

MINUTES OF THE FLORENCE TOWN COUNCIL MEETING HELD ON MONDAY, JANUARY 20, 2015, AT 6:00 P.M., IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER

Mayor Rankin called the meeting to order at 6:02 pm

ROLL CALL:

Present: Rankin, Walter, Woolridge, Hawkins, Montañaño, Guilin, Anderson

INVOCATION

Pastor Kevin McGinnis, Florence Police Department Chaplin and Senior Pastor at Mosaic Church of the Nazarene, led the invocation.

PLEDGE OF ALLEGIANCE

Mayor Rankin led the Pledge of Allegiance

CALL TO THE PUBLIC

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

PUBLIC HEARINGS

Application by the WLB Group, Inc., on behalf of Johnson Ranch Estates, LLC., And Majestic Ranch, LLC ,for a Minor General Plan amendment to the Town's 2020 General Plan Future Land Use Map, and for Discussion/Approval Disapproval of Resolution No. 1493-15.

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Resolution No. 1493-15 by title only.

RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE JOHNSON RANCH ESTATES MINOR GENERAL PLAN AMENDMENT FOR (CASE PZC-01-15-GPA).

Mr. Mark Eckhoff, Community Development Director, stated that the Minor General Plan Amendment to the Town's 2020 General Plan Future Land Use Map being requested is to change the land use designation on approximately 1,266 acres from Low Density

Residential, Medium Density Residential, High Density Residential 1 and Community Commercial to Master Planned Community. The intent of the amendment is to amend the land use designation on the site to allow the opportunity to modify the project over time without having to amend the plan each time. He stated that future amendments would be completed through the zoning amendment process which is easier for a development of this size. The project qualifies for the Master Plan Community category based on the size of the project, there being a master developer, a development agreement and PUD zoning that will guide the details specific to this development.

Mr. Eckhoff stated that the Planning and Zoning Committee has forwarded a favorable recommendation to Council.

Councilmember Anderson inquired as to what the high-density product will be for the project.

Mr. Eckhoff stated that the project will most likely not have super high-density projects. He stated that the developer is hoping to have a variety of densities including a range of lot sizes from one acre to quarter acre lots for single family residential homes, possibly an RV Resort and condominiums and/or attached town homes.

Councilmember Anderson inquired what the financial impact the amendment would have to the Town.

Mr. Eckhoff stated there would be a financial impact on the Town in regards to the zoning and subsequent subdivision and development requests by amending the General Plan. The Town will also experience financial benefits through permitting fees, developing fees, sales taxes and property taxes that will be generated once the project gets through the zoning process.

Councilmember Anderson inquired if estimated costs have been calculated for the financial impact to the Town for services it will provide and inquired what the impact fees will be for the project.

Mr. Eckhoff stated a five acre site has been set aside for a fire station with a police sub-station that will service the area in the development agreement and zoning documents. He stated that services are currently being provided by the Town to this area and the future facility will be phased in as the project develops over time. The impact fees are the standard fees charged by the Town. He stated that the standard impact fee for this project on a single-family home is estimated at \$3400 to \$4000 which is substantially less than the Town's regular impact fee estimated at \$12,000. He stated that Johnson Utilities will be servicing the project which accounts for the reduction in the impact fee.

Councilmember Montaña stated that the project has a plan to develop a school for the community and he is recommending that the developer work with the Florence Unified School District to ensure that a proper facility is built within the allotted time frame of five years.

Mr. Eckhoff stated that Mr. Johnson and his development team believe it is important to the project to have one school if not more for the community and intend to work with the Florence Unified School District.

Mayor Rankin opened the public hearing. There were no public comments, Mayor Rankin closed the public hearing.

On motion of Councilmember Hawkins, seconded by Vice-Mayor Walter, and carried to adopt Resolution No. 1493-15.

