.86
97113	12/10/2014	ARIZONA STATE TREASURER	Nov-14	12/1/2014	ZFAR 1 Court Fees	1,354.87
97113	12/10/2014	ARIZONA STATE TREASURER	Nov-14	12/1/2014	ZFAR 2 Court Fees	385.00
97113	12/10/2014	ARIZONA STATE TREASURER	Nov-14	12/1/2014	Domestic Violence Assessment	50.00
97114	12/10/2014	TEMPORARY VENDOR	324021	12/13/2014	Refund water deposit	150.00
97115	12/10/2014	TEMPORARY VENDOR	404004	12/13/2014	Refund water deposit	75.00
97116	12/10/2014	ERIC J. RHOADES	4GAMES 11/14	12/9/2014	Jr NBA Referee	60.00
97117	12/10/2014	TEMPORARY VENDOR	711011	12/1/2014	Refund Sanitation deposit	75.00
97118	12/10/2014	TEMPORARY VENDOR	704901	12/1/2014	Refund Sanitation deposit	75.00
97119	12/10/2014	TEMPORARY VENDOR	704141	12/4/2014	Refund Sanitation deposit	75.00
97120	12/10/2014	TEMPORARY VENDOR	10200104	12/3/2014	Refund water deposit	150.00
97121	12/10/2014	TEMPORARY VENDOR	101101065OP	12/4/2014	Overpayment	204.92
97123	12/10/2014	MARQUEZ, NICK	Dec-14	12/9/2014	Portrayal of Santa Claus for Christmas on Main	150.00
97124	12/10/2014	Michael Angel Berlanga	KID 1 OCT 14	12/8/2014	Karate for Kids/Fall 2014	125.00
97124	12/10/2014	Michael Angel Berlanga	KIDSII OCT 14	12/8/2014	Karate for Kids/Fall 2014	125.00
97125	12/10/2014	TEMPORARY VENDOR	708082	12/4/2014	Refund Sanitation deposit	75.00
97126	12/10/2014	PINAL COUNTY TREASURER	Nov-14	12/1/2014	Monthly Remittance	37.05
97127	12/10/2014	TEMPORARY VENDOR	712090	12/4/2014	Refund Sanitation deposit	75.00
97128	12/10/2014	TEMPORARY VENDOR	716351	12/4/2014	Refund Sanitation deposit	75.00
97129	12/10/2014	Void				-
97130	12/10/2014	MARICOPA POLICE DEPARTMENT	Nov-14	12/1/2014	Monthly Remittance	4.00
97131	12/12/2014	AmeriGas Propane	3035018041	11/29/2014	Propane for 1 tank at station #2	194.46
97132	12/12/2014	ANOVA Furnsihings, Inc.	557582	12/1/2014	Pet waste station and mutt mitts	220.44
97133	12/12/2014	APD POWER CENTER, INC.	167982	12/1/2014	Parts to repair Parks Sod cutter	214.19
97134	12/12/2014	BAKER & TAYLOR BOOKS	4011064747	11/26/2014	Youth	14.93
97134	12/12/2014	BAKER & TAYLOR BOOKS	4011064748	11/26/2014	Fiction	48.35
97134	12/12/2014	BAKER & TAYLOR BOOKS	4011064749	11/26/2014	Audio Books	34.19
97134	12/12/2014	BAKER & TAYLOR BOOKS	4011064750	11/26/2014	YOUTH	33.47
97134	12/12/2014	BAKER & TAYLOR BOOKS	4011064751	11/26/2014	Audio Books	27.50
97135	12/12/2014	BAXTER DESIGN GROUP LLC	520	8/13/2014	Right of Way Legal Description - Pinal Street Drainage	4,300.00
97136	12/12/2014	CASA GRANDE NEWSPAPERS	90252801	11/11/2014	12/4/14 CONCERT-90252801	153.00
97136	12/12/2014	CASA GRANDE NEWSPAPERS	90290201	11/20/2014	12/4/14 CONCERT-90290201	153.00

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97136	12/12/2014	CASA GRANDE NEWSPAPERS	90378801	11/20/2014	JUNIOR PARADA- 90378802	153.00
97136	12/12/2014	CASA GRANDE NEWSPAPERS	90378802	11/30/2014	12/4/14 CONCERT-90456801	153.00
97136	12/12/2014	CASA GRANDE NEWSPAPERS	90456801	11/30/2014	JUNIOR PARADA- 90378801	153.00
97136	12/12/2014	CASA GRANDE NEWSPAPERS	90457101	11/30/2014	CHRISTMAS ON MAIN- 90457101	153.00
97136	12/12/2014	CASA GRANDE NEWSPAPERS	PN CASHIER	11/27/2014	Invitation to Bid advertisement - Town Hall Cashier Window	51.41
97137	12/12/2014	Cintas Corporation Lock 696	696769107	11/21/2014	Weekly fee for uniforms and mats for PW Dept.	35.53
97137	12/12/2014	Cintas Corporation Lock 696	696769107	11/21/2014	Weekly fee for uniforms and mats for PW Dept.	58.35
97137	12/12/2014	Cintas Corporation Lock 696	696769107	11/21/2014	Weekly fee for uniforms and mats for PW Dept.	3.03
97137	12/12/2014	Cintas Corporation Lock 696	696769107	11/21/2014	Weekly fee for uniforms and mats for PW Dept.	8.01
97137	12/12/2014	Cintas Corporation Lock 696	696769107	11/21/2014	Weekly fee for uniforms and mats for PW Dept.	0.81
97137	12/12/2014	Cintas Corporation Lock 696	696771319	11/28/2014	Weekly fee for uniforms and mats for PW Dept.	35.53
97137	12/12/2014	Cintas Corporation Lock 696	696771319	11/28/2014	Weekly fee for uniforms and mats for PW Dept.	40.09
97137	12/12/2014	Cintas Corporation Lock 696	696771319	11/28/2014	Weekly fee for uniforms and mats for PW Dept.	3.03
97137	12/12/2014	Cintas Corporation Lock 696	696771319	11/28/2014	Weekly fee for uniforms and mats for PW Dept.	6.22
97137	12/12/2014	Cintas Corporation Lock 696	696771319	11/28/2014	Weekly fee for uniforms and mats for PW Dept.	0.81
97138	12/12/2014	DAVE BANG & ASSOCIATES, INC.	56169	11/25/2014	UMBRELLAS FOR PADILLA PARK TABLES	2,028.88
97139	12/12/2014	Day Auto Supply, Inc	634453	11/18/2014	Motor oil for WW-2	8.68
97139	12/12/2014	Day Auto Supply, Inc	634453	11/18/2014	Motor oil for WW-2	8.67
97139	12/12/2014	Day Auto Supply, Inc	634453	11/18/2014	Motor oil for WW-2	8.67
97139	12/12/2014	Day Auto Supply, Inc	634453	11/18/2014	Air and oil filter for WW-2	5.45
97139	12/12/2014	Day Auto Supply, Inc	634453	11/18/2014	Air and oil filter for WW-2	5.45
97139	12/12/2014	Day Auto Supply, Inc	634453	11/18/2014	Air and oil filter for WW-2	5.44
97139	12/12/2014	Day Auto Supply, Inc	634499	11/18/2014	Motor oil for PR-10	41.77
97139	12/12/2014	Day Auto Supply, Inc	634499	11/18/2014	Air and oil filter for PR-10	21.05
97139	12/12/2014	Day Auto Supply, Inc	634500	11/18/2014	Motor oil for SC-2	30.36
97139	12/12/2014	Day Auto Supply, Inc	634500	11/18/2014	Air and oil filter for SC-2	21.04
97139	12/12/2014	Day Auto Supply, Inc	634622	11/19/2014	Motor oil for G044FM PD Patrol	26.02
97139	12/12/2014	Day Auto Supply, Inc	634622	11/19/2014	Air and oil filter for G044FM PD Patrol	21.00
97139	12/12/2014	Day Auto Supply, Inc	634758	11/20/2014	Short stem tire valves for Fleet	8.88
97139	12/12/2014	Day Auto Supply, Inc	634758	11/20/2014	Short stem tire valves for Fleet	8.88
97139	12/12/2014	Day Auto Supply, Inc	634758	11/20/2014	Short stem tire valves for Fleet	8.88
97139	12/12/2014	Day Auto Supply, Inc	634758	11/20/2014	Short stem tire valves for Fleet	8.88
97139	12/12/2014	Day Auto Supply, Inc	634758	11/20/2014	Short stem tire valves for Fleet	8.87
97139	12/12/2014	Day Auto Supply, Inc	634758	11/20/2014	Short stem tire valves for Fleet	8.87
97139	12/12/2014	Day Auto Supply, Inc	634816	11/20/2014	Long stem tire valves for Fleet	10.69
97139	12/12/2014	Day Auto Supply, Inc	634816	11/20/2014	Long stem tire valves for Fleet	10.69
97139	12/12/2014	Day Auto Supply, Inc	634816	11/20/2014	Long stem tire valves for Fleet	10.69
97139	12/12/2014	Day Auto Supply, Inc	634816	11/20/2014	Long stem tire valves for Fleet	10.69
97139	12/12/2014	Day Auto Supply, Inc	634816	11/20/2014	Long stem tire valves for Fleet	10.69

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97139	12/12/2014	Day Auto Supply, Inc	634816	11/20/2014	Long stem tire valves for Fleet	10.68
97139	12/12/2014	Day Auto Supply, Inc	634899	11/21/2014	Smart Straw Lubricant/ Blaster Penetrant	8.32
97139	12/12/2014	Day Auto Supply, Inc	634899	11/21/2014	Smart Straw Lubricant/ Blaster Penetrant	8.32
97139	12/12/2014	Day Auto Supply, Inc	634899	11/21/2014	Smart Straw Lubricant/ Blaster Penetrant	8.32
97139	12/12/2014	Day Auto Supply, Inc	634899	11/21/2014	Smart Straw Lubricant/ Blaster Penetrant	8.32
97139	12/12/2014	Day Auto Supply, Inc	634899	11/21/2014	Smart Straw Lubricant/ Blaster Penetrant	8.32
97139	12/12/2014	Day Auto Supply, Inc	634899	11/21/2014	Smart Straw Lubricant/ Blaster Penetrant	8.32
97139	12/12/2014	Day Auto Supply, Inc	634994	11/21/2014	Two solenoids for G235DY PD Patrol	340.23
97139	12/12/2014	Day Auto Supply, Inc	635081	11/24/2014	Water pump and antifreeze for G043FM PD Patrol	87.28
97139	12/12/2014	Day Auto Supply, Inc	635169	11/25/2014	Motor oil for G859FJ PD Patrol	30.36
97139	12/12/2014	Day Auto Supply, Inc	635169	11/25/2014	Oil filter for G859FJ Pad Patrol	5.62
97139	12/12/2014	Day Auto Supply, Inc	635181	11/25/2014	Serpentine belt for G859FJ PD Patrol	30.43
97139	12/12/2014	Day Auto Supply, Inc	636155	12/5/2014	Battery	50.58
97139	12/12/2014	Day Auto Supply, Inc	636255	12/8/2014	Battery	50.58
97139	12/12/2014	Day Auto Supply, Inc	636543	12/10/2014	Battery charger	45.43
97140	12/12/2014	DE- NO MUSIC CENTER, INC.	1470	12/4/2014	Repair of PA System	49.00
97141	12/12/2014	Emergency Reporting	2014-3811	12/1/2014	Software for Emergency Medical Services reporting	5,768.00
97142	12/12/2014	FLORENCE TRUE VALUE HARDWARE	214410	12/2/2014	Park Maintenance Operating Supplies	7.35
97142	12/12/2014	FLORENCE TRUE VALUE HARDWARE	214415	12/2/2014	Park Maintenance Operating Supplies	24.72
97142	12/12/2014	FLORENCE TRUE VALUE HARDWARE	214417	12/2/2014	Park Maintenance Operating Supplies	3.68
97142	12/12/2014	FLORENCE TRUE VALUE HARDWARE	214446	12/3/2014	Park Maintenance Operating Supplies	20.06
97142	12/12/2014	FLORENCE TRUE VALUE HARDWARE	214504	12/5/2014	Christmas Tree and Ornaments for Station 1	207.48
97142	12/12/2014	FLORENCE TRUE VALUE HARDWARE	214504	12/5/2014	Christmas Tree and Ornaments for Station 2	207.49
97143	12/12/2014	Gilbert Hospital	4	10/7/2014	Emergency medical restocking charges thru Sept. 2014	1,496.87
97144	12/12/2014	GLORIA MORENO	14-Nov	12/1/2014	Daily Mail Run/Town Hall	20.61
97145	12/12/2014	HIGH GRADE RENTALS & SALES	6987914	12/5/2014	Parts- Gators	319.25
97146	12/12/2014	JIM HEET PHOTOGRAPHY	35	11/26/2014	Jr. NBA Photos	331.54
97147	12/12/2014	LAB CORP of AMERICA HOLDINGS	32322509	9/29/2014	Hepatitis B and blood draw for possible exposure	597.00
97148	12/12/2014	LEXIS NEXIS	1411485866	11/30/2014	Legal research Nov 2014	181.00
97149	12/12/2014	LOW MOUNTAIN CONSTRUCTION	APP-3	12/9/2014	Territory Square Construction (Library/Recreation Complex)	459,145.70
97150	12/12/2014	LUMEN LEGAL	143426	12/3/2014	legal services for Curis November 2014	4,097.50
97151	12/12/2014	MARTY'S TROPHIES & AWARDS	30508	11/19/2014	Junior Parada plaques	64.68
97151	12/12/2014	MARTY'S TROPHIES & AWARDS	30568	11/26/2014	Junior Parada plaques	63.07
97151	12/12/2014	MARTY'S TROPHIES & AWARDS	30597	12/2/2014	Holiday light Parade winners	299.68
97152	12/12/2014	PETER ZICK	1126/120514	12/11/2014	Supplies for parade float	128.35
97152	12/12/2014	PETER ZICK	1126/120514	12/11/2014	Candy for parade float	61.67
97153	12/12/2014	PETTY CASH - FIRE DEPT	876-886	12/11/2014	Petty cash	6.52
97153	12/12/2014	PETTY CASH - FIRE DEPT	876-886	12/11/2014	Petty cash	106.28
97153	12/12/2014	PETTY CASH - FIRE DEPT	876-886	12/11/2014	Petty cash	21.59

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97153	12/12/2014	PETTY CASH - FIRE DEPT	876-886	12/11/2014	Petty cash	27.12
97154	12/12/2014	PETTY CASH - SENIOR CENTER	1030-1204/14	12/10/2014	Petty Cash	166.62
97155	12/12/2014	PRIDE GROUP	OUT2005	10/13/2014	Tonto cover for 2006 ford f-150	1,459.35
97155	12/12/2014	PRIDE GROUP	OUT-2015	12/9/2014	Emergency lights	2,012.84
97156	12/12/2014	Ricoh USA, Inc.	5033476240	11/21/2014	Base charge 11/30/14-12/29/14	95.13
97157	12/12/2014	RIGHT AWAY DISPOSAL	904851	12/1/2014	RAD SANITATION CONTRACT Residential	40,789.60
97158	12/12/2014	ROADRUNNER OXYGEN SVC	45188	12/5/2014	Cylinder refill	51.04
97159	12/12/2014	smartschoolsplus, inc dba	517-207	12/1/2014	John Mitchell Contract	4,760.42
97159	12/12/2014	smartschoolsplus, inc dba	517-207	12/1/2014	John Mitchell Contract	4,760.43
97160	12/12/2014	SOUTHWESTERN BUSINESS FORMS	20234	12/3/2014	W2 Tax forms for 2014 Qty=300	142.14
97161	12/12/2014	THE WATER SHED	371129	11/10/2014	Ice & water	23.86
97161	12/12/2014	THE WATER SHED	371133	11/10/2014	Drinking Water and Ice for parks maintenance	54.30
97161	12/12/2014	THE WATER SHED	446006	12/8/2014	Ice	29.62
97161	12/12/2014	THE WATER SHED	446008	12/8/2014	Ice & water	22.35
97161	12/12/2014	THE WATER SHED	545912	11/24/2014	Ice & water	22.49
97161	12/12/2014	THE WATER SHED	545948	12/2/2014	Ice & water	23.85
97161	12/12/2014	THE WATER SHED	545949	12/2/2014	Drinking Water and Ice for Recreation/Fitness Center	14.53
97161	12/12/2014	THE WATER SHED	5640	11/4/2014	Ice & water	37.02
97161	12/12/2014	THE WATER SHED	5644	11/4/2014	Drinking Water and Ice for Recreation/Fitness Center	15.91
97161	12/12/2014	THE WATER SHED	5740	11/18/2014	Ice & water	26.32
97162	12/12/2014	U. S. Post Master	UTILITY-PREPY	12/10/2014	Prepaid Postage for utility billings	7,500.00
97163	12/12/2014	UNITED EXTERMINATING	176639	11/28/2014	Exterminating fees	25.00
97163	12/12/2014	UNITED EXTERMINATING	176685	9/19/2014	Little League spraying for mosquitoes-Movie in the Park	200.00
97164	12/12/2014	UNITED FIRE EQUIPMENT CO.	536821	11/4/2014	Uniform allowance	158.12
97164	12/12/2014	UNITED FIRE EQUIPMENT CO.	600002	11/7/2014	Uniform allowance	173.14
97164	12/12/2014	UNITED FIRE EQUIPMENT CO.	600003	11/7/2014	Uniform allowance Station #1	15.08
97164	12/12/2014	UNITED FIRE EQUIPMENT CO.	600060	11/11/2014	Uniform allowance Station #1	36.65
97164	12/12/2014	UNITED FIRE EQUIPMENT CO.	600447	11/14/2014	Uniform allowance Station #1	399.97
97165	12/12/2014	VISION SERVICE PLAN	25399960001	11/20/2014	VISION INSURANCE	2,111.72
97166	12/12/2014	WAXIE SANITARY SUPPLY	74968115	12/2/2014	Janitorial supplies	68.45
97167	12/15/2014	Advanced Infosystems	11944	12/15/2014	Data processing of utility bills	958.60
97168	12/15/2014	American Integrated Training	2014-022E	12/10/2014	EVOC train the trainer- Walter	595.00
97168	12/15/2014	American Integrated Training	2014-022E	12/10/2014	EVOC train the trainer - Mahoney	595.00
97169	12/15/2014	ARIZONA DEPARTMENT OF	0000192556X	11/20/2014	MAP Acct B2012802-Monitoring Assist. Program INV 192556X	8,211.86
97169	12/15/2014	ARIZONA DEPARTMENT OF	0000194132X	11/20/2014	WQL Water Quality Acct # B2043087 (INV#194132X)	2,270.68
97169	12/15/2014	ARIZONA DEPARTMENT OF	0000194138X	11/20/2014	WQL Water Quality Acct # B2040349 (INV#194138X)	366.00
97170	12/15/2014	Arizona Public Service Company	45452628712/14	12/8/2014	SLID #1 Anthem	1,429.42
97170	12/15/2014	Arizona Public Service Company	5215262881 214	12/8/2014	SLID #2 Anthem	1,691.86
97170	12/15/2014	Arizona Public Service Company	915626281	12/8/2014	SLID #3 Anthem	586.45

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97171	12/15/2014	BAKER & TAYLOR BOOKS	T11243480	11/25/2014	DVD'S	48.43
97172	12/15/2014	BC GRAPHICS	97433	11/26/2014	Jackets for Utilities department: Justin Scott & Jason Joynes	106.28
97172	12/15/2014	BC GRAPHICS	97433	11/26/2014	Jackets for Utilities department: Justin Scott & Jason Joynes	53.13
97172	12/15/2014	BC GRAPHICS	97433	11/26/2014	Jackets for Utilities department: Justin Scott & Jason Joynes	53.13
97173	12/15/2014	BIA	14-Dec	12/1/2014	104233-electric	152.37
97173	12/15/2014	BIA	14-Dec	12/1/2014	104233-electric	152.37
97173	12/15/2014	BIA	14-Dec	12/1/2014	10522-electric	110.00
97173	12/15/2014	BIA	14-Dec	12/1/2014	20509-electric	46.20
97173	12/15/2014	BIA	14-Dec	12/1/2014	21243-electric	61.60
97173	12/15/2014	BIA	14-Dec	12/1/2014	00353-electric	233.75
97173	12/15/2014	BIA	14-Dec	12/1/2014	21245-electric	12,587.69
97173	12/15/2014	BIA	14-Dec	12/1/2014	21242-electric	1,494.54
97173	12/15/2014	BIA	14-Dec	12/1/2014	21241-electric	3,233.50
97174	12/15/2014	Casa Gande Pumping Svc., Inc	8611	10/15/2014	Sludge Hauling from N to S Plant 8 loads	2,300.00
97175	12/15/2014	CASA GRANDE COURIER, INC.	916	12/6/2014	Courier fees	252.00
97175	12/15/2014	CASA GRANDE COURIER, INC.	916	12/6/2014	Courier fees	1,064.00
97175	12/15/2014	CASA GRANDE COURIER, INC.	916	12/6/2014	Courier fees	1,064.00
97176	12/15/2014	CASA GRANDE NEWSPAPERS	BID-8THBAILEY	10/9/2014	Public notice-Invitation to bid-Bailey st & 12th St water line	89.76
97177	12/15/2014	CENTRAL ARIZONA PROJECT	65355	10/15/2014	2015 Capital Charges - 1st Half (2015 M&I water Service)	22,528.00
97178	12/15/2014	CENTURYLINK	0238/0118 1214	12/1/2014	TrunkLine-0118	681.04
97178	12/15/2014	CENTURYLINK	0238/0118 1214	12/1/2014	911 Locator-0238	78.71
97179	12/15/2014	TEMPORARY VENDOR	10704412	12/12/2014	Refund water deposit	150.00
97180	12/15/2014	Cintas Corporation Lock 696	696769108	11/21/2014	Weekly fee for uniforms and mats for Utility Dept. 11/21/14	3.23
97180	12/15/2014	Cintas Corporation Lock 696	696769108	11/21/2014	Weekly fee for uniforms and mats for Utility Dept. 11/21/14	8.71
97180	12/15/2014	Cintas Corporation Lock 696	696769108	11/21/2014	Weekly fee for uniforms and mats for Utility Dept. 11/21/14	9.92
97180	12/15/2014	Cintas Corporation Lock 696	696769108	11/21/2014	Weekly fee for uniforms and mats for Utility Dept. 11/21/14	9.92
97180	12/15/2014	Cintas Corporation Lock 696	696771320	11/28/2014	Weekly fee for uniforms and mats for Utility Dept.11/28/14	3.23
97180	12/15/2014	Cintas Corporation Lock 696	696771320	11/28/2014	Weekly fee for uniforms and mats for Utility Dept.11/28/14	12.79
97180	12/15/2014	Cintas Corporation Lock 696	696771320	11/28/2014	Weekly fee for uniforms and mats for Utility Dept.11/28/14	11.95
97180	12/15/2014	Cintas Corporation Lock 696	696771320	11/28/2014	Weekly fee for uniforms and mats for Utility Dept.11/28/14	11.95
97180	12/15/2014	Cintas Corporation Lock 696	696773538	12/5/2014	Weekly fee for uniforms and mats for Utility Dept. 010/03/14	3.23
97180	12/15/2014	Cintas Corporation Lock 696	696773538	12/5/2014	Weekly fee for uniforms and mats for Utility Dept. 010/03/14	9.20
97180	12/15/2014	Cintas Corporation Lock 696	696773538	12/5/2014	Weekly fee for uniforms and mats for Utility Dept. 010/03/14	10.17
97180	12/15/2014	Cintas Corporation Lock 696	696773538	12/5/2014	Weekly fee for uniforms and mats for Utility Dept. 010/03/14	10.17
97181	12/15/2014	DELL MARKETING L.P.	XJTT3J245	9/25/2014	CIP WU-26(4Laptops fpr SCADA water tie in project	2,163.30
97181	12/15/2014	DELL MARKETING L.P.	XJTT3J245	9/25/2014	CIP WU-26: 2 Laptops for SCADA water tie in project.	2,163.30
97181	12/15/2014	DELL MARKETING L.P.	XJTT3J245	9/25/2014	CIP WU-34: 2 Laptops for SCADA water tie in project.	2,163.30
97182	12/15/2014	EPS GROUP	13-3302.5	11/19/2014	CIP U-74 Waterline along SR 79 Caliente to Vista Hermosa (10/19 to 11/15) Proj	6,641.66
97182	12/15/2014	EPS GROUP	13-330-8	11/19/2014	CIP U-69 Well #4 to #5 Water Trans. Line Ext. (10/19 to 11/15) Proj	515.69

Check Number	Check Issue Date	Vendor Name	Invoice No	Invoice Date	Description	Total Cost
97183	12/15/2014	Farnsworth Wholesale Company	S2387331001	11/12/2014	CIP WU-30 Hydrant Replacement Project	2,351.44
97184	12/15/2014	FLORENCE TRUE VALUE HARDWARE	214324	11/25/2014	Parts to repair CL2 line at NWWTP	4.04
97184	12/15/2014	FLORENCE TRUE VALUE HARDWARE	214340	11/26/2014	Emergency parts for repairs to 240 E Butte	1.84
97184	12/15/2014	FLORENCE TRUE VALUE HARDWARE	214403	12/2/2014	Safety Equipment: 4 pack Type II Life Vest NWWTP	43.35
97184	12/15/2014	FLORENCE TRUE VALUE HARDWARE	214403	12/2/2014	Safety Equipment: 4 pack Type II Life Vest SWWTP	43.35
97184	12/15/2014	FLORENCE TRUE VALUE HARDWARE	214421	12/2/2014	4 PVC Tee SSS Cochise-Minnesota leak repair"	16.62
97184	12/15/2014	FLORENCE TRUE VALUE HARDWARE	214433	12/3/2014	Emergency parts: leak at Minnesota	79.85
97184	12/15/2014	FLORENCE TRUE VALUE HARDWARE	214441	12/3/2014	Repair Sam Unit at SWWTP- Sealant	27.31
97185	12/15/2014	Legend Technical Svcs., Inc.	14175558	11/30/2014	Analytical Testing for Water November 2014	1,760.00
97185	12/15/2014	Legend Technical Svcs., Inc.	14175559	11/30/2014	Analytical Testing for NWWTP November 2014	810.00
97185	12/15/2014	Legend Technical Svcs., Inc.	1417560	11/30/2014	Analytical Testing for SWWTP November 2014	2,292.80
97186	12/15/2014	NEW YORK LIFE INSURANCE	6929080 1215	12/3/2014	Monthly invoice	416.29
97187	12/15/2014	Pima Interagency Training Committee	12/5/2014	12/2/2014	Fall officers workshop-leadership for the co officer	30.00
97188	12/15/2014	RESERVE ACCOUNT	14-Dec	12/2/2014	Refill Postage Meter	2,000.00
97189	12/15/2014	TEMPORARY VENDOR	10310554	12/11/2014	Refund water deposit	150.00
97190	12/15/2014	SOUTHWEST GAS CORPORATION	CD 12/14	12/10/2014	GAS	31.13
97190	12/15/2014	SOUTHWEST GAS CORPORATION	14-Dec	12/9/2014	Police Evidence Natural Gas	51.82
97190	12/15/2014	SOUTHWEST GAS CORPORATION	14-Dec	12/9/2014	GAS	96.49
97190	12/15/2014	SOUTHWEST GAS CORPORATION	14-Dec	12/9/2014	Senior Center NATURAL GAS	101.02
97190	12/15/2014	SOUTHWEST GAS CORPORATION	14-Dec	12/9/2014	Recreation NATURAL GAS	53.49
97191	12/15/2014	STACY RAMIREZ	121914	10/2/2014	Per Diem Coaching, Mentoring Skills	71.82
97192	12/15/2014	TAPCPO	453541	10/28/2014	(2) Radar Signs	6,100.00
97193	12/15/2014	U. S. Post Master	STAMPS/LIBRARY	12/11/2014	Postage Stamps	485.00
97194	12/15/2014	UNITED EXTERMINATING	176570	12/9/2014	Monthly Pest Control-Open PO	25.00
97195	12/15/2014	WATER WORKS ENGINEERS, LLC	4152	10/14/2014	Task 1.1- W/WW-ADEQ Regulatory Reporting Assistance	829.24
97195	12/15/2014	WATER WORKS ENGINEERS, LLC	4152	10/14/2014	Task 1.1- W/WW-ADEQ Regulatory Reporting Assistance	414.63
97195	12/15/2014	WATER WORKS ENGINEERS, LLC	4152	10/14/2014	Task 1.1- W/WW-ADEQ Regulatory Reporting Assistance	414.63
97195	12/15/2014	WATER WORKS ENGINEERS, LLC	4152	10/14/2014	#4152 Task 1.2- Regulatory Support	2,073.30
97195	12/15/2014	WATER WORKS ENGINEERS, LLC	4152	10/14/2014	#4152 Task 1.2- Regulatory Support	1,036.65
97195	12/15/2014	WATER WORKS ENGINEERS, LLC	4152	10/14/2014	#4152 Task 1.2- Regulatory Support	1,036.65
97195	12/15/2014	WATER WORKS ENGINEERS, LLC	4152	10/14/2014	#4152 Task 2.1 CIP U-83 SWWTP Chlorine System/EPS	3,631.50
97195	12/15/2014	WATER WORKS ENGINEERS, LLC	4152	10/14/2014	#4152 Task 2.2 CIP U-83 SWWTP Admin Building	2,190.00
97195	12/15/2014	WATER WORKS ENGINEERS, LLC	4152	10/14/2014	#4152 Task 3.1 CIP U-34 Well 3B Construction	13,011.20
97195	12/15/2014	WATER WORKS ENGINEERS, LLC	4152	10/14/2014	#4152 Task 4.2 CIP U-26 North Reservoir Upgrades CM	9,551.55
97195	12/15/2014	WATER WORKS ENGINEERS, LLC	4152	10/14/2014	#4152 Task 6.1 CIP U-08 SWWTP & Filters Proj. Mngment.	2,355.50
97195	12/15/2014	WATER WORKS ENGINEERS, LLC	4152	10/14/2014	#4152 Task 6.2 U-08 SWWTP & Filters Master Plan & Preliminary Design	4,333.50
97195	12/15/2014	WATER WORKS ENGINEERS, LLC	4152	10/14/2014	#4152 Task 6.3 U-08 SWWTP & Filters Const Docs (Filtration system)	5,707.50

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97196	12/15/2014	WESTERN ENVIOMENTAL EQUIPMENT	W4032	12/3/2014	Parts for Samplers for NWWTP & SWWTP	267.63
97196	12/15/2014	WESTERN ENVIOMENTAL EQUIPMENT	W4032	12/3/2014	Parts for Samplers for NWWTP & SWWTP	267.63
97197	12/15/2014	WEX BANK	38956204	11/30/2014	Fuel	18,058.50
97198	12/15/2014	Wright Engineering Corporation	14192-26926	12/9/2014	Heritage Park Ball field Lighting Engineering	500.00
97199	12/17/2014	Alpha Geotechnical & Materials, Inc.	10448-8387	8/29/2014	Professional Services	4,252.00
97199	12/17/2014	Alpha Geotechnical & Materials, Inc.	10448-8494	9/26/2014	Professional Services	2,366.00
97200	12/17/2014	TEMPORARY VENDOR	717402	12/15/2014	Refund Sanitation deposit	25.50
97201	12/17/2014	ARIZONA STATE PRISON-FLORENCE	111314F116BREV	12/4/2014	INMATE LABOR/ROW	93.75
97201	12/17/2014	ARIZONA STATE PRISON-FLORENCE	111314F116BREV	12/4/2014	INMATE LABOR / CEMETERY	30.00
97202	12/17/2014	Auto Shield Window Tinting	574898	11/3/2014	Strip and tint on 2010 ford F-150 crew cab FFD	230.00
97203	12/17/2014	AZ MUNICIPAL RISK RETENTION-	9033/9034	11/26/2014	Annual Liability Insurance	80,840.94
97203	12/17/2014	AZ MUNICIPAL RISK RETENTION-	9033/9034	11/26/2014	Annual Liability Insurance	8,855.53
97203	12/17/2014	AZ MUNICIPAL RISK RETENTION-	9033/9034	11/26/2014	Annual Liability Insurance	535.87
97203	12/17/2014	AZ MUNICIPAL RISK RETENTION-	9033/9034	11/26/2014	Annual Liability Insurance	6,546.65
97203	12/17/2014	AZ MUNICIPAL RISK RETENTION-	9033/9034	11/26/2014	Annual Liability Insurance	1,933.25
97204	12/17/2014	Benefit Intelligence, Inc. (ConsultADoc)	18	12/10/2014	Monthly Consult A Doc Services	641.25
97205	12/17/2014	CUTLER FIRE PROTECTION, INC	14585-1	12/9/2014	Fire sprinkler system for evaluation done per Code Study	5,534.92
97206	12/17/2014	Day Auto Supply, Inc	614756	4/18/2014	Credit	(5.76)
97206	12/17/2014	Day Auto Supply, Inc	626121	8/25/2014	Credit	(37.14)
97206	12/17/2014	Day Auto Supply, Inc	634896	11/21/2014	Coolant for WW-10	9.25
97206	12/17/2014	Day Auto Supply, Inc	634896	11/21/2014	Coolant for WW-10	4.61
97206	12/17/2014	Day Auto Supply, Inc	634896	11/21/2014	Coolant for WW-10	4.61
97206	12/17/2014	Day Auto Supply, Inc	63491	11/21/2014	Lower radiator hose and coolant for WW-10	43.96
97206	12/17/2014	Day Auto Supply, Inc	63491	11/21/2014	Lower radiator hose and coolant for WW-10	21.98
97206	12/17/2014	Day Auto Supply, Inc	63491	11/21/2014	Lower radiator hose and coolant for WW-10	21.98
97206	12/17/2014	Day Auto Supply, Inc	634948	11/21/2014	Antifreeze and water for WW-10	10.31
97206	12/17/2014	Day Auto Supply, Inc	634948	11/21/2014	Antifreeze and water for WW-10	5.16
97206	12/17/2014	Day Auto Supply, Inc	634948	11/21/2014	Antifreeze and water for WW-10	5.16
97206	12/17/2014	Day Auto Supply, Inc	635093	11/24/2014	Upper radiator hose for WW-10	30.97
97206	12/17/2014	Day Auto Supply, Inc	635093	11/24/2014	Upper radiator hose for WW-10	15.49
97206	12/17/2014	Day Auto Supply, Inc	635093	11/24/2014	Upper radiator hose for WW-10	15.49
97206	12/17/2014	Day Auto Supply, Inc	635099	11/24/2014	Motor oil for fleet	9.78
97206	12/17/2014	Day Auto Supply, Inc	635099	11/24/2014	Motor oil for fleet	9.78
97206	12/17/2014	Day Auto Supply, Inc	635099	11/24/2014	Motor oil for fleet	9.78
97206	12/17/2014	Day Auto Supply, Inc	635099	11/24/2014	Motor oil for fleet	9.78
97206	12/17/2014	Day Auto Supply, Inc	635099	11/24/2014	Motor oil for fleet	9.78
97206	12/17/2014	Day Auto Supply, Inc	635099	11/24/2014	Motor oil for fleet	9.77
97206	12/17/2014	Day Auto Supply, Inc	635327	11/26/2014	Horn for front end loader ST-18	29.12
97206	12/17/2014	Day Auto Supply, Inc	635488	12/1/2014	Motor oil for G848GE PD Patrol	35.80

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97206	12/17/2014	Day Auto Supply, Inc	635488	12/1/2014	Oil filter for G848GE PD Patrol	5.20
97206	12/17/2014	Day Auto Supply, Inc	6357772	12/3/2014	Fittings for ST-25 Mobil Sweeper	5.85
97206	12/17/2014	Day Auto Supply, Inc	635918	12/4/2014	Wiper blades for ST-4	12.54
97206	12/17/2014	Day Auto Supply, Inc	635918	12/4/2014	Wiper blades for ST-4	4.18
97206	12/17/2014	Day Auto Supply, Inc	635966	12/4/2014	Batteries for welding helmets	30.59
97206	12/17/2014	Day Auto Supply, Inc	636033	12/5/2014	Rear brake pads and rotors for WW-2	61.04
97206	12/17/2014	Day Auto Supply, Inc	636033	12/5/2014	Rear brake pads and rotors for WW-2	30.52
97206	12/17/2014	Day Auto Supply, Inc	636033	12/5/2014	Rear brake pads and rotors for WW-2	30.52
97206	12/17/2014	Day Auto Supply, Inc	636235	12/8/2014	Battery for G420FF PD Patrol	123.28
97206	12/17/2014	Day Auto Supply, Inc	636236	12/8/2014	Motor oil for G097FR PD Patrol;	30.36
97206	12/17/2014	Day Auto Supply, Inc	636236	12/8/2014	Oil filter for G097FR	5.20
97206	12/17/2014	Day Auto Supply, Inc	636267	12/8/2014	Battery for G850FJ PD Patrol	269.12
97206	12/17/2014	Day Auto Supply, Inc	636558	12/10/2014	Credit	(311.25)
97207	12/17/2014	TEMPORARY VENDOR	6518600	11/17/2014	Reimburse Service Awards	109.40
97208	12/17/2014	EMPIRE SOUTHWEST	9887946	12/8/2014	Engine valve and oil leak repairs to ST-23 Patch truck	1,075.68
97208	12/17/2014	EMPIRE SOUTHWEST	EMPS3503970	12/1/2014	Back up alarm and hardware for ST-2 Cat back hoe	132.53
97209	12/17/2014	LEE ENGINEERING, LLC	33224	11/19/2014	Meeting with ADOT for Traffic Impact Analysis (T-13)	880.97
97210	12/17/2014	M & S EQUIPMENT, INC.	CI29167	11/10/2014	Replacement of both front planetary oil seals and rear swing pin for greasing WW-24 Back hoe	(68.42)
97210	12/17/2014	M & S EQUIPMENT, INC.	CR24019	11/25/2014	Replacement of both front planetary oil seals and rear swing pin for greasing WW-24 Back hoe	781.77
97210	12/17/2014	M & S EQUIPMENT, INC.	CR24019	11/25/2014	Replacement of both front planetary oil seals and rear swing pin for greasing WW-24 Back hoe	390.88
97210	12/17/2014	M & S EQUIPMENT, INC.	CR24019	11/25/2014	Replacement of both front planetary oil seals and rear swing pin for greasing WW-24 Back hoe	390.88
97211	12/17/2014	Void				-
97212	12/17/2014	PRINCIPAL LIFE COMPANY	10446831 1214	12/1/2014	Dental premiums	9,036.02
97212	12/17/2014	PRINCIPAL LIFE COMPANY	10446831 1214	12/1/2014	Life Insurance	4,162.88
97213	12/17/2014	SHRED-IT USA - PHOENIX	9404559421	12/4/2014	Shredding - Admin	22.66
97213	12/17/2014	SHRED-IT USA - PHOENIX	9404559421	12/4/2014	Shredding - Finance	22.67
97213	12/17/2014	SHRED-IT USA - PHOENIX	9404559421	12/4/2014	Shredding - Police	22.67
97214	12/17/2014	SPILLMAN TECHNOLOGIES, INC	29178	10/1/2014	Community Dashboard/web training/project management	21,536.00
97214	12/17/2014	SPILLMAN TECHNOLOGIES, INC	29467	11/30/2014	Community Dashboard/web training/project management	8,905.00
97215	12/17/2014	WATER WORKS ENGINEERS, LLC	3438	1/27/2014	Misc. Services-Labor	8,513.88
97216	12/18/2014	ARIZONA PARKS AND	4443	12/15/2014	Certified Playground Safety Inspector Course & Exam	595.00
97216	12/18/2014	ARIZONA PARKS AND	4444	12/15/2014	Aquatic Facility Operator Course & Exam	279.00
97217	12/18/2014	ARIZONA PUBLIC SERVICE	14-Dec	12/6/2014	ELECTRIC	1,409.85
97217	12/18/2014	ARIZONA PUBLIC SERVICE	14-Dec	12/6/2014	ELECTRIC	2,877.98
97217	12/18/2014	ARIZONA PUBLIC SERVICE	14-Dec	12/6/2014	ELECTRIC	1,101.07

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97217	12/18/2014	ARIZONA PUBLIC SERVICE	14-Dec	12/6/2014	ELECTRIC	1,181.69
97217	12/18/2014	ARIZONA PUBLIC SERVICE	14-Dec	12/6/2014	ELECTRIC	794.15
97217	12/18/2014	ARIZONA PUBLIC SERVICE	14-Dec	12/6/2014	ELECTRIC	649.93
97217	12/18/2014	ARIZONA PUBLIC SERVICE	14-Dec	12/6/2014	ELECTRIC	2,614.28
97217	12/18/2014	ARIZONA PUBLIC SERVICE	14-Dec	12/6/2014	ELECTRIC	79.04
97217	12/18/2014	ARIZONA PUBLIC SERVICE	14-Dec	12/6/2014	ELECTRIC	401.04
97217	12/18/2014	ARIZONA PUBLIC SERVICE	14-Dec	12/6/2014	ELECTRIC	846.20
97217	12/18/2014	ARIZONA PUBLIC SERVICE	14-Dec	12/6/2014	ELECTRIC	4,867.63
97217	12/18/2014	ARIZONA PUBLIC SERVICE	14-Dec	12/6/2014	ELECTRIC	2,460.96
97217	12/18/2014	ARIZONA PUBLIC SERVICE	14-Dec	12/6/2014	ELECTRIC	21,994.21
97217	12/18/2014	ARIZONA PUBLIC SERVICE	14-Dec	12/6/2014	ELECTRIC	222.22
97218	12/18/2014	BAKER & TAYLOR BOOKS	R12281240	12/8/2014	DVD'S	257.66
97218	12/18/2014	BAKER & TAYLOR BOOKS	T12281241	12/8/2014	CD'S	102.75
97219	12/18/2014	TEMPORARY VENDOR	CR2014-0033	12/17/2014	Restitution	26.33
97220	12/18/2014	CASA GRANDE NEWSPAPERS	PN BOARD COMM	11/27/2014	Public Notice Publication	262.92
97221	12/18/2014	DEPT OF ECONOMIC SECURITY	20400102 BAL	12/12/2014	interest fee 3rd quarter 12/14	2.54
97222	12/18/2014	Fun Flicks of Arizona	654081	8/12/2014	Movie in the park screen rental- remaining balance	1,722.79
97223	12/18/2014	inContact, Inc.	124768925	12/10/2014	Telephone	362.97
97224	12/18/2014	JOHN NIXON	REIM EXAM	12/16/2014	Certified Parks & Recreation Professional Exam Reimburse	299.00
97225	12/18/2014	Mosaic's Florence Fudge Shop	10/22/2014	10/22/2014	Welcome/Farewell Town Council meeting	450.00
97226	12/18/2014	PINAL CO. FEDERAL CREDIT UNION	JAN 15 1 15YR	12/15/2014	Visa Gift Card	150.00
97226	12/18/2014	PINAL CO. FEDERAL CREDIT UNION	JAN 15 1 15YR	12/15/2014	Visa Gift Card Fee	5.00
97227	12/18/2014	SOUTHWESTERN BUSINESS FORMS	20180	11/25/2014	Office Supplies	239.99
97228	12/22/2014	AMERICAN LIBRARY ASSOC	1227972	12/18/2014	MEMBERSHIP DUES	135.00
97229	12/22/2014	AZ DEPT OF REVENUE COLL SVC	PPE 1212/14	12/19/2014	LEVY	200.00
97230	12/22/2014	AZ PUBLIC SAFETY RETIREMENT	PPE 1212/14FIRE	12/18/2014	RETIREMENT CONTRIBUTIONS FIRE	12,497.82
97230	12/22/2014	AZ PUBLIC SAFETY RETIREMENT	PPE 1212/14FIRE	12/18/2014	Fire INSURANCE PREMIUM TAX	(1,033.62)
97230	12/22/2014	AZ PUBLIC SAFETY RETIREMENT	PPE 1212/14PD	12/18/2014	RETIREMENT CONTRIBUTIONS POLICE	16,735.89
97231	12/22/2014	CASELLE, INC.	62074	12/9/2014	Source Code Escrow	200.00
97232	12/22/2014	Void				-
97233	12/22/2014	FLORENCE UNIFIED SCHOOL DIST	FIELD TRIP	12/14/2014	Bus for Winterhaven trip	340.00
97234	12/22/2014	INFINISOURCE, INC.	578434	12/9/2014	Administrative Fee	277.20
97235	12/22/2014	Nationwide Retirement Solution	PPE 1212/174	12/18/2014	Nationwide - deferred comp	5,865.80
97236	12/22/2014	OFFICE DEPOT INC	741926155-001	11/21/2014	Office Supplies	79.71
97236	12/22/2014	OFFICE DEPOT INC	741926968-001	11/21/2014	Office Supplies	14.61
97236	12/22/2014	OFFICE DEPOT INC	741961025-001	11/21/2014	Office Supplies	17.32
97236	12/22/2014	OFFICE DEPOT INC	741972027-001	11/21/2014	Office Supplies	10.28
97236	12/22/2014	OFFICE DEPOT INC	742183477-001	11/24/2014	Office Supplies	57.62
97236	12/22/2014	OFFICE DEPOT INC	742754996-001	11/26/2014	Office items	8.03

