

**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, JULY 1, 2013, AT 6:00 P.M., IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

1. CALL TO ORDER

**2. ROLL CALL: Mayor Rankin___; Vice-Mayor Smith___;
Councilmembers: Tom Celaya___; Bill Hawkins___;
Ruben Montaña___; Tara Walter___; Vallarie Woolridge___;**

3. INVOCATION PERFORMED BY REVEREND JOHN JOHNSON, FIRST PRESBYTERIAN CHURCH, PC.

4. PLEDGE OF ALLEGIANCE

5. 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.

6. MOTION TO ADJOURN TO MERRILL RANCH COMMUNITY FACILITY DISTRICT NO. 1 BOARD.

a. Ordinance No. MRCFD1 110-13: Discussion and possible action on AN ORDINANCE OF MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1, PINAL COUNTY, ARIZONA, LEVYING THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE COMMUNITY FACILITIES DISTRICT SUBJECT TO TAXATION OF CERTAIN SUM UPON EACH ONE HUNDRED DOLLARS (\$100.00) OF VALUATION SUFFICIENT TO RAISE THE AMOUNT ESTIMATED TO BE RECEIVED FROM FUNDS FOR COMMUNITY FACILITIES EXPENSES FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE 2014 (first reading June 3, 2013, second reading June 17, 2013).

7. MOTION TO ADJOURN FROM MERRILL RANCH COMMUNITY FACILITY DISTRICT NO. 1 BOARD.

8. MOTION TO ADJOURN TO MERRILL RANCH COMMUNITY FACILITY DISTRICT NO. 2 BOARD.

- a. **Ordinance No. MRCFD2 209-13:** Discussion and possible action on AN ORDINANCE OF MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2, PINAL COUNTY, ARIZONA, LEVYING THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE COMMUNITY FACILITIES DISTRICT SUBJECT TO TAXATION OF CERTAIN SUM UPON EACH ONE HUNDRED DOLLARS (\$100.00) OF VALUATION SUFFICIENT TO RAISE THE AMOUNT ESTIMATED TO BE RECEIVED FROM FUNDS FOR COMMUNITY FACILITIES EXPENSES FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE 2014 (first reading June 3, 2013, second reading June 17, 2013).

9. MOTION TO ADJOURN FROM MERRILL RANCH COMMUNITY FACILITY DISTRICT NO. 2 BOARD.

10. UNFINISHED BUSINESS

- a. **Ordinance No. 596-13:** Discussion/Approval/Disapproval of AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, LEVYING THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE TOWN OF FLORENCE SUBJECT TO TAXATION OF CERTAIN SUM UPON EACH ONE HUNDRED DOLLARS (\$100.00) OF VALUATION SUFFICIENT TO RAISE THE AMOUNT ESTIMATED TO BE RECEIVED FROM FUNDS FOR GENERAL MUNICIPAL EXPENSES FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE 2014, AND DECLARING AN EMERGENCY. (First Reading June 3, 2013, Second Reading June 17, 2013).
- b. **Resolution No. 1403-13:** Discussion/Approval/Disapproval of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ADOPTING THE 2013 – 2023 LAND USE ASSUMPTIONS AND INFRASTRUCTURE IMPROVEMENTS PLAN FOR THE TOWN OF FLORENCE DATED FEBRUARY 28, 2013.

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

- a. ***Authorization to accept** a \$5,000.00 donation to the Florence Police Department Canine program.
- b. ***Approval of accepting** donations of \$1,500 from National Bank of Arizona, \$1,500 from Johnson Utilities, \$1,000 from Pulte Homes, and \$1,500 from Southwest Value Partners, for a total of \$5,500, for the creation of an economic development marketing brochure.
- c. ***Approval of the Special** Event Liquor License for the Chamber of Commerce to hold the Annual Casino Night Event on July 27, 2013.
- d. ***Approval of the June 3, 2013 and June 17, 2013** Town Council minutes.
- e. ***Approval of accepting** the register of demands ending May 31, 2013, in the amount of \$1,942,133.12.

12. DEPARTMENT REPORTS

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

13. CALL TO THE PUBLIC

14. CALL TO THE COUNCIL

15. ADJOURN TO EXECUTIVE SESSION

For the purpose of discussion and consultation with the Town Attorney pursuant to A.R.S. § 38-431.03(A)(4) regarding pending litigation with the Arizona Department of Environmental Quality (ADEQ).


16. ADJOURN FROM EXECUTIVE SESSION

17. 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 THE 27th DAY JUNE 2013, 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.*****

	Community Facilities District No. 1 District ACTION FORM	<u>AGENDA ITEM</u> 6a.
MEETING DATE: July 1, 2013 DEPARTMENT: Finance STAFF PRESENTER: Mike Farina, District Treasurer SUBJECT: Adoption of Ordinance No. MRCFD1 110-13 to Levy Secondary Property Tax		<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 type="checkbox"/> 2 nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

Adopt Ordinance No. MRCFD1 110-13, adopting a secondary property tax levy in the amount of \$3.55 per \$100 NAV for Fiscal Year 2013-2014.

BACKGROUND/DISCUSSION:

The District Board has authorized a secondary property tax levy for the payment of debt service, infrastructure and operations and maintenance of Community Facilities District No. 1. The current property tax rate is \$3.55 per \$100 of net assessed valuation.

The estimates for budget year 2013-2014 have been set forth. This year's budget includes anticipated revenues from assessments and secondary tax. Expenditures are included along with anticipated debt service and administrative expenses.

FINANCIAL IMPACT:

Total collections in revenues and prior year fund balance and bond proceeds are anticipated to fund all expenditures. A secondary tax of \$3.25 per \$100/NAV estimated at \$435,426 for debt service and a operations and maintenance levy of \$0.30 per \$100/NAV estimated at \$40,193 will be levied on this district for a total of \$3.55 per \$100/NAV or \$475,619.

STAFF RECOMMENDATION:

Adopt Ordinance No. MRCFD1 110-13, adopting a secondary property tax levy in the amount of \$3.55 per \$100 NAV for Fiscal Year 2013-2014.

ATTACHMENTS:

Ordinance No. MRCFD1 110-13

MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1

ORDINANCE NO. MRCFD1 110-13

AN ORDINANCE OF MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1, PINAL COUNTY, ARIZONA, LEVYING THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE COMMUNITY FACILITIES DISTRICT SUBJECT TO TAXATION OF CERTAIN SUM UPON EACH ONE HUNDRED DOLLARS (\$100.00) OF VALUATION SUFFICIENT TO RAISE THE AMOUNT ESTIMATED TO BE RECEIVED FROM FUNDS FOR COMMUNITY FACILITIES EXPENSES FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE 2014.

WHEREAS, by the provision of State Law, the Ordinance levying a secondary property tax rate for the Fiscal Year 2013-2014 is required to be adopted no later than the third Monday in August; and

WHEREAS, the County of Pinal is now the assessing and collecting authority for the Merrill Ranch Community Facilities District No. 1, the District Clerk is hereby directed to transmit a certified copy of the Ordinance to the Assessor and Board of Supervisors of Pinal County, Arizona;

NOW, THEREFORE, BE IT ORDAINED by the District Board of Merrill Ranch Community Facilities District No. 1 as follows:

Section 1: There is hereby levied on each one hundred dollars (\$100.00) of the assessed value of all property, both real and personal, within the corporate limits of the Merrill Ranch Community Facilities District No. 1, except such property as may by law be exempt from taxation, a secondary property tax rate of **\$3.25** on each one hundred dollars (\$100.00) for the purpose of providing debt service and enhanced municipal services, and **\$0.30** on each one hundred dollars (\$100.00) for operations and maintenance of the district, for a combined rate of **\$3.55** on each one hundred dollars (\$100.00) for the fiscal year ending on the 30th day of June 2014, but if the said sum exceeds the maximum levy allowed by law, the Board of Supervisors of Pinal County is hereby authorized to reduce the said sum to the maximum which is allowed by law.

Section 2: No failure by the officials of Pinal County, Arizona to properly return the delinquent list and no irregularity in the assessment or commission in the same, or irregularity of any kind in any proceeding will invalidate such proceeding or invalidate any title conveyed by tax deed; nor will any failure or neglect of any officer or officers to perform any of the duties assigned to him or to them on the day within the time specified work an invalidation of any proceedings or of any such deed or sale or affect the validity of the assessment of a levy of taxes or of the judgment of sale by which the collection of the same may be enforced or in

any manner affect the lien of the Town upon such property for the delinquent unpaid taxes thereon, and no overcharge as to part of the taxes or of costs will invalidate any of the proceeding upon the lien therefore, or a sale of the property under such foreclosure; and all acts of officers de facto will be valid as if performed by officer de jure.

Section 3: All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section 4: The immediate operation of the Ordinance is necessary for the preservation of the public peace, health, and safety of the Merrill Ranch Community Facilities District No. 1, and an emergency is hereby declared to exist; and this Ordinance shall be in full force and effect from its passage and approval by the District Board and publication as required by the laws of the State of Arizona, and is hereby exempt from the referendum provisions of the constitution and laws of the State of Arizona.

PASSED AND ADOPTED by the District Board of Merrill Ranch Community Facilities District No. 1, Florence Arizona, the 1st day of July 2013.


Tom J. Rankin, District Board Chairperson

ATTEST:

APPROVED AS TO FORM:

Lisa Garcia, District Clerk

James E. Mannato, District Attorney

	Community Facilities District No. 2 District ACTION FORM	<u>AGENDA ITEM</u> 8a.
MEETING DATE: July 1, 2013 DEPARTMENT: Finance STAFF PRESENTER: Michael Farina, District Treasurer SUBJECT: Adoption of Ordinance No. MRCFD2 209-13 to Levy Secondary Property Tax	<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 type="checkbox"/> 2 nd Reading <input type="checkbox"/> Other	

RECOMMENDED MOTION/ACTION:

Adopt Ordinance No. MRCFD2 209-13, adopting a secondary property tax levy in the amount of \$3.55 per \$100 NAV for Fiscal Year 2013-2014.

BACKGROUND/DISCUSSION:

The District Board has authorized a secondary property tax levy for the payment of debt service, infrastructure and operations and maintenance of Community Facilities District No. 2. The current property tax rate is \$3.55 per \$100 of net assessed valuation.

The estimates for budget year 2013-2014 have been set forth. This year's budget includes anticipated revenues from assessments and secondary tax. Expenditures are included along with anticipated debt service and administrative expenses.

FINANCIAL IMPACT:

Total collections in revenues and prior year fund balance and bond proceeds are anticipated to fund all expenditures. An ad valorem tax of \$3.25 per \$100/NAV estimated at \$332,414 for the costs of capital improvements to be financed and all other expenditures for public infrastructure and enhanced municipal services plus an operations and maintenance levy of \$0.30 per \$100/NAV estimated at \$30,684 will be levied on this district for a total of \$3.55 per \$100/NAV or \$363,098.

STAFF RECOMMENDATION:

Adopt Ordinance No. MRCFD2 209-13, adopting a secondary property tax levy in the amount of \$3.55 per \$100 NAV for Fiscal Year 2013-2014.

ATTACHMENTS:

Ordinance No. MRCFD2 209-13

MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2

ORDINANCE NO. MRCFD2 209-13

AN ORDINANCE OF MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2, PINAL COUNTY, ARIZONA, LEVYING THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE COMMUNITY FACILITIES DISTRICT SUBJECT TO TAXATION OF CERTAIN SUM UPON EACH ONE HUNDRED DOLLARS (\$100.00) OF VALUATION SUFFICIENT TO RAISE THE AMOUNT ESTIMATED TO BE RECEIVED FROM FUNDS FOR COMMUNITY FACILITIES EXPENSES FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE 2014.

WHEREAS, by the provision of State Law, the Ordinance levying a secondary property tax rate for the Fiscal Year 2013-2014 is required to be adopted no later than the third Monday in August; and

WHEREAS, the County of Pinal is now the assessing and collecting authority for the Merrill Ranch Community Facilities District No. 2, the District Clerk is hereby directed to transmit a certified copy of the Ordinance to the Assessor and Board of Supervisors of Pinal County, Arizona;

NOW, THEREFORE, BE IT ORDAINED by the District Board of Merrill Ranch Community Facilities District No. 2 as follows:

Section 1: There is hereby levied on each one hundred dollars (\$100.00) of the assessed value of all property, both real and personal, within the corporate limits of the Merrill Ranch Community Facilities District No. 2, except such property as may by law be exempt from taxation, a secondary property tax rate of **\$3.25** on each one hundred dollars (\$100.00) for the purpose of providing debt service and enhanced municipal services, and **\$0.30** on each one hundred dollars (\$100.00) for operations and maintenance of the district, for a combined rate of **\$3.55** on each one hundred dollars (\$100.00) for the fiscal year ending on the 30th day of June 2014, but if the said sum exceeds the maximum levy allowed by law, the Board of Supervisors of Pinal County is hereby authorized to reduce the said sum to the maximum which is allowed by law.

Section 2: No failure by the officials of Pinal County, Arizona to properly return the delinquent list and no irregularity in the assessment or commission in the same, or irregularity of any kind in any proceeding will invalidate such proceeding or invalidate any title conveyed by tax deed; nor will any failure or neglect of any officer or officers to perform any of the duties assigned to him or to them on the day within the time specified work an invalidation of any proceedings or of any such deed or sale or affect the validity of the assessment of a levy of taxes or of the judgment of sale by which the collection of the same may be enforced or in

any manner affect the lien of the Town upon such property for the delinquent unpaid taxes thereon, and no overcharge as to part of the taxes or of costs will invalidate any of the proceeding upon the lien therefore, or a sale of the property under such foreclosure; and all acts of officers de facto will be valid as if performed by officer de jure.

Section 3: All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section 4: The immediate operation of the Ordinance is necessary for the preservation of the public peace, health, and safety of the Merrill Ranch Community Facilities District No. 2, and an emergency is hereby declared to exist; and this Ordinance shall be in full force and effect from its passage and approval by the District Board and publication as required by the laws of the State of Arizona, and is hereby exempt from the referendum provisions of the constitution and laws of the State of Arizona.

PASSED AND ADOPTED BY THE DISTRICT BOARD of Merrill Ranch Community Facilities District No. 2, Florence Arizona, the 1st day of July 2013.


Tom J. Rankin, District Board Chairperson

ATTEST:

APPROVED AS TO FORM:

Lisa Garcia, District Clerk

James E. Mannato, District Attorney

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 10a.
MEETING DATE: July 1, 2013 DEPARTMENT: Finance STAFF PRESENTER: Mike Farina, Finance Director SUBJECT: Adoption of Ordinance No. 596-13: Property Tax		<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 checked="" type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

Adopt Ordinance No. 596-13, adopting a Property Tax Levy for Fiscal Year 2013-2014, declaring an emergency. A roll call vote must be taken.

BACKGROUND/DISCUSSION:

The Town of Florence levies a primary property tax annually. The rate that was levied last year was \$1.0517 per \$100 of net assessed valuation. The current property tax rate is \$1.0963 per \$100 of net assessed valuation to raise the same amount of property tax levied last year.

The need to increase the property tax levy over the prior year levy requires a Truth in Taxation Hearing. The public hearing for the Truth in Taxation Hearing will be held June 17, 2013. The proposed property tax levy for this year is \$814,526 which includes new construction of \$29,456 or 2% over current levy. The rate has increased this year by levying the maximum allowable levy.

The Town levies an ad valorem or secondary property tax for the Merrill Ranch Streetlight Improvement Districts No. 1, No. 2, and No. 3. This year, due to adequate fund balance, there will be no levy.

Within this Ordinance is the levy of \$0 for Merrill Ranch Street Lighting Districts No. 1, No. 2, and No. 3. These levies are ad valorem or secondary property tax levies for the operations of these districts.

A ¾ vote of the Council is required to pass the levy.

FINANCIAL IMPACT:

Primary taxes are calculated using limited property value (LPV), and are used to pay for basic maintenance, and operation of a county, town or school district.

A \$100,000 LPV using our proposed rate of \$1.1182/\$100 would be \$111.82.

An increase of 2.19% over the previous year's tax rate or \$2.19 on a \$100,000 home.

The levy would add to the general fund revenue base and is essential to funding all of the departments within the general fund that are necessary to maintain town services.

District Levies are as follows:

Merrill Ranch Street Lighting District No. 1 - \$0 or \$0 per \$100/FCV

Merrill Ranch Street Lighting District No. 2 - \$0 or \$0 per \$100/FCV

Merrill Ranch Street Lighting District No. 3 - \$0 or \$0 per \$100/FCV

STAFF RECOMMENDATION:

Adopt Ordinance No. 596 -13

ATTACHMENTS:

Ordinance No. 596-13

ORDINANCE NO. 596-13

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, LEVYING THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE TOWN OF FLORENCE SUBJECT TO TAXATION OF CERTAIN SUM UPON EACH ONE HUNDRED DOLLARS (\$100.00) OF VALUATION SUFFICIENT TO RAISE THE AMOUNT ESTIMATED TO BE RECEIVED FROM FUNDS FOR GENERAL MUNICIPAL EXPENSES FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE 2014, AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to A.R.S. §42-17151, the Ordinance levying a primary property tax rate for the Fiscal Year 2013-2014 is required to be adopted no later than the third Monday in August; and

WHEREAS, the County of Pinal, is now the assessing and collecting authority for the Town of Florence. The Town Clerk is hereby directed to transmit a certified copy of the Ordinance to the Assessor and Board of Supervisors of Pinal County, Arizona.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Town Council of the Town of Florence, Arizona, as follows:

Section 1: There is hereby levied on each one hundred dollars (\$100.00) of the assessed value of all property, both real and personal, within the corporate limits of the Town of Florence, except such property as may by law be exempt from taxation, a primary property tax rate sufficient to raise the sum of **\$814,526** for the purpose of providing a General Fund of the Town of Florence, for the fiscal year ending on the 30th day of June 2014, but if the said sum exceeds the maximum levy allowed by law, the Board of Supervisors of Pinal County, is hereby authorized to reduce the said sum to the maximum which is allowed by law.

Section 2: There is hereby levied on each one hundred dollars (\$100.00) of the assessed value of all property, both real and personal, within the corporate limits of the Anthem at Merrill Ranch Street Lighting District No.1, Town of Florence, except such property as may by law be exempt from taxation, a secondary property tax rate of **\$0** per \$100 of NAV for the purpose of providing operations and maintenance for the Anthem at Merrill Ranch Street Light Improvement District No. 1 for the fiscal year ending on the 30th day of June 2014, but if the said sum exceeds the maximum levy allowed by law, the Board of Supervisors of Pinal County, is hereby authorized to reduce the said sum to the maximum which is allowed by law.

Section 3: There is hereby levied on each one hundred dollars (\$100.00) of the assessed value of all property, both real and personal, within the corporate limits of the Anthem at Merrill Ranch Street Lighting District No. 2, Town of Florence,

except such property as may by law be exempt from taxation, a secondary property tax rate of **\$0** per \$100 of NAV for the purpose of providing operations and maintenance for the Street Light Improvement District No. 2 for the fiscal year ending on the 30th day of June 2014, but if the said sum exceeds the maximum levy allowed by law, the Board of Supervisors of Pinal County, is hereby authorized to reduce the said sum to the maximum which is allowed by law.

Section 4: There is hereby levied on each one hundred dollars (\$100.00) of the assessed value of all property, both real and personal, within the corporate limits of the Anthem at Merrill Ranch Street Lighting District No. 3, Town of Florence, except such property as may by law be exempt from taxation, a secondary property tax rate of **\$0** per \$100 of NAV for the purpose of providing operations and maintenance for the Street Light Improvement District No. 3 for the fiscal year ending on the 30th day of June 2014, but if the said sum exceeds the maximum levy allowed by law, the Board of Supervisors of Pinal County, is hereby authorized to reduce the said sum to the maximum which is allowed by law.

Section 5: No failure by the officials of Pinal County, Arizona, to properly return the delinquent list and no irregularity in the assessment or commission in the same, or irregularity of any kind in any proceeding will invalidate such proceeding or invalidate any title conveyed by tax deed; nor will any failure or neglect of any officer or officers to perform any of the duties assigned to him or to them on the day within the time specified work an invalidation of any proceedings or of any such deed or sale or affect the validity of the assessment of a levy of taxes or of the judgment of sale by which the collection of the same may be enforced or in any manner affect the lien of the Town upon such property for the delinquent unpaid taxes; thereon, and no overcharge as to part of the taxes or of costs will invalidate any of the proceeding upon the lien, therefore, or a sale of the property under such foreclosure; and all acts of officers de facto will be valid as if performed by officer de jure.

Section 6 : All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section 7: The immediate operation of the Ordinance is necessary for the preservation of the public peace, health, and safety of the Town of Florence, and an emergency is hereby declared to exist; and this Ordinance shall be in full force and effect from its passage and approval by the Mayor and Council of the Town of Florence, and publication as required by the laws of the State of Arizona, and is hereby exempt from the referendum provisions of the constitution and laws of the State of Arizona.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Florence, Arizona, the 1st day of July 2013.


Tom J. Rankin, Mayor

ATTEST:

APPROVED AS TO FORM:

Lisa Garcia, Town Clerk

James E. Mannato, Town Attorney

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 10b.
MEETING DATE: July 1, 2013 DEPARTMENT: Finance STAFF PRESENTER: Mike Farina, Finance Director SUBJECT: Resolution No. 1403-13: Resolution to adopt Land Use Assumptions and Infrastructure Improvements Plan for the Town of Florence Development Impact Fee Study for 2013-2023		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input checked="" 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:

Adopt Resolution No. 1403-13: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA ADOPTING THE 2013 – 2023 LAND USE ASSUMPTIONS AND INFRASTRUCTURE IMPROVEMENTS PLAN FOR THE TOWN OF FLORENCE DATED FEBRUARY 28, 2013.

BACKGROUND/DISCUSSION:

The Town Council has authorized a study to develop Land Use Assumptions, an Infrastructure Improvement Plan and Impact Fee Study that comply with the new development impact fee legislation reflected in ARS §9-463.05. We engaged Duncan Associates to provide this study for the Town of Florence.

The draft document has been on file with the Town Clerk’s office and is available on the Town of Florence website for review. We have advertised the Public Hearing and have mailed developers that have interest in the Town of Florence.

New legislation required a Public Hearing to be held on the Land Use Assumptions and Infrastructure Improvements Plan, followed by Council approval or disapproval within 60 days. The Public Hearing was held on May 20, 2013.

Clancy Mullen, of Duncan Associates, will answer any questions related to the Land Use Assumptions and Infrastructure Improvement Plan.

The Infrastructure Improvement Plan and Land Use Assumptions are part of the basis for calculation of impact fees.

FINANCIAL IMPACT:

The cost of the study was \$89,100.

STAFF RECOMMENDATION:

Staff recommends adoption of Resolution No. 1403-13, adopting the Land Use Assumptions and Infrastructure Improvement Plan.

ATTACHMENTS:

Resolution No. 1403-13.

2013 - 2023 Land Use Assumptions and Infrastructure Improvements Plan of the Town of Florence, Arizona dated February 28, 2013.

RESOLUTION NO. 1403-13

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA ADOPTING THE 2013 – 2023 LAND USE ASSUMPTIONS AND INFRASTRUCTURE IMPROVEMENTS PLAN FOR THE TOWN OF FLORENCE DATED FEBRUARY 28, 2013.

WHEREAS, the Town of Florence is required, pursuant to Arizona Revised Statutes (“A.R.S.”) § 9-463.05(D), to adopt a Land Use Assumptions and Infrastructure Improvements Plan as a requirement of assessing development impact fees to offset costs to the municipality associated with providing necessary public services to a development; and

WHEREAS, the Land Use Assumptions and Infrastructure Improvements Plan must be developed by qualified professionals using generally accepted engineering practices; and

WHEREAS, a Land Use Assumptions and Infrastructure Improvements Plan was prepared for the Town of Florence in the manner required by law; and

WHEREAS, the statutory requirements for posting, public notice, and public hearing regarding the Land Use Assumptions and Infrastructure Improvements Plan were all duly met in the manner required by to law.

WHEREFORE, IT IS HEREBY RESOLVED by the Mayor and Town Council of the Town of Florence, Arizona as follows:

THAT the 2013 - 2023 Land Use Assumptions and Infrastructure Improvements Plan of the Town of Florence, Arizona dated February 28, 2013, is hereby adopted in its entirety, a copy of which is made part of and incorporated into this Resolution as though fully set forth herein.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Florence, Arizona this 1st day of July, 2013.

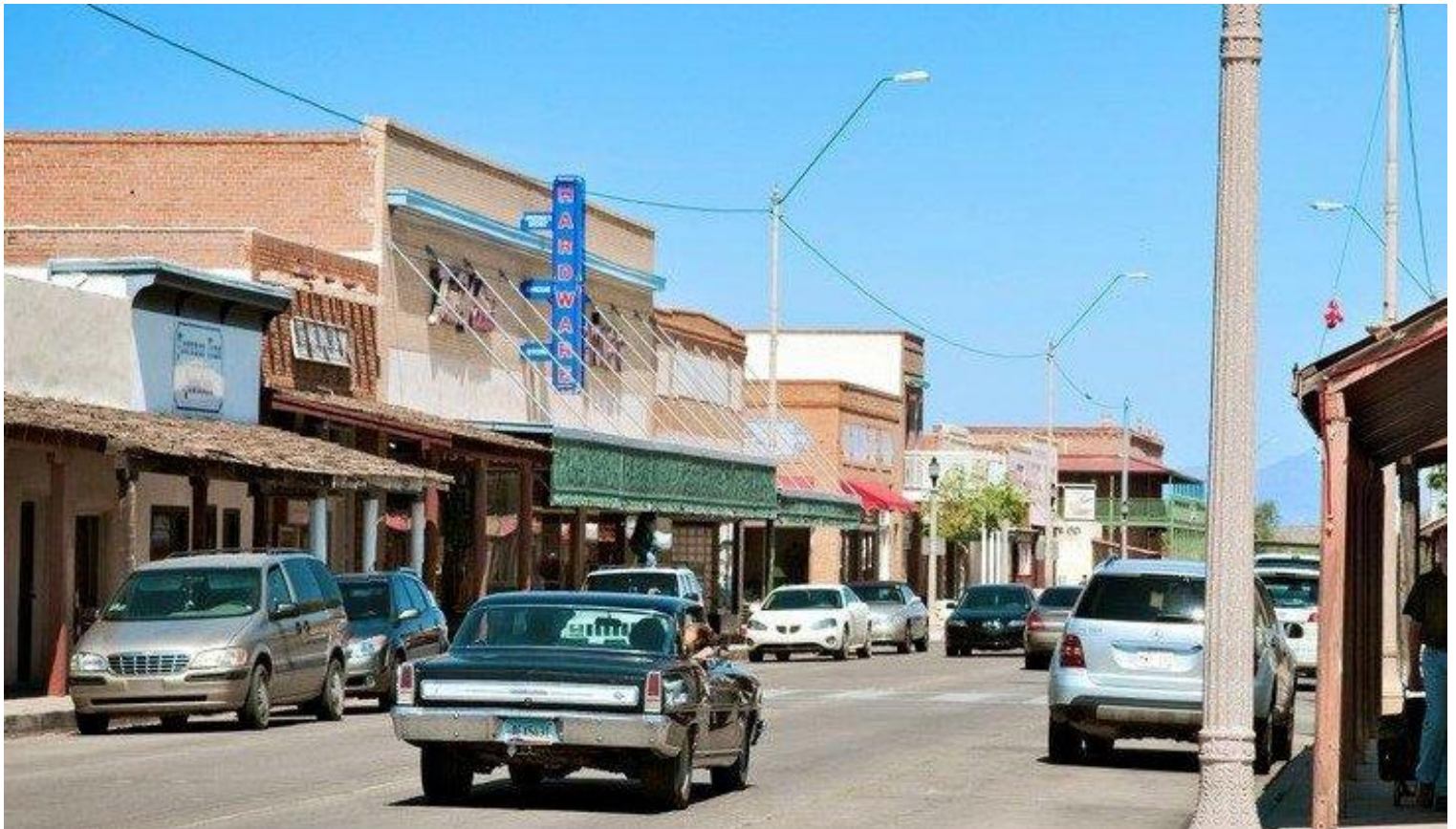
Tom J. Rankin, Mayor

ATTEST:

APPROVED AS TO FORM:

Lisa Garcia, Town Clerk

James E. Mannato, Town Attorney



**2013-2023
Land Use Assumptions,
Infrastructure Improvements Plan
and Impact Fee Study
for the Town of Florence, Arizona**

prepared by

duncan | associates

**Public Review Draft
February 2013**

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EXECUTIVE SUMMARY

This study provides the land use assumptions, infrastructure improvements plans and impact fee analysis required to update the Town's impact fees for roads, parks, libraries, fire, police, water and wastewater facilities in compliance with the newly-revised State impact fee enabling act.

Background

The Town of Florence originally adopted water and wastewater impact fees in 2003. Impact fees for roads, general government, fire, police, parks, library and sanitation were adopted in 2005. The most recent comprehensive update of the fees occurred in 2007, based on a study by MuniFinancial. The fees were updated for inflation in 2008 and 2009.

The Arizona Legislature imposed a moratorium on any new or increased impact fees beginning September 1, 2009. In 2011, the legislature passed Senate Bill (SB) 1525, which was signed by the governor on April 26, 2011. SB 1525 constituted a major overhaul of Arizona's enabling act for municipalities. Among the most salient provisions of relevance to Florence, the amended enabling act:

- Prohibits the collection of impact fees for the following after January 1, 2012:
 - general government facilities;
 - sanitation facilities;
 - library materials and equipment;
 - parks over 30 acres;
- Mandates that service areas provide a “substantial nexus” between the facilities and development in the area;
- Requires that impact fees be reduced to account for any “excess” construction tax; and
- Requires that fees be updated by August 1, 2014 to be in compliance with all of the provisions of SB 1525.

To comply with the immediate requirements of SB 1525, the Town ceased collecting library, general government and sanitation fees, and reduced fire and police fees, on January 1, 2012. While library fees are still authorized, the Town does not currently own a library facility, and had based its fees on its existing level of service for circulation materials and equipment. Since those cost components are no longer authorized, the Town suspended the collection of library fees until they could be updated with a new study.

This study is intended to bring the Town's impact fees into full compliance with all of the requirements of SB 1525.

Major Changes

The major recommended changes to the Town's impact fee system are briefly described as follows.

Parks. The limitation of park impact fees to parks no larger than 30 acres and the requirement that service areas demonstrate a “substantial nexus” basically rule out the continuation of a Town-wide service area for parks. This study proposes the creation of one park service area, encompassing approximately 23 square miles. The Town would cease collecting park impact fees in areas outside this service area.

Library. The exclusion of library materials and equipment by SB 1525 means that the Town has no existing level of service for eligible library facilities, since it does not currently have a Town-owned library (the current library is temporarily located in a school building). This creates an existing deficiency. In order to reinstate a library impact fee, the Town would need to commit to funding the deficiency and providing a library facility over the next ten years. This study assumes that the Town will construct a library of at least 10,000 square feet (the maximum size that can be paid for with impact fees). Projected impact fees, along with the current library impact fee account balance, would cover about 46% of the cost, and the remaining cost would need to come from non-impact fee revenues.

Roads. The updated road impact fees have been limited to arterials and major collectors. Since these facilities are designed to move traffic long distances, a single Town-wide service area meets the “substantial nexus” requirement and continues to be appropriate for the Town's road impact fees. In addition, the fees are reduced to account for “excess” construction tax revenues anticipated to be generated by new development. While the Town does not earmark these revenues for road improvements, this is the only fee that is potentially large enough to absorb the reduction. Because of the major road improvements already funded by the Merrill Ranch Community Facilities Districts (CFDs), lower road impact fees would be charged to new development in the CFDs.

Fire. Fire fees would be lower in the Merrill Ranch CFDs, due to the fact that the Town plans to fund a portion of a new fire station with CFD bonds, which would be retired by property owners in the CFDs.

Water and Wastewater. Water and wastewater have been divided into two service areas, North and South of the Gila River. While fees for a typical residential customer are going down significantly, the meter capacity ratios have been updated, resulting in lower reductions and in some cases even increases for some of the larger meters. The cost of most master planned lines have been included, so that developers who build such lines (16” or larger water transmission lines and 10” or larger wastewater interceptors) to serve their projects will need to be given credit for the full cost of the line, not just the over-sizing beyond what is required to serve their projects. No fees would be charged for new customers in the North Florence Improvement District, since these properties are paying off the debt for the Town's purchase of the North Florence water and wastewater systems. Ten-year revenue projections of \$1.69 million for water and \$0.58 million for wastewater have been based on historical customer growth over the last ten years, which implicitly assumes that the Anthem/Merrill Ranch area will continue to be served by Johnson Utilities rather than the Town. Even if the Town does begin to provide utility service to that area, revenues are not likely to be

much higher, since water and wastewater fees will likely need to be reduced or eliminated to provide offsets for improvements funded by the Community Facilities Districts.

Comparative Fees

Current and updated non-utility fees are shown in Table 1. As noted above, park fees would no longer be assessed outside the park service area. Road and fire fees would be lower within the Merrill Ranch CFDs to account for CFD funding of major road and fire improvements. Development in the CFDs would also not pay park fees, since the area is outside the park service area.

Table 1. Current and Updated Non-Utility Fees

Land Use	Roads			Fire		Police	Library	Total Non-Utility Fees non-CFD		
	non-CFD	in CFD	Parks*	non-CFD	in CFD			Parks	non-Parks	in CFD
Updated Fees										
Single-Family (unit)	\$2,086	\$641	\$1,417	\$917	\$607	\$607	\$203	\$5,230	\$3,813	\$2,058
Multi-Family (unit)	\$1,313	\$403	\$1,148	\$743	\$492	\$492	\$164	\$3,860	\$2,712	\$1,551
Commercial (1000 sf)	\$3,141	\$964	\$170	\$660	\$437	\$437	\$24	\$4,432	\$4,262	\$1,862
Institutional (1,000 sf)	\$1,733	\$532	\$198	\$605	\$401	\$401	\$28	\$2,965	\$2,767	\$1,362
Industrial (1000 sf)	\$1,015	\$312	\$128	\$202	\$134	\$134	\$18	\$1,497	\$1,369	\$598
Current Fees										
Single-Family (unit)	\$583	\$583	\$857	\$1,096	\$1,096	\$913	\$0	\$3,449	\$3,449	\$3,449
Multi-Family (unit)	\$410	\$410	\$617	\$788	\$788	\$657	\$0	\$2,472	\$2,472	\$2,472
Commercial (1000 sf)	\$2,618	\$2,618	\$162	\$629	\$629	\$171	\$0	\$3,580	\$3,580	\$3,580
Institutional (1,000 sf)	\$2,618	\$2,618	\$162	\$629	\$629	\$171	\$0	\$3,580	\$3,580	\$3,580
Industrial (1000 sf)	\$425	\$425	\$92	\$362	\$362	\$98	\$0	\$977	\$977	\$977
Percent Change										
Single-Family (unit)	258%	10%	65%	-16%	-45%	-34%	n/a	52%	11%	-40%
Multi-Family (unit)	220%	-2%	86%	-6%	-38%	-25%	n/a	56%	10%	-37%
Commercial (1000 sf)	20%	-63%	5%	5%	-31%	156%	n/a	24%	19%	-48%
Institutional (1,000 sf)	-34%	-80%	22%	-4%	-36%	135%	n/a	-17%	-23%	-62%
Industrial (1000 sf)	139%	-27%	39%	-44%	-63%	37%	n/a	53%	40%	-39%

* updated park fees would not be charged outside of the park service area

Source: Current fees from Town of Florence, *Annual Report of Development Impact Fees, Reported as of June 30, 2012*; updated fees from Table 28 (roads), Table 39 (parks), Table 47 (libraries), Table 60 (fire), and Table 70 (police).

Current and updated utility fees are compared in Table 2. Updated water and wastewater impact fees would not be charged in the North Florence Improvement District. The combined updated water and wastewater fees would be lower than current fees for most meter sizes and types.

Table 2. Current and Updated Utility Fees

Meter Size	Type	Water			Wastewater			Total Change
		Current	Updated	Change	Current	Updated	Change	
5/8"x3/4"	Disc-Resid.	\$3,330	\$1,980	-41%	\$4,105	\$2,140	-48%	-45%
5/8"x3/4"	Disc-Other	\$3,330	\$1,980	-41%	\$4,105	\$2,782	-32%	-36%
1"	Disc	\$5,550	\$4,950	-11%	\$6,841	\$7,062	3%	-3%
1 1/2"	Disc	\$11,101	\$9,900	-11%	\$13,684	\$14,338	5%	-2%
2"	Disc	\$22,201	\$15,840	-29%	\$27,369	\$22,898	-16%	-22%
3"	Compound	\$35,522	\$31,680	-11%	\$43,789	\$45,582	4%	-3%
3"	Turbine	\$35,522	\$34,650	-2%	\$43,789	\$49,862	14%	7%
4"	Compound	\$55,503	\$49,500	-11%	\$68,422	\$71,262	4%	-3%
4"	Turbine	\$55,503	\$59,400	7%	\$68,422	\$85,600	25%	17%
6"	Compound	\$111,007	\$99,000	-11%	\$136,843	\$142,738	4%	-2%
6"	Turbine	\$111,007	\$123,750	11%	\$136,843	\$178,262	30%	22%
8"	Turbine	\$266,415	\$178,200	-33%	\$328,422	\$256,800	-22%	-27%
10"	Turbine	\$421,825	\$287,100	-32%	\$522,154	\$413,662	-21%	-26%
12"	Turbine	\$555,031	\$425,700	-23%	\$684,213	\$613,538	-10%	-16%

Notes: Updated fees are not charged in the North Florence Improvement District

Source: Current fees from Town of Florence, *Annual Report of Development Impact Fees, Reported as of June 30, 2012*; updated fees from Table 85 (water) and Table 102 (wastewater).

For a new single-family unit, the total of both utility and non-utility impact fees would be lower than current fees for new utility customers located outside the North Florence Improvement District (which pays no utility impact fees), and for non-utility customers in the Merrill Ranch CFDs, as shown in Table 3. Total updated fees would be higher than current total fees for non-utility customers or development in the North Florence Improvement District, since those developments do not pay utility impact fees and would not benefit from the reductions of the utility fees.

Table 3. Total Fees for New Single-Family Unit

	Town Utility Customers			Non-Utility Customers		
	Within Park Service Area	Outside Park Service Area	N Florence Imp. Dist.	Merrill Ranch CFDs	Outside CFDs Non-Parks	Parks
Updated Total Fees	\$9,350	\$7,933	\$5,230	\$2,058	\$3,813	\$5,230
- Current Total Fees	-\$10,884	-\$10,884	-\$3,449	-\$3,449	-\$3,449	-\$3,449
Fee Change	-\$1,534	-\$2,951	\$1,781	-\$1,391	\$364	\$1,781
Percent Change	-14%	-27%	52%	-40%	11%	52%

Source: Table 1 and Table 2.

LEGAL FRAMEWORK

Impact fees are a way for local governments to require new developments to pay a proportionate share of the infrastructure costs they impose on the community. In contrast to traditional “negotiated” developer exactions, impact fees are charges that are assessed on new development using a standard formula based on objective characteristics, such as the number and type of dwelling units constructed. The fees are one-time, up-front charges, with the payment usually made at the time of building permit issuance. Impact fees require each new development project to pay its pro-rata share of the cost of new capital facilities required to serve that development.

Arizona’s enabling act for municipalities is codified in Sec. 9-463.05, Arizona Revised Statutes (ARS). In 2011, the legislature passed SB 1525, which was signed by the governor on April 26, 2011. SB 1525 constituted a major overhaul of Arizona’s enabling act for municipalities. This section summarizes some of the major provisions of the new state act.

Eligible Facilities

Prior to SB 1525, municipalities could assess impact fees for any “necessary public services” (which was not defined) that constituted “costs to the municipality.” SB 1525 amended the statute to limit the types of facilities for which impact fees can be assessed. Authorized facilities for which impact fees can be assessed, after January 1, 2012, are limited to the following defined “necessary public services:”

"Necessary public service" means any of the following facilities that have a life expectancy of three or more years and that are owned and operated by or on behalf of the municipality:

- (a) Water facilities, including the supply, transportation, treatment, purification and distribution of water, and any appurtenances for those facilities.*
- (b) Wastewater facilities, including collection, interception, transportation, treatment and disposal of wastewater, and any appurtenances for those facilities.*
- (c) Storm water, drainage and flood control facilities, including any appurtenances for those facilities.*
- (d) Library facilities of up to ten thousand square feet that provide a direct benefit to development, not including equipment, vehicles or appurtenances.*
- (e) Street facilities located in the service area, including arterial or collector streets or roads that have been designated on an officially adopted plan of the municipality, traffic signals and rights-of-way and improvements thereon.*
- (f) Fire and police facilities, including all appurtenances, equipment and vehicles. Fire and police facilities do not include a facility or portion of a facility that is used to replace services that were once provided elsewhere in the municipality, vehicles and equipment used to provide administrative services, helicopters or airplanes or a facility that is used for training firefighters or officers from more than one station or substation.*

(g) Neighborhood parks and recreational facilities on real property up to thirty acres in area, or parks and recreational facilities larger than thirty acres if the facilities provide a direct benefit to the development. Park and recreational facilities do not include vehicles, equipment or that portion of any facility that is used for amusement parks, aquariums, aquatic centers, auditoriums, arenas, arts and cultural facilities, bandstand and orchestra facilities, bathhouses, boathouses, clubhouses, community centers greater than three thousand square feet in floor area, environmental education centers, equestrian facilities, golf course facilities, greenhouses, lakes, museums, theme parks, water reclamation or riparian areas, wetlands, zoo facilities or similar recreational facilities, but may include swimming pools.

(h) Any facility that was financed and that meets all of the requirements prescribed in subsection R of this section. (Sec. 9-463.05.S.5, ARS)

No longer authorized are fees for general government facilities, sanitation facilities, library buildings larger than 10,000 square feet and library books or equipment, parks larger than 30 acres and community centers larger than 3,000 square feet. No changes were made to authorized improvements for road, stormwater drainage, water or wastewater facilities, other than the new requirement that eligible facilities must have a life expectancy of at least three years.

Compliance Deadlines

Municipalities may continue to collect fees for unauthorized facilities after January 1, 2012 if the fees were pledged to retire debt for such facilities prior to June 1, 2011. However, the Town of Florence had not pledged fee revenue in this sense for any of its development impact fees. Consequently, the Town ceased collecting general government, sanitation and library fees, and reduced its fire and police impact fees to remove unauthorized components on January 1, 2012.

SB 1525 added numerous new requirements related to how impact fees are calculated. Land use assumptions (growth projections) must be prepared for each service area, covering at least a ten-year period. Many new requirements were added for the infrastructure improvements plan (IIP) and the impact fee analysis. However, compliance with these is not required until August 1, 2014:

A development fee that was adopted before January 1, 2012 may continue to be assessed only to the extent that it will be used to provide a necessary public service for which development fees can be assessed pursuant to this section and shall be replaced by a development fee imposed under this section on or before August 1, 2014. (9-463.05K, ARS)

Significant changes were made to the requirements for adopting updated infrastructure improvements plans and fee schedules. These requirements are effective as of January 1, 2012, but only apply to the updated IIP and impact fee schedules that must be in place by August 1, 2014.

Provisions were also added relating to refunds. However, these provisions only apply to fees collected after August 1, 2014.

Other changes, however, are effective as of January 1, 2012. These include new provisions or amendments to previous provisions related to developer credits, the locking-in of fee schedules for 24 months following development approval, and annual reporting requirements. In addition, the expenditure of impact fees collected after January 1 is restricted to facilities authorized by SB 1525

(and repayment of pledged debt for unauthorized facilities, although this is not an option for Florence).

Service Areas

Service areas are a key requirement for impact fees under SB 1525. A service area is defined as “any specified area within the boundaries of a municipality in which development will be served by necessary public services or facility expansions and within which a substantial nexus exists between the necessary public services or facility expansions and the development being served as prescribed in the infrastructure improvements plan.” Land use assumptions (growth projections) and an infrastructure improvements plan (list of capital improvements and impact fee analysis) must be prepared for each service area.

It should be noted that multiple service areas are not mandated by SB 1525. A service area may include all of the area within the Town limits, or within the Town’s water and wastewater service area, as long as it can be shown that developments located anywhere within the service area will be served by or benefit from improvements in the service area.

Service Units

In impact fee analysis, demand for facilities must be expressed in terms of a common unit of measurement, called a “service unit.” SB 1525 defines a service unit as “a standardized measure of consumption, use, generation or discharge attributable to an individual unit of development calculated pursuant to generally accepted engineering or planning standards for a particular category of necessary public services or facility expansions.” The service units used in the Town’s 2007 impact fee study are compared with the recommended service units in Table 4. The recommended service units are described in the individual facility sections of this report. All of the service units can be translated into Equivalent Dwelling Units (EDUs), based on the demand relative to that generated by a typical single-family dwelling unit.

Table 4. Current and Recommended Service Units

Type of Fee	Current	Recommended
Transportation	Daily Trips	Daily Vehicle-Mile of Travel (VMT) and EDUs
Water	Dwelling Unit Equivalents (DUEs)	Gallons per Day (gpd) and EDUs
Wastewater	Dwelling Unit Equivalents (DUEs)	Gallons per Day (gpd) and EDUs
Fire	Service Population (1)	Functional Population and EDUs
Police	Service Population (2)	Functional Population and EDUs
Parks	Service Population (2)	Equivalent Dwelling Units (EDUs)
Library	Service Population (3)	Equivalent Dwelling Units (EDUs)

Notes: (1) resident population plus 0.73 times number of workers; (2) resident population plus 0.24 times number of workers; (3) resident population plus 0.19 times number of workers.

Methodologies

SB 1525 is sometimes misunderstood to dictate a particular methodology for calculating impact fees. Because cities must forecast anticipated growth over a fixed time period and identify improvements over the same time period, some are lead to think that a “plan-based” methodology is required, where the cost per service unit is calculated by dividing planned costs by anticipated new service units. In fact, however, SB 1525 does not dictate this methodology, and most impact fees in the

state have not been calculated in this way. The reason is that, to support a plan-based methodology, the list of planned improvements must be developed using a rigorous analysis, such as the modeling used to develop a transportation master plan, in order to establish the required nexus between the anticipated growth and the specific list of improvements required to serve that growth.

The principal alternative to the plan-based methodology is “standards-based.” The key difference is that the plan-based approach is based on a complex level of service (LOS) standard, such as “every road shall function at LOS D or better,” or “the average fire response time shall not exceed three minutes,” that requires projecting growth by small areas and using sophisticated modeling or analysis to determine the specific improvements needed to maintain the desired LOS. In contrast, a standards-based approach uses a generalized LOS standard, such as the ratio of park acres to population, that does not require an extensive master planning effort in order to determine the improvements and costs that are attributable to a specific quantity of growth.

There are advantages and disadvantages to the two methodologies. The major advantage of a standards-based methodology is that it is more flexible, since the fees are not dependent on the specific projects included in the list of improvements, only on the average cost to construct a unit of capacity. Changing the list of planned projects typically does not require recalculation of standards-based impact fees, since a single project is likely to have an insignificant impact on the average cost of capacity added by all of the improvements. This allows the capital plan to change in response to unforeseen development without triggering the need for an impact fee update.

That flexibility can also be seen as a major disadvantage of the standards-based approach, although we disagree. Many people, particularly developers and builders, tend to like the certainty of knowing which projects will be funded with their impact fees. This advantage of plan-based fees can be over-rated, however. SB 1525 requires that there be a list of planned improvements, and that the impact fees be spent only on listed projects, regardless of the methodology on which the fees are based. In addition, the impact fee capital plan must be updated at least every five years, and many communities find it necessary to modify their plan even between updates. The real difference between the methodologies is that any change to the capital plan for a plan-based fee would require a new master plan and impact fee update. There may not be as much certainty with a plan-based fee as appears to be commonly believed, but there definitely is more rigidity.

The Town’s 2007 impact fee study used the plan-based approach for roads and the standards-based approach for the other facilities. We generally prefer the standards-based approach because of its greater flexibility and the fact that its soundness is not dependent on the availability and quality of a master plan. However, we have relied on the Town’s 2008 water and wastewater master plans to determine appropriate unit costs for some components of those fees.

Level of Service (LOS) Standards

SB 1525 does not define the term “level of service,” nor does it require the formal adoption of LOS standards. It does require, however, that impact fees be based on the same LOS provided to existing development in the service area. This reflects a basic principle of impact fees, which is that new development should not be charged for a higher LOS than existing development. This does not mean that impact fees cannot be based on a higher standard than is currently actually provided to existing development in a service area. If the fees are based on a higher-than-existing LOS, however, there must be a plan to use non-impact fee funds to remedy the existing deficiency.

The level of service standards used in the Town’s 2007 study are compared with the recommended LOS measures in Table 5. The recommended LOS standards are described in the individual facility sections of this report.

Table 5. Current and Recommended Level of Service Standards

Type of Fee	Current	Recommended
Transportation	Level of Service "C"	1.00 Ratio of Vehicle-Miles of Capacity (VMC) to VMT
Water	Existing Cost per DUE	1.00 Ratio of Capacity to Demand (gpd)
Wastewater	Existing Cost per DUE	1.00 Ratio of Capacity to Demand (gpd)
Fire	Existing Cost per Service Population	Existing Cost per Functional Population
Police	Future Cost per Service Population	Existing Cost per Functional Population
Parks	Existing Cost per Service Population	Existing Cost per EDU
Library	Existing Cost per Service Population	Future Cost per EDU

Notes: VMT stands for vehicle-miles of travel, DUE stands for dwelling unit equivalent (same as EDU), gpd stands for gallons per day, and EDU stands for equivalent dwelling unit

Land Use Assumptions

An impact fee update must now include the development of land use assumptions (growth projections) for each service area. SB 1525 defines land use assumptions as “projections of changes in land uses, densities, intensities and population for a specified service area over a period of at least ten years and pursuant to the general plan of the municipality.” Since the infrastructure improvements plan (IIP) that must be prepared for each service area must identify improvement needs for a period not to exceed 10 years, a 10-year time-frame would seem to be the most appropriate for both the land use assumptions and the IIP.

Infrastructure Improvements Plan

The infrastructure improvements plan (IIP) that is required to be prepared for each service area is often confused with a list of planned capital improvements. While the IIP must include such a list, it must also contain much more analysis. The IIP is basically the impact fee study. To avoid confusion, we suggest referring to the list of improvements that must be included in the IIP as the “capital plan.” This report represents a single, consolidated document that includes land use assumptions, infrastructure improvement plans and impact fee analyses for all of the Town’s impact fee facilities.

As noted above, the IIP must identify planned projects over a period of not more than 10 years, and it is suggested that the Town’s IIPs and capital plans cover a 10-year period. Of course, the impact

fee analysis could cover a longer period, such as to build-out, which may be required if the fees are based on build-out master plans.

The cost of the projects listed in the capital plan will not determine the impact fee amounts. As noted in the methodology section above, there are two basic methodologies. Under a plan-based approach, the fee will be determined by the projects listed in the applicable master plan, some but not all of which will be listed in the impact fee capital plan. Under the standards-based approach, the fees will be based on the existing level of service and the average cost per unit of capacity (e.g., for roads, the average cost to build an additional vehicle-mile of capacity). So the impact fee capital plan basically functions as a list of improvements that are eligible to be funded with impact fees.

Eligible improvements are those that add capacity to accommodate future growth. Replacing an existing fire truck or an existing fire station, or remodeling or repairing an existing building, are examples of improvements that do not add capacity. Some projects may be partially eligible. For example, replacing an existing two-bay fire station with a larger three-bay fire station would be partially eligible for impact fee funding.

Refunds

A common and understandable misinterpretation of SB 1525 is that a municipality may be required to refund fees collected if any improvement listed in the IIP is not completed within the timeframe of the IIP. Section 9-463.05.B.7 provides that collection of impact fees is allowed only to pay for a project that is identified in the IIP, “and the municipality plans to complete construction and have the service available within the time period established in the infrastructure improvements plan, but in no event longer than the time period provided in subsection H, paragraph 3 of this section [i.e., 15 years for water and wastewater, and 10 years for other facilities].” The key terms in this section are “plans to complete” and “have the service available.” No community has a crystal ball that allows them to know with certainty how much development is going to occur over a 10-15 year period in the future. While the Town may plan to complete an improvement in this time period in order to serve anticipated growth, if the anticipated growth does not materialize and the need for the improvement is not required to serve the growth that does occur, it is highly unlikely that a court would find that the Town is compelled to refund the fees that it did collect.

The refund provisions in the referenced refund subsection (H) reinforce this interpretation. The first two subparagraphs refer to the collection of fees when “service is not provided” (H.1) or when “service is not available” and the municipality has failed to complete construction within the time period identified in the IIP (H.2), a clear echo of the “have the service available” phrase in subsection B.7. In general, impact fees are not collected when services are not available. Services are generally available immediately upon development, even if a planned facility could provide service from a closer location. An exception would be if Florence reinstates library impact fees to build its first library, but fails to complete construction within the required time period.

Section 9-463.05.B.7 directly references only the final paragraph of subsection H (H.3), which does not refer to services being available. The third paragraph simply requires that the impact fees be spent within a certain time period (15 years for water and wastewater, and 10 years for other facilities) from the date they were collected. It is reasonable to conclude that this is the only refund provision that will likely be applicable, as long as the Town does not collect impact fees without

providing services (as could happen in the case of library fees). However, there is always the possibility that refunds could be required if a construction project comes in significantly lower than its estimated cost.

Offsets

A fundamental principle of impact fees is that new development should not be required to pay twice for the cost of new facilities – once through impact fees and again through other taxes or fees that are used to fund the same facilities. To avoid such potential double-payment, impact fees must be reduced, and such a reduction is referred to as an “offset.” Typically, offsets are incorporated into the impact fee calculation, although they can also be addressed through an independent fee study for an individual development project. While this has long been a part of impact fee practice in Arizona, SB 1525 amended the state enabling act to add the following provision (Section 9-463.05.B.12):

The municipality shall forecast the contribution to be made in the future in cash or by taxes, fees, assessments or other sources of revenue derived from the property owner towards the capital costs of the necessary public service covered by the development fee and shall include these contributions in determining the extent of the burden imposed by the development. Beginning August 1, 2014, for purposes of calculating the required offset to development fees pursuant to this subsection, if a municipality imposes a construction contracting or similar excise tax rate in excess of the percentage amount of the transaction privilege tax rate imposed on the majority of other transaction privilege tax classifications, the entire excess portion of the construction contracting or similar excise tax shall be treated as a contribution to the capital costs of necessary public services provided to development for which development fees are assessed, unless the excess portion was already taken into account for such purpose pursuant to this subsection.

In general, offsets are only required for funding that is dedicated for capacity-expanding improvements of the type addressed by the impact fee. A municipality is not required to use general fund or utility rate revenue to pay for growth-related improvements. If, for example, a municipality decides that the existing level of service on which impact fees are based is lower than what is desired, and opts to use general revenue to raise the level of service for both existing and new development, no offset would be required.

The clearest situation that requires an offset is when there is outstanding debt on the facilities that are providing existing development with the level of service that new development will be expected to pay for through impact fees. In this case, new development will be paying for the facilities that will serve them, while also paying for a portion of the cost of facilities serving existing development through property or other taxes. Consequently, the impact fees should be reduced to avoid this potential double-payment.

Another clear case requiring offsets is when the impact fees for a particular service area have been adopted based on a level of service that is higher than what is currently provided to existing development in the service area. In such a case, the cost of remedying the existing deficiency will almost always be funded by future revenue sources to which new development in the service area will contribute. To the extent that this is the case, an offset is required.

As noted above, an offset will generally be warranted when new development will be contributing toward a funding source that is dedicated to fund the same growth-related improvements addressed by the impact fee. Offsets are also often provided for anticipated grant funding that may be available to help fund growth-related improvements, although the uncertainty of such funding and the fact that it is not paid for by property owners make this type of offset discretionary.

The new language inserted in the state enabling act by SB 1525, cited above, now requires municipalities to provide offsets for the excess portion of any construction contracting excise tax. The Town charges a construction excise tax of 4%, compared to a 2% excise tax rate on other types of business activities. The Town does not dedicate construction excise tax revenues for growth-related capital improvements, nor does it allocate them for specific types of capital improvements. Consequently, there is no rational basis for assigning offsets to specific types of facilities. Nevertheless, state law now requires that such an offset be provided. It would appear to be at the discretion of the Town to determine which fees should be offset to account for the excess construction tax. It is recommended that the Town provide the offset for the excess construction excise tax payments against the road impact fee. Unlike water and wastewater fees, which are not assessed in areas of town that are not served by Town utilities, the road impact fee is assessed against all new development in the town. In addition, the park, fire and police impact fees are not sufficiently large to absorb the offset. Consequently, the calculation and application of the construction excise tax offset is addressed in the road impact fee section of this report.

Finally, SB 1525 not only requires that other revenues generated by new development be considered in determining the extent of the burden imposed, it also specifically requires that certain types of revenue be forecast. This is made more specific in Sec. E.7, which specifies that the IIP should include:

A forecast of revenues generated by new service units other than development fees, which shall include estimated state-shared revenue, highway users revenue, federal revenue, ad valorem property taxes, construction contracting or similar excise taxes and the capital recovery portion of utility fees attributable to development based on the approved land use assumptions, and a plan to include these contributions in determining the extent of the burden imposed by the development as required in subsection B, paragraph 12 of this section.

Revenues projected to be generated by new development over the next ten years are provided in Appendix D. However, it would not be reasonable to infer that all revenue generated by new development must be used to offset capital costs for which impact fees are charged, since much of this revenue is required to pay for increased operations and maintenance needs, as well as capital needs not addressed by impact fees. The methodology for including these contributions in determining the extent of the burden imposed by new development is guided by the principles outlined above. The following offsets are provided in this study:

- Community Facilities District taxes generated by new development in the Merrill Ranch CFDs and used to retire debt on major road improvements funded by the CFDs.
- Community Facilities District taxes generated by new development in the Merrill Ranch CFDs and used to retire debt on CFD bonds used to partially fund the new fire station.