Public Hearing on request for an amendment to the Florence Ranch Planned Unit Development to amend and replace with the Johnson Ranch Estates Planned Unit Development. First Reading of Ordinance No. 625-15:

Ms. Garcia read Ordinance No. 625-15 by title only.

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

Mr. Eckhoff stated that the request is for an amendment to the Florence Ranch PUD to amend and replace the existing PUD with the Johnson Ranch Estates PUD. He stated that proposed change provides for a significant variety of residential, commercial, mixed use and other land uses for a well-rounded master planned community. The mixed use area is intended to provide a flexible development zone that would include: residential, town center, a senior and assisted living facility, recreational vehicle resort and/or commercial components. He stated that a proposed equestrian center hopes to capitalize on the project's location and utilize the connecting washes to access rural areas including the Town's rodeo grounds.

Mr. Eckhoff stated that the density envisioned for the project is 3.8 dwelling units per acre. The land use intensities within the project have been graduated to buffer lower intensity land uses from the higher intensity uses. The commercial parcels will be accessed directly from major roadways to minimize traffic within the residential neighborhoods.

Mr. Eckhoff stated that there have been two changes to the recommended stipulations of the Johnson Ranch Estates PUD. He stated that the first being in Item 6 which references sidewalks. The intent for the project is to have sidewalks on both sides of the streets built to Town standards but to allow the Town's Engineer and Community Development Director to have flexibility when going through the subdivision process to allow for modifications or to waive the sidewalk requirement when there is a minimum of a quarter acre lot size. He stated this flexibility would be with the larger lots and or horse property areas where sidewalks would not be appropriate. He stated the next recommended change is to Item 7 which speaks to the floodplain and 404 wash areas of the project. He stated the change is to minimize encroachment of development into these areas that need to be properly maintained for flood control and drainage

purposes. He stated that 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.

Mr. Eckhoff stated that the Planning and Zoning Commission has forwarded a unanimous favorable recommendation to Council.

Councilmember Hawkins inquired as to what type of RV Resort is being planned.

Mr. Eckhoff stated the intent is to have an RV Resort which would include park models and drivable RVs.

Councilmember Anderson inquired to the set-backs for the residential homes.

Mr. Eckhoff stated that the standard setback for residential homes is a minimum of five feet by five feet. He stated that depending on the lot size or home design, bay windows, pop outs, etc. will be allowed to encroach a maximum of two feet into one side of the minimum side yard setback.

Councilmember Anderson inquired if the street size proposed of 28 feet is adequate for service trucks and vehicles to access when residents are parking on the street?

Mr. Eckhoff stated that the PUD does stipulate that the project is subject to a traffic impact analysis with review and approval of the Town Engineer. He stated that the 28 foot wide street is envisioned for the larger lot areas where street parking would not be more prevalent to the large lot lifestyle. He stated the project will be required to meet the Town's standards and will be a high quality product.

Vice-Mayor Walter stated that she would like to see at least one sidewalk on either side of a roadway.

Mr. Eckhoff stated that in the area of the larger lots or equestrian lots, a traditional sidewalk may be a bridal trail or a decomposed rock path which would be more conducive to the anticipated lifestyle of these lots.

Mayor Rankin inquired as to whom will maintain these nontraditional type sidewalks.

Mr. Eckhoff stated that all right-of-ways will be maintained by the Town of Florence. He stated if a gated enclave is developed to Town standards, then those areas would be maintained by a private entity or an Association.

Mayor Rankin opened the public hearing. There were no public comments; Mayor Rankin closed the public hearing.

Public Hearing on an application received from Roger Kenneth Burton for the Giant Store #647, located at 520 N. Pinal Parkway, Florence, Arizona, for a New

Series 10 beer and wine license; and for Council recommendation for approval or disapproval of said license.

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, stated the Town Clerk's Office received the application and posted it at the Giant Store #647 for the required 20 days. The Town has not received any complaints regarding the application. Town staff recommends that the Town Council approve the application.

