

MINUTES OF THE FLORENCE TOWN COUNCIL MEETING OPEN TO THE PUBLIC ON MONDAY, FEBRUARY 3, 2014, AT 6:00 P.M., IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER:

Vice-Mayor Smith called the meeting to order at 6:00 pm.

ROLL CALL:

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

INVOCATION

Councilmember Wooldridge led the invocation.

PLEDGE OF ALLEGIANCE

Vice-Mayor Smith led the Pledge of Allegiance.

CALL TO THE PUBLIC

Call to the Public for public comment on issues within the jurisdiction of the Town Council. Council rules limit public comment to three minutes. Individual Councilmembers may respond to criticism made by those commenting, may ask staff to review a matter raised or may ask that a matter be put on a future agenda. However, members of the Council shall not discuss or take action on any matter during an open call to the public unless the matters are properly noticed for discussion and legal action.

There were no public comments.

PUBLIC HEARING

Public Hearing for submission of application(s) for FY 2014 State Community Development Block Grant Funds and Discussion/Approval/Disapproval on Resolution No. 1420-14.

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Resolution No. 1420-14 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AUTHORIZING THE SUBMISSION OF APPLICATION(S) FOR FY 2014 STATE COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS, CERTIFYING THAT SAID APPLICATION(S) MEETS THE COMMUNITY'S PREVIOUSLY IDENTIFIED HOUSING AND COMMUNITY DEVELOPMENT NEEDS AND THE REQUIREMENTS OF THE STATE CDBG PROGRAM, AND AUTHORIZING ALL ACTIONS NECESSARY TO IMPLEMENT AND COMPLETE THE ACTIVITIES OUTLINED IN SAID APPLICATION.

Mr. Ernie Feliz, Grants Coordinator, said the public hearing is for the Community Development Block Grant for regular account and State Special Project Applications for Fiscal Year 2014. The amounts to be applied for are \$224,015 for the regional account fund, and \$300,000 for the State Special Project Fund. He said that in December 2013, a public hearing was conducted, as required by the Arizona Department of Housing, to discuss potential projects for which the Town could apply. At that hearing, the only viable project discussed for the two grant funds was owner-occupied housing rehabilitation.

Mr. Feliz said that Town staff is proposing housing rehabilitation project for selection by Town Council because it represents the best opportunity to be awarded funding. It meets criteria for state and national priority and local need. It is a Department of Housing/HUD high priority as well as being shovel ready. Staff has created guidelines for this project that Council has approved. He said they have obtained applications from 14 homeowners who wish to be part of this program. He said they estimate that they will spend an average of \$50,000 to repair each home. They will try to do as many homes as possible. He said the funding would be guaranteed with a forgivable loan to each homeowner. He said under the regional account, staff wants to repair at least four homes, and if they receive State Special Project Funds, they could repair an additional five homes.

Mr. Feliz stated that they submitted a State Special Project Application last December, and are still waiting a response on this funding, which is very competitive. He said this hearing is the last opportunity for the public to make any final comments regarding the proposed project or to propose an additional project. He said once the hearing is over, Council will be asked to make a decision in regards to the project that will be submitted to the State. He said they have stated throughout the public participation process, the Town Council makes the final decision regarding the application to be submitted.

Vice-Mayor Rankin opened the public hearing.

Councilmember Hawkins inquired if those requesting to participate in the project are required to be present at this public hearing.

Mr. Feliz stated they are not required to attend the public hearing. He said all of the applicants were notified of the public hearing.

Councilmember Celaya inquired if all 14 applicants are able to receive funding, or if the process will be competitive.

Mr. Feliz stated that the project is set up to be where assistance will be provided on a first-come first-serve basis. Once funding is exhausted, the remaining applicants will be placed on a waiting list until the Town receives additional funding. He said the Town previously submitted an application for \$300,000 and were planning to assist five homeowners with that application. He said conceivably, if all the funding is approved, they could do 14 homes.

Councilmember Celaya inquired if Council has no decision as far as the selection of the applicants. Council's role is to only approve the process and what the funding is used for.

Mr. Feliz responded yes, that Council has no decision as far as the selection of the applicants. Council's role is to only approve the process and what the funding is used for.