- Assessments paid by property in the North Florence Improvement District and used to retire debt related to the Town’s purchase of the water and wastewater system serving the Florence Gardens area.
- Excess construction sales taxes paid by new development (this required offset is applied against the road impact fees).
- Ad valorem and other general fund revenue generated by new development that will be used to remedy the existing deficiency for libraries.
- Federal, State and tribal grant revenue for fire and police capital improvements that, while not directly generated by new development and not assured in the future, might be anticipated based on historical trends and could be, in part, attributable to new development.
- Wastewater utility rate revenue generated by new development and used to retire debt on the existing wastewater system.

Developer Credits

In keeping with the principle that impact fees should not require developers to pay twice for the same facilities, national impact fee case law also requires that developers be given credits for improvements required as a condition of development approval that are of the same type for which impact fees are charged. This principle is now codified in Arizona’s enabling act (as modified per SB 1525) in Section 9-463.05.B.7(c), which provides that development fees may be collected if:

“The municipality requires or agrees to allow the owner of a development to construct or finance the necessary public service or facility expansion and any of the following apply:

- (i) The costs incurred or money advanced are credited against or reimbursed from the development fees otherwise due from a development.*
- (ii) The municipality reimburses the owner for those costs from the development fees paid from all developments that will use those necessary public services or facility expansions.*
- (iii) For those costs incurred the municipality allows the owner to assign the credits or reimbursement rights from the development fees otherwise due from a development to other developments for the same category of necessary public services in the same service area.”*

The provision cited above does not clearly state whether credits are required for any improvements of the same type as addressed by the applicable impact fee, or whether credits are only required for planned improvements identified in the IIP. However, Section 9-463.05.B.11 makes clear that credit should be given in some instances for improvements that are not listed in the IIP:

If a municipality requires as a condition of development approval the construction or improvement of, contributions to or dedication of any facilities that were not included in a previously adopted infrastructure improvements plan, the municipality shall cause the infrastructure improvements plan to be amended to include the facilities and shall provide a credit toward the payment of a development fee for the construction,

improvement, contribution or dedication of the facilities to the extent that the facilities will substitute for or otherwise reduce the need for other similar facilities in the infrastructure improvements plan for which development fees were assessed.

State law now provides (pursuant to Section 9-463.05.B.7(c), cited above) three options for providing developer credits: (1) fee reductions within the subdivision for which the improvement was made; (2) reimbursements to the developer who made the improvement; or (3) allowing the developer to transfer fee-reduction credits or reimbursement rights to other developments in the same service area. Presumably, a municipality may utilize one or more of these options. Historically, the Town has utilized only the first option, which is to reduce the fees for development within the affected subdivision.

An important consideration is that Arizona law prohibits the use of impact fees to reimburse developers unless the improvement was publicly bid according to A.R.S. Title 34 or other alternative procurement methods. This makes the exclusive use of reimbursements as the method for providing developer credits somewhat problematic. The consultant's recommendation is to utilize only the first two options for any new credit agreements. Utilizing the third option and allowing transfers of credits or reimbursements would impose significant administrative burdens on the Town to track credit eligibility. It is recommended that the Town continue its current practice of providing for fee reductions within the affected development for credits up to the amount of the impact fees that would otherwise be due. The excess value of any developer credits beyond that could be dealt with as reimbursements to the developer from the appropriate impact fee account, limited by the extent to which unencumbered balances in such accounts are available.

SERVICE AREAS

The starting point for the identification of service areas is the current Town limits. The Town has annexed aggressively in recent years, including annexing some areas since the 2010 census. However, it is anticipated that little additional annexation of already-developed areas will occur in the next ten years.

Roads

The types of improvements covered by the Town’s current road impact fees are not well defined. It is recommended that the revised road impact fees be restricted to the cost of Town-owned arterials and major collectors, and exclude the cost of State roads, minor collectors and local streets. One advantage of this approach is that an arterial/major collector impact fee is consistent with a Town-wide service area, since the purpose of these facilities is to move traffic throughout the community. Another advantage is that the Town will not need to provide credits against the fees for minor collector improvements, which will generally be made by developers. The extent of the Town’s existing and planned major road network is illustrated in the functional classification map from the 2008 *Coolidge-Florence Regional Transportation Plan* (Figure 1). Existing Town-maintained roadways are shown in Figure 2.

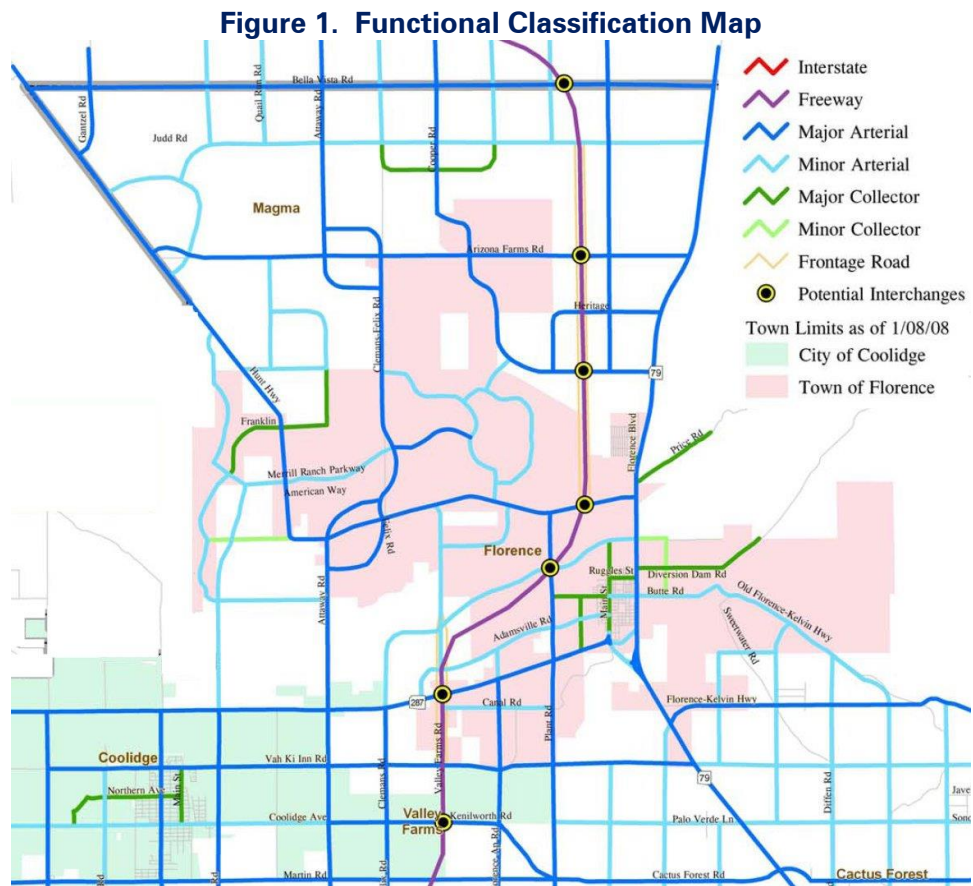
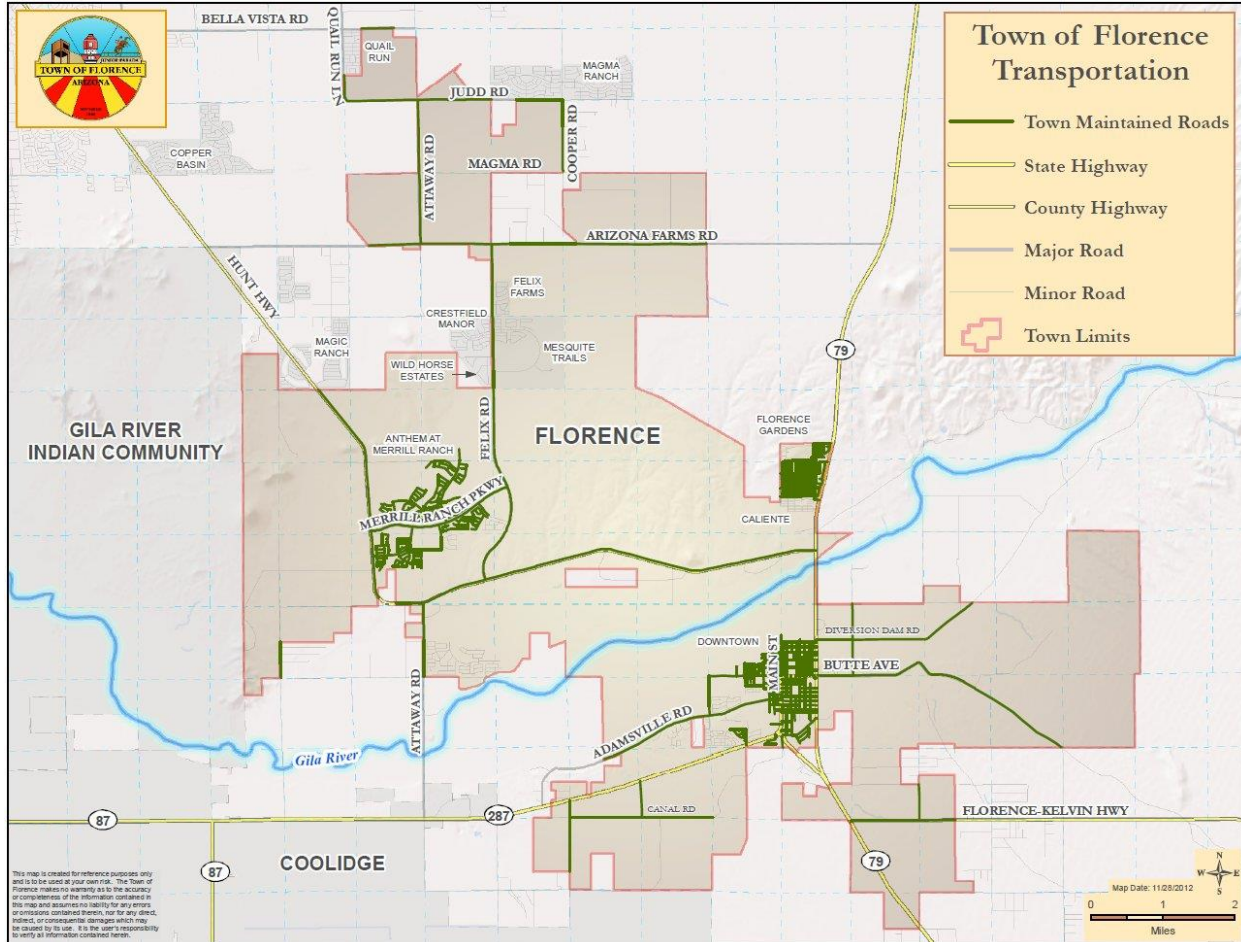


Figure 2. Existing Town-Maintained Roads

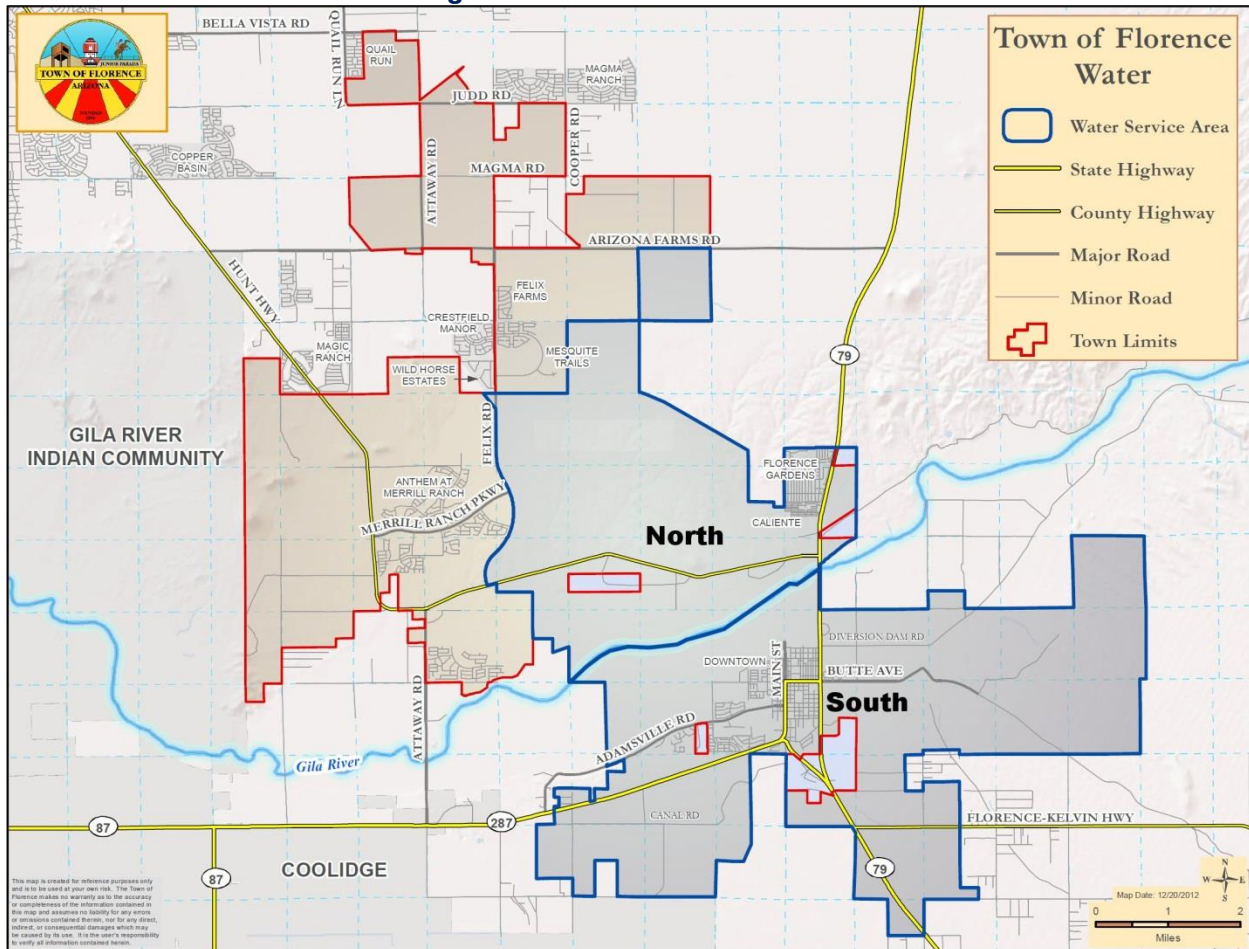


Water

The Town’s water system currently serves the downtown and surrounding “Old Florence” area, as well as the Florence Gardens area located north of the Gila River.

The *Water Master Plan* divides the planning area into a number of pressure zones. Water “campuses,” which will include a well, booster pump and storage tank, will be located between pressure zones, and will be interconnected for redundancy. These characteristics result in an integrated, pressurized water system. However, there will be limited if any interconnections across the Gila River. There will essentially be two water systems, one north and one south of the Gila River. It is recommended that there should be two water service areas: North and South of the Gila River, as illustrated in Figure 3.

Figure 3. Water Service Areas

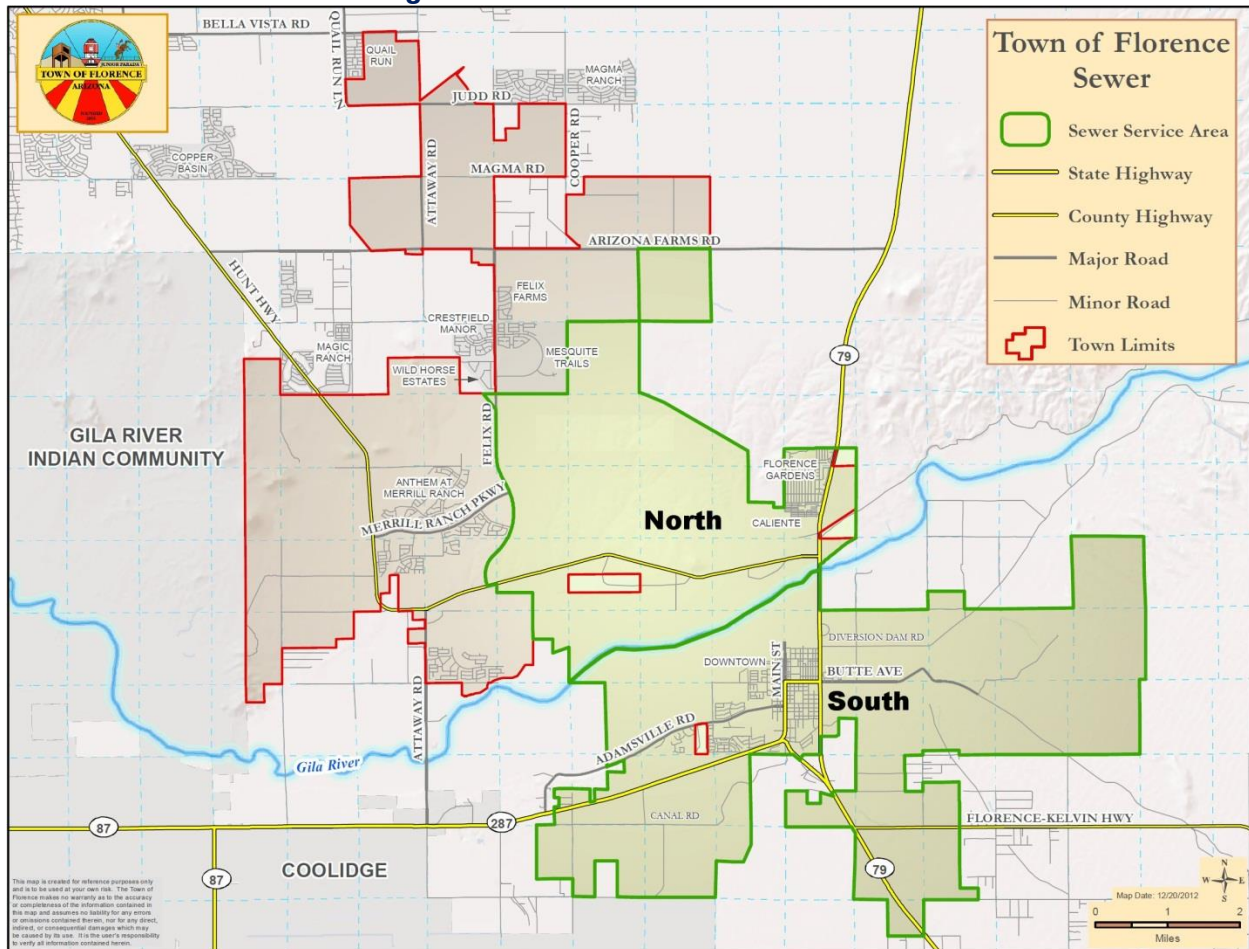


Wastewater

The Town’s wastewater system currently serves the downtown and surrounding “Old Florence” area, as well as the Florence Gardens area located north of the Gila River. The downtown area is served by the 2.5 million gallons per day (mgd) Florence Wastewater Treatment Plan, while the Florence Gardens area is served by the 0.42 mgd North Florence Wastewater Treatment Plant.

The *Wastewater Master Plan* divides the planning area into basins. Wastewater flows from south of the Gila River will be conveyed to the existing Florence Wastewater Treatment Plant, which will be expanded on the same site to accommodate the additional flows. Flows from north of the River will be conveyed to the proposed Merrill Ranch Wastewater Reclamation Facility. There will essentially be two wastewater systems, one north and one south of the Gila River. It is recommended that there should be two wastewater service areas: North and South of the Gila River, as illustrated in Figure 4.

Figure 4. Wastewater Service Areas

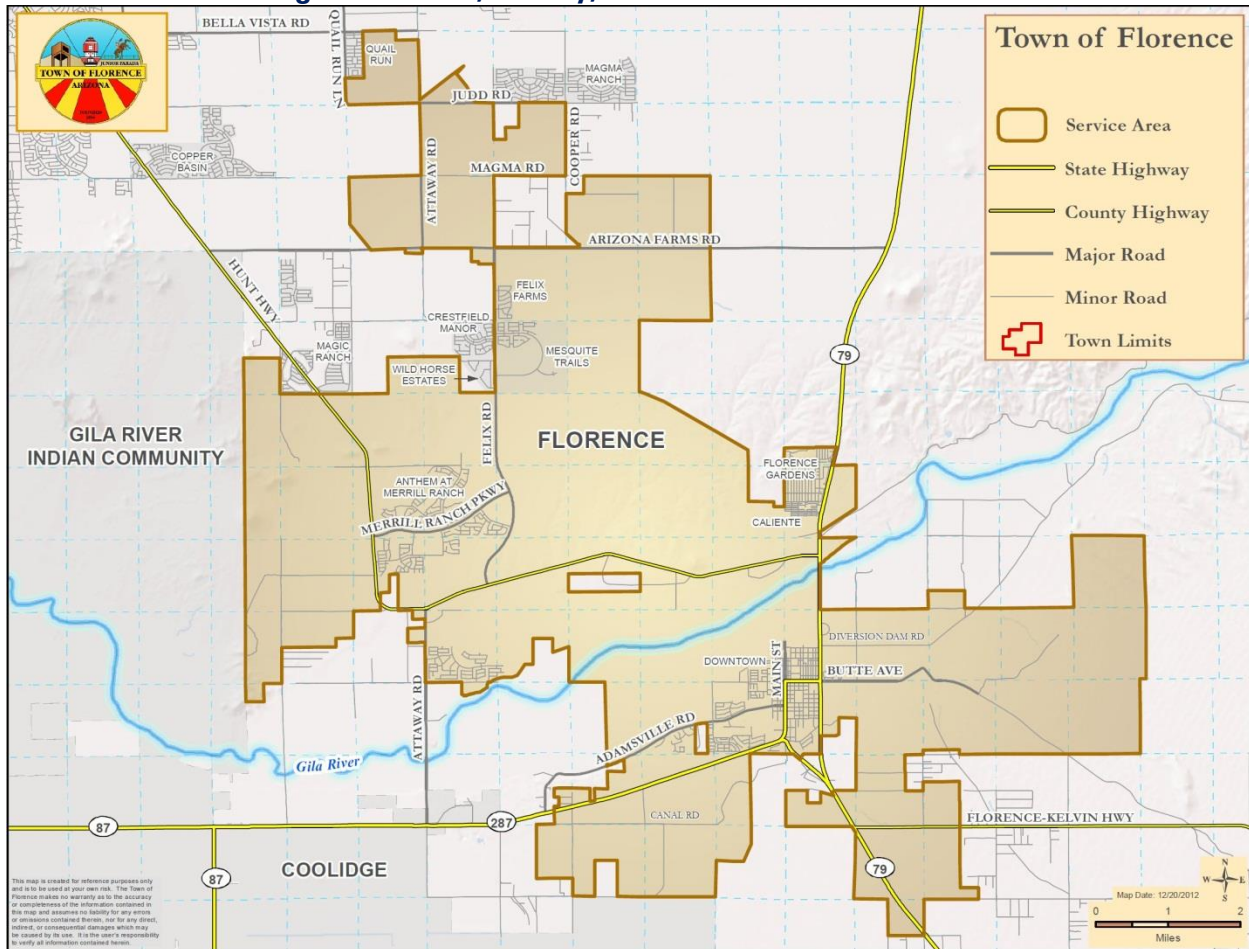


Fire/Police and Libraries

The recommended service areas for fire protection, police protection and libraries are all Town-wide. Police protection is provided throughout the Town from roving patrol cars based in a central police station. Only a single library facility is currently planned to serve the entire Town, which is typical for communities the size of Florence. While fire protection is provided by equipment located in multiple stations (currently two), equipment from multiple stations may be dispatched to a single incident, or if the equipment from one station is on another call, equipment may be dispatched from another station. Fire protection thus forms an integrated system, and a Town-wide service area is appropriate.

The recommended Town-wide service area for roads, fire, police and library impact fees is shown in Figure 5.

Figure 5. Road, Library, Fire and Police Service Area



Parks

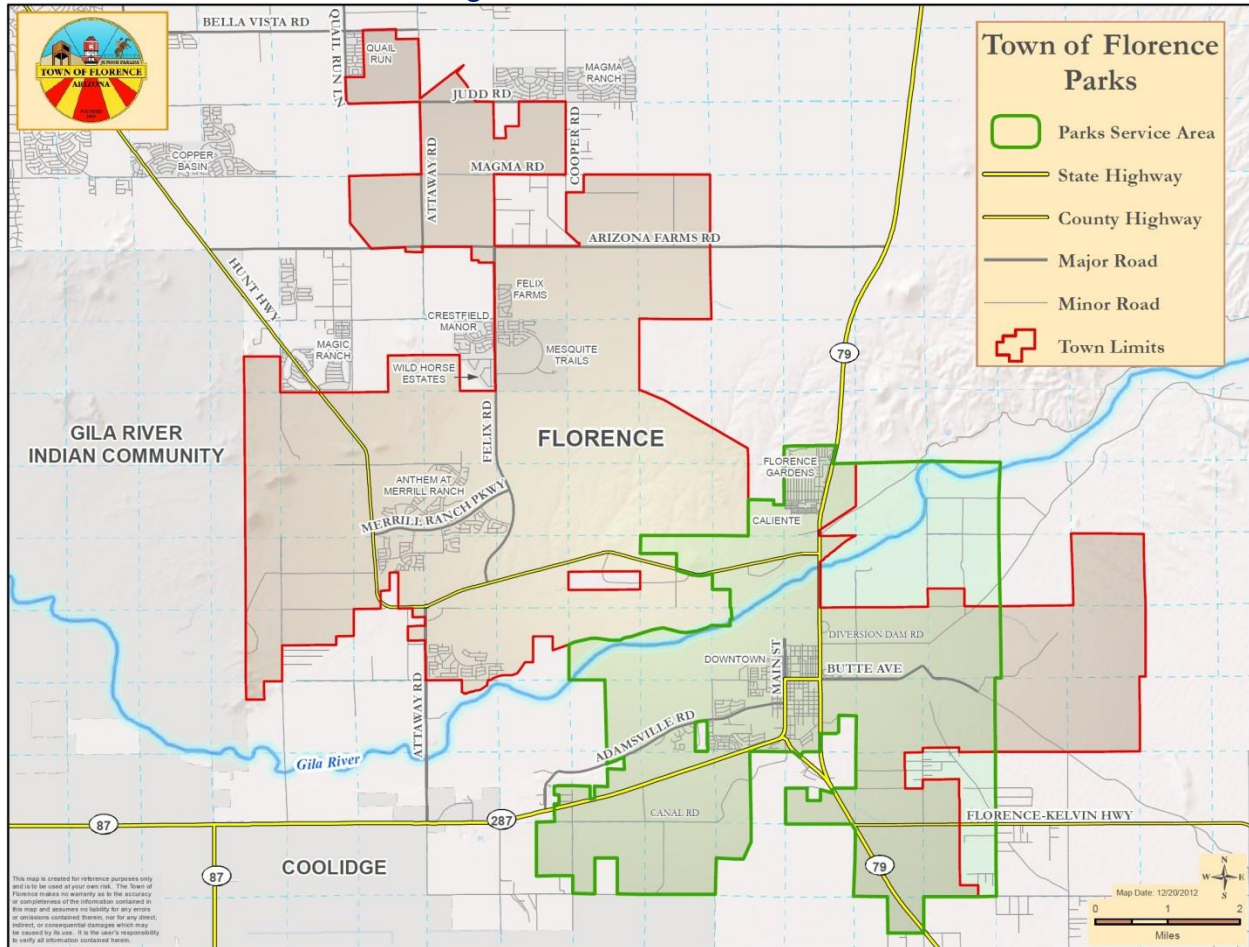
SB 1525, the bill that rewrote the State development impact fee enabling act for municipalities, limits park impact fees to “neighborhood parks,” an undefined term that excludes parks larger than 30 acres in size, unless a larger park can be shown to provide a “direct benefit” to development. Excluded from the definition of a neighborhood park are a number of improvements, including aquatic centers, theme parks and community or recreational centers larger than 3,000 square feet.

The Town’s 2008 *Parks, Trails and Open Space Master Plan* defines neighborhood parks as 10-acre sites serving development within a one-half mile radius, and community parks as sites with a minimum size of 50 acres serving development within a 3-mile radius. It is recommended that park impact fee service areas for sites with up to 30 acres should be limited to approximately a 2.5 mile radius, or areas that are roughly 25 square miles (5 miles x 5 miles).

Since each service area designated essentially commits the Town to spend the funds collected in that service area within 10 years, it is recommended that park service areas should be defined only in areas where there are existing parks (e.g., Old Florence), or where there is significant near-term development potential (e.g., Anthem/Merrill). Since it is likely that the Anthem/Merrill

Ranch developments will provide their own private parks, and since it would be difficult to expand the proposed service area to include the Anthem/Merrill Ranch area, a single service area is recommended for the central area of the town, as illustrated in Figure 6.

Figure 6. Park Service Area



LAND USE ASSUMPTIONS

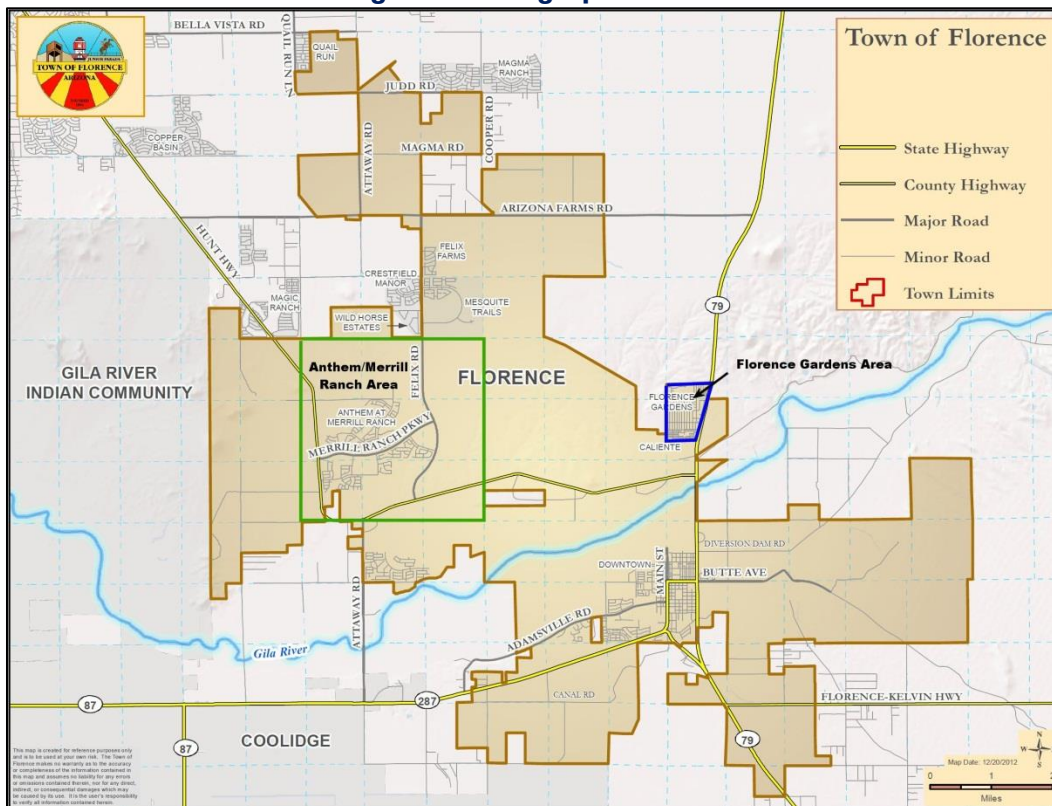
This section presents land use assumptions covering a ten-year period (2013-2023) to serve as the basis for the updated IIP and impact fee calculations for the Town’s water, wastewater, road, parks, library, fire and police impact fees. While SB 1525 requires that land use assumptions be developed “pursuant to the general plan,” the *Town of Florence 2020 General Plan* provides only build-out projections. Consequently, the development of land use assumptions relies primarily on other sources.

It should be noted that the land use assumptions will not have a significant effect on the amount of the calculated impact fees. This is because the fees will reflect the unit cost of accommodating future growth, and the unit cost will be largely unaffected by either the rate of growth or the total cost of planned improvements to serve the anticipated growth over the planning period. A higher growth projection will necessitate more planned improvement costs than a lower growth projection, but will not necessarily require a higher fee per unit of development.

Geographic Areas

In addition to service areas, growth projections have been developed for various subareas of the Town, as illustrated in Figure 7.

Figure 7. Geographic Areas



Existing Development

The starting point for developing land use assumptions is to determine the amount of existing development. There are two primary sources for population, housing and land use data for small geographic areas that can be aggregated to service areas. These are the 2010 U.S. Census block data (housing units, household population and group quarters population) and Central Arizona Governments (CAG) estimates and projections by Traffic Analysis Zone (TAZ). The TAZ data, which were updated in 2010, include housing units, household population, group quarters population and employment (retail, office, industrial, public and other), and have projections by five-year increments from 2005-2040. In Florence, residents of group quarters are inmates at criminal detention or Homeland Security facilities (referred to here as “prisoners”).

U.S. Census and CAG estimates for 2010 by subarea of the town are compared in Table 6. Note that the 2010 Census housing and population estimates are slightly higher than what is reported by the Census for the Town. That is because the area included in the Town’s corporate limits has changed since the 2010 Census. The consultant has aggregated block data to determine the 2010 units and population in the area now included in the Town limits.

The CAG data appear to undercount housing units and population north of the Gila River, particularly in Merrill Ranch, while over-counting south of the River. These balance out somewhat, but the CAG data still undercount by about 300 housing units compared to the Census. Despite the housing undercount, the household population estimate overshoots the Census estimate by about 900 persons, suggesting that CAG is using somewhat inflated person per unit ratios.

In terms of prisoner counts, the Census completely overlooks the Homeland Security facility just south of Florence Gardens and undercounts prisoners south of the River, resulting in an overall count that is about 1,800 short of the Town’s 2010 survey. The CAG estimates include the Homeland Security facility, but overestimates by about two-fold the number of prisoners (the facility has a capacity of only 697). Overall, the CAG undercounts prisoners even more than the Census.

Table 6. Housing, Household Population and Prisoner Estimates, 2010

Geographic Area	Housing Units		HH Population		Prisoners		
	Census	CAG	Census	CAG	Census	CAG	Survey
Florence Gardens Area	1,783	1,719	1,382	1,707	0	1,281	621
Anthem/Merrill Ranch Area	1,542	682	2,753	1,278	0	0	0
Park Service Area - North*	38	3	37	5	0	0	0
Other	120	530	235	1,083	0	0	0
Subtotal, North of River	3,483	2,934	4,407	4,073	0	1,281	621
N Water/WW Service Area	1,827	1,739	1,393	1,771	0	1281	621
Park Service Area - South	1,779	2,025	3,497	4,730	17,700	14,713	18,915
Other	2	0	0	0	0	0	0
Subtotal, South of River	1,781	2,025	3,497	4,730	17,700	14,713	18,915
Total, Town of Florence	5,264	4,959	7,904	8,803	17,700	15,994	19,536

Source: 2010 U.S. Census block data; CAG 2010 projections by TAZ; 2010 prisoner survey from Town of Florence Planning Department (Census and TAZ prisoner counts are group quarters residents).

Residential Projections

Residential growth projections must start with an estimate of the existing housing stock. The current estimate of dwelling units by housing type is provided in Table 7.

Table 7. Existing Dwelling Units, 2012

Housing Type	2000 Units	2010 Units	2012 Units
Single-Family Detached/MH	2,688	4,736	5,046
Multi-Family	528	528	528
Total	3,216	5,264	5,574

Source: 2000 & 2010 from Census (no multi-family permits issued since 2000 per Town Planning Department); 2012 adds units permitted in 2010 and 2011 from Table 8.

Projections of future growth are always difficult, but are especially difficult for small jurisdictions like Florence, where a single large residential subdivision can make a big difference. Recent building permit activity provides one of the few guides to future growth. Residential building permits issued by the Town since 2005 are summarized in Table 8. During the housing boom years of 2006-2008, the Town was issuing over 400 permits annually. That has since fallen to a little over 100 permits last year.

The Town issued 285 single-family permits and 25 manufactured home permits in 2010 and 2011. Town staff notes that virtually all the single-family permits were in Merrill Ranch and virtually all of the manufactured home permits were in Florence Gardens.

Table 8. Building Permits, 2005-2011

Year	Single-Family	Mfg. Home	Total
2005	100	28	128
2006	407	62	469
2007	411	36	447
2008	467	15	482
2009	201	12	213
2010	173	13	186
2011	112	12	124

Source: Town of Florence Planning Department, March 28, 2012.

The CAG housing unit projections for 2010-2020 are summarized in Table 9. They indicate that most of the growth over the next ten years will be north of the River, which is consistent with the Town's recent experience. However, they project annual growth from 2010-2015 of over 600 units per year, which is 50% higher than what the Town experienced during the housing boom of 2006-2008, and even more rapid growth in the following five years. As noted earlier, the Town issued 124 permits last year, which is less than one-fourth of the projected annual average for the 2010-2015 period. The CAG projections would thus appear to be highly optimistic.

Table 9. CAG Housing Unit Projections, 2010-2020

Geographic Area	2010	2015	2020	Annual Growth	
				2010-15	2015-20
Florence Gardens Area	1,719	1,736	1,767	3	6
Anthem/Merrill Ranch Area	682	2,383	5,421	340	608
Park Service Area - North*	3	3	3	0	0
Other	530	1,688	3,760	232	414
Subtotal, North of River	2,934	5,810	10,951	575	1,028
N Water/WW Service Area	1,739	2,750	4,557	202	361
Park Service Area - South	2,025	2,367	2,091	68	-55
Other	0	0	856	0	171
Subtotal, South of River	2,025	2,367	2,947	68	116
Total, Town of Florence	4,959	8,177	13,898	644	1,144

* excluding the Florence Gardens area

Source: CAG demographic datasets by TAZ, 2010.

It would be more reasonable to anticipate that the Town would experience the housing unit increase projected by CAG over the 2010-2015 period during the 2010-2023 period. This would mean that the Town would add an average of about 250 units annually over the 13-year period. This would appear to be more in line with the current housing market and recent trends. The housing unit projections are shown in Table 10. The projections indicate an increase of 3,242 units from 2010-2023, which is slightly higher than the CAG’s projected 2010-2015 increase of 3,218.

Table 10. Projected Housing Units, 2013-2023

Geographic Area	2010	2012	2013	2023
Florence Gardens Area	1,783	1,799	1,819	2,019
Anthem/Merrill Ranch Area	1,542	1,725	1,825	4,075
Park Service Area - North*	38	38	45	115
Other	120	120	128	208
Subtotal, North of River	3,483	3,682	3,817	6,417
North Water/WW Service Area	1,827	1,843	1,874	2,894
Park Service Area - South	1,779	1,779	1,807	2,087
Other	2	2	2	2
Subtotal, South of River	1,781	1,781	1,809	2,089
Total, Town	5,264	5,463	5,626	8,506

* excluding the Florence Gardens area

Source: 2010 units from U.S. Census block data; 2012 adds building permits from 2010 and 2011; 2013-2023 projections assume 20 units per year in Florence Gardens area, 100 per year from 2011-2013 and 225 per year from 2013-2023 in Anthem/Merrill Ranch area, 7 per year in the Park Service Area-North, 8 per year in other areas north of the river, 28 per year in the Park Service Area-South, and none in other area south of the river; North wastewater service area for 2012 is 2010 plus growth in Florence Gardens area, 2013 is sum of Florence Gardens area and Park Service Area-North, plus 10 units; North wastewater service area for 2023 assumes one-third of growth in Anthem/Merrill Ranch area will be in the Town’s service area..

Household population projections can be derived from the housing unit projections, using the person per unit ratios by area from the 2010 U.S. Census. These are shown in Table 11.

Table 11. Projected Household Population, 2013-2023

Geographic Area	Persons/ Unit	Household Population			
		2010	2012	2013	2023
Florence Gardens Area	0.78	1,382	1,394	1,410	1,565
Anthem/Merrill Ranch Area	1.79	2,753	3,080	3,258	7,275
Park Service Area - North*	0.97	37	37	44	112
Other	1.96	235	235	251	407
Subtotal, North of River	1.27	4,407	4,746	4,963	9,359
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North Water/WW Service Area	0.76	1,393	1,401	1,424	2,199
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Park Service Area	1.96	3,497	3,493	3,548	4,098
Other	1.96	0	4	4	4
Subtotal, South of River	1.96	3,497	3,497	3,552	4,102
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Total, Town	1.50	7,904	8,243	8,515	13,461

* excluding the Florence Gardens area

Source: 2010 data from U.S. Census block data; projections based on housing projections from Table 10 and persons per unit ratios by area from 2010 Census (2010 household population shown above divided by total 2010 units from Table 6).

Nonresidential Projections

Florence is home to ten correctional facilities, which along with County and other governmental facilities provide the foundation for the Town’s economy. The projected growth in the prisoner population from 2010-2023 is based on the CAG’s projected 2010-2015 increase in group quarters residents. The results are summarized in Table 12. The projected prisoner population for 2023 exceeds the capacity of existing correctional facilities south of the River (18,983 according to the Town’s 2011 survey), indicating some anticipated expansion over the planning period.

Table 12. Projected Prisoner Population, 2013-2023

Geographic Area	2010	2011	2013	2023
Florence Gardens Area	621	395	402	442
Anthem/Merrill Ranch Area	0	0	0	0
Park Service Area - North*	0	0	0	0
Other	0	0	0	0
Subtotal, North of River	621	395	402	442
<hr/>				
North Water/WW Service Area	621	395	402	442
<hr/>				
Park Service Area - South	18,915	18,831	18,915	19,374
Other	0	0	0	0
Subtotal, South of River	18,915	18,831	18,915	19,374
<hr/>				
Total, Town	19,536	19,226	19,317	19,816

* excluding the Florence Gardens area

Source: 2010 and 2011 prisoner counts from Town surveys; 2023 projections based on CAG projected increase from 2010-2015; 2013 projections are straight-line interpolations of 2011-2023 projections.

Employment projections to 2023 are also based on CAG’s projected increases from 2010-2015. These are shown in Table 13.

Table 13. Projected Employment, 2013-2023

	Florence Gardens Area	Anthem/Merrill Ranch	Park Area North*	Other North	Subtotal North of River	North W/WW Area	Park Area South	Other South	Subtotal South of River	Town Wide Total
Retail										
2010	0	81	0	0	81	0	646	23	669	750
2013	0	127	0	34	161	3	754	23	777	938
2023	0	684	0	440	1,124	37	2,050	23	2,073	3,197
Office										
2010	1	0	0	0	1	1	393	0	393	394
2013	1	0	0	7	8	1	494	0	494	502
2023	1	0	0	87	88	1	1,701	0	1,701	1,789
Industrial										
2010	0	33	0	3	36	33	468	0	468	504
2013	0	42	0	5	47	35	468	0	468	515
2023	0	149	0	23	172	53	468	0	468	640
Prison										
2010	124	0	0	0	124	124	3,783	0	3,783	3,907
2013	124	0	0	0	124	124	3,806	0	3,806	3,930
2023	124	0	0	0	124	124	4,079	0	4,079	4,203
Other Public										
2010	0	0	0	0	0	0	2,906	0	2,906	2,906
2013	0	0	0	0	0	0	2,923	0	2,923	2,923
2023	0	0	0	0	0	0	3,133	0	3,133	3,133
Total										
2010	125	114	0	3	242	158	8,196	23	8,219	8,461
2013	125	169	0	46	340	163	8,445	23	8,468	8,808
2023	125	833	0	550	1,508	215	11,431	23	11,454	12,962

* excluding the Florence Gardens area

Source: 2010 estimates from Central Arizona Governments TAZ dataset (see Appendix Table 106); 2023 is CAG 2015 projection; 2013 is based on 1/13th of projected 2010-2023 growth; with the exception that 2010 prison workers estimated based on Town prisoner count and 0.20 workers per prisoner, which is the average ratio in federal prisons per Matthew Harwood, "Prison Overcrowding," *Security Management*, July 21, 2009, and other public being the remainder of public workers (both prison and other public assumed to grow at the same pace as total public workers).

Employment estimates and projections can be used to estimate nonresidential building square footage. This can be done using ratios of employees per 1,000 square feet of building floor area, shown in Table 14.

Table 14. Employees/1,000 Sq. Ft. Ratios

Retail	1.23
Office	3.11
Industrial	0.91
Prison	1.40
Other Public	2.32

Source: Retail and office from Central Arizona Governments, *Pinal County Build-Out*, October 2003; industrial from Institute of Transportation Engineers (ITE), *Trip Generation*, 8th edition, 2009 based on warehouse; public is average from ITE for public/institutional uses.

Applying these ratios to the employment estimates and projections yields the following estimates of existing and future nonresidential building floor area (see Table 15).

Table 15. Projected Nonresidential Building Square Footage (1,000s), 2013-2023

	Florence Gardens Area	Anthem/Merrill Ranch	Park Area North*	Other North	Subtotal North of River	North W/WW Area	Park Area South	Other South	Subtotal South of River	Town Wide Total
Retail										
2010	0	66	0	0	66	0	525	19	544	610
2013	0	103	0	28	131	2	613	19	632	763
2023	0	556	0	358	914	30	1,667	19	1,686	2,600
Office										
2010	0	0	0	0	0	0	126	0	126	126
2013	0	0	0	2	2	0	159	0	159	161
2023	0	0	0	28	28	0	547	0	547	575
Industrial										
2010	0	36	0	3	39	36	514	0	514	553
2013	0	46	0	5	51	38	514	0	514	565
2023	0	164	0	25	189	58	514	0	514	703
Prison										
2010	89	0	0	0	89	89	2,702	0	2,702	2,791
2013	89	0	0	0	89	89	2,719	0	2,719	2,808
2023	89	0	0	0	89	89	2,914	0	2,914	3,003
Other Public										
2010	0	0	0	0	0	0	1,253	0	1,253	1,253
2013	0	0	0	0	0	0	1,260	0	1,260	1,260
2023	0	0	0	0	0	0	1,350	0	1,350	1,350
Total										
2010	89	102	0	3	194	125	5,120	19	5,139	5,333
2013	89	149	0	35	273	129	5,265	19	5,284	5,557
2023	89	720	0	411	1,220	177	6,992	19	7,011	8,231

* excluding the Florence Gardens area

Source: Square footage for all but prisons is product of employment from Table 13 divided by employees/1,000 sq. ft. ratios from Table 14; prison square footage based on prison employee per inmate ratio cited in preceding table and 120 sq. ft. per prisoner, which is ratio for ASP-Florence West (GEO) unit per Arizona Department of Corrections, *Biennial Comparison of Private versus Public Provision of Services*, December 21, 2011.

ROADS

This section calculates updated road impact fees for the Town of Florence.

Service Unit

A service unit creates the link between supply (roadway capacity) and demand (traffic generated by new development). An appropriate service unit basis for road impact fees is vehicle-miles of travel (VMT). Vehicle-miles is a combination of the number of vehicles traveling during a given time period and the distance (in miles) that these vehicles travel.

The two time periods most often used in traffic analysis are the 24-hour day (average daily trips or ADT) and the single hour of the day with the highest traffic volume (peak hour trips or PHT). Due to the fact that available traffic counts are in terms of ADT and to be consistent with the Town's current fees, which are based on ADT, daily VMT will be used as the service unit for the road impact fees.

For some purposes, it will be useful to compare service units for the different types of impact fees. Consequently, an alternative service unit will be calculated in terms of Equivalent Dwelling Units, or EDUs. An EDU is a unit of demand expressed in terms of the demand represented by a typical single-family detached dwelling unit.

Methodology

The standards-based methodology for road impact fees is called the “consumption-based” approach. In the standard consumption-based approach, the total cost of a representative set of improvements is divided by the capacity added by those improvements in order to determine an average cost per vehicle-mile of capacity (VMC). This cost per VMC is then multiplied by the vehicle-miles of travel (VMT) generated by a unit of development of a particular land use type to determine the gross impact fee. The level of service (LOS) standard in the consumption-based approach is a system-wide ratio of VMC to VMT of 1.00. A variant is the modified consumption-based approach, which uses a system-wide VMC/VMT ratio higher than 1.00.

The alternative is the plan-based approach. The LOS standard for the plan-based approach is a desired LOS, such as LOS C or LOS D, which is applied to each individual road segment or intersection. The key to a defensible plan-based methodology is a well-designed transportation master plan that establishes a strong nexus between anticipated growth over a 10-20 year period and the improvements that will be required to accommodate growth over that planning horizon. The cost per VMT (or per trip) is determined by dividing the cost of the planned improvements by the growth in VMT (or trips). The cost per VMT (or trip) is then multiplied by the VMT (or trips) generated by a unit of development of a particular land use type to determine the gross impact fee.

The consumption-based approach, at least in its standard form, tends to be conservative and generally results in lower impact fees than the plan-based approach. This is because most roadway systems need more than one unit of capacity (VMC) for each unit of travel demand (VMT) in order to function at an acceptable level of service (the modified consumption-based approach addresses

this issue and is less conservative). Plan-based fees using a transportation plan that identifies all of the improvements needed to provide acceptable levels of service on all roadways will almost always result in higher fees.

The 2007 road impact fee study used the plan-based approach. It divided the Town's share of the total cost of a list of planned improvements by the projected number of new trips that were expected to be generated by new development over a ten-year period (2006-2015) to derive the cost per trip. The problem with this approach is that no analysis was provided to demonstrate the connection between the amount of growth anticipated over the ten-year period and the need for the planned improvements. No LOS standard was stated, nor was there any attempt to identify existing facilities that already fell below the desired LOS (these would be considered existing deficiencies).

In 2008, the Town completed a transportation master plan¹ that could serve as the foundation for a plan-based impact fee calculation. The master plan used LOS D as the desired LOS standard, modeled daily traffic volumes for 2005 and 2025 based on existing and projected development by traffic analysis zones, and identified needed improvements and costs required to accommodate projected development. No existing capacity deficiencies were identified. The master plan identified approximately \$426 million in needed Town arterial road improvements.

Even though the Town generally uses LOS C as its standard, under the plan-based approach the fees would be based on the cost to maintain LOS D, since this was the standard used by the master planning process to identify improvement needs. However, the Town would not be tied to the standard used in the master plan if it uses a consumption-based approach.

The alternative to a plan-based methodology would be to use the consumption-based approach. The Town's arterial/major collector road system currently has a VMC/VMT ratio of about 2:1 (see Table 18 in the next section). Since this is twice as high as the 1:1 ratio used in the standard consumption-based approach, there are no existing deficiencies. Under the modified consumption-based approach, the Town could choose to use a VMC/VMT ratio higher than 1:1 as its LOS, as long as it does not exceed 2:1.

Although the Town's most recent transportation master plan is five years old, it could potentially provide the basis for a plan-based road impact fee. However, the consumption-based approach is recommended because of its greater flexibility and the fact that its soundness is not dependent on the availability and quality of a transportation master plan.

Major Roadway System

A road impact fee program should include a clear definition of the major roadway system that will be funded with the impact fees. As noted in the Service Area section of this report, the types of improvements covered by the Town's current road impact fees are not well defined. It is recommended that the revised road impact fees be restricted to the cost of Town-owned arterials and major collectors, and exclude the cost of State roads, minor collectors and local streets. One advantage of this approach is that an arterial/major collector impact fee is consistent with a Town-wide service area, since the purpose of these facilities is to move traffic throughout the community.

¹ Lima & Associates, Kimley-Horn and Associates and Economic and Real Estate Consulting, *Coolidge-Florence Regional Transportation Plan*, Final Report, February 2008

Another advantage is that the Town will not need to provide credits against the fees for minor collector road improvements, which will generally be made by developers. The Town’s functional classification map showing the location of existing and planned major roadways is included in the Service Area section of this report (see Figure 1).

This update includes a detailed inventory of the major roadway system, which consists of all the existing arterial and major collector roads. The inventory compares demand and capacity on existing facilities. The capacity of an individual roadway depends on a number of factors, including number of lanes, lane width, topography, percent of truck traffic, etc. In impact fee analysis, generalized capacity estimates are typically used based strictly on number of lanes. The Florida Department of Transportation has done extensive work developing generalized capacity estimates to be used for planning purposes based on Highway Capacity Manual procedures, and their work will be used to develop planning-level capacity estimates for use in this analysis. These estimates are shown in Table 16.

Table 16. Average Daily Capacities

Lanes	Capacity
2-Lane	7,520
3-Lane	9,870
4-Lane	22,700
6-Lane	35,700

Source: 2009 FDOT Quality/Level of Service Handbook, Table 2: Generalized Annual Average Daily Volumes for Areas Transitioning into Urbanized Areas or Areas over 5,000 not in Urbanized Areas, Class II (2-4.5 signalized intersections per mile) at LOS C.

The inventory of the existing major roadway system is presented in Table 17. The principal objective of the inventory is to calibrate national travel demand factors to local conditions by comparing the actual vehicle-miles of travel (VMT) on the major road system to expected VMT based on existing development. This is addressed in the Service Units section below.

Table 17. Existing Major Roadway System

Road	From-To	Class	Miles	Lns	Cap.	VMC	ADT	VMT	Lane-Miles	
									Total	w/cts
Adamsville Rd	Main St-WTL	Min Art	2.64	2	7,520	19,853	1,072	2,830	5.28	5.28
American Way	Hunt Hwy-Const Way	Maj Col	0.95	2	7,520	7,144			1.90	0.00
Anthem Way	American Way-MRP	Maj Col	0.31	2	7,520	2,331			0.62	0.00
Arizona Farms Rd	ETL-RR tracks	Maj Art	4.72	2	7,520	35,494	2,964	13,990	9.44	9.44
Attaway Rd	AZ Farms-Judd Rd	Maj Art	2.00	2	7,520	15,040			4.00	0.00
Attaway Rd	Palmer Rd-Hunt Hwy	Maj Art	1.07	2	7,520	8,046	7,270	7,779	2.14	2.14
Bella Vista	Quail Run-Attaway (pt.)	Maj Art	0.45	2	7,520	3,384			0.90	0.00
Butte Ave	Plant Rd-Main St	Maj Col	1.00	2	7,520	7,520	2,287	2,287	2.00	2.00
Butte Ave	Main St- Old F-K Hwy	Min Art	1.98	2	7,520	14,890	3,898		3.96	3.96
Canal Rd	Valley Fms-Plant Rd	Min Art	1.95	2	7,520	14,664			3.90	0.00
Centennial Park Av	Butte Ave-16th St	Maj Col	0.13	2	7,520	978			0.26	0.00
Constitution Way	American Way-MRP	Maj Col	0.34	2	7,520	2,557			0.68	0.00
Cooper Rd	Magma Rd-Judd Rd	Maj Art	1.00	2	7,520	7,520	317	317	2.00	2.00
Diversion Dam Rd	Bowling Rd-TL	Maj Col	1.84	2	7,520	13,837			3.68	0.00
Diversion Dam Rd	Pinal Pkwy-Bowling Rd	Min Art	0.50	2	7,520	3,760	3,096	1,548	1.00	1.00
Dogwood Rd	Flor-Kelvin-Sunaire Dr	Min Art	0.50	2	7,520	3,760			1.00	0.00
Felix Rd	Hunt Hwy-RR tracks	Maj Art	2.62	2	9,870	25,859			5.24	0.00
Felix Rd	RR tracks-Crestfield Mr	Maj Art	0.70	2	7,520	5,264			1.40	0.00
Felix Rd	Crestfield-Heritage Rd	Maj Art	0.50	3	9,870	4,935			1.50	0.00
Felix Rd	Heritage-Az Farms Rd	Maj Art	1.00	2	7,520	7,520			2.00	0.00
Florence Hts Dr	Main St-SR 79	Min Art	0.56	2	7,520	4,211	3,678	2,060	1.12	1.12
Flor.-Kelvin Hwy	SR 79-TL	Maj Art	1.44	2	7,520	10,829	1,529	2,202	2.88	2.88
Hiscox Lane	Canal Rd-Hwy 287	Maj Art	0.51	2	7,520	3,835			1.02	0.00
Hunt Hwy	SR 79-TL	Maj Art	5.90	2	7,520	44,368	5,473	32,291	11.80	11.80
Hunt Hwy	TL-S end 6 lane	Maj Art	0.20	2	35,700	7,140	8,154	1,631	0.40	0.40
Hunt Hwy	S end 6ln-N end 6ln	Maj Art	1.52	6	7,520	11,430	8,469	12,873	9.12	9.12
Hunt Hwy	N end 6ln-TL	Maj Art	1.42	2	7,520	10,678	8,469	12,026	2.84	2.84
Judd Rd	CAP Canal-Cooper (pt.)	Min Art	1.12	3	9,870	11,054			3.36	0.00
Judd Rd	Quail Run-CAP Canal	Min Art	1.54	2	7,520	11,581	3,742	5,763	3.08	3.08
Main St	SR 287-Butte Ave	Maj Col	0.64	2	7,520	4,813	4,079	2,611	1.28	1.28
Main St	Butte Ave-N end	Maj Col	0.53	2	7,520	3,986	4,079	2,162	1.06	1.06
Merrill Ranch Pky	Hunt Hwy-Felix Rd	Min Art	2.06	4	22,700	46,762	3,510	7,231	8.24	8.24
Old Flor-Kelvin	Butte Av-Diffen Rd	Min Art	2.34	2	7,520	17,597	3,898	9,121	4.68	4.68
Plant Rd	Adamsville-Butte Ave	Maj Art	0.56	2	7,520	4,211			1.12	0.00
Quail Run	Judd Rd-NTL	Min Art	0.36	2	7,520	2,707			0.72	0.00
Ruggles St	Main St-SR 79	Maj Col	0.48	2	7,520	3,610	2,339	1,123	0.96	0.96
Sun City Blvd	MRP-Franklin Rd	Maj Col	0.93	3	7,520	6,994			2.79	0.00
Valley Farms Rd	N of Vah Ki Inn-Hwy 287	Maj Art	0.99	2	7,520	7,445	1,415	1,401	1.98	1.98
Total			49.30			417,607		121,246	111.35	75.26

Source: Town of Florence, November 10, 2011; "Class" is functional classification; "Miles" is length of segment; "Lns" is existing number of through travel lanes; "Cap." is capacity in vehicles per day from Table 16; "VMC" is vehicle-miles of capacity, which is product of miles and capacity; "ADT" is average daily traffic counts taken 2009-2011; "VMT" is vehicle-miles of travel, which is product of miles and ADT; "Lane-Miles" is miles times number of lanes; "Total" is total number of lane-miles; "w/cts" is number of lane-miles with traffic counts.