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97236	12/22/2014	OFFICE DEPOT INC	744364869-001	12/8/2014	Office items	28.80
97237	12/22/2014	PETTY CASH - FINANCE	14-Dec	12/17/2014	Cards for council	10.28
97237	12/22/2014	PETTY CASH - FINANCE	14-Dec	12/17/2014	Mail for Annexation lawsuit	23.08
97237	12/22/2014	PETTY CASH - FINANCE	14-Dec	12/17/2014	Postage	19.99
97237	12/22/2014	PETTY CASH - FINANCE	14-Dec	12/17/2014	Misc. supplies	9.78
97237	12/22/2014	PETTY CASH - FINANCE	14-Dec	12/17/2014	Duplicate titles	14.00
97237	12/22/2014	PETTY CASH - FINANCE	14-Dec	12/17/2014	Tri phono channel 11	14.02
97237	12/22/2014	PETTY CASH - FINANCE	14-Dec	12/17/2014	Chamber luncheon	12.00
97238	12/22/2014	PETTY CASH - SENIOR CENTER	29X5 SR121914	12/18/2014	Meal for seniors from donation acct	145.00
97239	12/22/2014	SAFEWAY INC.	121514	12/15/2014	Meal supplies	30.95
97240	12/22/2014	Swan architects, Inc.	INV 1	11/19/2014	Project Management	90,464.00
97241	12/22/2014	THE WATER SHED	245909	11/7/2014	Water & Ice	11.52
97241	12/22/2014	THE WATER SHED	371130	11/10/2014	Water & Ice	20.57
97241	12/22/2014	THE WATER SHED	446007	12/8/2014	Water & Ice	4.94
97241	12/22/2014	THE WATER SHED	545908	11/21/2014	Water & Ice for Utility department.	16.76
97241	12/22/2014	THE WATER SHED	545908	11/21/2014	Water & Ice for Utility department.	8.39
97241	12/22/2014	THE WATER SHED	545908	11/21/2014	Water & Ice for Utility department.	8.39
97241	12/22/2014	THE WATER SHED	545909	11/7/2014	Water & Ice	11.52
97241	12/22/2014	THE WATER SHED	545910	11/24/2014	Water & Ice	4.94
97241	12/22/2014	THE WATER SHED	5682	12/2/2014	Water & Ice for Utility dept. #5682	11.51
97241	12/22/2014	THE WATER SHED	5682	12/2/2014	Water & Ice for Utility dept. #5682	5.76
97241	12/22/2014	THE WATER SHED	5682	12/2/2014	Water & Ice for Utility dept. #5682	5.76
97242	12/22/2014	Tri-City Express Care, PLLC	1694379	11/17/2014	Post offer drug test	25.00
97243	12/22/2014	United States Treasury	PPE 1212/14	12/18/2014	Levy	75.00
97244	12/22/2014	UNITED WAY OF PINAL COUNTY	PPE 1212/14	12/18/2014	EMPLOYEES CONTRIBUTIONS	7.00
97245	12/22/2014	Currier Construction, Inc.	1	9/14/2014	CIP SU-83 SWWTP: Reuse Pump Station & Facility Upgrade	38,077.95
97245	12/22/2014	Currier Construction, Inc.	2	9/14/2014	CIP SU-83 SWWTP: Reuse Pump Station & Facility Upgrade	15,904.48
97245	12/22/2014	Currier Construction, Inc.	3	9/14/2014	CIP SU-83 SWWTP: Reuse Pump Station & Facility Upgrade	75,837.01
97245	12/22/2014	Currier Construction, Inc.	INV 01-03	9/14/2014	Less Retainage	(6,490.97)
97246	12/23/2014	Arizona Office of Technology	IN03892	11/24/2014	Copier charges 8/30-11/29/2014	584.18
97247	12/23/2014	ARIZONA STATE PRISON-FLORENCE	03014F-115BREV	11/25/2014	INMATE LABOR / CEMETERY	6.75
97247	12/23/2014	ARIZONA STATE PRISON-FLORENCE	03014F-115BREV	11/25/2014	INMATE LABOR ROW / CLEANUP	15.75
97247	12/23/2014	ARIZONA STATE PRISON-FLORENCE	112614F-116B	12/1/2014	INMATE LABOR / CEMETERY	46.50
97247	12/23/2014	ARIZONA STATE PRISON-FLORENCE	112614F-116B	12/1/2014	INMATE LABOR ROW / CLEANUP	67.50
97248	12/23/2014	BlueTarp Financial	32017324	12/16/2013	40 PLASTIC CREEPER	5.23
97249	12/23/2014	CASA GRANDE NEWSPAPERS	186 2015	12/15/2014	Subscription	29.00
97250	12/23/2014	Cintas Corporation Lock 696	696773537	12/5/2014	Weekly fee for uniforms and mats for PW Dept.	35.53
97250	12/23/2014	Cintas Corporation Lock 696	696773537	12/5/2014	Weekly fee for uniforms and mats for PW Dept.	40.08
97250	12/23/2014	Cintas Corporation Lock 696	696773537	12/5/2014	Weekly fee for uniforms and mats for PW Dept.	3.03

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97250	12/23/2014	Cintas Corporation Lock 696	696773537	12/5/2014	Weekly fee for uniforms and mats for PW Dept.	6.23
97250	12/23/2014	Cintas Corporation Lock 696	696773537	12/5/2014	Weekly fee for uniforms and mats for PW Dept.	0.81
97250	12/23/2014	Cintas Corporation Lock 696	696775751	12/12/2014	Weekly fee for uniforms and mats for PW Dept.	35.53
97250	12/23/2014	Cintas Corporation Lock 696	696775751	12/12/2014	Weekly fee for uniforms and mats for PW Dept.	40.08
97250	12/23/2014	Cintas Corporation Lock 696	696775751	12/12/2014	Weekly fee for uniforms and mats for PW Dept.	3.03
97250	12/23/2014	Cintas Corporation Lock 696	696775751	12/12/2014	Weekly fee for uniforms and mats for PW Dept.	6.23
97250	12/23/2014	Cintas Corporation Lock 696	696775751	12/12/2014	Weekly fee for uniforms and mats for PW Dept.	0.81
97250	12/23/2014	Cintas Corporation Lock 696	696777994	12/19/2014	Weekly fee for uniforms and mats for PW Dept.	35.53
97250	12/23/2014	Cintas Corporation Lock 696	696777994	12/19/2014	Weekly fee for uniforms and mats for PW Dept.	60.13
97250	12/23/2014	Cintas Corporation Lock 696	696777994	12/19/2014	Weekly fee for uniforms and mats for PW Dept.	3.03
97250	12/23/2014	Cintas Corporation Lock 696	696777994	12/19/2014	Weekly fee for uniforms and mats for PW Dept.	6.23
97250	12/23/2014	Cintas Corporation Lock 696	696777994	12/19/2014	Weekly fee for uniforms and mats for PW Dept.	0.81
97251	12/23/2014	COX COMMUNICATIONS	85022212888 01	12/3/2014	Phone lines for station #2	102.01
97252	12/23/2014	DAVID ORTIZ	REIM CAL1214	12/14/2014	Reimbursement for work boots	114.12
97253	12/23/2014	Day Auto Supply, Inc	590645	8/14/2013	Credit for core deposit	(78.26)
97253	12/23/2014	Day Auto Supply, Inc	605293	1/21/2014	Belt-Alternator for ST-024 Forklift	45.65
97253	12/23/2014	Day Auto Supply, Inc	605372	1/22/2014	Battery for ST-028 JCB Load All	44.13
97253	12/23/2014	Day Auto Supply, Inc	605384	1/22/2014	Battery for ST-055	91.03
97253	12/23/2014	Day Auto Supply, Inc	605436	1/22/2014	Gas cap for ST-011	16.08
97253	12/23/2014	Day Auto Supply, Inc	605437	1/22/2014	Gas cap for ST-013	16.08
97253	12/23/2014	Day Auto Supply, Inc	605804	1/27/2014	Brake pads and rotors for ST-004	238.03
97253	12/23/2014	Day Auto Supply, Inc	605804	1/27/2014	Brake pads and rotors for ST-004	142.81
97253	12/23/2014	Day Auto Supply, Inc	605805	1/27/2014	Oil and air filter for ST-014	47.10
97253	12/23/2014	Day Auto Supply, Inc	605808	1/27/2014	Hood lift support for ST-014	41.39
97253	12/23/2014	Day Auto Supply, Inc	605814	1/27/2014	Fitting and hose for ST-002 Cat Backhoe	46.90
97253	12/23/2014	Day Auto Supply, Inc	605912	1/27/2014	Fitting and rad. cap for ST-024 Forklift	14.40
97253	12/23/2014	Day Auto Supply, Inc	605968	1/28/2014	Oil and air filters and wiper blades for IT-001	30.03
97253	12/23/2014	Day Auto Supply, Inc	605968	1/28/2014	Oil for IT-001	17.35
97253	12/23/2014	Day Auto Supply, Inc	606035	1/28/2014	Val. core for PR-008	2.21
97253	12/23/2014	Day Auto Supply, Inc	606089	1/29/2014	Oil for ST-030 Road Grader	57.69
97253	12/23/2014	Day Auto Supply, Inc	612197	3/26/2014	Oxygen for ST-055	29.01
97253	12/23/2014	Day Auto Supply, Inc	612447	3/28/2014	Pinion seal for WW-005	14.66
97253	12/23/2014	Day Auto Supply, Inc	613747	4/9/2014	Hacksaw for PW	41.95
97253	12/23/2014	Day Auto Supply, Inc	614226	4/14/2014	Oil filters and shop towels for SC-005	45.30
97253	12/23/2014	Day Auto Supply, Inc	626054	8/25/2014	Tire pressure gauge for PD Patrol 2012 Tahoe	41.09
97253	12/23/2014	Day Auto Supply, Inc	626194	8/26/2014	Sensor and sensor valve for PD Patrol	45.03
97253	12/23/2014	Day Auto Supply, Inc	635919	12/4/2014	Wiper blades for G420FF & G870GE PD Patrol	33.88
97253	12/23/2014	Day Auto Supply, Inc	636312	12/8/2014	Motor oil for ST-4	31.77
97253	12/23/2014	Day Auto Supply, Inc	636312	12/8/2014	Motor oil for ST-4	10.59

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97253	12/23/2014	Day Auto Supply, Inc	636312	12/8/2014	Air and oil filter for St-4	20.27
97253	12/23/2014	Day Auto Supply, Inc	636312	12/8/2014	Air and oil filter for St-4	6.76
97253	12/23/2014	Day Auto Supply, Inc	636375	12/9/2014	Battery for G871GE PD Patrol	236.51
97253	12/23/2014	Day Auto Supply, Inc	636376	12/9/2014	New battery for ST-39 Magma crack sealer	92.00
97253	12/23/2014	Day Auto Supply, Inc	636410	12/9/2014	Motor oil for G834CH PD Patrol	30.36
97253	12/23/2014	Day Auto Supply, Inc	636410	12/9/2014	Oil filter and wiper blades for G834CH PD Patrol	18.23
97253	12/23/2014	Day Auto Supply, Inc	636443	12/9/2014	Head light bulb and pigtail socket wire for PR-4	21.28
97253	12/23/2014	Day Auto Supply, Inc	636451	12/9/2014	Motor oil for PR-3	26.02
97253	12/23/2014	Day Auto Supply, Inc	636504	12/10/2014	BRAKLEEN for Shop	11.70
97253	12/23/2014	Day Auto Supply, Inc	636504	12/10/2014	BRAKLEEN for Shop	11.70
97253	12/23/2014	Day Auto Supply, Inc	636504	12/10/2014	BRAKLEEN for Shop	11.70
97253	12/23/2014	Day Auto Supply, Inc	636504	12/10/2014	BRAKLEEN for Shop	11.70
97253	12/23/2014	Day Auto Supply, Inc	636504	12/10/2014	BRAKLEEN for Shop	11.69
97253	12/23/2014	Day Auto Supply, Inc	636504	12/10/2014	BRAKLEEN for Shop	11.69
97253	12/23/2014	Day Auto Supply, Inc	636509	12/10/2014	Wiper blades for PR-3	12.37
97253	12/23/2014	Day Auto Supply, Inc	636526	12/10/2014	Battery for P R-005	84.22
97253	12/23/2014	Day Auto Supply, Inc	636533	12/10/2014	Battery terminal bolts for P R -005	3.65
97253	12/23/2014	Day Auto Supply, Inc	636632	12/11/2014	Switch for WW-28 water pump	41.87
97253	12/23/2014	Day Auto Supply, Inc	636632	12/11/2014	Switch for WW-28 water pump	20.93
97253	12/23/2014	Day Auto Supply, Inc	636632	12/11/2014	Switch for WW-28 water pump	20.93
97253	12/23/2014	Day Auto Supply, Inc	636639	12/11/2014	Battery for WW-11 Power Vac	225.07
97253	12/23/2014	Day Auto Supply, Inc	636641	12/11/2014	Transmission filter and fluid for ST-12	114.14
97253	12/23/2014	Day Auto Supply, Inc	636668	12/11/2014	Battery for WW-28 water pump	86.28
97253	12/23/2014	Day Auto Supply, Inc	636668	12/11/2014	Battery for WW-28 water pump	43.14
97253	12/23/2014	Day Auto Supply, Inc	636668	12/11/2014	Battery for WW-28 water pump	43.14
97253	12/23/2014	Day Auto Supply, Inc	636701	12/11/2014	Battery cable for WW-28 water pump	7.93
97253	12/23/2014	Day Auto Supply, Inc	636701	12/11/2014	Battery cable for WW-28 water pump	3.96
97253	12/23/2014	Day Auto Supply, Inc	636701	12/11/2014	Battery cable for WW-28 water pump	3.96
97253	12/23/2014	Day Auto Supply, Inc	636753	12/12/2014	Credit for core deposit	(16.31)
97253	12/23/2014	Day Auto Supply, Inc	636755	12/12/2014	Battery for SC-2	51.13
97253	12/23/2014	Day Auto Supply, Inc	636766	12/12/2014	Air filter, oil filter and oil for WW-28 water pump	54.34
97253	12/23/2014	Day Auto Supply, Inc	636766	12/12/2014	Air filter, oil filter and oil for WW-28 water pump	27.17
97253	12/23/2014	Day Auto Supply, Inc	636766	12/12/2014	Air filter, oil filter and oil for WW-28 water pump	27.17
97253	12/23/2014	Day Auto Supply, Inc	636779	12/12/2014	Motor oil for G029ET PD Patrol	41.77
97253	12/23/2014	Day Auto Supply, Inc	636779	12/12/2014	Oil filter for G029ET PD Patrol	5.62
97253	12/23/2014	Day Auto Supply, Inc	636793	12/12/2014	Restock of Shop towels for Custodians	87.72
97253	12/23/2014	Day Auto Supply, Inc	637225	12/17/2014	Credit	(414.20)
97254	12/23/2014	DH Pace Company Inc.	641121	12/9/2014	Maintenance to Fire Station#1 doors	363.65


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97255	12/23/2014	Earnhardt Service #25440 or 7118	1196557	11/28/2014	Replace transmission, motor mounts, rear differential mounts on G029ET PD Patrol	3,476.11
97255	12/23/2014	Earnhardt Service #25440 or 7118	1197987	12/4/2014	Replace transmission, motor mounts, rear differential mounts on G029ET PD Patrol	240.09
97255	12/23/2014	Earnhardt Service #25440 or 7118	409419	11/24/2014	Wheel rim for G009FM PD Patrol	129.80
97255	12/23/2014	Earnhardt Service #25440 or 7118	873462	12/8/2014	Actuator for G029ET PD Patrol	31.94
97256	12/23/2014	ERNEST FELIZ	CONT 1214	12/16/2014	Referee for Basketball	210.00
97257	12/23/2014	Flanigan Customs Elevators	3047	12/18/2014	Perform 5 year state required inspection and testing to elevator at Silver King	725.00
97258	12/23/2014	FLORENCE TRUE VALUE HARDWARE	214438	12/3/2014	A/C filters for Recreation Center	6.45
97258	12/23/2014	FLORENCE TRUE VALUE HARDWARE	214529	12/8/2014	One receptacle plate in Council Chambers	2.88
97258	12/23/2014	FLORENCE TRUE VALUE HARDWARE	214568	12/9/2014	Paint and nail hole filler for Town Manager's office	92.76
97258	12/23/2014	FLORENCE TRUE VALUE HARDWARE	214609	12/11/2014	One wall plate for Town Hall	0.92
97258	12/23/2014	FLORENCE TRUE VALUE HARDWARE	214683	12/15/2014	Nuts, bolts screws and glue for vent repair at Community Development	10.62
97258	12/23/2014	FLORENCE TRUE VALUE HARDWARE	214686	12/15/2014	Vent covers and louvers for Community Development	16.60
97259	12/23/2014	GCR Tires & Service	827-41949	11/26/2014	Six tires for PD Patrol stock	712.09
97260	12/23/2014	HOME DEPOT CREDIT SERVICES	5021756	12/10/2014	Portland cement (35 bags)and Concrete mix (40 bags)for sidewalk repair	169.68
97261	12/23/2014	Hughes Fire Equipment	490662	11/17/2014	Repairs to ladder on L122 St.#2 / G039BM	307.17
97262	12/23/2014	JAIIME M. LARA	CONT 16	12/10/2014	Referee for Basketball	240.00
97263	12/23/2014	Johnson Utilities	13808101 1214	12/5/2014	Water at station #2	32.90
97263	12/23/2014	Johnson Utilities	13808201 1214	12/5/2014	Water at station #2	269.39
97264	12/23/2014	L. N. CURTIS and SONS	5035949-00	12/3/2014	SCBA Brackets	416.89
97265	12/23/2014	M & S EQUIPMENT, INC.	CI29945	12/18/2014	Two front wheel rims and valve stems for WW-24 Case back hoe	316.90
97265	12/23/2014	M & S EQUIPMENT, INC.	CI29945	12/18/2014	Two front wheel rims and valve stems for WW-24 Case back hoe	158.45
97265	12/23/2014	M & S EQUIPMENT, INC.	CI29945	12/18/2014	Two front wheel rims and valve stems for WW-24	158.45
97266	12/23/2014	New-Tech Electric & Communication LLC 145		12/8/2014	Installation of 5 lighted EXIT signs and 7 new replacement batteries e for emergency flood lighting	775.42
97266	12/23/2014	New-Tech Electric & Communication LLC 146		12/8/2014	Installation of 24 exterior and interior light bulbs, replacement of rear ballast and testing of contactors	732.64
97267	12/23/2014	OFFICE DEPOT INC	745873040-001	12/16/2014	Toner	181.03
97268	12/23/2014	PATRICIA BUCHANAN	264722	12/5/2014	Decorations for Christmas	31.72
97268	12/23/2014	PATRICIA BUCHANAN	264722	12/5/2014	Decorations for Christmas	31.73
97268	12/23/2014	PATRICIA BUCHANAN	60021	12/5/2014	Decorations for Christmas	2.12
97268	12/23/2014	PATRICIA BUCHANAN	60021	12/5/2014	Decorations for Christmas	2.13
97269	12/23/2014	RIGHT AWAY DISPOSAL	905025	12/22/2014	RAD BILLING CREDIT FOR INDUSTRIAL	216.76

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97269	12/23/2014	RIGHT AWAY DISPOSAL	940342	12/22/2014	RAD BILLING FOR INDUSTRIAL	7,461.96
97270	12/23/2014	RSC Equipment Rental/	120240161-008	12/9/2014	Water Truck Rental for CIP Main St. Extension	3,736.62
97271	12/23/2014	Safelite Fulfillment, Inc.	05725+033480	12/1/2014	Windshield replacement for ST-51 dump truck	245.59
97272	12/23/2014	SAFEWAY INC.	438684	12/4/2014	Cake and card for Jim Mannato	37.66
97273	12/23/2014	SOUTHWEST GAS CORPORATION	11/14 FIRE	12/17/2014	Fire-Natural Gas	148.65
97274	12/23/2014	Spectrum Mechanical & Service	19119	10/31/2014	HVAC Maintenance @ Fire St. #2	195.76
97274	12/23/2014	Spectrum Mechanical & Service	19120	10/31/2014	HVAC Maintenance @ Fire St. #2	296.15
97275	12/23/2014	Spring Meadows Water	468	11/16/2014	ANNUAL SERVICE AND FILTERS	300.56
97276	12/23/2014	Superstition Fire & Medical District	2729	8/26/2014	Maintenance and labor for shop 122	5,002.59
97276	12/23/2014	Superstition Fire & Medical District	2732	8/27/2014	Maintenance on shop # 138 New Engine	134.00
97276	12/23/2014	Superstition Fire & Medical District	2733	8/27/2014	Maintenance on shop # 138 New Engine	469.00
97276	12/23/2014	Superstition Fire & Medical District	2822	11/19/2014	Shop 139 strap, Velcro cinch, inverter	1,045.62
97276	12/23/2014	Superstition Fire & Medical District	2834	12/3/2014	Pump test shop 139	947.06
97276	12/23/2014	Superstition Fire & Medical District	2835	12/5/2014	Hose test station 1 & 2	670.00
97276	12/23/2014	Superstition Fire & Medical District	2835	12/5/2014	Hose test station 1 & 2	670.00
97276	12/23/2014	Superstition Fire & Medical District	2836	12/5/2014	Maintenance and labor for shop 121	402.00
97276	12/23/2014	Superstition Fire & Medical District	2837	12/5/2014	Maintenance on shop # 138	3,535.03
97276	12/23/2014	Superstition Fire & Medical District	2838	12/5/2014	Repairs and maintenance on shop #126 (vehicle)	1,019.68
97276	12/23/2014	Superstition Fire & Medical District	2839	12/5/2014	Pump test shop 122	402.00
97277	12/23/2014	THE WATER SHED	446004	12/8/2014	Water & Ice PW	45.25
97277	12/23/2014	THE WATER SHED	5680	12/2/2014	Distilled water for Fleet	4.39
97277	12/23/2014	THE WATER SHED	5680	12/2/2014	Distilled water for Fleet	4.39
97277	12/23/2014	THE WATER SHED	5680	12/2/2014	Distilled water for Fleet	4.39
97277	12/23/2014	THE WATER SHED	5680	12/2/2014	Distilled water for Fleet	4.39
97277	12/23/2014	THE WATER SHED	5680	12/2/2014	Distilled water for Fleet	4.38
97277	12/23/2014	THE WATER SHED	5680	12/2/2014	Distilled water for Fleet	4.38
97277	12/23/2014	THE WATER SHED	5681	12/2/2014	Water & ice for PW	23.03
97278	12/23/2014	UNITED EXTERMINATING	171636	11/3/2014	Exterminating fees-Rec Dept. Nov.	35.00
97278	12/23/2014	UNITED EXTERMINATING	171637	11/3/2014	Exterminating fees-Little League Nov.	25.00
97278	12/23/2014	UNITED EXTERMINATING	171638	11/5/2014	Exterminating fees-Smoking Area Nov.	18.00
97278	12/23/2014	UNITED EXTERMINATING	171639	11/3/2014	Exterminating fees-Heritage Park Nov.	25.00
97278	12/23/2014	UNITED EXTERMINATING	174280	12/1/2014	Exterminating fees	25.00
97278	12/23/2014	UNITED EXTERMINATING	174281	12/1/2014	Exterminating fees- Planning Dept. Dec.	25.00
97278	12/23/2014	UNITED EXTERMINATING	174282	12/1/2014	Exterminating fees- Silver King Dec.	25.00
97278	12/23/2014	UNITED EXTERMINATING	174283	12/1/2014	Exterminating fees- Town Hall Dec.	35.00
97278	12/23/2014	UNITED EXTERMINATING	174285	12/1/2014	Exterminating fees-PW Dec.	45.00
97278	12/23/2014	UNITED EXTERMINATING	174286	12/1/2014	Exterminating fees- W/WW	45.00
97278	12/23/2014	UNITED EXTERMINATING	176642	12/1/2014	Exterminating fees- Rec. Dept. / Dec.	35.00
97278	12/23/2014	UNITED EXTERMINATING	176643	12/1/2014	Exterminating fees- Little League / Dec.	25.00

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97278	12/23/2014	UNITED EXTERMINATING	176644	12/1/2014	Exterminating fees- Smoking Area/ Dec.	18.00
97278	12/23/2014	UNITED EXTERMINATING	176645	12/1/2014	Exterminating fees- Heritage Park / Dec.	25.00
97279	12/23/2014	WALMART COMMUNITY # 0005 7118	5819	12/5/2014	Restock - cups, tissue, trash bags, plates, bowls, coffee	252.44
97279	12/23/2014	WALMART COMMUNITY # 0005 7118	5819	12/5/2014	Restock - cups, tissue, trash bags, plates, bowls, coffee	15.60
97279	12/23/2014	WALMART COMMUNITY # 0005 7118	5819	12/5/2014	Restock - cups, tissue, trash bags, plates, bowls, coffee	15.60
97302	12/30/2014	Arizona Public Service Company	AR0480004325	12/22/2014	SLID #1-Merrill Ranch	218.26
97302	12/30/2014	Arizona Public Service Company	AR0480004325	12/22/2014	SLID #2 Merrill Ranch	56.94
97302	12/30/2014	Arizona Public Service Company	AR0480004325	12/22/2014	SLID #3 Merrill Ranch	297.34
97303	12/30/2014	AZ PUBLIC SERVICE COMPANY	AR0480004324	12/22/2014	Streetlight Maintenance	2,641.25
97304	12/30/2014	BAKER & TAYLOR BOOKS	4011074059	12/8/2014	Youth	515.93
97304	12/30/2014	BAKER & TAYLOR BOOKS	4011074060	12/8/2014	Non-Fiction	241.67
97304	12/30/2014	BAKER & TAYLOR BOOKS	4011074061	12/8/2014	Fiction	289.00
97304	12/30/2014	BAKER & TAYLOR BOOKS	4011074062	12/8/2014	Audio Books	108.89
97304	12/30/2014	BAKER & TAYLOR BOOKS	T12688430	12/9/2014	DVD'S	135.89
97305	12/30/2014	BARLO MEDIA, LLC	2343	12/23/2014	Home Tour Ad- Antique Register Arizona	85.00
97306	12/30/2014	BC GRAPHICS	97643	12/16/2014	BUILDING SAFETY SHIRTS, HATS, JACKETS	551.50
97307	12/30/2014	Capital One Commercial	5652	12/20/2014	Coffee, Creamer & kitchen supplies	127.48
97308	12/30/2014	COX COMMUNICATIONS	85022049 98001	12/23/2014	Monthly Internet	940.00
97309	12/30/2014	TEMPORARY VENDOR	SEDONA DK	12/19/2014	Refund Sedona Trip	10.00
97310	12/30/2014	EAP Preferred	13043	12/15/2014	EAP services - quarterly	943.50
97311	12/30/2014	FLORENCE TRUE VALUE HARDWARE	214303	11/25/2014	Nuts & bolts	8.17
97311	12/30/2014	FLORENCE TRUE VALUE HARDWARE	214532	12/8/2014	17oz wht filed inv spray (2)	11.72
97311	12/30/2014	FLORENCE TRUE VALUE HARDWARE	214605	12/11/2014	17oz wht filed inv spray (3)	17.58
97311	12/30/2014	FLORENCE TRUE VALUE HARDWARE	214705	12/16/2014	5pk 10A auto fuse, inline fuse holder, nuts & bolts	10.10
97312	12/30/2014	Michael Angel Berlanga	KIDS I 2014	12/1/2014	Karate for Kids/Fall 2014	125.00
97312	12/30/2014	Michael Angel Berlanga	KIDS II DEC 2014	12/1/2014	Karate for Kids/Fall 2014	125.00
97313	12/30/2014	Mid State Refrigeration	S-17491	12/18/2014	Refrigerator repairs at Senior Center	577.32
97314	12/30/2014	Midway Chevrolet	694791	12/8/2014	2014 Chevrolet Tahoe PPV	30,874.52
97315	12/30/2014	OFFICE DEPOT INC	742755021-001	12/2/2014	Office Supplies	400.70
97315	12/30/2014	OFFICE DEPOT INC	742966406-001	12/1/2014	Office Supplies	4.65
97315	12/30/2014	OFFICE DEPOT INC	742966416-001	11/27/2014	Office Supplies	45.69
97315	12/30/2014	OFFICE DEPOT INC	743784249-001	12/3/2014	Office Supplies	30.43
97315	12/30/2014	OFFICE DEPOT INC	743784305-001	12/3/2014	Office Supplies	69.18
97315	12/30/2014	OFFICE DEPOT INC	744344239-001	12/8/2014	Office Supplies	122.29
97315	12/30/2014	OFFICE DEPOT INC	744806721-001	12/9/2014	Office Supplies	27.66
97315	12/30/2014	OFFICE DEPOT INC	744806744-001	12/9/2014	Office Supplies	14.30
97315	12/30/2014	OFFICE DEPOT INC	745556432-001	12/15/2014	Thermal calculator paper	8.41
97315	12/30/2014	OFFICE DEPOT INC	746864647-001	12/23/2014	Office supplies	40.05
97316	12/30/2014	PINAL COUNTY RECORDER	GE1114-FLOR	12/1/2014	Administrative Service fee	3,224.25

Check Number	Check Issue Date	Vendor Name	Invoice No	Invoice Date	Description	Total Cost
97317	12/30/2014	PINAL COUNTY TREASURER	6131719-1001	12/23/2014	Anthem at MR Slid 1 Due to Pulte Lawsuit	4,854.07
97317	12/30/2014	PINAL COUNTY TREASURER	6131719-1001	12/23/2014	Anthem at MR Slid 1 Due to Pulte Lawsuit	61.91
97318	12/30/2014	Pinal Partnership	2014-ANNUAL	11/25/2014	2014 Annual Government Membership	1,500.00
97319	12/30/2014	POWELL FEED & SUPPLY	38221	12/15/2014	Park Maintenance work jeans	477.19
97320	12/30/2014	Safeguard Security	779387	12/1/2014	Security Monitoring fee	97.77
97321	12/30/2014	SURF & SKI ENTERPRISES	145522	11/21/2014	Flags and dowels	867.86
97322	12/30/2014	WALMART COMMUNITY # 0005 7118	20063	12/20/2014	Misc. Supplies	29.98
97323	12/30/2014	WILBUR-ELLIS COMPANY	8617729	12/11/2014	Landscaping chemicals	475.64

Total Warrants	1,622,401.57
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	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 8a.
MEETING DATE: February 2, 2015 DEPARTMENT: Community Development STAFF PRESENTER: Mark Eckhoff, AICP Community Development Director SUBJECT: Ordinance No. 625-15: Johnson Ranch Estates PUD (PZC-02-15-PUD)		<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. 625-15 for the Johnson Ranch Estates Planned Unit D.

REQUEST:

This is a request by The WLB Group, Inc., on behalf of Johnson Ranch Estates, LLC, and Florence Majestic Ranch, LLC, for approval of the following:

A request for an amendment to the Florence Ranch PUD to amend and replace the existing PUD with the Johnson Ranch Estates PUD. The Johnson Ranch Estates PUD proposes a master planned community of approximately 1,266 acres generally located adjacent to State Route 79 and north and south of Florence-Kelvin Highway.

BACKGROUND/DISCUSSION:

The purpose of this report is to request an amendment to the existing Florence Ranch PUD zoning, which will result in a new PUD for Johnson Ranch Estates.

The proposed Johnson Ranch Estates PUD, covering approximately 1,266 acres in the southeast area of Florence, establishes a new land development vision for the subject land. The basic zoning rules and development standards for the proposed master planned community are established for this project via the PUD document. Additional layout studies and design details will be forthcoming at the time of future Design Review and Subdivision submittals. The proposed PUD strives to be consistent with the goals and objectives of the Town of Florence 2020 General Plan.

The PUD zoning mechanism adds flexibility, creativity and variety over conventional zoning applications to help create successful communities. This PUD proposes a

significant variety of residential, commercial, mixed use and other land uses for a well-rounded master planned community. The primary land use category within this project will be detached single-family residential homes. Within this category, there are various types of lot sizes and housing projects envisioned to supply options for first time and move up homeowners. Single-family attached housing product will provide additional housing opportunities for future residents of the community. In addition to housing, approximately 324 acres has been designated as a mixed use development area. This mixed use area is intended to provide a flexible development zone that would include the following types of uses: residential, town center, a senior and assisted living facility, recreational vehicle resort and/or commercial components. Commercial focused parcels are located at the confluence of some major roadways. A proposed equestrian center hopes to capitalize on the project's location near the Town's rodeo grounds and surrounding horse properties.

Growth continues to come to the Florence market due to the Town's progressive character, proximity to the Phoenix and Tucson metropolitan areas, increasing economic opportunities and attractive rural 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 end result with this project is to take advantage of compact development design and to create a wide variety of housing opportunities; ultimately creating a walkable community with a strong sense of place, preserved open spaces and natural beauty.

ANALYSIS:

The Johnson Ranch Estates PUD will provide the following land uses:

- Single Family Residential District (SFR).
- Medium Density Residential District (MDR).
- Commercial and Mixed Use District (C/MU).
- Utility and Wastewater Reclamation Facility District (U/WRF).

All of these uses will be served by a hierarchy of roadways, consisting of arterial roads, collector roads and local streets.

The diverse housing opportunities in this project, which equate to an overall maximum gross density of 3.8 dwelling units per acre and surrounding areas will provide the population base to support the local commercial areas envisioned within this project.

The land use intensities within this project have been graduated to buffer lower intensity land uses from the higher intensity uses. Medium density residential and open space is positioned to act as a buffer between the low intensity single-family housing and the higher intensity commercial and mixed-use. Moreover, commercial and mixed-use have been primarily located in the central portion of the site such that these areas are buffered by land uses that lie within the Johnson Ranch Estates PUD. Commercial

parcels will be accessed directly from major roadways to minimize traffic within the residential neighborhoods.

In order to better familiarize the Planning and Zoning Commission and the Town Council with more details of the PUD document, the following site data contained within the PUD is highlighted.

Site Data

Proposed Land Use	Gross	Density	Units^B
Single Family Residential	476	4.0	1,904
Medium Density Residential	244	6.5	1,586
Mixed-Use	324	4.4	1,412
Open Space/Wash	135 ^C		
Arterial/Collector Road ROW	25		
<i>Residential Subtotal</i>	<i>1,204</i>	<i>4.1</i>	<i>4902</i>
Local Commercial	29		
Utility/Wastewater	18		
Equestrian Center	15		
<i>Non-Residential Subtotal:</i>	<i>62</i>		
Total	1,266	3.9	4,902*

- A. All acreage is approximate.
- B. All unit counts are shown as maximum units allowed.
- C. The 135 acres of open space represents 11% of the residential area of the PUD.

*Note that 4,264 dwelling units are permitted on the property on the east side of State Route 79 and 638 dwelling units are permitted on the property west of State Route 79.

RESIDENTIAL/COMMERCIAL

Single Family Residential District (SFR)

The single-family residential component of the project occupies approximately 476 gross acres. This residential area has been planned in a vibrant and sustainable manner to set forth a safe, effective and attractive pedestrian-friendly environment that encourages connectivity and interaction. The single-family residential component of this project is targeting a density of 4.0 dwelling units per acre. A maximum of 1,904 single family lots are proposed with an appropriately balanced mix of lots.

Lot Matrix

Lot Sizes	Minimum Lot Width	Target % of SFR Lots
4,500 sq. ft. - 5,499 sq.ft.	45'	45%
5,500 sq.ft. - 6,999 sq.ft.	55'	35%
7,000 sq. ft. - 9,999 sq. ft.	65'	15%
Over 10,000 sq. ft.*	75'	5%

Medium Density Residential District (MDR)

The medium density residential component of this project will have a maximum density of 6.5 dwelling units per acre and will occupy approximately 244 gross acres. A maximum of 1,586 lots/units are proposed, with a mixture of product types. The Johnson Ranch Estates PUD was planned for diversity with sensitivity to the planned land uses within the development and to the surrounding areas. Therefore, medium density residential areas are located to buffer higher intensity uses from the lower intensity single-family residential areas to the maximum extent possible. To achieve diversity, the design is proposed to include a mix of medium density residential parcels including traditional single-family residential housing, single-family detached cluster housing, and/or single-family attached.

Commercial and Mixed Use District (C/MU)

The combined acreage of the Commercial and Mixed Use areas shall equal 353 acres.

The strict commercial (LC) component of the project consists of 29 gross acres. The purpose of the local commercial areas in this PUD is to provide the future residents of this community with local shopping centers that can meet their daily commercial needs. Commercial parcels are located along main thoroughfares at major intersections.

Development on the commercial sites would occur based on the rate of surrounding growth and market demand. The types of end users may vary, but it is expected that the following types of community-oriented businesses could occupy the commercial sites: grocery store, department store, drug store, gas station, restaurants and other appropriate retail, office, health care and service uses and as supported by the size and scale of the subject parcels. Commercial areas are needed as the Town grows and as discussed in the Town's General Plan.

The Mixed Use (MU) component of the project totals approximately 324 gross acres. The mixed-use parcels are located in the central, interior portion of the property and are planned for flexibility and a variety of uses. Development of the MU parcels would occur based on the rate of surrounding growth and market demand. The MU areas have been planned for a variety of uses, and it is expected that the following primary uses would be located within these parcels: various residential development; town center; recreational vehicle resort; equestrian facility; senior and assisted living facility; and local commercial.

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The town center component of the MU area is envisioned as a neighborhood scale commercial area focused around open space areas. The center might contain the following types of uses: grocery store, hardware store, coffee shop, and general smaller retail shops providing goods and service needed on a daily basis. The center is intended to serve the future residents of the PUD, but the design and types of facilities hope to encourage shoppers and visitors from outside of the project.

Utility/Wastewater Reclamation Facility District (U/WRF)

This district consists of 18 acres and the following uses are permitted:

- All utility infrastructure, including but not limited to wastewater reclamation facility and electrical substation.
- Recreational vehicle storage.
- Open space and recreational amenities.

TRANSPORTATION

The subject site is located adjacent to State Route 79 and both north and south of Florence-Kelvin Highway. State Route 79 is the primary north-south arterial corridor in this future growth area. State Route 287, which is approximately 1/2 mile northwest of the site, provides a major east-west arterial corridor that leads to adjacent communities and also ultimately provides access to Interstate 10. The Town of Florence downtown core is approximately two miles to the northwest of the Johnson Ranch Estates PUD.

The property owner proposes an amended alignment for the Florence-Kelvin Highway. In the future, the roadway would extend west of State Route 79 rather than turning to the southwest as shown on the current 2020 General Plan. Otherwise, the roads constructed within this property will be in conformance with the alignments shown in the 2020 General Plan. In addition, this project is located immediately adjacent to State Route 79 in an area in close proximity to the Downtown area of the Town of Florence.

A Traffic Impact Analysis (TIA) will be prepared in accordance with current Town of Florence guidelines and submitted at the time of preliminary plat or site plan review. This analysis will determine the nature and timing of arterial roadway improvements that are required for the development of this property.

OPEN SPACE

The single-family residential portion of the PUD will have at least 15% open space. Open space for the site will consist of a wash enhancement project, a network of pedestrian pathways, ramadas, sport courts, turf play areas, landscape buffers along the arterial and collector roadways and open space areas within individual subdivisions. Pathways are connected by sidewalks and streets so the recreation system is highly accessible.

The landscape design concept for the open space areas will include the use of shade trees, shrubs, ground cover, and areas of turf for passive and active recreation. Plant material selections will be adaptable to the desert low water environment. Open space tracts for the PUD shall be improved, i.e., landscaped, paths installed, etc. concurrent with the development phase in which the landscaping or amenities are located. All residential open space areas, including landscaping within adjacent rights-of-way, will be maintained by a Homeowner's Association in accordance with recorded Covenants, Conditions and Restrictions.

Park areas within residential parcels will contain multiple amenities to encourage both passive and active recreational usage. Amenities may include ramadas, picnic tables, tot lots, sport courts and walkways. Turf play areas may also be provided for additional activities. Final landscape and amenity plans are subject to review and approval by the Town's Community and Development Director upon the review and approval of final plats for the Johnson Ranch Estates PUD.

PUBLIC SERVICES

Police and fire protection will be provided by the Florence Police and Fire Departments. Medical services are available in Florence through the Florence Public Health Clinic. Emergency care is available at the Casa Grande Regional Medical Center, Banner Hospital in San Tan Valley and in Phoenix metro-area hospitals.

The property lies within the Florence Unified School District. The following schools will provide educational services:

- Florence K-8 – 1000 S. Main Street
- Florence High School (Grades 9-12) - 1000 S. Main Street

The project anticipates providing a maximum 14-acre elementary school site. The school site will be donated to the Florence Unified School District with a provision that if the school site is not developed within 5 years, ownership of the school site will revert back to the previous owners.

The project will provide a 5-acre site for police, fire and municipal services at a location mutually agreed upon by the owner and the Town of Florence. This site may be located in any zone within this PUD.

UTILITIES

Water will be provided by Johnson Utilities Company (JUC). The Town of Florence is currently the water provider for this area; however, JUC wishes to provide potable water for the Johnson Ranch Estates PUD and potentially certain properties around it. As such, the process of obtaining the necessary approvals and permits to accomplish this goal has begun.

Wastewater collection and treatment will be provided by Johnson Utilities Company (JUC). The Town of Florence is currently the Designated Management Agency and provider of wastewater for this area; however, JUC wishes to provide wastewater collection, conveyance and treatment for the Johnson Ranch Estates PUD and potentially certain properties around it. As such, the process of obtaining the necessary approvals and permits to accomplish this goal has begun.

GENERAL PLAN

Staff notes an amendment to the General Plan has been requested and is being processed concurrently with this PUD amendment. The request is for this property to be designated as Master Planned Community (MPC). The proposed zoning is consistent with the proposed MPC.

PUBLIC PARTICIPATION:

The Town has reached out to all Town residents and other property owners through a public participation process that includes:

- A notice for the Planning and Zoning Commission public hearing was mailed to all property owners within 300 feet of the site;
- Property Posting (Signs) - Notice of Public Hearing for a Planned Unit Development was posted on the site in two locations;
- Advertisements in the local Town paper;
- One public hearing for the Planning and Zoning Commission; and
- Town Council public hearing and action meetings.

Staff has received public inquiries on this case, though no direct support or opposition has been indicated.

HEARINGS:

December 18, 2014	Planning and Zoning Public Hearing
January 20, 2015	Town Council Public Hearing and 1 st Reading
February 02, 2015	Town Council and 2 nd Reading and Action

All meetings will be held at Town Hall Council Chambers – 775 North Main Street, Florence, Arizona 85132.

FINDINGS:

Planning Staff offers the following findings for the consideration of the Planning and Zoning Commission and Town Council:

1. The proposed PUD zoning, as conditioned, will be consistent with the proposed General Plan land use designation of MPC;
2. The proposed PUD, as conditioned, is consistent with the Development Agreement applicable to the subject site and project; and
3. Utility infrastructure is being developed within this PUD to support growth and development within the PUD and surrounding areas.

FINANCIAL IMPACT:

This PUD will have no immediate financial impact; however, future residential and commercial development will have a positive fiscal impact for the Town in the southern portion of Florence.

RECOMMENDATION:

The Planning and Zoning Commission found the Johnson Ranch Estates PUD (PZC-02-15-PUD), as conditioned, will be 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 an unanimous favorable recommendation on the Johnson Ranch Estates PUD, as described in Exhibit A-1 and A-2, to the Town Council, subject to the following conditions (all of which were agreed to and incorporated into the updated PUD books presented to Town Council):

1. The development of the subject site as described in Exhibit A, shall be in conformance with the Johnson Ranch Estates PUD development book dated December 8 (or as amended), as well as any applicable Development Agreements, Town ordinances and codes including all applicable planning, building, fire, engineering and Design Review requirements.
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. The extent of all on-site and off-site improvements required by the Town, as well as the phasing of such, shall be subject to further Town Engineer and Community Development Department reviews and approvals of development/construction plans and engineering reports.
4. Final plans for grading, drainage, wash modifications, infrastructure phasing, right-of-way dedications, roadway improvements, roadway development

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standards, intersection alignments, water systems and wastewater systems are subject to the review and approval of the Town Engineer, Utilities Director, and/or Community Development Director.