Ms. Margaret Valdez, 174 Poston Circle, Florence, Arizona, stated that she was born and raised in Florence, and has resided here her entire life. She attended school, got married, and is still married for 61 years. She is speaking on behalf of her friend, Teddy Ruiz. Ms. Ruiz lives on the corner of Ruggles and University. They have been trying to get her house fixed for seven years. Every year is a bad summer and a bad winter for her. She doesn't have heat in her home and is in need of a new roof. She has burnt out two stoves because she uses her oven for heat. Ms. Ruiz cannot afford the needed repairs. She would like Ms. Ruiz to be able to enjoy the time she has left. She is a widow.

Vice-Mayor Smith inquired if she has submitted an application.

Ms. Valdez responded that she submitted an application. She inquired how long the process will take.

Mr. Feliz explained the funding process and said they would expect construction to begin in the beginning of next year.

Ms. Valdez stated that Ms. Ruiz will go through another summer and winter without heat and cool. She said it would be nice if Council would approve this so the applicants can get the needed repairs.

Councilmember Celaya inquired if Mr. Feliz will be making the list available.

Mr. Feliz inquired what listing Councilmember Celaya referring to.

Councilmember Celaya stated that he was referring to the applicant list. He asked if it was public information.

Mr. Feliz said he has the lists and it includes eight applicants whom they feel are qualified; the other six they are attempting to qualify.

Councilmember Celaya inquired if the list is something that will be publicized, or if it will be available on inquiry.

Mr. Feliz said that he has not publicized the list in the past and doesn't know if it is something that the Town can or cannot do. He said if possible, he could release the list. They do have the waiting list by the dates that the applications were submitted.

Vice-Mayor Rankin closed the public hearing.

On motion of Councilmember Woolridge, seconded by Councilmember Montaña, and carried to adopt Resolution No. 1420-14 to approve Owner-Occupied Housing Rehabilitation in the Town of Florence.

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

***Approval of Special Event Liquor License applications for various events for Caliente Casa Del Sol held on February 22, February 25, February 26, February 28, and March 2, 2014 for various times.**

***Approval of purchasing fitness equipment for Fire Station 542 from Commercial Fitness, in an amount not to exceed \$33,108.73.**

***Acceptance of donation from Florence Industrial Development Authority for annual Historic Home Tour.**

On motion of Councilmember Montaña, seconded by Councilmember Woolridge, and carried to approve the Consent Agenda, with the exception of Item 7b. and 7c.

***Approval of purchasing fitness equipment for Fire Station 542 from Commercial Fitness, in an amount not to exceed \$33,108.73.**

Vice-Mayor Smith stated the dollar amount was not listed in the budget when it was approved. He inquired if anyone spoke to Pulte/Anthem to see if their equipment could be used.

Mr. Peter Zick, Fire Chief, stated that the crews are currently using the equipment at the Anthem Fitness Center. He said when the fire station was passed; they specifically put in a fitness room in the fire station to avoid them having to go to the community center. He said it limits their time that they can go work out. It also delays response times because of the size of the truck. They normally have to park further out in the parking lot. Having the fitness center in the fire station will significantly cut down on response times.

Councilmember Hawkins inquired if they will work out while on duty. He inquired if they are able to work out while they are off duty.

Chief Zick stated that the staff often works out off duty as well.

Councilmember Hawkins expressed his concern in spending \$33,000 for exercise equipment. He explained his reasons for the concern and inquired if it would not be cost effective to pay for a membership at the Anthem fitness center instead. He stated that he does not see where the taxpayers are obligated to pay for the fitness of any of the departments. He understands that firefighters need to be in great shape; however, the Town has spent a lot of money on the Fire Department in the last 1-1/2 years, and the expenses continue. He said the Town is in the process of building a new library and community center and the funding could be used for equipment at those facilities.

Chief Zick explained the reasons for having exercise equipment at the fire station. He said it is standard across the valley. He said part of his plan will require that the firefighters pass a physical fitness test each year. The equipment will help enable them to ensure that they are in

good physical condition and able to pass the test. It provides them the opportunity to work out and to stay physically fit to maintain the demands of the position.

Councilmember Hawkins said there are many jobs that require physicals every year and the companies do not normally pay for the individuals to stay in shape. It is up to the employee to remain in shape if they want to keep their job. He said he is not anti-safety.