A secondary objective of the road inventory is to ensure that the level of service (LOS) implicit in the standard consumption-based road impact fee methodology does not exceed the actual LOS on the major roadway system. The implicit LOS in the standard consumption-based methodology is a system-wide ratio of 1.00 between vehicle-miles of capacity (VMC) and vehicle-miles of travel (VMT) on the major roadway system. As can be seen in Table 18, the current VMC/VMT ratio exceeds 1.00.

Table 18. Existing Road Capacity/Demand Ratio

Daily VMT on Segments with Counts	121,246
÷ Lane-Miles of Segments with Counts	75.26
Average Volume per Lane on Segments with Counts	1,611
x Total Lane-Miles	111.35
Estimated Total Daily Vehicle-Miles of Travel (VMT)	179,385
Existing Vehicle-Miles of Capacity (VMC)	417,607
÷ Existing Vehicle-Miles of Travel (VMT)	179,385
Existing VMC/VMT Ratio	2.33

Source: VMT on segments with counts, lane-miles and VMC from Table 17.

Service Units

Road service units are defined in terms of vehicle travel. The travel demand generated by specific land use types in Florence is a product of three factors: 1) trip generation, 2) percent primary trips and 3) average trip length.

Trip Generation

Trip generation rates are based on information published in the most recent edition of the Institute of Transportation Engineers' (ITE) *Trip Generation* manual. Trip generation rates represent trip ends, or driveway crossings at the site of a land use. Thus, a single-one way trip from home to work counts as one trip end for the residence and one trip end for the work place, for a total of two trip ends. To avoid over counting, all trip rates have been divided by two. This places the burden of travel equally between the origin and destination of the trip and eliminates double charging for any particular trip.

Primary Trip Factor

Trip rates must also be adjusted by a "primary trip factor" to exclude pass by and diverted-linked trips. This adjustment is intended to reduce the possibility of over-counting by only including primary trips generated by the development. Pass by trips are those trips that are already on a particular route for a different purpose and simply stop at a development on that route. For example, a stop at a convenience store on the way home from the office is a pass by trip for the convenience store. A pass by trip does not create an additional burden on the street system and therefore should not be counted in the assessment of impact fees. However, since the fees for the consolidated "commercial" category (retail and office) are based on the travel demand factors for general office, no primary trip adjustment is warranted.

Average Trip Length

In the context of a road impact fee based on a consumption-based methodology, it is necessary to determine the average length of a trip on the major roadway system within Florence. The point of departure in developing local trip lengths is to utilize national data. The U.S. Department of Transportation's 2009 National Household Travel Survey identifies average trips lengths for specific trip purposes. However, these trip lengths are unlikely to be representative of travel on the major roadway system in Florence. An adjustment factor for local trip lengths can be derived by dividing the vehicle-miles of travel (VMT) that is actually observed on the major roadway system by the VMT that would be expected using national average trip lengths and trip generation rates.

The first step is to estimate the total VMT that would be expected to be generated by existing development in Florence based on national travel demand characteristics. This can be accomplished by multiplying existing development in each land use category by the appropriate national trip generation rates, primary trip factors and trip lengths. The expected VMT is considerably higher than the actual estimated VMT on the Town’s major roadway system that was calculated earlier. This is not surprising, since the major roadway system does not include State roads, minor collectors, local streets or any portion of a trip that occurs outside the Town limits. Consequently, it is necessary to develop an adjustment factor to account for this variation. The local adjustment factor is the ratio of actual to projected VMT on the major roadway system. As shown in Table 19, the national average trip length for each trip type should be multiplied by a local adjustment factor of 0.417.

Table 19. Local Trip Length Adjustment Factor

Land Use Type	ITE Code	Unit	2010 Units	Trip Rate	Primary Trips	Daily Trips	Length (miles)	Daily VMT
Single-Family Detached	210	Dwelling	4,736	4.79	100%	22,685	9.16	207,795
Multi-Family	220	Dwelling	528	3.33	100%	1,758	8.30	14,591
Commercial	710	1,000 sq ft	736	5.51	100%	4,055	11.98	48,579
Public/Institutional	620	1,000 sq ft	4,044	3.79	100%	15,327	9.61	147,292
Industrial/Warehouse	150	1,000 sq ft	553	1.78	100%	984	11.98	11,788
Total Expected VMT								430,045
Total Actual VMT								179,385
Ratio of Actual to Total VMT								0.417

Source: Existing 2010 units from Table 10 and Table 15; trip rates are one-half daily trip ends during a weekday from Institute of Transportation Engineers (ITE), *Trip Generation*, 8th ed., 2008 (commercial based on general office, public/institutional based on nursing home and industrial/warehouse based on warehouse); daily trips is product of units, trip rate and primary trip percentage; average trip lengths from U.S. Department of Transportation, National Household Travel Survey, 2009; daily VMT is product of daily trips and average trip length; actual VMT from Table 18.

National average trip lengths derived from the U.S. Department of Transportation’s 2009 National Household Travel Survey are available for a variety of trip types and purposes, including single-family detached, multi-family, home-to-work and medical/dental. These have been adjusted by the local adjustment factor, as shown in Table 20 below.

Table 20. Average Trip Lengths

Trip Type/Purpose	National Trip Length	Local Adjustment Factor	Local Trip Length
Single-Family	9.16	0.417	3.82
Multi-Family	8.30	0.417	3.46
To or From Work	11.98	0.417	5.00
Medical/Dental	9.61	0.417	4.01

Source: National average trip lengths from U.S. Department of Transportation, National Household Travel Survey, 2009 (office/institutional based on doctor/dentist); local adjustment factor from Table 19.

Service Unit Summary

The result of combining trip generation rates, primary trip factors and localized average trip lengths is a travel demand schedule that establishes the daily VMT during the average weekday on the major roadway system generated by various land use types per unit of development for Florence. The recommended road demand schedule is presented in Table 21. Service units are expressed in both VMT per unit and EDUs per unit (an EDU is a single-family equivalent).

Table 21. Road Demand Schedule

Land Use Type	ITE Code	Unit	Trip Rate	Primary Trips	Length (miles)	VMT/ Unit	EDUs/ Unit
Single-Family Detached	210	Dwelling	4.79	100%	3.82	18.30	1.000
Multi-Family	220	Dwelling	3.33	100%	3.46	11.52	0.630
Commercial	710	1,000 sq ft	5.51	100%	5.00	27.55	1.505
Public/Institutional	620	1,000 sq ft	3.79	100%	4.01	15.20	0.831
Industrial/Warehouse	150	1,000 sq ft	1.78	100%	5.00	8.90	0.486

Source: Trip rates and primary trip percentages from Table 19; average trip lengths from Table 20; daily VMT per unit is product of trips, percent primary trips and trip length; EDUs/unit is ratio of VMT to single-family detached VMT per unit.

Road service units are expressed in terms of both vehicle-miles of travel (VMT) and equivalent dwelling units (EDUs). Projections for both service unit measurements for the 2013-2023 planning period are shown in Table 22.

Table 22. Road Service Units, 2013-2023

Land Use Type	Unit	Units		EDUs/ Unit	EDUs		VMT/ Unit	VMT	
		2013	2023		2013	2023		2013	2023
Single-Family Detached	Dwelling	3,273	3,903	1.000	3,273	3,903	18.30	59,896	71,425
Multi-Family	Dwelling	528	528	0.630	528	528	11.52	6,083	6,083
Commercial	1,000 sq ft	821	2,619	1.505	821	2,619	27.55	22,619	72,153
Public/Institutional	1,000 sq ft	4,068	4,353	0.831	4,068	4,353	15.20	61,834	66,166
Industrial/Warehouse	1,000 sq ft	519	539	0.486	519	539	8.90	4,619	4,797
Total Service Units Outside Merrill Ranch CFDs								155,051	220,624
Single-Family Detached	Dwelling	1,825	4,075	1.000	1,825	4,075	18.30	33,398	74,573
Multi-Family	Dwelling	0	0	0.630	0	0	11.52	0	0
Commercial	1,000 sq ft	103	556	1.505	103	556	27.55	2,838	15,318
Public/Institutional	1,000 sq ft	0	0	0.831	0	0	15.20	0	0
Industrial/Warehouse	1,000 sq ft	46	164	0.486	46	164	8.90	409	1,460
Total Service Units Within Merrill Ranch CFDs								36,645	91,351
Total Town-Wide Service Units								191,696	311,975

Source: Units from Table 10 and Table 15; EDUs per unit and VMT per unit from Table 21; EDUs is product of units and EDUs per unit; VMT is product of units and VMT per unit.

Cost per Service Unit

The cost per service unit is derived from the cost estimates in the Town's transportation master plan. As shown in Table 23, the average cost per vehicle-mile of capacity (VMC) from the master plan is \$289. To take into account reduced right-of-way costs and possibly reduced construction from 2008, the cost estimates have been reduced by 10 percent to \$260 per VMC.

Table 23. Road Cost per Vehicle-Mile of Capacity

Road	From-To	Class	Miles	Lanes		Cost	New VMC	Cost per VMC
				Ex	Fut			
Adamsville Rd	Town Lim-Main St	Min Art	2.64	2	4	\$13,272,344	40,075	\$331
Arizona Farms Rd	Felix Rd-Town Limit	Maj Art	3.22	2	6	\$24,104,186	90,740	\$266
Attaway Rd	Palmer-Hunt Hwy	Maj Art	1.07	2	6	\$7,766,562	30,153	\$258
Attaway Rd	Hunt Hwy-Felix Rd	Maj Art	1.28	0	6	\$8,233,972	45,696	\$180
Attaway Rd	Hunt Hwy-Hiller Rd	Maj Col	1.81	0	3	\$10,239,599	17,865	\$573
Butte Ave	Plant Rd-Main St	Maj Col	1.00	2	3	\$5,346,776	2,350	\$2,275
Butte Ave	Main St-SR 79	Min Art	0.49	2	4	\$2,463,428	7,438	\$331
Butte Rd	SR 79-Old F-K Hwy	Min Art	1.49	2	4	\$8,630,831	22,618	\$382
Carrell Lane	Vah Ki Inn-SR 79	Min Art	0.75	0	4	\$3,770,552	17,025	\$221
Clemans-RanchView	Town Limit-SR 79	Min Art	3.38	0	4	\$18,132,623	76,726	\$236
Desert Color Pkwy	Hunt Hwy-Felix Rd	Min Art	3.76	0	4	\$20,043,036	85,352	\$235
Diversion Dam Rd	SR 79-end	Maj Col	2.35	2	3	\$8,616,924	5,523	\$1,560
Florence Hts Dr	Main St-SR 79	Min Art	0.56	2	4	\$2,815,346	8,501	\$331
Flor-Kelvin Hwy	SR 79-Quail Run	Maj Art	2.00	2	6	\$16,100,116	56,360	\$286
Franklin	MR Pkwy-Hunt Hwy	Maj Col	1.49	0	3	\$7,743,497	14,706	\$527
Main St	SR 287-Butte Rd	Maj Col	0.64	2	4	\$2,346,737	9,715	\$242
Merrill Ranch Pkwy	Walter Butte-Hunt	Min Art	1.05	0	4	\$5,278,773	23,835	\$221
Merrill Ranch Pkwy	Hunt Hwy-Felix Rd	Min Art	2.08	0	4	\$8,580,556	47,216	\$182
Merrill Ranch Pkwy	Felix-Desert Color	Maj Art	1.48	0	6	\$15,016,998	52,836	\$284
Old Flor-Kelvin Hwy	Butte Ave-Diffen Rd	Min Art	2.34	2	4	\$17,320,123	35,521	\$488
Poston Butte Pkwy	Desert Color Loop	Min Art	3.10	0	4	\$17,864,950	70,370	\$254
Poston Butte-Coope	Poston Butte-Hiller	Min Art	0.72	0	4	\$6,397,730	16,344	\$391
Quail Run Rd	Mayfield-Old F-K Hwy	Min Art	0.60	0	4	\$4,156,442	13,620	\$305
Ranchview Rd	Valley Farms-Hunt	Min Art	1.76	0	4	\$8,848,230	39,952	\$221
Ruggles St	Main St-SR 79	Maj Col	0.48	2	4	\$1,760,053	7,286	\$242
Vah Ki Inn Rd	Fulson Rd-SR 79	Maj Art	0.52	0	6	\$3,094,030	18,564	\$167
W Canal Rd	Valley Farms-Plant	Min Art	1.95	2	4	\$9,803,436	29,601	\$331
Walker Butte Pkwy	Christensen-Merrill R	Min Art	2.56	0	4	\$15,150,152	58,112	\$261
Total						\$272,898,002	944,100	\$289
x Factor for Reduced ROW/Construction Costs								90%
Estimated Current Average Cost per Vehicle-Mile of Capacity (90%)								\$260

Source: Lima & Associates, *Coolidge-Florence Regional Transportation Plan*, April 2008, Table 29; new VMC based on segment lengths, number of lanes and capacities from Table 16.

The cost per service unit is the product of the cost per VMC and the level of service (LOS). The existing LOS is 2.33 VMC per VMT (see Table 18), and this represent the full cost to maintain existing levels of service on the Town's major roadways. The standard consumption-based approach, however, is extremely conservative, and is based on a 1.00 ratio of capacity to demand. Under the standard consumption-based approach, the cost per VMT is the same as the cost per VMC, plus the cost of future impact fee studies per VMT, as shown in Table 24.

Table 24. Road Cost per Service Unit

Cost per Vehicle-Mile of Capacity	\$260
x Assumed Capacity/Demand Ratio	1.00
Cost per Vehicle-Mile of Travel	\$260
Study Cost per VMT	\$1
Total Cost per VMT	\$261

Source: Cost per VMC from Table 23; capacity/demand ratio is implicit in the standard consumption-based methodology; study cost per VMT is study cost per EDU from Table 113 divided by VMT per single-family unit from Table 21.

Net Cost per Service Unit

As noted in the Legal Framework section of this report, impact fees should be reduced (or “offset”) in order to account for other types of revenues that will be generated by new development and used to fund capacity-expanding improvements of the same type as those to be funded by the impact fees. Cases in which such an offset is warranted include funding of existing deficiencies, outstanding debt payments on existing facilities, and dedicated revenue sources to fund growth-related improvements. The road impact fees calculated in this report are based on a system-wide level of service that is lower than the existing level of service, so there are no existing deficiencies. The Town has no outstanding debt on past road improvements, nor any revenue sources that are dedicated for future capacity-expanding road improvements. Consequently, no offsets against the road impact fee are required based on these criteria.

However, the Arizona impact fee enabling act also requires that new development be given an offset against the impact fees for the value of any “excess” construction contracting excise tax payments beyond that required of most other types of business activities. The Town charges a construction excise tax of 4%, compared to a 2% excise tax rate on other types of business activities. Since the Town does not dedicate construction excise tax revenues for growth-related capital improvements, nor does it allocate them for specific types of capital improvements, there is no rational basis for assigning this offset to specific types of facilities. Nevertheless, State law now requires that such an offset be provided. It would appear to be at the discretion of the Town to determine which fees should be offset to account for the excess construction tax. It is recommended that the Town provide the offset for the excess construction excise tax payments against the road impact fee. Unlike water and wastewater fees, which are not assessed in areas of town that are not served by Town utilities, the road impact fee is assessed against all new development in the town. In addition, the park, fire and police impact fees are not sufficiently large to absorb the offset. Consequently, an offset for the excess construction excise tax is provided against the road impact fees.

To determine the appropriate amount of the offset, data was compiled on total construction excise tax payments for single-family detached units constructed over the five-year period from July 1, 2006 through June 30, 2011 (fiscal years 2007 through 2011). This was divided by the number of single-family permits issued over the same period to determine the average construction excise tax payment per unit. Since the excise tax on construction contracting is twice the rate on other business activities, half of the construction tax is the “excess” payment. This amounts to an average offset of \$2,682 per single-family unit, as shown in Table 25. The offset per single-family unit is divided by the VMT per single-family unit to determine the offset of \$147 per VMT.

Table 25. Construction Tax Offset per Service Unit

Residential Construction Tax Receipts, FY 06/07-10/11	\$7,712,632
÷ New Single-Family Permits Issued, FY 06/07-10/11	1,438
Average Construction Tax per Unit	\$5,363
x Percent "Excess" Construction Excise Tax	50%
Construction Excise Tax Offset per Single-Family Unit	\$2,682
÷ VMT per Single-Family Unit	18.30
Construction Excise Tax Offset per VMT	\$147

Source: Residential construction tax receipts from Town of Florence Finance Department, November 9, 2012; building permits from Town of Florence Planning Department, March 28, 2012; VMT per single-family unit from Table 21.

In addition, an offset should be calculated for the Merrill Ranch Community Facility Districts #1 and #2. Properties in the CFDs are paying property taxes to retire bonds used to construct major roadway improvements in the area. A simple way to calculate an offset is to divide the outstanding bond debt by future service units that will be retiring the debt. Merrill Ranch CFDs #1 and #2 are retiring bonds issued in 2006 and 2010 that were used to fund improvements to major Town roads, including Merrill Ranch Parkway, Hunt Highway, American Way, Constitution Way, Felix Road and Sun City Boulevard. Dividing the amount of outstanding road debt by estimated 2023 service units results in a debt offset of \$79 per VMT, as shown in Table 26.

Table 26. Merrill Ranch CFD Debt Offset per Service Unit

Bond Issue	Issue Date	Maturity	Orig. Amt.	Retired	Balance
CFD #1, 2008A Bond Issue	6/28/2006	7/1/2030	\$4,390,000	\$345,000	\$4,045,000
CFD #2, 2010 Bond Issue	11/19/2010	7/15/2035	\$3,560,000	\$425,000	\$3,135,000
Total Debt Principal			\$7,950,000	\$770,000	\$7,180,000
÷ 2023 Merrill Ranch CFD VMT					91,351
Debt Offset per VMT					\$79

Source: Debt information from Town of Florence Finance Department, July 30, 2012; 2023 VMT from Table 22.

The offsets per VMT are subtracted from the cost per VMT to determine the net costs per VMT in the Merrill Ranch DFDs and the rest of the town, as shown in Table 27.

Table 27. Road Net Cost per Service Unit

	Merrill Ranch CFD 1 & 2	Rest of Town
Cost per VMT	\$261	\$261
– Construction Sales Tax Offset per VMT	-\$147	-\$147
– Community Facility District Offset per VMT	-\$79	\$0
Net Cost per VMT	\$35	\$114

Source: Cost per VMT from Table 24; construction sales tax offset per VMT from Table 25; Merrill Ranch CFD offset per VMT from Table 26.

Potential Impact Fees

The maximum road impact fees that may be adopted by the Town based on this study is the product of the number of vehicle-miles of travel (VMT) generated by a unit of development and the net cost per VMT calculated above. The resulting fee schedules for the Merrill Ranch CFDs and the rest of the town are presented in Table 28.

Table 28. Potential Road Impact Fees

Land Use Type	Unit	VMT/ Unit	Net Cost/VMT		Net Cost/Unit	
			Non-CFD	CFD	Non-CFD	CFD
Single-Family Detached	Dwelling	18.30	\$114	\$35	\$2,086	\$641
Multi-Family	Dwelling	11.52	\$114	\$35	\$1,313	\$403
Commercial	1,000 sq ft	27.55	\$114	\$35	\$3,141	\$964
Public/Institutional	1,000 sq ft	15.20	\$114	\$35	\$1,733	\$532
Industrial/Warehouse	1,000 sq ft	8.90	\$114	\$35	\$1,015	\$312

Source: VMT per unit from Table 21; net cost per VMT from Table 27.

The updated road impact fees are compared to the Town's current fees in Table 29.

Table 29. Comparative Road Impact Fees

Land Use Type	Unit	Current Fee	Updated Fee		Percent Change	
			Non-CFD	CFD	Non-CFD	CFD
Single-Family Detached	Dwelling	\$583	\$2,086	\$641	258%	10%
Multi-Family	Dwelling	\$410	\$1,313	\$403	220%	-2%
Commercial	1,000 sq ft	\$2,618	\$3,141	\$964	20%	-63%
Public/Institutional	1,000 sq ft	\$2,618	\$1,733	\$532	-34%	-80%
Industrial/Warehouse	1,000 sq ft	\$425	\$1,015	\$312	139%	-27%

Source: Current fees from Town of Florence, *Annual Report of Development Impact Fees, Reported as of June 30, 2012*; updated fees from Table 28.

Capital Plan

Potential road impact fee revenue over the next ten years, based on anticipated new development within and outside the Merrill Ranch CFDs, is estimated to be about \$9.4 million, as shown in Table 30.

Table 30. Potential Road Impact Fee Revenue, 2013-2023

	Merrill	Rest of	Total
	Ranch CFDs	Town	
New VMT, 2013-2023	54,706	65,573	120,279
x Net Cost per VMT	\$35	\$114	n/a
Potential Revenue, 2013-2023	\$1,914,710	\$7,475,322	\$9,390,032

Source: New VMT from Table 22; net cost per unit from Table 28.

Over the next ten years, the Town has plans to complete approximately \$33.6 million in growth-related improvement to the major road system, as summarized in Table 31. Anticipated road impact fee revenues will cover approximately 28% of the total cost of planned improvements. The timing of individual improvements will be dependent on the pace and location of development that actually occurs, and not all of the planned improvements will necessarily be completed in the next ten years. Some of the improvements may be constructed by the CFD or developers in return for offsets or

credits against the road impact fees. The list of projects may also change to reflect changes from anticipated development patterns.

Table 31. Road Capital Plan, 2013-2023

Roadway	From-To	Description	Est. Cost
Main Street Ext	Across River	Planning/feasibility study	\$650,000
Florence Hts Rd	Main-SR 79	Improve 2-lane chip seal to minor arterial	\$2,170,000
Felix Rd	Attaway-AZ Farms	Improve 2-3 lane road, except 1/2-rd impmts	\$2,385,000
SR 79B/SR 287	Roundabout	Roundabout	\$2,150,000
Diversion Dam Rd	SR 79-Bowling Rd	2-ln chip seal to minor arterial w/signalization	\$1,559,000
Desert Color Pkwy	Hunt-Felix Rd	Minor arterial, ph 1	\$1,298,000
Hunt Hwy/SR 79	Intersection	Turn lanes & signalization	\$1,334,000
AZ Farms Rd	Felix-ETL	Complete 1/2-rd adj to Co area to min art (n half)	\$2,806,000
Attaway	Palmer-Hunt	Complete 1/2-rd adj to Co area to major arterial	\$3,577,000
Adamsville Rd	Central-Cent Park	Drain imp, ped access & imp to min art	\$796,000
Walker-Butte	Franklin to Tn Lmts	New minor art for init ph assoc w/project	\$4,400,000
Adamsville Rd	Main-Central	Imp drain, ped acces & imp to minor arterial	\$2,000,000
Centennial Park Av	SR 287-Butte	New major collector	\$1,827,000
W Canal Rd	Vally Farms-1 mi E	New road	\$2,200,000
Flor-Kelvin Hwy	SR 79-Quail Run	Major arterial	\$1,724,000
Hunt Hwy	TL to Comm Fac. Area	Access control for CFA and emer signalization	\$355,000
Signalization	As Warranted	Arterial/arterial or arterial/major collector ints.	\$2,325,000
Road Impact Fee Studies (2)			\$25,458
Total			\$33,581,458

Source: Town of Florence, May 24, 2012; road impact fee study cost from Table 112.

PARKS

The Town provides a number of public park facilities for the benefit of residents. This section calculates updated park impact fees.

Service Units

The demand for Town park facilities is generated by people, including both residents and employees. Non-resident employees may make use of Town parks during breaks, before or after work, or when participating in company-sponsored events. The number of people associated with a multi-family unit or 1,000 square feet of nonresidential building are divided by the number of people associated with a single-family dwelling to determine park equivalent dwelling unit (EDU) multipliers for each land use type.

The best available data on average household size by housing type is still the 2000 Census. The 2000 Census recorded information on occupied housing units and residents for 16.7% of the dwelling units in the Town. The Census Bureau has since restricted such data to 1% annual samples, and the most recent compilation of such data is a 5% sample from the last five years (2006 through 2010). Since Florence has only an estimated 528 multi-family units, a 5% sample would include only about 26 such units, which would have a very large margin of error. Consequently, average household sizes are based on 2000 Census data, as summarized in Table 32.

Table 32. Average Household Size

Housing Type	Household		Average
	Population	Households	HH Size
Single-Family Detached	4,401	1,777	2.48
Multi-Family	849	422	2.01

Source: 2000 U.S. Census, SF-3 (1-in-6 sample data).

A single-family home is by definition one park service unit (equivalent dwelling unit or EDU). The numbers of service units associated with a multi-family unit or 1,000 square feet of nonresidential building floor area are determined by dividing the number of persons by the average household size of a single-family unit (2.48 people). The resulting service unit multipliers are presented in Table 33.

Table 33. Park Service Unit Multipliers

Land Use	Unit	Pop./Emp. per Unit	Occupancy Factor	Occupants/Unit	EDUs/Unit
Single-Family Detached	Dwelling	2.48	1.00	2.48	1.00
Multi-Family	Dwelling	2.01	1.00	2.01	0.81
Commercial	1,000 sf	1.23	0.24	0.30	0.12
Industrial/Warehouse	1,000 sf	0.91	0.24	0.22	0.09
Public/Institutional	1,000 sf	1.40	0.24	0.34	0.14

Source: Population per dwelling unit is average household size from Table 32; employment per 1,000 square feet from Table 14 (commercial based on retail, public/institutional based on prison); occupancy factor for nonresidential uses based on ratio of typical 40-hour work week to 168 total hours per week.

The number of service units in an area can be determined by multiplying the number of development units (housing units and 1,000 square feet of nonresidential) by the service unit multipliers for each land use type and summing for the area. Existing and projected service units (EDUs) in the park service area and town-wide are calculated in Table 34.

Table 34. Park Service Units, 2013-2023

Land Use	Dev't Unit	Dev't Units		EDUs/ Unit	EDUs	
		2013	2023		2013	2023
Park Service Area						
Single-Family Detached	Dwelling	1,324	1,674	1.00	1,324	1,674
Multi-Family	Dwelling	528	528	0.81	428	428
Commercial	1,000 sf	772	2,214	0.12	93	266
Industrial/Warehouse	1,000 sf	514	514	0.09	46	46
Public/Institutional	1,000 sf	3,979	4,264	0.14	557	597
Total, Park Service Area					2,448	3,011
Town-Wide						
Single-Family Detached	Dwelling	5,098	7,978	1.00	5,098	7,978
Multi-Family	Dwelling	528	528	0.81	428	428
Commercial	1,000 sf	924	3,175	0.12	111	381
Industrial/Warehouse	1,000 sf	565	703	0.09	51	63
Public/Institutional	1,000 sf	4,068	4,353	0.14	570	609
Total, Town-Wide					6,258	9,459

Source: Development units from Table 10 and Table 15; EDUs per unit from Table 33/ EDUs is product of development units and EDUs per unit.

Cost per Service Unit

SB 1525 limits park impact fees to “neighborhood parks,” an undefined term that excludes parks larger than 30 acres in size, unless a larger park can be shown to provide a “direct benefit” to development. SB 1525 also excludes a number of park improvements from being funded with park impact fees, including “that portion of any facility that is used for amusement parks, aquariums, aquatic centers, auditoriums, arenas, arts and cultural facilities, bandstand and orchestra facilities, bathhouses, boathouses, clubhouses, community centers greater than three thousand square feet in floor area, environmental education centers, equestrian facilities, golf course facilities, greenhouses, lakes, museums, theme parks, water reclamation or riparian areas, wetlands, zoo facilities or similar recreational facilities, but may include swimming pools.” Since the Aero Modeler Park and rodeo grounds could be construed to fall within a prohibited category, those facilities will be excluded in determining the existing level of service.

In general, impact fees should be based on the current level of service being provided to existing development. All of the Town’s existing parks are located in the proposed park service area. The inventory of existing eligible park facilities in the park service area is provided in Table 35.

Table 35. Existing Park Facilities

Improvement	Heritage	Little League	Main Street	Jacques Square	Arriola Square	Poston Butte*	Total
Land (acres)	25.17	1.75	1.25	0.25	0.25	30.00	58.67
Parking Spaces	200	0	15	10	12	0	237
Restrooms	1	1	0	1	0	0	3
Basketball Courts w/lighting	2	0	0	0	0	0	2
Picnic Ramadas	5	0	3	0	0	0	8
Picnic Tables	0	0	8	0	0	0	8
Volleyball Courts	1	0	0	0	0	0	1
Softball Fields w/lighting	3	0	0	0	0	0	3
Baseball Fields w/lighting	1	0	0	0	0	0	1
Soccer Fields	1	0	0	0	0	0	1
Play Structures w/shade	2	0	0	0	0	0	2
Park Benches	0	3	0	2	4	0	9
Bleachers (25')	0	2	0	0	0	0	2
Dugouts	0	2	0	0	0	0	2
Scoreboards	0	1	0	0	0	0	1

* eligible 30 acres of 160-acre site

Source: Town of Florence Parks Department, December 8, 2011; Duncan Associates.

The replacement cost of existing facilities in the park service area can be determined based on current unit costs. Park land costs are estimated to be \$30,000 per acre. This is lower than the \$40,000 per acre cost used in the 2007 impact fee study, and it is likely to be conservative. The Town purchased the 30.45-acre Giles property across the street from the Town Hall in 2007 for \$1,370,700, or \$45,015 per acre. Road right-of-way dedicated to the Town by Pulte Homes and Anthem in 2007-2009 was valued by the developer at an average of \$47,935 per acre. Unit costs for park amenities were drawn from actual recent purchases from the Town's fixed asset listings, adjusted for inflation, from Town Parks Department staff and from the consultant's experience. The total replacement value of existing park land and facilities serving the park service area is estimated to be about \$3.36 million, as shown in Table 36.

Table 36. Existing Park Facility Replacement Costs

Improvement	Units	Unit Cost	Total Cost
Park Land (acres)	58.67	\$30,000	\$1,760,100
Parking Spaces	237	\$2,500	\$592,500
Restrooms	3	\$22,000	\$66,000
Basketball Courts w/lighting	2	\$65,000	\$130,000
Picnic Ramadas	8	\$5,000	\$40,000
Picnic Tables	8	\$4,000	\$32,000
Volleyball Courts	1	\$60,000	\$60,000
Softball Fields (fencing/lighting)	3	\$96,000	\$288,000
Baseball Fields (fencing/lighting)	1	\$96,000	\$96,000
Soccer Fields	1	\$96,000	\$96,000
Play Structures w/shade	2	\$76,754	\$153,508
Park Benches	9	\$1,627	\$14,640
Bleachers (25')	2	\$4,000	\$8,000
Dugouts	2	\$9,000	\$18,000
Scoreboards	1	\$4,000	\$4,000
Total			\$3,358,748

Source: Units from Table 35; unit costs from Town of Florence Parks Department, Town of Florence fixed asset listings and Duncan Associates.

The existing level of service in the park service area can be expressed in terms of current cost per service unit, as shown in Table 37.

Table 37. Existing Park Level of Service, Park Service Area

Total Existing Park Value, Park Service Area	\$3,358,748
÷ Existing Park EDUs, Park Service Area	2,448
Existing Cost per EDU, Park Service Area	\$1,372

Source: Total park value from Table 36; existing EDUs in the park service area from Table 34.

Net Cost per Service Unit

As noted in the Legal Framework section of this report, impact fees should be reduced (or “offset”) in order to account for other types of revenues that will be generated by new development and used to fund capacity-expanding improvements of the same type as those to be funded by the impact fees. Cases in which such an offset is warranted include funding of existing deficiencies, outstanding debt payments on existing facilities, and dedicated revenue sources to fund growth-related improvements. The Town has no outstanding debt on past park improvements, nor any revenue sources that are dedicated for future capacity-expanding park improvements. The Town has not received any grant funding for parks in the last five years, and has no reasonable expectation of future grant funding. Since the fees are based on the existing level of service for the park service area, there are no deficiencies. Consequently, no offsets against the park impact fee are required based on these criteria, and the net cost per service unit is the same as the cost per service unit calculated above, plus the cost per service unit for future impact fee studies.

Table 38. Park Net Cost per Service Unit

Existing Park Cost per EDU	\$1,372
Park Impact Fee Study Cost per EDU	\$45
Park Net Cost per EDU	\$1,417

Source: Cost per EDU from Table 37; study cost from Table 113.

Potential Impact Fees

The maximum park impact fees that may be adopted by the Town based on this study is the product of the number of service units generated by a unit of development and the net cost per service unit calculated above. The resulting fee schedule is presented in Table 39.

Table 39. Potential Park Impact Fees, Park Service Area

Land Use Type	Unit	EDUs/ Unit	Net Cost/ EDU	Net Cost/ Unit
Single-Family Detached	Dwelling	1.00	\$1,417	\$1,417
Multi-Family	Dwelling	0.81	\$1,417	\$1,148
Commercial	1,000 sq ft	0.12	\$1,417	\$170
Public/Institutional	1,000 sq ft	0.14	\$1,417	\$198
Industrial/Warehouse	1,000 sq ft	0.09	\$1,417	\$128

Source: EDUs per unit from Table 33; net cost per EDU from Table 38.

The updated park fees are compared to current fees in Table 40. It should be noted that park fees outside the park service area would be eliminated when the updated fees are adopted.

Table 40. Comparative Park Impact Fees

Land Use Type	Unit	Current Fee	Updated Fee*	Percent Change
Single-Family Detached	Dwelling	\$857	\$1,417	65%
Multi-Family	Dwelling	\$617	\$1,148	86%
Commercial	1,000 sq ft	\$162	\$170	5%
Public/Institutional	1,000 sq ft	\$162	\$198	22%
Industrial/Warehouse	1,000 sq ft	\$92	\$128	39%

* applies to park service area only

Source: Current fee from Town of Florence, *Annual Report of Development Impact Fees, Reported as of June 30, 2012*; updated fees from Table 39.

Capital Plan

Potential park impact fee revenue over the next ten years, based on anticipated new development in the park service area, is estimated to be about \$0.80 million, as shown in Table 41.

Table 41. Potential Park Impact Fee Revenue, 2013-2023

New EDUs, Park Service Area, 2013-2023	563
x Net Cost per EDU	\$1,417
Projected Impact Fee Revenue	\$797,771

Source: New EDUs from Table 34; net cost per EDU from Table 38.

Over the next ten years, the Town plans to construct a new community center and provide new playground equipment in Main Street Park, as shown in Table 42. However, the timing of individual improvements will be dependent on the pace and location of development that actually occurs, and not all of the planned improvements will necessarily be completed in the next ten years. Anticipated impact fees will cover approximately 64% of eligible planned costs.

Table 42. Park Capital Plan, 2013-2023

	Total Cost	Eligible Cost
New 40,000 sq. ft. Community Center*	\$14,607,055	\$1,095,529
Main Street Park Playground Equipment	\$125,000	\$125,000
Park Impact Fee Studies (2)	\$25,458	\$25,458
Total	\$14,757,513	\$1,245,987

* Eligible share is 3,000 square feet of 40,000 sq. ft. building

Source: Town of Florence, May 22, 2012; study cost from Table 112.

LIBRARY

The Town suspended its library impact fee on January 1, 2012, because it was no longer authorized as originally calculated under revisions to State law that went into effect on that date. This section calculates a potential library impact fee for the Town.

Service Units

In the Town's 2007 impact fee study, the service unit for libraries was defined in terms of service population, in which a resident was counted as a full person and a worker was counted as 0.19 persons. The weighting factor for workers was derived from a library usage study conducted by the City of Phoenix in 1998.

An alternative to the use of population as the service unit for library impact fees is equivalent dwelling units, or EDUs. An EDU represents the demand for library facilities from a typical single-family dwelling unit, based on average household size. Using EDUs as the service unit has the advantage of eliminating the effects of occupancy rates, which can change significantly over time. Multi-family dwelling units typically represent a fraction of an EDU, since they typically have fewer occupants per unit. Rather than relying on a 14-year-old study conducted in Phoenix, nonresidential development could be converted into EDUs based on the 0.24 factor for workers used in the 2007 study for parks (based on the ratio of a typical 40-hour work week to 168 total hours per week). This approach is retained for the updated park fees, and is used for the updated library fees as well.

The demand for library facilities is generated by people, including both residents and employees. Non-resident employees may make use of library facilities during breaks, for work-related purposes or before or after work. The number of people associated with a multi-family unit or 1,000 square feet of nonresidential building are divided by the number of people associated with a single-family dwelling to determine park equivalent dwelling unit (EDU) multipliers for each land use type. The service unit multipliers by land use for libraries are the same as for parks (see previous section).

Cost per Service Unit

SB 1525 prohibits the use of impact fees after January 1, 2012 for libraries over 10,000 square feet that do not provide a direct benefit, or for "equipment, vehicles or appurtenances." Presumably appurtenances would include books, furniture and fixtures. The League of Cities and Towns is interpreting the size threshold to allow cities to pay for the first 10,000 square feet of a library with impact fees.

The Town does not currently own a library facility, but provides library services out of the high school. The 2007 study calculated the fee using a standards-based methodology, based on the existing level of service. The study divided the cost of existing vehicles, equipment and books owned by the Town by the existing service units to determine the cost per service unit. Since none of these capital items are currently eligible for library impact fees, it was not possible to recalculate an impact fee for adoption by January 1, 2012 based on the previous study. However, a new library impact fee can now be calculated that would be consistent with SB 1525.

The Town plans to construct a library building of approximately 35,000 square feet. The Town has purchased a parcel of land near the Town Hall that it plans to use for several facilities, including a library. While the Town-owned library books and equipment are no longer impact fee eligible, the portion of the cost of the land that is attributable to 10,000 square feet of the planned library building is eligible and could be used as the basis to determine the existing LOS. However, since the property was purchased with loan proceeds, there is very little equity in the property. If the full value of the land attributable to the library is used as the basis of the LOS, an offset for the outstanding debt would need to be calculated, offsetting most of the fee amount. Consequently, basing the fees on the existing level of service, whether only on the equity amount or on the full value less an offset for the outstanding debt, will likely result in very low library impact fees. The alternative is to base the library fees on a future level of service, with a plan to fund the deficiency and with an offset provided for the portion of the deficiency that would be paid by future development.

The Town estimates is that the planned library will cost per square foot for architectural/engineering fees and construction (excluding furniture, fixtures and equipment, which are not eligible for impact fees), based on the average cost for libraries built in Arizona over the last four years, as shown in Table 43.

Table 43. Library Cost per Square Foot

Year	City	Construction Cost	Gross Sq. Feet	Cost per Sq. Foot
2008	Scottsdale	\$7,771,987	20,000	\$389
2008	Tucson (Marana)	\$5,251,000	20,000	\$263
2008	Tucson	\$1,300,000	5,000	\$260
2008	Wellton	\$2,200,000	8,675	\$254
Average Cost per Sq. Ft., 2008				\$291
	Peoria	\$8,470,000	22,500	\$376
2009	Phoenix	\$8,189,340	25,000	\$328
2009	Phoenix	\$5,409,950	12,400	\$436
2009	Queen Creek	\$13,695,733	47,000	\$291
2009	Yuma	\$5,200,000	22,398	\$232
2009	Yuma	\$18,042,381	79,491	\$227
Average Cost per Sq. Ft., 2009				\$315
2010	Prescott Valley	\$17,650,000	55,000	\$321
2010	Scottsdale	\$7,265,000	21,000	\$346
Average Cost per Sq. Ft., 2010				\$333
2011	Phoenix	\$16,821,504	53,500	\$314
2011	Waddell	\$8,686,984	29,000	\$300
Average Cost per Sq. Ft., 2011				\$307
Average Cost per Sq. Ft., 2008-2011				\$310

Source: Town library staff, based on data from the *Library Journal*.

If the Town is to reinstate the collection of library impact fees, it will need to construct an eligible facility (up to 10,000 square feet) within ten years. Based on projected growth in the land use assumptions, this would result in a level of service of \$328 per EDU by 2023 (see Table 44 below). Assuming that the Town uses its current library impact fee account balance for this purpose, the

Town would need to commit about \$1.26 million in non-impact fee funds to fund the construction of the library.

Table 44. Library Level of Service and Deficiency Cost

Impact Fee Eligible Square Feet	10,000
x Construction Cost per Square Foot	\$310
Impact Fee Eligible Cost	\$3,100,000
÷ 2023 Town-Wide EDUs	9,459
2023 LOS (Cost per EDU)	\$328
x Town-Wide 2013 EDUs	6,258
Potential Deficiency Cost	\$2,052,624
– Existing Library Impact Fee Fund Balance	-\$792,122
Unfunded Deficiency Cost	\$1,260,502

Source: Construction cost per square foot from Table 43; 2013 and 2023 town-wide EDUs from Table 34; existing park impact fee fund balance as of June 30, 2010 from Florence Finance Director, July 26, 2012.

Net Cost per Service Unit

As noted in the Legal Framework section of this report, impact fees should be reduced (or “offset”) in order to account for other types of revenues that will be generated by new development and used to fund capacity-expanding improvements of the same type as those to be funded by the impact fees. Cases in which such an offset is warranted include funding of existing deficiencies, outstanding debt payments on existing facilities, and dedicated revenue sources to fund growth-related improvements. The Town has no outstanding debt on past library improvements, although it does have debt on the Giles property, a portion of which may be used for a future library. However, since it is not known how much of the land may be used for a library, no land costs have been included in the fee calculations. The Town does not have any revenue sources that are dedicated for future capacity-expanding library improvements. Consequently, no offsets against the library impact fees are required based on these two criteria.

Since the Town does not currently have a Town-owned library building to serve existing residents, there is an existing deficiency. Since the unfunded portion of the deficiency will be funded from non-impact fee revenue generated by all development in the Town, a revenue offset should be provided. The simplest way to calculate such an offset is to divide the unfunded deficiency amount by the number of future town-wide service units. More complicated techniques could be used to calculate a somewhat lower offset, based on growth projections and assumptions about how the deficiency would be funded over time, but the simpler, more conservative approach is used here.

Table 45. Library Deficiency Offset per Service Unit

Unfunded Deficiency Amount	\$1,260,502
÷ 2023 Town-Wide EDUs	9,459
Deficiency Offset per EDU	\$133

Source: Unfunded deficiency amount from Table 44; 2023 EDUs from Table 34.

The cost per EDU is the sum of the future improvement cost per EDU and the cost of library impact fee studies required over the next ten years per EDU. The net cost per EDU is determined

by subtracting the deficiency offset, resulting in a net cost of \$203 per service unit, as shown in Table 46.

Table 46. Library Net Cost per Service Unit

Future Cost per EDU	\$328
Study Cost per EDU	\$8
- Deficiency Offset per EDU	-\$133
Net Cost per EDU	\$203

Source: Future cost per EDU from Table 44; existing EDUs from Table 34.

Potential Impact Fees

The maximum library impact fees that may be adopted by the Town based on this study is the product of the number of service units generated by a unit of development and the net cost per service unit calculated above. The resulting fee schedule is presented in Table 47.

Table 47. Potential Library Impact Fees

Land Use Type	Unit	EDUs/ Unit	Net Cost/ EDU	Net Cost/ Unit
Single-Family Detached	Dwelling	1.00	\$203	\$203
Multi-Family	Dwelling	0.81	\$203	\$164
Commercial	1,000 sq ft	0.12	\$203	\$24
Public/Institutional	1,000 sq ft	0.14	\$203	\$28
Industrial/Warehouse	1,000 sq ft	0.09	\$203	\$18

Source: EDUs per unit from Table 33; net cost per EDU from Table 46.

Table 48 compares the library impact fees that were in place prior to January 1, 2012 with the updated library fees.

Table 48. Comparative Library Fees

Land Use Type	Unit	Previous Fee	Updated Fee	Percent Change
Single-Family Detached	Dwelling	\$407	\$203	-50%
Multi-Family	Dwelling	\$293	\$164	-44%
Commercial	1,000 sq ft	\$60	\$24	-60%
Public/Institutional	1,000 sq ft	\$60	\$28	-53%
Industrial/Warehouse	1,000 sq ft	\$34	\$18	-47%

Source: Previous fees from Town of Florence, *Annual Report of Development Impact Fees, Reported as of June 30, 2012*; updated fees from Table 47.

Capital Plan

Potential library impact fee revenue over the next ten years, based on anticipated new development, is estimated to be about \$0.65 million, as shown in Table 49.

Table 49. Potential Library Impact Fee Revenue, 2013-2023

New EDUs, 2013-2023	3,201
x Net Cost per EDU	\$203
Projected Impact Fee Revenue	\$649,803

Source: New EDUs from Table 34; net cost per EDU from Table 46.

Anticipated costs and revenues for a new 10,000 square foot library building over the next ten years are summarized in Table 50 (the sum of costs and revenues do not quite match due to rounding). In order to achieve the future level of service on which the fees are based, it will be necessary for the Town to use the current \$0.79 million library impact fee account balance to partially address the existing deficiency. In addition, the Town will need to identify \$1.68 million in additional, non-impact fee revenue to fund the rest of the existing deficiency, as well as to supplement impact fees in order to make up for the impact fee revenue lost due to the deficiency offset.

Table 50. Library Costs and Revenues, 2013-2023

New EDUs, 2013-2023	3,201
x Cost per EDU	\$328
Growth Cost, 2013-2023	\$1,049,928
Existing Deficiency Cost	\$2,052,624
Study Cost	\$25,458
Total Cost, 2013-2023	\$3,128,010

Anticipated Future Impact Fee Revenue	\$649,803
Existing Impact Fee Account Balance	\$792,122
Non-Impact Fee Funding Needed	\$1,683,533
Projected Revenue	\$3,125,458

Source: New EDUs Table 34; cost per EDU, existing deficiency cost and impact fee account balance from Table 44; anticipated impact fee revenue from Table 49; non-impact fee funding is difference between total costs and other projected revenue.

Over the next ten years, the Town plans to construct a new library of at least 10,000 square feet. It is estimated that the portion of the future library eligible for impact fee funding (10,000 square feet) will cost approximately \$3.1 million to construct. Library impact fees are anticipated to cover approximately 21% of the eligible costs.

Table 51. Library Capital Plan, 2013-2023

New 10,000 Sq. Ft. Library	\$3,100,000
Library Impact Fee Studies (2)	\$25,458
Total	\$3,125,458

Source: Library cost from Table 44; study cost from Table 112.

FIRE

The Town provides fire protection service throughout the town from two existing fire stations – one located in downtown Florence and the other in the Merrill Ranch area. This section calculates updated fire impact fees.

Service Units

The two most common methodologies used in calculating public safety (fire and police) service units and impact fees are the “calls-for-service” approach and the “functional population” approach. The 2007 study used a less common approach, which relied on limited residential-versus-nonresidential call data from one year to weight workers as the equivalent of 0.73 persons. The consultant’s experience is that fees based on call data will fluctuate significantly between updates because the distribution of calls is relatively unstable over time, especially for smaller communities.

This update utilizes the “functional population” approach to calculate and assess the fire impact fees. This approach is a generally-accepted methodology for both fire and police impact fee types, and is based on the observation that demand for public safety facilities tends to be proportional to the presence of people. This approach generates service unit multipliers that are similar to those based on call data, but are more stable over time.²

The service unit for the fire and police impact fee updates is an Equivalent Dwelling Unit, or EDU. The functional population-based multipliers by land use type for fire and police impact fees are converted into EDUs. The description of the functional population methodology, the calculation of the service unit multipliers and the determination of existing and projected fire and police service units are presented in Appendix B.

Cost per Service Unit

The cost per service unit to provide fire protection to new development is based on the existing level of service provided to existing development. The level of service is quantified as the ratio of the replacement cost of existing fire capital facilities to existing fire service units.

The Town has two existing fire stations, as summarized in Table 52. While the Anthem station is currently in a temporary building, funding is in place and construction will be completed by October 2013, so it is appropriately included in the existing level of service.

Table 52. Existing Fire Facilities

Facility	Acres	Sq. Ft.
Fire Station # 1 (Central)	2.39	10,000
Fire Station # 2 (Anthem)	3.00	12,000
Total	5.39	22,000

Source: Town of Florence, November 9, 2012.

² See Clancy Mullen, *Fire and Police Demand Multipliers: Calls-for-Service versus Functional Population*, proceedings of the National Impact Fee Roundtable, Arlington, VA, October 5, 2006 http://growthandinfrastructure.org/proceedings/2006_proceedings/fire%20police%20multipliers.pdf

The permanent Anthem fire station is estimated to cost \$2.5 million to build. The building will cost about \$206 per square foot, as shown in Table 53.

Table 53. Fire Station Cost per Square Foot

Grading Engineering	\$90,000
CLOMAR	\$5,000
Grading Engineering	\$100,000
Project Management	\$140,000
Civil Engineering	\$25,000
Geo Tech	\$10,000
Survey	\$10,000
Station Design	\$150,000
Construction	\$1,500,000
Inspection	\$20,000
Permits	\$50,000
Off Site Improvements	\$275,000
Contingency	\$100,000
Total	\$2,475,000
÷ Building Square Feet	12,000
Fire Station Cost per Square Foot	\$206

Source: Town of Florence, October 15, 2012.

The replacement cost of existing fire equipment is based on original purchase price, inflated to current dollars, as shown in Table 54.

Table 54. Existing Fire Equipment Cost

Equipment	Year	Original Cost	Inflation Factor	Current Cost	Eligible Cost
Mobile Mini Storage Unit	1999	\$6,981	1.374	\$9,592	\$9,592
Air Bag Lift Syst (136-ton)	2000	\$5,318	1.326	\$7,052	\$7,052
12-Lead Biphasic Monitor	2001	\$23,489	1.291	\$30,324	\$30,324
2001/02 New Fire Sta-FFE	2001	\$69,196	1.291	\$89,332	\$0
AMKUS Extrication Tool	2002	\$14,168	1.272	\$18,022	\$18,022
Exercise Equipment	2003	\$20,602	1.246	\$25,670	\$0
Thermal Imaging Camera	2005	\$9,529	1.172	\$11,168	\$11,168
Light Tower Trailer	2005	\$10,497	1.172	\$12,302	\$12,302
Air/Light Trailer	2006	\$64,050	1.126	\$72,120	\$72,120
Extrication Tool	2007	\$19,977	1.100	\$21,975	\$21,975
Thermal Imaging Camera	2007	\$7,469	1.100	\$8,216	\$8,216
Debibrillator/Heart Monitor	2007	\$15,568	1.100	\$17,125	\$17,125
Voice Data System Station	2007	\$33,465	1.100	\$36,812	\$36,812
Emergency Generators	2008	\$276,648	1.042	\$288,267	\$288,267
Zoll Heart Monitor	2008	\$16,826	1.042	\$17,533	\$17,533
Wireless Upgrade-Anthem	2008	\$11,655	1.042	\$12,145	\$12,145
Mask Tester	2010	\$7,894	1.051	\$8,297	\$8,297
Heart Monitor for Engine 549	2010	\$19,135	1.051	\$20,111	\$20,111
Verticon Breathing Appar	2011	\$37,065	1.014	\$37,584	\$37,584
Posi Tester	n/a	\$12,000	1.000	\$12,000	\$12,000
Turnout Gear	n/a	\$52,500	1.000	\$52,500	\$52,500
Self-Contained Breathing App	n/a	\$10,500	1.000	\$10,500	\$10,500
Access Control System	n/a	\$6,108	1.000	\$6,108	\$6,108
Helicopter Landing Pad	n/a	\$40,000	1.000	\$40,000	\$0
Total		\$790,640		\$864,755	\$709,753

Source: Fixed Asset Listings, Year End October 31, 2011, November 10, 2011 and Fire Department, October 31, 2012; inflation factor is ratio of Consumer Price Index for July 2012 to July of acquisition year.

As with equipment, the replacement cost of existing fire apparatus and vehicles is based on original purchase price, inflated to current dollars, as shown in Table 55.

Table 55. Existing Fire Vehicle Cost

Vehicle	Year	Original Cost	Inflation Factor	Current Cost
1996 Ferrera Fire Truck	1996	\$168,818	1.459	\$246,305
1998 Pierce Fire Truck	1998	\$438,869	1.404	\$616,172
2002 Pierce Fire Truck #126	2002	\$213,150	1.272	\$271,127
2005 Ford S-Duty F45	2005	\$42,578	1.172	\$49,901
Ford Super Duty F-550	2006	\$88,340	1.126	\$99,471
2004 Ford F-150 Truck (Used)	2008	\$10,650	1.042	\$11,097
2007 Chev G3500 AEV Trauma	2008	\$115,676	1.064	\$123,079
1987 Ford Water Tender (Used)	2011	\$13,500	1.014	\$13,689
2012 Ford F-150 FWD	2012	\$37,511	1.000	\$37,511
2012 Pierce Velocity Pumper Fire Engine	2012	\$670,000	1.000	\$670,000
Total		\$1,799,092		\$2,138,352

Source: Fixed Asset Listings, Year End October 31, 2011, November 10, 2011 and Fire Department, October 31, 2012; inflation factor is ratio of Consumer Price Index for July 2012 to July of acquisition year.

The Town's existing fire facilities have a total estimated replacement cost of \$7.54 million, as summarized in Table 56. Dividing the total cost of existing capital facilities and equipment by the existing number of service units (EDUs) results in a cost of \$1,026 per EDU.

Table 56. Existing Fire Cost per Service Unit

	Existing Units	Unit Cost	Total Cost
Fire Station Land (acres)	5.39	\$30,000	\$161,700
Fire Station Building (square feet)	22,000	\$206	\$4,532,000
Fire Vehicles			\$2,138,352
Fire Equipment			\$709,753
Total Existing Fire Facility Value			\$7,541,805
Current Fire Impact Fee Account Balance			\$1,691,836
Total Current Fire Capital Investment			\$9,233,641
÷ Existing Town-Wide EDUs			9,000
Cost per EDU			\$1,026

Source: Existing acres and building square feet from Table 52; land value per acre same as park cost per acre from Table 36; building cost per square foot from Table 53; vehicle cost from Table 55; equipment cost from Table 54; existing EDUs from Table 110.

Net Cost per Service Unit

As noted in the Legal Framework section of this report, impact fees should be reduced (or “offset”) in order to account for other types of revenues that will be generated by new development and used to fund capacity-expanding improvements of the same type as those to be funded by the impact fees. Cases in which such an offset is warranted include funding of existing deficiencies, outstanding debt payments on existing facilities, and dedicated revenue sources to fund growth-related improvements. There are no existing deficiencies, since the fees are based on the existing town-wide level of service, and the Town does not have any revenue sources that are dedicated for future capacity-expanding fire improvements. While the Town has no town-wide debt on past fire improvements, it has issued bonds via the Merrill Ranch Community Facilities Districts to help fund the construction of the permanent Anthem fire station. Consequently, fire impact fees in the Merrill Ranch CFDs should be reduced to take into account that new development in that area will be paying a portion of its share of fire capital costs through CFD property taxes. The amount of the offset is calculated by dividing the amount of the CFD debt by the projected future service units that will be paying off the debt, as shown in Table 57.

Table 57. Fire CFD Debt Offset

Bond Issue	Amount
CFD #1 Bond Issue	\$900,000
CFD #2 Bond Issue	\$500,000
Total Debt Principal	\$1,400,000
÷ 2023 Merrill Ranch EDUs	4,511
Debt Offset per EDU	\$310

Source: CFD debt issues from Town of Florence, November 9, 2012; 2023 EDUs from Table 111.

The Town has received some grant funding for fire facilities over the last five years. Federal, State and tribal grants for the types of facilities and equipment included in calculating the existing level of service are summarized in Table 58. Over the last five years, the Town received an average of

\$74,144 in Federal, State and tribal grants. Offsets against impact fees for grant funding are not required. Grant funding is not generated by new development, allows the Town to raise the level of service for existing development, and is not guaranteed for the future. Nevertheless, an offset will be provided for potential grant funding, based on the assumption that future grants will follow the historical trend.

Table 58. Fire Grant Funding Offset

Fiscal Year	Grant	Description	Source	Amount
2007-08	None	n/a	n/a	\$0
2008-09	2009 GOHS	Extrication Equipment	State	\$11,425
2008-09	2006 SSP Grant	Firetruck and EMS vehicle	Federal	\$300,000
2009-10	2009 GOHS	Extrication Equipment	Federal	\$19,794
2009-10	FEMA-AFG	Mask Fit Tester	Federal	\$8,000
2010-11	None	n/a	n/a	\$0
2011-12	Gila River Indian Comm. Gaming Grant	Public Safety Vehicles (1 fire)	Tribal	\$31,500
Total Five-Year Funding				\$370,719
÷ Years				5
Annual Historical Funding				\$74,144
÷ Existing EDUs				9,000
Annual Funding per EDU				\$8
x Present Value Factor (20 Years)				14.24
Grant Funding Credit per EDU				\$114

Source: Historical grant funding from Town Finance Department, November 9, 2012; existing EDUs from Table 110; present value factor based on discount rate of 3.48%, which is the December 2012 average interest rate on state and local bonds from the U.S. Federal Reserve at <http://www.federalreserve.gov/datadownload/Build.aspx?rel=H15>.

The cost of future fire impact fee studies must be added to the facility and equipment costs. The offset for future CFD debt service payments is subtracted to determine the net cost per service unit in the Merrill Ranch CFDs. The grant funding offset is subtracted from the cost per service unit for all areas. The net costs per service unit are shown in Table 59.

Table 59. Fire Net Cost per Service Unit

	Merrill Ranch CFD 1 & 2	Rest of Town
Cost per EDU	\$1,026	\$1,026
Fire Impact Fee Study Cost per EDU	\$5	\$5
– Community Facility District Offset per EDU	-\$310	\$0
– Grant Funding Offset per EDU	-\$114	-\$114
Net Cost per EDU	\$607	\$917

Source: Cost per EDU from Table 56; study cost from Table 112; CFD offset from Table 57; grant funding offset from Table 58.