5. All design and construction aspects impacting State Route 79 shall be subject to ADOT's review and approval. Unless otherwise approved by ADOT, the Town requires that right-of-way be dedicated or reserved for the future widening of the highway to a major arterial roadway standard; highway improvements are provided per a Traffic Impact Analysis (TIA) approved by ADOT and the Town of Florence; and the intersection of Florence-Kelvin Highway and State Route 79 be in accordance with the TIA and the recommendations of ADOT and the Town of Florence.
6. Sidewalks shall be provided along both sides of all roadways, except where the Community Development Director and Town Engineer may waive or modify such requirement upon further review of any single-family residential subdivisions where there is a minimum required quarter acre lot size.
7. No structures shall be permitted within a regulatory floodplain and/or an erosion-prone or 404 wash area without the approval of the Floodplain Manager or their designee. No residential, commercial, or mixed use lots or parcels shall extend into a regulatory floodplain or 404 washes. FEMA floodplain and 404 washes shall be conveyed to and maintained by one or more Homeowner and/or Property Owner Associations established for Johnson Ranch Estates.
8. Agricultural uses permitted within this PUD prior to the development of parcels within the PUD shall be limited to those uses allowed within the Town's RA-10 Zoning District.
9. Limited barbed wire fencing may be utilized in accordance with applicable Town codes pertaining to fencing and safety on the U/WRF parcel or on any parcel that contains critical public infrastructure such as potable water wells, electrical substations, wastewater treatment plants and similar facilities. As residential development occurs within the PUD or earlier, all such facilities shall be surrounded by masonry walls and the barbed wire fencing installed in a manner to where it cannot be viewed by the general public.
10. Wireless communication facilities within the PUD shall only be permitted within the Local Commercial (LC) or U/WRF zones and shall only exceed a maximum height of 28 feet with an approved Conditional Use Permit.
11. Residential uses shall only be permitted within parcels designated SFR, MDR or MU, except that Parcel A may be developed with minimum quarter acre size lots for single-family residential development if this parcel is not used for commercial uses and providing that no individual residential driveways are located along State Route 79 or Florence-Kelvin Highway.

12. When residential uses are planned within the MU District, development proposals shall be subject to the review and approval of a Design Review application to present how the residential product is adequately vertically and/or horizontally integrated into the MU development areas. If the housing product is not adequately vertically and/or horizontally integrated into the MU development areas, free standing development parcels shall be established for the stand alone residential development areas in a manner compatible with the surrounding MU development.
13. Within single-family residential subdivisions where the minimum lot size is no less than one acre, the subdivision may allow up to two horses per acre on each lot within said subdivision.
14. Where precise development standards have not been established for a particular use within the PUD, the PUD may follow the development standards for the closest conventional zoning district, e.g., Recreational Vehicle Park/Subdivision for a planned RV Resort.
15. Parcel FF may be developed as a MU zone if the minimum fifteen acre equestrian center is relocated to parcels CC or Z as permitted by the PUD.
16. Prior to any non-utility or essential roadway development of Johnson Ranch Estates, a Design Review application shall be made to further establish and define the general character of the overall development in order to confirm the project's compliance with the Town's General Plan Community Character Element, which has established the initial Rural Southeast Florence character area guidelines for the subject area.
17. Any additional conditions deemed necessary by the Town Council.

ATTACHMENTS:

Ordinance No. 625-15
Application Materials
Exhibit A-1 and A-2
Johnson Ranch Estates Planned Unit Development Book

ORDINANCE NO. 625-15

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE JOHNSON RANCH ESTATES PLANNED UNIT DEVELOPMENT (PZC-02-15-PUD).

WHEREAS, a request to change the existing zoning on the subject properties from existing Florence Ranch Planned Unit Development (PUD) to the Johnson Ranch Estates Planned Unit Development (PUD) 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 Johnson Ranch Estates PUD is in conformance with the Town's 2020 General Plan; and

WHEREAS, the Planning and Zoning Commission has forwarded the Mayor and Council of the Town of Florence an unanimous favorable recommendation for the Johnson Ranch Estates PUD, subject to certain conditions; and

WHEREAS, said proposal has been considered by the Mayor and Council of the Town of Florence and the Johnson Ranch Estates PUD 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 ORDAINED 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 parcels of land depicted on EXHIBIT A-1 and EXHIBIT A-2 attached hereto, from existing Florence Ranch Planned Unit Development (PUD) to Johnson Ranch Estates Planned Unit Development (PUD), subject to the following conditions:

1. The development of the subject site described in Exhibit A-1 and Exhibit A-2, shall be in conformance with the Johnson Ranch Estates Planned Unit Development (PUD) development book dated December 8 (or as amended), as well as any applicable Development Agreements, Town ordinances and codes including all applicable planning, building, fire, engineering and Design Review requirements.
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. The extent of all on-site and off-site improvements required by the Town, as well as the phasing of such, shall be subject to further Town Engineer and Community Development Department reviews and approvals of development/construction plans and engineering reports.

4. Final plans for grading, drainage, wash modifications, infrastructure phasing, right-of-way dedications, roadway improvements, roadway development standards, intersection alignments, water systems and wastewater systems are subject to the review and approval of the Town Engineer, Utilities Director, and/or Community Development Director.
5. All design and construction aspects impacting State Route 79 shall be subject to ADOT's review and approval. Unless otherwise approved by ADOT, the Town requires that right-of-way be dedicated or reserved for the future widening of the highway to a major arterial roadway standard; highway improvements are provided per a Traffic Impact Analysis (TIA) approved by ADOT and the Town of Florence; and the intersection of Florence-Kelvin Highway and State Route 79 be in accordance with the TIA and the recommendations of ADOT and the Town of Florence.
6. Sidewalks shall be provided along both sides of all roadways, except where the Community Development Director and Town Engineer may waive or modify such requirement upon further review during the subdivision process.
7. No structures shall be permitted within a regulatory floodplain and/or an erosion-prone or 404 wash area without the approval of the Floodplain Manager or their designee. Residential, commercial, or mixed use lots or parcels shall extend into a regulatory floodplain or 404 washes with the approval of the Floodplain Manager or their designee. FEMA floodplain and 404 washes shall be conveyed to and maintained by one or more Homeowner and/or Property Owner Associations established for Johnson Ranch Estates.
8. Agricultural uses permitted within this PUD prior to the development of parcels within the PUD shall be limited to those uses allowed within the Town's RA-10 Zoning District.
9. Limited barbed wire fencing may be utilized in accordance with applicable Town codes pertaining to fencing and safety on the U/WRF parcel or on any parcel that contains critical public infrastructure such as potable water wells, electrical substations, wastewater treatment plants and similar facilities. As residential development occurs within the PUD or earlier, all such facilities shall be surrounded by masonry walls and the barbed wire fencing installed in a manner to where it cannot be viewed by the general public.
10. Wireless communication facilities within the PUD shall only be permitted within the Local Commercial (LC) or U/WRF zones and shall only exceed a maximum height of 28 feet with an approved Conditional Use Permit.
11. Residential uses shall only be permitted within parcels designated SFR, MDR or MU, except that Parcel A may be developed with minimum quarter acre size lots

for single-family residential development if this parcel is not used for commercial uses and providing that no individual residential driveways are located along State Route 79 or Florence-Kelvin Highway.

12. When residential uses are planned within the MU District, development proposals shall be subject to the review and approval of a Design Review application to present how the residential product is adequately vertically and/or horizontally integrated into the MU development areas. If the housing product is not adequately vertically and/or horizontally integrated into the MU development areas, free standing development parcels shall be established for the stand alone residential development areas in a manner compatible with the surrounding MU development.
13. Within single-family residential subdivisions where the minimum lot size is no less than one acre, the subdivision may allow up to two horses per acre on each lot within said subdivision.
14. Where precise development standards have not been established for a particular use within the PUD, the PUD may follow the development standards for the closest conventional zoning district, e.g., Recreational Vehicle Park/Subdivision for a planned RV Resort.
15. Parcel FF may be developed as a MU zone if the minimum fifteen acre equestrian center is relocated to parcels CC or Z as permitted by the PUD.
16. Prior to any non-utility or essential roadway development of Johnson Ranch Estates, a Design Review application shall be made to further establish and define the general character of the overall development in order to confirm the project's compliance with the Town's General Plan Community Character Element, which has established the initial Rural Southeast Florence character area guidelines for the subject area.

PASSED AND ADOPTED by the Mayor and Council of the Town of Florence, Arizona, this day 2nd of February, 2015.

Tom J. Rankin, Mayor

ATTEST:

APPROVED AS TO FORM:

Lisa Garcia, Town Clerk

Clifford L. Mattice, Town Attorney

JOHNSON RANCH ESTATES PLANNED UNIT DEVELOPMENT
LEGAL DESCRIPTION
EXHIBIT A -1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Parcel No. 1:

The northwest quarter of Section 17, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Northwest corner of said Section 17, which is a GLO brass cap, said Point being the POINT OF BEGINNING, from which the West quarter corner of said Section 17 bears South 00 degrees 02 minutes 58 seconds East a distance of 2644.13 feet (measured), which is a GLO brass cap;

Thence North 89 degrees 56 minutes 35 seconds East, along the North line of said Section 17, a distance of 2655.84 feet (measured), to the North quarter corner of said Section 17, which is a GLO brass cap;

Thence South 00 degrees 06 minutes 29 seconds East, along the North-South mid-section line, a distance of 2649.15 feet (measured) to the center quarter corner;

Thence North 89 degrees 56 minutes 55 seconds West, along the East-West mid-section line, a distance of 2658.56 feet (measured) to the West quarter corner of said Section 17;

Thence North 00 degrees 02 minutes 58 seconds West, along the West line of said Section 17, a distance of 2644.13 feet (measured) to the POINT OF BEGINNING.

Parcel No. 2:

The Northeast quarter of Section 18, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Northeast corner of said Section 18, which is a GLO brass cap, said point being the POINT OF BEGINNING, from which the East quarter corner of said Section 18 bears South 00 degrees 02 minutes 58 seconds East a distance of 2644.13 feet (measured), which is a GLO brass cap;

Thence South 00 degrees 02 minutes 58 seconds East, along the East line of said Section 18, a distance of 2644.13 feet (measured) to the East quarter corner of said Section 18;

Thence North 89 degrees 29 minutes 23 seconds West, along the East-West mid-section line a distance of 2641.46 feet (measured);

Thence North 00 degrees 02 minutes 26 seconds West, along the North-South mid-section line a distance of 2619.92 feet (measured) to the North quarter corner of said Section 18, which is a GLO brass cap;

Thence North 89 degrees 59 minutes 06 seconds East, a distance of 2640.94 feet (measured) to the POINT OF BEGINNING;

EXCEPT all coal, oil, gas and other minerals as reserved in the patent to said land.

Parcel No. 3:

The Southwest quarter of Section 17, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the West quarter corner of said Section 17, which is a GLO brass cap, said point being the POINT OF BEGINNING, from which the Northwest corner of said Section 17, which is a GLO brass cap, bears North 00 degrees 02 minutes 58 seconds West, a distance of 2644.13 feet (measured);

Thence South 89 degrees 56 minutes 55 seconds East, along the East-West mid-section line, a distance of 2658.56 feet (measured) to the center quarter corner of said Section 17;

Thence South 00 degrees 06 minutes 58 seconds East, along the North-South mid-section line, a distance of 2638.21 feet (measured) to the South quarter corner of said Section 17, which is a GLO brass cap;

Thence South 89 degrees 57 minutes 55 seconds West, along the South line of said Section 17, a distance of 2664.91 feet (measured) to the Southwest corner of said Section 17, which is a GLO brass cap;

Thence North 00 degrees 01 minutes 18 seconds East, along the West line of said Section 17, a distance of 2642.21 feet (measured) to the POINT OF BEGINNING.

Parcel No. 4:

Parcel C, Book of 8 of Surveys, Page 255, being a portion of the Southeast quarter of Section 17, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the South quarter corner of Section 17, which is a General Land Office Brass cap, from which the Southwest corner of said Section 17, which is a GLO brass cap, bears South 89 degrees 57 minutes 55 seconds West a distance of 2664.91 feet, said point being the POINT OF BEGINNING:

Thence North 00 degrees 06 minutes 58 seconds West along the North-South mid-section line, a distance of 825.00 feet;

Thence South 89 degrees 51 minutes 20 seconds East parallel with the south line of said Section 17, a distance of 1328.12 feet;

Thence South 00 degrees 04 minutes 22 seconds East a distance of 825.00 feet to the South line of said Section 17;

Thence North 89 degrees 51 minutes 20 seconds West along said South line a distance of 1327.50 feet to the POINT OF BEGINNING:

EXCEPT all coal, oil, gas and other minerals as reserved in the patent to said land.

APN: 206-01-011A, 206-07-005, 206-01-011B, 206-07-010

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

A portion of Section 7 and Section 18, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at The Southwest corner of said Section 7;

Thence North 00 degrees 54 minutes 24 seconds West along the West line of said Section 7 a distance of 2643.08 feet to the West quarter of corner of said Section 7;

Thence North 88 degrees 15 minutes 28 seconds East along the East-West mid-section line of said Section 7 a distance of 4927.22 feet to the East quarter corner of said Section 7;

Thence South 01 degrees 48 minutes 57 seconds East along the East line of said Section 7 a distance of 2639.52 feet to the Southeast corner of said Section 7;

Thence South 88 degrees 13 minutes 55 seconds West along the South line of said Section 7 a distance of 2640.42 feet to the quarter corner common to Section 7 and Section 18;

Thence South 01 degrees 47 minutes 36 seconds East along the North-South mid-section line of said Section 18 a distance of 4020.78 feet to a point on the Northerly right of way line of State Highway 89.

Thence North 31 degrees 53 minutes 55 seconds West along the Northerly right of way line of State Highway 89 a distance of 4642.87 feet to a point on the West line of said Section 18;

Thence North 00 degrees 50 minutes 11 seconds West along the West line of said Section 18 a distance of 4.20 feet to the Northwest corner of said Section 18, also being the Southwest corner of said Section 7 and the point of beginning.

EXCEPT the following described property:

COMMENCING at a General Land Office brass cap marking the Southwest corner of Section 7 from which a General Land Office brass cap marking the South quarter corner of Section 7 bears North 89 degrees 17 minutes 08 seconds East, a distance of 2328.82 feet, said Southwest corner being the POINT OF BEGINNING,

Thence North 00 degrees 13 minutes 35 seconds East along the West boundary of the Southwest quarter of Section 7, a distance of 51.74 feet to a General Land Office brass cap marking the Southeast corner of Section 12, Township 5 South Range 9 East;

Thence North 00 degrees 09 minutes, 26 seconds East along the West boundary of the Southwest quarter of Section 7, a distance of 1155.36 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 26 degrees 07 minutes 45 seconds East a distance of 56.82 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 03 degrees 18 minutes 32 seconds East, a distance of 172.05 feet to a set 5/8" rebar with aluminum cap RLS #37512'

Thence South 06 degrees 04 minutes 06 seconds West, a distance of 109.93 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 01 degrees 29 minutes 30 seconds East, a distance of 181.67 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 50 degrees 03 minutes 31 seconds East, a distance of 84.44 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 39 degrees 18 minutes 23 seconds East, a distance of 257.76 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 18 degrees 00 minutes 04 seconds East, a distance of 237.67 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 24 degrees 28 minutes 37 seconds East, a distance of 115.00 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 15 degrees 34 minutes 40 seconds East, a distance of 107.89 feet to a set 5/8" rebar with cap RLS #37512;

Thence South 89 degrees 17 minutes 08 seconds West along the South boundary of the Southwest quarter of Section 7, a distance of 409.56 feet to a General Land Office brass cap marking the POINT OF BEGINNING

ASSESSOR'S PARCELS NO. 206-01-012B, 206-01-003

PARCEL NO. 2:

The South half of the South half of the Northwest quarter of Section 8, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

ASSESSOR'S PARCEL NO. 206-03-006B

PARCEL NO. 3:

The North half of the North half of the Southwest quarter of Section 8, Township 5 south, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona,

ASSESSOR'S PARCEL NO. 206-03-006C

PARCEL NO. 4:

The North half of The South half of the North half of the Southwest quarter of Section 8, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

ASSESSOR'S PARCEL NO. 206-03-006A

PARCEL NO. 5:

The South half of the South half of the North half of the Southwest quarter; and the South half of the Southwest quarter of Section 8, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

ASSESSOR'S PARCEL NO. 206-03-007

PARCEL NO. 5:

The South half of the South half of the North half of the Southwest quarter; and the South half of the Southwest quarter of Section 8, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

ASSESSOR'S PARCEL NO. 206-03-007

APN: 206-01-012B, 206-03-006A, 206-03-006B, 206-03-006C, 206-03-007, 206-01-003

ALL THAT PART OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 49 MINUTES 34 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2629.50 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 50 MINUTES 11 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2206.12 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 89;

THENCE SOUTH 31 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 89, A DISTANCE OF 4655.79 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 18;

THENCE SOUTH 01 DEGREES 47 MINUTES 36 SECONDS EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 849.82 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 18;

THENCE SOUTH 89 DEGREES 14 MINUTES 13 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 2492.72 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 18 AND THE POINT OF BEGINNING

APN 206-01-012A5

Exhibit A-2: Johnson Ranch Estates PUD Zone Change

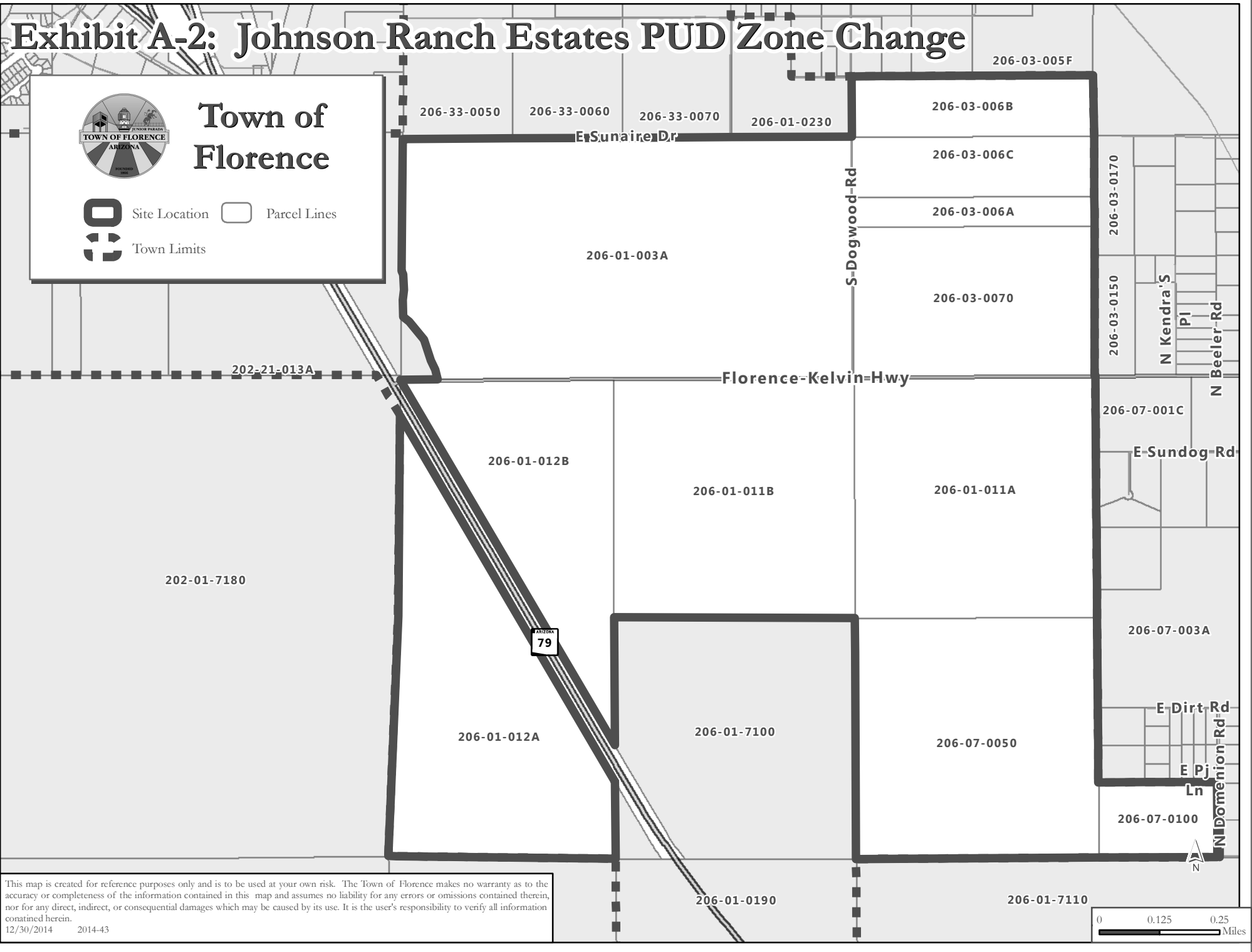


**Town of
Florence**



Site Location Parcel Lines

Town Limits



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.

APPLICATION FOR REZONING

PROJECT NAME: Johnson Ranch Estates

APPLICATION TYPE: Rezoning PUD PUD Amendment

1. Property Owners: Name: George Johnson, Johnson Ranch Estates, LLC
Address: 5230 E. Shae Blvd., Ste. 200
Scottsdale, AZ 85254
Phone: (480) 998-3300 Fax: N/A
Email: johnsoncompanies@azvision.net

Name: Ronald H. McRae, Florence Majestic Ranch, LLC
Address: 8800 N. Gainey Center Dr., #255
Scottsdale, AZ 85258
Phone: _____ Fax: _____
Email: _____

2. Applicant/Developer: Name: Rob Longaker, PLA
Address: 4444 E. Broadway Blvd, Tucson, AZ 85711
Phone: (520) 881-7480 Fax: (520) 881-7492
Email: rlongaker@wlbgroup.com

3. Address or Location of Property: Intersection of SR 79 and Florence-Kelvin Highway

4. Legal Description of Property: If applicable, include Lot(s), Block(s), and Subdivision Name: See attached.

Tax Parcel Numbers: 206-01-012B, 206-01-011B, 206-01-011A, 206-01-003A, 206-07-005, 206-07-010, 206-03-006A, 206-03-006B, 206-03-006C, 206-03-007, 206-01-012A

Gross Acres: 1,266

5. Current Zoning District: Florence Ranch PUD

6. Proposed Zoning District: Johnson Ranch Estates PUD

Rob Longaker
SIGNATURE OF PROPERTY OWNER or REPRESENTATIVE

12.8.2014
DATE

FOR STAFF USE ONLY:

CASE NO. <u>PZC-02-15-PUD</u>	APPLICATION DATE AND TIME <u>Dec. 3</u>
PZ HEARING DATE <u>Dec. 18, 2014</u>	FEE \$ _____
1 st TC HEARING DATE <u>Jan. 20, 2015</u>	REVIEWED BY: <u>Gilbert Olgin</u>
2 nd TC HEARING DATE <u>Feb. 2, 2015</u>	
RECOMMENDATION: APPROVAL	DISAPPROVAL

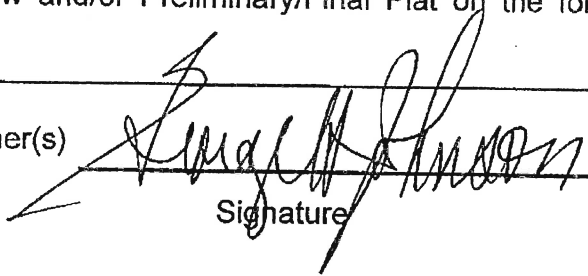
OWNER'S PERMISSION FORM

This sheet must be completed if the applicant for an Annexation, General Plan Amendment, Planned Unit Development, Zone Change, Conditional Use Permit, Design Review and/or Preliminary/Final Plat, is not the owner of the property.

I/we, the Undersigned, do hereby grant permission to: The WLB Group Inc.

to act on my/our behalf for the purpose of obtaining one or more of the following: Annexation, General Plan Amendment, Planned Unit Development, Zone Change, Conditional Use Permit, Design Review and/or Preliminary/Final Plat on the following described property:

Owner(s)



Signature

George H. Johnson

Print or Type Name

Address

5230 E. Shea Blvd, Ste 200
Scottsdale AZ 85254

Telephone

480-998.3300

STATE OF ARIZONA)

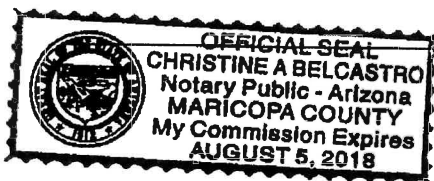
County of Maricopa)

ss

On this 8th day of December, 20 14, before me, the undersigned Notary Public, personally appeared George H. Johnson, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that George H. Johnson executed the same.

IN WITNESS WHEREOF, I hereto set my hand and official seal.

My commission expires: 8-5-2018



Christine A. Belcastro

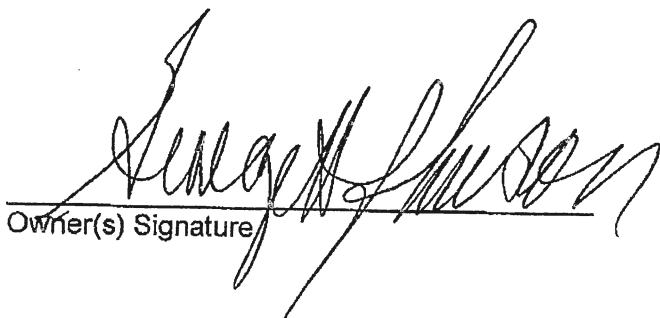
Notary Public

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/Planned Unit Development Application PZC-02-15-PUD. 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/Planned Unit Development Application PZC-02-15-PUD ("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/Planned Unit Development Application PZC-02-15-PUD. Except as expressly set forth in the Zone Change/Planned Unit Development Application PZC-02-15-PUD 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.

206-01-012B, 206-01-011B, 206-01-011A, 206-01-003A, 206-07-005,
206-07-010, 206-03-006A, 206-03-006B, 206-03-006C, 206-03-007
Parcel(s) Numbers


Owner(s) Signature

George H. Johnson
Print or Type Name

STATE OF ARIZONA)
)
County of Maricopa) ss

On this 8th day of December, 20 14, before me, the undersigned Notary Public, personally appeared George H. Johnson, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument.

IN WITNESS WHEREOF, I hereto set my hand and official seal.

My commission expires: 8-5-18

Christine A. Belcastro

Notary Public

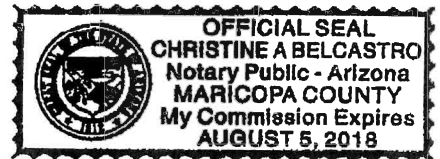


Exhibit B
Johnson Ranch Estates PUD
PZC-02-15-PUD

OWNER'S AUTHORIZATION FORM

This sheet must be completed if the applicant for an Annexation, General Plan Amendment, Planned Unit Development, Zone Change, Conditional use Permit, Design Review and/or Preliminary/Final Plat, is not the owner of the property.

I/we, the Undersigned, do hereby grant permission to: The WLB Group, Inc. and Johnson Ranch Estates, LLC

To act on my/our behalf for the purpose of obtaining one or more of the following: Annexation, General Plan Amendment, Planned Unit Development, Zone Change, Conditional Use Permit, Design Review and/or Preliminary/Final Plat on the following described property:
See Exhibit A Attached hereto

Owner(s)

FLORENCE/MAJESTIC RANCH, L.L.C.

By: KT/RMG Manager, L.L.C.

By: [Signature]
Its: Authorized Officer

Print or Type Name

Address

8800 N. Gainey Center Drive, #255

Scottsdale, AZ 85258

Telephone: 480-609-1200

STATE OF ARIZONA)

County of Maricopa)

On this 18 day of December, 2012, before me, the undersigned Notary Public, personally appeared Robert L. Shaw, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he executed the same.

IN WITNESS WHEREOF, I hereto set my hand and official seal.

My commission expires: 2/28/13

Mary E. Watkins
Notary Public

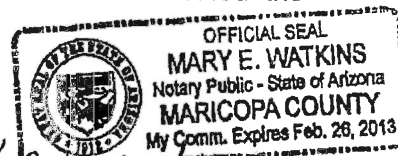


Exhibit A

Description of Property

ALL THAT PART OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 49 MINUTES 34 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2629.50 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 50 MINUTES 11 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2206.12 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 89;

THENCE SOUTH 31 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 89, A DISTANCE OF 4655.79 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 18;

THENCE SOUTH 01 DEGREES 47 MINUTES 36 SECONDS EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 849.82 FEET OT THE SOUTH QUARTER CORNER OF SAID SECTION 18;

THENCE SOUTH 89 DEGREES 14 MINUTES 13 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 2492.72 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 18 AND THE POINT OF BEGINNING.

APN 206-01-012A5

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/Planned Unit Development Application PZC-02-15-PUD. 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/Planned Unit Development Application PZC-02-15-PUD ("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/Planned Unit Development Application PZC-02-15-PUD. Except as expressly set forth in the Zone Change/Planned Unit Development Application PZC-02-15-PUD 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.

206-01-012A
Parcel(s) Numbers

Owner Signature:
FLORENCE/MAJESTIC RANCH, L.L.C.
By: KT/RMG Manager, L.L.C.

By: *RH McRae*
Its: Authorized Officer

STATE OF ARIZONA)
) ss
County of Maricopa)

On this 18th day of December, 2014, before me, the undersigned Notary Public, personally appeared Ronald H. McRae, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument.

IN WITNESS WHEREOF, I hereto set my hand and official seal.

My commission expires:
2/26/2017

Mary E. Watkins
Notary Public

Exhibit B
Johnson Ranch Estates PUD
PZC-02-15-PUD



NOTICE OF PUBLIC HEARINGS FLORENCE TOWN COUNCIL

Notice is hereby given that the Town Council of Florence, Arizona will hold Public Hearings on Tuesday, January 20, 2015 at 6:00 PM at Florence Town Hall located at 775 N. Main Street, Florence, Arizona, 85132 to discuss the following applications:

1. **PZC-1-15-GPA. Public Hearing.** An application by The WLB Group, Inc. on behalf of Johnson Ranch Estates, LLC and Florence Majestic Ranch, LLC for a Minor General Plan Amendment to the Town's 2020 General Plan Future Land Use Map to change the land use designation on approximately 1,266 acres from Low-Density Residential (LDR), Medium Density Residential 1 (MDR1), High Density Residential 1(HDR1) and Community Commercial (CC) to Master Planned Community (MPC). This change would facilitate a subsequent zoning amendment on the site, which is generally located adjacent to State Route 79 and north and south of Florence-Kelvin Highway.

2. **PZC-2-15-PUD. Public Hearing.** An application by The WLB Group, Inc. on behalf of Johnson Ranch Estates and Florence Majestic Ranch, LLC for an amendment to the Florence Ranch PUD to amend and replace the existing PUD with the Johnson Ranch Estates Planned Unit Development (PUD). The Johnson Ranch Estates PUD proposes a master planned community of approximately 1,266 acres generally located adjacent to State Route 79 and north and south of Florence-Kelvin Highway.

Detailed descriptions of these proposed applications are available for viewing at the Town of Florence Community Development building located at 600 N. Main Street, Florence, AZ, Monday through Friday from 8 a.m. to 5 p.m. The Department can be reached by phone at (520) 868-7542.

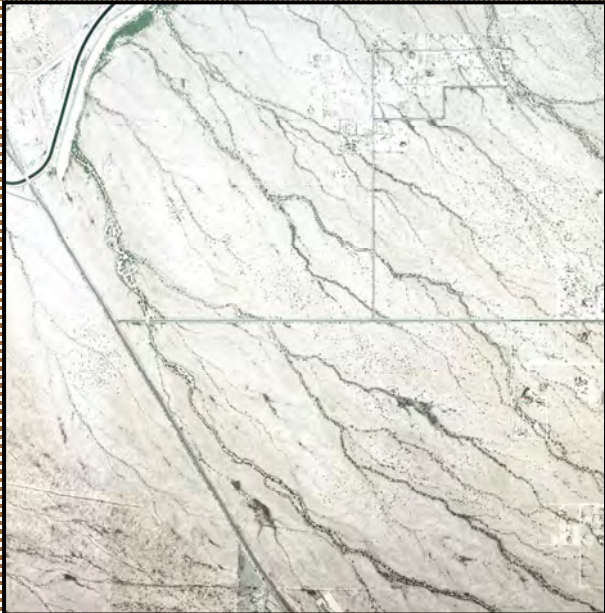
Pursuant to Title II of the Americans with Disabilities Act (ADA), the Town of Florence does not discriminate on the basis of disability regarding admission to public meetings. Persons with a disability may request reasonable accommodations by contacting the Town of Florence ADA Coordinator at (520) 868-7574 or (520) 868-7502 TDD. Requests should be made as early as possible to allow time to arrange the accommodation.

No. of publications: One; date of publication: January 1, 2015.

**JOHNSON RANCH ESTATES
PLANNED UNIT DEVELOPMENT
(AN AMENDMENT TO THE FLORENCE RANCH PUD
APPROVED BY TOWN COUNCIL, JULY 2008)**

1,266+/- ACRES

**A PORTION OF SECTIONS 7, 8, 17 & 18
TOWNSHIP 5 SOUTH, RANGE 10 EAST
TOWN OF FLORENCE, ARIZONA**

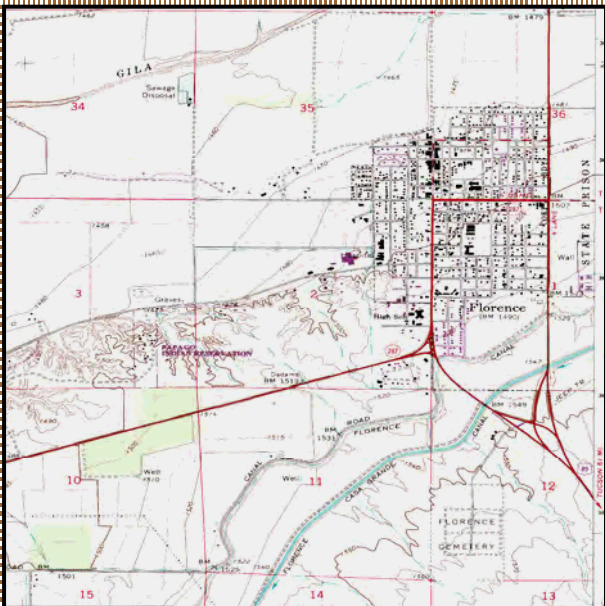


Prepared for:

**Johnson Ranch Estates, L.L.C.
5230 East Shea Boulevard
#200
Scottsdale, AZ 85254**

and

**Florence/Majestic Ranch, L.L.C.
8800 N. Gainey Center Drive
#255
Scottsdale, AZ 85258**



Application Prepared by:

**The WLB Group, Inc.
4444 East Broadway Boulevard
Tucson, Arizona 85711
(520) 881-7480**

October 28, 2014

Rev. December 8, 2014

Rev. December 30, 2014

WLB No. 111057-A-003

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List of Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Existing Conditions and Surrounding Proposed Projects

Exhibit 3 - Town of Florence General Plan Future Land Use Map

Exhibit 4 - Conceptual Land Use Plan

Exhibit 5 – Conceptual Open Space Plan

Exhibit 6 - Conceptual Wash Enhancement Plan

Exhibit 7 - Local Street Sections

Exhibit 8 – Low Density Residential Concept

List of Appendices

Appendix A – Project Character

Appendix B - Ownership Breakdown

Appendix C - Legal Description

Appendix D – Rezoning Conditions

1. Purpose of Request

The purpose of this report is to request an amendment to the existing Florence Ranch Planned Unit Development (PUD) and establish a new project named Johnson Ranch Estates Planned Unit Development. The ownership of the majority of land within the Florence Ranch PUD has changed and the current owners, Johnson Ranch Estates L.L.C. and Florence Majestic Ranch L.L.C., have a development vision for the property that is different than the vision described in the Florence Ranch PUD. The Johnson Ranch Estates PUD consists of an approximately 1,266-acre master planned community. This revised PUD describes the land use characteristics and development scheme for the development. The plan calls for a variety of residential types, including single-family detached and attached product; mixed-use areas (that may contain such uses as residential, an equestrian facility, a town center, a senior and assisted living facility, a recreational vehicle resort and neighborhood commercial), and open space, including a wash enhancement project in the central portion of the property.

The site, which is located adjacent to State Route 79 and both immediately north and south of Florence Kelvin Highway, is highly suitable for a multiple use development as it sits along the Town of Florence's State Route 79 Growth Area. State Route 79 is the primary north-south arterial corridor in this future growth area. State Route 287, which is approximately 1/2 mile northwest of the site, provides a major east-west arterial corridor that leads to adjacent communities and also ultimately provides access to Interstate 10. The Town of Florence downtown core is approximately 2 miles to the northwest of the Johnson Ranch Estates PUD. Please refer to *Exhibit 1: Vicinity Map* for the location of the property and *Exhibit 2: Existing Conditions and Surrounding Proposed Projects* for a description of the property surrounding the subject property.

Growth has and will continue to come to the Florence market due to the Town's small but progressive character, proximity to the Phoenix and Tucson metropolitan areas, increasing 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 Johnson Ranch Estates PUD will advance the Town of Florence's commitment to quality growth by subscribing to sound planning principles and integrating them into the subject area for improved compatibility. The remainder of this document will show, both in text and exhibits, how the Johnson Ranch Estates PUD will be designed and planned to be a quality master-planned community and a welcome home to future residents of the Town.

2. Relationship to Town of Florence General Plan Future Land Use Map

All rezoning requests must be consistent with the land use designations in the Town of Florence General Plan Future Land Use Map. The current land use designations match the land use categories and arrangement of land uses in the existing Florence Ranch PUD document. While the land use districts in the Johnson Ranch Estates PUD are the same as the Florence Ranch PUD, their arrangement and acreage differ, as do some of the specific allowable uses. As such, the proposed development scheme is not consistent with the land use designations in the Florence General Plan.

In order to bring the Johnson Ranch Estates PUD into conformance with the Florence General Plan, an amendment to the General Plan has been requested and is being processed concurrently with this PUD amendment. The request is for this property to be designated as Master Planned Community (MPC). MPC is an appropriate designation for this property and provides flexibility in the case where future amendments to the PUD might be required.

The Town's General Plan makes several assumptions and statements that support the proposed land uses in the Johnson Ranch Estates PUD due to the positive impact the project would have on the diversification of housing product, provision of open space, buffering and transitioning land uses to ensure appropriate compatibility, creating new opportunities for commercial areas and infrastructure planning. In general, master planned communities such as the Johnson Ranch Estates PUD encourage orderly planned growth over smaller piecemeal land development.

Please refer to *Exhibit 3: Town of Florence General Plan Future Land Use Map* for an illustration of the subject property and its Master Planned Community land use designation and its context within the Town of Florence General Plan.

3. Preliminary Development Plan - Project Description

The Johnson Ranch Estates PUD designates zoning districts for the property and attempts to address the initial critical land use, zoning and service issues. Additional layout studies, and design details will be forthcoming at the time of plat submission. The land use plan will support the objective of the Town of Florence to create a viable and sustainable development community which will enhance the overall community.

This PUD proposes a significant variety of land uses. The community will primarily be composed of various lot sizes for detached single-family residential homes. Single-family attached product will provide additional housing opportunities to future residents of the community. In addition to housing, approximately 324 acres has been designated as a mixed-use development area. This area is intended to provide essentially a flexible development zone that would include the following primary uses: town center; a senior and assisted living facility; recreational vehicle resort; local commercial; and residential. Please refer to *Exhibit 4: Conceptual Land Use Plan* for proposed land use locations, acreages and dwelling unit tabulations. Site data is shown below in Table 1.

Table 1: Site Data

Proposed Land Use	Gross Acres^A	Density	Units^B
Single Family Residential	476	4.0	1,904
Medium Density Residential	244	6.5	1,586
Mixed-Use	324	4.4	1,412
Open Space/Wash	135 ^C		
Arterial/Collector Road ROW	25		
<i>Residential Subtotal</i>	<i>1,204</i>	<i>4.1</i>	<i>4902</i>
Local Commercial	29		
Utility/Wastewater Reclamation	18		
Equestrian Center	15		
<i>Non-Residential Subtotal:</i>	<i>62</i>		
Total	1,266	3.9	4,902*

A: All acreage is approximate.

B: All unit counts are shown as maximum units allowed.

C: The 135 acres of open space represents 11% of the residential area of the PUD. The balance of the required open space will be provided within each of the residential development parcels.

*Note that 4,264 dwelling units are permitted on the property on the east side of State Route 79 and 638 dwelling units are permitted on the property west of State Route 79.

The diverse housing opportunities in this project, which equate to an over-all maximum gross density of 3.9 dwelling units per acre, and surrounding areas, provide the population base to support the local commercial market. The increased residential growth creates demand for new commercial opportunities and the need to maintain a viable tax base in order to provide Town services to all the new residents.

Land use intensity has been graduated to buffer lower intensity land uses from the higher intensity uses. Medium density residential and open space is positioned to act as a buffer between the low intensity single-family housing and the higher intensity commercial and mixed-use. Furthermore, commercial and mixed-use have been primarily located in the central portion of the site such that these areas are buffered by land uses that lie within the Johnson Ranch Estates PUD. Commercial parcels will be accessed directly from arterial or collector roadways to minimize traffic within the residential neighborhoods.

It is noted that the project is utilizing PUD zoning to increase the project's diversity and sustainability as compared to conventional zoning. Open spaces will be a critical element of the project's master plan. The open space within the Johnson Ranch Estates PUD will consist of various uses including active and passive parks, ramadas, sport courts and a wash enhancement project that will provide a multi-use path and active and passive recreational facilities.

Subsequent subdivision plat requests for the site will demonstrate how open space will be located throughout the community to provide for active and passive recreational opportunities. Approximately 135 gross acres of open space/wash area is provided to implement a unique trail system that will be a major pedestrian corridor and focal point within the Johnson Ranch Estates PUD. This notable open space corridor provides an important linkage with the proposed Town of Florence Regional Park located south of the subject property. This significant open

space corridor, which is only a portion of the proposed open space for the Johnson Ranch Estates PUD, also serves as a link between all components of the development. Please refer to *Exhibit 5: Conceptual Open Space Plan*. Supplementary open space areas will be used for pedestrian corridors, additional amenities and for buffering land uses from each other and from adjacent roadways. Buffering and transitioning of land uses improves the livability and sustainability of the community as encouraged by the Town's General Plan.

4. Development Requirements

4.1 Purpose and Intent

The development requirements established herein serve as the primary mechanism for implementation of the land uses for the Johnson Ranch Estates Planned Unit Development.

These development requirements provide an appropriate amount of flexibility to anticipate future needs and compatibility between land uses. The Johnson Ranch Estates PUD promotes quality design and diversity of uses and thereby ensures a high quality of development within the Town of Florence.

This section outlines the land use districts that are part of this PUD and which have been specifically designed for this PUD. These districts supersede the zoning districts and associated standards defined within the Town of Florence Zoning Code.

For the purpose of this PUD, the following land use districts are hereby established:

- Single Family Residential District (SFR).
- Medium Density Residential District (MDR).
- Commercial and Mixed Use District (C/MU).
- Utility and Wastewater Reclamation Facility District (U/WRF).

4.2 General Provisions

1. All construction and development within the PUD area shall be in conformance with this PUD and shall comply with applicable provisions of the Development Code of the Town of Florence and the various related mechanical, electrical, plumbing codes, fire code, grading and excavation code and the subdivision codes as adopted by the Town of Florence and the State of Arizona.
2. CC&Rs for this PUD, to be administered and regulated by the developer, will be created prior to the issuance of a building permit.
3. This PUD shall fully comply with the site/design plan review process of the Town of Florence for commercial and multi-family developments. At the time of site/design plan review, all commercial and office developments shall submit a plan detailing fencing, walls, landscaping, building placement and other details. All residential products will also be subject to the design review process of the Town of Florence.
4. Although there are no agricultural operations on the site currently, traditional farming and grazing shall be permitted on the property until such time that a specific site plan and associated improvement plans are approved. Agricultural uses may occur on areas that are located outside of a specific site plan area.
5. Utility uses, including but not limited to, sewer lift stations, water booster pumps, water storage tanks, wells, recharge facilities, utility lines, electric substations and renewable energy/solar facilities are permitted in all zones as established by this PUD.
6. Parks and public, private and charter schools are permitted uses in all zoning districts established herein. These uses may be relocated anywhere within the property via a Minor Amendment to the PUD, subject to the review and

approval of the Planning Director and applicable public disclosure. A high school (grades 9-12) is not permitted in this PUD.