Councilmember Hawkins inquired if the request was to renew their current license.

Ms. Garcia stated that the request is for a new license under the name of the new owner.

Mayor Rankin opened the public hearing. There were no public comments. Mayor Rankin closed the public hearing.

On motion of Councilmember Guilin, seconded by Councilmember Montañó, and carried to submit a recommendation for approval to the Arizona Department of Liquor License and Control on the application submitted by Roger Kenneth Burton, Giant Store #647, located at 520 N. Pinal Parkway, Florence, Arizona.

Public Hearing on an application received from Roger Kenneth Burton for the Giant Store #650, located at 649 N. Pinal Parkway, Florence, Arizona, for a New Series 10 beer and wine license; and for Council recommendation for approval or disapproval of said license.

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, stated the Town Clerk's Office received the application and posted it at the Giant Store #650 for the required 20 days. The Town has not received any complaints regarding the application. Town staff recommends that the Town Council approve the application.

Mayor Rankin opened the public hearing. There were no public comments. Mayor Rankin closed the public hearing.

On motion of Councilmember Hawkins, seconded by Councilmember Guilin, and carried to submit a recommendation for approval to the Arizona Department of Liquor License and Control on the application submitted by Roger Kenneth Burton, Giant Store #650, located at 649 N. Pinal Parkway, Florence, Arizona.

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.

Resolution No. 1494-15

Ms. Lisa Garcia read Resolution No. 1494-15 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ADOPTING A RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN FOR FY 2015, AS REQUIRED UNDER SECTION 104(d) OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 AS AMENDED.

Accept a grant of \$99,280 from the Arizona State Library, Archives and Public Record's State Grants-in-Aid Construction Program to offset the cost of constructing the Children's Collection Area of the new library facility.

Favorable recommendation to the Arizona Department of Liquor Licenses and Control on the Florence Gardens Home Owners Association's Special Event License to host a dance and appreciation dinner on February 7, 2015.

Favorable recommendation to the Arizona Department of Liquor Licenses and Control on the Coolidge-Florence Elks Lodge's application for a Special Event License for the annual Prison Run being held at the Charles Whitlow Rodeo Grounds on February 8, 2015.

Favorable recommendation to the Arizona Department of Liquor Licenses and Control on the Assumption of Blessed Virgin Mary Roman Catholic Church's application to host a fundraiser on February 14, 2015.

Favorable recommendation to the Arizona Department of Liquor Licenses and Control on the Greater Florence Chamber of Commerce's Special Event License to host a Casino Night on February 21, 2015 at Sun City Union Center Anthem Merrill Ranch.

Favorable recommendation to the Arizona Department of Liquor Licenses and Control on Caliente Casa de Sol's application to host a Spring Fling Fundraiser – Woodstock Bar on February 21, 2015.

Favorable recommendation to the Arizona Department of Liquor Licenses and Control on Caliente Casa de Sol's application to host a Spring Fling Fundraiser – Talent Show on February 24, 2015.

Favorable recommendation to the Arizona Department of Liquor Licenses and Control on Caliente Casa de Sol's application to host a Spring Fling Fundraiser – Chicken Challenge on February 25, 2015.

Favorable recommendation to the Arizona Department of Liquor Licenses and Control on Caliente Casa de Sol's application to host a Spring Fling Fundraiser – Casino Night on February 27, 2015.

Favorable recommendation to the Arizona Department of Liquor Licenses and Control on Caliente Casa de Sol's application to host a Spring Fling Fundraiser – Horse Races on March 1, 2015.

Approval of the December 15, 2014 Town Council minutes.

Receive and file the following board and commission minutes:

- i. **October 8, 2014 Historic District Advisory Board minutes.**
- ii. **October 15, 2014 Joint-Use Library Advisory Board minutes.**

On motion of Councilmember Montañó, seconded by Councilmember Anderson, and carried to approve the items on the Consent Agenda as submitted, excluding item 7a.