Chief Zick said another thing to consider is that standard wide in the service for the last ten decades, 55% of those killed in the line of duty are cardiac related and stress and exertion related. He said when the standards came out for physical fitness performance and physical conditioning, it was all based on those statistics and how do we take a proactive approach to keep the firefighters in the best physical condition they can. He said it is very important that the firefighters have access every time they work so they know that they are in good physical condition when they go out to do what they have to do.

Discussion continued on the need of the equipment and the associated costs for the equipment.

Charles A. Montoya, Town Manager, stated that the Town requires that the fire fighters work three complete 24 hour days on their schedules. They need to have the equipment to be able to work out because they cannot leave the station. They are on duty all of the time.

Councilmember Montaña explained that a fire fighter has to have a way to release the emotional stress of the job and provided information he read from a book called "Emotional Survival" written by Dr. Kevin Gilmartin. He explained that firefighters tend to turn themselves on and off while on and off a call and physical fitness is way to help release the stress.

Vice-Mayor Smith inquired what equipment currently exists at the fire station and how much it cost.

Chief Zick stated that there is equipment in the bay; however, he does not know the cost as he wasn't with the Town when it was purchased.

Councilmember Montaña stated that the cost is not very much for the equipment they are purchasing. He said some treadmills can cost approximately \$10,000. He said the Town is savings because they are purchasing through Mesa's procurement.

Chief Zick stated that the equipment is industrial grade and made for firemen.

Mr. Montoya said the equipment at the current fire station is old and has been donated by other fire department and people in the community. He said the Town had to discard of a few pieces because they were deemed hazardous. They do not have a full set of equipment at this time.

Councilmember Celaya stated it is important for the fire fighters to remain as physically fit as possible. He said it has an effect on risk management and injury during work hours. They operate in strenuous conditions.

On motion of Councilmember Montaña, seconded by Councilmember Celaya, and carried to purchase fitness equipment for Fire Station 542 from Commercial Fitness, in an amount not to exceed \$33,108.73.

UNFINISHED BUSINESS

ORDINANCE NO. 605-13:

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Ordinance No. 605-13 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING THE TOWN OF FLORENCE CODE OF ORDINANCES, TITLE XV LAND USAGE, CHAPTER 150 DEVELOPMENT CODE, SECTION 150.013 DESIGN REVIEW (PZC-38-13-ORD) (First reading December 2, 2013, second reading January 3, 2014).

Mr. Montoya said the goal is to streamline the processes that are currently in place as well as speed up some of the applicants that are coming through Community Development. Council did ask that any administrative processes that were done in house be put on their monthly report so Council can be kept abreast of what is happening. Staff will place this information on their monthly reports.

Councilmember Hawkins stated there are a few businesses that are trying to start businesses and are coming across some issues with staff. He said information needs to be provided to them on the appeal process. He doesn't agree with some of the requirements. He would like the appeal process to be provided to the applicant on the onset.

Mr. Montoya stated that staff will continue evaluate the Town Code and see what other processes can be simplified. He said there are limitations on what staff has because of the limitations in the Town Code. There is one applicant that is waiting for this to be approved so that he can utilize the new process.

Councilmember Woolridge appreciates the staff for going through the Code and finding ways to streamline the process. It will help the applicant move forward on their projects sooner.

On motion of Councilmember Woolridge, seconded by Councilmember Hawkins, and carried to adopt Ordinance No. 605-13.

Discussion/Approval/Disapproval of Task Order No. 4 with Water Works Engineers, LLC, for construction of a new water storage tank, booster station and site improvements in North Florence.

Mr. Mitchell, Utilities Director, stated that Task Order 4 is a project on the CIP. It is for a one million gallon storage tank in North Florence and a booster station. Water Works will first complete the design and produce the bid specifications. The total cost of the project is estimated at \$2.6 million. The current approved budget and CIP identify a total of \$1.4 million for this project. The next CIP will be updated to reflect the total cost of this necessary project.

On motion of Councilmember Montaña, seconded by Councilmember Celaya, and carried to approve Task Order No. 4 with Water Works Engineers, LLC, for construction of a new water storage tank, booster station and site improvements in North Florence.