Potential Impact Fees

The maximum fire impact fees that may be adopted by the Town based on this study is the product of the number of service units generated by a unit of development and the net cost per service unit calculated above. The resulting fee schedules for the areas within and outside of the Merrill Ranch community facilities districts are presented in Table 60.

Table 60. Potential Fire Impact Fees

Land Use	Unit	EDUs/ Unit	Net Cost/EDU		Net Cost/Unit	
			Non-CFD	CFD	Non-CFD	CFD
Single-Family Detached/MH	Dwelling	1.00	\$917	\$607	\$917	\$607
Multi-Family	Dwelling	0.81	\$917	\$607	\$743	\$492
Commercial	1,000 sq. ft.	0.72	\$917	\$607	\$660	\$437
Public/Institutional	1,000 sq. ft.	0.66	\$917	\$607	\$605	\$401
Industrial/Warehouse	1,000 sq. ft.	0.22	\$917	\$607	\$202	\$134

Source: EDUs per unit from Table 109; net cost per EDU from Table 59.

Table 61 compares the current fire impact fees with the updated fire impact fees.

Table 61. Comparative Fire Fees

Land Use	Unit	Current Fee	Updated Fee		Percent Change	
			Non-CFD	CFD	Non-CFD	CFD
Single-Family Detached/MH	Dwelling	\$1,096	\$917	\$607	-16%	-45%
Multi-Family	Dwelling	\$788	\$743	\$492	-6%	-38%
Retail/Commercial	1,000 sq. ft.	\$629	\$660	\$437	5%	-31%
Public/Institutional	1,000 sq. ft.	\$629	\$605	\$401	-4%	-36%
Industrial/Warehouse	1,000 sq. ft.	\$362	\$202	\$134	-44%	-63%

Source: Current fees from Town of Florence, *Annual Report of Development Impact Fees, Reported as of June 30, 2012*; updated fees from Table 60.

Capital Plan

Potential fire impact fee revenue over the next ten years, based on anticipated new development, is estimated to be about \$3.5 million, as shown in Table 62.

Table 62. Potential Fire Impact Fee Revenue, 2013-2023

Land Use Type	Unit	New Units	Net Cost/ Unit	Potential Revenue
Single-Family Detached	Dwelling	630	\$917	\$577,710
Multi-Family	Dwelling	0	\$743	\$0
Commercial	1,000 sq ft	1,798	\$660	\$1,186,680
Public/Institutional	1,000 sq ft	285	\$605	\$172,425
Industrial/Warehouse	1,000 sq ft	20	\$202	\$4,040
Subtotal, Outside Merrill Ranch CFDs				\$1,940,855
Single-Family Detached	Dwelling	2,250	\$607	\$1,365,750
Multi-Family	Dwelling	0	\$492	\$0
Commercial	1,000 sq ft	453	\$437	\$197,961
Public/Institutional	1,000 sq ft	0	\$401	\$0
Industrial/Warehouse	1,000 sq ft	118	\$134	\$15,812
Subtotal, Merrill Ranch CFDs				\$1,579,523
Total Potential Revenue				\$3,520,378

Source: New units from Table 10 and Table 15; net cost per unit from Table 60.

Over the next ten years, the Town plans to construct a new fire station and purchase an aerial ladder truck and two fire engines, as shown in Table 63. However, the timing of individual improvements will be dependent on the pace and location of development that actually occurs, and not all of the

planned improvements will necessarily be completed in the next ten years. Some of the improvements may be constructed by the CFD or developers in return for offsets or credits against the fire impact fees. The list of projects may also change to reflect changes from anticipated development patterns. Projected fire impact fees over the next ten years will cover approximately 56% of the planned capital expenditures.

Table 63. Fire Capital Plan, 2013-2023

New 110' Aerial Ladder Truck	\$1,420,000
New Fire Engine Tanker/Pumper	\$630,000
New Fire Engine Tanker/Pumper	\$630,000
Fire Station 546 (Hwy 287/Valley Farms)	\$3,570,000
Development Fee Update Studies (2)	\$25,458
Total	\$6,275,458

Source: Town of Florence, May 22, 2012 and October 31, 2012; study cost from Table 112.

POLICE

The Town provides police protection throughout the town. This section calculates updated police impact fees.

Service Units

The two most common methodologies used in calculating public safety (fire and police) service units and impact fees are the “calls-for-service” approach and the “functional population” approach. The 2007 study used a less common approach, which relied on limited residential versus nonresidential call data from one year to weight workers as the equivalent of 0.73 persons. The consultant’s experience is that fees based on call data will fluctuate significantly between updates because the distribution of calls is relatively unstable over time, especially for smaller communities.

This update utilizes the “functional population” approach to calculate and assess the police impact fees. This approach is a generally-accepted methodology for both fire and police impact fee types, and is based on the observation that demand for public safety facilities tends to be proportional to the presence of people. This approach generates service unit multipliers that are similar to those based on call data, but are more stable over time.

The service unit for the fire and police impact fee updates is an Equivalent Dwelling Unit, or EDU. The functional population-based multipliers by land use type for fire and police impact fees are converted into EDUs. The description of the functional population methodology, the calculation of the service unit multipliers and the determination of existing and projected fire and police service units are presented in Appendix B.

Cost per Service Unit

The cost per service unit to provide fire protection to new development is based on the existing level of service provided to existing development. The level of service is quantified as the ratio of the replacement cost of existing police capital facilities to existing police service units.

The Town has a central police station and a recently-completed evidence building in the downtown area. Details are shown in Table 64.

Table 64. Existing Police Facilities

Facility	Address	Sq. Ft.	Acres
Police Station	425 N Pinal St	8,400	0.89
Evidence Building	425 N Pinal St	4,416	n/a
Total		12,816	0.89

Source: Town of Florence, November 15, 2011.

The evidence building, completed in June 2012 except for final finish-out, cost \$331 per square foot, as shown in Table 65.

Table 65. Police Station Cost per Square Foot

Total Evidence Building Cost	\$1,664,388
– Portion to be Occupied by IT Dept. (15%)	-\$202,629
Eligible Cost of Police Portion	\$1,461,759
÷ Police Square Feet	4,416
Cost per Square Foot	\$331

Source: Town of Florence, March 16, 2012.

The replacement cost of existing police vehicles is based on the most recent purchase price, as shown in Table 66.

Table 66. Existing Police Vehicle Cost

Vehicle Type	Number	Unit Cost	Total Cost
Patrol Sedans	25	\$36,500	\$912,500
Vans/SUVs	10	\$36,937	\$369,370
Pick-up Trucks	6	\$36,047	\$216,282
Motorcycles	1	\$26,244	\$26,244
Total	42		\$1,524,396

Source: Fixed Asset Listings, Year End October 31, 2011, November 10, 2011; unit costs based on most recent purchases.

Besides vehicles, the major equipment relied upon by the Police Department is its communications system. The Town is nearing completion to upgrades to the public safety communication system. The upgrades to the system will enhance the communication exchange between dispatch operations, fire operations, police operations and regional public safety partners. Upgraded equipment includes radios, dispatch consoles, repeaters, upgrades to the existing communication tower in the Florence Gardens area, and the construction of a new communication tower in the vicinity of Hunt Highway and Attaway Road. As of June 30, 2012, \$1,179,724 has been spent. An additional amount of \$415,000 has been budgeted to complete the project with a total cost estimated at \$1,594,724.

The Town's existing police facilities have a total estimated replacement cost of \$7.39 million, as summarized in Table 67. Dividing the total cost of existing capital facilities and equipment by the existing number of service units (EDUs) results in a cost of \$821 per EDU.

Table 67. Existing Police Cost per Service Unit

	Existing Units	Unit Cost	Total Cost
Police Station Land (acres)	0.89	\$30,000	\$26,700
Police Station Building (square feet)	8,400	\$331	\$2,780,400
Evidence Building (square feet)	4,416	\$331	\$1,461,696
Police Vehicles			\$1,524,396
Communications System			\$1,594,724
Total Existing Police Facility Value			\$7,387,916
÷ Existing Town-Wide EDUs			9,000
Cost per EDU			\$821

Source: Existing acres and building square feet from Table 64; land value per acre same as park cost per acre from Table 36; building cost per square foot from Table 65; vehicle cost from Table 66; communications system cost from Town Finance Department, November 9, 2012; existing EDUs from Table 110.

Net Cost per Service Unit

As noted in the Legal Framework section of this report, impact fees should be reduced (or “offset”) in order to account for other types of revenues that will be generated by new development and used to fund capacity-expanding improvements of the same type as those to be funded by the impact fees. Cases in which such an offset is warranted include funding of existing deficiencies, outstanding debt payments on existing facilities, and dedicated revenue sources to fund growth-related improvements. The Town has no outstanding debt on past police improvements, nor does the Town have any revenue sources that are dedicated for future capacity-expanding police improvements. Consequently, no offsets against the police impact fee are required based on these criteria.

The Town has received considerable grant funding for police facilities over the last five years. Federal, State and tribal grants for the types of facilities and equipment included in calculating the existing level of service are summarized in Table 68. Over the last five years, the Town received \$119,250 annually in Federal, State and tribal grants (additional grants for types of equipment not included in the level of service calculations, such as in-car laptops, radar guns, uniforms and bullet-proof vests, are not shown in the table). Offsets against impact fees for grant funding are not required. Grant funding is not generated by new development, allows the Town to raise the level of service for existing development, and is not guaranteed for the future. Nevertheless, an offset will be provided for potential grant funding, based on the assumption that future grants will follow the historical trend.

Table 68. Police Grant Funding Offset

Fiscal Year	Grant	Description	Source	Amount
2007-08	None	n/a	n/a	\$0
2008-09	2008 GADA (Match Grant)	Police Evidence Bldg	State	\$36,000
2008-09	FEMA-AFG	Public Safety Communication Project	Federal	\$65,400
2008-09	Dept of Homeland Security	Communications System Upgrades	Federal	\$280,000
2009-10	2009 Tohono O'odham 12% Gaming Grant	Motorcycle for PD	Tribal	\$30,000
2010-11	2010 FEMA-AFG	Public Safety Communication Project	Federal	\$65,331
2011-12	Gila River Indian Comm. Gaming Grant	Public Safety Vehicles (3 police)	Tribal	\$94,500
2011-12	Town PSSG -Police	Patrol Car	Federal	\$25,020
Total				\$596,251
÷ Years				5
Annual Grant Funding				\$119,250
÷ Existing EDUs				9,000
Annual Grant Funding per EDU				\$13.25
x Present Value Factor (25 Years)				16.52
Grant Offset per EDU				\$219

Source: Grant funding from Town Finance Department, November 9, 2012; existing EDUs from Table 110; present value factor based on discount rate of 3.48%, which is the December 2012 average interest rate on state and local bonds from the U.S. Federal Reserve at <http://www.federalreserve.gov/datadownload/Build.aspx?rel=H15>.

The cost of future police impact fee studies must be added to the facility and equipment costs. The offset for future grant funding is subtracted to determine the net cost per service unit (see Table 69 below).

Table 69. Police Net Cost per Service Unit

Cost per EDU	\$821
Police Impact Fee Study Cost per EDU	\$5
– Grant Offset per EDU	-\$219
Net Cost per EDU	\$607

Source: Cost per EDU from Table 67; study cost from Table 113; grant offset from Table 68.

Potential Impact Fees

The maximum police impact fees that may be adopted by the Town based on this study is the product of the number of service units generated by a unit of development and the net cost per service unit calculated above. The resulting fee schedule is presented in Table 70.

Table 70. Potential Police Impact Fees

Land Use	Unit	EDUs/ Unit	Net Cost/ EDU	Net Cost per Unit
Single-Family Detached/MH	Dwelling	1.00	\$607	\$607
Multi-Family	Dwelling	0.81	\$607	\$492
Commercial	1,000 sq. ft.	0.72	\$607	\$437
Public/Institutional	1,000 sq. ft.	0.66	\$607	\$401
Industrial/Warehouse	1,000 sq. ft.	0.22	\$607	\$134

Source: EDUs per unit from Table 109; net cost per EDU from Table 69.

Table 71 compares the current police impact fees with the updated police impact fees.

Table 71. Comparative Police Fees

Land Use	Unit	Current Fee	Revised Fee	Percent Change
Single-Family Detached/MH	Dwelling	\$913	\$607	-34%
Multi-Family	Dwelling	\$657	\$492	-25%
Retail/Commercial	1,000 sq. ft.	\$171	\$437	156%
Public/Institutional	1,000 sq. ft.	\$171	\$401	135%
Industrial/Warehouse	1,000 sq. ft.	\$98	\$134	37%

Source: Previous fees from Town of Florence, *Annual Report of Development Impact Fees, Reported as of June 30, 2012*; updated fees from Table 70.

Capital Plan

Potential police impact fee revenue over the next ten years, based on anticipated new development, is estimated to be about \$2.87 million, as shown in Table 72.

Table 72. Potential Police Impact Fee Revenue, 2013-2023

New EDUs, 2013-2023	4,720
x Net Cost per EDU	\$607
Projected Impact Fee Revenue	\$2,865,040

Source: New EDUs from Table 110; net cost per EDU from Table 69.

Over the next ten years, the Town plans to acquire land for and construct a new 19,000 square-foot police station with an estimated cost of \$8 million, as shown in Table 73. Projected police impact fees over the next ten years will cover approximately 36% of the eligible planned capital expenditures.

Table 73. Police Capital Plan, 2013-2023

New Police Station	\$8,000,000
Impact Fee Update Studies (2)	\$25,458
Total	\$8,025,458

Source: Town of Florence, May 22, 2012; study update cost from Table 112.

WATER

The Town has charged new water customers a water impact fee since 2003. The fees were originally based on a study by Black and Veatch. The water impact fees were updated in 2007 based on a study by MuniFinancial. This study represents the second update of the water impact fees.

Service Units

To calculate water and wastewater impact fees, the demand associated with different types of customers must be expressed in a common unit of measurement, called a “service unit.” The service unit for the Town’s water and wastewater impact fees is an “equivalent dwelling unit” (EDU). An EDU is a single-family detached dwelling unit or its equivalent in terms of water demand. The number of service units associated with different customers is determined by the capacity of the water meter relative to the capacity of the smallest meter size, which is typically used by a single-family unit. Table 74 below presents recommended EDU multipliers for various meter sizes based on meter capacities from the American Water Works Association.

Table 74. Meter Capacity Ratios

Meter Size	Type	Capacity (gpm)	EDU Multiplier
5/8"x3/4"	Disc	10	1.0
1"	Disc	25	2.5
1 1/2"	Disc	50	5.0
2"	Disc	80	8.0
3"	Compound	160	16.0
3"	Turbine	175	17.5
4"	Compound	250	25.0
4"	Turbine	300	30.0
6"	Compound	500	50.0
6"	Turbine	625	62.5
8"	Turbine	900	90.0
10"	Turbine	1,450	145.0
12"	Turbine	2,150	215.0

Source: Meter capacities in gallons per minute (gpm) represent the recommended maximum rates for continuing operations from the American Water Works Association for disc meters (AWWA C700), compound meters (AWWA C702) and vertical shaft and low-velocity horizontal turbine meters (AWWA C701).

The original EDU multipliers used in the 2007 impact fee study are shown in Table 75 below for comparison. The meter ratios for larger meters should be increased based on current AWWA meter capacity standards.

Table 75. Comparative Meter Capacity Ratios

Meter Size	Type	Meter Ratios		Percent Change
		Current	Updated	
5/8"x3/4"	Disc	1.00	1.00	0%
1"	Disc	1.67	2.50	50%
1 1/2"	Disc	3.33	5.00	50%
2"	Disc	6.67	8.00	20%
3"	Compound	10.67	16.00	50%
3"	Turbine	10.67	17.50	64%
4"	Compound	16.67	25.00	50%
4"	Turbine	16.67	30.00	80%
6"	Compound	33.33	50.00	50%
6"	Turbine	33.33	62.50	88%
8"	Turbine	80.00	90.00	13%
10"	Turbine	126.67	145.00	14%
12"	Turbine	166.67	215.00	29%

Source: Current meter capacity ratios from MuniFinancial, *Town of Florence Development Impact Fee Study*, May 2007, Table 9-5; updated ratios from Table 74.

Town water billing records for 2002 and 2012 provide the number of annual active meters by size and type. Multiplying the number of active meters by the EDUs per meter yields the number of customers, expressed in terms of service units (EDUs), over this recent ten-year period, as shown in Table 76.

Table 76. Water Service Units, 2002-2012

Meter Size	Type	2002 Meters		2012 Meters		EDUs/ Meter	2002 EDUs		2012 EDUs	
		South	North	South	North		South	North	South	North
5/8"x3/4"	Disc	1,178	1,726	1,350	1,981	1.00	1,178	1,726	1,350	1,981
1"	Disc	75	2	81	3	2.50	188	5	203	8
1 1/2"	Disc	0	0	0	2	5.00	0	0	0	10
2"	Disc	37	8	60	13	8.00	296	64	480	104
3"	Compound	0	3	5	1	16.00	0	48	80	16
3"	Turbine	0	0	1	3	17.50	0	0	18	53
4"	Compound	28	1	2	0	25.00	700	25	50	0
4"	Turbine	0	0	2	0	30.00	0	0	60	0
6"	Compound	0	0	0	0	50.00	0	0	0	0
6"	Turbine	0	0	6	1	62.50	0	0	375	63
8"	Turbine	0	0	1	0	90.00	0	0	90	0
10"	Turbine	0	0	1	0	145.00	0	0	145	0
12"	Turbine	0	0	0	0	215.00	0	0	0	0
Total		1,318	1,740	1,509	2,004		2,362	1,868	2,851	2,235

Source: Meters by size for 2001-2002 fiscal year and as of June 30, 2012 City of Florence water billing records, September 28, 2012; EDUs/meter from Table 74; EDUs is product of meter count and EDUs/meter.

The growth in water service units over this recent ten-year period provides a reasonable basis for projecting growth over the next ten years. These projections are shown in Table 77.

Table 77. Water Service Units, 2013-2023

	South	North	Total
2012 EDUs	2,851	2,235	5,086
- 2002 EDUs	2,362	1,868	4,230
New EDUs, 2002-2012	489	367	856
÷ Years	10	10	10
Annual New EDUs	49	37	86
Estimated 2013 EDUs	2,900	2,272	5,172
Estimated New EDUs, 2013-2023	489	367	856
Estimated 2023 EDUs	3,389	2,639	6,028

Source: 2002 and 2012 EDUs from Table 76; 2013 and 2023 EDUs based on annual growth from 2002-2012.

Current water demands from existing customers are evaluated based on recent water demand. For the one-year period from September 2010 through August 2011, the Town's wells produced an average of 1.925 million gallons per day (mgd), as shown in Table 78.

Table 78. Water Production, 9/2010 through 8/2011

Month	Year	Gallons	MGD
September	2010	57,972,151	1.932
October	2010	72,866,801	2.351
November	2010	49,288,222	1.643
December	2010	57,069,544	1.841
January	2011	47,557,953	1.534
February	2011	48,418,200	1.729
March	2011	53,726,313	1.733
April	2011	60,474,687	2.016
May	2011	69,187,943	2.232
June	2011	58,206,764	1.940
July	2011	61,849,778	1.995
August	2011	65,851,229	2.124
Total Produced		702,469,585	1.925

Source: Town of Florence, May 31, 2012.

A water system must be able to meet peak day demand. The Town uses a peak day factor of 2.0 times average day demand. Based on this factor, current peak day demand is estimated to be 756 gallons per day (gpd) per service unit.

Table 79. Water Demand per Service Unit

Average Day Demand (gpd), 2011	1,925,000
÷ 2012 Water EDUs	5,086
Average Day Demand (gpd) per EDU	378
x Peaking Factor	2.0
Peak Day Demand (gpd) per EDU	756

Source: 2011 average day demand from Table 78; 2012 EDUs from Table 76; peaking factor from Town of Florence Public Works Department, November 1, 2012.

Cost per Service Unit

According to SB 1525, impact fees “shall be based on the same level of service provided to existing development.” The capacity of a water system is based on firm capacity, which is typically calculated at 75% of full capacity, or for smaller systems with the largest well out of service. The Town’s water production facilities provide adequate capacity to accommodate the peak water demands of existing water customers, as shown in Table 80. In addition, the Town’s Water Master Plan states that all components of the water system, including wells, storage facilities and transmission lines, are adequate to accommodate existing customers.

Table 80. Existing Water Level of Service

Facility	gpm	mgd
Well No. 1	1,500	2.160
Well No. 3*	2,500	3.600
Well No. 4	1,000	1.440
Well No. 5	1,500	2.160
Total Capacity	6,500	9.360
– Capacity of Largest Well	-2,500	-3.600
Total, Firm Capacity	5,000	5.760
Existing Peak Demand		3.850

* planned to be in service in July 2013

Source: Well capacities from Town of Florence Public Works Department, November 10, 2011; firm capacity is with largest well out of service; peak demand from Table 79.

While the Town’s water system is adequate to accommodate existing customers, there is little excess capacity to accommodate growth. The cost to serve new customers will be based on new facilities identified in the Water Master Plan. These new facilities consist primarily of new water campuses, each containing a well, pump and storage tank, and transmission lines. The cost of a water campus is estimated by the Town to be \$3 million, as shown in Table 81. Dividing the cost by the capacity results in a water campus cost of \$1.11 per gallon per day (gpd).

Table 81. Water Campus Cost

Well Drilling	\$750,000
Pump (2,500 gpm)	\$1,150,000
Storage (1 MG)	\$1,100,000
Total	\$3,000,000
÷ Water Campus Firm Capacity (gpd)	2,700,000
Water Cost per gpd	\$1.11

Source: Town of Florence Public Works Department, September 20, 2012; firm capacity is 75% of capacity per Water Master Plan.

The need for new water transmission lines to serve new customers is derived from the Water Master Plan. Lines 12” in diameter and smaller are excluded, because those smaller lines will typically be installed by developers. As shown in Table 82, future transmission lines will cost \$1.47 per gallon per day of additional water customer demand.

Table 82. Water Transmission Line Cost

Pipe Size	Planned Linear Feet	Cost/ Foot	Cost
16" Pipe	387,500	\$156	\$60,450,000
20" Pipe	91,820	\$197	\$18,088,540
24" Line	85,200	\$227	\$19,340,400
30" Pipe	15,880	\$281	\$4,462,280
Total Cost			\$102,341,220
÷ Projected New Peak Day Demand (gpd)			69,737,760
Transmission Line Cost per gpd			\$1.47

Source: Planned lines, costs and projected demand from Fluid Solutions, *Town of Florence Water Master Plan*, 2008, except that cost per foot for 16" reduced per Town Public Works Department, October 1, 2012.

Adding water campus and transmission line costs to derive a total cost per gallon per day of demand, and multiplying that sum by the peak day demand per service unit results in a cost of \$1,950 per service unit to provide the capital facilities needed to accommodate additional water customers, as shown in Table 83.

Table 83. Water Cost per Service Unit

Water Campus Cost per Gallon/Day	\$1.11
Transmission Line Cost per Gallon/Day	\$1.47
Total Cost per Gallon/Day	\$2.58
x Peak Day Demand per EDU (gpd)	756
Water Cost per EDU	\$1,950

Source: Water campus cost from Table 81; transmission line cost from Table 82; peak day demand per EDU from Table 79.

Net Cost per Service Unit

As noted in the Legal Framework section of this report, impact fees should be reduced (or “offset”) in order to account for other types of revenues that will be generated by new development and used to fund capacity-expanding improvements of the same type as those to be funded by the impact fees. Cases in which such an offset is warranted include funding of existing deficiencies, outstanding debt payments on existing facilities, and dedicated revenue sources to fund growth-related improvements. The Town’s water system does not have any existing deficiencies, there are no revenue sources dedicated for future capacity-expanding water improvements, and no grants have been received in the recent past or are anticipated to be received in the future to help defray growth-related capital costs of expanding the water system. Consequently, no offsets against the water impact fees are required based on those criteria.

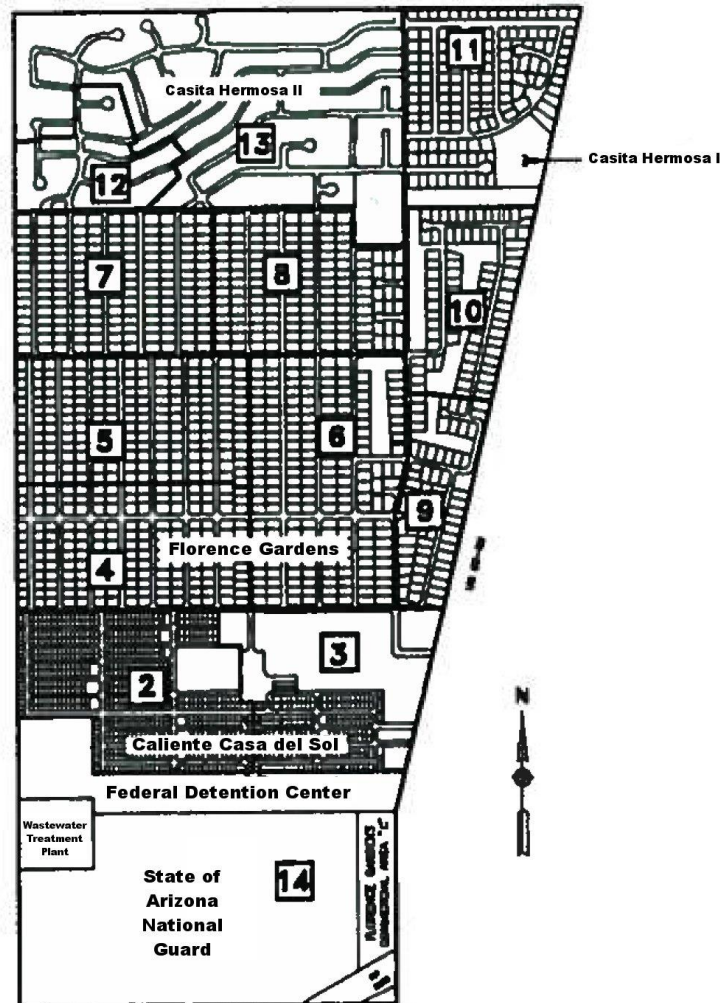
There is some debt on the water system, stemming from the purchase of the Arizona Sierra Water Utility, which is being retired with assessments on property in the North Florence Improvement District (see Figure 8). Since these properties will not be subject to the water impact fees, no additional offset is required. Since no offsets are required, the net cost per service unit is the sum of the facility cost per service unit and the study cost per service unit, as shown in Table 84 below.

Table 84. Water Net Cost per Service Unit

Water Cost per EDU	\$1,950
Water Study Cost per EDU	\$30
Water Net Cost per EDU	\$1,980

Source: Cost per EDU from Table 83; study cost from Table 113.

Figure 8. North Florence Improvement District



Potential Impact Fees

The maximum water impact fees that may be adopted by the Town based on this study is the product of the number of service units generated by a unit of development and the net cost per service unit calculated above. The resulting fee schedule is presented in Table 85.

Table 85. Potential Water Impact Fees

Meter Size	Type	EDUs per Meter	Net Cost/ EDU	Net Cost/ Meter
5/8"x3/4"	Disc	1.0	\$1,980	\$1,980
1"	Disc	2.5	\$1,980	\$4,950
1 1/2"	Disc	5.0	\$1,980	\$9,900
2"	Disc	8.0	\$1,980	\$15,840
3"	Compound	16.0	\$1,980	\$31,680
3"	Turbine	17.5	\$1,980	\$34,650
4"	Compound	25.0	\$1,980	\$49,500
4"	Turbine	30.0	\$1,980	\$59,400
6"	Compound	50.0	\$1,980	\$99,000
6"	Turbine	62.5	\$1,980	\$123,750
8"	Turbine	90.0	\$1,980	\$178,200
10"	Turbine	145.0	\$1,980	\$287,100
12"	Turbine	215.0	\$1,980	\$425,700

Note: Fees will not be assessed in North Florence Improvement District.

Source: EDUs per meter from Table 74; net cost per EDU from Table 84.

Table 86 compares the current water impact fees with the updated impact fees. The updated fees would apply to all new customers outside the North Florence Improvement District. The updated fees are lower for most meter sizes and types.

Table 86. Comparative Water Fees

Meter Size	Type	Current Fee	Updated Fee	Percent Change
5/8"x3/4"	Disc	\$3,330	\$1,980	-41%
1"	Disc	\$5,550	\$4,950	-11%
1 1/2"	Disc	\$11,101	\$9,900	-11%
2"	Disc	\$22,201	\$15,840	-29%
3"	Compound	\$35,522	\$31,680	-11%
3"	Turbine	\$35,522	\$34,650	-2%
4"	Compound	\$55,503	\$49,500	-11%
4"	Turbine	\$55,503	\$59,400	7%
6"	Compound	\$111,007	\$99,000	-11%
6"	Turbine	\$111,007	\$123,750	11%
8"	Turbine	\$266,415	\$178,200	-33%
10"	Turbine	\$421,825	\$287,100	-32%
12"	Turbine	\$555,031	\$425,700	-23%

Source: Current fees from Town of Florence, *Annual Report of Development Impact Fees, Reported as of June 30, 2012*; updated fees for all new customers except those in the North Florence Improvement District from Table 85.

Capital Plan

Potential water impact fee revenue over the next ten years, based on anticipated new customers, is estimated to be about \$1.69 million, as shown in Table 87. Since the new customer projections are based on historical trends, they implicitly assume that the Merrill Ranch area in the North service area will continue to be served by Johnson Utilities. Even if the Town does begin to provide water service to that area, revenues may not be much higher, since water fees may need to be reduced to provide offsets for water improvements funded by the Community Facilities Districts.

Table 87. Potential Water Impact Fee Revenue, 2013-2023

	South	North	Total
New Water Customers, 2013-2023 (EDUs)	489	367	856
x Net Cost per EDU (Outside N Florence Imp. District)	\$1,980	\$1,980	\$1,980
Potential Water Impact Fee Revenue, 2013-2023	\$968,220	\$726,660	\$1,694,880

Source: New EDUs from Table 77; net cost per EDU outside the North Florence Improvement District from Table 84.

Over the next ten years, the Town anticipates the need for a number of improvements totaling an estimated \$13.44 million, as shown in Table 88. However, the timing of individual improvements will be dependent on the pace and location of development that actually occurs, and not all of the planned improvements will necessarily be completed in the next ten years. Some of the improvements may be constructed by developers in return for offsets or credits against the water impact fees. The list of projects may also change to reflect changes from anticipated development patterns. Projected water impact fees over the next ten years will cover approximately 13% of the planned capital expenditures.

Table 88. Water Capital Plan, 2013-2023

Planned Improvement	Description	Total
Prison Complex Water Line (NE)	4,680' of 16" water line	\$732,000
Water Transmission Line Ext (Well 5 to 4)	5,653' of 12" water line	\$968,000
Valley Farms Area Well #1	New water campus, w/o storage tank	\$1,930,000
New Well, SE (Majestic Ranch)	Provide water to annexed areas SE of Town	\$1,120,000
Water Storage Tank, SE	Water tank on improved site to supply SE area	\$1,050,000
Impact Fee Studies (2)		\$14,543
Subtotal, South Service Area		\$5,814,543
N Florence Water Storage Transmission Line	Looped line from Well #1 to storage tank at FG	\$1,150,000
Water Transmission Line Ext (Caliente-Calif)	8,700' of 12" line extension	\$1,665,000
Felix Road Well (Zone A1)	Prove out existing well	\$980,000
Merrill Ranch Well #1 and Storage Tank	Shallow well, 0.50 mg tank	\$1,900,000
Merrill Ranch Well #2		\$1,920,000
Impact Fee Studies (2)		\$10,915
Subtotal, North Service Area		\$7,625,915
Total		\$13,440,458

Source: Town of Florence, March 18, 2012; total study cost from Table 112, allocated between service areas based on projected new EDUs from Table 77.

WASTEWATER

The Town has charged new wastewater customers a wastewater impact fee since 2003. The fees were originally based on a study by Black and Veatch. The wastewater impact fees were updated in 2007 based on a study by MuniFinancial. This study represents the second update of the wastewater impact fees.

Service Units

To calculate wastewater impact fees, the demand associated with different types of customers must be expressed in a common unit of measurement, called a “service unit.” The service unit for the Town’s water and wastewater impact fees is an “equivalent dwelling unit” (EDU). An EDU is a single-family detached dwelling unit or its equivalent in terms of water or wastewater demand. For water, the number of service units associated with different customers is determined by the capacity of the water meter relative to the capacity of the smallest meter size, which is typically used by a single-family unit. For wastewater, an adjustment is warranted to take into account that more of the water consumed by non-single-family customers is returned to the wastewater system (that is, less is used for lawn watering and irrigation). According to the Town’s Public Works Department, approximately 25% of single-family water usage is for irrigation, compared to a de minimus percentage for other customers. Consequently, the wastewater service unit multipliers for non-single-family customers are derived by dividing the water multipliers by 0.75, as shown in Table 89.

Table 89. Wastewater Service Unit Multipliers

Meter Size	Type	Water	Wastewater
5/8"x3/4"	Disc-Resid.	1.0	1.0
5/8"x3/4"	Disc-Other	1.0	1.3
1"	Disc	2.5	3.3
1 1/2"	Disc	5.0	6.7
2"	Disc	8.0	10.7
3"	Compound	16.0	21.3
3"	Turbine	17.5	23.3
4"	Compound	25.0	33.3
4"	Turbine	30.0	40.0
6"	Compound	50.0	66.7
6"	Turbine	62.5	83.3
8"	Turbine	90.0	120.0
10"	Turbine	145.0	193.3
12"	Turbine	215.0	286.7

Source: Water service unit multipliers from Table 74; wastewater service unit multiplier for non-single-family customers are water multipliers divided by 0.75.

The original EDU multipliers used in the 2007 impact fee study are shown in Table 90 below for comparison. The service unit multipliers for non-single-family meters should be increased significantly to better reflect actual wastewater demand.

Table 90. Comparative Wastewater Service Unit Multipliers

Meter Size	Type	Meter Ratios		Percent Change
		Current	Updated	
5/8"x3/4"	Disc-Resid.	1.00	1.00	0%
5/8"x3/4"	Disc-Other	1.00	1.30	30%
1"	Disc	1.67	3.30	98%
1 1/2"	Disc	3.33	6.70	101%
2"	Disc	6.67	10.70	60%
3"	Compound	10.67	21.30	100%
3"	Turbine	10.67	23.30	118%
4"	Compound	16.67	33.30	100%
4"	Turbine	16.67	40.00	140%
6"	Compound	33.33	66.70	100%
6"	Turbine	33.33	83.30	150%
8"	Turbine	80.00	120.00	50%
10"	Turbine	126.67	193.30	53%
12"	Turbine	166.67	286.70	72%

Source: Current meter capacity ratios from MuniFinancial, *Town of Florence Development Impact Fee Study*, May 2007, Table 9-5; updated ratios from Table 89.

Determining the number of service units is more difficult for wastewater than it is for water, since some wastewater customers are not water customers, and the Town's records for wastewater customers do not include information on water meter size. However, data on average water service units per customer can be used to estimate the same for wastewater. As shown in Table 91, non-single-family customers can be expected to use 4.89 times as much water as a single-family customer. However, as noted above, it is estimated that only 75% of single-family water use returns to the wastewater system, since the rest is used for lawn watering. As a result, the number of wastewater service units per customer for non-single-family customers is 30% higher ($1.00 \div 0.75 = 1.30$) than the water service units per customer.

Table 91. Wastewater Service Unit Multipliers by Customer Class

Customer Class	2012 Water Customers	2012 Water EDUs	Water EDUs/ Customer	Wastewater EDUs/ Customer
Single-Family	3,101	3,101	1.00	1.00
Other	406	1,985	4.89	6.36
Total	3,507	5,086	1.45	n/a

Source: 2012 water customers by class from Town billing records as of June 30, 2012; 2012 total water EDUs from Table 76; single-family water EDUs are the same as single-family customers by definition; other water EDUs is the difference between single-family and total water EDUs; water EDUs/customer is ratio of EDUs to customers; wastewater EDUs per non-single-family customer is 1.30 times water EDUs per non-single-family customer, as described in the preceding text.

The current number of wastewater service units is estimated in Table 92. It is estimated that existing wastewater customers generate 4,242 equivalent dwelling units (EDUs) of wastewater demand Town-wide.

Table 92. Wastewater Service Units, 2012

	South	North	Total
2012 Single-Family Customers	943	1,671	2,614
x EDUs per Single-Family Customer	1.00	1.00	1.00
2012 Single-Family EDUs	943	1,671	2,614
2012 Other Customers	214	42	256
x EDUs per Other Customer	6.36	6.36	6.36
2012 Other Customer EDUs	1,361	267	1,628
2012 Total EDUs	2,304	1,938	4,242
÷ 2012 Total Customers	1,157	1,713	2,870
Average EDUs per Customer	1.99	1.13	1.48

Source: 2012 wastewater customers by class from Town billing records as of June 30, 2012; wastewater EDUs per customer from Table 91.

The growth in wastewater service units over the last ten years (2002-2012) provide a reasonable basis for projecting growth over the 2013-2023 period, as shown in Table 93.

Table 93. Wastewater Service Units, 2013-2023

	South	North	Total
2002 Customers	1,116	1,550	2,666
x EDUs per Customer	1.99	1.13	
2002 EDUs	2,221	1,752	3,973
2012 EDUs	2,304	1,938	4,242
- 2002 EDUs	-2,221	-1,752	-3,973
New EDUs, 2002-2012	83	186	269
÷ Years	10	10	10
Annual New EDUs	8	19	27
Estimated 2013 EDUs	2,312	1,957	4,269
Estimated New EDUs, 2013-2023	83	186	269
Estimated 2023 EDUs	2,395	2,143	4,538

Source: 2002 wastewater customers from Town utility billing records as of June 30, 2012; EDUs per customer and 2012 EDUs from Table 92; 2013 and 2023 EDUs based on annual EDU growth from 2002-2012.

Average day water demand for a single-family unit is estimated to be 378 gallons per day (gpd). Single-family customers typically return only 75% of their water use to the wastewater system, with the remainder used for outdoor watering. This indicates that the average wastewater demand is 284 gpd per service unit, as shown in Table 94.

Table 94. Wastewater Demand per Service Unit

Average Daily Water Demand (gpd) per EDU	378
x % of Single-Family Water Returned	75%
Average Daily Wastewater Demand per EDU (gpd)	284

Source: Average daily water demand per EDU from Table 79.

Cost per Service Unit

According to SB 1525, impact fees “shall be based on the same level of service provided to existing development.” The Town’s wastewater production facilities provide adequate capacity to accommodate the peak wastewater demands of existing wastewater customers, as shown in Table 95. In addition, the Town’s Wastewater Master Plan states that all components of the wastewater system are adequate to accommodate existing customers.

Table 95. Existing Wastewater Level of Service

Existing Capacity (mgd)	2.920
– Existing Demand (mgd)	2.095
Existing Excess Capacity (mgd)	0.825

Source: Treatment capacity from Town of Florence Public Works Department, November 10, 2011; existing demand is average daily influent flows from September 2010 through August 2011 from Public Works, November 15, 2011.

While the Town’s wastewater system is adequate to accommodate existing customers, there is little excess capacity to accommodate growth. The cost to serve new customers will be based on new facilities identified in the Wastewater Master Plan and the Town’s capital plan. These new facilities consist primarily of wastewater treatment plant expansions, interceptors and lift stations, and sewer cleaning equipment.

The cost of adding new wastewater treatment plant capacity varies by service area, as shown in Table 96. In the south, the existing 2.5 mgd treatment plant is planned to be expanded to 4.0 mgd. At an estimated cost of \$12.5 million, the cost of the additional capacity is \$8.35 per gpd. In the north, the initial temporary package plant will cost an estimated \$4.0 million and have a capacity of 200,000 gpd, for a cost of \$20.00 per gpd. The plan is for the initial package plant to be replaced by a Phase II membrane plant with a cost of \$14.95 per gpd. It is anticipated that the northern plants will be constructed by the Merrill Ranch community facilities district, and that the Town will purchase approximately 0.50 mgd of capacity in the Phase II plant to replace the current 0.42 mgd Florence Gardens treatment plant and add some capacity to accommodate growth. To be conservative, treatment plant costs will be based on the cost to add capacity to the southern plant.

Table 96. Wastewater Treatment Plant Cost per Service Unit

	South	North, Ph I	North, Ph II
Treatment Plant Cost	\$12,525,000	\$4,000,000	\$14,950,000
÷ New Treatment Capacity (gpd)	1,500,000	200,000	1,000,000
Treatment Cost per gpd	\$8.35	\$20.00	\$14.95

Source: Town of Florence Public Works Department, March 28, 2012.

The need for new wastewater interceptors and lift stations to serve new customers to build-out is derived from the Wastewater Master Plan. As shown in Table 97, future interceptor and lift station costs will vary somewhat by service area. To be conservative, the interceptor and lift station cost per service unit will be based on the lower cost of \$2.64 per gallon per day of additional wastewater customer demand for the south service area.

Table 97. Wastewater Interceptor/Lift Station Cost per Service Unit

	Planned Quantities		Cost/ Unit	Planned Costs		
	South	North		South	North	Total
10" PVC (feet)	60,000	11,000	\$55	\$3,300,000	\$605,000	\$3,905,000
12" PVC (feet)	29,400	17,300	\$65	\$1,911,000	\$1,124,500	\$3,035,500
15" PVC (feet)	29,500	7,000	\$76	\$2,242,000	\$532,000	\$2,774,000
18" PVC (feet)	17,600	0	\$91	\$1,601,600	\$0	\$1,601,600
21" PVC (feet)	29,800	700	\$105	\$3,129,000	\$73,500	\$3,202,500
24" PVC (feet)	28,900	17,300	\$121	\$3,496,900	\$2,093,300	\$5,590,200
30" PVC (feet)	43,000	2,500	\$177	\$7,611,000	\$442,500	\$8,053,500
36" PVC (feet)	34,900	0	\$192	\$6,700,800	\$0	\$6,700,800
48" Manhole (each)	517	193	\$5,600	\$2,895,200	\$1,080,800	\$3,976,000
60" Manhole (each)	173	45	\$7,700	\$1,332,100	\$346,500	\$1,678,600
72" Manhole (each)	1	0	\$9,300	\$9,300	\$0	\$9,300
84" Manhole (each)	19	2	\$10,900	\$207,100	\$21,800	\$228,900
Lift Station B-1 (mgd)	7.92	0.00	\$0.50	\$3,960,000	\$0	\$3,960,000
Lift Station C-1 (mgd)	12.96	0.00	\$0.50	\$6,480,000	\$0	\$6,480,000
Lift Station D-1 (mgd)	0.00	5.04	\$0.50	\$0	\$2,520,000	\$2,520,000
Lift Station D-2 (mgd)	0.00	10.37	\$0.50	\$0	\$5,185,000	\$5,185,000
Lift Station D-3 (mgd)	0.00	4.71	\$0.50	\$0	\$2,355,000	\$2,355,000
Lift Station D-4 (mgd)	0.00	0.60	\$0.50	\$0	\$300,000	\$300,000
Lift Station D-5 (mgd)	0.00	0.40	\$0.50	\$0	\$200,000	\$200,000
Total Build-Out Cost				\$44,876,000	\$16,879,900	\$61,755,900
Build-Out Growth in Demand (gpd)				16,996,133	5,938,560	22,934,693
Cost per gpd				\$2.64	\$2.84	\$2.69

Source: Planned lines, manholes and lift station quantities from Fluid Solutions, *Town of Florence Wastewater Master Plan*, 2008; costs per unit from Town of Florence Public Works Department, September 14, 2012.

A final cost component is the equipment required to clean the wastewater lines. The Town's existing equipment will need to be replaced with updated equipment to maintain the larger interceptors required to accommodate anticipated growth. The growth-related share of this cost is determined using an incremental expansion approach based on the existing level of service. This is calculated in Table 98.

Table 98. Wastewater Equipment Cost per Service Unit

Replacement Value of Existing Equipment	\$58,000
÷ Existing Wastewater Demand (gpd)	2,095,000
Cleaning Equipment Cost per gpd	\$0.03

Source: Replacement value of existing sewer cleaning equipment from Town of Florence Public Works Department, September 19, 2012; existing wastewater demand from Table 95.

Adding wastewater treatment, interceptor/lift station and cleaning equipment costs results in the total cost per gallon per day of demand. Multiplying that sum by the demand per service unit results in a cost of \$3,130 per service unit to provide the capital facilities needed to accommodate additional wastewater customers, as shown in Table 99.

Table 99. Wastewater Cost per Service Unit

Treatment Plant Cost per gpd	\$8.35
Interceptor/Lift Station Cost per gpd	\$2.64
Cleaning Equipment Cost per gpd	\$0.03
Total Cost per gpd	\$11.02
x Demand per EDU (gpd)	284
Wastewater Cost per EDU	\$3,130

Source: Treatment plant cost per gpd from Table 96; interceptor/lift station cost per gpd from Table 97; cleaning equipment cost per gpd from Table 98; demand per EDU from Table 94.

Net Cost per Service Unit

As noted in the Legal Framework section of this report, impact fees should be reduced (or “offset”) in order to account for other types of revenues that will be generated by new development and used to fund capacity-expanding improvements of the same type as those to be funded by the impact fees. Cases in which such an offset is warranted include funding of existing deficiencies, outstanding debt payments on existing facilities, and dedicated revenue sources to fund growth-related improvements. The Town’s wastewater system does not have any existing deficiencies, there are no revenue sources dedicated for future capacity-expanding wastewater improvements, and no grants have been received in the recent past or are anticipated to be received in the future to help defray growth-related capital costs of expanding the wastewater system. Consequently, no offsets against the wastewater impact fees are required based on those criteria.

There is some system-wide debt on the wastewater system, outstanding from the \$7.5 million loan from the Water Infrastructure Authority of Arizona (WIFA) for improvements to the south Florence treatment plant. A second WIFA loan for \$1.3 million taken out in 2009 and to be used for the future expansion of the south Florence treatment plan has not been spent, and no offset is required for this debt. A simple way to calculate an offset is to divide the outstanding debt by existing service units. This puts new customers on equal terms with current wastewater customers in terms of the portion of the capital costs needed to serve them that will be borne by general utility system debt. The offset for the system-wide debt is \$1,085 per service unit, as shown in Table 100.

Table 100. Wastewater System-Wide Debt Offset

Water Infrastructure Authority of Arizona Loan 1	\$4,601,318
÷ Existing Wastewater EDUs	4,242
Debt Offset per EDU	\$1,085

Source: Outstanding debt as of July 30, 2012 from Town of Florence Finance Department; existing EDUs from Table 92.

In addition, there is some debt stemming from the purchase of the Arizona Sierra Water Utility, which is being retired with assessments on property in the Florence Gardens area. Since these properties will not be subject to the wastewater impact fees, no additional offset is required. The net cost per service unit is the sum of the facility cost and the impact fee study per service unit, less the system-wide debt offset per service unit (see Table 101 below).

Table 101. Wastewater Net Cost per Service Unit

Facility Cost per EDU	\$3,130
Study Cost per EDU	\$95
– System-Wide Debt Offset per EDU	-\$1,085
Net Cost per EDU	\$2,140

Source: Facility cost per EDU from Table 99; study cost from Table 113; offset from Table 100.

Potential Impact Fees

The maximum wastewater impact fees that may be adopted by the Town based on this study is the product of the number of service units generated by a unit of development and the net cost per service unit calculated above. The resulting fee schedule is presented in Table 102.

Table 102. Potential Wastewater Impact Fees

Meter Size	Type	EDUs per Meter	Net Cost/EDU	Net Cost/Meter
5/8"x3/4"	Disc-Resid.	1.0	\$2,140	\$2,140
5/8"x3/4"	Disc-Other	1.3	\$2,140	\$2,782
1"	Disc	3.3	\$2,140	\$7,062
1 1/2"	Disc	6.7	\$2,140	\$14,338
2"	Disc	10.7	\$2,140	\$22,898
3"	Compound	21.3	\$2,140	\$45,582
3"	Turbine	23.3	\$2,140	\$49,862
4"	Compound	33.3	\$2,140	\$71,262
4"	Turbine	40.0	\$2,140	\$85,600
6"	Compound	66.7	\$2,140	\$142,738
6"	Turbine	83.3	\$2,140	\$178,262
8"	Turbine	120.0	\$2,140	\$256,800
10"	Turbine	193.3	\$2,140	\$413,662
12"	Turbine	286.7	\$2,140	\$613,538

Source: EDUs per meter from Table 89; net cost per EDU from Table 101.

Table 103 compares the current wastewater impact fees with the updated impact fees. The updated fees would apply to all new customers outside the North Florence Improvement District. The updated fees are generally lower for the smallest and largest meter sizes.

Table 103. Comparative Wastewater Fees

Water Meter Size	Type	Current Fee	Updated Fee*	Percent Change
5/8"x3/4"	Disc-Resid.	\$4,105	\$2,140	-48%
5/8"x3/4"	Disc-Other	\$4,105	\$2,782	-32%
1"	Disc	\$6,841	\$7,062	3%
1 1/2"	Disc	\$13,684	\$14,338	5%
2"	Disc	\$27,369	\$22,898	-16%
3"	Compound	\$43,789	\$45,582	4%
3"	Turbine	\$43,789	\$49,862	14%
4"	Compound	\$68,422	\$71,262	4%
4"	Turbine	\$68,422	\$85,600	25%
6"	Compound	\$136,843	\$142,738	4%
6"	Turbine	\$136,843	\$178,262	30%
8"	Turbine	\$328,422	\$256,800	-22%
10"	Turbine	\$522,154	\$413,662	-21%
12"	Turbine	\$684,213	\$613,538	-10%

* for customers outside North Florence Improvement District

Source: Current fees from Town of Florence, *Annual Report of Development Impact Fees, Reported as of June 30, 2012*; updated fees from Table 102.

Capital Plan

Potential wastewater impact fee revenue over the next ten years, based on anticipated new development, is estimated to be about \$0.58 million, as shown in Table 104.

Table 104. Potential Wastewater Impact Fee Revenue, 2013-2023

	South	North	Total
New Wastewater Customers, 2013-2023 (EDUs)	83	186	269
x Net Cost per EDU (Outside FG Assessment District)	\$2,140	\$2,140	\$2,140
Potential Wastewater Impact Fee Revenue, 2013-2023	\$177,620	\$398,040	\$575,660

Source: New EDUs from Table 93; net cost per EDU from Table 101.

Over the next ten years, the Town plans to make some major capital investments in its wastewater system, as shown in Table 105. However, the timing of individual improvements will be dependent on the pace and location of development that actually occurs, and not all of the planned improvements will necessarily be completed in the next ten years. Some of the improvements may be constructed by the CFD or developers in return for offsets or credits against the wastewater impact fees.

It is likely that only a small portion of these costs will be paid for with impact fees, due to relatively slow projected growth in new wastewater customers. In the North service area, about half of the total costs are not eligible for impact fee funding, since they are related to the replacement of the temporary Phase I Merrill Ranch package plants or the replacement of the existing North Florence treatment plant. In addition, it is anticipated that the Merrill Ranch treatment plant phases will be funded primarily with Community Facilities District (CFD) bonds, although the Town may contribute roughly half of the funds to construct the Phase II facility in order to replace the capacity of the North Florence plant as well as to purchase some additional capacity to serve future growth outside the CFD. The projections of new customers in the North service area are based on historical trends, which implicitly assume that the Anthem/Merrill Ranch development continues to

be served to non-Town providers. In the event that the area becomes served by the Town wastewater system, it is unlikely that new customers within the CFD would pay a wastewater impact fee, due to offsets or credits for their CFD taxes to pay off CFD-funded wastewater infrastructure.

Table 105. Wastewater Capital Plan, 2013-2023

Planned Improvement	Total Cost	Eligible Cost	Potential Impact Fee Revenue
Sewer Cleaning Equipment (1)	\$187,500	\$187,500	
1 mgd Lift Station at Valley Farms	\$920,000	\$920,000	
10" Sewer Main Extension, Eliz-Adamsville	\$144,000	\$144,000	
S Florence WWTP Expansion to 4 mgd	\$12,525,000	\$12,525,000	
Main Interceptor from CCA-WWTP	\$4,679,400	\$4,679,400	
Impact Fee Study Cost	\$7,855	\$7,855	
Subtotal, South Service Area	\$18,463,755	\$18,463,755	\$177,620
Sewer Cleaning Equipment (1)	\$187,500	\$187,500	
Lift Station at Hunt Hwy/SR 79	\$370,000	\$370,000	
Merrill Ranch WRF, Ph I	\$4,000,000	\$4,000,000	
Merrill Ranch WRF, Ph II (2)	\$14,950,000	\$6,351,000	
18" Bore across SR 79	\$100,000	\$100,000	
N Florence WWTP Expansion (3)	\$2,549,000	\$407,840	
N Florence Lift Station (3)	\$850,000	\$136,000	
Impact Fee Study Cost	\$17,603	\$17,603	
Subtotal, North Service Area	\$23,024,103	\$11,569,943	\$398,040
Total	\$41,487,858	\$30,033,698	\$575,660

Notes: (1) cost split evenly between service areas; (2) eligible cost reduced by \$4 million because it will replace Phase I facility, and remaining cost reduced by 42% because the 1.00 mgd facility will replace the existing 0.42 mgd North Florence treatment plant; (3) these improvements are related to the conversion of the existing North Florence treatment plant to a lift station to convey flows to the Merrill Ranch Ph. II facility, which will replace the current 0.42 mgd North Florence plant with a Town-owned 0.50 mgd share of the Merrill Ranch facility.

Source: Town of Florence, March 28, 2012; total impact fee study cost from Table 112, allocated by service area based on projected new EDUs from Table 93; potential impact fee revenue from Table 104.

APPENDIX A: CAG PROJECTIONS

Table 106. CAG Projections, 2010-2015

Geographic Area	Housing Household			Employees					Total
	Units	Population	Prisoners	Retail	Office	Indust.	Public	Other	
Florence Gardens Area, 2010	1,719	1,707	1,281	0	1	0	0	65	66
Anthem/Merrill Ranch Area, 2010	682	1,278	0	81	0	33	0	109	223
Park Service Area - N, 2010	3	5	0	0	0	0	0	0	0
Other, 2010	530	1,083	0	0	0	3	0	100	103
Subtotal, N of River, 2010	2,934	4,073	1,281	81	1	36	0	274	392
Park Service Area - S, 2010	2,025	4,730	14,713	646	393	61	6,689	172	7,961
Other, 2010	0	0	0	23	0	0	0	0	23
Subtotal, S of River, 2010	2,025	4,730	14,713	669	393	61	6,689	172	7,984
Town of Florence, 2010	4,959	8,803	15,994	750	394	97	6,689	446	8,376
North Water/WW Service Area	1,739	1,771	1,281	0	1	33	0	123	157
Florence Gardens Area, 2015	1,736	1,742	1,328	0	1	0	0	65	66
Anthem/Merrill Ranch Area, 2015	2,383	4,793	0	684	0	149	0	578	1,411
Park Service Area - N, 2015	3	6	0	0	0	0	0	0	0
Other, 2015	1,688	3,472	0	440	87	23	0	635	1,185
Subtotal, N of River, 2015	5,810	10,013	1,328	1,124	88	172	0	1,278	2,662
Park Service Area - S, 2015	2,367	5,435	15,256	2,050	1,701	468	7,212	1,020	12,451
Other, 2015	0	0	0	23	0	0	0	2	25
Subtotal, S of River, 2015	2,367	5,435	15,256	2,073	1,701	468	7,212	1,022	12,476
Town of Florence, 2015	8,177	15,448	16,584	3,197	1,789	640	7,212	2,300	15,138
North Water/WW Service Area	2,750	3,830	1,328	37	1	53	0	423	514
Florence Gardens Area, 2010-15	17	35	47	0	0	0	0	0	0
Anthem/Merrill Ranch Area, 2010-15	1,701	3,515	0	603	0	116	0	469	1,188
Park Service Area - N, 2010-15	0	1	0	0	0	0	0	0	0
Other, 2010-15	1,158	2,389	0	440	87	20	0	535	1,082
Subtotal, N of River, 2010-15	2,876	5,940	47	1,043	87	136	0	1,004	2,270
Park Service Area - S, 2010-15	342	705	543	1,404	1,308	407	523	848	4,490
Other, 2010-15	0	0	0	0	0	0	0	2	2
Subtotal, S of River, 2010-15	342	705	543	1,404	1,308	407	523	850	4,492
Town of Florence, 2010-15	3,218	6,645	590	2,447	1,395	543	523	1,854	6,762
North Water/WW Service Area	1,011	2,059	47	37	0	20	0	300	357

Source: Central Arizona Governments, demographic dataset by Traffic Analysis Zone, 2010.

APPENDIX B: FUNCTIONAL POPULATION

The two most common methodologies used in calculating public safety (fire and police) service units and impact fees are the “calls-for-service” approach and the “functional population” approach. For the reasons discussed in the “service unit” section of the fire portion of this report, this update utilizes the “functional population” approach to calculate and assess the fire and police impact fees. This approach is a generally-accepted methodology for these impact fee types and is based on the observation that demand for public safety facilities tends to be proportional to the presence of people at a particular site.

Functional population is analogous to the concept of “full-time equivalent” employees. It represents the number of “full-time equivalent” people present at the site of a land use, and it is used for the purpose of determining the impact of a particular development on the need for facilities. For residential development, functional population is simply average household size times the percent of time people spend at home. For nonresidential development, functional population is based on a formula that factors trip generation rates, average vehicle occupancy and average number of hours spent by visitors at a land use.

Residential Functional Population

For residential land uses, the impact of a dwelling unit on the need for capital facilities is generally proportional to the number of persons residing in the dwelling unit. This can be measured for different housing types in terms of either average household size (average number of persons per occupied dwelling unit) or persons per unit (average number of persons per dwelling unit, including vacant as well as occupied units). In this analysis, average household size is used to develop the functional population multipliers, as it avoids the need to make assumptions about occupancy rates.