7. Municipal uses, including police and fire stations, are permitted in all zoning districts established herein.
8. Prior to approval of any site plan, comprehensive sign guidelines must be submitted for individual commercial or office parcels. The guidelines will include requirements for sign heights, areas, size, color, logos, lighting, materials, and other significant elements.
9. Open spaces within each parcel will be constructed and completed prior to issuance of occupancy permits unless the parcel is phased. The respective HOA will maintain such areas as regulated through the CC&Rs for each parcel.
10. A Master HOA will be established and will be responsible for maintaining the open space facilities unless deeded to and maintained by the Town of Florence.
11. Public Utility Easements (PUE) shall be per the determination of the Town Engineer.
12. Improvements within a Public Utility Easement (PUE) shall be limited and subject to applicable codes and ordinances.
13. Development standards not stated herein for the land use districts in this PUD will be as per the nearest comparable zoning districts and per Town Code.
14. Wireless communication facilities are permitted in the Local Commercial (LC) and Mixed Use (MU) zones established by this PUD and the maximum height is 28 feet. The 28 foot maximum may be exceeded in the Commercial (C) zone with the approval of a Conditional Use Permit as per Town Code.

15. Property owners agree to waive claims for diminution in value pursuant to Proposition 207 [A.R.S. 12-1134].
16. Property owners/developer/builder shall be responsible for all required on-site and off-site improvements related to this project, to include, but not be limited to, half street improvements adjacent to their project boundaries and full roadway improvements within the project. The extent of all on-site and off-site improvements, as well as the phasing of such, to be subject to further Town Engineer and Planning Department review and approval of development plans, engineering reports, traffic impact reports and subdivisions.
17. Right-of-way dedications and roadway development standards subject to final review and approval of the Town Engineer.
18. Final plans for grading, drainage, infrastructure phasing, right-of-way dedications, roadway improvements, signalization, water plans and sewer plans are subject to the review and approval of the Town Engineer.
19. Developer to provide a master grading report, drainage report, water report, sewer report, traffic impact analysis (TIA) and any other associated development reports to the Town Engineer for review and approval upon the submittal of the first Preliminary Plat.
20. If a portion of the project is gated, internal roadways shall be considered private and will be owned and maintained to Town standards by the development's homeowner's association. The Town shall be granted an easement over any and all private roadways for the purpose of providing Town services.
21. Additional collector roadways and/or roadway connectivity to adjacent properties may be required upon review of future development plans and plats for the subject site.

22. All future development of the site shall be subject to the Town's Design Review process, which shall consider, amongst other things, site design, architectural designs, public art, building materials, lighting, parking, landscaping, site furniture, bicycle racks, parking, grading, drainage, and access, circulation, building colors, signage, building locations, buffering, sanitation, walls, fire protection and compatibility with surrounding properties. The project development theme shall be in keeping with the Community Character Element of the Town of Florence 2020 General Plan. It is noted that the preliminary development standards provided in this PUD book are minimum standards and the theme and character of the development will be more accurately portrayed in subsequent Design Review submittals.
23. It is the intent of this PUD to maintain this existing alignment of Florence Kelvin Highway. Please refer to *Exhibit 4: Conceptual Land Use Plan* for an illustration of the above-discussed road alignments. This alignment is subject to the approval of the Town of Florence and the Arizona Department of Transportation and should be addressed in a future Traffic Impact Analysis (TIA).
24. Model homes or sales offices are permitted in any zoning district defined herein.
25. The size of Parcel E (U/WRF) may be increased by 20% in order to accommodate additional or expansion of required utilities to serve the project or surrounding area.
26. Development Parcel Q is planned for Local Commercial (LC) uses as defined herein. This commercial parcel may be relocated to any corner of the Dogwood Road and Florence Kelvin Highway intersection provided that the total acreage of commercial at any corner of this intersection does not exceed 8 acres.

- 27. Single Family Residential uses are permitted as an alternate use in Development Parcel A provided that it meets the standards of the Single Family Residential (SFR) District as defined herein and that lots measure a minimum of ¼ acre.
- 28. The equestrian center is permitted in Development Parcels FF, CC and Z as shown on *Exhibit 4: Conceptual Land Use Plan*.

4.3 Single Family Residential District (SFR)

The single-family residential component of the project occupies approximately 476 gross acres. This residential area has been planned in a vibrant and sustainable manner to set forth a safe, effective, and attractive pedestrian-friendly environment that encourages connectivity and interaction. The single-family residential component of this project is targeting a density of 4.0 dwelling units per acre. A maximum of 1,904 single family lots are proposed with an appropriately balanced mix of lots.

The Johnson Ranch Estates PUD was planned for diversity with sensitivity to the planned land uses within the development and to the surrounding areas. To achieve diversity, the design features a mix of single-family residential areas with lots ranging from 4,500 square feet to over 10,000 square feet for the neighborhoods that will make up the single-family component of the Johnson Ranch Estates PUD. Table 2 identifies the proposed lot sizes and widths.

Table 2: Lot Matrix

Lot Sizes	Minimum Lot Width	Target % of SFR Lots
4,500 sq. ft. - 5,499 sq.ft.	45'	45%
5,500 sq.ft. - 6,999 sq.ft.	55'	35%
7,000 sq. ft. - 9,999 sq. ft.	65'	15%
Over 10,000 sq. ft.*	75'	5%

*Development Parcels EE, T, W and X shall have a minimum lot size of ¼ acre.

The exact acreages of each neighborhood parcel and the number of units per parcel will be determined as the project moves into the preliminary plat stage of development.

Principally permitted uses within this portion of the PUD will be as allowed in the Town's conventional R1-6 (Single-Family Residential) zoning district. Minimum Development Standards for the R1-6 single-family residential areas are shown in Table 3. Primary uses include, but are not limited to, the following:

- a. Single-family detached dwelling unit.
- b. Accessory uses and buildings, including, but not limited to, private swimming pools, home occupations, and model homes; subject to Town codes.
- c. Park, playground and community owned buildings.
- d. Conditionally permitted uses shall be per Town of Florence codes.

Table 3: Proposed Single Family Residential (SFR) Development Standards

Development Standard	Town Standards R1-6	Proposed Standards SFR PUD	Proposed Standards SFR PUD
Minimum Lot Depth	100'	100'	120'
Minimum Lot Width	45'	45'	65'
Minimum Lot Area	6,000 s.f.	4,500 s.f.	7,800 s.f.
Front Setback	20 ^{1A}	15'-23 ^{1A}	15'-23 ^{1A}
Interior Side Setback	10'	5/5 ^{1B}	5/10 ^{1B}
Street Side Setback	12 ^{1C}	15 ^{1C}	20 ^{1C}
Rear Setback	12'	15'	20'
Maximum Height	30'	30'/2 stories	30'/ 2 stories

- A: The front setback will vary from 20' to 23' for every 3rd or 4th front-loaded garage-forward home. A minimum 15' front setback to front porches, livable area and/or side-loaded garages is allowed.
- B: Minimum 5' setback an each side yard. Bay windows, pop outs, etc. will be allowed to encroach a maximum of 2 feet into one side of the minimum side yard setback.
- C: Can include an adjacent 10' wide landscape tract.

The following is hereby noted: No walls or other structures are allowed within the public utility easement (PUE). Rear setbacks shall not be impacted by staggered front yard setbacks (minimum rear yard setbacks will be maintained); all setbacks shall be measured from the property line: front porches, livable area of the houses, and side-loaded garages (minimum 15' setback) may encroach a maximum of 5 feet into the minimum front yard setback.

Other development standards, including those for accessory buildings and rear yard patio setback encroachments, will be per any applicable sections of the Town of Florence Zoning Ordinance. All Single Family Residential development will be subject to the Town's Design Review process.

4.4 Medium Density Residential District (MDR)

The medium density residential component of the project occupies approximately 244 gross acres. This residential area has been planned in a vibrant and sustainable manner to set forth a safe, effective, and attractive pedestrian-friendly environment that encourages connectivity and interaction. The medium density residential component of this project will have a maximum density of 6.5 dwelling units per acre. A maximum of 1,586 lots/units are proposed, with a mixture of product types. The Johnson Ranch Estates PUD was planned for diversity with sensitivity to the planned land uses within the development and to the surrounding areas. Therefore, medium density residential areas are located to buffer higher intensity uses from the lower intensity single-family residential areas to the maximum extent possible. To achieve diversity, the design is proposed to include a mix of medium density residential parcels including traditional single-family residential housing, single-family detached cluster housing, and/or single-family attached (i.e. townhomes, duplexes, etc.). Refer to *Appendix A: Project Character* for examples of residential housing types.

Principally permitted uses within this portion of the PUD will be as allowed in the Town's conventional R-2 (Neighborhood Multi-Family) zoning district. Primary uses include, but are not limited to, the following:

- a. Single-family detached dwelling unit.
- b. Single-family attached dwelling unit, Duplex, Triplex, Condominium (side by side, detached, or other similar product type; no stacked condos allowed), Cluster (Zero lot line, Z lot, auto-court, or other similar product type) and Townhomes.
- c. Accessory uses and buildings, including, but not limited to, private swimming pools, home occupation and model homes; subject to Town of Florence codes.
- d. Park, playground and community owned buildings.
- e. Conditionally permitted uses shall be per Town of Florence codes.

Minimum Development Standards for the R-2 Medium Density Residential (MDR) areas are shown in Table 4.

The following is hereby noted: No walls or other structures are allowed within the public utility easement (PUE). Rear setbacks shall not be impacted by staggered front yard setbacks (minimum rear yard setbacks will be maintained); all setbacks shall be measured from the property line (unless specified otherwise above); front porches, livable area of the houses, and side-loaded garages (minimum 15' setback) may encroach a maximum of five (5) feet into the minimum front yard setback.

Other development standards, including those for accessory buildings and rear yard patio setback encroachments, will be per any applicable sections of the Town of Florence Zoning Ordinance.

Table 4: Proposed Medium Density Residential (MDR) Development Standards

Development Standard	Town Standards R-2	Proposed Single Family Residential	Proposed Zero Lot Line Home	Proposed Cluster Housing^A	Proposed Single Family Attached, Duplexes, Triplexes
Minimum Lot Depth	120'	90'	75'	None	None
Minimum Lot Width	75'	40'	30'	None	None
Minimum Lot Area	4,500 s.f./unit	3,600 s.f.	2,250 s.f./unit	2,250 s.f./unit	1,500 s.f./unit
Front Setback	20'	15'-23' ^{1B}	10'-15' ^{1C}	10'-15' ^{1C}	10'-15' ^{1C}
Interior Side Setback	12' ^{1D}	5/5' ^{1E}	0/5' ^{1F}	5/5' ^{1E}	Zero
Street Side Setback	15' ^{1G}	15' ^{1G}	15' ^{1G}	15' ^{1G}	15' ^{1G}
Rear Setback	10'	15'	10'	10'	10'
Maximum Height	30'	40' / 3 stories	40' / 3 stories	40' / 3 stories	40' / 3 stories

A: Cluster Housing product includes z-lots, auto-court, or other similar product types.

B: The front setback will vary from 20' to 23' for every 3rd or 4th front-loaded garage-forward home. A minimum 15' front setback to front porches, livable area and/or side-loaded garages is allowed.

C: Minimum 15' front setback from property line to face of garage. Minimum 10' front setback to front porches, livable area and/or side-loaded garages. Minimum 20' driveway, measured from back of sidewalk to face of garage; typical for all front-loaded garages.

D: Between structures.

E: Minimum 5' setback on each side yard; 10' separation between structures. Bay windows, pop outs, etc, will be allowed to encroach a maximum of 2 feet into one side of the minimum side yard setback.

F: Side setbacks shall be a minimum of 5 feet on one side yard with remaining side yard having zero setbacks or shared lot line. Joint use and benefit easements shall apply as necessary.

G: Can include an adjacent 10' wide landscape tract.

The following is hereby noted: No walls or other structures are allowed within the public utility easement (PUE). Rear setbacks shall not be impacted by staggered front yard setbacks (minimum rear yard setbacks will be maintained); all setbacks shall be measured from the property line (unless specified otherwise above); front porches, livable area of the houses, and side-loaded garages (minimum 15' setback) may encroach a maximum of five (5) feet into the minimum front yard setback.

Other development standards, including those for accessory buildings and rear yard patio setback encroachments, will be per any applicable sections of the Town of Florence Zoning Ordinance.

4.5 Commercial and Mixed Use District (C/MU)

The combined acreage of the Commercial and Mixed Use areas is 353 acres.

The commercial component of the project consists of 29 gross acres. The purpose of the local commercial areas in this PUD is to provide the future residents of this community with their daily commercial needs. Commercial is located at the following intersections: State Route 79 and the Florence Kelvin Highway; Fulson Road and State Route 79; and Florence Kelvin Highway and Dogwood Road. Refer to *Exhibit 4: Conceptual Land Use Plan* for the location of commercial parcels.

Development on the commercial sites would occur based on the rate of surrounding growth and market demand. The types of end users may vary, but it is expected that the following types of community-oriented businesses could occupy the commercial sites: grocery store, department store, drug store, gas station, restaurants, and other appropriate retail, office, health care and service uses allowable in a commercial zoning district and as supported by the size and scale of the subject parcels. Commercial areas are needed as the Town grows and as discussed in the Town's General Plan. The project's proposed commercial component is an important part of the plan that provides for future employment and shopping opportunities. As mentioned earlier, commercial areas are also vital to the Town's tax base. All development of the commercial sites will be subject to the Town's Design Review process to ensure high quality site planning and architectural standards.

The mixed-use component of the project totals approximately 324 gross acres. The mixed-use parcels are located in the central, interior portion of the property and are planned for flexibility and a variety of uses. Development of the mixed-use parcels would occur based on the rate of surrounding growth and market demand. The Mixed-Use areas have been planned for a variety of uses, and it is expected that the following

primary uses would be located within these parcels: town center; recreational vehicle resort; equestrian facility; senior and assisted living facility; local commercial; medium density residential; and multi-family residential. It should be noted that *Exhibit 4: Conceptual Land Use Plan* identifies the location of the Mixed Use development parcels. The primary use intended for each of these parcels is shown on the plan; however, it should be noted that the Mixed Use district has been planned in a flexible manner, allowing the proposed uses to move to other Mixed Use parcels as the project develops. Each of the Mixed Use development parcels is permitted the uses as described herein.

All development of the mixed-use site would undergo subsequent Town reviews to ensure high quality site planning and architectural standards.

The commercial and mixed-use categories listed here respond to the opportunities and constraints of the project, as well as the projected demographics for the planned community at build-out. There is one commercial and one mixed-use category within the project, they are as follows:

- LC : Local Commercial.
- MU: Mixed-Use.

The Mixed Use (MU) zone also contains an area proposed as a Town Center in Development Parcels MM and NN. The Town Center is envisioned as a neighborhood scale commercial area focused around a “green square” or open space area. The Town Center might contain the following uses (or similar uses): grocery store, hardware store, coffee shop, general retail shops providing goods and service needed on a daily basis. The Town Center is intended to serve the future residents of the PUD as well as the overall community.

Minimum Development Standards for the commercial and mixed-use parcels are shown in Table 5.

Table 5: Proposed Commercial & Mixed Use Development Standards

Development Standard	Proposed Local Commercial (LC) Standards	Proposed Mixed Use (MU) Standards
<i>Perimeter Building Setbacks</i>		
Min, Front, Arterial	20'	25'
Min, Front, Collector	15'	20'
Min, Front, Local	15'	15'
Min Street Side	Noted Above	Noted Above
Min Interior Side	15'/30' ^{BE}	20'/50' ^{CE}
Min. Rear	15'/30' ^B	20'/50' ^C
<i>Area and Bulk Requirements</i>		
Min. Lot Area	3,750 sq. ft.	
Min. Lot Width	50'	
Min. Lot Depth	75'	
Max. Building Height	2 stories/36'	3 stories/42' ^D
<i>Equestrian Center Setback</i>		
Minimum Setback from Residential Parcel		100'
<i>RV Storage</i>		
Minimum Setback from Residential Parcel	50'	50'

- A: The front 10 feet of which shall be maintained as open space, except at access drives.
- B: 15 feet adjacent to multi-family districts; 30 feet adjacent to single-family districts.
- C: 20 feet adjacent to non-residential and multi-family districts; 50 feet adjacent to single-family districts.
- D: 3 stories or 42 feet within 50 feet of a perimeter property line; a 1-foot increase for each 1-foot of setback from perimeter property line up to a maximum of 4 stories or 56 feet.
- E: In a multi-tenant center, 0' side setbacks are possible with in-line shops on separate parcels.

Residential development within this portion of the PUD will be as allowed in the MDR district as defined in this PUD.

Primary uses include, but are not limited to, the following;

- a. Townhomes, Duplexes, Triplexes, Fourplexes, Condominiums and Apartments.
- b. Accessory uses and buildings, including, but not limited to, private swimming pools, home occupations, garages, and covered parking structures.
- c. Park, playground and community owned buildings.

- d. Daycare Center/Nursery and home for the aged/nursing home all are subject to approval of conditional use permit.
- e. Additional conditionally permitted uses shall be per Town of Florence codes.
- f. Any use permitted in Medium Density Residential (MDR) as defined herein.

Table 6: Proposed Multi-Family Residential (MDR) Development Standards

Development Standard	Town Stds MFR	Proposed Multi-Family Residential ^B (Apartments)	Proposed Zero Lot Line Home ^B	Proposed Cluster Housing ^{AB}	Proposed Single Family Attached, Duplexes, Triplexes ^B
Minimum Depth	120'	90'	75'	75'	75'
Minimum Width	90'	25'	30'	30'	20'
Minimum Area	3,000 s.f./unit	2,250 s.f./unit	2,250 s.f./unit	2,250 s.f./unit	1,500 s.f./unit
Front Setback	40'	20'	10'-15' ^C	10'-15' ^C	10'-15' ^C
Interior Side Setback	20' ^D	20' ^D	0/5 ^F	5/5 ^E	Zero
Street Side Setback	25' ^G	20' ^G	15' ^G	15' ^G	15' ^G
Rear Setback	10'	20'	10'	10'	10'
Maximum Height	35'	40'/ 3 stories	40'/3 stories	40'/3 stories	40'/3 stories

A: Cluster housing product includes z-lots, auto-court, or other similar product types.

B: A minimum 30' building setback from single-family detached parcels is required.

C: Minimum 15' front setback from property line to face of garage. Minimum 10' front setback to front porches, livable area and/or side-loaded garages. Minimum 20' driveway, measured from back of sidewalk to face of garage; typical for all front-loaded garages.

D: Minimum distance between structures.

E: Minimum 5' setback on each side yard; 50' separation between structures. Bay windows, pop outs, etc. will be allowed to encroach a maximum of 2 feet into one side of the minimum side yard setback.

F: Side setbacks shall be a minimum of 5 feet on one side yard with remaining side yard having zero setbacks or shared lot line. Joint use and benefit easements shall apply as necessary.

G: Can include an adjacent 10' wide landscape tract.

Table 7: Allowed Uses within Local Commercial & Mixed Use Parcels

Land Use	LC	MU
Accessory Buildings	A	A
Adult Use (Sexually Oriented Businesses)	N	N
Ambulance Service Facility (1)	N	N
Amusement facilities including arcade, miniature golf, batting cages, go-cart tracks and similar uses.	N	C
Animal Hospital/Clinic within an enclosed building	C	C
Animal Hospital/Clinic with outdoor kennels/boarding	N	N
Appliance, Furniture, & Household Equipment Sales and Rentals	P	P
Appliance Repair	A	A
Art Gallery	P	P
Assembly within an enclosed building	N	C
Assisted and Senior Living	P	P
Auto Auction	N	N
Auto Parts & Accessory Store	C	C
Auto Sound System Installation, Glass Tinting & similar uses	N	C
Automatic Teller Machine (ATM)	P	P
Automobile, Boat, R.V, or Motorcycle, Outdoor Sales & Rental	N	N
Automobile & Boat & Trailer Storage Facility	P	C
Automobile, Sale of New or Used	N	N
Automobile Rental Facility	N	N
Automobile Service Station including repairs, paint and body shops	C	N
Bakery & Baked Goods, Retail Sales	P	P
Banks, Financial Institutions and Lending Institutions	P	P
Bar, Tavern, Lounge or Establishment that sells alcoholic beverages	P	P
Barber Shop, Beauty Parlor, Nail Salon, Tanning Salon	P	P
Bed & Breakfast (1)	C	C
Billiards Parlor < 5,000 square feet	N	C
Blacksmith Shops	N	N
Boat & RV Repair	N	N
Book, Stationery & Greeting Card Store	P	P
Bulk Fuel Sales and Storage	N	N
Bus Terminals	A	C
Business, Technical or Vocational Schools or Colleges	P	P
Cabinet & Carpentry Shop	C	C
Car Wash, Automated or Self-Service	C	N
Carpet and Floor Covering Store	P	N
Check Cashing/Deferred Presentment Facilities (6)	N	N
Child Care Centers or Pre-School Centers	C	C
Coffee Shop	P	P
College or University, Public/Private Schools, Educational Institutions	N	C
Commercial Kennels, Indoor Only	A	N
Commercial Kennels, Outdoor	N	N
Community Center	C	C
Continuing Care Retirement Community	P	P
Contractors Office Equipment Yard, including outdoor storage of construction equipment and materials (3)	A	N

Land Use	LC	MU
Custom Dressmaking, Furrier, Millinery or Tailor Shop	P	N
Daycare Center, Nursery	P	P
Delicatessen and Catering Establishment	P	P
Department Store and Specialty Retail	P	P
Drive-thru Facilities	C	C
Dry Cleaning with Processing	C	C
Dry Cleaning without Processing	P	P
Dwelling (residential) for sale or lease	P	P
Emergency Medical Care/Response Facility (1)	N	C
Employment Agencies, not including Day Labor Hiring Centers	P	N
Emissions Testing Facility	N	N
Environmental Remediation Facility	C	C
Equestrian Facility (private or commercial) (7)	P	P
Equipment Sales, Rental and Storage Yard (3,4)	N	N
Farmers Market	C	P
Florist	P	P
Freeway Service Facility	N	N
Gas Service Station	P	C
Golf Courses, incl. golf clubs and maintenance facilities	N	N
Grocery Store, Supermarket	P	P
Group Care Facility or Community Residential Facility (1)	C	C
Hardware Store	C	C
Hardware Store with outdoor storage	C	N
Health & Exercise Club	P	P
Health Care Facilities	P	P
Heavy Manufacturing	N	N
Hobby, Stamp and Coin Shop	P	P
Home Improvement Store (not of big box variety)	P	N
Home Improvement Store with outdoor storage	C	N
Hospital - Heliport (1)	C	C
Hospitals and Outpatient Clinics (1)	P	C
Hotel or Motel	C	C
Household, sickroom or office equipment rental and sales	C	C
Indoor Commercial Recreation/Entertainment incl. Bowling Alleys. Ice & Roller Skating Rinks, Pool &. Dance Halls & similar uses, excluding Adult Uses, Taverns, Bars and Lounges	P	P
Laundry, max 25 machines	P	P
Laundry, more than 25 machines	C	C
Libraries, Museums and Cultural Centers	P	P
Locksmith	P	N
Machine Shops	N	N
Manufactured Home Sales, New	N	N
Manufacturing, Light	N	N
Manufacturing within an enclosed building	N	N
Medical, Dental, Optician or Health, Clinics or Laboratories	P	P
Mini-storage warehouses, RV, Boat and Trailer Storage	P	C
Mobile Homes Sales	N	N
Monument Sales and Engraving Shop	N	N
Motion Picture Production	P	N
Movie Theatres, excluding drive-in theaters	N	C

Land Use	LC	MU
Moving Company Storage & Transfer Facility	N	N
Multi-Family Residential	P	P
Night Watchman Quarters	A	A
Nursery, Retail (4)	P	P
Nursery, Wholesale	C	N
Office, Business, Professional, Semi-Professional and Governmental	P	P
Office Supply & Machine Sales & Service	P	N
Optician, limited to prescription work only	P	C
Outdoor Recreation Facility/Entertainment incl. Miniature Golf Courses, Paintball, Go-Cart track and similar uses	N	N
Outdoor Sales and Display Area (2,4)	A	A
Outdoor Storage Yard (4)	N	N
Parcel Delivery Service	A	C
Park, Playground and Community Buildings	P	P
Parking Structure	N	N
Pest Control Service	N	N
Pawn Shop	N	N
Pet Grooming Shop	C	C
Pet Shop	P	N
Pharmacy < 10,000 SF	P	P
Pharmacy >10,000 SF	C	C
Photographic Developing and Printing	P	P
Photographic Studio	P	P
Plumbing, Heating & Air Conditioning Sales & Service	C	N
Printing & Publishing Facilities and Blueprint Shop	N	C
Printing Shop and Copy Center	C	C
Private Club or Lodge < 5,000 SF	P	P
Professional, administrative office	P	P
Public, Private or Parochial Schools	P	C
Public or Institutional Buildings and Facilities	P	P
Public Service or Utility Installation (2)	C	C
Radio and Television Sales and Service	P	N
Rail and Motor Freight Terminals & Facilities	N	N
Railroad shops & similar heavy service facilities	N	N
Recycling Collection Point	N	N
Recreational vehicle park/resort & storage	P	P
Renewable energy/solar facilities	P	P
Resort/Spa	P	P
Restaurant	P	P
Restaurant, with drive-thru or drive-in (1)	P	C
Restaurant, without entertainment, without serving alcohol or drive thru	P	P
Retail	P	P
Retail, Big Box	N	N

Land Use	LC	MU
Retail, decorative rock sales	N	N
Retail, Liquor Store	C	C
Retail Sales (General) and Direct Sales of Merchandise, Indoor with drive-thru (1)	C	P
Retail Sales (General) and Direct Sales of Merchandise, Indoor without drive-thru (1)	C	P
Retail Sales of Lumber &, Building Materials	A	N
Sales & Storage of grain, feed, seed, fertilizer, farm & garden supplies (3)	C	N
School Bus Parking and Maintenance	N	N
Senior and Assisted Living Facility	P	P
Service Bays Loading Docks	A	A
Single-Family Residential	P	P
Social Service Facilities	N	N
Studio	A	C
Surface Parking Lots	A	A
Tattoo & Body Piercing Studio	C	N
Telephone Answering Service	P	N
Temporary Sales and Displays	C	C
Theater, Indoor	P	C
Thrift Store, Second Hand Store	P	P
Tire Sales, Repair and Mounting	C	C
Transformer Stations & sub-stations, gas pumping plants	P	P
Truck Stop, incl. wash	N	N
Upholstery Shop	P	N
Utilities, including solar	P	P
Vehicular Motor Sports Facilities	N	N
Video Rental Store	P	P
Watch & Clock Repair Shop	P	P
Water & Ice Store	P	P
Water Production, Storage and Treatment, Public	P	P
Water Reclamation Facility	P	P
Welding Shop	N	N
Wholesale Produce Storage or Market	C	C
Wholesale Sales of Finished Goods	C	C
Wholesaling/distribution within an enclosed building	N	N
Wholesaling, warehousing, distributing, repair, rental & servicing of any commodity excluding live animals, explosives & storage of flammable liquids & gases (1)	N	N
Wireless Communication Facilities under 28' (1)	P	C
Wireless Communication Facilities over 28' (1)	C	C

P = Permitted Use.

C = Permitted Conditional Use. Conditional Use Permit Required.

A = Permitted as an Accessory Use only; not permitted as a Primary Use.

N = Non-Permitted Use.

(1) Subject to special limitations per Town of Florence Development Code.

(2) No industrial or manufacturing uses will be allowed except as indicated in the above table.

(3) Outdoor sales on nursery stock, lawn furniture and home garden supplies when developed in integral relation to the planned complex and screened from view from any street.

(4) High lift jacks, scissor lifts shall not be stored in the upright position.

(5) Sales are restricted to a maximum number of consecutive days, to be determined by the Town Planning Director, for a maximum four (4) times a year.

(6) Check cashing/deferred presentment facilities shall be limited to one per commercial site.

(7) Equestrian Center is restricted to Development Parcels FF, CC and Z as shown on *Exhibit 4: Conceptual Land Use Plan*.

4.6 Utility/Wastewater Reclamation Facility District (U/WRF)

This district consists of 18 acres and the following uses are permitted:

- All utility infrastructure, including but not limited to wastewater reclamation facility and electrical substation.
- Recreational vehicle storage.
- Open space and recreational amenities.

Required setbacks will be per the Arizona Department of Environmental Quality.

4.7 Conditional and Accessory Uses – Additional Development Standards

Several potential uses within the PUD will require specific, customized development standards. The Johnson Ranch Estates PUD Additional Development Standards are to be implemented with each proposed Site Plan, Design Review Plan and/or Subdivision Plat as the community is developed. Each proposed subdivision plat or site plan must demonstrate compliance and the implementation of the use performance standards. The standards below supplement the special use provisions provided by the Town Code.

1. Accessory Buildings/Outdoor Storage

Buildings, in addition to the primary use, that exceed two hundred twenty (200) square feet in area or eight (8) feet in height are accessory buildings (e.g., freestanding garage, large sheds, workshops, etc.). Such buildings shall not be used for sleeping or living purposes, shall not have cooking facilities, are limited to the height of the existing residence, and must meet the setbacks for the zoning district.

2. Home Occupations

Home occupations shall be in accordance with applicable Town codes and regulations.

3. Residential Sales Offices

Temporary residential sales offices are permitted for the sale of homes being constructed on the premises for a period of time no longer than thirty-six (36) months in any one location. The Applicant must prove a hardship exists warranting the extension of the sales office.

The sales office must obtain a temporary Certificate of Occupancy from the Florence Building Official. Prior to the sale of any dwelling unit that has been used as a sales office; the dwelling unit shall be restored to comply with all applicable codes and ordinances.

5. Community Design Requirements and Guidelines

The project design relies on solid planning principles that are critical to the success of a sustainable, attractive, and pedestrian-friendly community. The Johnson Ranch Estates PUD has been designed to provide connectivity throughout the community and to adjacent areas with internal open space paths and parks strategically located for easy access and high visibility.

Appendix A: Project Character includes a conceptual look at the primary community entrance that will provide welcoming access into the community from the adjacent arterial roadways.

Entrances will include enhanced landscaping and attractive entry signage consistent with the rural theme of the Johnson Ranch Estates PUD. Perimeter and other wall materials, designs, and colors will carry on the project's rural theme established by the project's monument signage and landscaping.

All signage for the Johnson Ranch Estates PUD development will be per a Comprehensive Sign Plan to be reviewed and approved by the Town Planning and Zoning Commission.

All residential development, including residential development within the mixed-use parcel, shall follow the design principles of the Single-Family Residential parcels.

5.1 Residential Design Requirements and Guidelines

The purpose of the design requirements and guidelines is to provide residential development standards applicable to all residential uses within the development. The standards are designed to promote creative design and land use solutions to enhance aesthetic qualities, promote the preservation of property values, limit land use incompatibilities, and promote the general public health, safety, and general welfare. The residential site development and architectural standards provided below shall apply to all proposed residential site plans and/or subdivision plats within the Johnson Ranch Estates PUD. All residential development is subject to the Town's Design Review process. The design requirements and guidelines are intended to:

- Promote housing diversity within the development;
- Promote housing choices for all age groups at all stages of life;
- Promote innovative and quality residential neighborhoods;
- Promote architectural enhancements that match the rural theme of the area;
- Promote stable and sustainable neighborhoods; and
- Protect property values for residents within the development.

1. Residential Requirements

The following are mandatory requirements. The residential homebuilder shall demonstrate compliance with each home floor plan and elevations, which are to be

submitted to the Town for Design Review approval prior to the issuance of home building permits.

A. Site Design

1. Perimeter subdivision walls adjacent to roadways must be developed in accordance with the development theme character.
2. A fifteen (15) foot landscape tract shall be provided adjacent to lots backing to an arterial or collector roadway. Retention areas landscaped to the appropriate standard may provide a portion of this requirement but may not exceed 80% of the total frontage of the adjacent streets.
3. The main entrances into neighborhoods shall be designed to create a sense of arrival through the provision of monument signs, increased density and size of plant vegetation, the use of landscape medians and/or the use of open space.
4. Front yard landscaping shall be provided by the homebuilder and must be installed within 30 days of the closing of the residential property.
5. Walls exposed to the public view (e.g. streets and open space) shall be improved with the overall project theme wall/view wall standard.
6. Street lights and street signs shall incorporate the standards outlined in the Town of Florence Street Lighting Policy.
7. Public multi-use trails shall be located outside the high water line of retention areas and wash bottoms, except at wash crossings.

B. Architectural Design

1. A minimum of four (4) home floor plans shall be offered, each with three (3) distinct elevations.

2. A minimum of four (4) distinct home color schemes shall be offered.
3. There shall not be any more than three (3) consecutive identical rear elevations for homes backing onto a collector or arterial street.
4. Front porch or front entry coach lights shall be standard for each home.
5. Emphasis must be placed on the front elevations. This may be achieved by providing covered front entries, covered front porches, courtyards, entry portals, entry gates, contrasting paint colors, alternate accent materials (stone, brick, etc.) or other similar features. Main entries must face or be easily distinguished from the street.
6. Window pop-outs, windowsills, recessed windows and/or similar architectural embellishments are required on all windows facing a collector, arterial street or public open space area.
7. The building's exterior material selection shall be compatible with other buildings and structures in adjoining developments.
8. A variety of home roofing colors, shapes, and/or textures shall be used where appropriate.
9. Variation in roof ridgelines and designs is required.
10. Roof colors shall be matched to each home color scheme.
11. On lots where side-entry garages can be accommodated, at least one floor plan shall be designed with a standard side entrance garage.

12. No front-loaded garage shall extend forward of a home's livable area or covered front porch by more than 10 feet.
13. All additions to the primary structure shall be constructed of the same building materials as the principal residence and painted to complement the residence.
14. Accessory buildings shall only be located within walled rear and/or side yards. Accessory buildings over 200 square feet in area shall be constructed to match or complement the building materials and color used on the principal residences and constructed within the main building setbacks.
15. For traditional single-family residences, side yard fence returns for all interior lot walls shall extend to within twenty (20) feet of the front corner of the home. Exception: fence returns may be farther from the front corner of the home if necessary to allow for proper installation and clearance for any utilities connected to the home.
16. Provide standard stucco parapets on every home where the covered patio is not incorporated under the main roof structure of the home.

2. Residential Guidelines

In addition to the previously stated mandatory requirements, a minimum of five standards must be selected, four from the Site Design list and one from the Architectural Design list. The residential homebuilder shall demonstrate compliance with each home floor plan and elevations, which are to be presented to the Town for Design Review approval prior to the issuance of building permits.

A. Site Design

1. Provide a mix of cul-de-sac designs (where cul-de-sacs are provided), including eyebrows, short courts, cul-de-sacs with open space ends, and landscaped circles.

2. Provide separation of at least two feet wide between sidewalks and back of curb along local roadways. It must be demonstrated that this buffer area will be maintained by a HOA or by another approved method.
3. Stagger front setbacks by at least three feet for a minimum of every fourth lot. Setback must be predetermined by the homebuilder.
4. Increase the width of the required landscape tract provided within the residential parcel along the adjacent arterial right-of-way to a minimum of twenty (20) feet with an average of ten (10) feet.
5. Incorporate traffic calming measures such as chokers, center island narrowing, textured pavement, and traffic circles to all local streets exceeding 800 feet without intersecting roads.
6. Where a trail exists parallel to a subdivision perimeter, pedestrian access to the trail should be provided at a maximum distance of 800 feet by either streets, cul-de-sacs, landscaped tracts, sidewalks/trails or other viable means.
7. Incorporate view walls to fifty (50) percent of the lots backing or siding to dedicated public or private open areas, community parks, natural and/or improved drainage ways or recreational areas.
8. At installation provide a mix of mature trees consisting of eighty (80) percent with a minimum 15 gallon and twenty (20) percent with a minimum 24" box to the landscape palette.

B. Architectural Design

1. Incorporate a variety of durable exterior materials and finishes, such as brick and stone veneers and masonry, as standard features on at least one front elevation per floor plan.

2. Provide unique architectural styles for all residential products such as, but not limited to: Craftsman, Prairie, Territorial, Ranch, Mission, and Pueblo.
3. Provide architectural features, such as covered front entries, covered front porches, bay windows, and/or dormers as standard features on a minimum of 20% of homes.

5.2 Commercial & Mixed-Use Requirements & Guidelines

The purpose of establishing architectural design guidelines within the commercial and mixed-use land uses is to ensure quality that reinforces a consistency throughout the development. All architecture is intended to integrate with the overall theme of rural site design. Through design elements, the character of the development will be integrated with the characteristics of the area, while providing appropriate architectural design that will be distinct and desirable. As each parcel develops, building design will be reviewed as part of the Design Review process.

The Commercial and Mixed-Use Site Development and Architectural Standards provided below shall apply to all proposed site plans. The application of these standards will be incorporated into proposed plans for development within the Johnson Ranch Estates PUD and will be evaluated by the Town for conformity.

1. Requirements & Guidelines

A. Site Design

1. Each parcel will be developed to ensure adequate vehicular movement. In addition, building layout, entrances, parking, open space, and retention areas will be compatible with adjacent development.
2. Locate and arrange deliveries to have minimal impact on adjoining land uses to reduce noise, traffic, odors, and lights.

3. Locate gated trash enclosures to less visible places.
4. Ground-mount mechanical equipment and similar items must be screened to reduce public visibility.
5. Where practical, utility boxes must be screened to reduce public visibility.
6. Locate commercial parking areas behind landscaping and parking lot screen walls to reduce the view of cars and parking areas.
7. Building heights, building locations, access points, and parking areas will be designed to lessen negative impacts to the adjacent properties and surrounding neighborhood.
8. Ingress, egress, internal and external traffic circulation, off-street parking facilities, loading and service areas, and pedestrian ways will be designed to promote safety and convenience.

B. Architectural Guidelines

The following architecture guidelines are set forth to assist in designing and constructing buildings within the project that are appropriate to the size and rural nature of the overall development. Design guidelines include:

1. Each building will include discernible articulation on all sides viewable from public rights-of-way using methods such as windows, accent features, use of varying materials or other similar architectural elements.
2. Architectural features to enhance energy conservation will be encouraged and should be incorporated where feasible.

3. Building details such as trimming of all windows and doors shall be finished using a variety of methods such as painting or anodizing of all exposed metal. Screening of mechanical elements will be integrated with the building's architecture.
4. Parking canopies, freestanding and accessory structures, or other similar features will utilize architectural treatment consistent with the primary structure.

C. Materials and Colors

A palette of proposed materials and colors will be provided with each Design Review application. Selected materials and color should be durable and appropriate for their intended use.

1. Allowable Building Materials:

- a. ACM (Architectural Composite Metal) Panels.
- b. Architectural steel.
- c. Aluminum.
- d. Brick.
- e. Wood frame
- f. Cast-in-place, tilt-up or pre-cast concrete with a finished exterior surface.
- g. Tilt-up concrete walls shall use reveal joints to break up massing of walls.
- h. Ceramic tile.
- i. Concrete masonry units with architectural features, such as split face block.
- j. Non-reflective glass.
- k. Granite, marble or other natural stone.
- l. Stucco.
- m. Other similar materials approved through the Design Review process.

2. Approved Color Palette:

- a. Desert hues and other earth tones.
- b. Colors appearing in natural stone.
- c. Accent color may utilize brighter colors such as red, orange, blue, green and similar colors in limited applications.

3. Prohibited Design Materials and Color Palette:
 - a. Polished metal surfaces, such as those utilized for sun protection. Fabric and other non-reflective material may be utilized in outdoor patio, eating areas or other appropriate locations.
 - b. Large expanses of reflective glass, blank walls, or concrete panels.

D. Landscape Architecture

The landscape palette is anticipated to unify development by articulating side entries, creating pedestrian refuge locations, along with providing entry monumentation and signs to match the balance of the project. The following landscape architectural expectations include:

1. Provide for water conservation in the landscape design by utilizing a drought tolerate plant palette and locating or limiting water intensive landscaping to pedestrian areas, where appropriate.
2. Emphasize project entries with landscape, landscape treatments, or other similar special treatments.
3. Provide outdoor seating areas with shade, trash receptacles, and other features to encourage pedestrian use within commercial areas.
4. Provide pedestrian access through large parking areas and between commercial sites.

5.3 Open Space

The single-family residential portion of the PUD will have at least 15% open space. Open space for the site will consist of a wash enhancement project, a network of pedestrian pathways, ramadas, sport courts, turf play areas, landscape buffers along the arterial and collector roadways and open space areas within individual subdivisions. Pathways are connected by sidewalks and streets so the recreation system is highly accessible.

The landscape design concept for the open space areas will include the use of shade trees, shrubs, ground cover, and areas of turf for passive and active recreation. Plant material selections will be adaptable to the desert low water environment. Open space tracts for the PUD shall be improved, i.e., landscaped, paths installed, etc. concurrent with the development phase in which the landscaping or amenities are located. All residential open space areas, including landscaping within adjacent rights-of-way, will be maintained by a Homeowner's Association.

Park areas within residential parcels will contain multiple amenities to encourage both passive and active recreational usage. Amenities may include ramadas, picnic tables, tot lots, sport courts and walkways. Turf play areas may also be provided for additional activities. Final landscape and amenity plans are subject to review and approval by the Town's Planning and Development Director upon the review and approval of Final Plats for the Johnson Ranch Estates PUD.

The entry landscaping features and decorative primary monument signs will be designed to reflect the rural heritage of the area. Secondary entrances will also be enhanced to provide additional community character. Materials, colors, and construction methods for entry monuments are subject to some variation, so long as the proposed character and rural theme of the monuments is preserved and per the approval of the Planning and Development Director.

Perimeter and other wall materials, designs, and colors, will carry on the project's rural theme established by the project's monument signage and landscaping. View walls will be used at the discretion of individual builders and per association guidelines. Wall and fence heights will be limited to a maximum height of six (6) feet, except for commercial bordering properties. The walls between the single-family homes and future commercial properties will be permitted to have fence/walls up to eight (8) feet in height. Materials, colors, and construction methods for theme, view and accent walls are subject to some variation, provided the proposed character and rural theme of the walls is preserved and per the approval of the Planning and Development Director.

5.4 Front Yard Landscaping

Front yard landscaping is required for all homes and unless approved by the Planning Director, will be provided by the developer/home builder. Front yard landscaping provided by the developer/builder or their representative must be installed within one month of closing. The Planning Director may extend installation times for homeowner installed or custom landscaping improvements for individual lots. Front yard landscape packages offered by developers/builders shall be subject to the review and approval of the Planning Director and must meet the following requirements: a variety of standard and upgraded front yard landscape packages with automatic irrigation systems shall be provided; front yard landscaping designs with berming, river run features, courtyards, lighting, or other creative features shall be offered for standard landscape designs.

6. Existing Site Conditions

The site currently consists of undeveloped desert. There are several washes that transect the subject property from the southeast to northwest. The site, which slopes approximately 1% from southeast to northwest, is located within Zones C and A on the applicable FEMA FIRM for the area. Direct legal access into the property currently exists from Florence Kelvin Highway and State Route 79. Refer to *Appendix C* for a full legal description of the Johnson Ranch Estates PUD. (Please note that there are three separate legal descriptions in the appendix, which in total, describe the entirety of the PUD property.)

7. Relationship to Surrounding Properties

The site is located entirely within the incorporated boundaries of the Town of Florence. The following is a description of the existing conditions of the surrounding property:

North: Vacant land and low density residential.

East: Vacant land and low density residential.

South: Florence rodeo grounds, vacant land and low density residential.

West: Vacant land.

There are also several proposed projects in the immediate vicinity of the subject property. They are as described below:

- Sunaire Ranch, consisting of 108 acres, is located north of and adjacent to the site. It is currently planned for 428 residential units.
- Majestic Ranch, consisting of 134 acres, is located west of the site, across State Route 79. It is planned for 648 residential units and 11 acres of commercial.
- Florence Crossing PUD, consisting of 45 acres, is located west of and adjacent to the site. It is planned for 250 residential units and 9 acres of commercial.

Exhibit 2: Existing Conditions and Surrounding Proposed Projects provides a look at the immediate area surrounding the Johnson Ranch Estates PUD.

The northeast corner of the site borders Arizona State Trust Land. The south portion of the site borders Arizona State Trust Land to the west and south. Privately owned land borders to the east of the site. State Highway 79 runs diagonally across the southern portion of the property.

8. Accessibility

The Johnson Ranch Estates PUD is accessible from State Route 79 and the Florence Kelvin Highway.

9. Circulation System & Street Improvements

The Johnson Ranch Estates PUD site occupies land that is adjacent to State Route 79 and to the section line roadway, Florence Kelvin Highway. The site will also be developed with internal collector roadways. All roadways will be built per the standards in this PUD and as identified by Town of Florence Development Codes, Traffic Impact Analysis recommendations, Town of Florence Engineer, and the Coolidge-Florence Regional Transportation Plan. Refer to *Exhibit 4: Conceptual Land Use Plan* for the planned circulation for the Johnson Ranch Estates PUD.

9.1 Arterial Roadways

Florence Kelvin Highway and State Route 79 are currently 2-lane paved roadways. Currently, Florence Kelvin Highway intersects with State Route 79 on the northern line of Section 18. It is the intent of this PUD to maintain this existing alignment of Florence Kelvin Highway subject to continued conversations with Town of Florence staff. Please refer to *Exhibit 4: Conceptual Land Use Plan* for an illustration of the above-discussed road alignments.