Discussion/Approval/Disapproval of a motion directing staff to proceed with the demolition process or the restoration process on the Cuen building.

Mr. Mark Eckhoff, Community Development Director, provided a brief synopsis of what has transpired with regards to the Cuen building since the Town has accepted the building.

Mr. Eckhoff stated that the Town agreed to match donations contributed to this project up to \$50,000 amount. This action was based on verbal understandings from the Florence Industrial Development Authority (IDA) that implied their interest in donating between \$30,000 and \$40,000 to the Town towards the Cuen restoration project. This donation would have provided the seed money needed to encourage other financial contributions for this project. However, the IDA committed to providing \$2,000 in financial assistance for the stabilization of the building. Funding would likely come from the Town budget or the Town could try to obtain funding from other sources.

Mr. Eckhoff stated that the Town has two options: pursue the demolition of the building based on the deteriorating condition of the building and for cost-benefit reasons; or decide that it is in the best interest of the Historic District and Main Street to preserve the subject building.

Mr. Eckhoff said with the current condition of the building, something needs to be done. He said per the Town Code, the decision to demolish the building in the Historic District is one that has to be made by the Historic District Advisory Commission (HDAC). Council would need to send a recommendation to them for demolition. Should the HDAC disagree, the decision could come back to Council to be appealed.

Discussion occurred as to why the recommendation has to be sent to the HDAC and why it came before Council prior to going to HDAC first.

Vice-Mayor asked for assurances that HDAC's recommendation will come before Council.

Mr. Eckhoff explained the processes that will transpire based on HDAC's recommendation.

Discussion occurred on the other projects that the Town is doing and where the funding will come from if the HDAC's decision is to keep the building.

Councilmember Celaya stated that this situation is unique because the Town is the owner of the building, and as the owner, the Town has to go before the HDAC with their recommendation to demolish to building.

Mr. Eckhoff stated that if the Council forwards a recommendation to the HDAC to demolish the building, as the owner of the building, and if HDAC agrees, the item will not come back before Council.

On motion of Councilmember Woolridge, seconded by Councilmember Montaña, and carried to demolish the building and to forward this item to the Historic District Advisory Commission for recommendation to Council.

7c. *Acceptance of donation from Florence Industrial Development Authority for annual Historic Home Tour.

On motion of Councilmember Montaña, seconded by Councilmember Hawkins, and carried to accept the donation from Florence Industrial Development Authority for the annual Historic Home Tour.

DEPARTMENT REPORTS

Manager's Report

Department Reports

Community Development

Courts

Finance

Fire

Library

Parks and Recreation

Police

Public Works

Utilities

Councilmember Montaña inquired about the vacant positions listed in the Police Department Report.

Mr. Montoya stated that one police officer resigned and elected to no longer be a police officer and a sergeant resigned to relocate.

The Department Reports were received and filed.

CALL TO THE PUBLIC

There were no comments.

CALL TO THE COUNCIL

Councilmember Hawkins said the economy is holding its own and the Town has spent a lot of money. He wants to ensure that the money is well spent. He wants to be fiscally conservative.

Councilmember Montaña reminded everyone that the Prison Run will be Sunday, February 9, 2014.

Vice-Mayor Smith invited everyone to participate in the events that are planned for the Home Tour.

Councilmember Hawkins invited everyone to participate in the Chili Cook-Off at the Assumption of the Blessed Virgin Mary Catholic Parish.

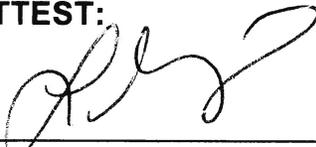
ADJOURNMENT

Council may go into Executive Session at any time during the meeting for the purpose of obtaining legal advice from the Town's Attorney(s) on any of the agenda items pursuant to A.R.S. § 38-431.03(A)(3).

On motion of Councilmember Montañó, seconded by Vice-Mayor Smith, and carried to adjourn the meeting at 6:48 p.m.



Tom J. Rankin, Mayor

ATTEST:


Lisa Garcia, Town Clerk

I certify that the following is a true and correct copy of the minutes of the Florence Town Council meeting held on February 3, 2014, and that the meeting was duly called to order and that a quorum was present:



Lisa Garcia, Town Clerk