Determining residential functional population multipliers is considerably simpler than the nonresidential component. It is estimated that people, on average, spend 16 hours, or 67 percent, of each 24-hour weekday at their place of residence and the other 33 percent away from home. The functional population per unit for these uses is shown in Table 107.

Table 107. Functional Population per Unit for Residential Uses

Housing Type	Unit	Average HH Size	Occupancy	Func. Pop./Unit
Single-Family Detached/MH	Dwelling	2.48	0.67	1.66
Multi-Family	Dwelling	2.01	0.67	1.35

Source: Average household size from Table 32.

Nonresidential Functional Population

The functional population methodology for nonresidential land uses is based on trip generation data utilized in developing the road demand schedule prepared for the updated road impact fee update. Functional population per 1,000 square feet is derived by dividing the total number of hours spent by employees and visitors during a week day by 24 hours. Employees are estimated to spend 8 hours

per day at their place of employment, and visitors are estimated to spend one hour per visit. The formula used to derive the nonresidential functional population estimates is summarized in Figure 9.

Figure 9. Nonresidential Functional Population Formula

FUNCPOP/UNIT	=	(employee hours/1000 sf + visitor hours/1000 sf) ÷ 24 hours/day
<u>Where:</u>		
Employee hours/1000 sf	=	employees/1000 sf x 8 hours/day
Visitor hours/1000 sf	=	visitors/1000 sf x 1 hour/visit
Visitors/1000 sf	=	weekday ADT/1000 sf x avg. vehicle occupancy – employees/1000 sf
Weekday ADT/1000 sf	=	one-way avg. daily trips (total trip ends ÷ 2)

Using this formula and information on trip generation rates, vehicle occupancy rates from the *National Household Travel Survey* and other sources and assumptions, nonresidential functional population estimates per 1,000 square feet of gross floor area are calculated in Table 108.

Table 108. Functional Population per Unit for Nonresidential Uses

Land Use	Unit	Trip Rate	Persons/ Trip	Employee/ Unit	Visitors/ Unit	Functional Pop./Unit
Commercial	1,000 sq. ft.	5.51	1.24	3.11	3.72	1.19
Industrial/Warehouse	1,000 sq. ft.	1.78	1.24	0.91	1.30	0.36
Public/Institutional	1,000 sq. ft.	3.79	2.59	2.32	7.50	1.09

Source: Trip rates based on one-half of average daily trip rate from ITE, *Trip Generation*, 8th ed., 2008 (commercial based on office, industrial based on warehousing, institutional based on nursing home); persons/trip is average vehicle occupancy from Federal Highway Administration, *Nationwide Household Travel Survey*, 2009; employees/unit from Table 14; visitors/unit is trips times persons/trip minus employees/unit; functional population/unit calculated based on formula from Figure 9.

Fire and Police Service Unit Summary

The functional population multipliers for the recommended residential and nonresidential land use categories are summarized in Table 109 and converted into equivalent dwelling units (EDUs).

Table 109. Fire and Police Service Unit Multipliers

Land Use	Unit	Functional Pop./Unit	EDUs/ Unit
Single-Family Detached/MH	Dwelling	1.66	1.00
Multi-Family	Dwelling	1.35	0.81
Commercial	1,000 sq. ft.	1.19	0.72
Industrial/Warehouse	1,000 sq. ft.	0.36	0.22
Public/Institutional	1,000 sq. ft.	1.09	0.66

Source: Residential dwelling unit functional population per unit from Table 107; nonresidential functional population per unit from Table 108; EDUs/unit is ratio of functional population per unit to functional population per single-family unit.

Town-wide fire and police service units are expressed in terms of equivalent dwelling units (EDUs). Multiplying existing and projected development units in each land use category by the service unit multipliers calculated in the previous table yields the total number of existing and projected fire and police service units, as summarized in Table 110.

Table 110. Fire and Police Service Units, Town-Wide, 2013-2023

Land Use	Dev't Unit	Dev't Units		EDUs/Unit	EDUs	
		2013	2023		2013	2023
Single-Family Detached	Dwelling	5,098	7,978	1.00	5,098	7,978
Multi-Family	Dwelling	528	528	0.81	428	428
Commercial	1,000 sf	924	3,175	0.72	665	2,286
Industrial/Warehouse	1,000 sf	565	703	0.22	124	155
Public/Institutional	1,000 sf	4,068	4,353	0.66	2,685	2,873
Total					9,000	13,720

Source: Development units from Table 10 and Table 15; EDUs per unit from Table 109.

For the purpose of calculating offsets, it is necessary to estimate the number of service units in the Merrill Ranch Community Facilities Districts. This is estimated based on the land use assumptions developed for the Anthem/Merrill Ranch area, as shown in Table 111.

Table 111. Fire and Police Service Units, Merrill Ranch CFDs, 2013-2023

Land Use	Dev't Unit	Dev't Units		EDUs/Unit	EDUs	
		2013	2023		2013	2023
Single-Family Detached	Dwelling	1,825	4,075	1.00	1,825	4,075
Multi-Family	Dwelling	0	0	0.81	0	0
Commercial	1,000 sf	103	556	0.72	74	400
Industrial/Warehouse	1,000 sf	46	164	0.22	10	36
Public/Institutional	1,000 sf	0	0	0.66	0	0
Total					1,909	4,511

Source: Development units from Table 10 and Table 15; EDUs per unit from Table 109.

APPENDIX C: IMPACT FEE STUDY COST

According to State law, impact fees may be used to pay for the costs of “professional services required for the preparation or revision of a development fee” (Sec. 9-463.05.A, ARS). This impact fee study cost the Town \$89,100 for the update of road, water, wastewater, park, library, fire and police impact fees, or \$12,729 per facility type. Since SB 1525 requires impact fees to be updated every five years, two additional studies will be required over the next ten years, which indicates a future cost of \$25,458 per facility type.

Table 112. Study Cost per Facility, 2013-2023

Cost of 2012 Impact Fee Study	\$89,100
÷ Number of Facilities	7
Cost per Facility	\$12,729
x Number of Studies Needed, 2013-2023	2
Study Cost per Facility, 2013-2023	\$25,458

Source: Cost of 2012 study from Duncan Associates contract.

Dividing the cost of the study for each facility by the new EDUs projected over the next ten years results in the following study costs per EDU.

Table 113. Study Cost per EDU by Facility, 2013-2023

Facility Type	Study Cost	New EDUs	Cost per EDU
Roads	\$25,458	2,733	\$9
Water	\$25,458	856	\$30
Wastewater	\$25,458	269	\$95
Parks	\$25,458	563	\$45
Library	\$25,458	3,201	\$8
Fire	\$25,458	4,720	\$5
Police	\$25,458	4,720	\$5

Source: Study cost per facility from Table 112; new EDUs from Table 22 (roads), Table 34 (parks); Table 49 (library), Table 60 (fire), Table 70 (police), Table 77 (water) and Table 93 (wastewater).

APPENDIX D: REVENUE PROJECTIONS

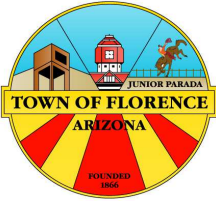
SB 1525 requires a projection of future revenues anticipated to be generated by new development. These projections are provided in Table 114.

Table 114. Growth-Related Revenues, 2013-2023

Funding Type	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018
State-Shared Revenue	\$172,784	\$345,568	\$518,352	\$691,136	\$863,920
Federal Grants	\$739	\$1,478	\$2,217	\$2,956	\$3,695
Highway User Revenue	\$81,229	\$162,458	\$243,687	\$324,916	\$406,145
Ad Valorem Property Tax	\$21,580	\$43,160	\$64,740	\$86,320	\$107,900
Construction Excise Tax	\$364,684	\$364,684	\$364,684	\$364,684	\$364,684
Wastewater Rates - Debt	\$3,886	\$7,720	\$11,504	\$15,239	\$18,924
Total	\$644,902	\$925,068	\$1,205,184	\$1,485,251	\$1,765,268

Funding Type	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Total
State-Shared Revenue	\$1,036,704	\$1,209,488	\$1,382,272	\$1,555,056	\$1,727,840	\$9,503,120
Federal Grants	\$4,434	\$5,173	\$5,912	\$6,651	\$7,390	\$40,645
Highway User Revenue	\$487,374	\$568,603	\$649,832	\$731,061	\$812,290	\$4,467,595
Ad Valorem Property Tax	\$129,480	\$151,060	\$172,640	\$194,220	\$215,800	\$1,186,900
Construction Excise Tax	\$364,684	\$364,684	\$364,684	\$364,684	\$364,684	\$3,646,840
Wastewater Rates - Debt	\$22,561	\$26,150	\$29,693	\$33,190	\$36,659	\$205,526
Total	\$2,045,237	\$2,325,158	\$2,605,033	\$2,884,862	\$3,164,663	\$19,050,626

Source: Based on FY 2013 projected revenue from Town of Florence Official Budget, Fiscal Year 2012-2013; state-shared revenue, federal grants, highway user revenue and property tax revenue projections based on FY 2013 revenue per EDU and EDU projections from Table 22; excess construction excise tax revenue projections based on excess construction excise tax per single-family unit from Table 25 and projected road EDUs from Table 22; wastewater debt service revenue projections based on wastewater debt service per wastewater EDU and projected wastewater EDUs from Table 93.



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 11a.

MEETING DATE: July 1, 2013

DEPARTMENT: Police

STAFF PRESENTER: Daniel Hughes, Chief of Police

SUBJECT: Monetary Donation to the Florence Police
Department

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

RECOMMENDED MOTION/ACTION:

To accept the monetary donation of \$5000.00 to the Florence Police Department to be used to enhance the Canine Program.

BACKGROUND/DISCUSSION:

██████████ is the trustee for the ██████████ Trust. The ██████████ family have been long time residents of the Town of Florence and wanted to give something back to the community. ██████████ ██████████ was a long time K-9 handler with a love for K-9 programs. In honor of her parents she wanted to donate \$5000.00 to assist the Florence Police Department Canine program. ██████████ did request that she remain anonymous.

FINANCIAL IMPACT:


None

STAFF RECOMMENDATION:

Authorization to accept a \$5,000.00 donation to the Florence Police Department Canine program.

ATTACHMENTS:

None

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 11b.
MEETING DATE: July 1, 2013 DEPARTMENT: Administration STAFF PRESENTER: Scott Bowles Economic Development Coordinator SUBJECT: Acceptance of donations for Economic Development Brochure		<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:

A motion to approve a total of \$5,500 in donations from community businesses for the creation of an economic development marketing brochure.

BACKGROUND/DISCUSSION:

Town staff recently worked with local business RZN8 Media to create a 24-page community marketing brochure that focuses on the economic opportunities present in our community. This marketing piece is an integral tool to attract additional businesses into our community by educating entrepreneurs and site selectors. Town staff engaged a number of community businesses soliciting donations to help offset the cost of creating this brochure. We received a total of \$5,500 from four businesses who desired to show support for the community’s effort to further market our economic opportunities. The donations were received from:

- National Bank of Arizona \$1,500 donation
- Johnson Utilities \$1,500 donation
- Pulte Homes \$1,000 donation
- Southwest Value Partners \$1,500 donation

FINANCIAL IMPACT:

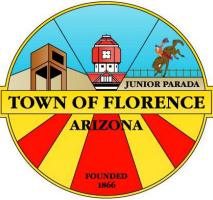
Accepting these donations will save the Town of Florence \$5,500 in costs associated with the development and printing of the economic development marketing brochure.

STAFF RECOMMENDATION:

Staff recommends the acceptance of donations from community businesses.

ATTACHMENTS:

None

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 11c.
MEETING DATE: July 1, 2013 DEPARTMENT: Administration STAFF PRESENTER: Lisa Garcia Deputy Town Manager/Town Clerk SUBJECT: Greater Florence Chamber of Commerce Special Event Liquor License Application for their Casino Night Event		<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:

Motion to forward a favorable recommendation to the Arizona Department of Liquor Licenses and Control on behalf of the Greater Florence Chamber of Commerce’s application for a Special Event Liquor License for July 27, 2013, from 5:00 p.m. to 12:00 a.m. for their Casino Night event.

BACKGROUND/DISCUSSION:

The purpose of a Special Event License is to allow charitable, civic, fraternal, political, or religious organizations to sell and serve spirituous liquor for consumption as a fundraiser. Special event licenses may be issued for no more than a cumulative total of ten (10) days in a calendar year. The fee for a Special Event License is \$25 per day, payable to the Arizona Department of Liquor License and Control.

FINANCIAL IMPACT:

None

STAFF RECOMMENDATION:

Staff recommends the Council forward a favorable recommendation to the Arizona Department of Liquor Licenses and Control.

ATTACHMENTS:

Application

ARIZONA DEPARTMENT OF LIQUOR LICENSES & CONTROL

800 W Washington 5th Floor
Phoenix, Arizona 85007-2934
(602) 542-5141

APPLICATION FOR SPECIAL EVENT LICENSE

Fee = \$25.00 per day for 1-10 day events only
A service fee of \$25.00 will be charged for all dishonored checks (A.R.S. § 44-6852)

NOTE: THIS DOCUMENT MUST BE FULLY COMPLETED OR IT WILL BE RETURNED.
PLEASE ALLOW **10 BUSINESS DAYS** FOR PROCESSING.

****Application must be approved by local government before submission to Department of Liquor Licenses and Control. (Section #20)**

DLLC USE ONLY
LICENSE #

1. Name of Organization: Greater Florence Chamber of Commerce
2. Non-Profit/I.R.S. Tax Exempt Number: 86-0683213
3. The organization is a: (check one box only)
- Charitable Fraternal (must have regular membership and in existence for over 5 years)
 Civic Religious Political Party, Ballot Measure, or Campaign Committee
4. What is the purpose of this event? on-site consumption off-site consumption (auction) both
Annual Casino Night Event

5. Location of the event: 240 West Highway 287 Florence Pinal 85132
Address of physical location (Not P.O. Box) City County Zip

Applicant must be a member of the qualifying organization and authorized by an Officer, Director or Chairperson of the Organization named in Question #1. (Signature required in section #18)

6. **Applicant:** Kerestes Susan Arlene 03/25/1946
Last First Middle Date of Birth

7. Applicant's Mailing Address: PO Box 929 Florence AZ 85132
Street City State Zip

8. Phone Numbers: () (520) 868-9433 ()
Site Owner # Applicant's Business # Applicant's Home #

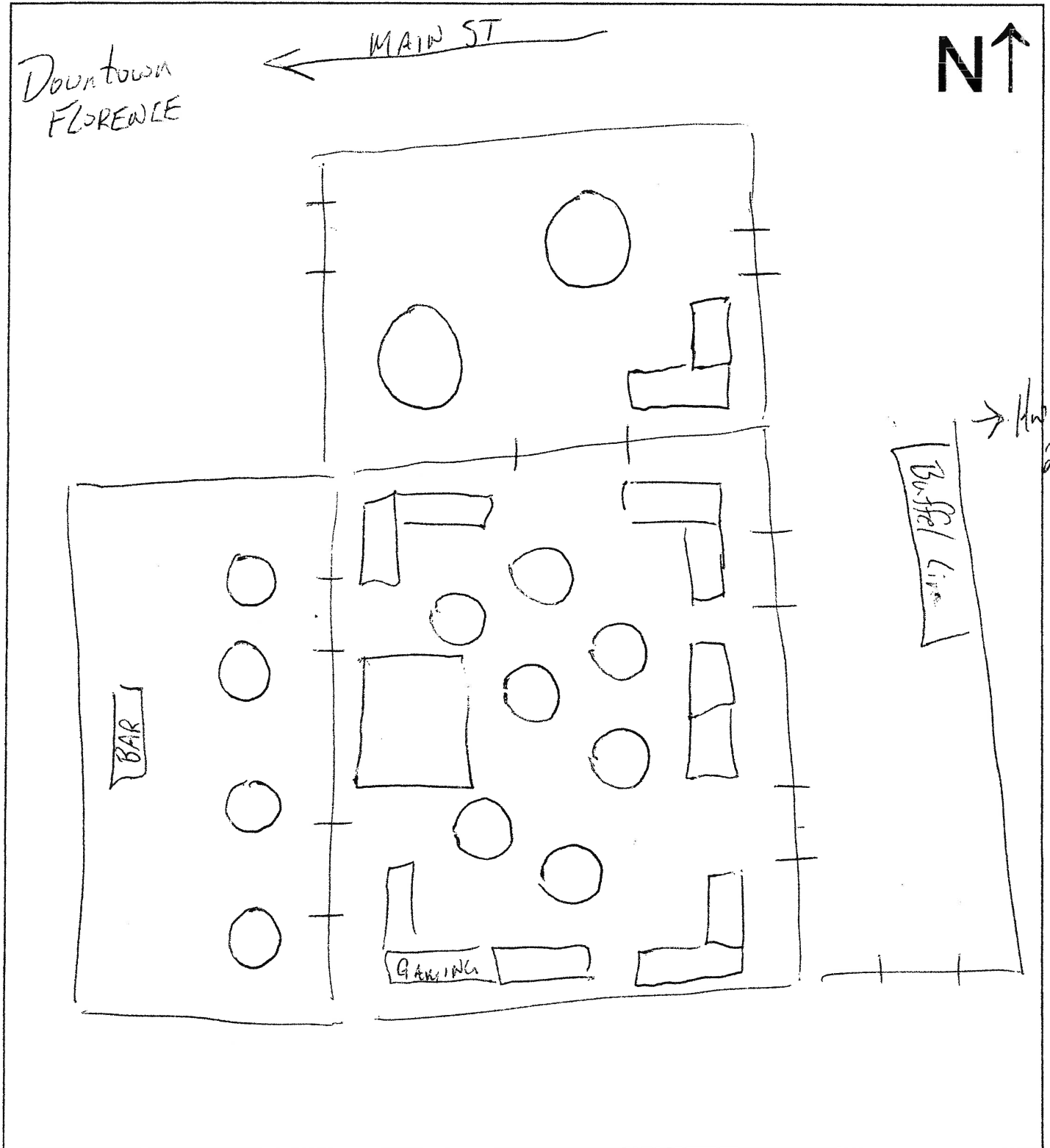
9. Date(s) & Hours of Event: (see A.R.S. 4-244(15) and (17) for legal hours of service)

	Date	Day of Week	Hours from A.M./P.M.	To A.M./P.M.
Day 1:	<u>7/27/2013</u>	<u>Saturday</u>	<u>5:00 P.M.</u>	<u>12:00 A.M.</u>
Day 2:	_____	_____	_____	_____
Day 3:	_____	_____	_____	_____
Day 4:	_____	_____	_____	_____
Day 5:	_____	_____	_____	_____
Day 6:	_____	_____	_____	_____
Day 7:	_____	_____	_____	_____
Day 8:	_____	_____	_____	_____
Day 9:	_____	_____	_____	_____
Day 10:	_____	_____	_____	_____

*Disabled individuals requiring special accommodations, please call (602) 542-9027

SPECIAL EVENT LICENSED PREMISES DIAGRAM
(This diagram must be completed with this application)

Special Event Diagram: (Show dimensions, serving areas, and label type of enclosure and security positions)
NOTE: Show nearest cross streets, highway, or road if location doesn't have an address.



SERIES: 15 SPECIAL EVENT LICENSE (Temporary)

Non-transferable

On-sale retail privileges

PURPOSE:

Allows a charitable, civic, fraternal, political or religious organization to sell and serve spirituous liquor for consumption only on the premises where the spirituous liquor is sold, and only for the period authorized on the license. This is a temporary license.

ADDITIONAL RIGHTS AND RESPONSIBILITIES:

The applicant for a special event license must request a special event application from the Department and file the application with the governing body of the city or town, or Board of Supervisors of an unincorporated area of a county (where the special event is to take place) for approval or disapproval. Some local governing bodies may require approximately 60 days prior notice.

If the application is approved by the local authority, and the event meets the requirements for granting the license, the Director will issue a special event license to the qualifying organization.

Qualifying organizations will be granted a special event license for no more than ten (10) days in a calendar year. Events must be held on consecutive days and at the same location or additional licenses will be required. The license is automatically terminated upon closing of the last day of the event or the expiration of the license, whichever occurs first.

The qualified organization must receive at least twenty-five percent (25 %) of the gross revenues of the special event liquor sales.

A person selling spirituous liquor under a special event license must purchase the spirituous liquor from the holder of a license authorized to sell off-sale; *except that*, in the case of a non-profit organization which has obtained a special event license for the purpose of charitable fund raising activities, a person may receive the spirituous liquor from a wholesaler as a donation.

AVERAGE APPROVAL TIME: One (1) to seven (7) days.

PERIOD OF ISSUANCE:

Issued for no more than a cumulative total of ten (10) days in a calendar year. A special event may be held for more than one (1) day, but it must be held on consecutive days and at the same location or additional licenses will be required.

FEES: \$25.00 per day.

ARIZONA STATUTES AND REGULATIONS:

ARS 4-203.02, 4-244, 4-261; Rule R19-1-228, R19-1-235, R19-1-309.

Disabled individuals requiring special accommodations please call (602) 542-9027

THIS SECTION TO BE COMPLETED ONLY BY AN OFFICER, DIRECTOR OR CHAIRPERSON OF THE ORGANIZATION NAMED IN QUESTION #1

18. I, Karen Felix declare that I am an Officer/Director/Chairperson appointing the applicant listed in Question 6, to apply on behalf of the foregoing organization for a Special Event Liquor License.

X [Signature] Treasurer 6/23/2013 (520) 868-9433
 (Signature) (Title/Position) (Date) (Phone #)



State of Arizona County of Pinal

The foregoing instrument was acknowledged before me this

24 June 2013
 Day Month Year

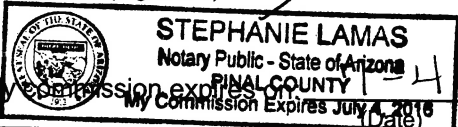
My Commission expires on: 10-24-2013
 (Date)

Sara Rodriguez
 (Signature of NOTARY PUBLIC)

THIS SECTION TO BE COMPLETED ONLY BY THE APPLICANT NAMED IN QUESTION #6

19. I, Susan Kerestes declare that I am the APPLICANT filing this application as listed in Question 6. I have read the application and the contents and all statements are true, correct and complete.

X [Signature] State of Arizona County of Pinal
 (Signature) The foregoing instrument was acknowledged before me this



24th 6 2013
 Day Month Year

[Signature]
 (Signature of NOTARY PUBLIC)

You must obtain local government approval. City or County MUST recommend event and complete item #20. The local governing body may require additional applications to be completed and submitted 60 days in advance of the event. Additional licensing fees may also be required before approval may be granted.

LOCAL GOVERNING BODY APPROVAL SECTION

20. I, _____ hereby recommend this special event application
 (Government Official) (Title)
 on behalf of _____
 (City, Town or County) (Signature of OFFICIAL) (Date)

FOR DLLC DEPARTMENT USE ONLY

Department Comment Section:

 (Employee) (Date)

APPROVED DISAPPROVED BY: _____

 (Title) (Date)

MINUTES OF THE FLORENCE TOWN COUNCIL WILL HOLD A MEETING OPEN TO THE PUBLIC ON MONDAY, JUNE 3, 2013, AT 5:00 P.M., IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER

Mayor Rankin called the meeting to order at 5:00 p.m.

ROLL CALL:

Present: Rankin, Smith, Celaya, Hawkins, Montañó, Woolridge, Walter

ADJOURN TO EXECUTIVE SESSION

For the purpose of discussion of the public body for a performance evaluation of the Town Manager in accordance with A.R.S. §38-431.03(A)(1), and pursuant to A.R.S. § 38-431.03(A)(7) for discussion and consultation with the Town Attorney regarding negotiations for the purchase of real property.

On motion of Vice-Mayor Smith, seconded by Councilmember Celaya, and carried to adjourn to Executive Session.

ADJOURN FROM EXECUTIVE SESSION

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

INVOCATION PERFORMED BY PASTOR DALE STORM, FLORENCE BAPTIST CHURCH.

No invocation was performed.

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.

Mr. Ty Schraufnagel, Chamber of Commerce President, provided an update on their "First Thursdays" event. He said it is an after-hours business mixer. Their first event will be at McFarland State Park, and the public is invited to attend. The Chamber has

also added six new members. The luncheons continue to be successful. The Chamber also hosted a business education workshop that was geared towards customer service. They will also have a mixer on June 18, 2013 at the Holiday Inn. They will also have their next business education workshop on June 19, 2013.

Resolution No. 1400-13:

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk read Resolution No. 1400-13 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, GRANTING APPROVAL TO THE ISSUANCE OF ONE OR MORE SERIES OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE TOWN OF FLORENCE, INC. TAX-EXEMPT AND/OR TAXABLE EDUCATION REVENUE AND REFUNDING BONDS (MOHAVE ACCELERATED LEARNING CENTER SCHOOLS), SERIES 2013, IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$6,500,000 TO FINANCE AND REFINANCE THE ACQUISITION, CONSTRUCTION, IMPROVEMENT AND EQUIPPING OF EDUCATIONAL FACILITIES FOR MOHAVE ACCELERATED LEARNING CENTER AND MOHAVE ACCELERATED ELEMENTARY SCHOOL, INC.

Mr. Scott Bowles, Economic Development Coordinator, stated that the Mohave Accelerated Learning Center is a charter school for grades 6 through 12, serving approximately 400 students. The Mohave Accelerated Elementary School is also a charter school, serving approximately 180 students in grades K – 5. Both schools are located in Bullhead City, Arizona.

Mr. Bowles said the resolution will allow for financing for three projects:

- Refinancing certain existing indebtedness related to the acquisition and construction of charter school facilities located on the main campus
- Acquiring, constructing, improving and equipping a football field, bleachers, irrigation equipment and food service equipment located at the main campus
- Acquiring computers for use on the main campus

Mr. Bowles introduced Mr. William Wilder, Legal Counsel for Florence IDA, Casey Mulligan, Principal and Acting Superintendent of Mohave Accelerated Schools, and Valorie Merrigan, Assistant Principal and Executive Boardmember of Mohave Accelerated Schools.

Mr. Wilder stated the Florence Industrial Development Authority Board unanimously adopted the approving resolution for the issuance of the bonds, subject to the Florence Town Council's action. Ms. Lisa Garcia has been provided the resolution.

Mr. Wilder introduced John Fry, Partner, and Roxanne Gallagher, Bond Counsel.

On motion of Vice-Mayor Smith, seconded by Councilmember Celaya, and carried to adopt Resolution No. 1400-13.

Presentation of Award to Police Chief Daniel Hughes for his contribution to the success of the Ride to the Ruins annual event by Rex Carolin, Coordinator for the Ride to the Ruins.

Mr. Rex Carolin, Coordinator for Ride to the Ruins, stated that the Ride to the Ruins started approximately four years ago. The motorcycle riders wanted to raise money for the Pinal County Advocacy Center as well as to attract people to the area. He explained his passion for the community. He said the following law enforcements are part of the Ride to the Ruins: Gila River Police Department, Coolidge Police Department, Pinal County Sheriff's Office, Florence Police Department, and the City of Casa Grande. The City of Maricopa and Marana plan to join next year.

Mr. Carolin said Florence Police Department and their volunteers have offered substantial support. He presented Police Chief Daniel Hughes an award to the Police Department and its volunteers for their support and acknowledged their contribution.

Presentation from Pinal Partnership CEO and President Sandie Smith and City of Maricopa Vice-Mayor Edward Farrell on the creation of a map by Pinal Partnership that displays the assets of Pinal County.

Ms. Sandie Smith, Pinal Partnership CEO, provided a Power Point Presentation, in which she outlined the following:

- Created in 2005
- Unity community growth efforts in Pinal County
- Coalition of community, industry, business, education, government
- Provide leadership and support in specific areas of focus
- Mission Statement
 - o Improve research, planning and coordination of private and public efforts related to infrastructure, natural resources and community development within in Pinal County.
- Reasons to join Pinal Partnership
 - o Information
 - o Networking opportunities
 - Annual golf tournament
 - Mixers/special events
 - A day at the ballpark
 - o Motives to serve the community
- Monthly breakfast
 - o Samples of breakfast topics
 - Economic development forecast by Elliott Pollack
 - Law enforcement – from the County level to the local level
 - Renewable energy
 - Arizona Highways television show
 - Air quality and control within Pinal County
 - ADOT program/ project updates
 - The immigration debate (SB1070)
 - Medical marijuana

- Redistricting
 - Tribal community happenings and developments
 - Latest economic development projects
 - Welcome other issues for discussion
- Opportunities to serve
 - Transportation and Infrastructure Committee
 - A clearing house of information on transportation and infrastructure issues that affect Pinal County.
 - Government Relations Committee
 - Tracks issues of our local, state, and federal government. Supports legislation and promotes economic development to work for the greater good of Pinal County.
 - Supervisorial tours (5 planned)
 - Education Committee
 - Link with the Economic Development committee
 - Expand the scope to include private/public partnerships
 - Include vocational schools
 - Retraining of the established workforce
 - Bring science technology to Pinal County
 - Unite K-12, community colleges/universities to strengthen economic development
 - Educating the public regarding issues up for vote
 - Renewable Energy Committee
 - Advocate for renewable energy
 - Solar 101 Educational seminar
 - Solar workshops and tours
 - Draft ordinances to Pinal jurisdictions
 - Renewable Energy Economic Impact Summit
 - Economic Development Committee
 - Advocates for a sustainable Pinal County economy through preservation and creation of employment centers. Supports organized economic development efforts throughout the region, and encourages conditions that foster economic growth.
 - Information sharing committee
 - Working on map that shows the assets of Pinal County
 - Ensure that the information regarding Florence is accurate
 - Promote economic development
 - Possible gaming grants available to promote all of Pinal County
 - Working with CAG and Pinal County GIS systems to incorporate open space and trails
 - Park, Trails, Open Space, and Public Lands Committee
 - Advocates for the protection of our private and public lands throughout Pinal County by sustaining a quality of life for the great outdoors.
 - Addressing local issues

- Connect cities and Towns with Pinal County regarding open space and trails plan
 - Working with stewards of the land and maintenance of trails.
 - Health and Human Resources Committee
 - Focus on wellness and healthy communities
 - Encourages services in Pinal County growth areas and rural communities
- Pinal Partnership makes a difference
 - RSRM (Pinal County regional transportation Routes)
 - Comprehensive Plan
 - Revision of subdivision standards
 - Superstition Vistas visioning
 - Pinal County Water Element Task Force
 - Lower Santa Cruz Alliance
 - Pinal County zoning regulations
 - T.I.M.E. Coalition
 - Clearinghouse of information
- Pinal Partnership Membership consists of:
 - Platinum members \$5,000
 - Gold Members \$3,000
 - Silver Members \$1,500
 - Individual Member \$ 250 Non business or business under 5 employees are eligible, no exceptions
 - Non-profit \$ 250
- Transportation and Infrastructure Committee

Ms. Smith provided a description of what each type of membership offers to its members. She said it important to get involved. She said Pinal Partnership is strong and growing because of the commitment of its members.

Mayor Rankin inquired how all of the transportation information for all of the MPOs and Pinal County is being coordinated.

Ms. Smith stated Pinal Partnership has a transportation committee and they would like to be informed of when an MPO is formed and meet with them to get the information disseminated.

Discussion occurred on the North-South corridor and Superstition Vista Project.

MOTION TO ADJOURN TO MERRILL RANCH COMMUNITY FACILITY DISTRICT NO. 1 BOARD.

On motion of Councilmember Woolridge, seconded by Councilmember Hawkins, and carried to adjourn to the Merrill Ranch Community Facility District No. 1 Board.

First Reading of Ordinance No. MRCFD1 110-13:

Ms. Lisa Garcia, District Clerk, read Ordinance No. MRCFD1 110-13 by title only.

AN ORDINANCE OF MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1, PINAL COUNTY, ARIZONA, LEVYING THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE COMMUNITY FACILITIES DISTRICT SUBJECT TO TAXATION OF CERTAIN SUM UPON EACH ONE HUNDRED DOLLARS (\$100.00) OF VALUATION SUFFICIENT TO RAISE THE AMOUNT ESTIMATED TO BE RECEIVED FROM FUNDS FOR COMMUNITY FACILITIES EXPENSES FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE 2014.

Ms. Becki Guilin, District Treasurer, stated that MRCFD1 has issued GO Bonds and the monies that are generated from the ad valorem tax are repaid by the levy. There was a decline in property values. The total estimated for debt service is \$435,426 and estimated operations and maintenance is \$40,193, for a total \$475,619. She said the second reading and public hearing on the ordinance will be done on June 17, 2013. She said the adoption will occur in July 1, 2013. The levy is \$3.25 per \$100 Net Assessed Valuation (NAV) for the debt service and \$0.30 per \$100 NAV for operations and maintenance.

Mayor Rankin inquired if the amount had changed from last year to this year.

Ms. Guilin stated that the amount is the same.

Resolution No. MRCFD1 122-13:

Ms. Lisa Garcia, District Clerk, read Resolution No. MRCFD1 112-13 by title only.

A RESOLUTION OF THE DISTRICT BOARD OF MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1, PINAL COUNTY, ARIZONA, EXERCISING THE OPTION TO REDEEM MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1 SPECIAL ASSESSMENT LIEN BONDS (ASSESSMENT AREA TWO) AND DELEGATING CERTAIN MATTERS WITH RESPECT THERETO TO THE DISTRICT TREASURER OF THE DISTRICT.

Ms. Guilin, District Treasurer, stated the option redemption is required by the fiscal agent as well as the bond indebtedness requirements. Prepayments must be evaluated to relieve the debt service of the debt principal balance. She said if this isn't done, interest will continue to be accrued. She said there was \$10,000 collected that can be paid off on the principal.

Councilmember Walter inquired if the assessment is being raised.

Ms. Guilin explained the difference between assessments and the tax levy.

On motion of Boardmember Montañó, seconded by Boardmember Celaya, and carried to adopt Resolution No. MRCFD1 122-13.

Resolution No. MRCFD1 123-13:

Ms. Lisa Garcia, District Clerk, read Resolution No. MRCFD1 123-13 by title only.

A RESOLUTION OF THE DISTRICT BOARD OF MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1, PINAL COUNTY, ARIZONA, EXERCISING THE OPTION TO REDEEM MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1 SPECIAL ASSESSMENT LIEN BONDS (ASSESSMENT AREA ONE) AND DELEGATING CERTAIN MATTERS WITH RESPECT THERETO TO THE DISTRICT TREASURER OF THE DISTRICT.

Ms. Guilin, District Treasurer, said the payoff in principal is \$55,000 on the bond issue. Funds will be transferred for payment.

On motion of Boardmember Montaño, seconded by Boardmember Smith, and carried to adopt Resolution No. MRCFD1 123-13.

MOTION TO ADJOURN FROM MERRILL RANCH COMMUNITY FACILITY DISTRICT NO. 1 BOARD.

On motion of Boardmember Woolridge, seconded by Boardmember Hawkins, and carried to adjourn from the Merrill Ranch Community Facility District No. 1 Board.

MOTION TO ADJOURN TO MERRILL RANCH COMMUNITY FACILITY DISTRICT NO. 2 BOARD.

On motion of Councilmember Woolridge, seconded by Councilmember Celaya, and carried to the Merrill Ranch Community Facility District No. 2 Board.

First Reading of Ordinance No. MRCFD2 209-13:

Ms. Lisa Garcia, District Clerk, read Ordinance No. MRCFD2 209-13 by title only.

AN ORDINANCE OF MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2, PINAL COUNTY, ARIZONA, LEVYING THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE COMMUNITY FACILITIES DISTRICT SUBJECT TO TAXATION OF CERTAIN SUM UPON EACH ONE HUNDRED DOLLARS (\$100.00) OF VALUATION SUFFICIENT TO RAISE THE AMOUNT ESTIMATED TO BE RECEIVED FROM FUNDS FOR COMMUNITY FACILITIES EXPENSES FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE 2014.

Ms. Guilin, District Treasurer, said the levy is for an ad valorem tax of \$3.25 per \$100/NAV estimated at \$332,414 for the debt service, plus an operations and maintenance levy of \$0.30 per \$100/NAV estimated at \$30,684, for a total of \$3.55 per \$100/NAV or \$363,098.

Resolution No. MRCFD2 222-13:

Ms. Lisa Garcia, District Clerk, read Resolution No. MRCFD2 222-13 by title only.

A RESOLUTION OF THE DISTRICT BOARD OF MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2, PINAL COUNTY, ARIZONA EXERCISING THE

OPTION TO REDEEM MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2 SPECIAL ASSESSMENT LIEN BONDS (ASSESSMENT AREA ONE) AND DELEGATING CERTAIN MATTERS WITH RESPECT THERETO TO THE DISTRICT TREASURER OF THE DISTRICT.

Ms. Guilin, District Treasurer, stated the prepayment is for \$60,000 to reduce the debt in assessment Area One.

On motion of Boardmember Celaya, seconded by Boardmember Montaño, and carried to adopt Resolution No. MRCFD2 222-13.

Resolution No. MRCFD2 223-13:

Ms. Lisa Garcia, District Clerk, read Resolution No. MRCFD2 223-13 by title only.

A RESOLUTION OF THE DISTRICT BOARD OF MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2, PINAL COUNTY, ARIZONA EXERCISING THE OPTION TO REDEEM MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2 SPECIAL ASSESSMENT LIEN BONDS (ASSESSMENT AREA THREE) AND DELEGATING CERTAIN MATTERS WITH RESPECT THERETO TO THE DISTRICT TREASURER OF THE DISTRICT.

Ms. Guilin, District Treasurer, stated they have \$13,000 in principal prepayments to reduce the debt in Assessment Area Three.

On motion of Boardmember Woolridge, seconded by Boardmember Hawkins, and carried to adopt Resolution No. MRCFD2 223-13.

MOTION TO ADJOURN FROM MERRILL RANCH COMMUNITY FACILITY DISTRICT NO. 2 BOARD

On motion of Boardmember Montaño, seconded by Boardmember Celaya, and carried to adjourn from the Merrill Ranch Community Facility District No. 2 Board.

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

- a. ***Authorization to enter into an 18-month Professional Services Agreement with the Greater Florence Chamber of Commerce.**
- b. ***Authorization to enter into a three year lease agreement with the Greater Florence Chamber of Commerce for the McFarland State Historic Park.**
- c. ***Approval of awarding the bid of the Council Chambers Audio/Video Upgrade Project to Sound Image Inc. in an amount not to exceed \$49,332.40.**
- d. ***Ratification of the Special Event Liquor License for the Chamber of Commerce to hold three First Thursday events on June 6, July 4, and August 1, 2013 from 4:30 p.m. to 6:30 p.m.**

- e. ***Adopt Resolution No. 1398-13: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AUTHORIZING MAYOR TOM J. RANKIN, TOWN MANAGER CHARLES A. MONTOYA AND FINANCE DIRECTOR MICHAEL FARINA TO ACT AS SIGNATORIES FOR THE TRANSACTION OF BUSINESS ON ALL TOWN OF FLORENCE BANK ACCOUNTS, AND DECLARING AN EMERGENCY.**

- f. ***Adopt Resolution No. 1399-13:**

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Resolution No. 1399-13 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AUTHORIZING MAYOR TOM J. RANKIN AND TOWN MANAGER CHARLES A. MONTOYA TO ACT AS SIGNATORIES FOR THE TRANSACTION OF BUSINESS ON THE POLICE DEPARTMENT EVIDENCE TRUST FUND AT NATIONAL BANK OF ARIZONA, AND DECLARING AN EMERGENCY.

- g. ***Authorization to dispose of equipment as listed on the June 3, 2013, Request for Council Action Form, per Town Policy.**
- h. ***Approval of accepting the register of demands ending April 30, 2013, in the amount of \$1,753,618.65.**

On motion of Councilmember Montaño, seconded by Councilmember Celaya, and carried to approve the Consent Agenda, with the removal of Item a.

- a. **Authorization to enter into an 18-month Professional Services Agreement with the Greater Florence Chamber of Commerce.**

Ms. Garcia stated that she, along with Jess Knudson, Assistant Town Manager, worked with the Chamber of Commerce to negotiate an 18-month agreement, which will:

- Move the annual report date to January
- Attendance of first Council meetings of the month to introduce new businesses and to address Council
- Council to receive tickets to Chamber events
- Increase membership by 10%

The Town is excited to have the Chamber in McFarland State Park. The Chamber will be open Monday through Saturday from 9:00 am to 2:00 pm. The fiscal impact for operating the Visitor Center and the Chamber is \$65,000 for the first year. The Town has negotiated a partial contract for next fiscal year at \$32,000.

Vice-Mayor Smith inquired about supporting of Town events, and asked if it will include the Home Tour.

Ms. Garcia said the Town staff will be responsible for the Home Tour and will seek support from other entities to ensure a successful event.

On motion of Councilmember Woolridge, seconded by Vice-Mayor Smith, and carried to approve Consent Agenda item a.

NEW BUSINESS

Discussion/Approval/Disapproval of the FY2013-2014 employee benefit program renewals with CIGNA Healthcare for Medical and Dental; Met Life for Life Insurance; Vision Service Plan for Vision Insurance; EAP Preferred for Employee Assistance Program; AFLAC for supplemental insurance products; and adding a 24/7 physician access benefit provided by Consult A Doctor.

Mr. Scott Barber, Human Resources Director, stated that the Consult A Doctor benefit has been added to the benefit package this year. The benefit is inexpensive. He said this is the fourth year that Florence has offered HSA and staff is recommending renewal of the existing coverage for the next fiscal year. There is a 6% increase in cost. He said staff is looking at alternatives for the following year.

Councilmember Montañó inquired what coverage is offered for prescription drugs.

Mr. Barber stated that the medical coverage is a high deductible plan which means first dollar coverage. The rates charged are negotiated with CIGNA. It is for full coverage plan, but not like an indemnity plan, there is a co-pay. The individual must first meet the deductible and the Town partially funds the employee. He said employees are encouraged to utilize generics and not run it through the insurance.

Councilmember Walter inquired if the employees have been surveyed to see if they like the type of plan.

Mr. Barber said they do receive feedback from the employees. He said the group insurance works well for some employees and not for others, depending on personal circumstances.

Councilmember Walter inquired if the employees would be given an option for conventional coverage in the future.

Mr. Barber said options are good; however, it can cause issues for the group. There are several factors that must be considered.

On motion of Councilmember Woolridge, seconded by Councilmember Celaya, and carried to approve the FY2013-2014 employee benefit program renewals with CIGNA Healthcare for Medical and Dental; Met Life for Life Insurance; Vision Service Plan for Vision Insurance; EAP Preferred for Employee Assistance Program; AFLAC for supplemental insurance products; and adding a 24/7 physician access benefit provided by Consult A Doctor.

Discussion/Approval/Disapproval of an Intergovernmental Agreement between the Town of Florence and Arizona Department of Transportation for the design of a roundabout at the Intersection of SR 287 and SR 79b.

Mr. Jess Knudson, Assistant Town Manager, stated that the area is at SR 287 and SR 79b, which is commonly known as the Y, south of Main Street. The draft agreement is for the use of Florence's TIP dollars that the Town receives through CAG. The anticipated cost for the project is \$649,812.30. The project is for the design of a new intersection solution at the intersection. The Town would contribute \$46,469.30, which covers the match and ADOT design fee. ADOT will acquire the services of an independent design service contractor. As part of the IGA, the Town would assume the construction and maintenance of the roundabout once it is completed. Special considerations have been considered for archeological findings that may occur. The Town would not be responsible for the construction costs associated with the findings. He said \$2.25 million has been budgeted in the CIP for construction of the intersection once the design is completed.

Vice-Mayor Smith inquired what the design will entail.

Mr. Knudson said it will be design for the intersection, which will be a roundabout because of the six to eight points of access from the ancillary streets. He said there are approximately 6-7 minor accidents per year on the current intersection. The roundabout will minimize the amount of accidents and maximize the ability of the motorists to traverse through the intersection and onto the neighboring streets.

Mayor Rankin inquired if the businesses have been noticed.

Mr. Knudson said he hasn't spoken with any of the businesses directly.

Discussion occurred on improvements on Florence Heights Road along with the roundabout.

Mayor Rankin inquired if there has been any communication between Town staff and the Director of ADOT, or if all communication is going through ADOT's Engineering Department.

Mr. Knudson stated that discussions have been with the ADOT's Project Manager on the projects.

Mr. Charles A. Montoya, Town Manager, stated that they have spoken with the local engineer, Project Manager, and Public Information Officer. They have not spoken directly with the Director.

Mayor Rankin directed staff to schedule a meeting with District Representative in Tucson.

Councilmember Hawkins stated that he does not favor a roundabout and there should have been other alternatives for Council to consider. He said the Town doesn't have much say in the decision because it is a state highway.

Mayor Rankin said the current intersection is dangerous and there are many individuals who go the wrong way.

Councilmember Hawkins said the signage is important.

Councilmember Montaña inquired what the Town of Florence will resume liability on.

Mr. Knudson said the Town will assume the construction and maintenance costs for the roundabout. ADOT will need to sign off on the design and construction. He added that the positives of the roundabout include:

- Landscaping and signage can be incorporated in the design
- Town will have the ability to interject what they would like to see in the area

Councilmember Montaña said he doesn't agree with the ADOT placing the liability on the Town. They have closed a portion of SH79b because they felt it was unsafe and pushed their traffic onto local streets, which will also utilize the Y. They then want the Town to assume responsibility for traffic that goes through the Y once the roundabout is complete.

Vice-Mayor Smith concurred with Councilmember Montaña.

Mr. James Mannato, Town Attorney, clarified what the Town's liability would be. He said the State has the leverage because they are providing the Town with approximately \$600,000. There is no negotiating with them. ADOT is demanding that the Town indemnify the State and its contractors going forward. While they might not be able to completely delegate their responsibilities away, the fact that the Town will have to indemnify them if there are mistakes made is troubling. It comes down to a decision as to whether or not the Town wants to get the project done by accepting approximately \$600,000 or not. He said to a great extent, governmental entities are immune from liability in the design and construction of highways so long as it can be shown the design and construction was in conformity with the standards that were established at the time of the design and construction. However, the problem there is that the Town is not the one designing the roundabout. The State is going to choose the contractor.

Vice-Mayor Smith inquired who is currently responsible for the existing problems.

Mr. Mannato said in his opinion, unless that the Town does something negligent, the State has the responsibility. He noted that the State is immunized from liability, as outlined above.

Mr. Mannato explained that the standards change which is why they provide immunity.

Discussion occurred on changes in standards and the State recognizes that technology and guidelines change, which is why there is immunity.

Mayor Rankin stated that if the Town does not approve the project, the money will be returned on the State. He said the deadline is June 30, 2013 for Council to act. He said they can table the item, and try to schedule a work session.

Mr. Knudson stated that ADOT may not change its stance even if they have a work session.

Councilmember Hawkins inquired if future funding can be held if they elect not to approve this project.

Councilmember Montaña state the Town may need to speak with the Governor and address the concerns with her directly.

Mr. Montoya said the money was requested by the Town years ago. He said if the Town does not move forward, the money will be lost. If the Town elected to pursue it in the future, it will need to be self-funded as ADOT will not fund it later.

Mr. Wayne Costa, Public Works Director, stated that the project has been in the CIP since 2005.

Councilmember Celaya stated that the Town will also have perpetual operations and maintenance costs for the roundabout, the infrastructure, and the surrounding area.

Mr. Costa said in 2005, the Town did not know they would have to assume the liability or perpetual costs. He said they sought funding from Pinal County and others as it would benefit everyone.

Councilmember Celaya stated that the issues need to be addressed to someone at a higher level. He said ADOT should not be pushing off their responsibility onto municipalities.

Mayor Rankin requested that this item be tabled and a meeting be scheduled with the stakeholders and ADOT to answer the Council's questions. He understands that Council must come to a decision prior to July 1st on this matter.

On motion of Councilmember Montaña, seconded by Councilmember Walter, and carried to table item 14b.

Resolution No. 1395-13:

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Resolution No. 1395-13 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ADOPTING THE TOWN OF FLORENCE CAPITAL IMPROVEMENT PROJECT PLAN (CIP) AND PROVIDING FOR SEVERABILITY.

Ms. Becki Guilin, Finance Director, stated that adoption of the Capital Improvement Project Plan is part of the budget process. There were no new additions to the Plan; and some revisions were made. The Town has \$161,786,000 in major infrastructure costs; \$5,595,000 in minor infrastructure costs, and \$151,000,897 in infrastructure improvement plan that is impact fee related. The projects are being moved from one year to the next or are being programmed in for future years.

On motion of Councilmember Walter, seconded by Councilmember Hawkins, and carried to adopt Resolution No. 1395-13.

Resolution No. 1396-13:

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Resolution No. 1396-13 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA ADOPTING THE TENTATIVE ESTIMATES OF THE AMOUNT REQUIRED FOR THE PUBLIC EXPENSE FOR THE TOWN OF FLORENCE FOR FISCAL YEAR 2013-2014; ADOPTING A TENTATIVE ANNUAL BUDGET; SETTING FORTH THE RECEIPTS, EXPENDITURES AND THE AMOUNT PROPOSED TO BE EXPENDED FOR VARIOUS PURPOSES; GIVING NOTICE OF THE TIME FOR PUBLIC HEARING FOR TAXPAYERS ON THE ADOPTION OF THE FINAL BUDGET; ADOPTING THE BUDGET IN ACCORDANCE WITH THE LOCAL EXPENDITURE LIMITATION ORDINANCE; DECLARING AN EMERGENCY.

Ms. Guilin said Town Manager Charles A. Montoya presented the Fiscal Year 2013-2014 budget to the Town Council. She said a Public Hearing will be held on June 17, 2013 to receive public comments. She said after the Public Hearing, a recommendation for adoption of the budget will be on the agenda. She said there have been no changes made on the tentative budget after it was adopted. The tentative budget must be in place prior to the adoption of the final budget to allow the Town to operate into the next fiscal year if the final budget is not adopted by July 1st.

On motion of Councilmember Walter, seconded by Councilmember Montaña, and carried to adopt Resolution No. 1396-13.

Ordinance No. 597-13:

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Ordinance No. 597-13 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, ARIZONA ADOPTING A LOCAL ALTERNATIVE EXPENDITURE LIMITATION FOR THE TOWN FOR THE FISCAL YEAR 2013-2014 AND DECLARING AN EMERGENCY.

Ms. Guilin said the expenditure limitation is the amount of money put forth to the Council as the maximum amount that can be spent in the fiscal year. The expenditure limitation is set at \$47,450,289 for FY 2013-2014. She said the Town has also adopted the Home Rule Option, and this is the Town's fourth year. The Town will have to adopt the Home Rule Option again next year.

On motion of Councilmember Woolridge, seconded by Councilmember Montaña, and carried to adopt Ordinance No. 597-13.

Ordinance No. 596-13:

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Ordinance No. 596-13 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, LEVYING THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE TOWN OF FLORENCE SUBJECT TO TAXATION OF CERTAIN SUM UPON EACH ONE HUNDRED DOLLARS (\$100.00) OF VALUATION SUFFICIENT TO RAISE THE AMOUNT ESTIMATED TO BE RECEIVED FROM FUNDS FOR GENERAL MUNICIPAL EXPENSES FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE 2014. (First Reading)

Ms. Guilin stated the ordinance is to levy the property tax for next fiscal year. The rate levied last year was \$1.0517 per \$100 Net Assessed Valuation (NAV). She said in order to raise the same amount as last fiscal year the Town will need to levy \$1.0963 per \$100 of NAV; which is due to the decrease in property values. The Town's maximum allowable levy is \$814,526, which includes \$29,456 in new construction, or a 2% levy over last year's levy. She said the Town is only allowed to levy 2% over last year's levy.

Ms. Guilin said the Town levies and Ad Valorem and Secondary Property Tax for the Merrill Ranch Streetlight Improvement Districts #1, #2, and #3 (SLIDS), but due to adequate fund balance, the Town will not levy for the SLIDS this fiscal year.

Discussion/Approval/Disapproval of an amendment to the Intergovernmental Agreement between the Town of Florence and Arizona Department of Transportation to complete the Downtown Streetscape Project.

Mr. Jess Knudson, Assistant Town Manager, stated the addendum to the IGA will allow the Town to move forward with the completion of the Streetscape Project. The addendum includes the Town identifying fund within its existing budget to bring on the consultant, T Y Lin. The consultant will assist with the environmental studies,

completion of the design bid for construction, and oversight of construction of the project. The project consists of:

- The removal of all streetlights (cobra and pedestrian) on Main Street between Ruggles Street and Butte Avenue.
- The installation of a new streetlight in the project area to accommodate the needs of pedestrians and vehicular traffic.
- The installation of benches and trash receptacles in the project area.

Mr. Knudson said the Town will work closely with ADOT, Federal Highways, and SHPO as well as the consultant to complete the work and to identify the Town's tasks that remain on the project. The anticipated total cost of the project is \$644,919; and the Town's contribution is \$144,919.

Councilmember Hawkins said the historic-looking lights that are removed be saved for future use in the Town.

Mayor Rankin inquired if the Council will have the opportunity to see samples of the streetlights that will be installed.

Mr. Knudson said the Town will have coordination with SHPO on the selection of the new streetlights and the elements for the downtown area. He said the streetlights will be need to reminiscent and symbolic of the era.

Mayor Rankin expressed his concerns with regards to accepting grants and the amount of input that the Town has.

On motion of Vice-Mayor Smith, seconded by Councilmember Woolridge, and carried to amend the Intergovernmental Agreement between the Town of Florence and the Arizona Department of Transportation to compete the Downtown Streetscape Project.

DEPARTMENT REPORTS

Manager's Report

Mr. Charles A. Montoya, Town Manager stated the quarterly newsletter is something new that will go out quarterly in the sanitation bill. Items of interest to the community will be included in the newsletter as well as things that the Council is working on and/or doing.

Mr. Montoya provided an update on the National Conference of Retailers that he, along with Mr. Knudson, and Mr. Scott Bowles, Economic Development Coordinator, attended in Las Vegas, Nevada. He said the event was very successful and the three of them met with different groups of people. The Economic Development Brochures were phenomenal and were well received. Mr. Montoya and Mr. Bowles and he will follow up with retailers that they met with.

Mr. Montoya said that a sign has been erected at the new Anthem Fire Station location. He said they anticipate breaking ground in July 2013. Ms. Lisa Garcia, Deputy Town Manager, will work with Peter Zick, Fire Chief, on a groundbreaking ceremony.

Mr. Montoya introduced Mr. Mike Farina, Finance Director, who will take Ms. Guilin's place, due to her retirement. He comes to the Town from Colorado, and has extensive financial experience.

Mr. Montoya provided an update on the July 4th celebration.

Mr. Montoya said Town staff received a development agreement from Johnson Ranch/Florence Ranch, and is being reviewed. Johnson Ranch/Florence ranch would like to get started by the end of the year.

Mr. Montoya said there are hospital signs that are directing people to the vacant hospital in the downtown area. Mr. Wayne Costa, Public Works Director, is working to get the signs redirected to the Anthem Hospital.

Mr. Montoya said Community Development is working diligently with the new projects that are underway. Construction for the new Super Stop has started.

Mr. Montoya said the Town should be receiving a final report on the Brunenkant Building in the near future. Stabilization of the building should start shortly thereafter.

Mayor Rankin inquired if the owner of the Super Stop is the same owner of the business across the street. He also inquired what the plans are for that business.

Mr. Mark Eckhoff, Community Development Director, stated the owners are the same and he has indicated that he will keep the business open. The store is branded as a different name. He said the existing business operates as a gas station with a small convenience store. The new business will be a much larger convenience store and a single bay automated car wash.

Department Reports

Community Development

Courts

Finance

Fire

Library

Parks and Recreation

Police

Public Works

The Department Reports were received and filed.

CALL TO THE PUBLIC

There were no public comments.

CALL TO THE COUNCIL

Councilmember Hawkins reminded the public about the free community clean-up day.

Councilmember Montaña stated that the graduation was very successful with no accidents. Grad Night was sponsored by the Pinal County Sheriff's Office and the Pinal County Attorney's Office, which was also a success. A member of the Southwest Ambulance team passed away; however the individual was not on duty. He was a great participant in the community and it is a loss that will be felt throughout the Town.

Mayor Rankin thanked GEO and the all of the sponsors for the July 4th event. He recognized all of the sponsors and thanked them for their generosity. He attended the MAG meeting and said Florence is a member of MAG and CAG.

ADJOURN TO EXECUTIVE SESSION

For the purpose of discussion of the public body for a performance evaluation of the Town Magistrate in accordance with A.R.S. §38-431.03(A)(1), and pursuant to A.R.S. § 38-431.03(A)(4) for discussion and consultation with the Town Attorney regarding pending or contemplated litigation.”

On motion of Councilmember Woolridge, seconded by Councilmember Montaña, and carried to adjourn to Executive Session.

ADJOURN FROM EXECUTIVE SESSION

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

ADJOURNMENT

On motion of Vice-Mayor Smith, seconded by Councilmember Walter, and carried to adjourn the meeting at 9:00 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 June 3, 2013, and that the meeting was duly called to order and that a quorum was present.

Lisa Garcia, Town Clerk

MINUTES OF THE FLORENCE TOWN COUNCIL MEETING HELD ON MONDAY, JUNE 17, 2013, 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 6:00 pm.

ROLL CALL:

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

INVOCATION PERFORMED BY BISHOP RYAN MICHEL, CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS.

Bishop Ryan Michel, Church of Jesus Christ of Latter-Day Saints, performed the invocation.

PLEDGE OF ALLEGIANCE

Ms. Becki Guilin, Finance Director, 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.

MOTION TO ADJOURN TO MERRILL RANCH COMMUNITY FACILITY DISTRICT NO. 1 BOARD.

On motion of Councilmember Woolridge, seconded by Councilmember Walter, and carried to adjourn to Merrill Ranch Community Facility District No. 1 Board.

Public Hearing to receive public comment on the Merrill Ranch Community Facilities District No. 1 Budget; and for Discussion and Possible Adoption of Resolution No. MRCFD1 124-13.

Ms. Lisa Garcia, District Clerk, read Resolution No. MRCFD1 124-13 by title only.