All remaining roads on the site and in the immediate vicinity are currently dirt roads, except that Dogwood Road is chip sealed. Upon development of the site, the developer/builder will dedicate the required half-street or full-street arterial rights-of-way and improve the roadways (applicable half-or full sections) per Town of Florence standards. Any required State Route 79 improvements and potential access points will require ADOT review and approval.

9.2 Collector Roads

The project will have a collector road system that is fed by internal local streets. The actual location and design of the collectors will be determined in greater detail as the site progresses to the Preliminary Plat stage. The developer/builder will be responsible for the engineering and construction of the proposed collector streets within the Johnson Ranch Estates PUD. Upon development of the site, the developer/builder will dedicate the required collector rights-of-way and improve the project's collector roadways (applicable half-or full sections) to Town of Florence standards. Efforts will be made to include landscaping within portions of all major collector roadways. Center turn lanes will be provided for where necessary.

9.3 Local Streets

There are several local street sections proposed for this development, depending on the particular density and type of development. The developer will be responsible for the engineering and construction of local streets within the Johnson Ranch Estates PUD. The developer will dedicate the required right-of-way for all local streets. Private and gated local streets shall be allowed within the residential neighborhoods, subject to compliance with fire requirements for gate access and turnarounds. Any private or public roads shall be built to either Town standards or standards established in this PUD. Private roads will be owned and maintained by the property's Homeowner's Association.

Refer to *Exhibit 7: Local Street Sections* for the local street options for this project.

10. Public Facilities

Police and fire protection will be provided by the Florence Police and Fire Departments. Medical services are available in Florence through the Florence Public Health Clinic. Emergency care is available at the Casa Grande Regional Medical Center, Banner Hospital in San Tan Valley and in Phoenix metro-area hospitals.

The property lies within the Florence Unified School District. The following schools will provide educational services:

- Florence K-8 – 1000 S. Main Street
- Florence High School (Grades 9-12) - 1000 S. Main Street

The project anticipates providing a maximum 14-acre elementary school site. The school site will be donated to the Florence Unified School District with a provision that if the school site is not developed within 5 years, ownership of the school site will revert back to the previous owners.

The project will provide a 5-acre site for police, fire and municipal services at a location mutually agreed upon by the owner and the Town of Florence. This site may be located in any zone within this PUD.

11. Utilities

Currently the site is undeveloped and with the exception of some perimeter overhead electrical lines, there are minimal existing onsite facilities. Operation and maintenance of all utilities and facilities will be managed by the appropriate operating entity upon approval and completion of construction. Sewer facilities, water facilities, street lights, and fire hydrants will be provided according to the appropriate agency's guidelines, per the recommendations of the Town's

Engineering and Fire Departments and other governmental regulations applicable to the construction of various facilities.

11.1 Wastewater

Johnson Utilities, L.L.C. (JUC), or entity under common control with JUC, will provide wastewater services for the site. The Town of Florence is currently the Designated Management Agency and provider of wastewater for this area. However, JUC wishes to provide wastewater collection, conveyance and treatment for the Johnson Ranch Estates PUD and potentially certain properties around it. As such, the process of obtaining the necessary approvals and permits to accomplish this goal has begun.

A Preliminary Sewer Report will be submitted to the Town Engineer along with the Preliminary Plat (or initial Preliminary Plat) for the site. Recommendations for improvements will be consistent with the current sewer master planning efforts. Final sewer reports and plans, meeting the approval of the Town Engineer, are required prior to the approval of Final Plats for this project. The project's zoning shall permit the placement of the necessary sewer infrastructure in any zoning district established by this PUD, including, but not limited to sewer mains, recharge areas and lift stations within the project.

11.2 Potable Water

Johnson Utilities, L.L.C. (JUC), or entity under common control with JUC, will provide potable water to the project.

The Town of Florence is currently the water provider for this area. However, JUC wishes to provide potable water for the Johnson Ranch Estates PUD and potentially certain properties around it. As such, the process of obtaining the necessary approvals and permits to accomplish this goal has begun.

Twelve-inch, eight-inch and six-inch mains are the typical minimum requirements within arterial, collector and local streets, respectively, for projects of this size and scale. Water mains may need to be larger depending upon fire flow requirements and per Town requirements.

A Preliminary Water Report will be submitted to the Town Engineer along with the Preliminary Plat (or initial Preliminary Plat) for the site. Recommendations for improvements will be consistent with the current water master planning efforts. Final water reports and plans, meeting the approval of the Town Engineer, are required prior to the approval of Final Plats for this project. It is noted that land may be required for a potable well and storage tank to serve this development. The project's zoning shall permit the placement of the necessary water infrastructure in any zoning district established by this PUD, including, but not limited to water mains, wells and water storage facilities within the project.

11.3 Electrical Power

Electrical service will be provided by Arizona Public Service (APS) or another service provider selected by the owner.

11.4 Natural Gas

Southwest Gas Corporation may provide natural gas service to the property.

11.5 Communications

Telephone and internet service will be provided by CenturyLink Communications, the property owner or another service provider selected by the owner.

11.6 Sanitation

The Town of Florence, or entity designated by the town, shall provide residential trash collection services to the property.

11.7 Cable Television

The property owner, or entity under common control with the property owner, shall provide cable television services to the property.

12. Grading & Drainage Concept

The subject site consists of undeveloped desert with natural washes which traverse the site from southwest to northeast, with flows ultimately headed toward the Gila River. The site generally slopes from southeast to northwest at an average slope of 1% and currently receives off-site flows from the southern and southeastern areas of the property.

The Pinal County, Arizona and Incorporated Areas Flood Insurance Rate Map (FIRM) panel number 040077 0750C, dated August 15, 1983, indicates that the project site falls within Zones A and C. Zone A is defined by FEMA as "Areas of 100-year flood; base and flood elevations and flood hazard factors not determined". Zone C is defined by FEMA as "Areas of minimal flooding."

A preliminary drainage analysis of the upstream off-site drainage areas affecting the Johnson Ranch Estates PUD suggests that site development will require a combination of drainage alternatives. Perimeter collector drainage channels, channelization of washes through the property, and existing washes (some of which fall under the jurisdiction of the USACOE) will all be utilized to route and convey the off-site drainage through the property.

The Florence Flood Retarding Structure (FRS) is located to the north of the Johnson Ranch Estates PUD. The National Resource Conservation Service (NRCS), along with the Florence Area Watershed Flood Control District (FAWFCD) completed a Supplemental Watershed Plan and Environmental Assessment (EA) for the FRS. The EA identified alternatives for rehabilitating the FRS and alternatives are still under consideration. The selected alternative would impact approximately 16 acres of the northwest corner of the Johnson Ranch Estates PUD. The ultimate impacts and potential mitigation options will be further explored prior to plat submission.

If required by the Town of Florence, this project will retain 100 percent of all on-site runoff volume generated by the 100-year, 2-hr storm event. In general, the property will be graded to drain toward retention basins in accordance with generally accepted engineering practices and in compliance with the Town of Florence requirements. Landscaped retention basins designed to a maximum ponding depth of 3 feet with a maximum side slope of 3:1 will be proposed to retain the on-site runoff generated by the design storm as stated above. Offsite storm drainage

will be accommodated through adequately designed water conveyance systems, which may include landscaped drainage channels.

Final drainage and retention reports and plans, meeting the approval of the Town Engineer, are required prior to the approval of Final Plats for this project.

Any development in floodplains will be subject to the regulations of the Town of Florence and the Federal Emergency Management Agency (FEMA).

13. Phasing

It is anticipated that the development of the Johnson Ranch Estates PUD will occur in phases. Phasing of the project will occur based on the timing of infrastructure extensions and market factors. A preliminary phasing plan for the project will be provided in conjunction with the Preliminary Plat for the project and shall be subject to the review and approval of the Planning Director and the Town Engineer.

14. PUD Amendments

The following provisions are intended to provide criteria for the determination of major and minor amendments to this PUD. Amendments to the PUD or the supportive narrative and graphics to the PUD, may become necessary from time to time. Amendments to the approved PUD may be requested by the applicant or its successors in interest.

Amendments may be limited to one or more development parcels as depicted on *Exhibit 4: Conceptual Land Use Plan*. Unless otherwise requested in the application, any proposed change will not affect development units or development parcels not included in the proposed amendment. Only the contents of the specific amendment request may be considered and acted upon by the Planning Director, the Planning and Zoning Commission and Town Council.

When changes or modifications to the PUD are necessary or appropriate, proposed amendments or modifications shall conform to the following procedures:

1. The applicant(s) shall submit an amendment application to the Town Planning Director

outlining the proposed changes.

2. Upon receipt of the proposed amendment application, the Planning Director shall determine if the proposed amendment constitutes a major or minor amendment.
3. Major Amendments. If the Planning Director determines the proposed amendment to be a major amendment, as described below, the amendment request shall be processed in the manner set forth by the Town of Florence Development Code.
4. An amendment will be deemed as Major if it involves any of the following:
 - Any substantial alteration to the list of permitted uses of the property set forth in the PUD, as deemed to be substantial by the Planning Director;
 - An overall increase in residential units for the property; except as otherwise allowed by the PUD;
 - The reallocation of residential dwelling units within development parcels from one development parcel to another in a manner that results in any of the following, as measured against the original land use density set forth in the PUD: an increase in the number of residential dwelling units for any one particular development parcel of greater than twenty-five percent (25%) of the total number allocated to such development parcel in the PUD, provided such increase does not constitute a change in the residential zoning designation.
 - Movement or change of zones from one area of the PUD to another area, except for changes necessitated by engineering, roadway design or other similar infrastructure requirements.
5. Minor Amendments. If the proposed amendment does not meet the requirements outlined above for a major amendment, then it shall be considered a minor amendment and shall be acted upon administratively by the Planning Director within a reasonable timeframe

without prior notice and hearing. Unless otherwise required by law, those changes determined to be minor amendments shall not require public notice or public hearings.

6. A Minor amendment will be defined by, but not be limited to, any of the following:

- Any reallocation of residential dwelling units that does not meet the parameters set forth immediately above;
- An adjustment to the alignment of any defined arterial or collector roadway as defined by *Exhibit 4: Conceptual Land Use Plan*.
- The relocation of the 5-acre municipal services site.
- A relocation of any open space element is permitted provided that the amount and type of open space provided remains consistent with the provisions and intent of this document.
- The placing of a school site on the property.
- The dimensions and locations of the commercial parcels, as shown on *Exhibit 4: Conceptual Land Use Plan* may change provided that the total acreage of the development parcels as shown does not increase.
- Additions to the permitted uses in any district are allowable provided that the proposed uses remain in harmony with the overall intent of this PUD and the herein established uses, meets applicable regulations of the Town Code, and meets the approval of the Planning Director. Any appeal of the Planning Director's approvals or disapprovals of land uses will be made to the Planning and Zoning Commission and Town Council.
- To ensure the orderly growth of the community, it is understood that minor modifications to the boundaries and acreage of development parcels (as shown on *Exhibit 4: Conceptual Land Use Plan*) or adjustments because of final road alignments or

grading/hydrology hazards specified by the Town of Florence will occur during technical refinements in the preliminary plat process and shall not require an amendment to the PUD.

- The boundaries of the development parcels shown on *Exhibit 4: Conceptual Land Use Plan* are subject to change based on more detailed property analysis that will occur in later phases of this project. This is particularly the case in areas adjacent to the washes on site. More detailed analysis of the washes will more exactly determine the boundary of development in relation to the washes.
7. Upon the approval of any proposed amendment to the PUD, the amendment shall be attached to the PUD as an addendum and shall become a part thereof. Applicable sections of the PUD may need to be updated per the determination of the Planning Director.
 8. Administrative Amendments and Interpretations. On occasion, it may be necessary to request formal or informal interpretation from the Town Planning Director related to the implementation and/or interpretation of the PUD. These circumstances may relate to interpretation of project intent, use, development standards related to provisions of the Town Code and/or to interpretation of intent of the narrative contained within this PUD. Interpretation to these provisions shall be made in written form upon the request of the developer and/or its assigns.
 9. Appeals of decisions made by the Town Planning Director shall be considered by and acted upon by the Town Council.

15. Property Management

In order to assure the surrounding residents that their investment in the community will endure and the development on the subject property will remain of high quality, the Johnson Ranch Estates PUD will be controlled by a set of Covenants, Conditions, and Restrictions (CC&Rs) or similar documents. A Homeowner's Association will be established to control the residential

component of the site. The multi-family and commercial sites, where not covered under the community's master association, will be under the control of property management companies.

16. Development Team

The Owner has assembled a development team to appropriately integrate the Johnson Ranch Estates PUD into the community in a manner that encourages accessibility, sustainability, and compatibility.

Owner/Developer:

Johnson Companies (affiliated with Johnson Ranch Estates, L.L.C.)

5230 East Shea Boulevard

Scottsdale, AZ 85254

(480) 998-3300

Contact: George Johnson

Florence/Majestic Ranch, L.L.C.

8800 N. Gainey Center Dr. #255

Scottsdale, AZ 85258

Contacts: Ronald H. McRae and Robert Shaw

Land Planner and Engineer:

The WLB Group, Inc.

4444 East Broadway Boulevard

Tucson, AZ 85711

(520) 881-7480

Contacts: Bill Walker and Rob Longaker

Attorney:

Sallquist & Drummond

1430 E. Missouri Ave., Ste. B-125

Phoenix, AZ 85014

(602) 224-9222

Contact: Gary Drummond

17. Conclusion

The Johnson Ranch Estates PUD provides the foundation for the development of a well conceived and balanced master planned community. The Johnson Ranch Estates PUD conforms to the objective of the Town of Florence General Plan. The PUD shall provide for a viable and sustainable development that is anticipated to be an important center of activity for the area. This project will enhance the area with a quality multiple use development and supply multiple benefits to the Town of Florence. Development of the Johnson Ranch Estates PUD will be in accordance with applicable code requirements of the Town of Florence and any other conditions deemed necessary by the Florence Town Council.

EXHIBITS



Florence, AZ

Butte Ave

CAP Canal

Johnson Ranch Estates PUD

Sunalre Drive

Dogwood Road

Florence Kelvin Highway

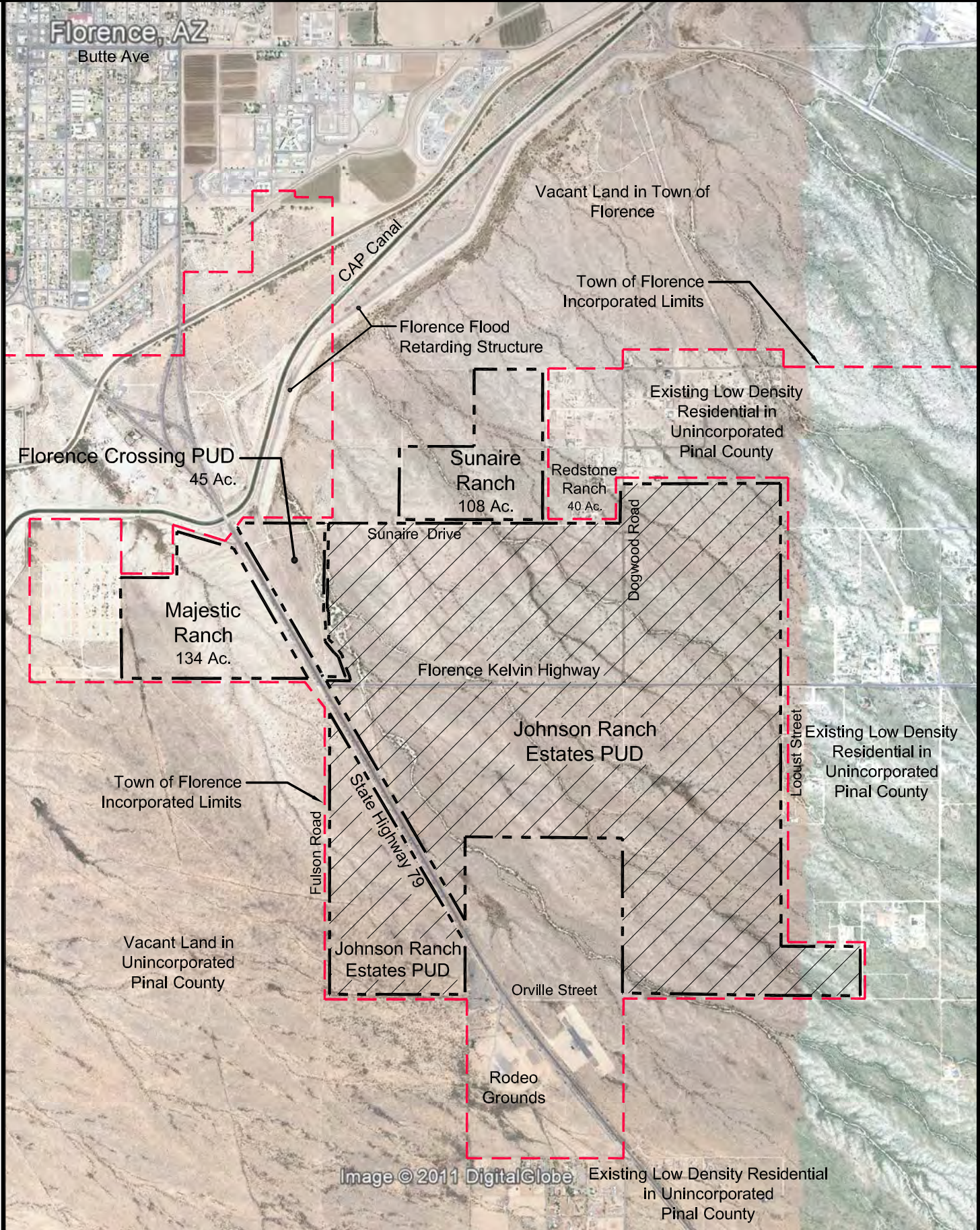
State Highway 79

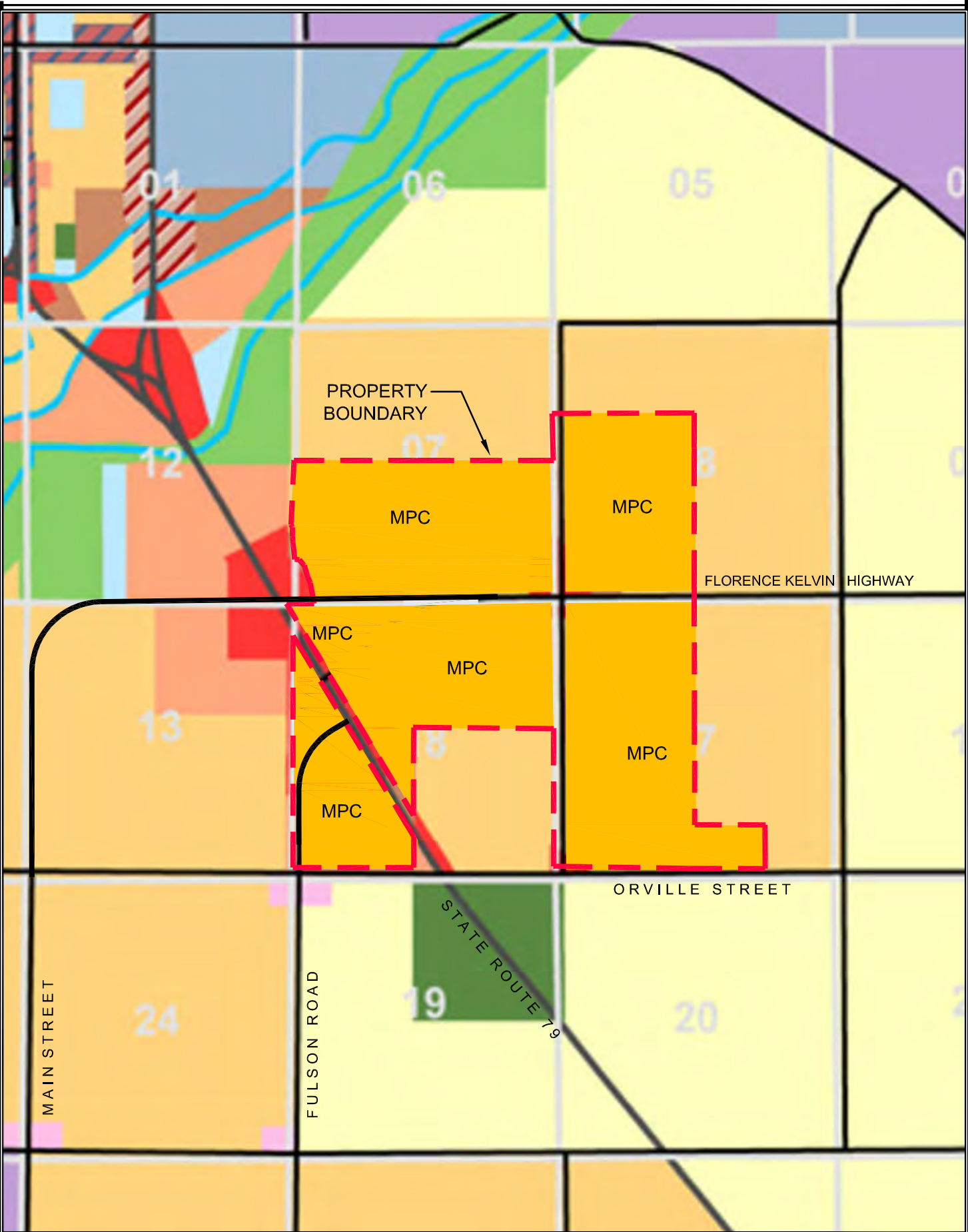
Fulson Road

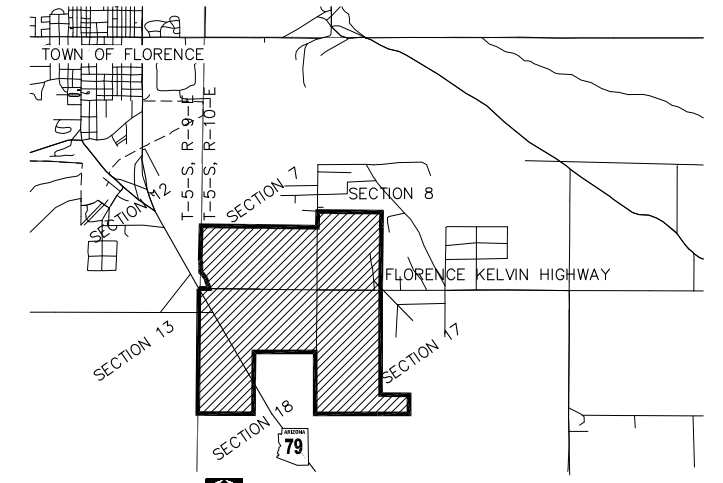
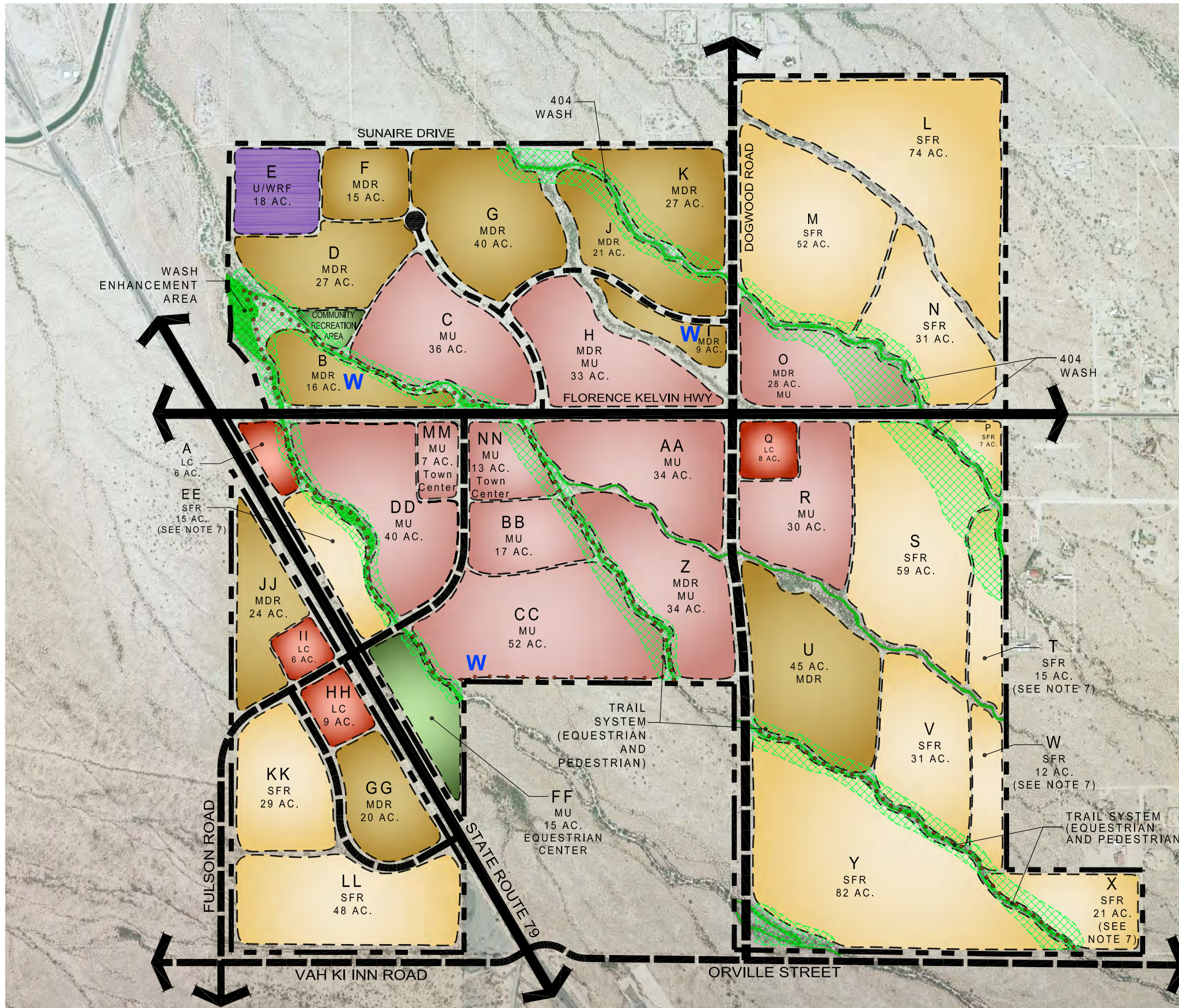
Orville Street

Florence, AZ

Butte Ave







LOCATION MAP
NOT TO SCALE

Legend of Symbols

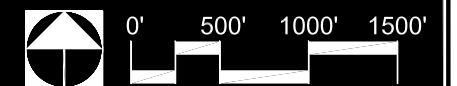
- PROPERTY BOUNDARY
- DEVELOPMENT PARCEL BOUNDARY
- PROPOSED ROAD
- WATER PLANT SITE
- FEMA FLOODPLAIN
- 404 WASH
- EQUESTRIAN TRAIL

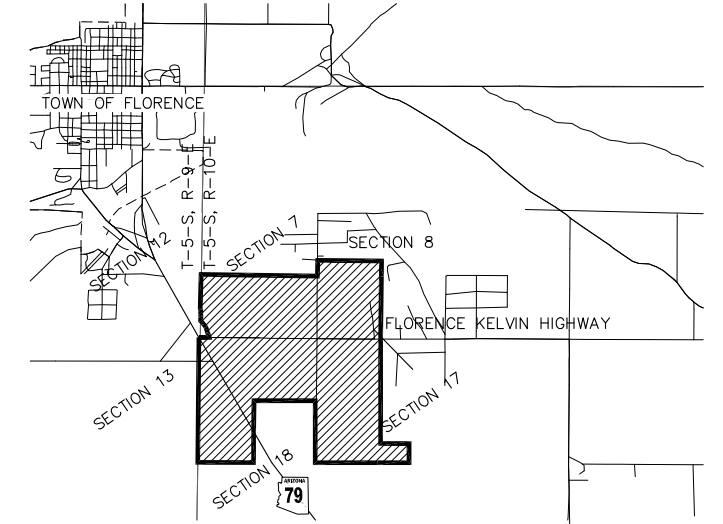
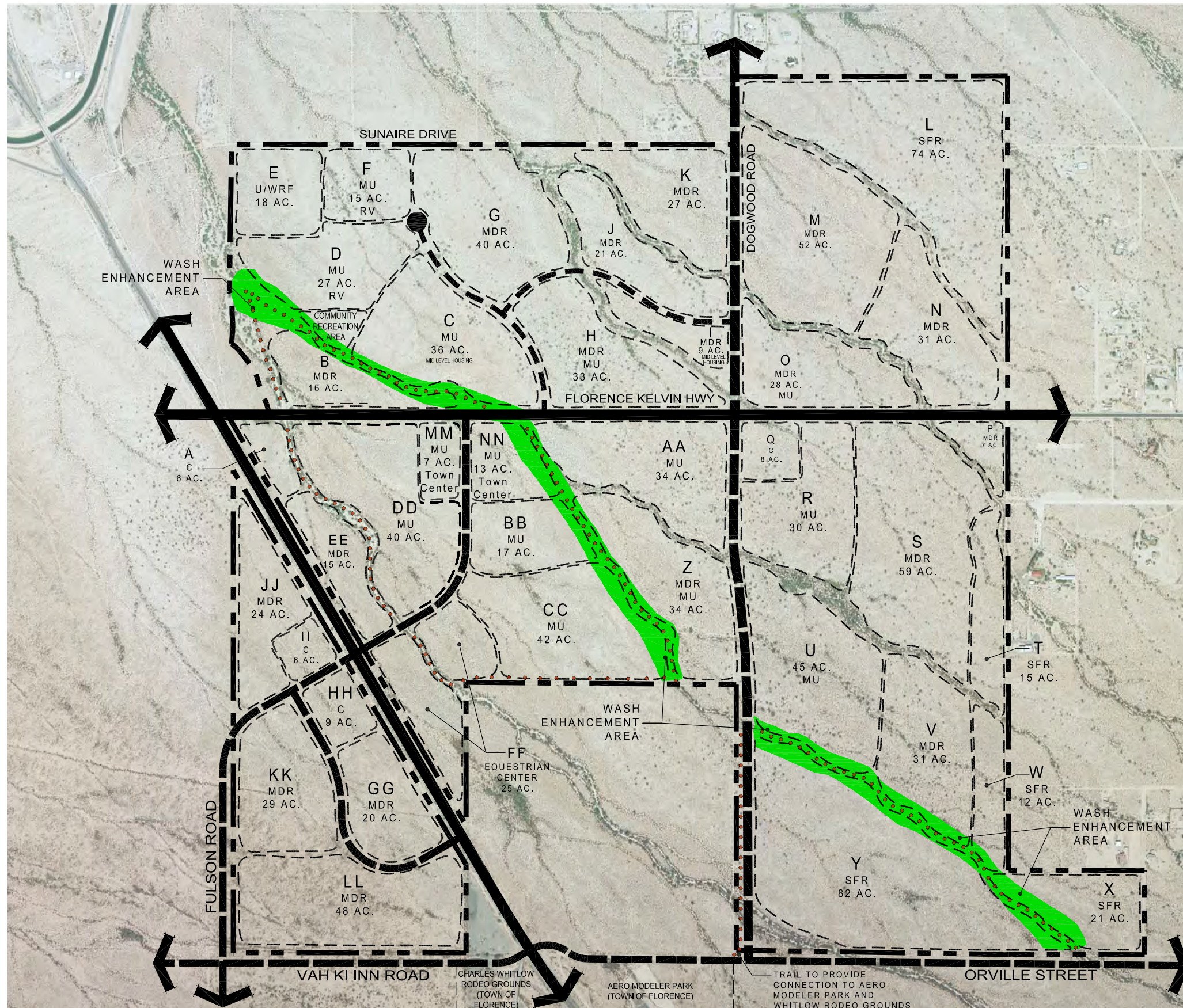
Land Use Table

Land Use Categories	Acreage	Dwelling Units
Single Family Residential (SFR)	476 Acres	1,904 D.U.
Medium Density Residential (MDR)	244 Acres	1,586 D.U.
Mixed Use (MU)	324 Acres	1,412 D.U.
Local Commercial (C)	29 Acres	
U/WRF	18 Acres	
Equestrian Center	15 Acres	
Open Space	135 Acres	
Arterial/Collector Road ROW	25 Acres	
Totals	1,266 Acres	4,902 D.U.

Notes

- TOTAL SITE AREA: 1,112.3 ACRES + 154 = 1,266.3.
- MAXIMUM NUMBER OF DWELLING UNITS: 4,902.
- DWELLING UNITS ALLOWABLE EAST OF SR 79: 4,264 AND WEST OF SR 79: 638.
- THE ROADWAY NETWORK INDICATED ON THIS PLAN IS CONCEPTUAL. ALL ROADWAY ALIGNMENTS, CLASSIFICATION AND IMPROVEMENTS ARE SUBJECT TO FURTHER REVIEW AND APPROVAL BY THE TOWN OF FLORENCE.
- THE OPEN SPACE SHOWN ON THIS PLAN CONSISTS OF 131 ACRES OR 11% OF THE RESIDENTIAL AREA OF THE PUD. THE BALANCE OF THE REQUIRED 15% OPEN SPACE WILL BE PROVIDED WITHIN EACH OF THE RESIDENTIAL DEVELOPMENT PARCELS.
- AN ELEMENTARY SCHOOL SITE WILL BE PROVIDED IN ACCORDANCE WITH THE PUD DOCUMENT.
- DEVELOPMENT PARCELS EE, T, W, AND X SHALL BE DEVELOPED WITH A MINIMUM LOT SIZE OF 1/4 ACRE.
- DEVELOPMENT IN OR MODIFICATION OF FLOODPLAINS WILL BE IN ACCORDANCE WITH TOWN OF FLORENCE AND FEMA REGULATIONS.





Legend of Symbols

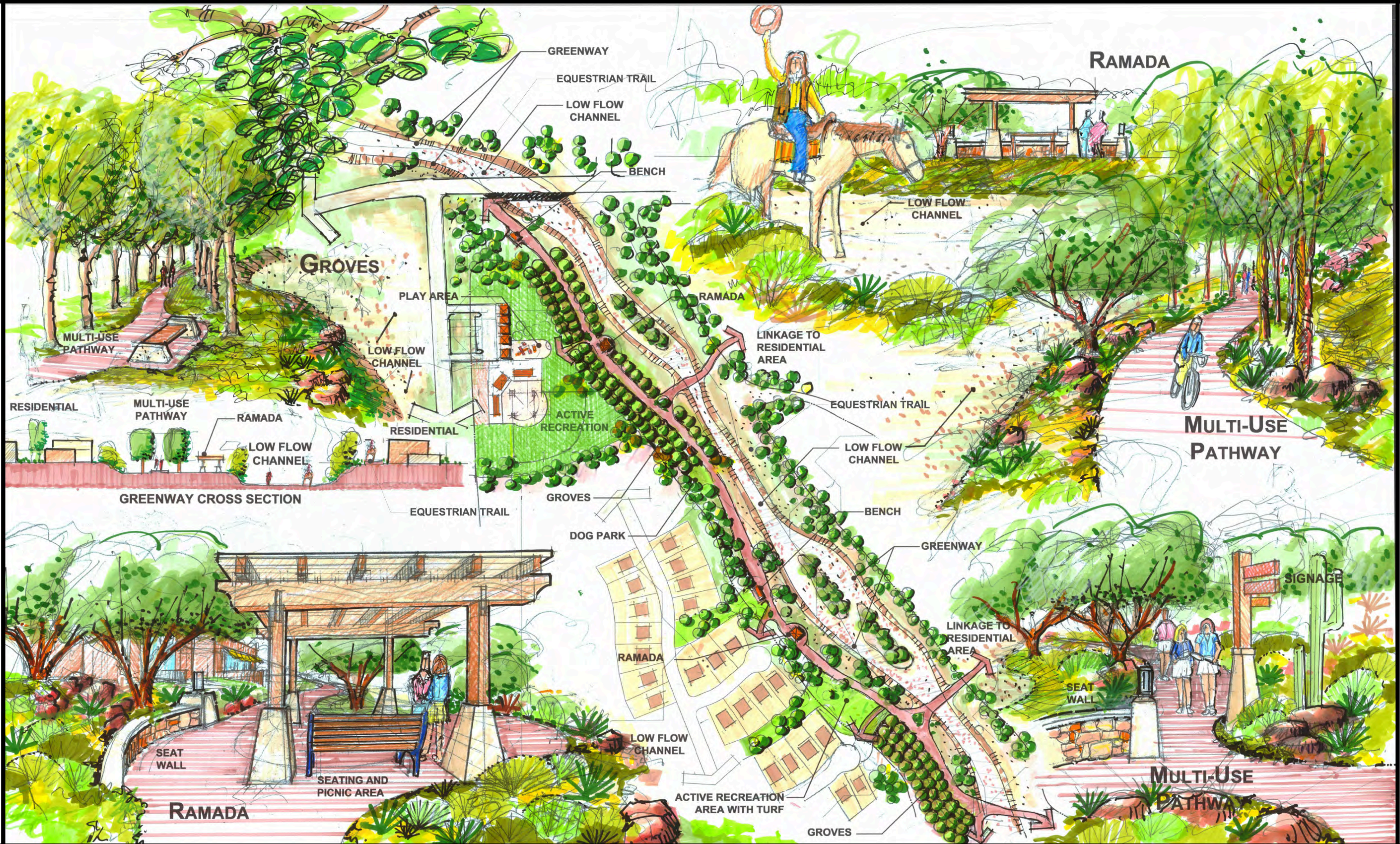
- PROPERTY BOUNDARY
- DEVELOPMENT PARCEL BOUNDARY
- PROPOSED ROAD
- WASH ENHANCEMENT AREA
- EQUESTRIAN TRAIL

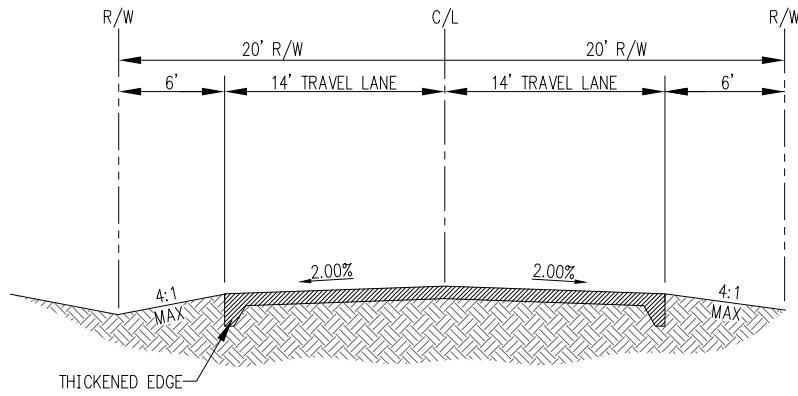
Open Space Description

The primary open space feature of this project will involve a wash enhancement project in the central portion of the project. This greenbelt will contain the following primary elements:

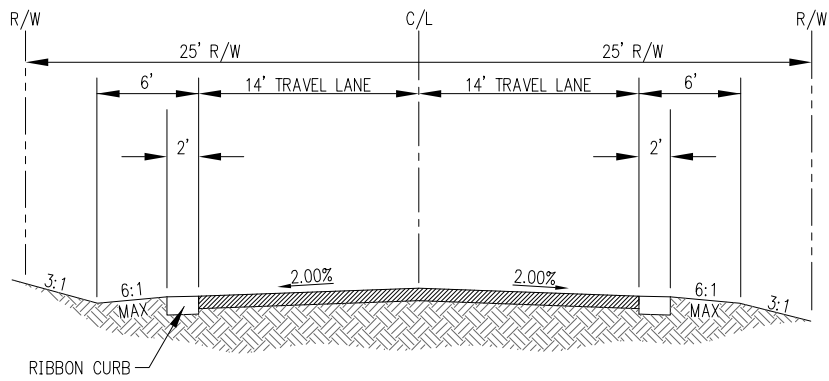
- Parks with both passive and active recreation elements.
- Multi-use path.
- Seating areas.
- Connections to residential neighborhoods.
- Connections to the RV park and equestrian center, and other land uses in the community.
- A low flow channel to direct surface water flows through the property.
- Enhanced landscaping.



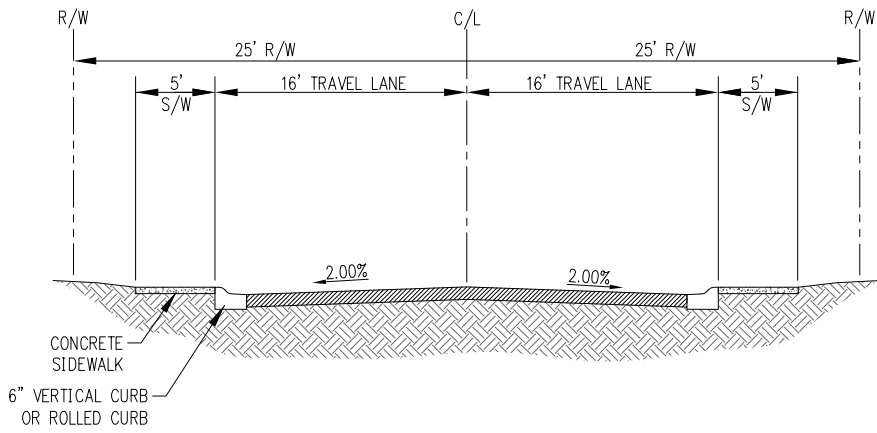




LOCAL STREET SECTION "A"



LOCAL STREET SECTION "B"



LOCAL STREET SECTION "C"

NOTE:
 OTHER STREET SECTIONS, OR VARIATIONS OF THESE STREET SECTIONS, MAY BE PERMITTED IN THIS PUD SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF FLORENCE.