7a. Resolution No. 1494-15: Adoption of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ADOPTING A RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN FOR FY 2015, AS REQUIRED UNDER SECTION 104(d) OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 AS AMENDED.

Vice-Mayor Walter inquired as to how the selection process works and does the Town have applicants.

Mr. Ernest Felix, Grants and Assessments Manager, stated that based on Housing Rehabilitation guidelines adopted previously by Council, applicants are selected in a chronological order of when the application was submitted and the Town does have a list of applicants at this time.

On motion of Vice-Mayor Walter, seconded by Councilmember Hawkins, and carried to adopt Resolution No. 1494-15.

NEW BUSINESS

Introduction of Town Lobbyist Mario E. Diaz & Associates

Ms. Garcia stated that the Town filed a Request for Qualification to solicit for a Town lobbyist. She stated that Mr. Charles Montoya, Town Manager, reviewed all responses and has entered into contract with Mario E. Diaz & Associates.

Mr. Mario E. Diaz, President of Mario E. Diaz & Associates, introduced Melissa Keckler, Director of Government Relations and Charles Fisher, Senior Associate. He stated that his company is a bipartisan firm conducting work at the Arizona Capital for 15 years. He has worked for Congressman Ed Pastor and State Attorney, United States Attorney General and Governor Janet Napolitano. He is honored to be representing the Town of Florence at the Arizona State Capital.

Mayor Rankin welcomed the team from Mario E. Diaz & Associates. He stated that there are four things that are at the top of the list for the lobbyist team to watch:

- Shared Revenue which Governor Ducey has stated will be reduced in the near future.
- Any action on the Copper Mine situation,
- Incorporation legislation

- Anything to do with water.

MANAGER'S REPORT

Ms. Garcia reminded Council of the work sessions planned over the next four months and if Council has any other topics to add to the sessions to please contact her or Mr. Montoya.

CALL TO THE PUBLIC

There were no comments.

CALL TO THE COUNCIL

Councilmember Anderson stated that the Congressional Town Hall scheduled for January 23, 2015 is a great opportunity to let our Representative know what is important to the Town and citizens and encouraged members to attend this event.

Councilmember Montaño stated that the flyer is out for the Historical Home Show on February 14, 2015. He stated that it is a great walking tour for the entire family.

Councilmember Hawkins stated that he would like to remind everyone that the EPA Open House and public hearing on the Florence Copper in-situ recovery project is scheduled for January 22, 2015 at the Florence High School gym.

Vice-Mayor Walter stated that she would like to have Council review the selection process for the CDBG Grant and have it be a selection process based on a set criteria of need verses chronological date order of application submission.

Mayor Rankin stated that he is pleased to see the our State Representatives coming to Town, crossing party lines to do what is best for our Town and State. He thanked everyone for their prayers, cards and well wishes.

ADJOURN TO EXECUTIVE SESSION

For the purpose of discussion or consultation for legal advice with the Town Attorneys regarding open meeting laws in accordance with A.R.S. 38-431.03 (A)(3).

On Motion of Vice-Mayor Walter, seconded by Councilmember Guilin, and carried to adjourn to Executive Session.

ADJOURN FROM EXECUTIVE SESSION

On Motion of Vice-Mayor Walter, seconded by Councilmember Montaño, and carried to adjourn from Executive Session.

ADJOURNMENT

On motion of Councilmember Montañó, seconded by Councilmember Hawkins, and carried to adjourn the meeting at 7:29 pm.



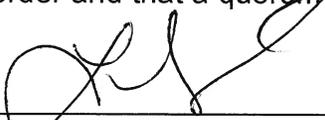
Tom J. Rankin, Mayor

ATTEST:



Lisa Garcia, Town Clerk

I certify that the following is a true and correct copy of the minutes of the Florence Town Council meeting held on January 20, 2015, and that the meeting was duly called to order and that a quorum was present.



Lisa Garcia, Town Clerk