A RESOLUTION OF BOARD OF DIRECTORS OF MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1, FLORENCE ARIZONA, ADOPTING THE BUDGET FOR FISCAL YEAR 2013-2014.

Ms. Becki Guilin, District Treasurer, stated the property tax levy consists of \$3.25 ad valorem for debt service on the District's General Obligation Bonds. There is also a \$0.30 levy for administration of the districts, for a total of \$3.55 per \$100 of Net Assessed Valuation. The levy covers the debt service for the GO Bonds that have been issued. This does not fall under the expenditure limitation. The total expenditure proposed is \$3,728,283, which is for any bonding that may occur, the debt service, and the administrative expenditures.

Chairman Rankin opened the Public Hearing. There were no public comments, Chairman Rankin closed the Public Hearing.

On motion of Boardmember Woolridge, seconded by Boardmember Walter, and carried to adopt Resolution No. MRCFD1 124-13.

Public Hearing to receive public comment on Merrill Ranch Community Facilities District No. 1 Property Tax Levy; and Second Reading of Ordinance No. MRCFD1 110-13.

Ms. Lisa Garcia, District Clerk, read Ordinance No. MRCFD1 110-13 by title only.

AN ORDINANCE OF MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1, PINAL COUNTY, ARIZONA, LEVYING THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE COMMUNITY FACILITIES DISTRICT SUBJECT TO TAXATION OF CERTAIN SUM UPON EACH ONE HUNDRED DOLLARS (\$100.00) OF VALUATION SUFFICIENT TO RAISE THE AMOUNT ESTIMATED TO BE RECEIVED FROM FUNDS FOR COMMUNITY FACILITIES EXPENSES FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE 2014 (First Reading June 3, 2013).

Ms. Becki Guilin, District Treasurer, said the amount for the second ad valorem tax for debt service is estimated at \$435,426. She said the administrative portion, which is \$0.30 per \$100 of Net Assessed Valuation is estimated at \$40,193. The total is \$475,619. She said the ad valorem is to pay for debt service of the District for the General Obligation Bonds.

Chairman Rankin opened the Public Hearing. There were no public comments, Chairman Rankin closed the Public Hearing.

Resolution No. MRCFD1 125-13:

Ms. Lisa Garcia, District Clerk, read Resolution No. MRCFD1 125-13 by title only.

A RESOLUTION OF THE DISTRICT BOARD OF MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1 APPROVING AND AUTHORIZING THE EXECUTION

AND DELIVERY OF A SIXTH AMENDMENT AND WAIVERS (ASSESSMENT AREA SIX UNITS 2 AND 9A) FOR DISTRICT DEVELOPMENT, FINANCING PARTICIPATION AND INTERGOVERNMENTAL AGREEMENT (MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1); AUTHORIZING AND RATIFYING THE GIVING OF NOTICE OF HEARING WITH RESPECT TO APPROVING A FEASIBILITY REPORT WHICH INCLUDES IDENTIFYING THE PUBLIC INFRASTRUCTURE OF THE PROJECTS, THE AREAS TO BE BENEFITTED, THE EXPECTED METHOD OF FINANCING AND THE SYSTEM OF PROVIDING REVENUES TO OPERATE AND MAINTAIN THE PROJECTS, ALL AS PROVIDED IN SUCH REPORT; APPROVING SUCH FEASIBILITY REPORT AND RESOLVING THE INTENT THEREFOR; ORDERING THE WORK WITH RESPECT THERETO; APPROVING THE ASSESSMENT DIAGRAM AND METHOD OF ASSESSMENT WITH RESPECT TO ASSESSMENT AREA SIX AND PROVIDING FOR THE LEVY OF THE RELATED ASSESSMENT.

Ms. Becki Guilin, District Treasurer, stated that Unit No. 2 and 9A is in MRCFD1, and it will be Assessment Area Number Six. The proposed assessments are related to local improvements within the assessment area. The property is levied an ad valorem tax for regional improvements. Unit 2 and 9A are new sub-districts of Merrill Ranch Community Facilities District No. 1. The sub-district consists of 26.28 acres. Unit 2 is located off of Patriot Way south of Sun City Community Center. Unit 9A is along Independence Way between Spyglass Drive and Huntington Drive. Total cost of improvements is \$831,674.

Ms. Guilin stated that each owner will be assessed \$3,500 per lot. Total assessment is estimated at \$413,000, Unit 2 - \$126,000 and Unit 9A - \$287,000. Bonds have a 25 year maturity with the first year being interest only and the principal amount amortized over the remaining 24 years. Average annual payments will be approximately \$330, split in to 2 payments of 1st-Interest only for 6 months, 2nd-Interest for 6 months and 1 full year of principal. This assessment area is being handled under the new provision in the statutes for payment of assessments. Bonding will occur at a later date.

On motion of Boardmember Walter, seconded by Boardmember Celaya, and carried to adopt Resolution No. MRCFD1 125-13.

MOTION TO ADJOURN FROM MERRILL RANCH COMMUNITY FACILITY DISTRICT NO. 1 BOARD.

On motion of Boardmember Woolridge, seconded Boardmember Hawkins, and carried to adjourn from Merrill Ranch Community Facility District No. 1 Board.

MOTION TO ADJOURN TO MERRILL RANCH COMMUNITY FACILITY DISTRICT NO. 2 BOARD.

On motion of Councilmember Woolridge, seconded by Councilmember Hawkins, and carried to adjourn to Merrill Ranch Community Facility District No. 2 Board.

Public Hearing to receive public comment on Merrill Ranch Community Facilities District No. 2 Budget; and for Discussion and Possible Adoption of Resolution No. MRCFD2 224-13.

Ms. Lisa Garcia, District Clerk, read Resolution No. MRCFD2 224-13 by title only.

A RESOLUTION OF BOARD OF DIRECTORS OF MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2, FLORENCE ARIZONA, ADOPTING THE BUDGET FOR THE FISCAL YEAR 2013-2014.

Becki Guilin, District Treasurer, stated the secondary tax levy is \$3.55 per \$100 Net Assessed Valuation. The budget has been set for at \$3,875,860 in expenditures for capital improvements, debt service and administrative costs. The District will be levying \$3.25 per \$100 Net Assessed Valuation for the debt service for the General Obligation Bonds, estimated at \$332,414. The \$0.30 per \$100 Net Assessed Valuation, estimated at \$30,684 is for operations and maintenance of the District. The total is \$363,098. She stated they do not fall under the expenditure limitations on the Districts, but they are required to submit a budget.

Chairman Rankin opened the Public Hearing. There were no public comments, Chairman Rankin closed the Public Hearing.

On motion of Boardmember Woolridge, seconded by Boardmember Hawkins, and carried to adopt Resolution No. MRCFD2 224-13.

Public Hearing to receive public comment on Merrill Ranch Community Facilities District No. 2 Property Tax Levy; and Second Reading of Ordinance No. MRCFD2 209-13.

Ms. Lisa Garcia, District Treasurer, read Ordinance No. MRCFD2 209-13 by title only.

AN ORDINANCE OF MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2, PINAL COUNTY, ARIZONA, LEVYING THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE COMMUNITY FACILITIES DISTRICT SUBJECT TO TAXATION OF CERTAIN SUM UPON EACH ONE HUNDRED DOLLARS (\$100.00) OF VALUATION SUFFICIENT TO RAISE THE AMOUNT ESTIMATED TO BE RECEIVED FROM FUNDS FOR COMMUNITY FACILITIES EXPENSES FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE 2014. (First Reading June 3, 2013)

Ms. Becki Guilin, District Treasurer, stated the total estimated levy is \$363,098.

The District will be levying \$3.25 per \$100 Net Assessed Valuation, estimated at \$332,414 for debt service; and \$30,684 for operating expenses.

Chairman Rankin opened the Public Hearing. There were no public comments, Chairman Rankin closed the Public Hearing.

MOTION TO ADJOURN FROM MERRILL RANCH COMMUNITY FACILITY DISTRICT NO. 2 BOARD.

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On motion of Boardmember Woolridge, seconded by Boardmember Hawkins, and carried to adjourn from the Merrill Ranch Community Facility District No. 2 Board.

ADJOURN TO A SPECIAL MEETING

On motion of Councilmember Walter, seconded by Councilmember Celaya, and carried to adjourn to a Special Meeting.

Public Hearing to receive citizen comments on the Fiscal Year 2013-2014 Budget and for Discussion/Approval/Disapproval of Resolution No. 1397-13.

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Resolution No. 1397-13 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ADOPTING THE BUDGET FOR THE FISCAL YEAR 2013-2014.

Ms. Becki Guillin, Finance Director, stated there have been no changes made to the budget. The estimated expenditure is \$47,450,289.

Mayor Rankin opened the Public Hearing.

Councilmember Hawkins inquired about the budgeted amount of \$600,000 the North End Framework Plan for Fiscal Years 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-2018, and \$200,000 for Fiscal Year 2018-2019. He inquired about the funding.

Mr. Mark Eckhoff, Community Development Director, stated that the funding for Territory Square (previously called North End Framework Vision Plan Project) is for developing the Plan, to carrying out the implementation strategies within the Plan, including the development of the Zoning District, the General Plan Amendment. The Town is now doing a Conditional Letter of Map Revision (CLOMR) for the entire site. CLOMR is preliminary engineering and survey work that is needed to present to FEMA to pursue later steps to take land out of the floodplain.

Mr. Eckhoff stated that the money that has been allocated currently was for a contract with Mr. Patel is to perform a CLOMR for the entire territory square site, and to go to the LOMR stage on a 40 acre piece of land that the Town owns across the street from Town Hall. The 40 acre site has been identified as a site for a library or recreation building or could be used for private development, or for however the Town wishes to use it. The remainder of the amount for the coming year is to pay for the balance remaining for the CLOMR and LOMR and allows the Town to do the dirt work on the property. The elevation of the property needs to be raised, graded, and do an as-built, do a survey, present it to FEMA to show that the work was done according to the initial engineering plans and receive the letter of map revision that changes the FEMA Floodplain Map. The Town then has the property ready to market for municipal services or to the private sector. The additional funds could be allocated for future years to take

land out of the floodplain stage. The Town is the primary owner with approximately 300 acres. The land sits in the floodplain, and is good for open space or agricultural purposes. The goal is to get approximately 60% in a developable state and the remainder can be developed for passive and active recreational purposes, including the linear park along the Gila River.

Mr. Eckhoff stated the Council, has not committed to spending the additional funds for the Territory Square beyond the 40 acre piece. Although the Town is putting money in the CIP to take additional land out of the floodplain and have it ready to develop, or the Town can choose to sell the land or lease it. Staff would still have to come before Council for allocation of funding.

Councilmember Hawkins inquired if some of the money will go towards dirt work.

Mr. Eckhoff stated the money allocated in the contract from last year, along with remainder of the \$600,000 for FY2013-2014 will be for the engineering, survey, physical dirt work, biological study, cultural study, soil analysis, soil quality testing, and compaction rate of the soil.

Vice-Mayor Smith inquired how much was spent on the last study for the property.

Mr. Eckhoff stated that he does not readily have the figure, but stated that they spent the initial amount to do the framework study. The form base code was created and now they are doing implementation and physical work. There have been concerns that there are other benefactors of this work; however, without doing this effort, the Town would have 300 acres that were not developable for any practical purpose. The remaining property owners benefited from the work, but the Town benefited because the land has been able to be comprehensively planned with the linear park feature from SH79 to Plant Road along the Gila River. The Town has also created the opportunities for expansion of other properties.

Vice-Mayor Smith inquired if any monies have been put into this study or other studies on the property, other than Town monies.

Mr. Eckhoff stated there have been no other contributions at this time. The property owners will have to do the engineering to take their property to the LOMR stage. They will also need to do the necessary steps to receive the letter of map revision that changes the FEMA Floodplain Map for their property.

Mr. Eckhoff stated, later down the road, the Town can expect to do some development agreements regarding the commitments that need to be made, along with Financing Districts.

Vice-Mayor Smith inquired how long will study be in effect for.

Mr. Eckhoff stated the vision plan doesn't change, nor does the Zoning District. Once the Town receives the CLOMR approval from FEMA, it will stand indefinitely.

Vice-Mayor Smith inquired if the Army Core of Engineers is involved.

Mr. Eckhoff stated that the Army Core of Engineers are involved and have agreed with the Town's delineation. There have been no major issues identified with the Army Core of Engineers' 404 cultural and biological soil studies.

Councilmember Walter inquired about the positions slated for Battalion Chief, Battalion II Fire Marshall, and Fire Fighter. In looking at serving the Anthem area, what is the Town doing in terms getting a fourth person on that truck 24 hours a day, 7days a week.

Mr. Peter Zick, Fire Chief, stated that they are currently reviewing service levels. Manpower is being changed to accommodate that issue.

Mayor Rankin stated the Town is moving forward on the Territory Square.

Mr. Eckhoff said the Plan is being implemented.

Mayor Rankin stated there are a lot of capital projects that the Town is moving forward. He said any projects that are budgeted for \$25,000 or more need to go before Council for approval. He asked Ms. Guilin if the Town will be able to generate the revenue to offset the expenses.

Ms. Guilin stated the Town projected appropriately to ensure that it did not go over the budgeted amounts and to remain fiscally sound.

Mayor Rankin stated that the Town did not have a budget committee this year, and he will recommend a budget committee for the next fiscal year.

Mayor Rankin closed the Public Hearing.

On motion of Councilmember Woolridge, seconded by Councilmember Hawkins, and carried to adopt Resolution No. 1397-13.

ADJOURN FROM A SPECIAL MEETING

On motion of Councilmember Woolridge, seconded by Councilmember Walter, and carried to adjourn from a Special Meeting.

PUBLIC HEARINGS AND PRESENTATIONS

Public Hearing to receive public comments on property tax levy and for Second Reading of Ordinance No. 596-13: AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, LEVYING THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE TOWN OF FLORENCE, SUBJECT TO TAXATION OF CERTAIN SUM UPON EACH ONE HUNDRED DOLLARS (\$100.00) OF VALUATION SUFFICIENT TO RAISE THE AMOUNT ESTIMATED TO BE RECEIVED

FROM FUNDS FOR GENERAL MUNICIPAL EXPENSES FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE 2013.

Ms. Becki Guilin, Finance Director, stated that the Town of Florence levies a primary property tax annually. The rate that was levied last year was \$1.0517 per \$100 of Net Assessed Valuation. The current property tax rate is \$1.0963 per \$100 of Net Assessed Valuation to raise the same amount of property tax levied last year. She said this is indicative of the lower property value. The need to increase the property tax levy over the prior year levy requires a Truth in Taxation Hearing. The proposed property tax levy for this year is \$814,526 which includes new construction of \$29,456 or 2% over current levy. The rate has increased this year by levying the maximum allowable levy.

Ms. Guilin stated that the Town levies an ad valorem or secondary property tax for the Merrill Ranch Streetlight Improvement Districts No. 1, No. 2, and No. 3. This year, due to adequate fund balance, there will be no levy. The increase will be 2.19% over the previous year's tax rate or \$2.19 per \$100 Net Assessed Valuation.

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, clarified that the tax levy will be for fiscal year ending the 30th day of June 2014.

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

Public Hearing and Discussion/Approval/Disapproval of forwarding a recommendation to the Arizona Department of liquor Licenses and Control on Able Clare Hollie's (Dollar General Store #7336) application for a New Series 10 Liquor License located at 495 N. Pinal Parkway, Suite 10, Florence Arizona.

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, stated that the license has been properly posted for the 20 day notice, as is required by law. The Series 10 license allows for beer and wine to be sold off site. The applicant was unable to attend the Public Hearing as they are seeking liquor licenses for all of their Dollar General Stores throughout Arizona, and had other public hearings to attend. They said they would request a continuance if the Council required their presence at the Public Hearing. They stated if the Council does not have any questions, they would request that Council proceed forward.

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

On motion of Councilmember Celaya, seconded by Councilmember Montañó, and carried to forward a recommendation to the Arizona Department of liquor Licenses and Control on Able Clare Hollie's (Dollar General Store #7336) application for a New Series 10 Liquor License located at 495 N. Pinal Parkway, Suite 10, Florence Arizona.

Presentation by Greater Florence Chamber of Commerce recognizing the Business of the Month.

Ms. Susan Kerestes, Chamber of Commerce Director, recognized Supply 29 as the Business of the Month for June 2013. She recognized Supply 29's support, and acknowledged their continued attendance to the Chamber's luncheons and functions. She presented them with their plaque recognizing everything they do.

Ms. Jenkins, daughter of Mr. and Mrs. Jenkins, stated that the Chamber has helped their business learn and grow their business. They appreciate all that the Chamber has done for them and for their guidance. They thanked the Chamber for everything they do. Their business pulled away from the franchise and became a locally owned business in Casa Grande. They love that they are part of the community.

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

- a. ***Ratification of an Application for Wine Festival License/Wine Fair License for the Windmill Winery to hold a wine tasting at the Freedom Fest at Heritage Park, on July 4, 2013, from 4:00 p.m. to 8:30 p.m.**
- b. ***Resolution No. 1401-13: Adoption of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ADOPTING THE SERVICE AGREEMENT BETWEEN SMARTWORKSPLUS, INC. AND THE TOWN OF FLORENCE EFFECTIVE 07/01/2013 FOR A FIVE YEAR TERM.**
- c. ***Authorization to enter into an Employment Agreement with Town Manager, Charles A. Montoya.**
- d. ***Authorization to enter into an Employment Agreement with the Town Attorney, James E. Mannato.**
- e. ***Authorization to enter into an Employment Agreement with the Town Magistrate, Katherine Kaiser.**
- f. ***Appointment of Judy Hughes to the Florence Industrial Development Authority Board, with a term to expire December 31, 2013.**
- g. ***Authorization to award the purchase of fire equipment for new ladder truck to LN Curtis in an amount not to exceed \$118,883.03.**
- h. ***Authorization to purchase extrication equipment for new ladder truck to Municipal Emergency Services, Inc. in an amount not to exceed \$100,245.00.**
- i. ***Ratification of FY 2013 Operation Stonegarden grant application submitted June 7, 2013 and adoption of Resolution No. 1404-13: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, PERTAINING TO**

THE SUBMISSION OF PROJECTS FOR CONSIDERATION IN THE STATE OF ARIZONA DEPARTMENT OF HOMELAND SECURITY.

- j. ***Approval of the May 13 and May 20, 2013, Town Council minutes.**
- k. ***Receive and file the following board and commission minutes:**
 - i. **November 28, 2012 Historic District Advisory Commission minutes**
 - ii. **March 20 and April 17, 2013 Joint-Use Library Advisory Board minutes**
 - iii. **February 7 and 21, 2013 Planning and Zoning Commission Minutes**

On motion of Councilmember Montañó, seconded by Councilmember Walter, and carried to approve the Consent Agenda, with the removal of Item a.

- a. ***Ratification of an Application for Wine Festival License/Wine Fair License for the Windmill Winery to hold a wine tasting at the Freedom Fest at Heritage Park, on July 4, 2013, from 4:00 p.m. to 8:30 p.m.**

Vice-Mayor Smith inquired if the wine tasting will be part of the entire park.

Ms. Garcia stated that they are doing a wine tasting and they can purchase wine at the event.

Mr. Ray Hartzel, Parks and Recreation Director, stated that there will be a 50' area of Heritage Park that will be sectioned off for wine tasting. The Windmill Winery will be doing wine tasting and sales of the wine. Glass containers are not allowed in the Park and those purchasing the wine will need to put the wine in their vehicles.

On motion of Vice-Mayor Smith, seconded by Councilmember Montañó, and carried to approve Consent Agenda Item a.

UNFINISHED BUSINESS

Discussion/Approval/Disapproval of execution of the Intergovernmental Agreement with Arizona Department of Transportation for the design of a roundabout at the intersection of SR 287 and SR 79b.

On motion of Councilmember Walter, seconded by Councilmember Celaya, and carried to approve the execution of the Intergovernmental Agreement with Arizona Department of Transportation for the design of a roundabout at the intersection of SR 287 and SR 79b.

NEW BUSINESS

Resolution No. 1402-13: Discussion/Approval/Disapproval of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ADOPTING THE TOWN

OF FLORENCE FY2013-2014 EMPLOYEE COMPENSATION AND CLASSIFICATION PLANS, AND DECLARING AN EMERGENCY.

On motion of Vice-Mayor Smith, seconded by Councilmember Walter, and carried to adopt Resolution No. 1402-13, and declaring an emergency.

Discussion/Approval/Disapproval of amending the Disposal Agreement with Johnson Utilities Company, dated April 7, 2003, in order to provide transfer station services for residents.

This item was removed from the agenda.

Discussion/Approval/Disapproval to authorize the Town Manger to enter into a contract to purchase APN 200-41-0170 (Ophelia A. Padilla Living Trust property) for an amount of \$32,500.00 and to complete all documents related to this conveyance.

On motion of Councilmember Walter, seconded by Councilmember Montaña, and carried to authorize the Town Manger to enter into a contract to purchase APN 200-41-0170 (Ophelia A. Padilla Living Trust property) for an amount of \$32,500.00 and to complete all documents related to this conveyance.

Retirement Award presented to Becki Guilin, Finance Director, for 19 years of dedicated service.

Mr. Mark Reader, Stifel Nicolaus Co, Inc., presented Ms. Becki Guilin, Finance Director, a plaque, recognizing her work and dedication with regards to community facility districts. The plaque is a tribute to her contribution with the bond transactions.

Mayor Rankin presented Ms. Guilin with a gift, gift card, and flowers for her retirement. He recognized all of her accomplishments with the Town and thanked her for her dedication and service to the Town.

Mayor Rankin recognized Ms. Marsha Day and Mr. Wilbur Freeman, past Mayors, who were present for Ms. Guilin's retirement award. They both spoke highly of her work ethic and stated it was a pleasure to honor her.

Ms. Guilin thanked the Council and staff for their support. She recognized her staff and said they work very hard for her, and she appreciates them immensely.

MANAGER'S REPORT

CALL TO THE PUBLIC

There were no public comments.

CALL TO THE COUNCIL

There were no comments.

ADJOURNMENT

On motion of Councilmember Montaña, seconded by Councilmember Walter, and carried to adjourn from the meeting at 7:53 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 June 17, 2013, and that the meeting was duly called to order and that a quorum was present.

Lisa Garcia, Town Clerk

**Town of Florence
Summary of Warrants Paid
As of May 2013**

Source	Amount
Accounts Payable-Warrant Register	\$877,146.45
ACH/Wire Transfers	
Sales Tax Payments-ADOR	19,568.93
LGIP #7829, CFD#1 transfer back	248,463.63
Child Support/Assignments	4,761.42
Credit/Debit Fees	2,201.11
Analysis Fees	1,096.13
HSA Payments	25,577.28
AFLAC Payments	8,838.06
Cigna health insurance	82,458.76
Total Transfers	392,965.32
Electronic ASR Retirement Transfer	
May 3, 2013	40,003.52
May 5, 2013	608.40
May 17, 2013	39,052.79
May 31, 2013	42,822.66
May 3, 2013- Deferred	660.00
May 17, 2013-Deferred	660.00
Total Retirement Transfers	123,807.37
Payroll Transfer	
May 3, 2013	179,716.96
May 17, 2013	205,798.81
Total Payroll Transfers	385,515.77
Credit Union Transfers	
May 3, 2013	4,112.38
May 17, 2013	4,187.38
Total Credit Union Transfers	8,299.76
Electronic State Tax Transfers	
May 1, 2013	101.10
May 3, 2013	7,365.52
May 17, 2013	8,217.46
Total State Tax Deposits	15,684.08
Electronic Federal Tax Transfers	
May 1, 2013	429.90
May 3, 2013	63,705.27
May 17, 2013	74,180.60
Total Federal Tax Deposits	138,315.77
Electronic Retirement Contributions	
Securian-Firemans Pension Contributions	398.60
Total Retirement Deposits	398.60
General Checking Account	\$1,942,133.12
Total Warrants	\$1,942,133.12

Town of Florence
Warrant Register-May 2013

GL Acct	Vendor No	Name	Invoice Date	Invoice No	Description	Total Cost
10202000	152	ARIZONA STATE TREASURER	5/1/2013	Apr-13	STATE JCEF	507.00
10202500	152	ARIZONA STATE TREASURER	5/1/2013	Apr-13	ZFAR 1	2,730.01
10202501	152	ARIZONA STATE TREASURER	5/1/2013	Apr-13	ZFAR 2	958.65
10203000	1208	PINAL COUNTY TREASURER	5/1/2013	13-Apr	ASSESSMENT JUSTICE COURT FEE	74.78
10204000	152	ARIZONA STATE TREASURER	5/1/2013	Apr-13	STATE SURCHARGES	16,339.67
10206000	99999	Tempory Vendor	4/24/2013	TR20120580	Tax Intercept Return	47.00
10206100	99999	Tempory Vendor	4/30/2013	CR20120015	Overpayment on Cr20120015	47.81
10210400	2980	MetLife - Group Benefits	4/15/2013	KM05993410 513	Monthly Invoice	3,777.64
10210400	2980	MetLife - Group Benefits	5/15/2013	KM05993410613	Monthly Invoice	3,777.64
10225000	8	AZ PUBLIC SAFETY RETIREMENT	5/10/2013	PPE 50313 PD	RETIREMENT CONTRIBUTIONS POLICE	12,799.00
10225000	8	AZ PUBLIC SAFETY RETIREMENT	5/24/2013	PPE 51713 PD	RETIREMENT CONTRIBUTIONS POLICE	13,326.92
10225100	8	AZ PUBLIC SAFETY RETIREMENT	5/10/2013	PPE 50313 FIRE	RETIREMENT CONTRIBUTIONS FIRE	8,262.92
10225100	8	AZ PUBLIC SAFETY RETIREMENT	5/24/2013	PPE 51713 FIRE	RETIREMENT CONTRIBUTIONS FIRE	11,919.30
10226300	86	VISION SERVICE PLAN	5/15/2013	122539960001 513	VISION INSURANCE	1,519.61
10226300	86	VISION SERVICE PLAN	5/20/2013	122539960001 613	VISION INSURANCE	1,453.15
10232000	120	Elche, LLC	5/10/2013	PPE 0503/13	Levy	351.61
10232000	120	Elche, LLC	5/24/2013	PPE 051713	Levy	296.15
10232000	142	United States Treasury IRS	5/24/2013	PPE 051713	Levy	200.00
10232000	142	United States Treasury IRS	5/10/2013	PPR 0503/13	Levy	200.00
10232000	750	CG Regional Medical Center c/o	5/10/2013	PPE 0503/13	Levy	220.14
10232000	750	CG Regional Medical Center c/o	5/24/2013	PPE 0517/13	Levy	220.14
10232000	1899	United States Treasury	5/10/2013	PPE 0503/13	Levy	75.00
10232000	1899	United States Treasury	5/24/2013	PPE 0517/13	Levy	75.00
10232000	2930	USA Funds	5/10/2013	PPE 0503/13	Levy	73.85
10232000	2930	USA Funds	5/24/2013	PPE 0517/13	Levy	115.15
10240000	1374	Nationwide Retirement Solution	5/10/2013	PPE 0503/13	VOL DEDUCTION	2,251.00
10240000	1374	Nationwide Retirement Solution	5/24/2013	PPE 0517/13	VOL DEDUCTION	2,251.00
10241000	976	UNITED WAY OF PINAL COUNTY	5/10/2013	PPE 0503/13	EMPLOYEES CONTRIBUTIONS	7.00
10241000	976	UNITED WAY OF PINAL COUNTY	5/24/2013	PPE 0517/13	EMPLOYEES CONTRIBUTIONS	7.00
10243000	63	NEW YORK LIFE INSURANCE	5/2/2013	6929080 5/13	monthly invoice	441.97
10250038	152	ARIZONA STATE TREASURER	5/1/2013	Apr-13	STATE FINES	1,602.70
10260000	99999	Tempory Vendor	4/30/2013	CR2012-0101	restitution	47.00
10320211	99999	Tempory Vendor	5/8/2013	REF BL 7734OP	bl 7734 op	100.00
10320212	99999	Tempory Vendor	5/13/2013	REF ENERGY SOLU	Building Permit (ELE-13-02034)	293.25
10335213	99999	Tempory Vendor	5/13/2013	REF ENERGY SOLU	Plan Review Fees (ELE-13-02034)	190.61
10339603	99999	Tempory Vendor	4/23/2013	DOWLING TJ	refund Spring Class cancelled	30.00
10339603	99999	Tempory Vendor	4/10/2013	REF F RAMOS	refund for Whole Frijole Womens tourn	185.00
10339603	99999	Tempory Vendor	4/23/2013	ZACH CISCO	refund Spring Class Cancelled	30.00
10339604	99999	Tempory Vendor	4/3/2013	M BROWN	refund for Lil'Miss Amazing	30.00
10339604	99999	Tempory Vendor	4/3/2013	MCMILLIN	refund for Lil'Miss Amazing	30.00
10339604	99999	Tempory Vendor	5/15/2013	REF C GUTIERREZ	REFUND TIARA TEA PARTY	16.00
10339604	99999	Tempory Vendor	5/15/2013	REF M HALL	REFUND TIARA TEA PARTY	8.00
10339604	99999	Tempory Vendor	5/15/2013	REF WALLACE	REFUND TIARA TEA PARTY	16.00
10339605	99999	Tempory Vendor	4/26/2013	J HOFFMAN	refund mother daughter tea party	8.00
10339605	99999	Tempory Vendor	4/25/2013	N JIMENEZ	refund mother daughter tea party	8.00
10348777	8	AZ PUBLIC SAFETY RETIREMENT	5/10/2013	PPE 50313 FIRE	RETIREMENT CONTRIBUTIONS FIRE	(776.27)
10348777	8	AZ PUBLIC SAFETY RETIREMENT	5/24/2013	PPE 51713 FIRE	RETIREMENT CONTRIBUTIONS FIRE	(776.27)
10501122	426	DEPT OF ECONOMIC SECURITY	4/8/2013	2040010 3RD/13	UNEMPLOYMENT	(13.33)
10501201	1972	Verizon Wireless	3/21/2013	9701971565	Mayor Cell & Council Air Cards	160.54
10501201	1972	Verizon Wireless	4/21/2013	9703629713	Council	160.50
10501201	1972	Verizon Wireless	4/21/2013	9703629713	Mayor Cell & Council Air Cards	88.95
10501217	767	AZ MUNICIPAL RISK RETENTION-	4/25/2013	13012971 MR13	claim 13012971	4,701.04
10501217	767	AZ MUNICIPAL RISK RETENTION-	4/25/2013	13012971 MR13	claim 13012843	5,000.00
10501301	1536	LANE AWARD MANUFACTURING	4/30/2013	54868	name badges for council	116.40
10501301	3045	Wist Office Products	5/2/2013	1093372	legal pads for TM	90.85
10501301	3045	Wist Office Products	5/2/2013	1109355	copy paper	45.74
10501314	709	PRO EM	2/11/2013	204685-2	tents for home tour	817.33
10501402	137	RANKIN, TOM	5/10/2013	MAY 10 13	Perdiem - ADOT Meeting in Flagstaff May 10, 2013	148.32

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10501402	2206	Drury Inn & Suites	5/8/2013	80627718	room for Mayor Rankin - ADOT Meeting Flagstaff May 10, 2013	199.51
10501402	2567	RUBEN MONTANO	5/24/2013	607-8/13	perdiem for Elected Officials Training - June 7-8, 2013	54.98
10501402	2631	WIGWAM RESORT	5/24/2013	CON#391480	lodging for Councilmember Montano - training June 7-8, 2013	90.77
10501402	2711	GARCIA, LISA	5/14/2013	517-24/13	Shuttle Fee and additional meals	143.00
10501402	2711	GARCIA, LISA	5/6/2013	MAY 17-24 13	Perdiem for 2013 IIMC Annual Conference - May 17-21, 2013	227.16
10502201	1021	NEXTEL COMMUNICATIONS	3/26/2013	573910311-136	Cell Phones	157.16
10502201	1021	NEXTEL COMMUNICATIONS	4/26/2013	573910611-137	Cell Phones	157.04
10502201	1307	BANKCARD CENTER	5/1/2013	13-Apr	Blackberry holster for Tn Mgr	22.90
10502201	1972	Verizon Wireless	3/21/2013	9701971565	Admin Air Cards (lap tops)	88.95
10502301	205	Newegg, Inc.	4/25/2013	100782588	printer for Town Manager	198.55
10502301	327	SHRED-IT USA - PHOENIX	3/28/2013	9401747830	Shredding - HR	44.00
10502301	1307	BANKCARD CENTER	5/1/2013	13-Apr	pens for Town Manager	15.73
10502403	245	ARIZONA STATE UNIVERSITY	5/16/2013	REG ID 54638772	AMC Institute Training for Maria June 11-13, 2013	225.00
10502403	885	HERNANDEZ, MARIA	5/16/2013	611-13-2013	prediem for Maria - AMCA June 11-13, 2013	60.00
10502403	1946	SPRINGHILL SUITES DOWNTOWN	5/17/2013	CONF#89885361	Hotel for Maria AMCA June 11-13, 2013	167.64
10503201	1021	NEXTEL COMMUNICATIONS	3/26/2013	573910311-136	Cell Phones	20.87
10503201	1021	NEXTEL COMMUNICATIONS	4/26/2013	573910611-137	Cell Phones	20.85
10503203	674	Chase Card Services	5/1/2013	13-Apr	Business cards for Judge	40.73
10503217	1224	DAVID ALEXANDER	5/8/2013	5 02 13	pro-tem services	150.00
10503217	1224	DAVID ALEXANDER	5/28/2013	May-13	pro-tem services	150.00
10503217	1645	MICHAEL F. BEERS	5/1/2013	May-13	public defender	500.00
10504201	1021	NEXTEL COMMUNICATIONS	3/26/2013	573910311-136	Cell Phones	53.68
10504201	1021	NEXTEL COMMUNICATIONS	4/26/2013	573910611-137	Cell Phones	55.87
10504306	400	MANNATO JAMES E.	4/30/2013	REIM 42413	reimbursement fir mileage - meeting with Attorneys - Murray and Krammer	66.08
10505201	1021	NEXTEL COMMUNICATIONS	3/26/2013	573910311-136	Cell Phones	53.68
10505201	1021	NEXTEL COMMUNICATIONS	4/26/2013	573910611-137	Cell Phones	53.64
10505202	138	U. S. Post Master	5/28/2013	May-13	PrePaid Posatge for utility billings	7,500.00
10505202	1222	RESERVE ACCOUNT	5/7/2013	REFILL 513	Postage refill meter	1,200.00
10505204	324	Advanced Infosystems	4/1/2013	10433	data processing of utility bills	2,040.30
10505301	327	SHRED-IT USA - PHOENIX	3/28/2013	9401747830	Shredding - Finance	88.00
10505301	1299	POSWORLD	4/2/2013	614052	Ithaca 153S Two-Ply Paper (48 rolls)	102.56
10505301	1696	OFFICE DEPOT INC	4/11/2013	652775456-001	Finance Supplies	168.40
10505301	1696	OFFICE DEPOT INC	4/11/2013	652775477-001	Finance Supplies	97.38
10505301	1696	OFFICE DEPOT INC	4/11/2013	652775478-001	Finance Supplies	10.38
10505323	1723	CASELLE, INC.	5/1/2013	49005	Contract Support	1,496.00
10505323	2172	INTELLIPAY	3/31/2013	693	Annual Gateway/transactions fees	179.03
10507122	426	DEPT OF ECONOMIC SECURITY	4/8/2013	2040010 3RD/13	UNEMPLOYMENT	1,266.90
10507306	614	WRIGHT EXPRESS FSC	4/30/2013	32801022	Fuel	43.66
10508201	1021	NEXTEL COMMUNICATIONS	3/26/2013	573910311-136	Cell Phones	53.68
10508201	1021	NEXTEL COMMUNICATIONS	4/26/2013	573910611-137	Cell Phones	53.64
10508217	75	CHRISTIAN LEWIS	5/24/2013	REIM 51413	Drug screen reimbursement	25.00
10508217	191	JOSEPH GARCIA	5/24/2013	REIM 51613	drug screen reimbursement	25.00
10508217	217	Az Department of Public Safety	5/9/2013	13-May	Fingerprint Background Check	132.00
10508217	242	MATTHEW GAGLEY	5/24/2013	REIM 51513	Drug screen reimbursement	25.00
10508217	347	smartschoolsplus, inc dba	5/2/2013	517-008	Smartworks Plus Contract	8,059.04
10508217	412	EDGAR MORAGA	5/24/2013	REIM 51413	Drug screen reimbursement	25.00
10508217	847	RYLIE RIMMER	5/24/2013	REIM 51513	Drug screen reimbursement	25.00
10508217	1493	LEAH KEMPTON	5/24/2013	REIM 51313	Drug screen reimbursement	25.00
10508217	1495	MI ELLE HARMON	5/24/2013	REIM 51513	Drug screen reimbursement	25.00
10508217	1711	Tri-City Express Care, PLLC	5/11/2013	688198 51113	Blood test follow-up	23.00
10508217	1783	PAYTON CAP	5/24/2013	REIM 51513	Drug screen reimbursement	25.00
10508217	2122	SANTOS CHACON	5/24/2013	REIM 51513	Drug screen reimbursement	25.00
10508217	2177	GRACE CUNDIFF	5/24/2013	REIM 51513	Drug screen reimbursement	25.00

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10508217	2402	Jacob Lamas	5/24/2013	REIM 51513	drug screen reimbursement	25.00
10508217	2562	BRANDON ANDERSEN	5/29/2013	REIM 51513	Drug screen reimbursement	25.00
10508217	2713	SARA GARCIA	5/24/2013	REIM 51513	drug screen reimbursement	25.00
10508217	2738	Ceridian Benefit Services	5/1/2013	332479327	COBRA Vision Services	25.00
10508301	1307	BANKCARD CENTER	5/1/2013	13-Apr	Law Labor Posters	214.53
10508314	81	PINAL CO. FEDERAL CREDIT UNION	5/1/2013	1 5YR 513	Visa Gift Card	55.00
10508314	81	PINAL CO. FEDERAL CREDIT UNION	5/20/2013	1-1015 1RETIER	Visa Gift Card	665.00
10508314	614	WRIGHT EXPRESS FSC	4/30/2013	32801022	Fuel	18.06
10508408	808	SCOTT, BARBER	4/25/2013	REIM 42513	Meal Reimbursement	60.13
10510122	426	DEPT OF ECONOMIC SECURITY	4/8/2013	2040010 3RD/13	UNEMPLOYMENT	(922.02)
10510201	118	CENTURYLINK	5/1/2013	VARIOUS 513		5829 45.26
10510201	1021	NEXTEL COMMUNICATIONS	3/26/2013	573910311-136	Cell Phones	95.42
10510201	1021	NEXTEL COMMUNICATIONS	4/26/2013	573910611-137	Cell Phones	95.34
10510203	557	SOUTHWESTERN BUSINESS FORMS	3/29/2013	18306	INSPECTION REPORTS	135.53
10510211	119	UNITED EXTERMINATING	5/2/2013	162754	MAY 2013 EXTERMINATING	25.00
10510215	2	ARIZONA PUBLIC SERVICE	4/16/2013	13-Apr	ELECTRIC	193.47
10510215	2	ARIZONA PUBLIC SERVICE	5/3/2013	May-13	ELECTRIC	245.32
10510217	588	The Sign Shop	4/18/2013	3960	ANNEXATION SIGNS	2,157.63
10510217	800	The WLB Group	4/18/2013	108037A006-01	MAGIC RANCH ANNEXATION PREPARATION	660.00
10510231	619	Ricoh USA, Inc.	4/10/2013	5025735166	COPIER CHARGES - FINAL INVOICE	558.91
10510301	2100	WALMART COMMUNITY # 0005 7118	5/3/2013	4009	OFFICE SUPPLIES	90.66
10510305	53	F & C ALIGNMENT & BRAKE	5/8/2013	7466	OIL CHANGE AND BRAKE SERVICE 07 FORD RANGER	308.13
10510305	2217	Anthony's Auto Care	4/17/2013	E311ES	VEHICLE DETAILING (EXPLORER & RANGER)	29.00
10510305	2217	Anthony's Auto Care	4/16/2013	G005EK	VEHICLE DETAILING (EXPLORER & RANGER)	17.00
10510306	614	WRIGHT EXPRESS FSC	4/30/2013	32801022	FUEL EXPENSE	304.63
10510314	1696	OFFICE DEPOT INC	5/8/2013	656662602-001	OFFICE SUPPLIES	81.92
10510316	246	Desert Sun Heating, Cooling	5/6/2013	9646	AC REPAIRS	360.00
10510316	246	Desert Sun Heating, Cooling	5/6/2013	9646	SOUTH A/C UNIT REPAIRS	1,800.70
10510401	438	International Code Council Inc	5/1/2013	2944482	membership dues - Carroll Michael	50.00
10510401	1307	BANKCARD CENTER	5/1/2013	13-Apr	Membership Dues ME	35.00
10510403	1307	BANKCARD CENTER	5/1/2013	13-Apr	Credit from APA-AICP	(425.00)
10511201	118	CENTURYLINK	5/1/2013	VARIOUS 513		9627 256.32
10511201	1021	NEXTEL COMMUNICATIONS	3/26/2013	573910311-136	Cell Phones	1,042.00
10511201	1021	NEXTEL COMMUNICATIONS	4/26/2013	573910611-137	Cell Phones	1,133.26
10511201	1565	SPRINT DATA SVCS	5/8/2013	5.05313E+12	data svcs recurring charges	82.02
10511201	1598	SPRINT	5/8/2013	5.05313E+12	Monthly Phone Bill 5/9/13	880.00
10511208	1076	FLORENCE TRUE VALUE HARDWARE	4/15/2013	202570	Braided flex pipe inv#c30477	5.25
10511209	1679	Manatee Tire & Auto Inc., dba	4/11/2013	124973	veh repair inv#124973	180.27
10511215	2	ARIZONA PUBLIC SERVICE	4/16/2013	13-Apr	ELECTRIC	1,071.69
10511215	2	ARIZONA PUBLIC SERVICE	4/16/2013	13-Apr	ELECTRIC	61.90
10511215	2	ARIZONA PUBLIC SERVICE	5/3/2013	May-13	ELECTRIC	1,089.71
10511215	2	ARIZONA PUBLIC SERVICE	5/3/2013	May-13	ELECTRIC	87.66
10511215	22	BIA	5/1/2013	May-13		104233 102.62
10511222	1530	THE WATER SHED	4/15/2013	1065	water & ice inv#1065	23.24
10511222	1530	THE WATER SHED	4/22/2013	1117	Water & Ice inv#1117	13.28
10511222	1530	THE WATER SHED	4/29/2013	1194	Water & Ice inv#1194	24.07
10511222	1530	THE WATER SHED	4/8/2013	180273	water & ice inv#180273	24.92
10511222	1530	THE WATER SHED	5/6/2013	180289	water & ice inv#180289	19.92
10511222	1530	THE WATER SHED	4/1/2013	183269	Water & ice inv#183269	19.92
10511301	327	SHRED-IT USA - PHOENIX	3/28/2013	9401747830	Shredding - Police	113.30
10511306	614	WRIGHT EXPRESS FSC	4/30/2013	32801022	ADMIN FUEL	382.29
10511316	119	UNITED EXTERMINATING	5/6/2013	162761	Exerminating fee main PD	30.00
10512122	426	DEPT OF ECONOMIC SECURITY	4/8/2013	2040010 3RD/13	UNEMPLOYMENT	1,153.80
10512208	638	HOME DEPOT CREDIT SERVICES	3/20/2013	5025119	Toilet Tank Arm Lever	9.57
10512211	305	IMAGEWARE SYSTEMS, INC.	4/14/2013	SI041413E	Maintenace LE 7/1/13 to 6/30/14	1,228.30
10512211	1775	LANGUAGE LINE SERVICES	4/30/2013	3149971	Language Line Service	2.12
10512211	2516	QiSoft	5/7/2013	6149	Monthly Fee	49.00
10512215	2	ARIZONA PUBLIC SERVICE	4/16/2013	13-Apr	ELECTRIC	1,128.61

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10512215	2	ARIZONA PUBLIC SERVICE	5/3/2013	May-13	ELECTRIC	1,457.02
10512216	100	SOUTHWEST GAS CORPORATION	5/9/2013	May-13	GAS	31.41
10512301	1696	OFFICE DEPOT INC	5/14/2013	657185731-001	Office Supplies	218.64
10512301	1696	OFFICE DEPOT INC	5/13/2013	657185923-001	Office Supplies	269.51
10512301	1696	OFFICE DEPOT INC	5/13/2013	657185924-001	Office Supplies	10.79
10512316	119	UNITED EXTERMINATING	5/6/2013	162762	Exerminating fee annex PD	35.00
10512324	205	Newegg, Inc.	5/13/2013	1200011028	2 HP Printers Pro P1606DN	349.98
10512324	1384	computer geeks.com.	2/28/2013	W6053791	computer monitor ASUS 21.5	163.99
10513209	74	Day Auto Supply, Inc	4/9/2013	579053	Wiper blades inv#579053	11.39
10513209	1679	Manatee Tire & Auto Inc., dba	3/14/2013	123322	veh repair inv#123322	914.84
10513209	1679	Manatee Tire & Auto Inc., dba	4/10/2013	124999	veh repair inv#124999	228.73
10513305	614	WRIGHT EXPRESS FSC	4/30/2013	32801022	Vounteer Fuel	319.58
10514122	426	DEPT OF ECONOMIC SECURITY	4/8/2013	2040010 3RD/13	UNEMPLOYMENT	5,540.00
10514209	74	Day Auto Supply, Inc	4/10/2013	579261	Cleaner inv#579261	8.11
10514209	74	Day Auto Supply, Inc	4/11/2013	579396	Butt connector inv#579396	23.25
10514209	1679	Manatee Tire & Auto Inc., dba	4/4/2013	122813	veh repair inv#122813	267.71
10514209	1679	Manatee Tire & Auto Inc., dba	4/4/2013	124841	veh repair inv#124841	607.92
10514209	1679	Manatee Tire & Auto Inc., dba	4/11/2013	124980	veh repair inv#124980	203.16
10514209	1679	Manatee Tire & Auto Inc., dba	4/23/2013	125344	veh repair inv#125344	448.73
10514302	227	Clifford, Thomas	4/23/2013	REIM 42313	Super glue reimbursement	18.96
10514302	313	ULINE	4/17/2013	50513414	Door mats and lables for CSI	174.95
10514302	1307	BANKCARD CENTER	5/1/2013	13-Apr	Sony battery and charger kit	37.98
10514302	1307	BANKCARD CENTER	5/1/2013	13-Apr	Sony tripod	87.72
10514302	1778	Doje's Forensic Supplies	4/29/2013	18495	ULTRA Loupe 5x	42.44
10514304	67	E&E OUTFITTERS	5/10/2013	1653	Tire Adams	6.98
10514305	74	Day Auto Supply, Inc	4/15/2013	579680	Battery inv#579680	259.26
10514305	74	Day Auto Supply, Inc	4/20/2013	580350	Battery inv#580350	114.79
10514305	1679	Manatee Tire & Auto Inc., dba	4/11/2013	125039	veh repair inv#125039	36.00
10514306	74	Day Auto Supply, Inc	4/5/2013	578736	Oil filters inv#578736	5.67
10514306	74	Day Auto Supply, Inc	4/9/2013	579060	Wiper blades inv#579060	26.09
10514306	74	Day Auto Supply, Inc	4/9/2013	579065	Filters inv#579065	5.24
10514306	74	Day Auto Supply, Inc	4/10/2013	579295	Oil & filters inv#579295	55.48
10514306	74	Day Auto Supply, Inc	4/11/2013	579357	Air filters inv#579357	21.80
10514306	74	Day Auto Supply, Inc	4/11/2013	579362	Oil inv#579362	45.94
10514306	74	Day Auto Supply, Inc	4/11/2013	579389	Oil and filters inv#579389	71.04
10514306	74	Day Auto Supply, Inc	4/23/2013	580575	Oil & filters inv#580575	68.08
10514306	614	WRIGHT EXPRESS FSC	4/30/2013	32801022	Patrol Fuel	8,933.85
10514307	2100	WALMART COMMUNITY # 0005 7118	5/3/2013	5358	K-9 Supplies	88.35
10514312	1621	Az Velo Imports Inc.,	4/10/2013	12117	Bike repair of police bikes	96.53
10514312	2548	Mark-N-Gard, Inc.	5/13/2013	12507	Glass Etching Cream for VIN etching	96.34
10514314	792	Americana Polygraph and	5/1/2013	2 @ 150 413	Polygraph - Burnside & Phillips	300.00
10514314	922	LAB CORP of AMERICA HOLDINGS	4/29/2013	89002574	New Ofc pre-employment testing D Powell	217.00
10514314	1711	Tri-City Express Care, PLLC	4/18/2013	663044	New Employee physical Kenneth Burnside	154.00
10514314	1711	Tri-City Express Care, PLLC	4/23/2013	665140	New Employee physical Michael Phillips	129.00
10514314	2601	Casa Grande Counseling Service	4/29/2013	517	Psy Exam Burnside, Phillips, Powell	540.00
10514314	2619	FLORENCE CLINIC	4/29/2013	100096325	Physical D Powell	125.00
10514403	134	KLIX, RENEE	2/13/2013	519-21/13	Per diem May 19-21 Phx	30.00
10514403	210	AMBER, CLIFFORD	5/6/2013	REIM CLASS MATER	Reimbursement for Fire Invest Class MCC	243.00
10514403	210	AMBER, CLIFFORD	5/6/2013	REIM CLASS MATER	Reimbursement for Fire Invest Class Book	90.58
10514403	1114	Rose, Scott	2/13/2013	0603-06/13	per diem - AzPOST FTO June 2013	99.00
10514403	1995	Holiday Inn Express	5/22/2013	680000	Room rental for Dennis Bowman 5/28-30/2013 Dept Review	201.06
10515201	1021	NEXTEL COMMUNICATIONS	3/26/2013	573910311-136	Cell Phones	206.64
10515201	1021	NEXTEL COMMUNICATIONS	4/26/2013	573910611-137	Cell Phones	208.68
10515215	2	ARIZONA PUBLIC SERVICE	4/16/2013	13-Apr	ELECTRIC	61.91
10515215	2	ARIZONA PUBLIC SERVICE	4/16/2013	13-Apr	ELECTRIC	909.86
10515215	2	ARIZONA PUBLIC SERVICE	5/3/2013	May-13	ELECTRIC	87.67

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10515215	2	ARIZONA PUBLIC SERVICE	5/3/2013	May-13	ELECTRIC	1,095.37
10515215	22	BIA	5/1/2013	May-13	104233	102.62
10515217	985	The UPS Store #5920	4/15/2013	8126	Shipping	38.22
10515301	1696	OFFICE DEPOT INC	5/3/2013	65617355-001	NAME TAGS	3.87
10515301	2609	Vistaprint Netherlands B.V.	5/20/2013	QQQD72A634G9	Businesscards for Chef Zick and Capt. Moser	44.98
10515324	1751	Better Direct	5/2/2013	13659-REV	tv and mount for av room	1,058.00
10515401	1171	FIREHOUSE MAGAZINE	3/13/2013	146171 313	RENEWAL FOR SUBSCRIPTION	29.95
10515402	2996	MIKE DURAN	5/5/2013	REIM 50513	reimbursement for supplies for training	96.43
10515402	2996	MIKE DURAN	5/5/2013	REIM 50513	reimbursement for lunch with instructor of training	32.20
10515408	2100	WALMART COMMUNITY # 0005 7118	4/25/2013	5766	punch and cookies for event on 26th of April	58.98
10516209	74	Day Auto Supply, Inc	3/18/2013	576490	supplies	20.37
10516209	74	Day Auto Supply, Inc	3/25/2013	577332	supplies	8.44
10516209	74	Day Auto Supply, Inc	3/26/2013	577445	supplies	48.42
10516209	74	Day Auto Supply, Inc	3/26/2013	577454	supplies	9.87
10516209	74	Day Auto Supply, Inc	3/27/2013	577642	supplies	52.66
10516209	74	Day Auto Supply, Inc	4/9/2013	579048	supplies	22.77
10516209	74	Day Auto Supply, Inc	4/16/2013	579806	supplies	45.13
10516209	74	Day Auto Supply, Inc	4/23/2013	580535	supplies	6.02
10516209	353	Apache Junction Fire District	3/6/2013	1731	maintenance on #138	609.93
10516209	353	Apache Junction Fire District	4/10/2013	2234	Maintenance on #126	1,898.46
10516209	353	Apache Junction Fire District	5/9/2013	2257	vehicle maintenance on shope # 126 Engine 2549	3,522.92
10516209	1076	FLORENCE TRUE VALUE HARDWARE	2/22/2013	201415	supplies	16.41
10516209	1076	FLORENCE TRUE VALUE HARDWARE	2/25/2013	201439	supplies	4.96
10516209	1076	FLORENCE TRUE VALUE HARDWARE	3/13/2013	201856	supplies	21.90
10516209	1076	FLORENCE TRUE VALUE HARDWARE	3/26/2013	202126	supplies	8.74
10516209	1076	FLORENCE TRUE VALUE HARDWARE	3/30/2013	202241	supplies	43.86
10516209	1076	FLORENCE TRUE VALUE HARDWARE	4/9/2013	202412	supplies	17.49
10516209	1076	FLORENCE TRUE VALUE HARDWARE	4/10/2013	202448	supplies	147.44
10516209	1076	FLORENCE TRUE VALUE HARDWARE	4/12/2013	202509	supplies	15.35
10516209	1076	FLORENCE TRUE VALUE HARDWARE	4/30/2013	202911	supplies	4.17
10516211	74	Day Auto Supply, Inc	4/23/2013	580547	maintenance on generator	183.48
10516302	1254	ROADRUNNER OXYGEN SVC	5/7/2013	32398	Cylinder Refills	34.86
10516302	1307	BANKCARD CENTER	5/1/2013	13-Apr	Flags for both stations	76.85
10516302	1530	THE WATER SHED	4/16/2013	1068	ice STATION #1	29.88
10516302	1648	WAXIE SANITARY SUPPLY	4/16/2013	73883053	janitorial supplies station #2	459.60
10516302	1648	WAXIE SANITARY SUPPLY	4/16/2013	73883054	janitorial supplies	808.78
10516302	1648	WAXIE SANITARY SUPPLY	4/19/2013	73892045	janitorial supplies	66.93
10516302	2161	NORTHERN ENERGY PROPANE	4/25/2013	921646	Propane for station #1	157.65
10516304	513	UNITED FIRE EQUIPMENT CO.	8/29/2012	484318	screen set up	70.00
10516304	513	UNITED FIRE EQUIPMENT CO.	3/6/2013	496104	uniform allowance Robison	266.37
10516304	513	UNITED FIRE EQUIPMENT CO.	4/10/2013	498387	uni all Radney	404.74
10516304	513	UNITED FIRE EQUIPMENT CO.	4/16/2013	498713	uniform allowance for Eggers	47.01
10516304	513	UNITED FIRE EQUIPMENT CO.	4/17/2013	498748	uniform allowance for Jabara	438.43
10516304	513	UNITED FIRE EQUIPMENT CO.	4/17/2013	498815	uniform allowance Corey Pine	482.18
10516304	513	UNITED FIRE EQUIPMENT CO.	4/17/2013	498820	uni all Kartchner	250.03
10516304	513	UNITED FIRE EQUIPMENT CO.	4/24/2013	499253	uni all Moser	85.54
10516304	513	UNITED FIRE EQUIPMENT CO.	4/30/2013	499655	uni all kartchner	151.78
10516304	513	UNITED FIRE EQUIPMENT CO.	5/3/2013	499908	uniform all Anderson	726.33
10516304	513	UNITED FIRE EQUIPMENT CO.	5/10/2013	500452	uniform allowane Gribble	777.79
10516304	787	Robert Anderson	5/16/2013	REIM 42613	pt shoe reimbursement	73.67
10516304	1611	Rumdoul, In	5/16/2013	REIM 42713	PT SHOE REIMBURSEMENT	100.00
10516305	353	Apache Junction Fire District	3/6/2013	1731	rear tires on new truck #138	2,338.40
10516305	353	Apache Junction Fire District	4/10/2013	2234	tires on #126	2,517.10
10516305	353	Apache Junction Fire District	5/9/2013	2258	Tires for E-541 shop #138	1,147.25
10516306	614	WRIGHT EXPRESS FSC	4/30/2013	32801022	fuel for station #1	2,662.53
10516311	200	GRAINGER, INC.	5/8/2013	9136969327	Air COMPRESSORS	850.00