PRIMARY ENTRY FEATURE

FLORENCE KELVIN HIGHWAY

FUTURE COMMERCIAL DEVELOPMENT PARCEL "A"

LOCAL STREET 40' ROW

WASH

STATE ROUTE 79

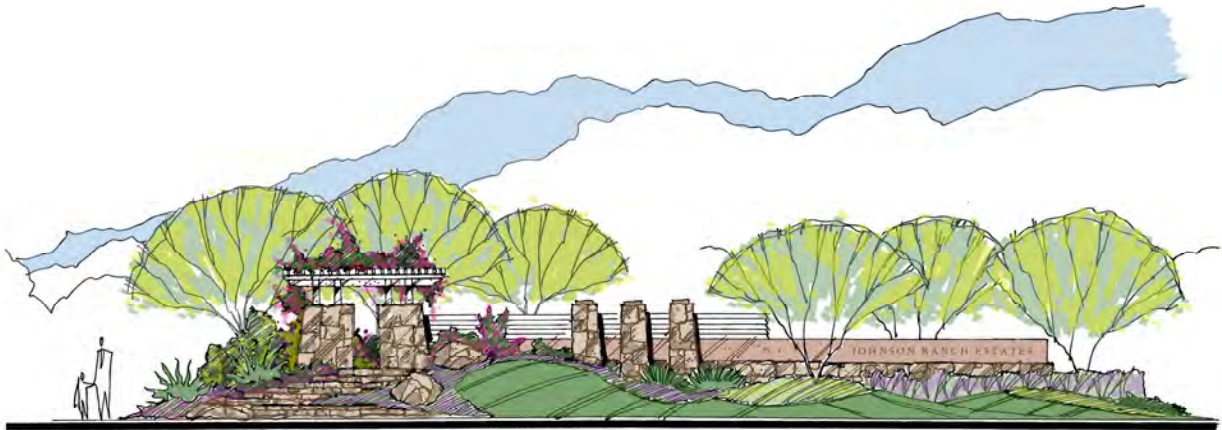
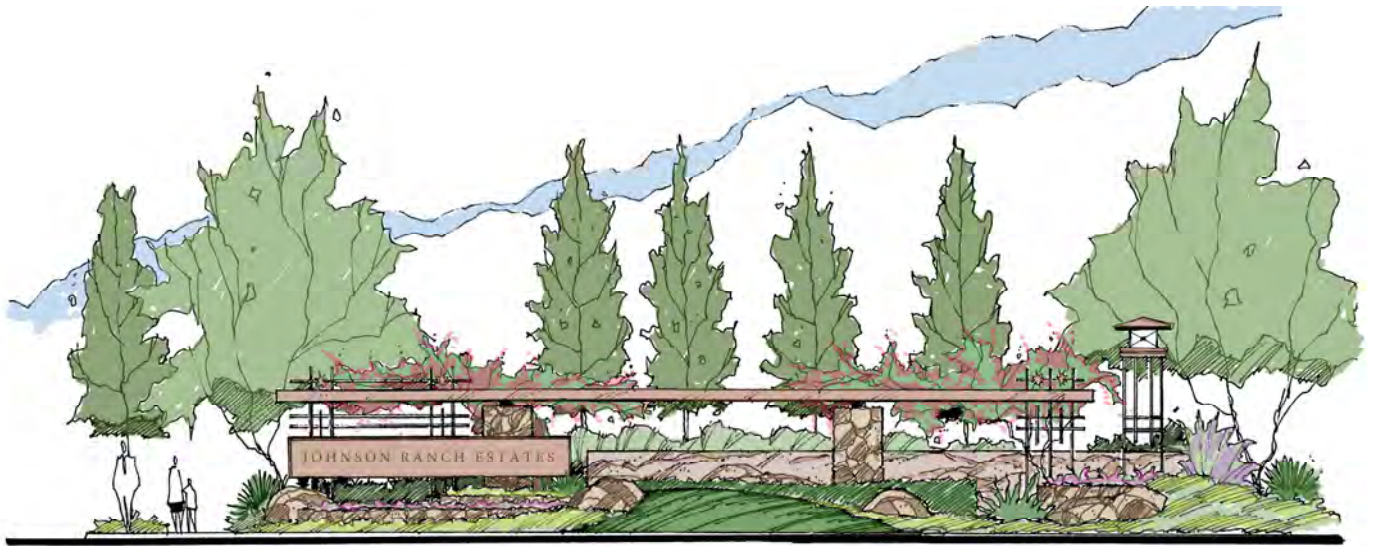
LANDSCAPING AND WHITE RAIL FENCING

DEVELOPMENT PARCEL "EE" LOW DENSITY SINGLE-FAMILY RESIDENTIAL TYPICAL LOT SIZE 100' x 150'

PRIMARY ENTRY FEATURE

APPENDIX A

PROJECT CHARACTER



Primary Entry Feature Character



Secondary Entry Feature Character



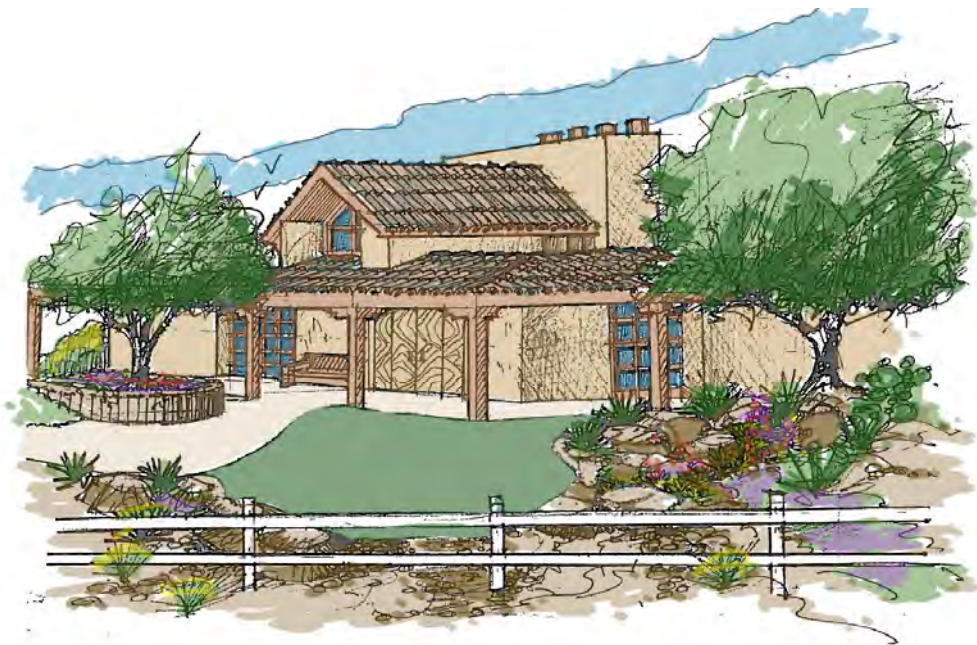
Courtyard in Town Center



Residential Housing Character



Residential Housing Character



Residential Housing Character



RV Resort Character

APPENDIX B

OWNERSHIP BREAKDOWN

Ownership Breakdown

Johnson Ranch Estates, L.L.C. – 1,112 acres

Assessor Parcel Numbers

206-01-012B

011B

011A

003A

206-07-005

206-07-010

206-03-006A

006B

006C

007

Florence/Majestic Ranch, L.L.C. – 154 acres

Assessor Parcel 206-01-012A

APPENDIX C

LEGAL DESCRIPTION

LEGAL DESCRIPTION

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Parcel No. 1:

The Northwest quarter of Section 17, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Northwest corner of said Section 17, which is a GLO brass cap, said Point being the POINT OF BEGINNING, from which the West quarter corner of said Section 17 bears South 00 degrees 02 minutes 58 seconds East a distance of 2644.13 feet (measured), which is a GLO brass cap;

Thence North 89 degrees 56 minutes 35 seconds East, along the North line of said Section 17, a distance of 2655.84 feet (measured), to the North quarter corner of said Section 17, which is a GLO brass cap;

Thence South 00 degrees 06 minutes 29 seconds East, along the North-South mid-section line, a distance of 2649.15 feet (measured) to the center quarter corner;

Thence North 89 degrees 56 minutes 55 seconds West, along the East-West mid-section line, a distance of 2658.56 feet (measured) to the West quarter corner of said Section 17;

Thence North 00 degrees 02 minutes 58 seconds West, along the West line of said Section 17, a distance of 2644.13 feet (measured) to the POINT OF BEGINNING.

Parcel No. 2:

The Northeast quarter of Section 18, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Northeast corner of said Section 18, which is a GLO brass cap, said point being the POINT OF BEGINNING, from which the East quarter corner of said Section 18 bears South 00 degrees 02 minutes 58 seconds East a distance of 2644.13 feet (measured), which is a GLO brass cap;

Thence South 00 degrees 02 minutes 58 seconds East, along the East line of said Section 18, a distance of 2644.13 feet (measured) to the East quarter corner of said Section 18;

Thence North 89 degrees 29 minutes 23 seconds West, along the East-West mid-section line, a distance of 2641.46 feet (measured);

Thence North 00 degrees 02 minutes 26 seconds West, along the North-South mid-section line a distance of 2619.92 feet (measured) to the North quarter corner of said Section 18, which is a GLO brass cap;

Thence North 89 degrees 59 minutes 06 seconds East, a distance of 2640.94 feet (measured) to the POINT OF BEGINNING;

EXCEPT all coal, oil, gas and other minerals as reserved in the patent to said land.

Parcel No. 3:

The Southwest quarter of Section 17, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the West quarter corner of said Section 17, which is a GLO brass cap, said point being the POINT OF BEGINNING, from which the Northwest corner of said Section 17, which is a GLO brass cap, bears North 00 degrees 02 minutes 58 seconds West, a distance of 2644.13 feet (measured);

Thence South 89 degrees 56 minutes 55 seconds East, along the East-West mid-section line, a distance of 2658.56 feet (measured) to the center quarter corner of said Section 17;

Thence South 00 degrees 06 minutes 58 seconds East, along the North-South mid-section line, a distance of 2638.21 feet (measured) to the South quarter corner of said Section 17, which is a GLO brass cap;

Thence South 89 degrees 57 minutes 55 seconds West, along the South line of said Section 17, a distance of 2664.91 feet (measured) to the Southwest corner of said section 17, which is a GLO brass cap;

Thence North 00 degrees 01 minutes 18 seconds East, along the West line of said Section 17, a distance of 2642.21 feet (measured) to the POINT OF BEGINNING.

Parcel No. 4:

Parcel C, Book 8 of Surveys, Page 255, being a portion of the Southeast quarter of Section 17, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the South quarter corner of Section 17, which is a General Land Office Brass cap, from which the Southwest corner of said Section 17, which is a GLO brass cap, bears South 89 degrees 57 minutes 55 seconds West a distance of 2,664.91 feet, said point being the POINT OF BEGINNING;

Thence North 00 degrees 06 minutes 58 seconds West along the North-South midsection line, a distance of 825.00 feet;

Thence South 89 degrees 51 minutes 20 seconds East parallel with the south line of said Section 17, a distance of 1,328.12 feet;

Thence South 00 degrees 04 minutes 22 seconds East a distance of 825.00 feet to the South line of said Section 17;

Thence North 89 degrees 51 minutes 20 seconds West along said South line a distance of 1,327.50 feet to the POINT OF BEGINNING;

EXCEPT all coal, oil, gas and other minerals as reserved in the patent to said land.

APN: 206-01-011A, 206-07-005, 206-01-011B, 206-07-010

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

A portion of Section 7 and Section 18, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at The Southwest corner of said Section 7;

thence North 00 degrees 54 minutes 24 seconds West along the West line of said Section 7 a distance of 2643.08 feet to the West quarter corner of said Section 7;

thence North 88 degrees 15 minutes 28 seconds East along the East/West mid-section line of said Section 7 a distance of 4927.22 feet to the East quarter corner of said Section 7;

thence South 01 degrees 48 minutes 57 seconds East along the East line of said Section 7 a distance of 2639.52 feet to the Southeast corner of said Section 7;

thence South 88 degrees 13 minutes 55 seconds West along the South line of said Section 7 a distance of 2640.42 feet to the quarter corner common to Section 7 and Section 18;

thence South 01 degrees 47 minutes 36 seconds East along the North/South mid-section line of said Section 18 a distance of 4020.78 feet to a point on the Northerly right of way line of State Highway 89;

thence North 31 degrees 53 minutes 55 seconds West along the Northerly right of way line of State Highway 89 a distance of 4642.87 feet to a point on the West line of said Section 18;

thence North 00 degrees 50 minutes 11 seconds West along the West line of said Section 18 a distance of 4.20 feet to the Northwest corner of said Section 18, also being the Southwest corner of said Section 7 and the point of beginning.

EXCEPT the following described property:

COMMENCING at a General Land Office brass cap marking the Southwest corner of Section 7 from which a General Land Office brass cap marking the South quarter corner of Section 7 bears North 89 degrees 17 minutes 08 seconds East, a distance of 2,328.82 feet, said Southwest corner being the **POINT OF BEGINNING**,

Thence North 00 degrees 13 minutes 35 seconds East along the West boundary of the Southwest quarter of Section 7, a distance of 51.74 feet to a General Land Office brass cap marking the Southeast corner of Section 12, Township 5 South Range 9 East;

Thence North 00 degrees 09 minutes 26 seconds East along the West boundary of the Southwest quarter of Section 7, a distance of 1,155.36 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 26 degrees 07 minutes 45 seconds East a distance of 56.82 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 03 degrees 18 minutes 32 seconds East, a distance of 172.05 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 06 degrees 04 minutes 06 seconds West, a distance of 109.93 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 01 degrees 29 minutes 30 seconds East, a distance of 181.67 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 50 degrees 03 minutes 31 seconds East, a distance of 84.44 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 39 degrees 18 minutes 23 seconds East, a distance of 257.76 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 18 degrees 00 minutes 04 seconds East, a distance of 237.67 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 24 degrees 28 minutes 37 seconds East, a distance of 115.00 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 15 degrees 34 minutes 40 seconds East, a distance of 107.89 feet to a set 5/8" rebar with cap RLS #37512;

Thence South 89 degrees 17 minutes 08 seconds West along the South boundary of the Southwest quarter of Section 7, a distance of 409.56 feet to a General Land Office brass cap marking the POINT OF BEGINNING

ASSESSOR'S PARCELS NO. 206-01-012B, 206-01-003

PARCEL NO. 2:

The South half of the South half of the Northwest quarter of Section 8, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

ASSESSOR'S PARCEL NO. 206-03-006B

PARCEL NO. 3:

The North half of the North half of the Southwest quarter of Section 8, Township 5 south, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona,

ASSESSOR'S PARCEL NO. 206-03-006C

PARCEL NO. 4:

The North half of The South half of the North half of the Southwest quarter of Section 8, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

ASSESSOR'S PARCEL NO. 206-03-006A

PARCEL NO. 5:

The South half of the South half of the North half of the Southwest quarter; and the South half of the Southwest quarter of Section 8, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

ASSESSOR'S PARCEL NO. 206-03-007

APN: 206-01-012B, 206-03-006A, 206-03-006B, 206-03-006C, 206-03-007, 206-01-003

ALL THAT PART OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 49 MINUTES 34 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2629.50 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 50 MINUTES 11 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2206.12 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 89;

THENCE SOUTH 31 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 89, A DISTANCE OF 4655.79 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 18;

THENCE SOUTH 01 DEGREES 47 MINUTES 36 SECONDS EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 849.82 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 18;

THENCE SOUTH 89 DEGREES 14 MINUTES 13 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 2492.72 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 18 AND THE POINT OF BEGINNING.

APN 206-01-012A5

APPENDIX D

REZONING CONDITIONS

1. The development of the subject site as described in Appendix C, shall be in conformance with the Johnson Ranch Estates Planned Unit Development (PUD) development book dated December 30, 2014 (or as amended), as well as any applicable Development Agreements, Town ordinances and codes including all applicable planning, building, fire, engineering and Design Review requirements.
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. The extent of all on-site and off-site improvements required by the Town, as well as the phasing of such, shall be subject to further Town Engineer and Community Development Department reviews and approvals of development/construction plans and engineering reports.
4. Final plans for grading, drainage, wash modifications, infrastructure phasing, right-of-way dedications, roadway improvements, roadway development standards, intersection alignments, water systems and wastewater systems are subject to the review and approval of the Town Engineer, Utilities Director, and/or Community Development Director.
5. All design and construction aspects impacting State Route 79 shall be subject to ADOT's review and approval. Unless otherwise approved by ADOT, the Town requires that right-of-way be dedicated or reserved for the future widening of the highway to a major arterial roadway standard; highway improvements are provided per a Traffic Impact Analysis (TIA) approved by ADOT and the Town of Florence; and the intersection of Florence-Kelvin Highway and State Route 79 be in accordance with the TIA and the recommendations of ADOT and the Town of Florence.
6. Sidewalks shall be provided along both sides of all roadways, except where the Community Development Director and Town Engineer may waive or modify such requirement upon further review of any single-family residential subdivisions where there is a minimum required quarter acre lot size.
7. No structures shall be permitted within a regulatory floodplain and/or an erosion-prone or 404 wash area without the approval of the Floodplain Manager or their designee. No residential, commercial, or mixed use lots or parcels shall extend into a regulatory floodplain or 404 washes. FEMA floodplain and 404 washes shall be conveyed to and maintained by one or more Homeowner and/or Property Owner Associations established for Johnson Ranch Estates.
8. Agricultural uses permitted within this PUD prior to the development of parcels within the PUD shall be limited to those uses allowed within the Town's RA-10 Zoning District.
9. Limited barbed wire fencing may be utilized in accordance with applicable Town codes pertaining to fencing and safety on the U/WRF parcel or on any parcel that contains critical public infrastructure such as potable water wells, electrical sub-stations, wastewater treatment plants and similar facilities. As residential development occurs within the PUD or earlier, all such facilities shall be surrounded by masonry walls and the barbed wire fencing installed in a manner to where it cannot be viewed by the general public.
10. Wireless communication facilities within the PUD shall only be permitted within the Local Commercial (LC) or U/WRF zones and shall only exceed a maximum height of 28 feet with an approved Conditional Use Permit.

11. Residential uses shall only be permitted within parcels designated SFR, MDR or MU, except that Parcel A may be developed with minimum quarter acre size lots for single-family residential development if this parcel is not used for commercial uses and providing that no individual residential driveways are located along State Route 79 or Florence-Kelvin Highway.

12. When residential uses are planned within the MU District, development proposals shall be subject to the review and approval of a Design Review application to present how the residential product is adequately vertically and/or horizontally integrated into the MU development areas. If the housing product is not adequately vertically and/or horizontally integrated into the MU development areas, free standing development parcels shall be established for the stand alone residential development areas in a manner compatible with the surrounding MU development.

13. Within single-family residential subdivisions where the minimum lot size is no less than one acre, the subdivision may allow up to two horses per acre on each lot within said subdivision.

14. Where precise development standards have not been established for a particular use within the PUD, the PUD may follow the development standards for the closest conventional zoning district, e.g., Recreational Vehicle Park/Subdivision for a planned RV Resort.

15. Parcel FF may be developed as a MU zone if the minimum fifteen acre equestrian center is relocated to Parcels CC or Z as permitted by the PUD.

16. Prior to any non-utility or essential roadway development of Johnson Ranch Estates, a Design Review application shall be made to further establish and define the general character of the overall development in order to confirm the project's compliance with the Town's General Plan Community Character Element, which has established the initial Rural Southeast Florence character area guidelines for the subject area.



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 9a.

MEETING DATE: February 2, 2015

DEPARTMENT: Utilities Department

STAFF PRESENTER: John V. Mitchell, Utilities Director

SUBJECT: Issuance of a Notice of Award to Garney Companies, Inc. for the North Florence Reservoir and Pump Station

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

RECOMMENDED MOTION/ACTION:

Motion to issue a Notice of Award to Garney Companies, Inc., for the North Florence Reservoir and Pump Station in an amount not to exceed \$1,716,000; and authorize the Mayor to execute the contract documents on behalf of the Town.

BACKGROUND/DISCUSSION:

The North Florence Reservoir and Pump Station project (Project) is intended to supplement needed water supplies to north Florence. The existing reservoir has a usable volume of approximately 630,000 gallons. The new storage reservoir was designed to be able to store a minimum of 540,000 gallons, which is equivalent to the fire flow storage requirement. The new tank in addition will provide redundancy and a surplus of approximately 560,000 gallons of storage volume. The date for substantial completion of the Project is July 15, 2015.

Bids were opened on January 14, 2015, with eight companies submitting bids. The bids ranged from a low of \$ 1,716,000.00 to a high of \$2,486,630.00. The apparent lowest responsive and responsible bidder is Garney Companies, Inc., at \$1,716,000.00. The bid tabulation sheet is attached.

FINANCIAL IMPACT:

The current budget identifies approximately \$2,500,000.00 in funds for this project.

STAFF RECOMMENDATION:

Staff recommends that a Notice of Award be issued to Garney Companies, Inc., in an amount not to exceed \$1,716,000.00; and authorize the Mayor to execute contract documents on behalf of the Town.

ATTACHMENTS:

Bid Tabulation Sheet
Notice of Award


**Town of Florence
Bid Tabulation Sheet**

Verbal (only allowed when \$5,000 of less) January 14, 2015
 Written/Fax (mandatory when over \$5,000; attach bids) Prepared By: Maria Hernandez, Deputy Town Clerk *Maria Hernandez*
 Formal Sealed Bid: # Title: North Reservoir and Pump Station Bid Due Date: January 14, 2015 Bid Due Time: 3:00 pm

Item (include quality, brand, model, color)

Vendor name Contact Person Phone/Fax	Addendum No. 1 Acknowledged	Addendum No. 2 Acknowledged	Bid Schedule	Bid Bond	List of Proposed Subcontractors	List of Proposed Suppliers	Evidence of Authority	Contractor's License No.	Total	Comments
1 Jonovich Companies, Inc. 501 S. Broad Street Globe AZ 85501 PH #	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Lump sum for Booster Pump Station \$1,385,000 Lump sum for welded steel tank \$460,000 A-1 Bid Alternate \$162,000 Total Bid: \$2,007,000	1 original 3 copies
2 Fann Environmental, LLC 6708 Corsair Ave., Ste A Prescott AZ 86301 PH #	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Lump sum for Booster Pump Station \$1,325,000 Lump sum for wlded steel tank. \$561,000 A-1 Bid Alternate \$170,000 Total Bid: \$2,056,000	1 original 3 copies
3 Redpoint 39506 N. Daisy Mtn. Dr. # 122 Phoenix AZ 85086 PH # 602-792-0013	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Lump sum for Booster Pump Station \$1,350,000 Lump sum for wlded steel tank. \$445,000 A-1 Bid Alternate \$175,000 Total Bid: \$1,970,000	1 original 3 copies; missing 1 book
4 Weber Water Resources 16825 S. Weber Dr. Chandler AZ 85226-4412 PH #	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Lump sum for Booster Pump Station \$1,936,630 Lump sum for wlded steel tank. \$425,000 A-1 Bid Alternate \$125,000 Total Bid: \$2,486,630	1 original 3 copies
5 T & T Construction, Inc. P O Box 17948 Fountain Hills, AZ 85269-7948 PH #	Yes	Yes	Yes	Yes	Yes	Yes	Ye	Yes	Lump sum for Booster Pump Station \$1,368,500 Lump sum for wlded steel tank. \$458,000 A-1 Bid Alternate \$117,000 Total Bid: \$1,943,500	1 original 3 copies
6 Garney companies, Inc 60 E. Rio Salado Parkway, Suite 900 Tempe AZ 85281 PH #	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Lump sum for Booster Pump Station \$1,178,000 Lump sum for wlded steel tank. \$358,000 A-1 Bid Alternate \$180,000 Total Bid: \$1,716,000	1 original 3 copies * written total of \$1536,000 does not match actual total

7	Currier Constrution, Inc.									Lump sum for Booster Pump Station	\$1,368,057	1 original
	36 N. 56th Street	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Lump sum for wided steel tank.	\$507,166	3 copies
	Phoenix AZ 85034									A-1 Bid Alternate	\$149,124	
	PH #									Total Bid:	\$2,024,347	
8	MGC Contractors Inc.									Lump sum for Booster Pump Station	\$1,325,000	1 original
	P O Box 61748	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Lump sum for wided steel tank.	\$440,000	3 copies
	Phoenix AZ 85082-1748									A-1 Bid Alternate	\$125,000	
	PH #									Total Bid:	\$1,890,000	
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 _____												
<p>*If over \$10,000, must go to Town Council for approval. Attach this approved for to purchase request with written quotes, if applicable.</p>												

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 9b.
MEETING DATE: February 2, 2015 DEPARTMENT: Community Development STAFF PRESENTER: Mark Eckhoff, AICP Community Development Director SUBJECT: Resolution No. 1495-15: Town Core Infill Incentive Plan Request (PZC-06-15-INF)		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input checked="" 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:

Motion to adopt Resolution No. 1495-15 for the Town Core Infill Incentive Plan Request.

REQUEST:

This is a request by the Town of Florence on behalf of the parcel Owner to utilize the Town Core Infill Incentive Plan to approve the following deviations from Town Codes on Pinal County Assessor Parcel Number 202-07-0890:

- The two existing homes on the Single-Family Residential (R1-6) zoned parcel shall be considered a permissible and legal use;
- Each of the two homes shall be permitted to have their own (separate) connections for utilities (electricity, water, sewer, etc.); and
- Existing nonconformities related to lot size and setbacks shall be grandfathered, subject to meeting applicable building and fire codes.

BACKGROUND/DISCUSSION:

The Town has many tools to facilitate redevelopment and encourage new development within the core area of Town where smaller lots, older structures and various nonconforming situations can present challenges. These tools help to merge the need to preserve the past while understanding the necessity of moving forward and adapting to ongoing market changes. These tools include, but are not limited to, the: Downtown Commercial (DC) Zoning District; Downtown Redevelopment Plan; Town Core Infill Incentive Plan; and Adaptive Reuse Program.

When a situation recently arose on a downtown property with two potentially historic nonconforming homes (though not in the Florence Townsite Historic District or Historic Register) on a single lot, staff recognized the need to use our resources to help these homes to be rehabilitated and occupied. Likely built on two separate lots or perhaps

one home was once an accessory structure to the larger home, over time the lots were merged into one parcel and both homes were individually occupied, though with partially shared utility accounts. It was primarily the need to bring separate utilities to each home and to correct the confusing addresses on the homes that brought the new owner to the Town seeking solutions to remedy the nonconforming situations on the subject parcel.

ANALYSIS:

Property owners Rodney Rhodes and Jaclyn Wright acquired these two homes late last year. The subject site is approximately .29 acres in size and is zoned Single-Family Residential (R1-6). The older home on the parcel was built around 1914 and is approximately 672 square feet in size. The second home on the north side of the lot was built later, perhaps around the late sixties or early seventies, and is only the size of a studio apartment. It appears that both properties have long been utilized as rental properties.

The main issue at hand is that current codes only allow one main residence per 6,000 square foot lot in the R1-6 Zoning District. The subject lot is too small to be rezoned to allow two homes on one lot. The lot is also too small to split to allow for each home to exist on a single lot. Such strategy would also exacerbate setback nonconformities.

It would be difficult to support variances to rectify this situation as a variance cannot be granted for a deviation in use and the nonconformities were created by past owners and not unique or natural circumstances. This is where the Town Core Infill Incentive Plan comes into play. The intent of the Infill Incentive District Plan is to encourage new investment and to help a defined area retain or improve its character. Staff contends that the granting of this request would encourage investment within the Infill Incentive District as the new owners are seeking to rehabilitate both structures for residential occupancies. Furthermore, approval of this request, combined with the owner's investment helps to preserve two potentially historic homes, reduce vacancy rates within the core of Florence and hopefully will stimulate new investment in the area.

FINDINGS:

Staff presents the following findings for the consideration of the Planning and Zoning Commission and Town Council:

1. The Town Core Infill Incentive Plan was lawfully adopted and the District created under the rules and guidelines established by the State of Arizona.
2. The Town Core Infill Incentive Plan seeks to help remedy situations within the Infill Incentive District pertaining to: undeveloped lots; vacant structures; obsolete/inappropriate parcel sizes; and relatively lower investment activity.

3. The subject parcel is within the Infill Incentive District and the conditions and circumstances applicable to this parcel support this request.
4. New addresses have been issued for the two homes to correspond to adopted addressing guidelines necessary for improved delivery of public services.

PUBLIC PARTICIPATION:

Public hearings are not required for this case, but this case has been placed on the agendas of the Planning and Zoning Commission and Town Council and said agendas have been lawfully posted.

The schedule for Planning and Zoning and Town Council meetings for this case are as follows:

January 15, 2015	Planning and Zoning Commission (recommendation)
February 2, 2015	Town Council (action)

All meetings will be held at Town Hall Council Chambers – 775 North Main Street.

FINANCIAL IMPACT:

Positive, as approval of this request encourages re-investment in the subject homes and for the homes to be occupied.

RECOMMENDATION:

The Planning and Zoning Commission found that this request was consistent with the intent of the Town Core Infill Incentive Plan and that there were findings to support the approval of this request. The Planning and Zoning Commission has forwarded an unanimous favorable recommendation on the Town Core Infill Incentive Plan request (PZC-06-15-INF), for the parcel described in Exhibit A, to the Mayor and Town Council, subject to the following condition:

1. Any conditions deemed necessary by the Town Council.

ATTACHMENTS:

- Resolution No. 1495-15
- Exhibit A
- Authorization Form

RESOLUTION NO. 1495-15

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING A TOWN CORE INCENTIVE PLAN REQUEST FOR PINAL COUNTY APN 202-07-0890 (CASE PZC-06-15-INF).

WHEREAS, a request has been made to use the Town Core Infill Incentive Plan to approve certain deviations from Town Codes on Pinal County APN 202-07-0890, which parcel contains two existing residential structures; and

WHEREAS, approval of this request for the subject Single-Family Residential (R1-6) zoned parcel would allow for the two subject homes to be considered a permissible and legal use on the subject parcel; and

WHEREAS, approval of this request would allow for each of the two subject homes to have their own (separate) connections for utilities (electricity, water, sewer, etc.); and

WHEREAS, approval of this request would allow for existing nonconformities related to lot size and setbacks to be grandfathered, subject to meeting applicable building and fire codes; and

WHEREAS, the Planning and Zoning Commission of the Town of Florence reviewed this case and sent an unanimous favorable recommendation to the Town Council on this request; and

WHEREAS, said proposal has been considered by the Council and the request has been found to: be consistent with the intent of the Town Core Infill Incentive Plan; be supported by findings and the favorable recommendation of the Planning and Zoning Commission; and be favorable to the general welfare, health and safety of the public. Thus, a determination has been made that this Town Core Incentive Plan request (PZC-06-15-INF) should be approved.

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

The Mayor and Council of the Town of Florence hereby approve this Resolution for the property described in Exhibit A.

PASSED AND ADOPTED by the Mayor and Council of the Town of Florence, Arizona, this 2nd day of February, 2015.

Tom J. Rankin, Mayor

ATTEST:

APPROVED AS TO FORM:

Lisa Garcia, Town Clerk

Clifford L. Mattice, Town Attorney

Town of Florence

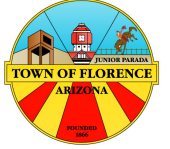



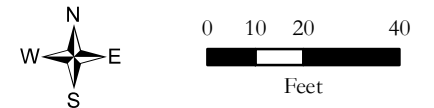


Exhibit A

Town Core Infill Incentive Plan Request (PZC-06-15-INF)

-  Building Footprint
-  Parcel Boundary
-  Site Location

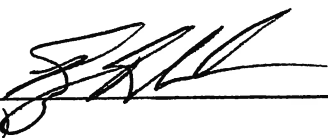


This map is created for reference purposes only and is to be used at your own risk. The Town of Florence makes no warranty as to the accuracy or completeness of the information contained in this map and assumes no liability for any errors or omissions contained therein, nor for any direct, indirect, or consequential damages which may be caused by its use. It is the user's responsibility to verify all information contained herein.



AUTHORIZATION FORM

The undersigned Rodney Rhodes is/are the owner(s) of a single parcel of land (Pinal County APN 202-07-0890) in downtown Florence that contains two nonconforming single-family residential structures. In the interest of seeing these two homes legally occupied on the subject single parcel, owner(s) hereby consent to the Town of Florence acting on my/our behalf to file a request under the Town Core Infill Incentive Plan. The request is to seek approval for: the two existing homes to be grandfathered on the subject parcel; for each home to have a unique address, which shall be 278 S. Willow Street Unit 1 and 278 S. Willow Street Unit 2; to allow for each home to have their own (separate) connections for utilities (electricity, water, sewer, etc.); and for existing nonconformities related to lot size and setbacks be grandfathered, subject to meeting applicable building and fire codes. We understand that any future attempt to divide the lot would be subject to all applicable codes and make this approval null and void. Furthermore, any improvements or additions to the home or parcel shall be in compliance with applicable codes.

Rodney Rhodes 
Print and Sign Owner(s) Name(s)

P.O. Box 139 Florence AZ. 85132
Physical or Mailing Address

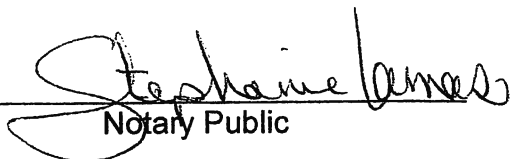
STATE OF ARIZONA)
County of Pinal) ss

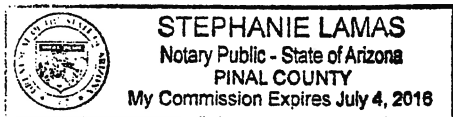
On this 23 day of December, 2014, before me, the undersigned Notary Public, personally appeared Rodney Rhodes, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that Rodney Rhodes executed the same.


IN WITNESS WHEREOF, I hereto set my hand and official seal.

My commission expires:

7-4-16


Notary Public



	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 9c.
MEETING DATE: February 2, 2015 DEPARTMENT: Finance/Grants STAFF PRESENTER: Ernest Feliz Grants and Assessment Manager SUBJECT: Resolution No. 1496-15: Owner-Occupied Housing Rehabilitation Guidelines		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input checked="" 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:

Motion to adopt Resolution No. 1496-15, adopting the revised Town of Florence Owner-Occupied Housing Rehabilitation Guidelines, as required by the Community Development Block Grant Program (CDBG).

BACKGROUND/DISCUSSION:

The Owner-Occupied Housing Rehabilitation Guidelines are being revised per requirements of Arizona Department of Housing. These changes include the clarification of rehabilitation standards to comply with local building codes, formal explanation of the pre-bid conference process, clarification of homeowner participation and involvement in the rehabilitation process, additional requirements for contractors and modifications to draw requests. A statement was added prohibiting use of HOME funds for emergency repairs and changes from the use of the term grants “coordinator” to grants “manager” were made. These guidelines are required as part of an application the Town intends to submit for CDBG State Special Project funds in the amount of \$300,000. The application is due February 19, 2015. If awarded, the Town will be able to repair approximately five homes.

FINANCIAL IMPACT:

The Owner-Occupied Housing Rehabilitation Guidelines do not have a direct financial impact.

STAFF RECOMMENDATION:

Staff recommends the Council adopt Resolution No. 1496-15, approving the Revised Owner-Occupied Housing Rehabilitation Guidelines.

ATTACHMENTS:

Resolution No. 1496-15
Town of Florence Housing Rehabilitation Guidelines

RESOLUTION NO. 1496-15

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AUTHORIZING THE ADOPTION OF OWNER OCCUPIED HOUSING REHABILITATION GUIDELINES DATED JANUARY 2015 IN RELATION TO HOME, COMMUNITY DEVELOPMENT BLOCK GRANT AND STATE HOUSING FUNDS FOR HOUSING REHABILITATION ACTIVITY.

WHEREAS, the Town of Florence is desirous of undertaking an owner occupied housing rehabilitation program; and

WHEREAS, this program is anticipated to be funded with HOME, Community Development Block Grant Program (CDBG) and State Housing Funds provided by the State of Arizona, and

WHEREAS, the State HOME, CDBG and State Housing Fund Programs require that every local government requesting these funds for housing rehabilitation adopt specific guidelines for such programs, and

WHEREAS, the Town of Florence has developed such owner occupied housing rehabilitation guidelines (HRGs), dated January 2015 which have been approved by the Arizona Department of Housing;

NOW, THEREFORE, BE IT RESOLVED THAT the Florence Town Council hereby adopts such Owner Occupied Housing Rehabilitation Guidelines, dated January 2015 which shall be used to implement its HOME, CDBG and State Housing Fund housing rehabilitation programs; and

THAT, the Town of Florence shall utilize such Owner Occupied Housing Rehabilitation Guidelines, without revisions, except such authorized by the chief elected official or a person authorized in writing to approve such revisions via the CDBG Program's CD-1 Form; with such revisions submitted to the Arizona Department of Housing within a maximum of ten working days of authorization.

PASSED AND ADOPTED by the Mayor and Council of the Town of Florence, Arizona, this 2nd day of February 2015.

Tom J. Rankin, Mayor

ATTEST:

APPROVED AS TO FORM:

Lisa Garcia, Town Clerk

Clifford L. Mattice, Town Attorney

HOUSING REHABILITATION PROGRAM GUIDELINES



Town of Florence

HOUSING REHABILITATION PROGRAM GUIDELINES

I. PROGRAM DESIGN

Purpose

The Town of Florence Housing Rehabilitation Program is designed to benefit very low, low and moderate income persons residing in the incorporated areas of the Town of Florence by upgrading their living conditions, and by improving and preserving the quality of the existing housing stock and the overall environment in such areas. The program offers three types of assistance, a) Housing Rehabilitation, b) Housing Replacement or Extensive Rehabilitation, or c) Emergency Repairs. The Town of Florence will be using CDBG and HOME funds for these programs.

- A) Housing Rehabilitation: Owner-occupied homes that qualify for assistance may require housing rehabilitation. A Forgivable Deferred Payment Loan will be required for rehabilitation of a home. The maximum allowable for rehabilitation under this program is \$50,000. Loan terms and eligibility requirements are listed below and there is no preference for priority populations.
- B) Housing Replacement or Extensive Rehabilitation: In certain cases, owner-occupied homes either need housing replacement or extensive rehabilitation. Homes would be classified in this category if it is determined costs for replacement/repair will exceed the limit for rehabilitation set above. Assistance will be provided in the form of forgivable deferred payment loans of up to 95% of the median purchase price for the area based on the Federal FHA single family mortgage program data and other nation-wide data on the sales of existing housing. Loan terms and eligibility requirements are listed below and there is no preference for priority populations.
- C) Emergency Repairs: This will be made available to eliminate imminent threats to life, health or safety. All emergency conditions may be addressed. The maximum amount of financial assistance available under the Emergency Repair Grant is \$15,000. Examples of the types of deficiencies or conditions which may qualify for emergency assistance include, but are not limited to, failures of heating and cooling, plumbing, electrical, roofing, and hot water heater systems, conditions of a life-threatening nature, and accessibility improvements associated with sudden and unexpected medical conditions.

Rehabilitation Assistance

Rehabilitation assistance under this program will be provided in the form of Forgivable Deferred Payment Loans for a) Housing Replacement or Extensive Rehabilitation, b) Minor Rehabilitation; and Emergency Repair Grants.

1. Forgivable Deferred Payment Loans: a) Housing Replacement or Extensive Rehabilitation. This loan shall be non-interest bearing and shall be secured with a deed of trust and promissory note to be recorded by the Pinal County Recorder. The Town of Florence will only accept a first position on this lien, and no subordination agreements are allowed, except as noted under "Loan Policies and Procedures" item 3. The full amount of the note shall remain intact for the first five years after completion of replacement/rehabilitation. Thereafter, it will be forgiven at a rate of ten percent (10%) per year over ten (10) years, as long as the dwelling unit continues to be occupied by the owner or by a qualifying immediate family member who has inherited the property and maintained free of code violations. The unforgiven balance of the loan shall become due and payable upon the rent, sale, exchange or transfer of the property.

b) Minor Rehabilitation. This loan also shall be non-interest bearing and shall be secured with a mortgage and promissory note to be recorded by the Pinal County Recorder. The Town of Florence will accept a first or second position on this mortgage, and subordination agreements must be approved by the Town of Florence Grants Manager, based on policies established by the HOME Program and in compliance with such policies. The full amount of the note if more than \$40,000.00 shall remain intact for the first five years after completion of replacement/rehabilitation. The note will be forgiven at a rate of ten percent (10%) per year over the next ten (10) years, as long as the dwelling unit continues to be occupied by the owner or by a qualifying immediate family member who has inherited the property. The unforgiven balance of the loan shall become due and payable upon the rent, sale, exchange or transfer of the property. For loans less than \$40,000.00, the note will be forgiven at a rate of ten percent (10%) per year over the next ten (10) years, as long as the dwelling unit continues to be occupied by the owner or by a qualifying immediate family member who has inherited the property. The unforgiven balance of the loan shall become due and payable upon the rent, sale, exchange or transfer of the property.

Assistance will be provided in the form of forgivable deferred payment loans of up to 95% of the median purchase price for the area based on the Federal FHA single family mortgage program data and other nation-wide data on the sales of existing housing. Applicants may not receive Forgivable Deferred Payment Loan assistance more than one time under the Housing Rehabilitation Program.

2. Emergency Repair Grants: This grant will be made available to eliminate imminent threats to life, health or safety. All emergency conditions may be addressed. The maximum amount of financial assistance available under the Emergency Repair Grant is \$15,000. Examples of the types of dwelling system deficiencies or conditions which may qualify for emergency assistance include, but are not limited to, failures of heating and cooling, plumbing, electrical, roofing, and hot water heater systems, conditions of a life-threatening nature, and accessibility improvements associated with sudden and unexpected medical conditions. Applicants may not receive emergency assistance more than one time within a five-year period. In the case of emergency repairs, the Town of Florence will follow its procurement process

applicable to such situations.

Loan Policies and Procedures

1. Closing and Lien Recordation: Forgivable Deferred Payment Loans shall be secured with a deed of trust. This document shall be executed and recorded with the Pinal County Recorder prior to construction at the individual unit. The note shall be for the cost of construction at the site, and can be amended as necessary upon completion of construction. HOME grant notes will be for the full amount of project specific cost invested at the site. These costs include for example, the cost of the Housing Rehabilitation Specialist and project specific costs and shall be executed and recorded with the Pinal County Recorder prior to construction at the individual unit and can be amended as necessary upon completion of construction.
2. Servicing: The Town of Florence Finance Department will maintain financial records on the loans and will provide payoff amounts upon request. Forgivable Deferred Payment Loans are subject to lien release, payoff or subordination. Upon satisfaction of the term period of the loan or payoff of the loan, the Town of Florence will record a release of lien with the Pinal County Recorder. A file will be kept identifying the terms of each loan. This file will be managed in such a way as to signal the completion of the term of each loan to the Town of Florence.
3. Refinance of Existing Debt/Home Equity Loans: After a lien is recorded and during the life of said lien, the Town of Florence Grants Manager will review any request for refinancing or subordination and will make a determination as to appropriateness of the request on a case-by-case basis. The Town of Florence will not subordinate the lien placed against the property unless the homeowner is securing new financing for the property that will result in the reduction of the homeowner's monthly mortgage payment, such as a refinance to reduce the interest rate or to incorporate a first and second mortgage. New mortgage financing to consolidate debt or provide cash back to the homeowner will not warrant subordination of the Town's lien position. Consideration also will include, but not be limited to existing financial debt, individual family circumstances or changes in income. Generally, no subordination agreement or request for refinancing will be approved for loans made for extensive rehabilitation or housing replacement, particularly in the first 10 years after construction. This is due to the large amount of financing being provided under this program.

Eligibility Requirements

1. Applicants must have a verifiable family income which does not exceed HUD income guidelines for low and moderate income persons based on family size.
2. The property to be rehabilitated must be located within the designated project area, and must not be located within a 100-year floodplain ("A" zone).

3. The housing unit must be a single-family dwelling, and the unit and underlying land must have been owned and occupied by a full-time permanent resident for at least two years. Current homeowners insurance on the property is required.
4. The home must be suitable for rehabilitation within the program contract period and within the program financial assistance limits.
5. The program will assist any otherwise eligible applicant regardless of race, color, religion, sex, national origin, marital status, familial status, or disability.
6. Manufactured homes are eligible for assistance up to limits established above if the housing unit is permanently attached to a foundation and an Affidavit of Affixture has been executed. Manufactured homes/mobile homes which do not meet these requirements are only eligible for assistance up to \$12,500 under the Forgivable Deferred Payment Loan component. Manufactured homes also may be eligible for assistance under the Emergency Repair Grant component. In both instances, the manufactured home/mobile home must be properly placed and tied down.

Geographic Area

Housing rehabilitation activities funded by the Arizona Department of Housing and/or the State Housing Fund will be conducted within the incorporated area of the Town of Florence.

Rehabilitation Standard

1. Before a home can be rehabilitated through this program, it must first meet lead-based paint standards addressed in OHD Housing Bulletin #1, attached. These standards will impact any home that is built before 1978. The standards almost always require a risk assessment for lead-based paint and a determination of measures that will address the findings in the assessment. Please review OHD Housing Bulletin #1 for more information on these standards.
2. The minimum rehabilitation standard which must be achieved as a result of assistance provided under the Forgivable Deferred Payment Loan component of this program is HUD Section 8 Housing Quality Standards (HQS), with all work to be performed in accordance with applicable Town of Florence codes and ordinances. In addition, other allowable work may include items such as energy conservation measures, abatement of hazardous materials, and general property improvements to upgrade the overall condition of the home and the neighborhood if adequate project funding is available. Assistance is also provided under the Emergency Repair Grant component of this program to eliminate imminent threats to life, health or safety. Every effort will be made to bring emergency repair projects up to full HQS levels, where feasible.

Temporary Relocation Policies and Procedures

a) Housing Replacement or Extensive Rehabilitation. A Housing Rehabilitation Specialist will be responsible for ensuring that families are aware there will be some disturbance in the home during this process. If relocation is required, every effort will be made to cater to individual needs (e.g. ADA accessible for elderly and handicapped or up to three bedrooms for families with children. The costs associated with Temporary Housing (rent, utilities) are covered by program funding sources. Approved moving expenses up to \$200 will be covered by program funding sources. In situations where the rehabilitation participant opts to not use units provided by the Town of Florence (e.g. an elderly person staying with family) the program may cover the costs associated with storage of their belongings. The Housing Rehabilitation Specialist will ensure that all units are in “move-in” condition. This will be verified by both staff and rehabilitation participant during a walkthrough of the unit prior to occupancy. The program participant will be made aware of rules and conditions for Temporary Housing and will sign acknowledgement and receipt of said Rules and Conditions.

b) Minor Rehabilitation or Emergency Repair. In this case, if relocation is required, (e.g., due to the presence of lead-based paint or the water being shut off for more than a few hours), Temporary Housing (rent, utilities) will be covered by program funding sources. Relocation costs are the responsibility of the homeowner. If voluntary (because the family prefers not to be around the noise and dust, etc.), all costs, including Temporary Housing costs will be the responsibility of the homeowner.

II. MARKETING

The Town of Florence Rehabilitation Program is marketed to homeowners, contractors and the general public using various techniques. News releases are published in area newspapers. Flyers in English and Spanish are also distributed through various Town offices and facilities, through human services agencies in the area, and at locations typically used by the public. Mutual referrals are made between the Town program staff and local community program staffs.

Word of mouth is also an important marketing tool. The Grants Manager is responsible for all facets of the marketing activities. Accessibility of this information by persons with disabilities is addressed through publicizing a TDD number, making in-home visits where necessary, providing interpreters when necessary, and conducting program activities in Town facilities that are accessible.

III. STAFFING/ADMINISTRATIVE STRUCTURE

All activities under the Town of Florence Rehabilitation Program are carried out by in-house Town staff. Key personnel include the Grants Manager, located within the Finance Department. In addition, support services are provided by the Director of Finance. A Housing Rehabilitation Specialist may be contracted on a project-by-project basis.

IV. REVOLVING LOAN FUND

Should a property owner who has received a federal **HOME** funded Forgivable Deferred Payment Loan (FDPL) elect to rent, sell, exchange or transfer their property before the time period described above, they will pay the balance due to the Town of Florence Housing Rehabilitation Program. Funds received via this method are considered recaptured and will be returned to the Arizona Department of Housing (ADOH).

Should a property owner who has received a federal **CDBG** funded FDPL elect to rent, sell, exchange or transfer their property before the time period described above, they will pay the balance due to the Town of Florence Rehabilitation Program. Funds received via this method are program income and will be placed in a non-federally funded revolving loan fund (RLF). Funds returned via this method in excess of \$25,000 during any calendar year must be returned to ADOH. RLF funds are to be used strictly for housing rehabilitation and must be expended before any new Community Development Block Grant and/or State Housing Funds can be expended, according to guidelines set forth by the Community Development Block Grant Program (CDBG) and the Arizona Department of Housing (ADOH). Expenditure of RLF funds also must adhere to all other CDBG, SHF, and ADOH regulations, as applicable.

V. APPLICATION PROCESS

The Grants Manager is responsible for all aspects of the application process. As noted earlier, disabled individuals have access to the Town's facilities where program activities will be conducted as well as access to a TDD system. If necessary, a home visit will be arranged to obtain all necessary information, and interpreters will be provided as necessary to overcome any language barrier.

Typically, a pre-screening process during the initial contact will be used to determine preliminary program eligibility based on the applicant and property criteria. If determined eligible, an appointment will be arranged to assist in the application process.

The applicant will sign a privacy act statement giving the Town permission to verify all information in the application relating to income and homeownership. Income is defined as all wages, social security payments, pensions, disability payments, public assistance, child support, alimony and unemployment payments, and income from any other sources. Income will be verified through check stubs, tax forms, bank statements, public assistance documents and award letters, etc. Family/household is defined as all persons occupying the house including permanent extended family such as elderly parents and single children with children. Demographic information related to each applicant will also be collected as part of the application process. Confidentiality of information related to the applicant will be maintained at all times, with releases of information subject to applicable statutes and authorizations. In addition to verification of family eligibility, a rehabilitation feasibility determination related to the property will be made.

Applications will be received and processed on a first come, first serve basis. A waiting list will be developed as part of this process and homeowners will remain on this list until they either request to be removed or reach the top of the list. The Grants Manager is responsible for approval/disapproval of each application, with the applicant to be notified in writing within 30 days of receipt of application as to their status. Applicants on the waiting list will be income certified for six months, at which time the applicant's income will be recertified. Upon approval of the application, an inspection of the property will be conducted and a work write-up and cost estimate will be prepared, which will be thoroughly discussed with the homeowner for concurrence prior to procurement of contractor. The Grants Manager and other assigned rehabilitation staff will monitor progress on the project, conduct all inspections of work performed, and approve completed work.

VI. REHABILITATION STANDARDS, SPECIFICATIONS, WORK WRITE-UPS AND COST ESTIMATES

As noted in Section I, the minimum rehabilitation standard which must be achieved as a result of assistance under the Forgivable Deferred Payment Loan component is HUD Section 8 Housing Quality Standards (HQS). Additional allowable work items above and beyond HQS-level improvements are also delineated, if funds are available. Also, every effort will be made to bring emergency repair projects up to full HQS levels, where feasible.

NOTE: When using HOME funds, homes must be repaired to completely comply with local building codes. HOME funds cannot be used for emergency repairs.

Individual specifications will be developed for each home by the Town staff or by a Housing Rehabilitation Specialist on a project-by-project basis. Specific repair methods and materials to be used will be tailored to the needs of each property.

The work write-up will be prepared by the Town staff or contracted Housing Rehabilitation Specialist, and will be reviewed by the Grants Manager. The HUD Section 8 Inspection Checklist will be used as the prepared deficiency list to facilitate this process, although again specific work and materials will be tailored for each dwelling unit. A Housing Rehabilitation Specialist and other assigned rehabilitation staff will prepare a rehabilitation cost estimate for each job based on experience, review of cost estimator manuals and use of other resources.

VII. CONTRACTOR SELECTION AND COMMUNICATION

The Town of Florence will be required to solicit bids from at least three licensed contractors for the work write-up provided by the Town. The Town of Florence will recommend the contractor to perform the rehabilitation work, based on the lowest responsible bid. The homeowner may select a higher bid if they can pay the difference.

A Housing Rehabilitation Specialist and other assigned rehabilitation staff will verify

applicable contractor clearances (license, insurance, DUNS number, Registration with Sam.gov, Federal Tax ID Number and references which include a debarment check) prior to execution of the rehabilitation contract and provide any other necessary assistance to the homeowner.

The homeowner may not perform any of the project work.

VIII. AGREEMENTS, CONSTRUCTION CONTRACTS AND OTHER DOCUMENTS

All documents used in conjunction with the Town of Florence Rehabilitation Program have been provided to the Arizona Department of Housing (ADOH) for approval, and are maintained in the Grant Manager's office.

IX. METHOD FOR DETERMINING AFTER REHABILITATION VALUE

After completion of rehabilitation, assistance will be provided in the form of forgivable deferred payment loans of up to 95% of the median purchase price for the area based on the Federal FHA single family mortgage program data and other nation-wide data on the sales of existing housing. The after-rehabilitation value will be established by an estimate of the Housing Rehabilitation Specialist on a case-by-case basis using one of the following methods: a) Estimates of Value: Estimates of value by the sub-recipient may be used. Project files must contain the estimate of value and document the basis by which the value estimates were derived. For example: A real-estate broker's price opinion with comparable sales. b) Appraisals: Appraisals, whether prepared by a licensed fee appraiser or by a staff appraiser of the Town of Florence may be used. Project files must document the appraised value and appraisal approach used. c) Tax Assessments: Tax assessments for a comparable property located in the same neighborhood may be used to establish the after-rehab value if the assessment is current and accurately reflects the market value after rehabilitation. Records showing pre-rehabilitation value must be retained along with all other applicable assistance records. More detailed information on the insuring limits can be obtained by contacting the Town of Florence Grants Manager, P.O. Box 2670, Florence, Arizona 85132, telephone (520) 868-8300.

X. PRE-BID CONFERENCE

A pre-bid conference will be held at the property to be rehabilitated and will involve the homeowner, a Housing Rehabilitation Specialist and other assigned rehabilitation staff to review all plans and specifications, answer any questions and make changes as needed to obtain homeowner concurrence on the proposed scope of work prior to procurement. Interested contractors are invited to participate in a walk-through of the property during the procurement process and any clarifications of plans and specifications are addressed at that time. After a construction bid is awarded, another meeting is conducted with the homeowner to sign all appropriate documents and any final questions regarding the repair project can be addressed. After the three-day right of rescission period has passed, there will be a meeting with the selected contractor to sign contract documents and discuss any other questions.

XI. PRE-CONSTRUCTION CONFERENCE

A pre-construction conference will be held at the property to be rehabilitated and will involve the homeowner, the contractor, a Housing Rehabilitation Specialist and other assigned rehabilitation staff. This conference will cover all aspects of the rehabilitation project to assure that any questions or concerns are addressed and to prevent any misunderstandings between the parties involved. All pre-construction conferences will be documented. Any special accommodations required such as translation services will be made available through the Town of Florence or other resources.

XII. PROPERTY INSPECTIONS

The Housing Rehabilitation Specialist and other assigned rehabilitation staff will monitor all rehabilitation work during the course of construction and conduct regular inspections, accompanied by the homeowner whenever possible. Inspection documentation will be prepared and will be periodically reviewed by the Grants Manager.

Change Orders

Change orders may be requested to cover situations which were not included in the original work write-up due to unforeseen circumstances or project modifications. Change orders require the concurrence of the homeowner and the Housing Rehabilitation Specialist and other assigned rehabilitation staff. The contractor must have written approval from the Grants Manager or designee before undertaking any change order work.

Payments and Warranties

All payment requests for work performed shall be subject to written approval by the homeowner, the Housing Rehabilitation Specialist and the Grants Manager. Payment requests shall be forwarded to the Grants Manager for review and processing through the Town's Finance Department. If progress payments are to be made, generally the contractor may request a first 20% draw upon completion of 30% of the contracted work and an additional 20% draw upon completion of 50% of the contracted work; an additional 40% (or two 20% draws) upon completion of one hundred percent (100%) of the work and submission of lien waivers from subcontractors; and a final 20% plus change orders upon completion of all punch list items and a final lien waiver from the General Contractor. Final draw will not be released until all lien waivers are provided by the contractor and all final inspections are completed by appropriate Town staff, and Rehabilitation Specialist, and the Homeowner has signed the Acceptance of Work performed. The contractor shall warrant in writing all work performed under the contract for a period of one (1) year from the date of final acceptance, and provide the homeowner with all manufacturers' and suppliers' written guarantees and warranties covering materials and equipment furnished under the contract.

XIII. COMPLAINT RESOLUTION PROCEDURES

In the event of a disagreement between the homeowner and the contractor with respect to rehabilitation work to be performed under the contract, the Housing Rehabilitation Specialist and the Grants Manager will mediate a satisfactory resolution of the dispute. If this mediation is unsatisfactory, either party may initiate the formal Complaint/Grievance Procedure adopted by the Town of Florence and also may be obtained at the Town's Grants Manager's Office, P.O. Box 2670, Florence, Arizona 85132 or at the Finance Department located at Development 775 N. Main Street, Florence, Arizona 85132. Each homeowner is provided with a copy of this procedure, and project files are documented accordingly.

XIV. CASE MANAGEMENT AND TRACKING

The Grants Manager, with the assistance of other assigned rehabilitation staff, is responsible for all aspects of the implementation of the Housing Rehabilitation Program including, but not limited to, application processing and verification procedures, maintaining all individual housing rehabilitation case files and updating the files on an ongoing basis, monitoring and tracking progress on all housing rehabilitation contract work. Rehabilitation staff also will be responsible for ensuring all clients receive homeownership education (housing maintenance counseling services) and staff will review maintenance issues with homeowners once rehabilitation is complete (e.g. how and when to change HVAC filters, how to create a file for warranties, etc.). The Housing Rehabilitation Specialist and other assigned rehabilitation staff are responsible for assuring that program implementation occurs in accordance with applicable guidelines and contract requirements. The Grants Manager is responsible for general administrative oversight, reporting procedures, and communication with the Arizona Department of Housing. The Grants Manager is also responsible for serving as the program liaison between the Town of Florence and the Arizona Department of Housing, including the submission of all administrative, financial and performance reports.

Housing Rehabilitation Standards Addendum Green Building and Healthy Homes

Note: “Projects assisted with HOME funds are to be weatherized in accordance with the Arizona Governor’s Office of Energy and Policy Weatherization Standards. All weatherization work is to be completed by Building Performance Institute, Inc. (BPI) certified weatherization professionals.”

Energy Efficient Landscaping. Locate trees and plants to provide shading in the summer and allow for heat gain in the winter.

Erosion and Sediment Control. Implement EPA’s Best Management Practices for erosion and sedimentation control during construction.

Green building standards. Comply with the required rehabilitation standards and also fund new construction and gut rehabilitation activities that will exceed the Energy Star for New Homes standard. Ensure that moderate rehabilitation or energy retrofits will purchase only Energy Star products and appliances.

Green Label Certified Floor Covering. Do not install carpets in basements, entryways, laundry rooms, bathrooms or kitchens; if using carpet, use the Carpet and Rug Institute’s Green Label certified carpet and pad.

Green Maintenance Guide. Provide a guide for homeowners and renters that explains the intent, benefits, use and maintenance of Green building features, and encourages additional Green activities such as recycling, gardening and use of healthy cleaning materials.

Healthy Flooring Materials: Alternatives. To the extent practicable, use non-vinyl, non-carpet floor coverings in all rooms.


Protecting Environmental Resources. Do not locate the project within 100 feet of wetlands; 1,000 feet of a critical habitat; or on steep slopes, prime farmland or park land.

Resident Orientation. Provide a walk-through and orientation to the homeowner or new tenants.

Sealing Joints. Seal all wall, floor and joint penetrations to prevent pest entry; provide rodent and corrosion proof screens (e.g., copper or stainless steel mesh) for large openings.

Sustainable Landscaping. Select native trees and plants that are appropriate to the site’s soils and microclimate.

Termite-resistant Materials. Use termite-resistant materials in areas known to be infested.

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 9d.
MEETING DATE: February 2, 2015 DEPARTMENT: Parks and Recreation STAFF PRESENTER: Bryan Hughes Parks & Recreation Director SUBJECT: Library/Recreation Complex Design-Build Contract Change Order #1		<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:

Motion to approve a Change Order to the Library/Recreation Complex design-build contract with Low Mountain Construction increasing the Guaranteed Maximum Price by \$450,000, to \$13,139,225 for the relocation of the San Carlos Irrigation Project (SCIP) irrigation canal in Territory Square.

BACKGROUND/DISCUSSION:

In September 2014, the Town Council approved a design-build contract with Low Mountain Construction for design development and construction of a new Library/Recreation Center/Aquatic Complex. The contract included a Guaranteed Maximum Price (GMP) of \$12,689,225.

The project consists of all aspects associated with a library, outdoor aquatic complex, space for Parks and Recreation Department programming and offices, outdoor fields and other government facilities. The project also contains the master planning of the 40-acre site that includes the future development of municipal facilities (Community Center, Town Hall, etc.), schematic layout of interior roadways, site grades, drainage, water distribution, wastewater collection systems, and a layout that addresses all on-site and off-site improvements required to support the facilities.

San Carlos Irrigation Project (SCIP) and San Carlos Irrigation and Drainage District (SCIDD)

As the Town of Florence Staff and the Low Mountain Construction Design-Build Team worked through the master planning portion of the project, it became clear that the irrigation canals that border the project site on the east and south would not only need to be covered in place, but must be relocated permanently so as to not interfere with this or future projects in Territory Square.

Town of Florence Staff and the Low Mountain Construction Design-Build Team began discussions with SCIP and SCIDD exploring options for the permanent relocation of the irrigation canals.

The recommended realignment and construction exceeds the scope of work originally proposed by Low Mountain Construction with regard to the irrigation canals. Although related to the project, the permanent relocation and construction of the irrigation canals is a greater benefit to Territory Square as a whole.

In regards to the necessity and value of pursuing this modified scope of work, the Community Development Department and Interim Public Works Director have been very engaged with this project and can support the following points for your consideration:

1. The revised SCIP/SCIDD alignment and piping is being done concurrent with efforts to master plan utility corridors and future major roadways extensions on the Territory Square site. This work takes a long term view on the development of this project.
2. As the major property owner and lead master developer on the Territory Square project today, these actions make the remainder of the Town's Territory Square lands far more attractive for sale, lease and/or development. Right now, this particularly makes the remainder of the Phase One 40-acre site (the Phase One LOMR property) more attractive and ripe for future municipal and/or private development.
3. It is far more cost effective to make this effort today than to defer to future years. The regulatory environment for this work is also expected to become more cumbersome.
4. This change provides better access to the site from 1st Street and Main Street and allows these frontages to be more pedestrian friendly.
5. The new route of the SCIP/SCIDD irrigation canals removes the alignment from areas that will have future vertical development.
6. The precise funding for this scope of work could not be fully determined until the development of conceptual engineering plans and the submittal of such plans, along with other permitting information and fees, to the appropriate regulatory authorities and their reviewing agencies. Thus, the reasoning for some of the variation in projected costs for this component of the Territory Square Phase One Project.

The most recent estimate from Low Mountain is \$570,971. As a result, staff is recommending that an additional \$450,000 in funding be allocated specifically for this portion of the project with the balance of the funding coming from existing project funds.

The additional funding is available in the current budget as a result of projects that will not occur. Staff notes that every effort is being made to cautiously value engineer this project to avoid additional scope changes that would have a financial impact.

FINANCIAL IMPACT:

Staff is recommending an amendment to the Library/Recreation Complex design-build contract with Low Mountain Construction increasing the Guaranteed Maximum Price by \$450,000 to \$13,139,225. This does not include the \$302,494 for the schematic design, which was a separate contract.

The additional funding is to be allocated towards the relocation of SCIP irrigation canal in Territory Square. The additional funding is available in the current budget as a result of projects that will not occur.

STAFF RECOMMENDATION:

Staff recommends approval of the motion, as presented.

ATTACHMENTS:

Change Order #1; SCIP/SCIDD
Realignment Map
Cost Estimate from Low Mountain Construction



AIA[®]

Document G701[™] – 2001

Change Order

PROJECT <i>(Name and address):</i>	CHANGE ORDER NUMBER: 001	OWNER: <input checked="" type="checkbox"/>
Territory Square Library/Recreation Complex	DATE: 02/02/2015	ARCHITECT: <input type="checkbox"/>
778 North Main Street		CONTRACTOR: <input type="checkbox"/>
Florence, AZ 85132		FIELD: <input type="checkbox"/>
TO CONTRACTOR <i>(Name and address):</i>	ARCHITECT'S PROJECT NUMBER: 14180	OTHER: <input type="checkbox"/>
Low Mountain Construction, Inc.	CONTRACT DATE: September 8, 2014	
4105 N. 20 th Street, Suite 205	CONTRACT FOR: General Construction	
Phoenix, AZ 85016		

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

Relocation of the San Carlos Irrigation Project (SCIP) irrigation canal in Territory Square.

The original Contract Sum was	\$ 12,689,225.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 12,689,225.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 450,000.00
The new Contract Sum including this Change Order will be	\$ 13,139,225.00

The Contract Time will be increased by Zero (0) days.

The date of Substantial Completion as of the date of this Change Order therefore is

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

Low Mountain Construction, Inc.

CONTRACTOR *(Firm name)*

4105 N. 20th Street, Suite 205
Phoenix, AZ 85016

ADDRESS

BY *(Signature)*

Wayne R. Hatch

(Typed name)

01-22-15

DATE

Town of Florence

OWNER *(Firm name)*

775 North Main Street
Florence, AZ 85132

ADDRESS

BY *(Signature)*

(Typed name)

DATE



MEMORANDUM

TO: Bryan Hughes, Jeff Swan, Wayne Hatch

FROM: Art Case

A handwritten signature in black ink, appearing to be "Art Case", written over a horizontal line.

RE: Updated SCIDD Estimate

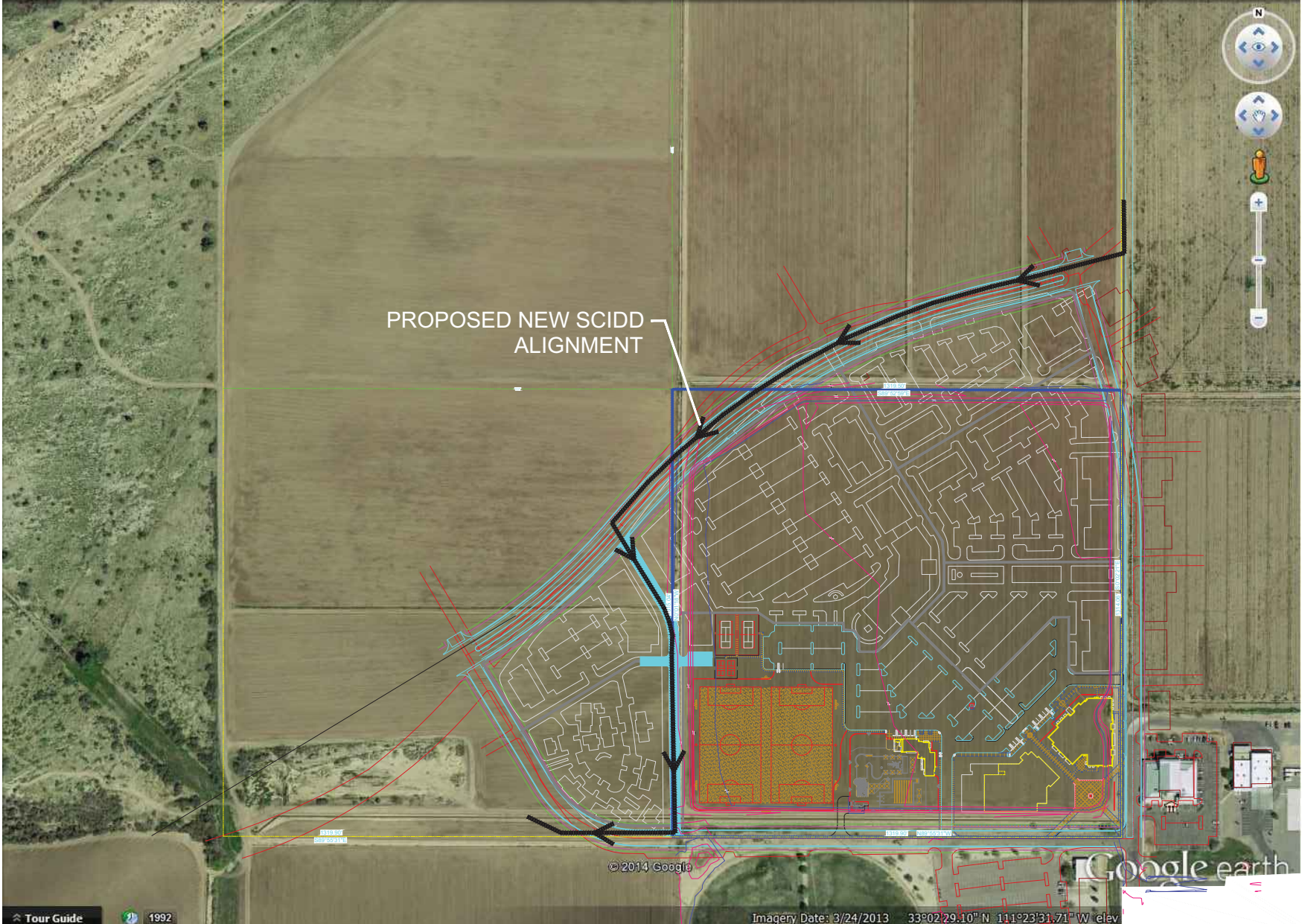
DATE: January 5, 2015

Based upon the new proposed SCIDD pipeline routing, as well as updated costs for the design and approvals, following is an updated estimate of costs for the SCIDD relocation.

Logan Simpson Design Environmental Analysis	\$ 19,300
Logan Simpson Add'l fee for encroachments	8,000
George Cairo Design, Inspection and Permit Coordination	66,400
SCIDD Fees	10,100
Wood Patel SCIDD Coordination	9,588
Wood Patel Road Geometry	6,200
Pipeline Construction 3,000 lf @ \$135/lf (36" pipe)	405,000
Earthwork	22,751
Demolition of existing canal	23,632

Total	\$570,971

We are working with Cairo Engineering to reduce the size of the pipe. Initially, we were told that this pipe would be 24" diameter, but now they are saying 36". They have not done their hydraulic calculations yet, so we don't really know.



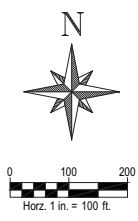
PROPOSED NEW SCIDD
ALIGNMENT

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	63°06'39"	460.00'	506.69'	282.50'	481.46'
C2	19°44'07"	1790.20'	616.63'	311.40'	613.56'
C3	15°10'04"	3445.00'	911.99'	458.68'	909.33'
C4	12°50'59"	8055.00'	1808.48'	907.04'	1802.69'
C5	31°08'19"	1040.00'	365.21'	289.77'	558.28'

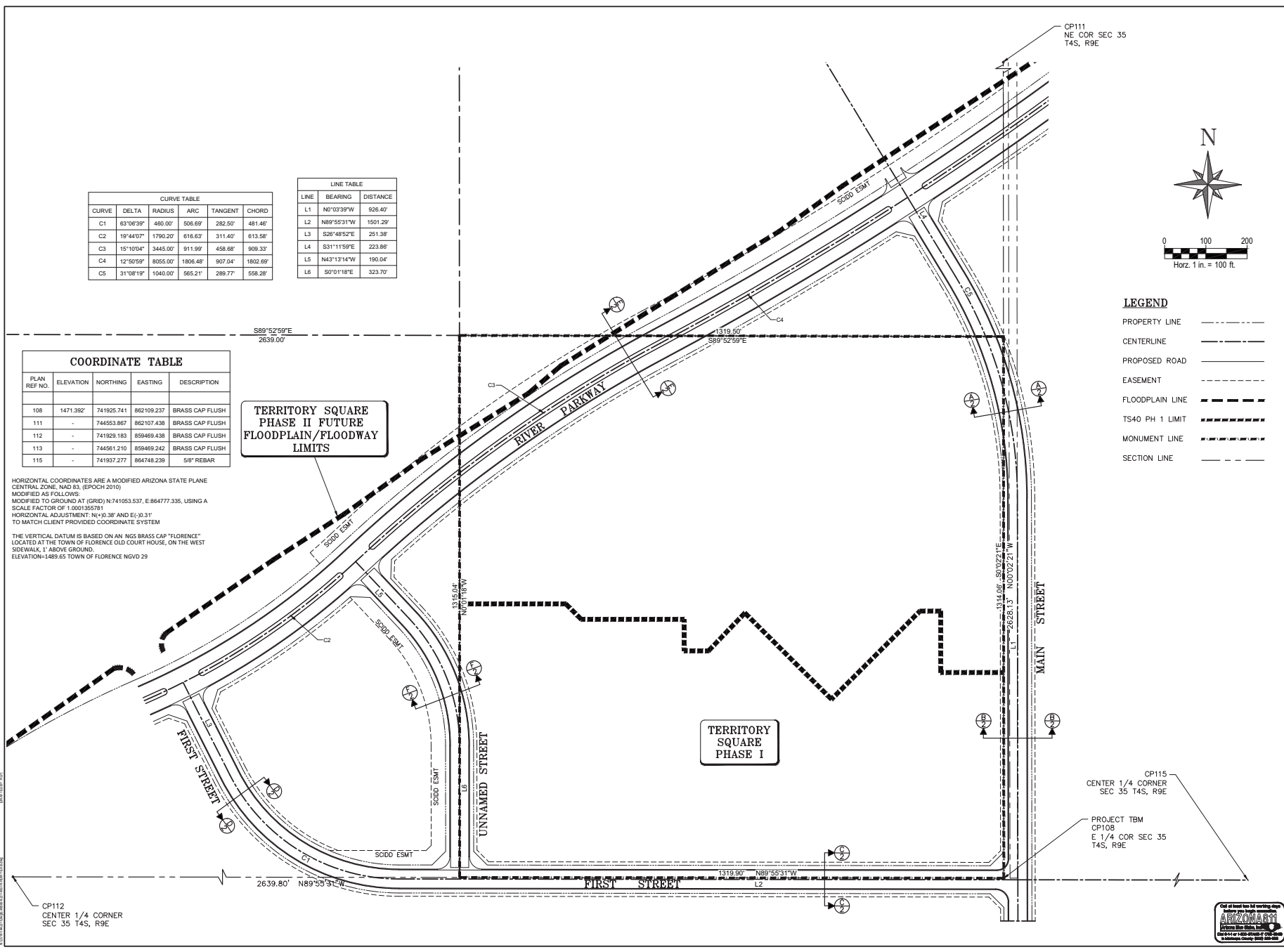
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N0°03'39"W	926.40'
L2	N89°55'31"W	1501.29'
L3	S26°48'52"E	251.38'
L4	S31°11'59"E	223.86'
L5	N43°13'14"W	190.04'
L6	S0°01'18"E	323.70'

COORDINATE TABLE				
PLAN REF. NO.	ELEVATION	NORTHING	EASTING	DESCRIPTION
108	1471.392	741925.741	862109.237	BRASS CAP FLUSH
111	-	744553.867	862107.438	BRASS CAP FLUSH
112	-	741929.183	859469.438	BRASS CAP FLUSH
113	-	744561.210	859469.242	BRASS CAP FLUSH
115	-	741937.277	864748.239	5/8" REBAR

HORIZONTAL COORDINATES ARE A MODIFIED ARIZONA STATE PLANE
CENTRAL ZONE, NAD 83, (EPOCH 2010)
MODIFIED AS FOLLOWS:
MODIFIED TO GROUND AT (GRID) N741053.537, E.864777.335, USING A
SCALE FACTOR OF 1.0001355781
HORIZONTAL ADJUSTMENT: N(+0.38" AND E(-0.31")
TO MATCH CLIENT PROVIDED COORDINATE SYSTEM
THE VERTICAL DATUM IS BASED ON AN NG5 BRASS CAP "FLORENCE"
LOCATED AT THE TOWN OF FLORENCE OLD COURT HOUSE, ON THE WEST
SIDEWALK, 1' ABOVE GROUND.
ELEVATION=1489.65 TOWN OF FLORENCE NGVD 29



- LEGEND**
- PROPERTY LINE -----
 - CENTERLINE -----
 - PROPOSED ROAD -----
 - EASEMENT -----
 - FLOODPLAIN LINE -----
 - TS40 PH 1 LIMIT -----
 - MONUMENT LINE -----
 - SECTION LINE -----



WOOD/PATEL
MISSION: CLIENT SERVICE
(602) 535-8840
WWW.WOODPATEL.COM
PHOENIX - MESA - TUCSON

**TERRITORY SQUARE
MASTER ROADWAY PLAN
FLORENCE, ARIZONA U.S.A.
ROADWAY PLAN EXHIBIT**

DATE	DESCRIPTION	REV



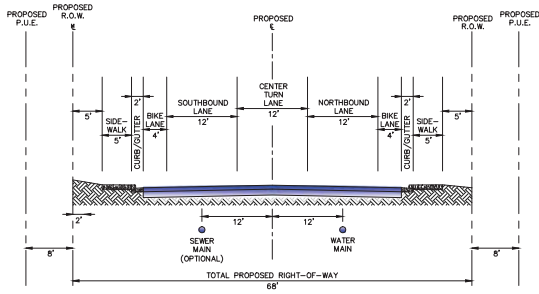
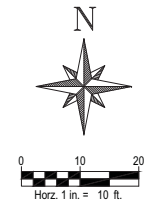
EXPIRES 09-30-17
SCALE (HORIZONTAL) 1"=100'
SCALE (VERTICAL) N/A
DATE 12/22/2014
JOB NUMBER 144231
SHEET 1 OF 2



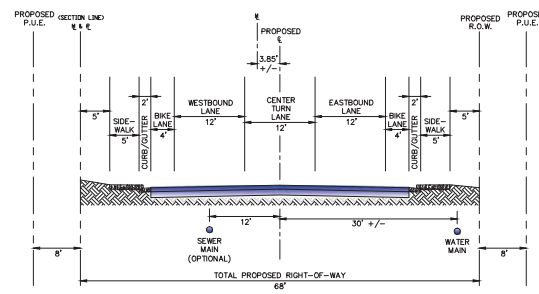
REV	DESCRIPTION	DATE



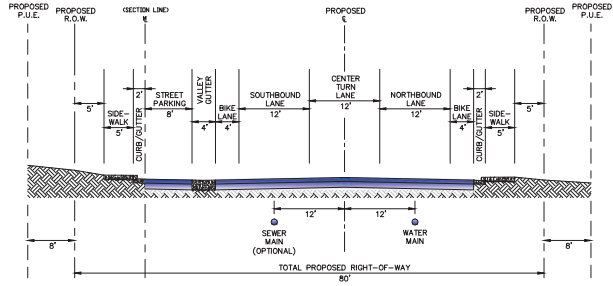
EXPIRES 09-30-17
 SCALE (HORIZONTAL) N/A
 SCALE (VERTICAL) N/A
 DATE 12/22/2014
 JOB NUMBER 144231
 SHEET 2 OF 2



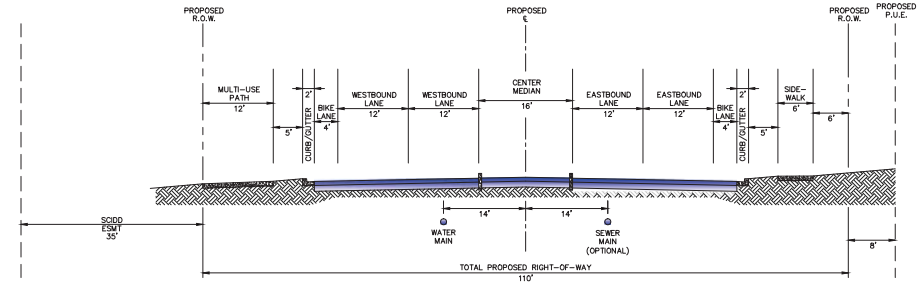
SECTION A-A
 MAIN STREET PROPOSED ALIGNMENT
 (NORTH OF TOWN HALL - LOOKING NORTH)



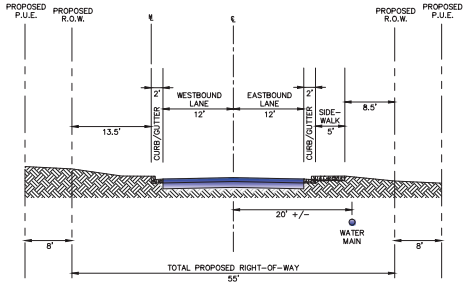
SECTION D-D
 PROPOSED FIRST STREET (ULTIMATE)
 (WEST OF MAIN ST. - LOOKING EAST)



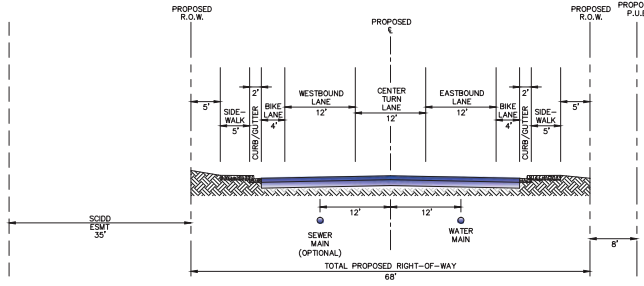
SECTION B-B
 PROPOSED MAIN STREET W/ PARALLEL PARKING
 (NORTH OF 1ST ST. - LOOKING NORTH)



SECTION E-E
 PROPOSED RIVER PARKWAY
 (WEST OF MAIN ST. - LOOKING EAST)



SECTION C-C
 PROPOSED FIRST STREET (INTERIM)
 (WEST OF MAIN ST. - LOOKING EAST)



SECTION F-F
 TYPICAL TS-40 INTERIOR STREET
 (SHOWN WITH SCIDD EASEMENT)

- LEGEND**
- PROPERTY LINE - - - - -
 - CENTERLINE - - - - -
 - PROPOSED ROAD - - - - -
 - EASEMENT - - - - -

DATE PLOTTED: 12/22/2014 10:58:40 AM



TOWN OF FLORENCE

Community Development Department

MEMO

To: Charles Montoya, Town Manager
Lisa Garcia, Deputy Town Manager

From: Mark Eckhoff, AICP, Community Development Director

Date: February 2, 2015 Town Council Meeting

Re: Activity Report

Ongoing projects and updates:

- Community Development has relocated to the former Pinal County Federal Credit Union building. The facility underwent an amazing and very cost efficient renovation and works beautifully for this department. There are also unoccupied offices within this building that we hope to soon share with the Utilities Division. This Department is planning for a public house in February to showcase this new facility.
- We have received inquiries about new businesses interested in Florence. There have also been more inquiries lately about undeveloped master plans. Investment interest in Florence is increasing.
- S Power and SRP are moving forward with the Monterra solar project and we expect to be working with them on detailed development and construction plans within the next few months. Another proposed solar project to the east of Florence is still being contemplated, but nothing is firm on that project as of this writing.
- The local franchisee for Taco Bell has firm plans to locate a new Taco Bell in Florence along Highway 79. We expect to see this project materializing soon as they've indicated a desire to have construction completed by June 2015. While this project will relocate the Happy Adobe on Highway 79, we are pleased to know that this business is in the process of relocating to a site on Main Street.
- Staff is fielding inquiries about buildings and land in the downtown area and keeping the lines of communication open with our economic development coordinator.
- We are working with the Caliente RV Park on their plans to update their community sign along Highway 79.

- Staff is working on an update to the Town's Floodplain Management Ordinance per the request of the Arizona Department of Water Resources (ADWR) and per our recent Community Assistance Contact with ADWR.
- The Main Street Vault restaurant is working on tenant improvements to locate within the former National Bank of Arizona building on Main Street adjacent to the True Value Hardware Store. Progress on this project has been slow, but we are hopeful that they can open in the first quarter of 2015.
- Staff is working with others on the possible tenant improvements needed at the Silver King to increase the occupancy and usage of this building.
- Staff obtained the necessary revised easements to construct an interim road across the Territory Square site that would connect the north end of Main Street to Hwy 79. Public Works is now working on the development of this roadway and dealing with the roadway interface with the ADOT right-of-way.
- Staff is working on ongoing CLOMR/LOMR efforts for the Territory Square project. Both the Phase Two CLOMR application (all of the Territory Square land beyond the Phase One site where the new library and aquatics center is being developed) and the Phase One LOMR are being processed by FEMA. Staff expects to have both of these items approved this year and possibly by this Fiscal Year.
- Community Development staff are actively engaged in all aspects of the library/aquatic center development project, particularly with a focus on master planning, site planning, landscaping and architectural components. Grading and foundation permits have been issued and construction is progressing smoothly.
- The attached permit spreadsheet shows that the Town issued 11 single-family home permits for December of 2014. January numbers are yet to be finalized.
- The recent filling of the long vacant inspector position allowed us, amongst other things, to increase code compliance activities. Unfortunately, this position has been vacated and this department will once again need to utilize occasional contract assistance to keep up with building plan reviews, inspections and code compliance.
- ADOT conducted several public meetings on the proposed North-South Corridor project in November. The Town Council reaffirmed its position on Corridor preferences via an updated resolution in December. This Department encouraged many to submit their comments on the Corridor during the comment period.

- Staff continues to work with Mr. Johnson and his team on his updated planning documents for the Johnson Ranch Estates project. By the date of this Council meeting, staff anticipates that both the Minor General Plan Amendment and the Zoning Amendment for Johnson Ranch Estates will have been approved by the Mayor and Town Council.
- The new restaurant at Anthem at Merrill Ranch is open for business.
- The planned church in the Anthem at Merrill Ranch community had their Design Review application approved by the Planning and Zoning Commission. Modular units have been placed on this site and work will soon commence on setting up these units for occupancy.
- The Planning and Zoning Commission recently approved new housing product and new Preliminary Plats for Anthem at Merrill Ranch.
- Staff is assisting with the planning of the 2015 Home Tour event.

TOWN OF FLORENCE Building Permits for 2005 Thru 2014

Month	SFR 2005	SFR 2006	SFR 2007	SFR 2008	SFR 2009	SFR 2010	SFR 2011	SFR 2012	SFR 2013	SFR 2014	M/F 2005 thru 2013	M/F 2014	M/H 2005	M/H 2006	M/H 2007	M/H 2008	M/H 2009	M/H 2010	M/H 2011	M/H 2012	M/H 2013	M/H 2014	C/I 2005	C/I 2006	C/I 2007	C/I 2008	C/I 2009	C/I 2010	C/I 2011	C/I 2012	C/I 2013	C/I 2014	Other 2005	Other 2006	Other 2007	Other 2008	Other 2009	Other 2010	Other 2011	Other 2012	Other 2013	Other 2014	
Jan.	1	6	29	51	1	20	4	7	20	16	0	0	1	3	4	3	1	2	1	1	0	1	0	0	1	5	0	0	1	0	0	0	30	13	28	23	42	33	32	32	35	61	
Feb.	3	53	27	46	0	23	5	7	10	8	0	0	0	4	5	3	2	3	0	2	0	0	0	1	2	2	3	3	0	2	0	2	21	3	27	28	22	33	22	30	27	50	
Mar.	13	51	58	48	3	29	5	8	20	14	0	0	3	6	6	4	2	1	2	0	2	1	0	4	3	3	5	1	2	1	1	4	16	20	32	29	44	12	34	30	48	35	
April	2	38	36	50	23	17	26	4	27	11	0	0	2	9	5	1	0	1	4	0	0	2	0	1	2	7	1	4	3	2	3	3	12	10	16	30	48	29	32	20	38	45	
May	1	50	53	53	33	24	16	20	14	15	0	0	3	13	1	0	1	1	1	1	1	0	0	3	3	9	1	0	2	1	1	3	12	10	26	14	14	28	31	33	41	24	
June	5	90	52	52	28	23	11	22	15	8	0	0	4	4	2	0	2	2	1	0	0	0	0	2	2	1	2	1	4	0	6	2	19	12	21	33	27	33	23	35	19	26	
July	3	32	54	57	35	15	5	12	11	20	0	0	2	5	1	0	0	1	0	0	0	1	0	2	3	2	1	0	6	6	1	6	9	16	22	36	26	14	17	24	24	18	
Aug.	0	19	32	38	16	6	13	12	19	9	0	0	1	1	3	0	0	0	1	0	0	0	0	0	0	0	9	3	1	1	1	4	4	5	10	28	27	28	15	19	23	39	14
Sept.	35	6	1	31	10	6	7	14	8	12	0	0	2	2	1	0	1	0	0	0	0	0	1	1	3	2	1	0	6	0	1	8	11	16	9	38	23	20	17	18	28	35	
Oct.	2	16	21	23	11	5	7	12	14	13	0	0	4	6	2	2	0	0	0	2	2	0	5	4	2	2	2	1	1	0	4	4	17	16	30	56	21	20	18	40	56	28	
Nov.	2	20	17	18	24	5	8	8	11	7	0	0	4	2	2	1	0	3	1	0	0	1	9	1	3	4	2	0	0	1	1	6	19	35	16	30	33	37	41	33	41	33	
Dec.	33	26	31	0	17	0	5	12	13	11	0	0	2	7	4	1	3	0	1	0	1	0	2	2	1	1	1	2	2	0	0	10	57	27	18	20	25	23	31	42	34	29	
Total	100	407	411	467	201	173	112	138	182	144	0	0	28	62	36	15	12	14	12	6	6	6	17	21	25	47	22	13	28	14	22	52	228	188	273	364	353	297	317	360	430	398	

1. SFR = New Single Family Residential Homes

4. C/I = Commercial/Industrial New/Tenant Improvements

2. M/F = New Multi-Family Residential (duplexes, triplexes, apartments, etc.)

5. Other = Pools, Sheds, Fences, Signs, etc.

3. M/H - Manufactured Homes, Mobile Homes and Park Models

**MUNICIPAL COURT
MEMORANDUM**

TO: CHARLES MONTOYA TOWN MANAGER
FROM: KATHERINE KAISER, MAGISTRATE
RE: DECEMBER MONTHLY REPORT
DATE: JANUARY 2015



2014 went out with a bang as you can see on the monthly report. We are looking forward to a successful next year with hopes that our statistical totals will increase.

The State has a new (fee) category to go along with its surcharges. Starting January 1, 2015 an increase of \$2.00 will be added to each fine that will be placed in the victim's rights fund.

The Court is losing its Senior Court Clerk. She resigned giving her last day of January 9th. Jennifer was hired as a part time clerk 9 years ago. She will be giving up her clerk duties for hair styling. She says this is her passion, and we will her all the best in her endeavors.

Hope you had a great Christmas and a safe New Years!