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10516312	33	L. N. CURTIS and SONS	4/18/2013	5026864-01	SCBA updates and maintenance parts	348.98
10516312	513	UNITED FIRE EQUIPMENT CO.	4/25/2013	499334	ladder replacement	471.39
10516312	1076	FLORENCE TRUE VALUE HARDWARE	5/8/2013	203090	utility knife and screw driver for each member	437.43
10516312	1307	BANKCARD CENTER	5/1/2013	13-Apr	safety vests	192.08
10516314	246	Desert Sun Heating, Cooling	4/2/2013	9578	AC SERVICE AND REPAIR	1,535.39
10516314	2561	New-Tech Electric & Communication LLC	4/11/2013	68	replace ballast in hallway	211.64
10516314	2994	Taylor Freezer Sales of Arizona	5/2/2013	ICE MAKER 2	ice machine for station #2	1,183.30
10516316	119	UNITED EXTERMINATING	5/2/2013	162755	PEST CONTROL	25.00
10516316	246	Desert Sun Heating, Cooling	4/11/2013	9567	diagnosis-cycled unit etc.	78.00
10516316	1254	ROADRUNNER OXYGEN SVC	4/9/2013	31925	Oxygen cylinder	51.04
10516316	1486	AUDIO VIDEO RESOURCES	5/13/2013	PL17847	remainder of presentaton system for training room	4,535.18
10516323	248	ACS GOVERNMENT SYSTEMS, INC.	4/19/2013	901312	Firehouse software annual fees	845.00
10516403	1239	HARRISON, MICHAEL D.	3/31/2013	606-713	tuition reimbursement for training	125.00
10517201	118	CENTURYLINK	5/1/2013	VARIOUS 513	9176	44.34
10517209	353	Apache Junction Fire District	4/10/2013	2235	WISCONSON PREBUILD	1,231.50
10517209	353	Apache Junction Fire District	5/9/2013	2259	maintenance on Shop #122 ladder	577.76
10517209	1076	FLORENCE TRUE VALUE HARDWARE	2/20/2013	201361	supplies	8.75
10517209	1076	FLORENCE TRUE VALUE HARDWARE	3/26/2013	202133	supplies	15.31
10517209	1076	FLORENCE TRUE VALUE HARDWARE	4/9/2013	202415	supplies	16.40
10517209	1076	FLORENCE TRUE VALUE HARDWARE	4/10/2013	202475	supplies	48.05
10517212	340	Johnson Utilities	5/7/2013	12896902 513	water for station #2	86.64
10517215	2	ARIZONA PUBLIC SERVICE	4/16/2013	13-Apr	ELECTRIC	271.15
10517215	2	ARIZONA PUBLIC SERVICE	5/3/2013	May-13	ELECTRIC	380.69
10517304	513	UNITED FIRE EQUIPMENT CO.	4/9/2013	498272	uni all Feliz	439.53
10517304	513	UNITED FIRE EQUIPMENT CO.	4/10/2013	498397	uni all Calise	221.98
10517304	513	UNITED FIRE EQUIPMENT CO.	4/25/2013	499314	uni all Scherm	180.35
10517304	513	UNITED FIRE EQUIPMENT CO.	4/25/2013	499318	uni all bo Bowsher	63.31
10517304	513	UNITED FIRE EQUIPMENT CO.	5/1/2013	499748	uni all kells	492.04
10517304	513	UNITED FIRE EQUIPMENT CO.	5/8/2013	500212	uniform allowance bruin	672.69
10517306	614	WRIGHT EXPRESS FSC	4/30/2013	32801022	fuel for station #2	1,648.47
10517310	630	Florence Hospital at Anthem	4/30/2013	FLAPR13	drug restock April 2013	3.64
10517310	2995	Gilbert Hospital	3/31/2013	13-Mar	drug restock for March 2013	546.27
10517311	200	GRAINGER, INC.	5/8/2013	9136969327	Air COMPRESSORS	400.00
10517314	200	GRAINGER, INC.	5/8/2013	9136969327	Air COMPRESSORS	128.98
10517314	2994	Taylor Freezer Sales of Arizona	5/2/2013	ICE MAKER 2	ice machine for station #2	1,300.00
10517316	119	UNITED EXTERMINATING	4/22/2013	161614	pest control	25.00
10517316	200	GRAINGER, INC.	5/8/2013	9136750073	wire	364.48
10517321	2139	Gary A. Smith, MD, FFAFP	4/24/2013	13	firefighter physical FOR aDAMCZYK	228.00
10517324	1751	Better Direct	5/2/2013	13659-REV	tv and mount for av room	2,200.00
10517403	90	GIBSON JOSEPH GORMAN dba	4/17/2013	Apr-13	training for ventalation	1,000.00
10519201	1021	NEXTEL COMMUNICATIONS	3/26/2013	573910311-136	Cell Phones	75.98
10519201	1021	NEXTEL COMMUNICATIONS	4/26/2013	573910611-137	Cell Phones	75.98
10519201	1972	Verizon Wireless	3/21/2013	9701971565	Cell phones for IT	294.66
10519201	1972	Verizon Wireless	4/21/2013	9703629713	Cell phones for IT	294.46
10519203	730	Staples Business Advantage	3/16/2013	ARLAS/BAL	2013 Atlas - GIS - Additional Tax	168.97
10519203	730	Staples Business Advantage	5/2/2013	ATLAS 5/13	2013 Atlas - GIS - QTY=80	1,736.81
10519211	215	Quest Software	4/24/2013	1000140561	Annual Maintenance - Disaster Recovery Backup	2,909.24
10519211	674	Chase Card Services	5/1/2013	13-Apr	The Rackspace Cloud - website hosting	75.19
10519301	327	SHRED-IT USA - PHOENIX	3/28/2013	9401747830	Shredding - IT	8.80
10519301	1307	BANKCARD CENTER	5/1/2013	13-Apr	Business Cards - Trenton Shaffer	34.69
10519302	205	Newegg, Inc.	4/15/2013	10410901	Supplies - Cables	36.36
10519314	205	Newegg, Inc.	4/5/2013	100097284	Staff - Replacement Systems - Accessories	76.06
10519314	205	Newegg, Inc.	4/5/2013	100097285	Staff - Replacement Systems - Accessories	53.88
10519314	205	Newegg, Inc.	4/8/2013	100179592	Staff - Replacement Systems - Accessories	1,174.56

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10519323	1735	iT1 Source LLC	4/4/2013	239956	Barracuda Energizer Updates - 3 Years	1,589.57
10519323	2053	GHA TECHNOLOGIES, INC.	4/10/2013	765562	Barracuda - Hardware Refresh - Spam 300	1,350.93
10520208	100181	Above & Beyond Fitness Repair	4/10/2013	3951	blanket- Fitness Repairs to Machines	190.00
10520208	100181	Above & Beyond Fitness Repair	4/23/2013	3981	blanket- Fitness Repairs to Machines	85.00
10520208	100181	Above & Beyond Fitness Repair	5/22/2013	4052	blanket- Fitness Repairs to Machines	649.25
10520302	2100	WALMART COMMUNITY # 0005 7118	5/8/2013	1803	supplies for fitness center	151.25
10521201	1021	NEXTEL COMMUNICATIONS	3/26/2013	573910311-136	Cell Phones	53.68
10521201	1021	NEXTEL COMMUNICATIONS	4/26/2013	573910611-137	Cell Phones	76.01
10521203	1696	OFFICE DEPOT INC	4/19/2013	654101364-001	business/resume paper and envelopes (for sponsorship packets)	46.99
10521215	2	ARIZONA PUBLIC SERVICE	4/16/2013	13-Apr	ELECTRIC	559.36
10521215	2	ARIZONA PUBLIC SERVICE	5/3/2013	May-13	ELECTRIC	671.13
10521216	100	SOUTHWEST GAS CORPORATION	5/9/2013	May-13	GAS	36.49
10521217	119	UNITED EXTERMINATING	3/1/2013	161542	Exterminating Service for fiscal yr. 12-13	25.00
10521217	119	UNITED EXTERMINATING	5/1/2013	162643	Exterminating Service for fiscal yr. 12-13	25.00
10521217	119	UNITED EXTERMINATING	5/1/2013	162647	Exterminating Service for fiscal yr. 12-13	35.00
10521301	327	SHRED-IT USA - PHOENIX	3/28/2013	9401747830	Shredding - P&R	17.60
10521301	1696	OFFICE DEPOT INC	4/19/2013	654088881-001	office supplies, folders, copy paper, etc.	418.68
10521301	1696	OFFICE DEPOT INC	4/19/2013	654088995-001	office supplies, folders, copy paper, etc.	4.14
10521301	1696	OFFICE DEPOT INC	4/19/2013	654088996-001	office supplies, folders, copy paper, etc.	26.71
10521301	1696	OFFICE DEPOT INC	4/19/2013	654101086-001	office supplies, folders, copy paper, etc.	41.62
10521444	171	Arizona Bounce Around, Inc.	5/14/2013	212188	40' Rhino Slide, Generator, and attendant for July 4th	3,684.96
10521444	1543	Omni Cheer	5/6/2013	P0353271	Cheer Uniforms for 20 participants	1,662.03
10522201	1021	NEXTEL COMMUNICATIONS	3/26/2013	573910311-136	Cell Phones	129.15
10522201	1021	NEXTEL COMMUNICATIONS	4/26/2013	573910611-137	Cell Phones	171.81
10522208	163	BORDERS TURF & TRACTOR	4/15/2013	24757	fuel tank, cables, blades	192.30
10522209	74	Day Auto Supply, Inc	4/2/2013	578309	blanket- repairs to Parks Maintenance	175.94
10522209	74	Day Auto Supply, Inc	4/3/2013	578488	blanket- repairs to Parks Maintenance	3.03
10522209	74	Day Auto Supply, Inc	4/4/2013	578624	blanket- repairs to Parks Maintenance	3.46
10522209	186	MICHAEL BACA	5/15/2013	674689	Car Wash for 2 rec vehicles	50.00
10522211	119	UNITED EXTERMINATING	3/1/2013	161540	Exterminating Services for all parks	25.00
10522211	119	UNITED EXTERMINATING	3/1/2013	161541	Exterminating Services for all parks	18.00
10522211	119	UNITED EXTERMINATING	3/1/2013	161543	Exterminating Services for all parks	25.00
10522211	119	UNITED EXTERMINATING	2/8/2013	161722	Exterminating Services for all parks	25.00
10522211	119	UNITED EXTERMINATING	5/1/2013	162644	Exterminating Services for all parks	18.00
10522211	119	UNITED EXTERMINATING	5/1/2013	162645	Exterminating Services for all parks	25.00
10522211	119	UNITED EXTERMINATING	5/1/2013	162646	Exterminating Services for all parks	25.00
10522211	119	UNITED EXTERMINATING	5/1/2013	162756	Exterminating Services for all parks	25.00
10522215	2	ARIZONA PUBLIC SERVICE	4/16/2013	13-Apr	ELECTRIC	678.09
10522215	2	ARIZONA PUBLIC SERVICE	5/3/2013	May-13	ELECTRIC	2,502.76
10522302	660	ARROYO FENCE CO.	5/25/2013	1329	90' temporary fence for 2 months at pool	356.16
10522302	1076	FLORENCE TRUE VALUE HARDWARE	3/13/2013	201823	blanket PO- parks maintenance purchases	0.53
10522302	1076	FLORENCE TRUE VALUE HARDWARE	3/28/2013	202192	blanket PO- parks maintenance purchases	48.98
10522302	1076	FLORENCE TRUE VALUE HARDWARE	4/3/2013	202291	blanket PO- parks maintenance purchases	5.24

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10522302	1076	FLORENCE TRUE VALUE HARDWARE	4/3/2013	202295	blanket PO- parks maintenance purchases	48.20
10522302	1076	FLORENCE TRUE VALUE HARDWARE	4/3/2013	202301	blanket PO- parks maintenance purchases	69.96
10522302	1076	FLORENCE TRUE VALUE HARDWARE	4/3/2013	202305	blanket PO- parks maintenance purchases	13.49
10522302	1076	FLORENCE TRUE VALUE HARDWARE	4/5/2013	202347	blanket PO- parks maintenance purchases	7.00
10522302	1076	FLORENCE TRUE VALUE HARDWARE	4/8/2013	202394	blanket PO- parks maintenance purchases	52.61
10522302	1076	FLORENCE TRUE VALUE HARDWARE	4/12/2013	202518	blanket PO- parks maintenance purchases	10.84
10522302	1076	FLORENCE TRUE VALUE HARDWARE	4/16/2013	202574	blanket PO- parks maintenance purchases	22.42
10522302	1076	FLORENCE TRUE VALUE HARDWARE	4/17/2013	202615	blanket PO- parks maintenance purchases	146.97
10522302	1076	FLORENCE TRUE VALUE HARDWARE	4/17/2013	202627	blanket PO- parks maintenance purchases	22.77
10522302	1076	FLORENCE TRUE VALUE HARDWARE	4/23/2013	202732	blanket PO- parks maintenance purchases	3.47
10522302	1076	FLORENCE TRUE VALUE HARDWARE	4/29/2013	202867	blanket PO- parks maintenance purchases	6.90
10522302	1076	FLORENCE TRUE VALUE HARDWARE	4/30/2013	202896	blanket PO- parks maintenance purchases	16.42
10522302	1076	FLORENCE TRUE VALUE HARDWARE	4/30/2013	202913	blanket PO- parks maintenance purchases	10.10
10522302	1076	FLORENCE TRUE VALUE HARDWARE	5/2/2013	202970	blanket PO- parks maintenance purchases	37.21
10522302	1076	FLORENCE TRUE VALUE HARDWARE	5/8/2013	203089	blanket PO- parks maintenance purchases	7.67
10522302	1076	FLORENCE TRUE VALUE HARDWARE	5/14/2013	203227	blanket PO- parks maintenance purchases	39.48
10522302	1076	FLORENCE TRUE VALUE HARDWARE	5/16/2013	203289	blanket PO- parks maintenance purchases	13.12
10522302	1530	THE WATER SHED	4/15/2013	1064	Drinking Water for parks maintenance	26.56
10522302	1530	THE WATER SHED	4/29/2013	1187	Drinking Water for parks maintenance	20.47
10522302	1530	THE WATER SHED	4/8/2013	180274	Drinking Water for parks maintenance	18.81
10522302	1530	THE WATER SHED	5/6/2013	180287	Drinking Water for parks maintenance	13.28
10522302	1530	THE WATER SHED	4/1/2013	183265	Drinking Water for parks maintenance	13.56
10522306	614	WRIGHT EXPRESS FSC	4/30/2013	32801022	Fuel	1,028.63
10522310	1747	AQUATIC ENVIRONMENTAL	5/17/2013	IN32170	chlorine and pool chemicals	1,129.63
10522310	2630	WILBUR-ELLIS COMPANY	4/16/2013	7010463RI	fertilizer	600.00
10522310	2630	WILBUR-ELLIS COMPANY	4/16/2013	7010463RI	weed kiler and dye	197.89
10522316	460	Crystal Clear Rooter & Plumbing LLC	4/26/2013	3061	installed backflow device	63.00
10522317	638	HOME DEPOT CREDIT SERVICES	5/16/2013	8024330	cedar planters	43.27
10522317	688	EWING	5/16/2013	7768420-A-1	Sprinkler parts	679.42
10524201	1021	NEXTEL COMMUNICATIONS	3/26/2013	573910311-136	Cell Phones	21.08
10524201	1021	NEXTEL COMMUNICATIONS	4/26/2013	573910611-137	Cell Phones	21.91
10524302	40	Pinal Co. Environmental Health	5/7/2013	BP0906613	Permit to operate swimming pool	125.00
10524303	2125	The Lifeguard Store &	5/16/2013	135154		157.50
10524304	592	EAST VALLEY SPORTS	5/15/2013	8628		700.50
10524310	1747	AQUATIC ENVIRONMENTAL	5/17/2013	IN32170	chlorine	100.00
10525201	1021	NEXTEL COMMUNICATIONS	3/26/2013	573910311-136	Cell Phones	74.55
10525201	1021	NEXTEL COMMUNICATIONS	4/26/2013	573910611-137	Cell Phones	75.55
10525209	74	Day Auto Supply, Inc	4/4/2013	578596	Oil changes/etc. for Recreation Vehicles-blanket	6.52
10525209	74	Day Auto Supply, Inc	4/11/2013	579465	Oil changes/etc. for Recreation Vehicles-blanket	34.92
10525209	186	MICHAEL BACA	4/16/2013	674685	Car Wash for 2 rec vehicles	50.00
10525224	1163	CURTIS NEAL	5/2/2013	SVCS 42713	umpire for softball Whole Frijole tournament	126.00
10525224	1732	NEAL, DAVID	5/2/2013	SVCS 42713	umpire for Whole Frijole Tournament	126.00

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10525302	207	SURF & SKI ENTERPRISES	4/17/2013	142146	shirts for youth t-ball league	708.29
10525302	207	SURF & SKI ENTERPRISES	4/26/2013	142202	Whole Frijole Shirts	217.28
10525302	592	EAST VALLEY SPORTS	4/17/2013	8273	11 slow pitch softballs- 3 dozen"	85.06
10525302	884	JIM HEET PHOTOGRAPHY	5/4/2013	176	t-ball photos and trophies	334.59
10525302	964	HARKIN'S THEATRES	5/24/2013	197878	summer field trip	90.00
10525302	1076	FLORENCE TRUE VALUE HARDWARE	5/8/2013	203115	blanket purchases for rec dept/fitness center	7.66
10525302	1076	FLORENCE TRUE VALUE HARDWARE	5/13/2013	203208	blanket purchases for rec dept/fitness center	6.77
10525302	1530	THE WATER SHED	4/15/2013	1060	Drinking Water for after school program	30.99
10525302	1530	THE WATER SHED	4/22/2013	1118	Drinking Water for after school program	16.05
10525302	1530	THE WATER SHED	5/6/2013	180290	Drinking Water for after school program	16.05
10525302	1530	THE WATER SHED	4/1/2013	183270	Drinking Water for after school program	32.10
10525302	1530	THE WATER SHED	3/12/2013	273199	Drinking Water for after school program	13.56
10525302	1530	THE WATER SHED	3/12/2013	273202	Drinking Water for after school program	22.69
10525302	2100	WALMART COMMUNITY # 0005 7118	4/26/2013	727	supplies for softball tournament	61.36
10525302	2100	WALMART COMMUNITY # 0005 7118	5/1/2013	997	supplies for after school program and iddie biddie kiddies	3.76
10525302	2100	WALMART COMMUNITY # 0005 7118	5/7/2013	6030	supplies for after school program and iddie biddie kiddies	40.87
10525302	2100	WALMART COMMUNITY # 0005 7118	4/18/2013	6608	open supplies for after school program and iddie biddie kiddies	44.15
10525302	2100	WALMART COMMUNITY # 0005 7118	5/7/2013	TR 06028	supplies for after school program and iddie biddie kiddies	29.85
10525302	2100	WALMART COMMUNITY # 0005 7118	5/7/2013	TR06029	supplies for after school program and iddie biddie kiddies	17.35
10525302	2355	MARTY'S TROPHIES & AWARDS	4/26/2013	27004	supplies for Whole Frijole Tournament	70.73
10525306	614	WRIGHT EXPRESS FSC	4/30/2013	32801022	Fuel	166.87
10525330	1061	The Active Network, Inc.	4/30/2013	4100046579	ActiveNet Minimum Fee 01/01/2013-3/31/2013	201.14
10525407	619	Ricoh USA, Inc.	4/26/2013	5025921406	color copy charges 1/30-4/29/13	1,494.93
10526407	29	CASA GRANDE NEWSPAPERS	4/8/2013	83925901	ads for special events- fiscal year	153.00
10527304	945	POWELL FEED & SUPPLY	2/11/2013	32051	work boots for custodians	111.78
10527306	614	WRIGHT EXPRESS FSC	4/30/2013	32801022	Fuel	191.74
10527315	1076	FLORENCE TRUE VALUE HARDWARE	4/9/2013	202438	Supplies for custodial maintenance	9.85
10527315	1076	FLORENCE TRUE VALUE HARDWARE	4/11/2013	202493	Supplies for custodial maintenance	41.64
10527315	1076	FLORENCE TRUE VALUE HARDWARE	5/20/2013	203350	Supplies for custodial maintenance	8.86
10527315	1471	Brady Industries, LLC	4/19/2013	4157330	cleaning supplies, toilet paper, paper towels, liners	1,246.98
10527315	1471	Brady Industries, LLC	4/27/2013	4162733	toilet paper, paper towels, trash liners, toilet brushes, tax	47.74
10527315	2100	WALMART COMMUNITY # 0005 7118	5/8/2013	1802	supplies for after school program and iddie biddie kiddies	29.90
10527315	2100	WALMART COMMUNITY # 0005 7118	5/7/2013	6031	janitorial supplies	66.22
10527315	2100	WALMART COMMUNITY # 0005 7118	4/18/2013	6609	janitorial supplies	184.96
10528201	1021	NEXTEL COMMUNICATIONS	3/26/2013	573910311-136	Cell Phones	87.40
10528201	1021	NEXTEL COMMUNICATIONS	4/26/2013	573910611-137	Cell Phones	41.70
10528215	2	ARIZONA PUBLIC SERVICE	4/16/2013	13-Apr	ELECTRIC	867.16
10528215	2	ARIZONA PUBLIC SERVICE	5/3/2013	May-13	ELECTRIC	1,147.17
10528216	100	SOUTHWEST GAS CORPORATION	5/9/2013	May-13	GAS	56.02
10528217	1175	PINAL NUTRITION PROGRAM	3/31/2013	MARFCH 2013	Meals for March	1,308.72
10528301	1696	OFFICE DEPOT INC	5/14/2013	657345670-001	Office supplies	94.24
10528302	40	Pinal Co. Environmental Health	4/30/2013	PTO09078913	Food permit for Pinal Gila Council for senior Citizens Fair	200.00
10528302	232	SAFEWAY INC.	4/17/2013	41713 SR	Supplies	12.19
10528302	303	SMART & FINAL STORES CORP	5/23/2013	5122455 52313	Misc supplies for kitchen	87.09
10528302	303	SMART & FINAL STORES CORP	5/6/2013	B122455	Misc supplies for kitchen	140.50
10528302	717	PETTY CASH - SENIOR CENTER	5/9/2013	418-509/13	Petty Cash	155.29

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10528302	1530	THE WATER SHED	4/15/2013	1058	ice dec - july	4.50
10528302	1530	THE WATER SHED	4/25/2013	1116	ice dec - july	7.47
10528302	1530	THE WATER SHED	4/29/2013	1189	ice dec - july	7.47
10528302	1530	THE WATER SHED	5/13/2013	1295	ice dec - july	7.47
10528302	1530	THE WATER SHED	5/20/2013	1356	ice dec - july	4.98
10528302	1530	THE WATER SHED	4/8/2013	180272	ice dec - july	4.50
10528302	1530	THE WATER SHED	5/6/2013	180288	ice dec - july	7.47
10528302	1530	THE WATER SHED	4/1/2013	183268	ice dec - july	7.47
10528302	1530	THE WATER SHED	3/25/2013	273258	ice dec - july	7.47
10528302	2100	WALMART COMMUNITY # 0005 7118	4/25/2013	9142	Supplies for Center	48.66
10528303	638	HOME DEPOT CREDIT SERVICES	5/6/2013	8593351	fountain pump & flowers for moms day	30.85
10528304	207	SURF & SKI ENTERPRISES	5/20/2013	142354	Staff uniforms	195.43
10528305	74	Day Auto Supply, Inc	4/30/2013	581212	Battery for El Dorado van	49.60
10528306	614	WRIGHT EXPRESS FSC	4/30/2013	32801022	Fuel	413.72
10528311	1076	FLORENCE TRUE VALUE HARDWARE	4/22/2013	202713	misc supplies	4.37
10528311	1076	FLORENCE TRUE VALUE HARDWARE	5/1/2013	202934	misc supplies	10.84
10528311	1076	FLORENCE TRUE VALUE HARDWARE	5/16/2013	203299	misc supplies	28.26
10528311	1076	FLORENCE TRUE VALUE HARDWARE	5/20/2013	203355	misc supplies	14.21
10528315	2100	WALMART COMMUNITY # 0005 7118	5/6/2013	6836	carpet shamooer for ctr & supplies	98.60
10528315	2100	WALMART COMMUNITY # 0005 7118	5/6/2013	6836	Carpet Cleaner	116.29
10528315	2100	WALMART COMMUNITY # 0005 7118	5/2/2013	7383	Supplies for Center	298.79
10528315	2100	WALMART COMMUNITY # 0005 7118	5/2/2013	7383	Carpet Cleaner	132.91
10528316	119	UNITED EXTERMINATING	4/23/2013	160592	Pest Contol	35.00
10528316	119	UNITED EXTERMINATING	5/22/2013	166520	Pest Contol	35.00
10528444	1967	OLD PUEBLO RESTAURANT	5/16/2013	34X5 51713	Meal for seniors from Donation Account	170.00
10528444	2355	MARTY'S TROPHIES & AWARDS	5/2/2013	27064	Donation placque name	85.25
10529201	118	CENTURYLINK	5/1/2013	VARIOUS 513	788	115.16
10529201	1021	NEXTEL COMMUNICATIONS	3/26/2013	573910311-136	Cell Phones	53.68
10529201	1021	NEXTEL COMMUNICATIONS	4/26/2013	573910611-137	Cell Phones	53.64
10529301	1696	OFFICE DEPOT INC	5/7/2013	656076497-001	Office Supplies	77.29
10529301	1696	OFFICE DEPOT INC	5/7/2013	656077847-001	Office Supplies	5.24
10529302	89	DEMCO, Inc.	5/22/2013	4979120	Shelf	130.43
10529302	1530	THE WATER SHED	5/6/2013	180284	Drinking Water Open PO	18.00
10529308	404	RECORDED BOOKS, LLC	5/9/2013	74719023	Audio Books	27.00
10529308	404	RECORDED BOOKS, LLC	5/6/2013	74727626	Audio Books	61.65
10529308	404	RECORDED BOOKS, LLC	5/13/2013	74732761	Audio Books	26.95
10529308	464	MIDWEST TAPE	4/25/2013	90933357	Dvd's	99.96
10529308	464	MIDWEST TAPE	5/2/2013	90953024	Dvd's	13.99
10529308	464	MIDWEST TAPE	5/2/2013	90953026	Dvd's	110.95
10529308	464	MIDWEST TAPE	5/9/2013	90970753	Dvd's	122.95
10529308	464	MIDWEST TAPE	5/16/2013	90988872	Dvd's	121.96
10529308	464	MIDWEST TAPE	5/16/2013	90988874	Dvd's	233.89
10529308	609	BAKER & TAYLOR BOOKS	3/26/2013	4010474010	Childrens books	37.71
10529308	609	BAKER & TAYLOR BOOKS	3/26/2013	4010474011	Books	17.07
10529308	609	BAKER & TAYLOR BOOKS	3/26/2013	4010474012	Audio Books	25.53
10529308	609	BAKER & TAYLOR BOOKS	4/22/2013	4010501038	Childrens books	14.10
10529308	609	BAKER & TAYLOR BOOKS	4/22/2013	4010501039	Books	55.99
10529308	609	BAKER & TAYLOR BOOKS	4/22/2013	4010501040	Childrens books	81.23
10529308	609	BAKER & TAYLOR BOOKS	4/24/2013	4010501769	Books	17.06
10529308	609	BAKER & TAYLOR BOOKS	4/24/2013	4010501770	Childrens books	11.16
10529308	609	BAKER & TAYLOR BOOKS	4/26/2013	4010505186		13.82
10529308	609	BAKER & TAYLOR BOOKS	4/26/2013	4010505187	Books	12.34
10529308	609	BAKER & TAYLOR BOOKS	4/26/2013	4010505188	Audio Books	49.47
10529308	609	BAKER & TAYLOR BOOKS	4/26/2013	M14231830	DVD'S	59.98
10529308	609	BAKER & TAYLOR BOOKS	4/24/2013	W91172730	DVD'S	10.35
10529308	609	BAKER & TAYLOR BOOKS	4/24/2013	W91172731	DVD'S	14.58
10529308	609	BAKER & TAYLOR BOOKS	4/24/2013	W91172732	CD'S	124.93
10529401	1784	MOVIE LICENSING USA	5/1/2013	1804574	Annual Copyright Compliance Site License	200.00

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10530201	1021	NEXTEL COMMUNICATIONS	3/26/2013	573910311-136	Cell Phones	108.28
10530201	1021	NEXTEL COMMUNICATIONS	4/26/2013	573910611-137	Cell Phones	64.67
10530304	283	BC GRAPHICS	5/6/2013	91592	Uniform shirts for Office Assistant & Eng. Associate	335.73
10530306	614	WRIGHT EXPRESS FSC	4/30/2013	32801022	Fuel April 2013	267.04
10531316	84	PRUDENTIAL OVERALL SUPPLY	4/18/2013	210395696	Weekly fee for uniforms, mops, towels, & mats	50.33
10531316	84	PRUDENTIAL OVERALL SUPPLY	4/25/2013	210398490	Weekly fee for uniforms, mops, towels, & mats	51.04
10531316	84	PRUDENTIAL OVERALL SUPPLY	5/2/2013	210401281	Weekly fee for uniforms, mops, towels, & mats	51.04
10531316	84	PRUDENTIAL OVERALL SUPPLY	5/9/2013	210404073	Weekly fee for uniforms, mops, towels, & mats	51.04
10531316	84	PRUDENTIAL OVERALL SUPPLY	5/16/2013	210406855	Weekly fee for uniforms, mops, towels, & mats	51.04
10531316	159	AGAPE, INC	1/16/2013	12140	Replace 52 x 72 x 1 window at Town Hall	486.79
10531316	159	AGAPE, INC	1/31/2013	12224	Charge for removing tint from six 52 x 72 windows at Town Hall	335.10
10531316	246	Desert Sun Heating, Cooling	4/29/2013	9690	Labor,R-22 Freon, replace sight glass and filter drier. Inv# 9690	1,163.57
10531316	246	Desert Sun Heating, Cooling	5/6/2013	AP9441	Repairs to south unit at Town Hall Inv. #AP9441	2,160.70
10531316	329	Advanced Controls Corporation	5/9/2013	13-6725	Labor to perform systems checks and calibration on units at Town Hall	848.00
10531316	638	HOME DEPOT CREDIT SERVICES	3/20/2013	5025119	Wall Sconce, mini foam rollers kits for High School House	61.32
10531316	638	HOME DEPOT CREDIT SERVICES	2/6/2013	6023629	Elastomeric sealant & reinforcing fabric for High School House	125.34
10531316	638	HOME DEPOT CREDIT SERVICES	1/28/2013	7027236	Brushes, paint, joint compound for High School House	55.13
10531316	638	HOME DEPOT CREDIT SERVICES	5/7/2013	80874	Supplies for repairs to McFarland Park	864.41
10531316	1076	FLORENCE TRUE VALUE HARDWARE	5/6/2013	203027	Key made for Silver King	2.73
10531316	1076	FLORENCE TRUE VALUE HARDWARE	5/8/2013	203107	Emergency -parts to repair PW restroom	3.21
10532201	118	CENTURYLINK	5/1/2013	VARIOUS 513	238	79.45
10532201	118	CENTURYLINK	5/1/2013	VARIOUS 513	118	678.25
10532201	118	CENTURYLINK	5/1/2013	VARIOUS 513	7500	83.15
10532201	118	CENTURYLINK	5/1/2013	VARIOUS 513	236	42.72
10532201	1650	inContact, Inc.	4/10/2013	124270965	Telephone	382.31
10532201	1650	inContact, Inc.	5/10/2013	124299092	Telephone	390.08
10532211	1415	BENSON SYSTEMS	4/15/2013	102375	Fire & Elevator @ Silver King	202.84
10532214	2	ARIZONA PUBLIC SERVICE	4/16/2013	13-Apr	ELECTRIC	608.40
10532214	2	ARIZONA PUBLIC SERVICE	5/3/2013	May-13	ELECTRIC	790.10
10532214	118	CENTURYLINK	5/1/2013	VARIOUS 513	705	128.16
10532215	2	ARIZONA PUBLIC SERVICE	4/16/2013	13-Apr	ELECTRIC	2,899.21
10532215	2	ARIZONA PUBLIC SERVICE	5/3/2013	May-13	ELECTRIC	3,670.09
10532314	119	UNITED EXTERMINATING	4/1/2013	163464	Pest Control	35.00
10532314	119	UNITED EXTERMINATING	5/1/2013	168987	Pest Control	35.00
10532314	1530	THE WATER SHED	4/15/2013	1062	Water & Ice (1 Year)	26.56
10532314	1530	THE WATER SHED	4/22/2013	1119	Water & Ice (1 Year)	22.69
10532314	1530	THE WATER SHED	4/29/2013	1193	Water & Ice (1 Year)	16.05
10532314	1530	THE WATER SHED	5/6/2013	180292	Water & Ice (1 Year)	34.87
10532314	1530	THE WATER SHED	4/1/2013	183274	Water & Ice (1 Year)	19.92
10532316	119	UNITED EXTERMINATING	5/2/2013	162753	pest control Silver King	25.00
10532316	119	UNITED EXTERMINATING	4/1/2013	163467	pest control Silver King	25.00
10532316	119	UNITED EXTERMINATING	3/27/2013	168347	pest control Silver King	35.00
10532409	2039	Dickson Wright Mariscal Weeks	4/25/2013	857176	Services rendered March, 2013	10,678.62
10533317	881	ARIZONA STATE PRISON-FLORENCE	5/6/2013	0502-117	INMATE LABOR / CEMETERY	18.75
10551201	118	CENTURYLINK	5/1/2013	VARIOUS 513	4496	169.26
10551201	1021	NEXTEL COMMUNICATIONS	3/26/2013	573910311-136	Cell Phones	53.68
10551201	1021	NEXTEL COMMUNICATIONS	4/26/2013	573910611-137	Cell Phones	53.64
10551217	2	ARIZONA PUBLIC SERVICE	4/16/2013	13-Apr	ELECTRIC	80.85
10551217	2	ARIZONA PUBLIC SERVICE	5/3/2013	May-13	ELECTRIC	168.89

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10551217	409	FLORENCE CHAMBER OF COMMERCE	4/30/2013	1791IT	third quarterly fiscal payment - Town contract	5,000.00
10551217	409	FLORENCE CHAMBER OF COMMERCE	5/2/2013	1793LT	quarterly invoice for the kiosk	630.00
10551217	1752	FLORENCE MAIN STREET	3/29/2013	23	3rd quarte Professional ServiceAgreement - 12-13	17,500.00
10551407	677	SCOTT, BOWLES	4/29/2013	518-22/13	Prediem - RECON Convention May 18-22, 2013	132.00
10551407	677	SCOTT, BOWLES	5/16/2013	HAND OUTS	Reimbursement for Materials for the RECON Convention hand outs	44.42
10551407	691	KNUDSON, JESS	5/14/2013	518-22/13	Prediem- Meals and mileage - RECON Convention May 18-22. 2013	303.84
10551407	880	Embassy Suites	5/14/2013	BOWLES/KNUDSON	rooms for Bowles and Knudson	887.04
10551407	2266	RZN8 MEDIA, LLC	3/11/2013	1068	photo shoot - pocket folder - sides for ED brochure	1,074.20
10551407	2266	RZN8 MEDIA, LLC	5/3/2013	1115	ED Brochure and pocket folder	4,355.68
10551407	2347	CHARLES A. MONTOYA	5/14/2013	518-22/13	prediem for meals - RECON Covention - May 18-22, 2013	132.00
11510217	236	Wood, Patel & Associates, Inc.	4/26/2013	75476	TERRITORY SQUARE PHASE 1 - CLOMR/LOMR	23,223.00
11511211	2566	Target Commercial Interiors	5/21/2013	723750	Chairs and desk for Officer Work/Training area	11,090.88
11512506	184	DELL MARKETING L.P.	4/19/2013	XJ4M4M7T1	Dell computer system Quote 642682868 Crime Analysis	1,894.29
11512506	437	HERBERT F. FITZPATRICK	4/18/2013	2572	Data drop	75.00
11512506	437	HERBERT F. FITZPATRICK	4/18/2013	2572	# computer drops officer work area	225.00
11512506	1307	BANKCARD CENTER	5/1/2013	13-Apr	Sony handycam 20.4mp,batteries & charger,tripod,fash cards, carring case	784.64
11512506	2072	Hubbard Electric	4/1/2013	ORDER 40113	Electrical Work at POLICE DEPT (additional work)	412.94
11512506	2072	Hubbard Electric	4/1/2013	ORDER 40113	Electrical Work at POLICE DEPT	2,600.00
11514505	556	GARRETT MOTORS	4/29/2013	N1937	2013 Chevy 4DSD	22,416.58
11516507	1486	AUDIO VIDEO RESOURCES	4/22/2013	PI17664/004235	presentation system for training room and E.O.C. room	8,373.93
11516507	1486	AUDIO VIDEO RESOURCES	5/13/2013	PL17847	presentation system for training room and E.O.C. room	5,626.07
11532316	91	STANDARD RESTAURANT SUPPLIES	5/31/2013	SINK SK	Emergency Purchase of free standing sink for Silver King	902.82
11552507	1130	Canyon State Wireless	5/1/2013	5113FLORTOWN	public saftey commuication upgrade	149,145.50
12518201	1021	NEXTEL COMMUNICATIONS	3/26/2013	573910311-136	Cell Phones	778.56
12518201	1021	NEXTEL COMMUNICATIONS	4/26/2013	573910611-137	Cell Phones	830.78
12518209	74	Day Auto Supply, Inc	4/4/2013	578644	Emergency purchase of circuit breaker	5.20
12518209	74	Day Auto Supply, Inc	4/25/2013	580776	Purchase of air filter gasket and water heater disconnect hose	12.31
12518209	74	Day Auto Supply, Inc	4/25/2013	580825	U-joint strap kit for drive line on ST-016	7.71
12518209	74	Day Auto Supply, Inc	4/26/2013	580863	Purchase of new Hydraboost brake for ST-011	212.82
12518209	74	Day Auto Supply, Inc	5/10/2013	582427	Replace seat cover on ST-010	125.00
12518209	74	Day Auto Supply, Inc	5/10/2013	582427	Additional amount owed on P.O. 31232	10.27
12518209	74	Day Auto Supply, Inc	5/20/2013	583160	Emergency purchase of one blower motor for AC ST-023	31.75
12518209	270	SHAW'S INTERIORS	5/20/2013	19273	Seat repairs for ST-11,12,13,16,36	65.54
12518209	803	JONES AUTO CENTER	3/28/2013	138468	Purchase of one left rear tail light assembly for ST-005	171.41
12518209	1425	Falcon Power, Inc./	5/7/2013	1061102GP	Purchase-cab, AC filter and emergency brake parts for front end loader	1,094.33
12518209	1425	Falcon Power, Inc./	5/7/2013	1061105GP	Purchase-cab, AC filter and emergency brake parts for front end loader	394.94
12518209	1524	FREIGHTLINER ARIZONA LTD	4/30/2013	R00205095601	ABS brake code reading and repair parts	367.50

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12518211	567	COHONE TECHNOLOGIES	4/30/2013	00A13099	Repair front clam jaw cylinder on ST-002 & mole board lift cylinder on ST-30	700.00
12518211	1425	Falcon Power, Inc./	3/20/2013	2635QP	Purchase of one turn signal and one instrument cluster gauge	1,002.21
12518214	898	CENTERLINE SUPPLY WEST, INC.	4/25/2013	66581	Emergency-signs for crosswalks Fl. Blvd.	267.20
12518214	1364	TimeMark, Inc.	5/6/2013	114072	Repair,parts and shipping for traffic counter NTE \$200.00	102.73
12518215	2	ARIZONA PUBLIC SERVICE	4/16/2013	13-Apr	ELECTRIC	3,879.82
12518215	2	ARIZONA PUBLIC SERVICE	5/3/2013	May-13	ELECTRIC	4,054.47
12518215	22	BIA	5/1/2013	May-13	10522	110.09
12518215	22	BIA	5/1/2013	May-13	20509	46.24
12518215	22	BIA	5/1/2013	May-13	21243	61.65
12518215	22	BIA	5/1/2013	May-13	353	233.94
12518215	918	AZ PUBLIC SERVICE COMPANY	4/29/2013	AR0480003391	Streetlight Maintenance	2,156.49
12518217	1711	Tri-City Express Care, PLLC	5/13/2013	686728	DOT physical for CDL renewal / Franklin Spoon	50.00
12518302	74	Day Auto Supply, Inc	4/18/2013	580056	Purchase of one Power Clean Flush tool Kit	766.80
12518302	74	Day Auto Supply, Inc	4/18/2013	580073	Purchase of pliers, scraper, pro-torch, butane, ect.	268.85
12518302	74	Day Auto Supply, Inc	4/25/2013	580826	Purchase of one twenty seven gallon self evacuating oil drain tank	852.87
12518302	74	Day Auto Supply, Inc	5/20/2013	583161	Purchase of battery wire and box	26.43
12518302	112	AMCO	4/29/2013	P15431	Purchase of two bearings for roller bar on Flail mower St-006	380.16
12518302	606	BARNES DISTRIBUTION	4/19/2013	5411114001	Restock - Nuts & Bolts	161.12
12518302	638	HOME DEPOT CREDIT SERVICES	4/16/2013	8027519	Emergency purchase - banner pole pipe wrap	28.74
12518302	1247	SPACE AGE	4/19/2013	71491	Paint and supplies for ST-007, ST-011 & ST-012	669.65
12518302	1506	WEST COAST EQUIPMENT,INC	4/30/2013	34425	Gutter Brooms for ST-026	531.17
12518302	1530	THE WATER SHED	4/15/2013	1063	Water & Ice	22.43
12518302	1530	THE WATER SHED	4/22/2013	1115	Water & Ice	15.61
12518302	1530	THE WATER SHED	4/29/2013	1186	Water & Ice	44.83
12518302	1530	THE WATER SHED	4/15/2013	180270	Water and ice restock	29.89
12518302	1530	THE WATER SHED	5/6/2013	180286	Water & Ice	21.13
12518302	1530	THE WATER SHED	4/1/2013	183264	Water & Ice	28.64
12518302	1530	THE WATER SHED	3/18/2013	267726	Water & Ice	32.39
12518302	2456	BlueTarp Financial	4/10/2013	28174824	Purchase of air compressor for ST-055	2,229.98
12518302	3000	HRS USA/COSTCO WHOLESALE	4/29/2013	48635	Restock of cups,paper towels,knives,trash bags,creamer coffee, bowels	171.86
12518304	84	PRUDENTIAL OVERALL SUPPLY	4/18/2013	210395696	Weekly fee for uniforms, mops, towels, & mats	319.93
12518304	84	PRUDENTIAL OVERALL SUPPLY	4/25/2013	210398490	Weekly fee for uniforms, mops, towels, & mats	202.14
12518304	84	PRUDENTIAL OVERALL SUPPLY	5/2/2013	210401281	Weekly fee for uniforms, mops, towels, & mats	188.57
12518304	84	PRUDENTIAL OVERALL SUPPLY	5/9/2013	210404073	Weekly fee for uniforms, mops, towels, & mats	188.57
12518304	84	PRUDENTIAL OVERALL SUPPLY	5/16/2013	210406855	Weekly fee for uniforms, mops, towels, & mats	202.44
12518304	84	PRUDENTIAL OVERALL SUPPLY	4/24/2013	211006642	credit	(105.01)
12518304	283	BC GRAPHICS	5/6/2013	91591	Uniform shirts for Office Sup. & PW Director	543.22
12518304	283	BC GRAPHICS	5/6/2013	91592	Uniform shirts for Office Assistant & Eng. Associate	34.09
12518305	70	KIRK'S TIRES	5/2/2013	16317	Mounting of four rear tires ST-030	187.50
12518305	74	Day Auto Supply, Inc	5/1/2013	581352	Emergency purchase-one valve stem for rear tire ST-030	5.36
12518305	74	Day Auto Supply, Inc	5/20/2013	583161	Purchase of battery	89.05
12518305	761	GCR TIRE CENTERS	4/30/2013	827-27242	New rear tires for ST-030	1,358.63

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12518305	761	GCR TIRE CENTERS	4/30/2013	827-27248	Purchase of one new tire for ST-009	148.81
12518306	614	WRIGHT EXPRESS FSC	4/30/2013	32801022	Fuel April 2013	4,130.67
12518306	620	FERRELLGAS	4/10/2013	107598848	REFILL OF PROPANE TANK	455.81
12518311	1076	FLORENCE TRUE VALUE HARDWARE	5/16/2013	203272	Emergency purchase of drill bit for banner pole holes	25.22
12518316	84	PRUDENTIAL OVERALL SUPPLY	4/18/2013	210395696	Weekly fee for uniforms, mops, towels, & mats	24.73
12518316	84	PRUDENTIAL OVERALL SUPPLY	4/25/2013	210398490	Weekly fee for uniforms, mops, towels, & mats	25.08
12518316	84	PRUDENTIAL OVERALL SUPPLY	5/2/2013	210401281	Weekly fee for uniforms, mops, towels, & mats	25.08
12518316	84	PRUDENTIAL OVERALL SUPPLY	5/9/2013	210404073	Weekly fee for uniforms, mops, towels, & mats	25.08
12518316	84	PRUDENTIAL OVERALL SUPPLY	5/16/2013	210406855	Weekly fee for uniforms, mops, towels, & mats	25.08
12518316	119	UNITED EXTERMINATING	5/2/2013	162757	Exterminating fees April 2013	22.50
12518317	881	ARIZONA STATE PRISON-FLORENCE	5/6/2013	0502-117	INMATE LABOR/ ROW CLEANUP	37.50
12518322	612	MESA MATERIALS	4/26/2013	1866826	Restock of AC Cold Mix	2,440.27
12518322	1926	VALUE CRETE,LLC	4/25/2013	112846	Cement for Main Street Project	171.13
12518401	471	AMERICAN PUBLIC WORKS ASSOC	4/10/2013	RENEWAL WANYE&MORRIS	Renewal of Group Membership for Wayne Costa & Morris Taylor	243.00
12518403	1619	Larry O. Garcia Jr.	5/13/2013	514-16/13	Lunch expense for Hydraulic seminar	30.00
12518408	903	Mark, Navarre	5/15/2013	REIM CDL 13	Reimbursement for CDL Renewal	15.00
12518408	1901	MILLER, PATRICK	5/15/2013	REIM CDL 513	Reimbursement for CDL License renewal	35.00
12566507	3032	WILLDAN	4/12/2013	512103	Florence/Diversion Dam Rd Improvements	7,176.63
51219000	99999	Tempory Vendor	5/6/2013	10113607	water deposit refund	64.01
51219000	99999	Tempory Vendor	5/16/2013	10119906	water deposit refund	125.94
51219000	99999	Tempory Vendor	5/24/2013	10400814	water deposit refund	150.00
51219000	99999	Tempory Vendor	5/8/2013	10810531	water deposit refund	83.21
51219000	99999	Tempory Vendor	5/24/2013	110509/111354OP	water deposit refund	45.20
51219000	99999	Tempory Vendor	5/24/2013	110509/111354OP	water deposit refund	67.69
51219000	99999	Tempory Vendor	5/8/2013	405803	water deposit refund	81.51
51219000	99999	Tempory Vendor	5/22/2013	429108	water deposit refund	83.12
51219000	99999	Tempory Vendor	5/22/2013	509006	water deposit refund	83.29
51371446	99999	Tempory Vendor	5/20/2013	10113607OP	Overpayment	81.24
51371446	99999	Tempory Vendor	5/16/2013	10200403OP	Overpayment	19.30
51371446	99999	Tempory Vendor	5/8/2013	10217807OP	Overpayment	145.78
51371446	99999	Tempory Vendor	5/8/2013	10400011OP	Overpayment	33.53
51371446	99999	Tempory Vendor	5/16/2013	10709017OP	Overpayment	82.54
51371446	99999	Tempory Vendor	5/22/2013	320501OP	Overpayment	5.90
51574201	118	CENTURYLINK	5/1/2013	VARIOUS 513		246 44.46
51574201	1021	NEXTEL COMMUNICATIONS	3/26/2013	573910311-136	Cell Phones	173.32
51574201	1021	NEXTEL COMMUNICATIONS	4/26/2013	573910611-137	Cell Phones	239.63
51574205	29	CASA GRANDE NEWSPAPERS	4/11/2013	PN WWW FEES	Legal Ad	44.07
51574209	803	JONES AUTO CENTER	5/21/2013	139500	Purchase of one hub cap and one dash mat for WW-006	624.03
51574211	619	Ricoh USA, Inc.	4/11/2013	5025756992	Maintenance agreement 4/14/13-5-13-13	60.96
51574215	2	ARIZONA PUBLIC SERVICE	4/16/2013	13-Apr	ELECTRIC	3,848.86
51574215	2	ARIZONA PUBLIC SERVICE	5/3/2013	May-13	ELECTRIC	5,503.43
51574215	22	BIA	5/1/2013	May-13		21242 646.52
51574215	22	BIA	5/1/2013	May-13		21245 7,546.34
51574217	95	DESERT BORING AND EXCAVATION	4/22/2013	6880	Emergency excavation for water leaks Inv.6880	937.50
51574217	95	DESERT BORING AND EXCAVATION	5/1/2013	6884	Emergency excavation Inv. #6884	937.50
51574217	95	DESERT BORING AND EXCAVATION	5/13/2013	6887	Emergency excavation @ 345 6th St.	687.50
51574217	95	DESERT BORING AND EXCAVATION	5/17/2013	6888	Emergency excavation @ Pothole 10 water main Well #5"	437.50
51574217	95	DESERT BORING AND EXCAVATION	5/23/2013	6891	Emergency excavation @ 819 Liberty	312.50

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51574217	635	Pro-Tec Environmental, Inc.	5/10/2013	13051003	Emergency- Hydrovac/jet-rodding @ Fl. Blvd & 8th St	495.00
51574217	1160	Legend Technical Svcs., Inc.	4/30/2013	1306325	Analytical Testing April W/WW	320.00
51574217	1214	WATER WORKS ENGINEERS, LLC	9/30/2012	1987	Regulatory Reporting - Labor	1,403.48
51574217	1214	WATER WORKS ENGINEERS, LLC	2/29/2012	2214	Professional Services-Misc. Labor	135.00
51574217	1214	WATER WORKS ENGINEERS, LLC	4/18/2013	2851-1	Prof. Srv./Labor for ADEQ Regulatory Reporting Assistance	4,933.25
51574217	1214	WATER WORKS ENGINEERS, LLC	4/18/2013	2851-2	Professional Services- Misc. Labor	3,450.00
51574217	1214	WATER WORKS ENGINEERS, LLC	4/18/2013	2851-2	Professional Services -ADEQ Regulatory Reporting Assistance	1,360.00
51574217	1214	WATER WORKS ENGINEERS, LLC	4/18/2013	2851-3	Prof. Srv.for W/WW- Misc. Labor	545.00
51574217	1971	CASA GRANDE COURIER, INC.	5/1/2013	749	Courier fees April 2013 - W/WW	252.00
51574217	100169	LOGICALIS	4/26/2013	18718	Repair of radio frequency to SWWTP	270.00
51574301	619	Ricoh USA, Inc.	5/9/2013	502067456	Base charge 5/14/13-6/13/13	60.96
51574302	74	Day Auto Supply, Inc	5/10/2013	582308	Purchase of oil and air filters and oil for W/WW	164.47
51574302	938	USABlueBook - ACCT 703717	5/15/2013	960755	Purchase of one colorimeter	441.45
51574302	1076	FLORENCE TRUE VALUE HARDWARE	4/2/2013	202282	Emergency purchase-parts to repair water leak @ 129 Maricopa	23.63
51574302	1076	FLORENCE TRUE VALUE HARDWARE	4/17/2013	202616	Emergency -parts to repair leak at 3600 Michigan	42.03
51574302	1076	FLORENCE TRUE VALUE HARDWARE	4/24/2013	202758	Emergency parts for water line repair at Stone Creek	6.82
51574302	1530	THE WATER SHED	4/15/2013	1063	Water & Ice	11.20
51574302	1530	THE WATER SHED	4/22/2013	1115	Water & Ice	7.80
51574302	1530	THE WATER SHED	4/29/2013	1186	Water & Ice	22.41
51574302	1530	THE WATER SHED	4/15/2013	180270	Water and ice restock	14.94
51574302	1530	THE WATER SHED	5/6/2013	180286	Water & Ice	10.56
51574302	1530	THE WATER SHED	4/1/2013	183264	Water & Ice	14.32
51574302	1530	THE WATER SHED	3/18/2013	267726	Water & Ice	16.18
51574302	3000	HRS USA/COSTCO WHOLESALE	4/29/2013	48635	Restock of cups,paper towels,knives,trash bags,creamer coffee, bowels	21.48
51574304	84	PRUDENTIAL OVERALL SUPPLY	4/18/2013	210395696	Weekly fee for uniforms, mops, towels, & mats	39.69
51574304	84	PRUDENTIAL OVERALL SUPPLY	4/25/2013	210398490	Weekly fee for uniforms, mops, towels, & mats	40.25
51574304	84	PRUDENTIAL OVERALL SUPPLY	5/2/2013	210401281	Weekly fee for uniforms, mops, towels, & mats	40.25
51574304	84	PRUDENTIAL OVERALL SUPPLY	5/9/2013	210404073	Weekly fee for uniforms, mops, towels, & mats	40.25
51574304	84	PRUDENTIAL OVERALL SUPPLY	5/16/2013	210406855	Weekly fee for uniforms, mops, towels, & mats	40.25
51574304	283	BC GRAPHICS	5/6/2013	91591	Uniform shirts for Office Sup. & PW Director	147.56
51574304	283	BC GRAPHICS	5/6/2013	91592	Uniform shirts for Office Assistant & Eng. Associate	34.06
51574305	74	Day Auto Supply, Inc	5/10/2013	582307	Purchase of one battery for W/WW	210.69
51574305	761	GCR TIRE CENTERS	4/22/2013	827-26889	Purchase of one new tire for WW-006	243.34
51574306	614	WRIGHT EXPRESS FSC	4/30/2013	32801022	Fuel April 2013	121.80
51574306	614	WRIGHT EXPRESS FSC	4/30/2013	32801022	Fuel April 2013 W/WW	1,030.50
51574310	1638	DPC ENTERPRISES, L.P.	4/18/2013	272000224-13	Restock of CL2 for W/WW	440.80
51574310	1638	DPC ENTERPRISES, L.P.	5/9/2013	272000261-13	150 lb CL2	438.39
51574311	74	Day Auto Supply, Inc	5/10/2013	582309	Purchase of two windshield wiper blades for WW-005	19.72
51574316	119	UNITED EXTERMINATING	5/2/2013	162757	Exterminating fees April 2013	22.50
51574316	881	ARIZONA STATE PRISON-FLORENCE	5/6/2013	0502-117	INMATE LABOR/ W/WW	18.75
51574320	1076	FLORENCE TRUE VALUE HARDWARE	4/10/2013	202454	Emergency purchase of parts to repair waterline @ 14828 Woods Ln	18.64
51574320	1076	FLORENCE TRUE VALUE HARDWARE	4/30/2013	202905	Water leak repair at River Bottom	66.62
51574320	1076	FLORENCE TRUE VALUE HARDWARE	5/3/2013	202983	Emergency -parts to repair line @ Well 1	481.09
51574320	1076	FLORENCE TRUE VALUE HARDWARE	5/3/2013	202984	Emergency -parts to repair line @ Well 1	4.82

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51574320	1076	FLORENCE TRUE VALUE HARDWARE	5/10/2013	203175	Emergency- water line repair @ 245 6th ST	6.02
51574401	471	AMERICAN PUBLIC WORKS ASSOC	4/10/2013	RENEWAL WANYE&MORRIS	Renewal of Group Membership for Wayne Costa & Morris Taylor	40.50
51574406	1214	WATER WORKS ENGINEERS, LLC	9/30/2012	1987	ADEQ Regulatory Reporting Assistance	5,366.07
51574406	1214	WATER WORKS ENGINEERS, LLC	2/29/2012	2214	ADEQ Regulatory Reporting Assistance Inv.#2214	4,110.00
51574406	1214	WATER WORKS ENGINEERS, LLC	3/31/2013	2250	ADEQ Regulatory Reporting Assistance Inv. # 2250	1,875.00
51574406	1214	WATER WORKS ENGINEERS, LLC	4/18/2013	2851-3	Prof. Srv.for W/WW-ADEQ Regulatory Reporting Assistance	1,657.50
51574406	1214	WATER WORKS ENGINEERS, LLC	4/18/2013	2851-4	Hydrogeologist Subconsultant Report on Merrill Ranch APP	7,260.00
51574406	1481	CENTRAL ARIZONA PROJECT	4/15/2013	63261	2013 Semi Annual M & I Water Service Capital Charge, 2nd half	15,360.00
51574406	2160	ARIZONA DEPARTMENT OF	4/23/2013	0000050864X	WQL Water Quality Bill ID: 0014019 Inv.# 0000050864X	500.00
51574406	2160	ARIZONA DEPARTMENT OF	4/23/2013	000050010X	MAP Monitoring Assistance Program Bill ID:0011575 Inv. #0000050010X	8,461.86
51574406	2160	ARIZONA DEPARTMENT OF	4/23/2013	BILL ID 0008636	APR Aquifer Protection Permit Registration Bill ID:0008636 Inv.#9518 Migrated Fee for period 2013	2,500.00
52575201	118	CENTURYLINK	5/1/2013	VARIOUS 513	2394	45.26
52575201	1021	NEXTEL COMMUNICATIONS	3/26/2013	573910311-136	Cell Phones	166.48
52575201	1021	NEXTEL COMMUNICATIONS	4/26/2013	573910611-137	Cell Phones	219.43
52575205	29	CASA GRANDE NEWSPAPERS	4/11/2013	PN WWW FEES	Legal Ad	22.03
52575209	567	COHONE TECHNOLOGIES	4/30/2013	00A130968	Repair of rear boom hydraulic cylinder on WW-022	591.27
52575211	619	Ricoh USA, Inc.	4/11/2013	5025756992	Maintenance agreement 4/14/13-5-13-13	30.48
52575211	904	A.C. Sanitation Service, LLC	5/2/2013	20	Landfill fees 4/1/13-4/15/13 Inv. #20	13,014.43
52575211	904	A.C. Sanitation Service, LLC	5/2/2013	21	Landfill fees 4/16/13-4/30/13 Inv. #21	12,964.47
52575211	2238	BEARING-BELT & CHAIN INC.	5/8/2013	1279033	Emergency purchase - parts for Grit belt at SWWTP	723.55
52575211	2238	BEARING-BELT & CHAIN INC.	5/20/2013	1280549	Emergency purchase - belt for Grit system/ SWWTP	781.06
52575211	2599	Casa Gande Pumping Svc., Inc	4/8/2013	7969	Emergency - 4 loads @ SWWTP	1,800.00
52575211	100170	RIPPLE INDUSTRIES	5/17/2013	1204	Replacement of HMI computer at SWWTP	2,700.00
52575215	2	ARIZONA PUBLIC SERVICE	4/16/2013	13-Apr	ELECTRIC	21,212.82
52575215	2	ARIZONA PUBLIC SERVICE	5/3/2013	May-13	ELECTRIC	27,654.16
52575215	22	BIA	5/1/2013	May-13	21241	3,737.04
52575217	450	PINAL CO PUBLIC HEALTH	2/12/2013	13-Jan	Hep B #2 Injection for Ron Lujan and Enemuel Murillo	17.50
52575217	1160	Legend Technical Svcs., Inc.	4/30/2013	1306317	Analytical Testing April SWWTP	3,213.80
52575217	1971	CASA GRANDE COURIER, INC.	5/1/2013	749	Courier fees April 2013 - SWWTP	1,046.00
52575301	619	Ricoh USA, Inc.	5/9/2013	502067456	Base charge 5/14/13-6/13/13	30.48
52575302	1076	FLORENCE TRUE VALUE HARDWARE	4/12/2013	202502	Emergency purchase of pallet wrap for SWWTP	32.90
52575302	1530	THE WATER SHED	4/15/2013	1063	Water & Ice	5.60
52575302	1530	THE WATER SHED	4/22/2013	1115	Water & Ice	3.90
52575302	1530	THE WATER SHED	4/29/2013	1186	Water & Ice	11.21
52575302	1530	THE WATER SHED	4/15/2013	180270	Water and ice restock	7.47
52575302	1530	THE WATER SHED	5/6/2013	180286	Water & Ice	5.28
52575302	1530	THE WATER SHED	4/1/2013	183264	Water & Ice	7.16
52575302	1530	THE WATER SHED	3/18/2013	267726	Water & Ice	8.09
52575302	3000	HRS USA/COSTCO WHOLESALE	4/29/2013	48635	Restock of cups,paper towels,knives,trash bags,creamer coffee, bowels	10.74
52575304	84	PRUDENTIAL OVERALL SUPPLY	4/18/2013	210395696	Weekly fee for uniforms, mops, towels, & mats	19.22
52575304	84	PRUDENTIAL OVERALL SUPPLY	4/25/2013	210398490	Weekly fee for uniforms, mops, towels, & mats	19.49