**ADDITIONAL MONIES COLLECTED FROM COLLECTION AGENCY
AND ARIZONA STATE TAX INTERCEPTION: YEAR 2014 TOTALS**

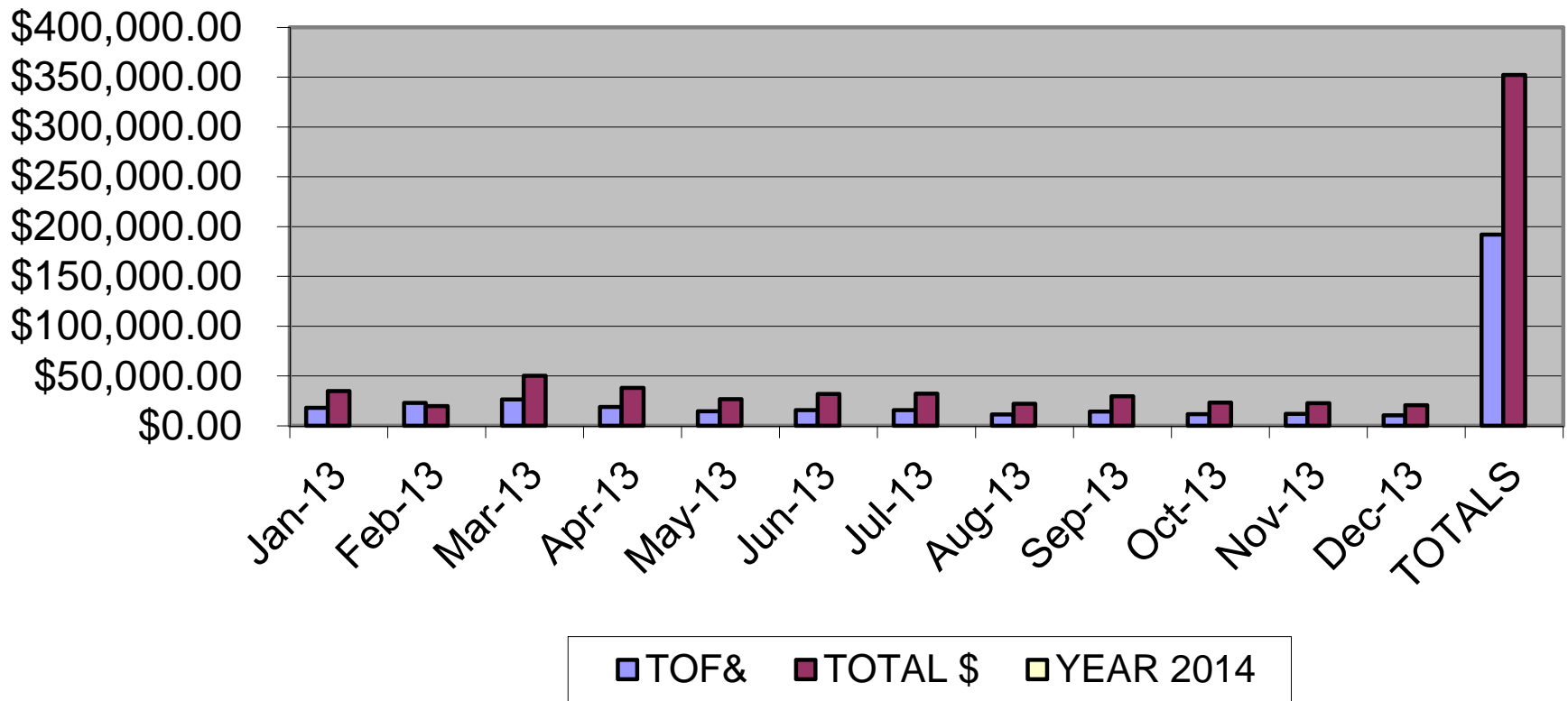
VCS COLLECTIONS	F.A.R.E./T.I.P.S.
\$ -0-	\$135,849.42

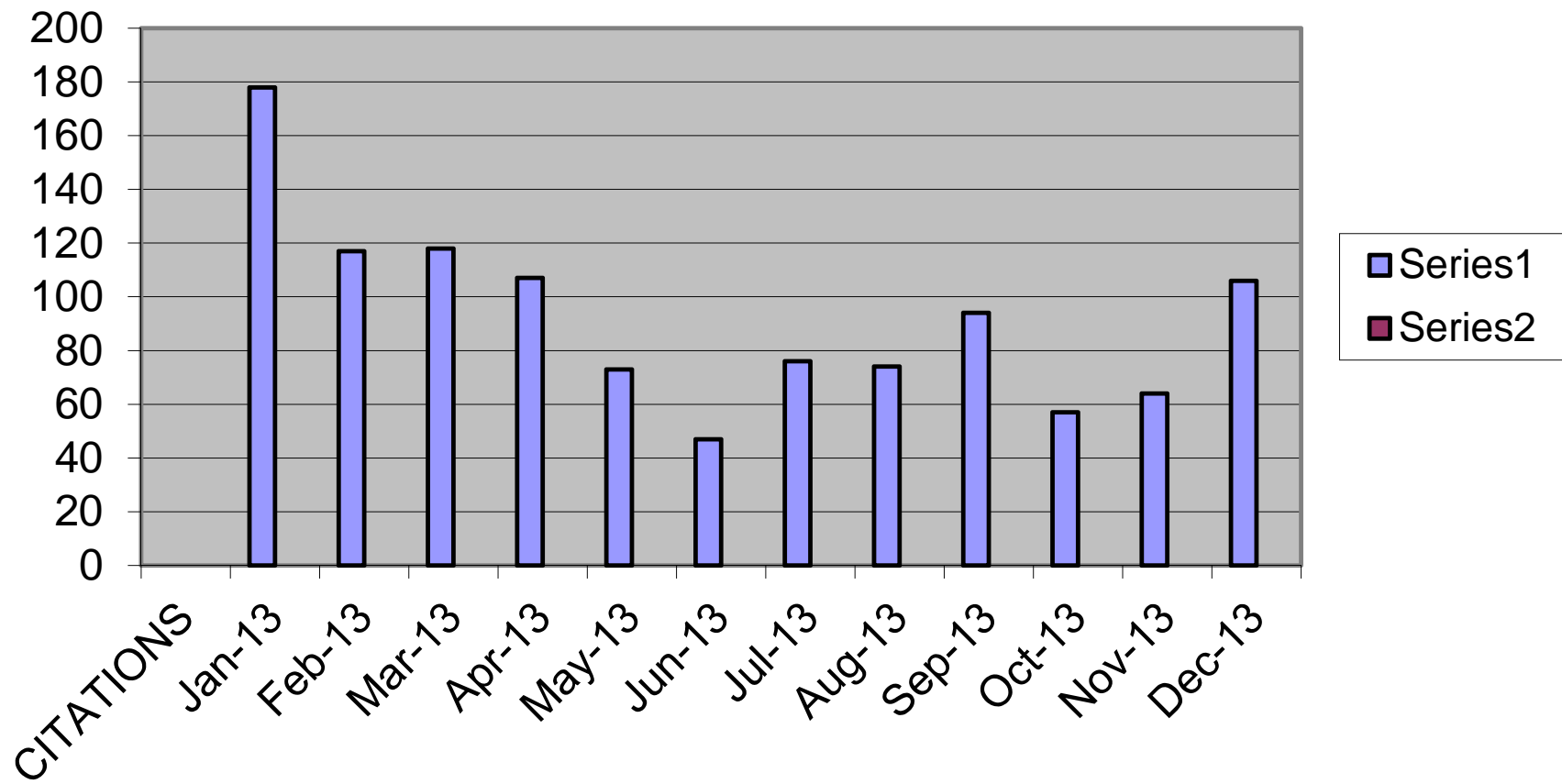
**MONEY COLLECTED FOR VICTIM RESTITUTION: YEAR 2014
TOTAL**

\$2,490.57

MONEY COLLECTED FOR FLORENCE POLICE DEPARTMENT FOR
DRIVING ON A SUSPENDED LICENSE AND THE NEW \$4
ASSESSMENT: YEAR 2014 TOTAL

\$9,850.51







Finance Department Memorandum

To: Charles Montoya, Town Manager
From: Mike Farina, Finance Director
Date: 1/20/2015
Re: Finance Department Report

Budget

- Town Council set the election for May 19, 2015 to ask voters for their approval to exceed the state-imposed expenditure limitation by \$15,000,000.

Financial Reporting

- See attached monthly financial report (cash-basis) for December 2014.

Grants

- See attached December 2014 Grants Activity Report.

	#	Grant Amount
Submitted grants	3	\$1,110,822
Awarded grants	17	2,023,269
<u>Grants applications in process</u>	<u>1</u>	<u>321,500</u>
Total	21	\$3,713,432

Other

- Working on year-end payroll steps including W2 preparation. Anticipate sending W2s to employees this week.
- Working on continuing disclosure requirements for the outstanding CFD bonds.
- Still waiting for remaining refund checks from IRS for Town Council social security refunds. Placed an inquiry call. Received 6 checks out of the 12 refund requests for Town Council overpaid social security last month. Refunds for the 1st and 2nd quarters in 2014 were paid to the Council members in December and the remaining refunds plus interest paid by the IRS will be paid as soon as all of the refund checks have been received.

**Monthly Financial Report
December 2014**

The following charts and graphs are for financial activity (cash basis) for December 2014 (unaudited).

Comparison of Revenue and Expenditures to Budget for the Town's Major Funds

Fund	Revenue			Expenditures		
	Budget	Actual	% Collected	Budget	Actual	% Expended
General	\$ 14,044,000	\$ 5,719,859	41%	\$ 14,513,600	\$ 6,193,824	43%
Capital Improvement	13,015,100	357,017	3%	23,177,600	3,528,898	15%
Highway User Revenue	2,853,400	1,116,592	39%	8,876,300	716,955	8%
Construction Tax - 4%	73,200	58,450	80%	1,000,000	-	0%
Food Tax - 2%	267,900	74,294	28%	2,100,000	-	0%
Town Water	3,185,400	1,246,579	39%	10,449,300	1,257,556	12%
Town Sewer	5,649,400	1,725,201	31%	6,350,900	1,463,525	23%
Sanitation	682,000	340,781	50%	916,800	356,236	39%
Total	\$ 39,770,400	\$ 10,638,772	27%	\$ 67,384,500	\$ 13,516,993	20%

- Reported on cash basis. Revenues reflect a one- to two- month lag in collections.

Note: Budgeted revenue in the Capital Improvement Fund includes \$11,456,100 in loan proceeds and transfers in. These transfers and loans have not occurred as of Dec. 31, 2014.

Development Impact Fee Collections and Expenditures

Fee Fund	Beg. Fund Balance	Fee Collected	Interest	Ending Fund Balance
501 Sanitation	\$ 46,153	\$ -	\$ 161	\$ 46,313
505 Transportation	773,356	57,339	3,354	834,049
506 General Government	1,226,547	-	5,040	1,231,587
508 Police	194,787	47,192	942	242,921
509 Fire/EMS	345,376	48,194	1,564	395,134
510 Parks	1,289,379	1,662	5,305	1,296,346
511 Library	821,482	15,604	3,418	840,504
596 Florence Water	111,738	1,665	395	113,798
597 Florence Sewer	361,629	2,053	1,267	364,948
598 North Florence Water	9,924	-	35	9,959
599 North Florence Sewer	12,366	-	43	12,409
Total	\$ 5,192,736	\$ 173,709	\$ 21,524	\$ 5,387,969

**Monthly Financial Report
December 2014**

Comparison of General Fund Revenue and Expenditures Actual to Budget

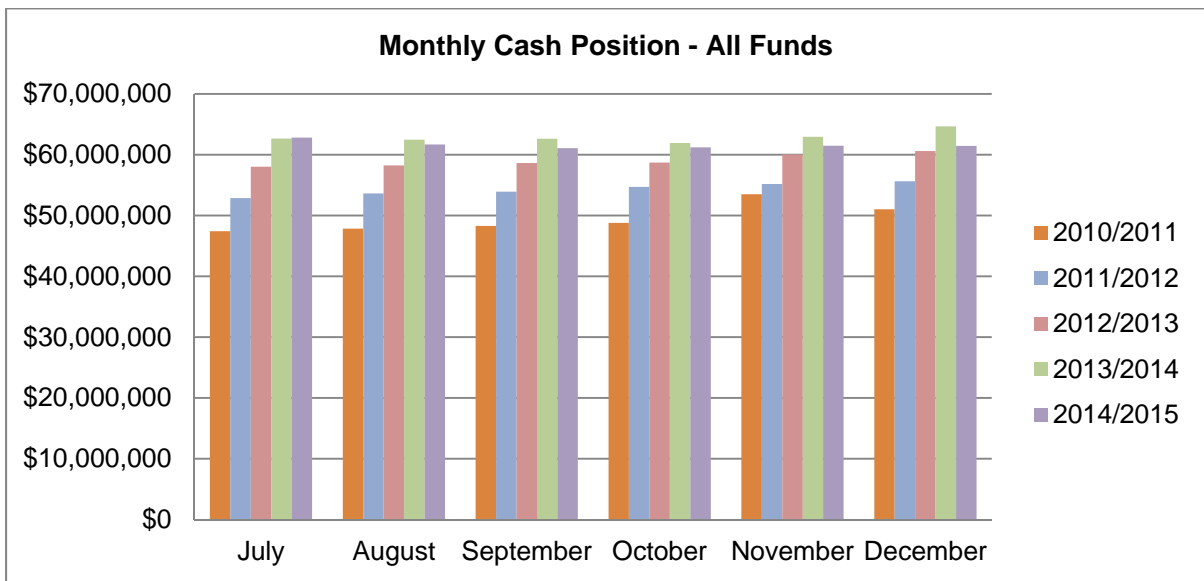
GENERAL FUND	Budget	Actual	Budget to Actual
<u>Revenue by Category</u>			
Taxes	\$ 3,499,600	\$ 1,597,954	45.7%
Licenses and Permits	538,100	252,326	46.9%
Franchise Fees and Taxes	563,600	206,259	36.6%
Intergovernmental	6,686,400	3,017,280	45.1%
CE Inspection Fees	8,900	-	0.0%
Civil Engineering Fees	30,600	6,800	22.2%
Community Development Fees	122,600	172,131	140.4%
Charges-General Government	157,400	31,234	19.8%
Cemetery Fees	11,200	9,850	87.9%
Public Safety-Police	33,100	6,205	18.7%
Parks and Recreation	90,400	38,564	42.7%
Fines and Forfeitures	190,200	71,237	37.5%
Interest Earnings	110,000	33,797	30.7%
Public Safety-Fire	112,000	21,601	19.3%
Library	85,300	3,097	3.6%
Miscellaneous	58,000	235,566	406.1%
Downtown Redevelopment	8,500	3,019	35.5%
Government Access Channel	7,200	1,873	26.0%
Seniors Fees	19,700	11,068	56.2%
Operating Transfer	1,711,200	-	0.0%
Total Revenue	\$ 14,044,000	\$ 5,719,859	40.73%
<u>Expenditures by Department</u>			
Town Council	\$ 158,200	\$ 70,434	44.5%
Administration	713,500	336,617	47.2%
Courts	292,200	128,415	43.9%
Legal	269,800	118,190	43.8%
Finance	936,300	432,071	46.1%
Human Resources	253,800	114,855	45.3%
Community Development	676,400	256,009	37.8%
Police Services	4,244,400	1,766,923	41.6%
Fire Services	2,933,900	1,457,964	49.7%
Information Technology	618,000	250,473	40.5%
Parks & Recreation Services	1,649,900	690,594	41.9%
Library	382,200	199,915	52.3%
Engineering	200,400	62,328	31.1%
General Government	992,500	249,977	25.2%
Cemetery	9,000	2,910	32.3%
Economic Development	183,100	56,147	30.7%
Total Expenditures	\$ 14,513,600	\$ 6,193,824	42.68%

- Taxes, franchise fees and intergovernmental revenues reflect a one- to two- month lag in collections

Monthly Financial Report December 2014

Cash and Investments – Bank Balances and Monthly Yield

Account - cash balance	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14
NB/AZ - General Checking	\$ 13,597,802	\$ 12,381,655	\$ 11,760,882	\$ 11,848,077	\$ 12,163,529	\$ 12,074,870
LGIP - 7256	8,883	8,883	8,884	8,884	8,884	8,885
LGIP - 5953	176,195	176,195	176,220	176,220	176,234	176,248
Stifel Nicolaus - Investments	49,010,989	49,113,359	49,105,359	49,164,668	49,104,436	49,179,612
NB/AZ - PD Evidence	5,072	5,868	5,868	5,869	5,869	4,376
Total cash	\$ 62,798,940	\$ 61,685,960	\$ 61,057,213	\$ 61,203,717	\$ 61,458,952	\$ 61,443,991
Account - monthly yield	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14
National Bank Arizona	0.05%	0.05%	0.05%	0.05%	0.05%	0.05%
LGIP - 7256	0.05%	0.05%	0.05%	0.06%	0.07%	0.08%
LGIP - 5953	0.07%	0.08%	0.08%	0.09%	0.10%	0.12%
Stifel Nicolaus - Investments	1.10%	1.18%	1.19%	1.18%	1.18%	1.18%



**Grants Activity Report
December 2014**

SUMMARY OF ALL GRANTS

	#	Grant Amount
Submitted grants	3	\$1,110,822
Awarded grants	17	2,023,269
Grants applications in process	1	321,500
Total	21	\$3,713,432

SUBMITTED GRANTS

1. Arizona Public Service Corporate Giving Program

The Parks & Recreation and Human Resources departments have combined on a request in the amount of **\$17,500** to offset costs of various special events such as the Holiday Light Parade, Boards and Commissions Appreciation Dinner and Fourth of July Freedom Fest.

Update: The application was submitted January 2.

2. Assistance to Firefighters Grant (AFG) vehicle

The Fire Department is in the process of submitting an application to purchase a pumper for firefighting in the desert areas within the Town limits and surrounding area. The cost of the pumper is estimated at **\$450,000**. The grant amount to be requested will be **\$405,000**. A 10% match (**\$45,000**) is required.

Update: The application was submitted December 4. Ongoing costs are being determined before the Town Council is asked to approve the application.

3. Assistance to Firefighters Grant (AFG) training

The Fire Department is working on a grant application in the amount of **\$282,088** to create a training program for personnel to perform emergency rescue operations in its service area. The total cost of the project is **\$310,296** and a match of 10% (**\$28,208**) is required.

Update: This application was pulled from consideration due to issues with ongoing costs.

**Grants Activity Report
December 2014**

AWARDED GRANTS

1. 2015 State Homeland Security Grant Program: Operation Stonegarden

The Town has submitted applications for approximately **\$195,000** to pay for overtime, mileage and equipment as part of Operation Stonegarden, an effort to curb criminal activity on the U.S.-Mexican border.

Current Status			
1. Pre- Approved	2. Application Submitted	3. Award/Denial Notification	4. Grant Contract
5. Project	6. Reimbursed	7. Closeout	8. Closed

Grant Amount	\$ 93,860
Town Match	
Total Expenditures	<u>0</u>
Fund Balance	\$ 93,860

Update: The Town was awarded \$93,860 for this project, which begins in January.

2. Maricopa Association of Governments PM10 Street Sweeper

The Town was awarded **\$177,496** in grant funds to purchase a new street sweeper. The funds came from the Maricopa Association of Governments as part of a federal air quality program. The Town was required to match the funds awarded with **\$10,729** of its own money.

Current Status			
1. Pre- Approved	2. Application Submitted	3. Award/Denial Notification	4. Grant Contract
5. Project	6. Reimbursed	7. Closeout	8. Closed

Grant Amount	\$ 177,496
Town Match	\$ 10,729
Total Expenditures	<u>(184,971)</u>
Fund Balance	\$ 3,254

Update: The Town has submitted a request for reimbursement, which has been accepted by the Maricopa Association of Governments.

3. 2013 State Homeland Security Grant Program: Operation Stonegarden Equipment

This is a multi-agency grant for the Florence PD in the amount of **\$41,458** for equipment as part of the U.S. Homeland Security Grant Program.

Current Status			
1. Pre- Approved	2. Application Submitted	4. Award/Denial Notification	5. Grant Contract
7. Project	8. Reimbursed	9. Closeout	10. Closed

Grant Amount	\$ 41,458
Town Match	
Total Expenditures	<u>(\$26,752)</u>
Fund Balance	\$ 14,706

Update: All eligible items have been purchased under this grant. Homeland Security will re-allocate the unspent funds.

**Grants Activity Report
December 2014**

4. 2013 State Homeland Security Grant Program: Operation Stonegarden Overtime

This is a multi-agency grant for the Florence PD in the amount of **\$84,000** for overtime and mileage as part of the U.S. Homeland Security Grant Program.

Current Status			
1. Pre-Approved	2. Application Submitted	3. Award/Denial Notification	4. Grant Contract
5. Project	6. Reimbursed	7. Closeout	8. Closed

Grant Amount	\$ 84,000
Town Match	
Total Expenditures	<u>(82,283)</u>
Fund Balance	\$ 1,717

Update: This grant was completed at the end of December. tment is actively participating under the direction of Border Patrol. Homeland Security will re-allocate the unspent funds.

5. Department of Homeland Security – Ballistic Shields

The Town was awarded \$8,392 to purchase ballistic shields for police officers to use in tactical situations. The shields will actually cost about \$12,000 and the extra cost will be paid with Racketeering Influenced and Corrupt Organizations (RICO) funds.

Current Status			
1. Pre-Approved	2. Application Submitted	3. Award/Denial Notification	4. Grant Contract
5. Project	6. Reimbursed	7. Closeout	8. Closed

Grant Amount	\$ 8,392
Town Match	
Total Expenditures	<u>0</u>
Fund Balance	\$ 8,392

Update: Homeland Security has approved an additional \$2,747 in grant funds for the purchase of the shields.

6. 2013 State Housing Fund (HOME) – Owner Occupied Housing Rehabilitation

The Town submitted a grant application in the amount of **\$275,000** to Arizona Department of Housing (ADOH) to conduct Owner Occupied Housing Rehabilitation. The funds were awarded August 15.

Current Status			
1. Pre-Approved	2. Application Submitted	3. Award/Denial Notification	4. Grant Contract
5. Project	6. Reimbursed	7. Closeout	8. Closed

Grant Amount	\$275,000
Town Match	
Total Expenditures	<u>0</u>
Fund Balance	\$275,000

Update: Two clients have completed the eligibility process and a housing rehabilitation specialist will be meeting with them soon to review the repairs needed in their homes. Two other clients are moving through the eligibility process.

**Grants Activity Report
December 2014**

GRANT APPLICATIONS IN PROGRESS

1. Community Development Block Grant State Special Projects

The Town will submit an application in the amount of **\$300,000** to Arizona Department of Housing to conduct owner occupied housing rehabilitation on homes within the Town limits. The application is due in February.

Update: The waiting list is being updated as required for the application. Homes are being photographed to include in the application.

Fire Department

MEMORANDUM

DATE: January 6, 2015

TO: Charles Montoya, Town Manager

FROM: Peter Zick, Fire Chief

SUBJ: Summary of December 2014 and Plans for January 2015

The fire responses for 2014-2012 are as follows:

Type of Calls	2014		2013		2012	
	<i>Dec</i>	YTD	<i>Dec</i>	<i>YTD</i>	<i>Dec</i>	<i>YTD</i>
Brush Fires	1	15	0	26	2	21
Structure Fires	3	24	1	20	1	32
Vehicle Fires	0	15	1	8	0	8
Trash Fires	0	11	2	15	0	10
EMS	159	1942	138	1900	168	1589
HazMat	0	31	5	29	3	36
Electrical Arching	0	2	0	3	0	5
Police Asst./Public Asst.	3	92	10	107	14	77
Unauthorized Burning	0	1	0	2	10	11
Good Intent	0	4	0	1	0	1
Controlled Burning	0	5	2	11	1	14
False Alarm/System Malfunction	2	45	3	40	3	42
Emergency Stand by (move up)	29	374	51	796	74	398
Other Calls	27	338	21	337	14	261
TOTALS	224	2899	234	3304	290	2605

Summary of December

Training

Wild Land Training ongoing
All crews completed live fire training in Mesa
ESO EPCR admin training
Target Solutions Hazmat refresher
ISO Training updates
HazMat Meters training

Maintenance

Ladder 542 went to Hughes Fire Equipment for warrantee work
Engine 541 went to Superstition Fire for PM
TRV 541 went to Superstition for repair.
New warning lights installed on TRV
Hose and pump testing complete
Spare Ladder sent to Superstition for repairs

Administration

Worked on Standards of Coverage Report
Met with Correctional Staff with Dr. Smith
Submitted request for new computers
Worked on bid sheet for technical rescue equipment
Working on educational agreement SOP
Completed Operations BC SOP
Accepted Firehouse Subs Grant
Submitted AFG Grant

Operations

Working on preplans
Debriefed fire incident
Working with I.T. on tablets and operating software
Evaluations
Firehouse subs meeting
GIS Mapping
Fire Reports
Safe Personnel training complete
SCBA Annual OSHA 1910.134 Respirator fit testing
12 Lead Monitor Lifepak preventive maintenance

Prevention

Florence complex

North unit yards 1,2,3
Pressure test on bathrooms in north unit

Eyman complex

Admin
Records
Main control
Business
Transportation
Warehouse
Engineering

Conducted a final on CDAC whole complex

Plans for January

Training:

FIT Testing to be completed
SCBA Training
BLS Refresher Scheduled
ALS Refresher Scheduled
MCS Training
Quarterly Ladder Training
Hazmat Training

Maintenance:

Staff vehicles to be serviced

Administration:

Work on submission of SAFER Grant
Finish Standard of Coverage Report for Manager
Evals
Review Part Time Medic applications
Hazmat Tabletop exercise with corrections
Meet with Wardens date TBD

Florence Community Library

December 2014

December Statistics

- 9,539 total items were circulated in December
- 75 library cards were issued
- 1,394 patrons signed up for use of the computers
- 1,342 wireless session were held 11/30/2014 – 1/3/2015
- 207 person(s) attended 9 program(s) presented by the library
- 490 FHS students visited the library on a pass
- 4 person(s) volunteered 14 hour(s)

Meetings and Events

- 12/02/14 Coffee Club
- 12/03/14 Evening Book Club
- 12/04/14 Barbera Scoby attended a meeting of the State Library's Excelling Grant Writer Group
- 12/09/14 Moms' Hands program
- 12/10/14 Santa Claus visited Family Storytime
- 12/10/14 Friends of the Library meeting
- 12/11/14 Morning and afternoon visits from Head Start
- 12/12/14 Honky Tonks, Brothels and Mining Camps: Entertainment in Old Arizona program
- 12/12/14 Rose Bebris attended a Pinal County Library Federation meeting
- 12/13/14 Monthly Film program
- 12/16/14 Polar Express Party
- 12/17/14 Library Advisory Board meeting
- 12/25/14 Library closed for Christmas holiday

Intersession

The last day of school for Florence Unified School District before Winter Break was December 12, 2014. School will resume January 5, 2015. December 11th and 12th were half days for FHS students.

Reading Arizona Program

Arizonans now have easy access to more than 500 books about their state, thanks to a new ebook platform hosted by the Arizona State Library, Archives, and Public Records. Titles range from historical fiction to academic biographies, haunted tour guides to thrilling mysteries. The ebooks available through Reading Arizona (www.readingarizona.org) may be borrowed within the state simultaneously by multiple users. Readers get to decide how long they want to keep a title, rather than being tied to a traditional return date. Reading Arizona is powered by BiblioBoard, the content management system from BiblioLabs, and is available on iOS, Android, and Kindle tablets through BiblioBoard Library.

Staff Training

Library staff received training on Caselle, the Town's financial software.

Part-time staff received additional training from PCLD staff on the library's virtual resources, including databases and the 3M Cloud Library.

Memorandum



To: Charles Montoya, Town Manager
From: Bryan C. Hughes, Parks and Recreation Director
Date: January 20, 2015
Re: January 2015 Department Report

Staff is attending the weekly meetings with the Territory Square – **Library/Recreation Complex** Project Team and Low Mountain Design-Build Team. The project is moving along, with stem walls being constructed and electrical and plumbing being installed in the foundations. The Lap/Dive Pool is dug and they are beginning to install pipes to the pump house. Low Mountain is continuing to finalize agreements with qualified subcontractors as they bid out the final portions of the project.

Construction has begun on the **Heritage Park Ball Field Lighting Project** continues as poles have been set on Field #3. Trenching to install conduit will continue next week.

The **Home Tour** Committee is meeting weekly on Wednesday afternoons. The homes, businesses and properties on the tour have been finalized and descriptions edited for the tour brochure. The committee is also wrapping up advertising sales for the brochure. Tickets are on sale at the Pinal County Historical Society and Museum, the Greater Florence Chamber of Commerce, and the Parks and Recreation Department. The event is scheduled for February 14, 2015.

The Senior Center held a **Rummage Sale and Biscuit and Gravy Breakfast and Chili and Chips Lunch** on Friday, January 9. Proceeds went towards their donation account.

The Annual **Pooch Party** was held on Saturday, January 10, at the Central Bark Park. Canine vaccinations and adoptions were offered by the Pinal County Animal Control at reduced rates. There were also a number of pet contests and a demonstration by the Florence Police Department K9 Unit.

Heritage Park is hosting the **Living Legends Senior Softball Tournament** from January 23-25. Teams are participating in the 65s and 70s Divisions.

Staff recently met with J2 Engineering and Environmental Design to begin developing conceptual renderings for a future trailhead and trails at **Poston Butte** (F Mountain).

**Parks and Recreation Department
Divisions Report
December 2014**

Recreation/Special Events Programs

Recreation Programs	Participants	Volunteers	Comments
Before & After the Bell – Florence	32	0	12 Participants in the morning 24 Participants in the afternoon
Before & After the Bell – Anthem	15	0	7 Participants in the morning 11 Participant in the afternoon
Fury (6-8 years old)	19	0	Estimated Revenue:
Fury (10-14 years old)	25	0	Estimated Revenue:
Jr. NBA Boo-Yah Bunch	12	0	Revenue posted in Oct.
Jr. NBA League	75	33	Revenue posted in Oct.
Park Jam	25	0	Free Program
Adult Open Gym	149	0	Free Program
Teen Open Gym	122	0	Free Program
Special Events	Participants	Volunteers	Comments
Christmas on Main and Holiday Light Parade	2,000	1	In Kind Gifts: Fudge Shop, Bucks for Style, GFCC

Facility Use Permits

Number of Facility Use Permits	Number of Bookings	Estimated Number of Participants
0	28	2020

Fitness Center – Membership Package

Fitness Package Sales	Total	Revenue
Active Military	2	\$30
CCA Employees	3	\$45
DOC Employees	5	\$75
GEO Employees	10	\$150
Daily Fitness Pass	12	\$60
Non Resident 6 Months	0	\$0
Non Resident Annual	0	\$0
Non Resident Monthly	2	\$54
Resident 6 Months	1	\$90
Resident Annual	0	\$0
Resident Monthly	47	\$846
Sr. Non Resident 6 Month	0	\$0
Sr. Non Resident Annual	1	\$135
Sr. Non Resident Monthly	1	\$18
Sr. Resident 6 Months	4	\$240
Sr. Resident Annual	0	\$0
Sr. Resident Monthly	47	\$564
Total Memberships	135	\$2,307

Fitness Center – Classes

Program	Total	Revenue
Adult Self Defense	2	\$50
Karate for Kids I	6	\$150
Karate for Kids II	13	\$325
Exercise Class	10	\$100
Zumba	5	\$100
Hiking Club	4	\$20
Total for Fitness Center	40	\$745

***Estimated member sign-ins throughout the month: 1217**

***Total membership packages sold in December: 135**

***Fitness Center revenue for all December package sales: \$2,307**

***Fitness Classes revenue for December: \$745**

***Total December Revenue: \$3,052**

Dorothy Nolan Senior Center

Programs	Participant	Type	Comments
Bible Study	11	Activity	
Bingo	86	Activity	
Birthday Cards	20	Service	
Staff cooked meals & Senior meals	128/28-156	Meals/Activity	
Breakfast	68	Meals/Activity	
CAHRA	17	Service	
Dinner Club	21	Meals/Activity	Oracle Inn
Blood Pressures	0	Service	
Pinal County Food Box	44		
Dental Clinic	26		
Diabetic Clinic	18		
Fitness Center	30	Health	
Games	110	Activity	Backspace 3, Yatzee, Skipbo, Dominoes, Cards, Scrabble, Cribbage, Phase 10, Wii games
Guardian Angel Installation	0	Service	
Hair Cuts	0	Service	
Exercise Class	32	Activity	
Home-Delivered Meals	298	Service	
Knitting & Crocheting	32	Activity	
Lost Meals	30	Service	
Medicare Advocate	01	Service	
Movie & Popcorn	06	Activity	
Rides Program	256	Service	256 trips to the Center, 11 errands, and 11 special events
Senior Donation Meals	28	Meals	
Senior Hot Topics	22	Activity	
Shopping	0/17/4	Service	Anthem/Coolidge/Dollar Store
Telephone Reassurance Program	4	Service	
Volunteer Hours	30@298	Service	
Building Use	1,222	Service	
Men's Coffee Hour	18	Activity	
Women's Hour	8	Activity	

Christmas Party-64, Tucson St. Fair-23, Ugly Sweater Contest-2, Triad-6, Florence Guitar Band-11, WinterHaven Trip-36, L&M Music-41, Gardening-13, Knowledge is Power-13, Bunko-09

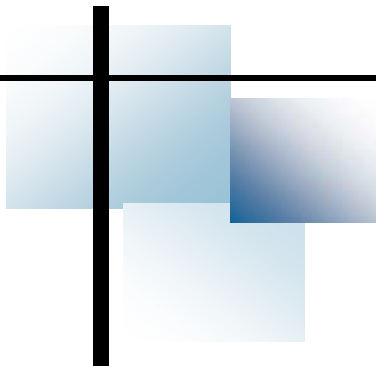
Accomplishments:

The center served 515 meals to 76 participants; we had 3 new senior participants this month.



FLORENCE POLICE
Monthly Report – December 2014





425 N. Pinal St. □ P.O. Box 988
Florence, AZ 85132
Phone: 520-868-7681 □ Fax: 520-868-0158

“The men and women of the Florence Police Department stand firm in our pursuit for justice and public trust. We will stay true to our mission of providing service and safety to our community with honor, respect, and integrity. We are committed to providing fair and equal treatment to those we encounter.”

The information contained in this report outlines significant information and activity within the Florence Police Department (FPD) during the month of December 2014. The monthly report is prepared for the Town Council’s review and furthermore for the use by FPD to examine the current activity within the department and community to identify short-term and long-term needs, and develop plans for improvement to provide the highest level of service.

Personnel

<i>Employee</i>	<i>Position</i>	<i>Effective</i>
<i>New Hire</i>		
None		
<i>Promotion</i>		
None		
<i>Resignations/Terminations</i>		
None		
<i>Vacancies</i>		
1 full-time	Police Sergeant	Internal/Promotional
1 full-time	Police Officer	
1 full-time	Public Safety Dispatcher	

Chief of Police

The Chief of Police attended the following meetings during the month of December:

- Meeting with Town Attorney
 - Town Council Meetings
 - Management Team Meetings
 - Weekly FPD Supervisors Meetings
 - Public Safety Meeting with Town Manager
 - ACTT FA-2 Planning Meeting
-

Administrative/Support Services

During the month of December the following projects were completed within the administrative division of the FPD:

- Dispatch staff attended training on Spillman reporting and Microsoft Excel with Crime Analyst Flores.
- Dispatch recruiting was completed in December. An offer of employment was made for the last Public Safety Dispatcher vacancy and is scheduled to start work January 12, 2015.
- Crime Scene Technician Audilett is working on obtaining the Property Evidence Certification.
- Administrative Assistant received training on the use of Spillman.
- FPD staff participated in the annual holiday toy drive.
- FCC license was renewed
- Mid-year budget review was completed
- FPD 5 year plan was approved by Town staff
- FPD administration is working on the 2014 Annual Report

Communications

Below is a table that shows the total calls for service handled by FPD dispatchers during the month of December. The numbers are shown by the incident locations and how the incident was reported.

How Calls Are Received, Totals by How Received				
	FP1	FP2	FP3	TOTAL
911 Line	55	26	28	109
Crime Stop Line	0	0	0	0
Officer Report	132	56	207	395
In Person	39	4	1	44
Radio Transmission	1	1	1	3
State TT/NLETS	1	0	0	1
Telephone	169	68	74	311
TOTAL	397	155	311	863

Criminal Investigations Unit

MONTHLY CASE LOG

Detective Helsdingen

Offense	Status
Warrant	1 felony arrest
Warrant	2 misdemeanor warrants, one arrest for DUI
DUI	1 arrest for DUI
Persons	Submitted supplements, reports, and CD's to PCA for agg. assault case
Persons	Assisted with DUI hit and run 3 vehicle investigation, 1 arrested
Property	Primary on fire investigation, case closed
Property	Primary on burglary and criminal damage case, 1 subject arrested w/ 4 felony counts
Persons	Secondary on missing person case, subject found
Persons	Primary on child abuse/neglect case, 3 children removed from residence, interviews held at advocacy center

Criminal Investigations Monthly Activity Notes

Awarded 3 vehicles from seizure cases
 Two grand jury indictments
 Ongoing managing of Stone Garden activity
 Free talk with defendant and PCAO
 Meeting with PCAO to discuss possible plea in homicide case
 Agency assist (DEA) search warrant in Florence, subject involved with 2 open cases
 6 suspects arrested

Detective Gaston

Offense	Status
Persons	Primary on information case, open
Property	Secondary on fire investigation, case closed
Persons	Primary missing person case, subject found
Persons	Secondary on child abuse/neglect case, 3 children removed from residence, forensic interviews held at advocacy center

Criminal Investigations Monthly Activity Notes

Silver alert issued for missing anthem male
 Free talk with defendant & PCAO
 Meeting with PCAO to discuss possible plea in homicide case
 Agency assist (DEA) search warrant in Florence, subject involved with 2 open cases

Volunteers

FPD volunteers continue to be a big asset to the Police Department. There were 20 active volunteers during the month providing a total of 283 hours of service. FPD volunteer's duties included desk reporting, fingerprints, special details, funerals and assisting with transporting police vehicle for maintenance.

Operations/Patrol

A patch to the Spillman Software was completed on December 2nd, and an update was completed on December 10th. All FPD computers and vehicle MDCs were updated with the new version of Spillman 6.3.

The Department completed the testing and interview process for the Sergeant Position internal vacancy. Don Campbell was selected and will begin working as the new Sergeant on January 12, 2015.

Police Officer recruiting was completed in December. An offer of employment was made and is scheduled to start work January 26, 2015. An interview and polygraph were conducted for two applicants to fill an opening for the January 26, 2015 academy. Both applicants failed the final testing process.

Administration held a meeting to review and discuss the budget by line item.

The officer schedule for 2015 was completed.

Three cases were forwarded to Sgt. Klix for review on Use of Force issues.

Lt. Tryon attended the Emergency group meeting at the Fire Dept. A table top exercise was discussed and will be executed in January 2015. Departments involved are DOC, Pinal County Sheriff's Office, CCA, Immigration and Florence Fire.

November Monthly report for StoneGarden was completed.

An MOU was submitted and approved for FPD's participation in the upcoming Country Thunder event.

GOHS Grant 2013-164-194:

- 3 child seats were installed for needed families by Officer Palmer
- 27 Speeding tickets were issued
- 1 DUI
- 1 DUI .08 or more
- 2 Extreme DUI .15
- 4 Child passenger restraint violations

Vehicles:

The Department put 2 new 2014 Tahoe's into service; one for a supervisor and one for patrol.

Extra Events:

The Department participated with Pinal County Task force on DUI details throughout Pinal County.

FPD Officers assisted with 8 separate special details during the month of December.

Stone Garden

82 hours worked by nine officers

1034 miles driven

20 traffic stops

2 citations issued

2 misdemeanor arrests

This detail ended the overtime funding for the 2013 DOHS funding year.

Traffic

Total number of Citations issued for the month: 103 for 141 violations

Directed Patrols

The Police Department conducted 1000 Directed Patrols during December. Directed Patrols are a proactive, police-initiated, approach which focuses patrol resources on the places with highest risks of serious crime to increase crime prevention. Statistics have proven that an increased proactive patrol in high crime areas has decreased crimes.

Beat 1

Officers continue to do there directed patrols in the apartment complexes, businesses and neighborhoods. A total of 221 Directed Patrols were conducted in Beat 1 for the month.

Beat 1 officers continued to assist the Town of Florence by conducting Code Enforcement duties. Since enacting the 48 hour notice, violations have decreased. No citations had to be written this month.

A meeting was held on December 17th at 1000 hours at Town Hall to discuss the upcoming 2015 Hells Angels Prison Run. CADC, CCA, DPS and PCSO attended.

Significant calls in Beat 1 were:

1 officer involved accident at 6th Street and Phoenix

1 reported burglary at N. Pinal Pkwy

1 natural death on W. 6th Street

42 traffic stops, resulting in 16 written citations, with 23 violations. This comes from use of the radars and LIDARS, as well as general observed traffic violations.

Radar trailers were utilized on Adamsville Road, San Carlos, S. Main Street, and Central Avenue. No data was collected due to a glitch in the Data collector. The speed sign in Anthem was taken in for warranty work and is back up and running. It currently is collecting traffic stats in this location.

There were a total of 371 calls for service in beat 1 for the month of December. This is down from 373 calls in November 2014.

There are 8 dedicated officers assigned to work Beat 1. This includes all shifts.

Beat 2

Florence High School was on Fall Break. Directed patrols were performed on a regular basis while school was in and out of session.

Directed patrols were also conducted at Heritage Park, McFarland State Park, Padilla Square Park, Silver King, 9th Street, Holiday Inn, and T.O. Village.

The Town had the annual Christmas Light Parade on Main Street. There was a good turnout, no issues were reported.

The Windmill Winery had a New Year's Eve wedding. No issues were reported.

The Holiday Inn hosted New Year's Eve wedding parties. No issues were reported.

Officer Ballard conducted two K-9 demonstrations in Casa Grande and at The American Leadership Academy.

Beat 3

Directed patrols were conducted on residences as well as commercial property to include Safeway Plaza, Anthem K8, ALA, Hospital (FHA), Community Center and grounds, Anthem Park and Fields, Pulte Construction offices, model homes, homes under construction, Sun City Union Center and grounds, and Poston Butte Golf Clubhouse and Restaurant (under construction).

Total incidents occurring in Beat 3 during December remained consistent at 294. November experienced 295 incidents. Of the 294 incidents, 166 were directly attributed to traffic offenses per offense code. Of the 166 offenses, 115 were warnings. Beat 3 also saw 65 traffic citations written. The rate of traffic and citations remained consistent with November's numbers. Beat 3 fielded 128 non traffic calls for service and were responses to addresses.

The addresses with the higher call volume were the Anthem Hospital with 8 total calls for service, and Safeway at Anthem with 8 total calls for service.

Two domestic violence calls were reported in December, which was the same amount in November. One domestic call involved an argument over dogs, and the second a mother slapped her adult daughter in the face unprovoked. The mother was booked into PCSO Jail.

Lights were fixed in the parking lot of the Golf Club/Store and restaurant. The parking lot is now fully illuminated at night allowing better site of the area.

Schools have been on break most of the month which usually spikes calls for suspicious activity, vandalism and criminal damage by juveniles. There were no reports of these types of criminal activities reported in the December during school break. Directed Patrols and community patrols are usually increased during this time to prevent the occurrences.

A bear was reported and spotted on the soccer fields. The bear fled upon arrival of our officer. Game and fish were notified. The bear was later located in Queen Creek and captured.

Beat 3 has 5 Police Officers assigned and 3 alternates that rotate between Beat 3 and the other beats during their work week.

Average Response Time to Calls for Service

6 Month Reporting Period: July 2014 to December 2014

	Jul	Aug	Sep	Oct	Nov	Dec
Priority 1	3:18	3:26	5:47	4:07	4:11	5:02
Priority 2	6:23	5:39	6:02	5:38	5:01	5:08
Priority 3	17:25	22:21	15:57	14:11	14:11	8:57
Priority 4	8:13	35:07	11:01	13:56	13:56	24:54

Definitions:

- Priority 1 This priority includes in-progress or just occurred, no presence of weapon used in a threatening manner (suspect present).
- Priority 2 This priority includes minor crime events which are not on-progress and have a 15-45 minute time delay in being reported (suspect not present).
- Priority 3 This priority includes calls on events where there is a significant time delay by the reportee (suspect not present).
- Priority 4 The priority represents report calls only taken by phone at officer's discretion or light duty office, if available.

DECEMBER 2014
Count of Index Offenses

Classification of Offense	Offenses	Unfounded	Actual	Offenses	Juvenile
CRIMINAL HOMICIDE	0	0	0	0	0
a. Murder/Nonneg Manslaughter	0	0	0	0	0
b. Manslaughter by Negligence	0	0	0	0	0
FORCIBLE RAPE	0	0	0	0	0
a. Rape by Force	0	0	0	0	0
b. Attempt Forcible Rape	0	0	0	0	0
ROBBERY	0	0	0	0	0
a. Firearm	0	0	0	0	0
b. Knife or Cutting Instrument	0	0	0	0	0
c. Other Dangerous Weapon	0	0	0	0	0
d. Hands, Fist, Feet, etc.	0	0	0	0	0
ASSAULT	13	0	13	9	1
a. Firearm	1	0	1	1	0
b. Knife or Cutting Instrument	0	0	0	0	0
c. Other Dangerous Weapon	1	0	1	0	0
d. Hands, Fist, Feet, etc.	6	0	6	6	0
e. Other Assaults - Simple	5	0	5	2	1
BURGLARY	1	0	1	0	0
a. Forcible Entry	1	0	1	0	0
b. Unlawful Entry/No Force	0	0	0	0	0
c. Attempt Forcible Entry	0	0	0	0	0
LARCENY - THEFT	15	1	14	3	0
MOTOR VEHICLE THEFT	1	0	1	0	0
a. Autos	1	0	1	0	0
b. Trucks	0	0	0	0	0
c. Other Vehicles	0	0	0	0	0
GRAND TOTAL	30	1	29	12	1
Clearance(s) by Adult Arrest	8				
Clearance(s) by Juvenile Arrest	1				

**All data presented in this report is tentative until monthly audit is complete