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52575304	84	PRUDENTIAL OVERALL SUPPLY	5/2/2013	210401281	Weekly fee for uniforms, mops, towels, & mats	19.49
52575304	84	PRUDENTIAL OVERALL SUPPLY	5/9/2013	210404073	Weekly fee for uniforms, mops, towels, & mats	19.49
52575304	84	PRUDENTIAL OVERALL SUPPLY	5/16/2013	210406855	Weekly fee for uniforms, mops, towels, & mats	20.00
52575304	283	BC GRAPHICS	5/6/2013	91591	Uniform shirts for Office Sup. & PW Director	73.78
52575304	283	BC GRAPHICS	5/6/2013	91592	Uniform shirts for Office Assistant & Eng. Associate	34.06
52575306	614	WRIGHT EXPRESS FSC	4/30/2013	32801022	Fuel April 2013	156.43
52575306	614	WRIGHT EXPRESS FSC	4/30/2013	32801022	Fuel April 2013	515.26
52575310	499	Ashland Water Technologies	5/7/2013	30311504	Drewfloc 2475 in totes	2,125.00
52575310	499	Ashland Water Technologies	5/7/2013	30311504	Additional amount owed for PO#31268	47.93
52575310	1638	DPC ENTERPRISES, L.P.	4/18/2013	272000224-13	Restock of CL2 for SWWTP	440.80
52575310	1638	DPC ENTERPRISES, L.P.	5/9/2013	272000261-13	1 ton CL2	655.00
52575316	119	UNITED EXTERMINATING	5/2/2013	162752	Exterminating fees May 2013 SWWTP	45.00
52575316	119	UNITED EXTERMINATING	4/1/2013	163463	Exterminating fees-April 2013	45.00
52575316	865	E & JC Heating & Cooling, LLC	3/29/2013	4316	Emergency repair to AC units at SWWTP	218.95
52575316	881	ARIZONA STATE PRISON-FLORENCE	5/6/2013	0502-117	INMATE LABOR / SWWTP	71.25
52575316	1076	FLORENCE TRUE VALUE HARDWARE	4/29/2013	202876	Emergency purchase of fuses to repair coolers at SWWTP	34.83
52575324	184	DELL MARKETING L.P.	4/30/2013	XJ4TDXTX4	Dell computer for SWWTP	804.06
52575401	471	AMERICAN PUBLIC WORKS ASSOC	4/10/2013	RENEWAL WANYE&MORRIS	Renewal of Group Membership for Wayne Costa & Morris Taylor	20.25
52575406	1541	Balmorhea Hydrogeological Svcs	2/6/2013	251	Professional Service-WW Permitting Svcs Inv. #00251	1,501.49
53219000	99999	Tempory Vendor	5/24/2013	701512	Deposit Refund G/B	75.00
53219000	99999	Tempory Vendor	5/22/2013	706602	Deposit Refund G/B	31.53
53219000	99999	Tempory Vendor	5/22/2013	710825	Deposit Refund G/B	62.89
53219000	99999	Tempory Vendor	5/8/2013	712191	Deposit Refund G/B	46.02
53219000	99999	Tempory Vendor	5/24/2013	712301	Deposit Refund G/B	31.53
53219000	99999	Tempory Vendor	5/8/2013	717721	Deposit Refund G/B	46.02
53371453	99999	Tempory Vendor	5/16/2013	7013800P	G/B OVERPAYMENT	28.98
53371453	99999	Tempory Vendor	5/8/2013	7037800P	Overpayment	28.98
53371453	99999	Tempory Vendor	5/24/2013	706063	G/B OVERPAYMENT	29.92
53371453	99999	Tempory Vendor	5/8/2013	717810	Overpayment	19.49
53371453	99999	Tempory Vendor	5/16/2013	7201700P	Overpayment	28.98
53571205	29	CASA GRANDE NEWSPAPERS	4/11/2013	LP LANDTRANS	Invitation for Bid Advertisement-RFP Landfill or Transfer Station	95.37
53571209	74	Day Auto Supply, Inc	4/25/2013	580811	Electrical rocker switch for compactor mode on SA-009	25.49
53571209	74	Day Auto Supply, Inc	4/29/2013	581096	Hydraulic fitting for rapped rail hydraulic hose on SA-009	16.32
53571209	803	JONES AUTO CENTER	2/21/2013	137742	Purchase one door window regulator and gear selector lever parts for SA-007	60.24
53571209	803	JONES AUTO CENTER	2/22/2013	137752	Purchase one door window regulator and gear selector lever parts for SA-007	50.92
53571209	803	JONES AUTO CENTER	3/7/2013	59640	Replace injectors and repair dash cluster	3,500.00
53571209	803	JONES AUTO CENTER	3/7/2013	59640	Additional amount owed on P.O.#30421	448.21
53571209	1524	FREIGHTLINER ARIZONA LTD	5/7/2013	X002230968	New engine radiator and upper/lower hoses for SA-003	1,539.57
53571209	1608	RLS Services, Inc.	4/12/2013	90171	Emergency purchase of two bearing pins for gripper arm SA-003	239.98
53571209	2214	Wayne Industrail Holdings, LLC	4/10/2013	88859	Emergency purchase of front gripper arm gear for SA-001	469.22
53571230	2739	Central Az Solid Waste Inc	4/30/2013	TOF1304	Waste- Basic Residential Service 4/1/13-4/31/13	19,117.15

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53571304	84	PRUDENTIAL OVERALL SUPPLY	4/18/2013	210395696	Weekly fee for uniforms, mops, towels, & mats	42.83
53571304	84	PRUDENTIAL OVERALL SUPPLY	4/25/2013	210398490	Weekly fee for uniforms, mops, towels, & mats	43.44
53571304	84	PRUDENTIAL OVERALL SUPPLY	5/2/2013	210401281	Weekly fee for uniforms, mops, towels, & mats	43.44
53571304	84	PRUDENTIAL OVERALL SUPPLY	5/9/2013	210404073	Weekly fee for uniforms, mops, towels, & mats	43.44
53571304	84	PRUDENTIAL OVERALL SUPPLY	5/16/2013	210406855	Weekly fee for uniforms, mops, towels, & mats	43.44
53571304	283	BC GRAPHICS	5/6/2013	91592	Uniform shirts for Office Assistant & Eng. Associate	34.06
53571306	614	WRIGHT EXPRESS FSC	4/30/2013	32801022	Fuel April 2013	4,568.84
53571312	2100	WALMART COMMUNITY # 0005 7118	5/8/2013	2325	Solar Light replacements for resident's damaged lights	9.90
62575201	1021	NEXTEL COMMUNICATIONS	3/26/2013	573910311-136	Cell Phones	166.48
62575201	1021	NEXTEL COMMUNICATIONS	4/26/2013	573910611-137	Cell Phones	219.43
62575205	29	CASA GRANDE NEWSPAPERS	4/11/2013	PN WWW FEES	Legal Ad	22.03
62575211	34	COOLIDGE ENGINE & PUMP, L.L.C.	4/15/2013	4147	Supply & install new gearbox for clarifier drive motor	2,126.87
62575211	74	Day Auto Supply, Inc	4/19/2013	580199	Purchase of air filters and grease for blowers at NWWTP	157.18
62575211	74	Day Auto Supply, Inc	5/9/2013	582177	Purchase of one blower belt for NWWTP	122.82
62575211	619	Ricoh USA, Inc.	4/11/2013	5025756992	Maintenance agreement 4/14/13-5-13-13	30.48
62575211	938	USABlueBook - ACCT 703717	5/6/2013	952822	Purchase of two algea brushes,twi kevlar corners and one packing tool kit	171.43
62575211	938	USABlueBook - ACCT 703717	5/9/2013	956141	Purchase of two algea brushes,twi kevlar corners and one packing tool kit	36.15
62575215	2	ARIZONA PUBLIC SERVICE	4/16/2013	13-Apr	ELECTRIC	52.61
62575215	2	ARIZONA PUBLIC SERVICE	5/3/2013	May-13	ELECTRIC	66.37
62575217	95	DESERT BORING AND EXCAVATION	4/22/2013	6881	Emergency excavation at NWWTP - clean clarifier	1,062.50
62575217	450	PINAL CO PUBLIC HEALTH	2/12/2013	13-Jan	Hep B #2 Injection for Ron Lujan and Enemuel Murillo	17.50
62575217	1160	Legend Technical Svcs., Inc.	4/30/2013	1306316	Analytical Testing April NWWTP	1,184.60
62575217	1971	CASA GRANDE COURIER, INC.	5/1/2013	749	Courier fees April 2013 - NWWTP	1,046.00
62575301	619	Ricoh USA, Inc.	5/9/2013	502067456	Base charge 5/14/13-6/13/13	30.48
62575302	1076	FLORENCE TRUE VALUE HARDWARE	4/3/2013	202309	Emergency purchase of electrical tape for NWWTP	13.13
62575302	1076	FLORENCE TRUE VALUE HARDWARE	4/25/2013	202803	Galv Cap for NWWTP	9.99
62575302	1076	FLORENCE TRUE VALUE HARDWARE	5/21/2013	203370	Two 3 couplings	188.51
62575302	1530	THE WATER SHED	4/15/2013	1063	Water & Ice	5.60
62575302	1530	THE WATER SHED	4/22/2013	1115	Water & Ice	3.90
62575302	1530	THE WATER SHED	4/29/2013	1186	Water & Ice	11.21
62575302	1530	THE WATER SHED	4/15/2013	180270	Water and ice restock	7.47
62575302	1530	THE WATER SHED	5/6/2013	180286	Water & Ice	5.28
62575302	1530	THE WATER SHED	4/1/2013	183264	Water & Ice	7.16
62575302	1530	THE WATER SHED	3/18/2013	267726	Water & Ice	8.09
62575302	3000	HRS USA/COSTCO WHOLESALE	4/29/2013	48635	Restock of cups,paper towels, knives, trash bags, creamer coffee, bowels	10.74
62575304	84	PRUDENTIAL OVERALL SUPPLY	4/18/2013	210395696	Weekly fee for uniforms, mops, towels, & mats	19.22
62575304	84	PRUDENTIAL OVERALL SUPPLY	4/25/2013	210398490	Weekly fee for uniforms, mops, towels, & mats	19.49
62575304	84	PRUDENTIAL OVERALL SUPPLY	5/2/2013	210401281	Weekly fee for uniforms, mops, towels, & mats	19.49
62575304	84	PRUDENTIAL OVERALL SUPPLY	5/9/2013	210404073	Weekly fee for uniforms, mops, towels, & mats	19.49
62575304	84	PRUDENTIAL OVERALL SUPPLY	5/16/2013	210406855	Weekly fee for uniforms, mops, towels, & mats	20.00
62575304	283	BC GRAPHICS	5/6/2013	91591	Uniform shirts for Office Sup. & PW Director	73.77

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62575304	283	BC GRAPHICS	5/6/2013	91592	Uniform shirts for Office Assistant & Eng. Associate	34.06
62575306	614	WRIGHT EXPRESS FSC	4/30/2013	32801022	Fuel April 2013	156.42
62575306	614	WRIGHT EXPRESS FSC	4/30/2013	32801022	Fuel April 2013	515.21
62575310	499	Ashland Water Technologies	5/7/2013	30311504	Drewfloc 2475 in totes	2,125.00
62575310	499	Ashland Water Technologies	5/7/2013	30311504	Additional amount owed for PO#31268	47.93
62575310	1638	DPC ENTERPRISES, L.P.	5/9/2013	272000261-13	150 lb CL2	438.39
62575310	2105	HACH COMPANY	5/3/2013	8281696	pH buffer and nitric acid solution	65.69
62575310	2105	HACH COMPANY	5/6/2013	8283752	pH buffer and nitric acid solution	30.57
62575316	881	ARIZONA STATE PRISON-FLORENCE	5/6/2013	0502-117	INMATE LABOR / NWWTP	18.75
62575316	1076	FLORENCE TRUE VALUE HARDWARE	5/2/2013	202958	Emergency- parts to repair effluent line at NWWTP	109.50
62575316	1076	FLORENCE TRUE VALUE HARDWARE	5/2/2013	202961	Emergency- parts to repair effluent line at NWWTP	22.60
62575316	1076	FLORENCE TRUE VALUE HARDWARE	5/22/2013	203404	Emergency purchase of parts to reair water leak @ NWWTP digester	13.15
62575401	471	AMERICAN PUBLIC WORKS ASSOC	4/10/2013	RENEWAL WANYE&MORRIS	Renewal of Group Membership for Wayne Costa & Morris Taylor	20.25
239509506	100183	Clean Air Concepts	5/8/2013	PSI13-0316	Exhaust filtration system on grant	63,653.10
300506215	14	Arizona Public Service Company	5/6/2013	454526287 513	SLID #1	1,318.65
300506215	14	Arizona Public Service Company	4/29/2013	AR0480003392	SLID #1	191.50
301506215	14	Arizona Public Service Company	5/6/2013	521526288 513	SLID #2	1,535.32
301506215	14	Arizona Public Service Company	4/29/2013	AR0480003392	SLID #2	49.96
302506215	14	Arizona Public Service Company	5/6/2013	915626281 513	SLID #3	498.90
302506215	14	Arizona Public Service Company	4/29/2013	AR0480003392	SLID #3	260.89
501506205	29	CASA GRANDE NEWSPAPERS	4/11/2013	3341	Legal Ad-DIF Study	8.01
505506205	29	CASA GRANDE NEWSPAPERS	4/11/2013	3341	Legal Ad-DIF Study	8.01
506506205	29	CASA GRANDE NEWSPAPERS	4/11/2013	3341	Legal Ad-DIF Study	8.01
508506205	29	CASA GRANDE NEWSPAPERS	4/11/2013	3341	Legal Ad-DIF Study	8.02
509506205	29	CASA GRANDE NEWSPAPERS	4/11/2013	3341	Legal Ad-DIF Study	8.01
510506205	29	CASA GRANDE NEWSPAPERS	4/11/2013	3341	Legal Ad-DIF Study	8.01
511506205	29	CASA GRANDE NEWSPAPERS	4/11/2013	3341	Legal Ad-DIF Study	8.02
524506314	931	Onstream Media Corporation	4/15/2013	19498	Website - Video Streaming	177.20
596506205	29	CASA GRANDE NEWSPAPERS	4/11/2013	3341	Legal Ad-DIF Study	8.01
597506205	29	CASA GRANDE NEWSPAPERS	4/11/2013	3341	Legal Ad-DIF Study	8.01
598506205	29	CASA GRANDE NEWSPAPERS	4/11/2013	3341	Legal Ad-DIF Study	8.01
598506205	29	CASA GRANDE NEWSPAPERS	4/11/2013	3341	Legal Ad-DIF Study	8.01
921160000	99999	Temporary Vendor	5/29/2013	202701027OP	Overpayment	199.81
957506205	29	CASA GRANDE NEWSPAPERS	4/25/2013	LEGAL AUCT	2 legal ads in newspaper for delinquent assessments	134.64
957506217	3032	WILLDAN	5/13/2013	512148	Professional Services	1,500.00
958506205	29	CASA GRANDE NEWSPAPERS	4/25/2013	LEGAL DELIGQ	legal ad in newspaper for Dist. 2 delinquent assessment	193.55
Total Warrants						\$ 877,146.45



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: July 1, 2013 Town Council Meeting

Re: Activity Report

Major updates for this department are as follows:

- Ongoing and active participation in staff Economic Development (ED) meetings. Team working on enhancements to the new ED webpage; distribution of new professional marketing materials; review of current ED initiatives and tools; and discussions of new tools, initiatives and opportunities to increase growth and development activities throughout Florence.
- Construction on National Bank of Arizona at the northeast corner of Butte Avenue and Main Street is on track and inspections are going well. Sign permits for the bank and the Town monument sign have been issued. Some signs installed as of this writing. During past months, staff has worked closely with the bank and ADOT on intersection and Butte Avenue improvements. There is also ongoing work and discussions regarding the corner monument sign installation. The banner poles have been installed in their new locations. The bank is looking to open this new facility in early July.
- Significant progress being made on two potential large annexations. An internal annexation team was formed and meets biweekly. The Director is meeting with major landowners, developers and stakeholders within the annexation areas in advance of the annexations being filed with Pinal County. The Director presented information on these annexations to the Mayor and Town Council. Along with the Town Manager and all department heads, we conducted neighborhood meetings for each of the proposed annexations in May. Staff is now working on a fiscal analysis report for each proposed annexation area.
- The Planning and Zoning Commission approved the Design Review application for a new gas station ("Florence Superstop") with a 4,100 square foot convenience store with an automatic car wash at the southeast corner of Highway 79 and Diversion Dam Road. The project is now permitted and under construction.

- Staff is working with Pulte Homes and Southwest Value Partners on a proposed amendment to the Merrill Ranch PUD that would facilitate Pulte's near term building and development plans. This application is going to the Planning and Zoning Commission in June.
- A CUP application was submitted for a Medical Marijuana Dispensary at the former Big O Tire location.
- The 32,000 square foot Anthem American Leadership Academy charter school across from the Florence Hospital at Anthem is under construction. The school hopes to open for the 13/14 school year.
- We hope to be commencing construction on the permanent AMR Fire Station in the near future. We are providing assistance to the project team to facilitate this project. The Director is looking for opportunities to re-locate the current temporary fire station facility within the potential annexation growth area once the permanent Anthem facility opens. Options will be reviewed with the annexation team, which includes the Fire Chief.
- Territory Square CLOMR/LOMR and Zoning District projects are moving ahead and on schedule. A more specific progress update is provided below:
 1. *US Army Corps Section 404 Status/Review* – The results of the preliminary Section 404 analysis indicate that this project will not encroach into the Section 404 Preliminary Jurisdictional Determination (PJD) as determined by W/P sub-consultant, Echo Engineering. This information was submitted to the COPRS on April 29th for review and approval.
 2. The Biological Review for the site was prepared by W/P sub-consultant Del Sol Group, and was submitted to the United States Fish and Wildlife Service (USFWS) on April 19th. A response stating no issues or concerns was received on May 9th. This information will be included in the CLOMR TDN as required by FEMA to meet the requirements of the Endangered Species Act.
 3. The earthwork has been optimized for the super pad site based on the results of the Geotechnical Report prepared for the project. The geotechnical engineer has indicated that the native surface soils south of the river are predominately clays, placing additional clay from the area as fill will not make the site worse than the existing soil conditions for foundation design and that it would be reasonable to place the soils now and require individual soil reports at the time of construction or perform a post-grading soil report following site grading.
 4. Two alternative borrow site locations have been presented to the Town for consideration. Based on input from the Town, the alternative presented as Option 1 has been selected (borrow site immediately north of the super pad location).

5. Grading plans are being developed for the super pad fill and borrow area grading.
 6. A Technical Data Notebook (TDN) is being prepared for the Conditional Letter of Map Revision (CLOMR) for Phase 1.
 7. Sample plans (Maricopa City Complex) were submitted to the Town for review of format for this project's improvement plans. Wayne Costa to provide input.
 8. Information was requested from the Town (Mark) on parcel ownership legal description (ALTA, Title Report, etc.) for the parcel in which the super pad will be constructed. This information is necessary for preparing the legal description for super pad parcel per the Scope of Work.
 9. W/P will coordinate with the Town to gain an understanding of the current and interim operational requirements of the irrigation system impacted by Phase 1 construction and the existing well site near Main Street and Ranchview Road.
- The Johnson Ranch Estates team submitted their Development Agreement. The DA is being reviewed by staff and we will then meet with the project team to discuss before the DA is presented to Council. It appears this will precede any action on their GPA and PUD applications.
 - The attached permit spreadsheet shows that the Town issued 14 single-family home permits for May of 2013.
 - The Superstition Vistas project team met in March, 2013 to look at the current state of the project and various issues impacting the region. There were no major updates since the last meeting and the group decided to transition to a quarterly meeting.
 - Staff continues to work on several Town of Florence Development Code text amendments.
 - Recent discussions with ADOT are indicating that the ADOT NS Corridor options are looking like high potential alignment options for future passenger rail alignments. Will continue to stay engaged in this project to promote passenger rail opportunities that benefit Florence and this region.
 - ADOT held a N-S Corridor agency meeting in April. It now looks like the final draft ADOT N-S Corridor ASR (Alternative Selections Report) will not officially be released until the end of this year. The ASR will include the preferred Florence corridor options, but will also include some options that Town and local stakeholders will continue to oppose. There is discussion now about how the results of a current toll feasibility study could impact the next stages of the project, including the extent of the planned environmental analysis.

- Implemented new SmartGov permitting software and had in-house training opportunities for several Town departments. Program is up and running.
- Working with CAG on socio-economic aspects of current Regional Transportation Plan (RTP) project. The reformed Pop-Tac group is meeting on a regular basis again.
- Code compliance is ongoing and includes dealing with an abundance of abandoned structures, hoarding issues, unsafe pools, squatters and various life safety issues.
- Work on the Brunenkant building should be underway as of this Council date.
- The Director and Town Planner attended the annual Historic Preservation conference along with the HDAC and Vice Mayor Smith. The Town received grant funds to attend this very worthwhile conference.
- Working on early stages of a new park development plan for the Silver King and Padilla lots.
- The Director now holds the CFM (Certified Floodplain Manager) certification.

TOWN OF FLORENCE Building Permits for 2005 Thru 2013

Month	SFR 2005	SFR 2006	SFR 2007	SFR 2008	SFR 2009	SFR 2010	SFR 2011	SFR 2012	SFR 2013	M/F 2005 thru 2012	M/F 2013	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	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	Other 2005	Other 2006	Other 2007	Other 2008	Other 2009	Other 2010	Other 2011	Other 2012	Other 2013	
Jan.	1	6	29	51	1	20	4	7	20	0	0	1	3	4	3	1	2	1	1	0	0	0	1	5	0	0	1	0	0	30	13	28	23	42	33	32	32	35	
Feb.	3	53	27	46	0	23	5	7	10	0	0	0	4	5	3	2	3	0	2	0	0	1	2	2	3	3	0	2	0	21	3	27	28	22	33	22	30	27	
Mar.	13	51	58	48	3	29	5	8	20	0	0	3	6	6	4	2	1	2	0	2	0	4	3	3	5	1	2	1	1	16	20	32	29	44	12	34	30	48	
April	2	38	36	50	23	17	26	4	27	0	0	2	9	5	1	0	1	4	0	0	0	1	2	7	1	4	3	2	3	12	10	16	30	48	29	32	20	38	
May	1	50	53	53	33	24	16	20	14	0	0	3	13	1	0	1	1	1	1	1	0	3	3	9	1	0	2	1	1	12	10	26	14	14	28	31	33	41	
June	5	90	52	52	28	23	11	22		0	0	4	4	2	0	2	2	1	0		0	2	2	1	2	1	4	0		19	12	21	33	27	33	23	35		
July	3	32	54	57	35	15	5	12		0	0	2	5	1	0	0	1	0	0		0	2	3	2	1	0	6	6		9	16	22	36	26	14	17	24		
Aug.	0	19	32	38	16	6	13	12		0	0	1	1	3	0	0	0	1	0		0	0	0	9	3	1	1	1		5	10	28	27	28	15	19	23		
Sept.	35	6	1	31	10	6	7	14		0	0	2	2	1	0	1	0	0	0		1	1	3	2	1	0	6	0		11	16	9	38	23	20	17	18		
Oct.	2	16	21	23	11	5	7	12		0	0	4	6	2	2	0	0	0	2		5	4	2	2	2	1	1	0		17	16	30	56	21	20	18	40		
Nov.	2	20	17	18	24	5	8	8		0	0	4	2	2	1	0	3	1	0		9	1	3	4	2	0	0	1		19	35	16	30	33	37	41	33		
Dec.	33	26	31	0	17	0	5	12		0	0	2	7	4	1	3	0	1	0		2	2	1	1	1	2	2	0		57	27	18	20	25	23	31	42		
Total	100	407	411	467	201	173	112	138	91	0	0	28	62	36	15	12	14	12	6	3	17	21	25	47	22	13	28	14	5	228	188	273	364	353	297	317	360	189	

1. SFR = New Single Family Residential Homes

2. M/F = New Multi-Family Residential (duplexes, triplexes, apartments, etc.)

3. M/H - Manufactured Homes, Mobile Homes and Park Models

4. C/I = Commercial/Industrial New/Tenant Improvements

5. Other = Pools, Sheds, Fences, Signs, etc.

**MUNICIPAL COURT
MEMORANDUM**

TO: CHARLES MONTOYA TOWN MANAGER
FROM: KATHERINE KAISER, MAGISTRATE
RE: MAY 2013 MONTHLY REPORT
DATE: JUNE 2013



The Senior Court Clerk returned from maternity leave after giving birth to a 9 pound son. Congratulations and welcome back Jennifer.

May was a pretty slow month for revenue compared to the past 3 months. Citations are steadily increasing each month. With regaining several officer positions, hopefully the increase will be larger each month.

The Judge attended the Annual Arizona Magistrates Association conference in beautiful Prescott, where she continues to hold a position as a board member. Next month she will attend the Annual Judicial Conference which will be held in Scottsdale this year.

**ADDITIONAL MONIES COLLECTED FROM COLLECTION AGENCY
AND ARIZONA STATE TAX INTERCEPTION: YEAR 2013 TOTALS**

VCS COLLECTIONS	F.A.R.E./T.I.P.S.
\$1,611.00	\$78,733.93

**MONEY COLLECTED FOR VICTIM RESTITUTION: YEAR 2013
TOTAL**

\$3,871.60

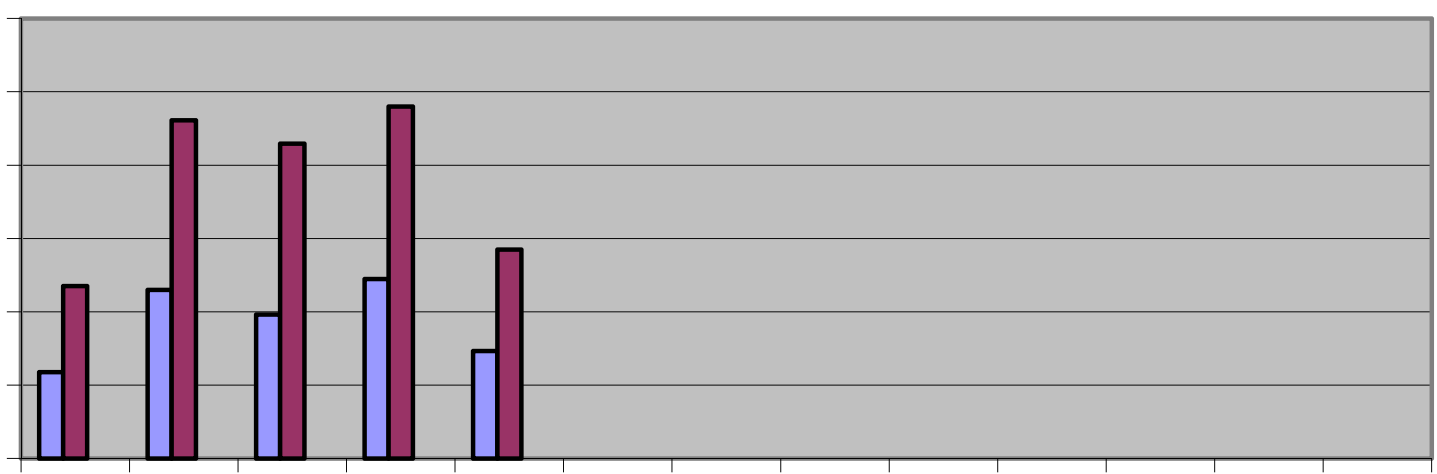
**MONEY COLLECTED FOR FLORENCE POLICE DEPARTMENT FOR
DRIVING ON A SUSPENDED LICENSE AND THE NEW \$4
ASSESSMENT: YEAR 2013 TOTAL**

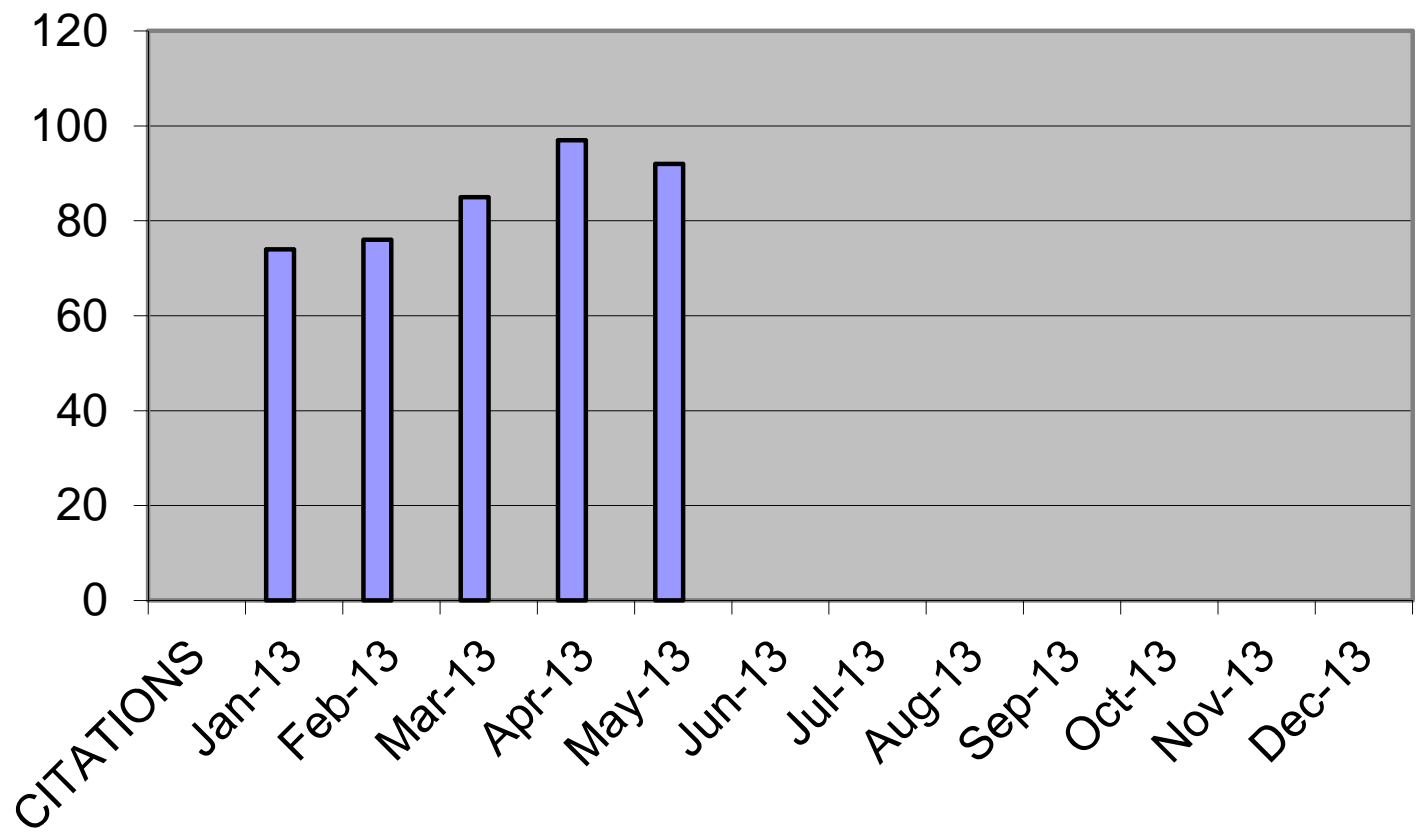
\$5,246.13

\$60,000.00
\$50,000.00
\$40,000.00
\$30,000.00
\$20,000.00
\$10,000.00
\$0.00

Jan-13 Feb-13 Mar-13 Apr-13 May-13 Jun-13 Jul-13 Aug-13 Sep-13 Oct-13 Nov-13 Dec-13 TOTALS

■ TOF& ■ TOTAL \$ ■ YEAR 2013





Series1
Series2

Memo

To: Charles Montoya, Town Manager
Lisa Garcia, Deputy Town Manager

From: Mike Farina, Finance Director

Date: June 18, 2013

Re: Finance Department Report

Finance Department Update

Residential Construction

The month of May resulted in 14 new residential housing building permits issued in Anthem. This is in comparison to 28 in April. Total for the fiscal year is 162. We have based our budget on 120 new residential homes this fiscal year and are at 135% of estimated homes. We are moving that estimate up to 175 to end June 30, 2013.

Other

Infrastructure Improvement Plan/Development Impact Fee Study

The resolution to adopt the IIP and LUA is coming before Council on July 1, 2013. First reading of the Development Fee Impact Ordinance is scheduled for July 15 and second reading is scheduled for August 5.

Utility Increases

Utility increases will be effective on July 1, 2013 for water and wastewater. First advance billing for sanitation was on the May utility bill that was sent in June.

Budget

Adoption of the budget is complete. The tax levy ordinance will be on the July 1 agenda for both the Town's primary tax and the CFD #1 and CFD #2 levies.

Memorandum

Date: June 17, 2013
To: Charles Montoya, Town Manager
From: Mike Farina, Finance Director
Subject: Departmental Report - May 31, 2013

The month of May represents 92% of the fiscal year. The following chart compares the FY 2012-2013 actual revenue & expenses to the budget amounts for the Town's major Funds.

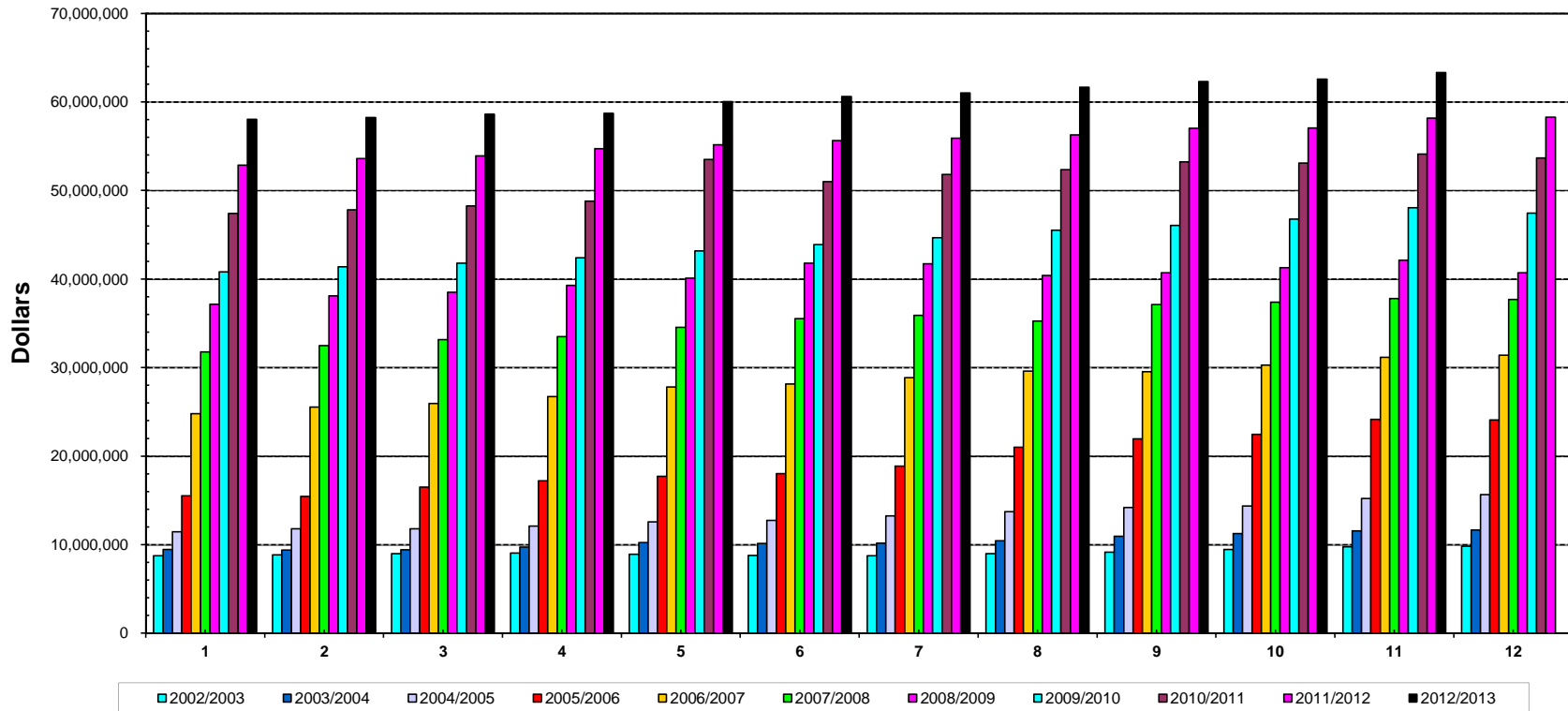
Fund Name	Year to Date Revenue Actual FY 12-13	Revenue Budget FY 12-13	% Actual to Budget	Year to Date Expense Actual FY 12-13	Expense Budget FY 12-13	% Actual to Budget
General	\$10,142,908	\$11,082,514	91.52%	\$9,736,972	\$12,545,596	77.61%
Capital Improvement	\$1,769,421	\$2,447,414	72.30%	\$1,371,947	\$5,662,948	24.23%
Highway Users Tax	\$2,106,347	\$4,043,873	52.09%	\$1,879,828	\$6,058,200	31.03%
Construction Tax - 4%	\$94,553	\$130,000	72.73%	\$260,913	\$0	0.00%
Food Tax - 2%	\$171,414	\$102,462	167.30%	\$0	\$1,335,000	0.00%
Town Water	\$2,303,744	\$3,388,075	68.00%	\$1,546,884	\$6,849,933	22.58%
Town Sewer *	\$2,835,647	\$5,338,950	53.11%	\$1,641,175	\$5,827,259	28.16%
Sanitation	\$1,056,772	\$1,154,100	91.57%	\$642,047	\$771,157	83.26%
Total	\$20,480,807	\$27,687,388	73.97%	\$17,079,765	\$39,050,093	43.74%

This month reports are indicating the current revenue and expense percentage's year to date as compared to budget

* An operating transfer for \$4,444,856 was made out of the General Fund into the CIP funds.

The amount is not an actual expenditure or revenue. It was just funding moved from one fund to another for use in the future.

**TOWN OF FLORENCE
MONTHLY CASH POSITION - ALL FUNDS**



**General Fund Report
Fiscal Year 2012-2013
Reported through May 31, 2013
92% of Fiscal Year Lapsed**

Year to Date Revenue Collections by Category

Category	Budget	Actual	Actual to Budget
Taxes	2,569,095	\$2,509,059	97.7%
Licenses and Permits	223,000	\$358,067	160.6%
Franchise Fees and Taxes	390,000	\$295,696	75.8%
Intergovernmental	5,849,888	\$5,094,428	87.1%
Charges-General Government	74,000	\$23,886	32.3%
Miscellaneous	38,500	\$61,622	160.1%
CE Inspection Fees	40,000	\$81,005	202.5%
Civil Engineering Fees	50,000	\$93,400	186.8%
Community Development Fees	47,000	\$147,299	313.4%
Cemetery Fees	11,000	\$20,201	183.6%
Public Safety-Police	172,800	\$131,099	75.9%
Public Safety-Fire	43,500	\$75,793	174.2%
Parks and Recreation	64,900	\$53,005	81.7%
Library	65,000	\$8,198	12.6%
Seniors	18,600	\$18,656	100.3%
Fines and Forfeits	140,200	\$161,855	115.4%
Interest Earnings	100,000	\$29,712	29.7%
Economic Development	0	\$272	
Downtown Redevelopment	2,000	\$9,579	479.0%
Government Access Channel	6,200	\$6,676	107.7%
Operating Transfer	1,176,831	\$963,403	81.9%
Total	\$11,082,514	\$10,142,908	91.52%

Year to Date Expenditures by Department

Department	Budget	Actual	Actual to Budget
Council	137,361	\$107,844	78.5%
Administration	604,770	\$521,012	86.2%
Courts	264,044	\$203,763	77.2%
Town Attorney	181,685	\$163,894	90.2%
Finance	666,265	\$634,652	95.3%
Grants	79,765	\$61,812	77.5%
Human Resources	184,310	\$161,626	87.7%
Community Development	571,110	\$396,955	69.5%
Police Services	3,782,085	\$2,903,567	76.8%
Fire Services	2,358,522	\$2,075,884	88.0%
Information Technology	606,810	\$440,438	72.6%
Parks & Recreation Services	1,461,569	\$1,164,801	79.7%
Library	327,820	\$282,599	86.2%
Engineering	144,450	\$95,793	66.3%
Facility Maintenance	74,475	\$48,823	65.6%
General Government	497,300	\$278,848	56.1%
Cemetery	27,400	\$11,528	42.1%
Economic Development	569,355	\$183,133	32.2%
Operating Transfers	6,500	\$4,446,353	68405.4%
Total	\$12,545,596	\$14,183,325	113.05%

**Development Impact Fees
Collections for Fiscal Year 2012-2013
May 31, 2013**

Fee Fund	Fund Balance	Interest	Collected	Transfers	Use	Fund Balance
596 Florence Water	100,094	316	1,665		1,803	100,272
597 Florence Sewer	344,435	1,095	2,053		1,803	345,780
598 North Florence Water	11,405	30	0		1,803	9,632
599 North Florence Sewer	14,059	38	0		1,803	12,294
501 Sanitation	47,625	145	0		1,803	45,966
505 Transportation	553,921	2,046	96,550		1,803	650,714
506 General Government	1,460,547	3,876	0	(243,564)	1,803	1,219,055
508 Police	137,541	284	146,675	245,324	195,967	333,856
509 Fire/EMS	1,706,526	5,777	165,245		60,493	1,817,056
510 Parks	1,070,051	3,815	138,222		1,803	1,210,284
511 Library	798,903	2,538	(841)		1,803	798,797
Total Development Impact Fees	\$6,245,106	\$19,960	\$549,569	\$1,759	\$272,691	\$6,541,945

INVESTMENT REPORT - TOWN OF FLORENCE

	FISCAL YEAR - 2012						2013					
	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
Cash Accounts												
Cash in Bank-Nat	\$8,664,018	8,835,007	9,274,175	9,363,954	10,703,019	11,241,813	11,666,945	12,262,771	13,062,364	13,217,573	13,979,251	
TOF-P/D Evidence	\$4,674	4,587	4,597	4,968	4,734	4,735	4,735	4,815	4,444	4,269	4,269	
LGIP InvestmentsP5	\$31,047	31,053	31,059	31,066	31,071	31,077	46,948	46,954	46,962	124,061	124,075	
LGIP InvestmentsP7	\$8,870	8,871	8,872	8,873	8,874	8,875	8,876	8,876	8,876	8,878	8,878	
S&Y Investment	\$49,310,922	49,344,005	49,299,159	49,302,504	49,298,646	49,317,617	49,300,471	49,347,723	49,178,980	49,219,868	49,192,351	
Total cash	58,019,530	58,223,522	58,617,862	58,711,365	60,046,344	60,604,117	61,027,974	61,671,139	62,301,626	62,574,648	63,308,823	0
Monthly yield												
National Bank	0.0500%	0.0500%	0.0500%	0.0500%	0.0500%	0.0500%	0.0500%	0.0500%	0.0500%	0.0500%	0.0500%	
LGIP-5953	0.2200%	0.2300%	0.2500%	0.2100%	0.2500%	0.2300%	0.1800%	0.1700%	0.1800%	0.1800%	0.1300%	
LGIP-7256	0.1100%	0.1100%	0.1500%	0.1500%	0.1500%	0.1400%	0.1000%	0.0800%	0.1000%	0.0900%	0.0500%	
S&Y Investment Av	1.1400%	1.1400%	0.9200%	0.8800%	0.8800%	0.8700%	0.8400%	0.8400%	1.0400%	1.0900%	1.1200%	

Grants Division

Monthly Activity Report

June 2013

Prior Fiscal Years										
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1 2004 Main Street Streetscape Project
Project TEA-FLO-0(004)A

The Town was previously awarded a **\$500,000** TEA-21 grant from the Federal Highway Administration through ADOT, to perform enhancements on north Main Street to revitalize the local economy along this right-of-way corridor.

The Town Council approved an addendum to the existing IGA with ADOT for the streetscape project at its June 3 meeting. ADOT will work directly with an independent consultant to complete the environmental studies, bid out construction and oversee the construction of the project.

Current Phase:	1. Council Approved	2. Pre- App	3. App Submitted	4. Award / Denial Notif.	5. Grant Contract	
	6. Constructn. Contract	7. Project	8. Reimburse.	9. Pending	10. Closeout	11. Closed

Project Manager:
Wayne Costa, Public Works Director

Contract Administrator:
Grants Coordinator

Administration Contracted Out: CAG - Application

Grant Amt	500,000
Town Match	39,681
Expenditures	(94,964)
Fund Bal	444,717

2 2010 Community Development Block Grant (CDBG) - Water Wells Generators
Contract 110-11

The Town received a Community Development Block Grant (CDBG) award in the amount of **\$279,270** in 2010, for purchase and installation of diesel generators on water wells #1 and #5. The generators will ensure the Town has an assured power supply to run the water wells (as well as its hydrants) at full capacity even during extended power outages. The construction contract was awarded to Felix Construction.

Final reimbursement has been received. The project and state's Closeout Report are complete, and the grant is in the Town's contract closeout phase.

Current Phase:	1. Council Approved	2. Pre- App	3. App Submitted	4. Award / Denial Notif.	5. Grant Contract	
	6. Constructn. Contract	7. Project	8. Reimburse.	9. Closeout	10. Pending	11. Closed

Project Manager:
Wayne Costa, Public Works Director
Contract Administrator:
Grants Coordinator

Grant Amt	279,270.00
Town Match	125,000.00
Expenditures	373,052.42)
Fund Bal	31,217.58

Administration Contracted Out: CAG - Labor Standards

3 2011 State Special Projects Grant (SSP) – Downtown ADA Improvements

Curb Cuts

Contract 111-12

The Town has been awarded a State Special Project Grant from the Arizona Department of Housing (ADOH) to install ADA Curb-cut ramps in the downtown Main Street area in the amount of **\$300,000**. These ramps are necessary to meet federal ADA requirements. This grant requires matching funds from the HURF fund in the amount of \$118,810.

Bids were opened May 31 and analyzed by staff. The recommended contract award will be on the Town Council's July 1 agenda.

Current Phase:	1. Council Approved	2. Pre-App	3. App Submitted	4. Award / Denial Notif.	5. Grant Contract	
	6. Constructn. Contract	7. Project	8. Reimburse.	9. Pending	10. Closeout	11. Closed

Project Manager:
Wayne Costa, Public Works Director
Contract Administrator:
Grants Coordinator

Grant Amt	300,000.00
Town Match	118,810.00
Expenditures	(15,843.48)
Fund Bal	402,966.52

Administration Contracted Out: CAG - Labor Standards

Current Fiscal Year

1 2012 High Intensity Drug Trafficking Alliance (HIDTA) 22

COT Grant Number HT12-2226

The Town was awarded a grant in the amount of **\$73,771**, from the HIDTA-22 program (federal funds) for a police officer to participate as a member of the Pinal County Narcotics Task Force. This grant is administered by the Tucson Police Department.

The grant award has been fully expended, partially reimbursed, and pending full reimbursement.

Current Phase:	1. Council Approved	2. Pre- App	3. App Submitted	4. Award / Denial Notif.	5. Grant Contract	
	6. Constructn. Contract, N/A	7. Project	8. Reimburse. Ongoing	9. Pending	10. Closeout	11. Closed

Project Manager: Tucson Police Department	Grant Amt	73,771.00
Contract Administrator: Yvonne Kube, Accountant	Town Match	
	Expenditures	(73,771.00)
	Fund Bal	.00

2 2012 Certified Local Government Grant (CLG)

The Town has been awarded a Certified Local Government Grant (CLG) program in the amount of **\$5,000** in order to pay for the architectural services to place some existing properties on the National Register of Historic Places. The Town is matching funds in the amount of \$5,000, which were required as part of this application. The total project cost is estimated at \$10,000.

The Town received a signed contract from SHPO in November. An architect has been procured for the project, and Town staff has met with him to identify expectations.

Current Phase:	1. Council Approved	2. Pre- App	3. App Submitted	4. Award / Denial Notif.	5. Grant Contract	
	6. Architect Contract	7. Project	8. Reimburse.	9. Pending	10. Closeout	11. Closed

Project Manager: Community Development Department	Grant Amt	5,000.00
Contract Administrator: Grants Coordinator	Town Match	5,000.00
	Expenditures	
	Fund Bal	10,000

3 2012 Arizona FFY 2013 Highway Safety Plan GOHS (formerly AHSP)

The Town was awarded a Governor's Office of Highway Safety (GOHS) - formerly AHSP - grant in the amount of **\$5,000**, which will allow for overtime costs for speed enforcement. There are no matching funds required for this application.

Activity on the grant has been completed for quarters #1 and #2, and is currently in quarter #3 of the federal fiscal year 2013.

Current Phase:	1. Council Approved	2. Pre- App	3. App Submitted	4. Award / Denial Notif.	5. Grant Contract	
	6. Constructn. Contract, N/A	7. Project	8. Reimburse.	9. Pending	10. Closeout	11. Closed

Project Manager:

Police Department

Contract Administrator:

Grants Coordinator

Grant Amt	5,000.00
Town Match	
Expenditures	(2,449.25)
<u>Fund Bal</u>	<u>2,550.75</u>

4 2012 Tohono O’odham Nation

The Town has received a 12% gaming grant from the Tohono O'odham Nation in the amount of **\$47,360.66**. The funds will be used for repairs and painting of exterior walls of the American Legion building. There are no matching funds for this grant. Notification of award was made Aug. 31. The grant contract has been signed, and planning for the project has begun between staff and the American Legion. A bid proposal has been accepted. Next steps: sign a contract and start the work.

Current Phase:	1. Council Approved	2. Pre- App	3. App Submitted	4. Award / Denial Notif.	5. Grant Contract	
	6. Service. Contract	7. Project	8. Funding Received	9. Pending	10. Closeout	11. Closed

Project Manager:

Mark Eckhoff, Community Development

Contract Administrator:

Grants Coordinator

Grant Amt	47,360.66
Town Match	
Expenditures	-
<u>Fund Bal</u>	<u>47,360.66</u>

5 2012 Gila River Indian Community

The Town was awarded a 12% gaming grant from the Gila River Indian Community in the amount of **\$63,801.85**, for the purchase of an exhaust capture and filtration system for Fire Station No. 549 (downtown). There are no matching funds for this application. Notice of award was made on Oct. 24. Acceptance of the funds for this grant was adopted at the November Council meeting.

The unit was installed in early May, and the Fire Department is waiting to be invoiced,

Current Phase:	1. Council Approved	2. Pre-App	3. App Submitted	4. Award / Denial Notif.	5. Grant Contract	
	6. Purchase.	7. Equip. Installed	8. Funding Received	9. Pending	10. Closeout	11. Closed

Project Manager:

Fire Department

Contract Administrator:

Grants Coordinator

Grant Amt	63,801.85
Town Match	
Expenditures	-63,653.10
<u>Fund Bal</u>	<u>148.75</u>

6 2013 Governor's Office of Highway Safety (GOHS)-

1) DUI Overtime Enforcement -- \$10,000

2) DUI Equipment: 5 Portable Breath Testers – \$2,500

The Town submitted an application in the amount of \$10,000, for a grant to fund overtime for DUI enforcement, and to purchase five Portable Breath Testing Devices.

Two grants were awarded in the amount of **\$12,500** for DUI OT enforcement and five portable breath testers. The breath testers are in the process of being purchased.

Current Phase:	1. Council Approved	2. Pre-App	3. App Submitted	4. Award / Denial Notif.	5. Grant Contract	
	6. Constructn. Contract, N/A	7. Project	8. Reimburse.	9. Pending	10. Closeout	11. Closed

Project Manager:

Police Department

Contract Administrator:

Grants Coordinator

7 2013 Certified Local Government Grant (CLG)

The Town has been awarded a Certified Local Government Grant (CLG) in the amount of **\$1,800** in order to pay for scholarships for staff and Historic District Advisory Commission members attending the 2013 Historic Preservation Conference . The Conference was held June 12-14 in Mesa.

Current Phase:	1. Council Approved	2. Pre-App	3. App Submitted	4. Award / Denial Notif.	5. Grant Contract	
	6. Constructn. Contract, N/A	7. Project	8. Reimburse.	9. Pending	10. Closeout	11. Closed

Project Manager:
Community Development
Contract Administrator:
Grants Coordinator

**8 2013 High Intensity Drug Trafficking Alliance (HIDTA) 23
COT Grant Number HT12-2226**

The Town was awarded a grant in the amount of **\$73,000**, from the HIDTA-23 program (federal funds) for a police officer to participate as a member of the Pinal County Narcotics Task Force. This grant is administered by the Tucson Police Department. The Town has chosen to not participate further in the HIDTA program, and will seek reimbursement through FY1213.

Current Phase:	1. Council Approved	2. Pre- App	3. App Submitted	4. Award / Denial Notif.	5. Grant Contract	
	6. Constructn. Contract, N/A	7. Project	8. Reimburse.	9. Pending	10. Closeout	11. Closed

Project Manager:
Tucson Police Department
Contract Administrator:
Yvonne Kube, Accountant

Grant Amt	73,000.00
Town Match	
Expenditures	(.00)
<u>Fund Bal</u>	<u>.00</u>

SUBMITTED GRANTS

1 2014 Arizona Highway Safety Plan GOHS

The Town submitted an application, in the amount of **\$94,000**, for a grant to purchase equipment for the Police Department to enforce speed and DUI. Equipment: 5 mounted video and audio cameras, 5 mounted moving radar units, 2 LIDAR units, 1 SAM speed enforcement trailer, 50 child safety car seats, overtime labor monies The only cost for the Town will be to provide training for the radar and cameras.

Current Phase:	1. Council Approved	2. Pre- App	3. App Submitted	4. Award / Denial Notif.	5. Grant Contract	
	6. Service Contract, N/A	7. Project	8. Reimburse.	9. Pending	10. Closeout	11. Closed

Project Manager:
Police Department
Contract Administrator:
Grants Coordinator

2 2013 State Special Projects Grant (SSP) – Owner Occupied Housing Rehabilitation

The Town Council has approved has approved the submission of an application for 2013 CDBG/SSP funding from Arizona Department of Housing (ADOH) for Owner Occupied Housing Rehabilitation for up to **\$300,000**. One public hearing was held Dec. 12. A second public hearing was held at the March 4 Council meeting, and Housing Rehabilitation was selected as the Town’s project. This approval was made in advance of a Notice of Funding Availability (NOFA) being issued by ADOH. The advance preparation should lead to a quality application.

Current Phase:	1. Council Approved	2. Pre-App	3. App Submitted	4. Award / Denial Notif.	5. Grant Contract	
	6. Constructn. Contract, N/A	7. Project	8. Reimburse.	9. Pending	10. Closeout	11. Closed

Project

Manager:

Grants Coordinator

Contract Administrator:

Grants Coordinator

3 2013 State Homeland Security Grant Program

The Town submitted an application, in the amount of **\$20,000**, for a grant to better respond to incidents, provide mutual aid, acquire necessary equipment and outfit an officer to be part of a multi-jurisdictional tactical team. There is no match required by the Town.

Current Phase:	1. Council Approved	2. Pre-App	3. App Submitted	4. Award / Denial Notif.	5. Grant Contract	
	6. Constructn. Contract, N/A	7. Project	8. Reimburse.	9. Pending	10. Closeout	11. Closed

Project Manager:

Police Department

Contract Administrator:

Grants Coordinator

4 2013 Gila River Indian Community

The Town submitted an application, in the amount of **\$66,012.91**, for a grant to purchase and install a third emergency response dispatch station. Awards are scheduled to be announced in October. There is no match required for this grant.

Current Phase:	1. Council Approved	2. Pre-App	3. App Submitted	4. Award / Denial Notif.	5. Grant Contract	
	6. Constructn. Contract, N/A	7. Project	8. Reimburse.	9. Pending	10. Closeout	11. Closed

Project Manager:

Fire Department

Contract Administrator:

Grants Coordinator

5 2013 Tohono O’odham Nation

The Town submitted an application, in the amount of **\$59,005**, for a grant to purchase a training simulator for Use of Force situations. Award announcements are expected in late August. There is no match required for this grant.

Current Phase:	1. Council Approved	2. Pre-App	3. App Submitted	4. Award / Denial Notif.	5. Grant Contract	
	6. Constructn. Contract, N/A	7. Project	8. Reimburse.	9. Pending	10. Closeout	11. Closed

Project Manager:

Police Department

Contract Administrator:

Grants Coordinator

GRANT FUNDS TOTALS

Prior Years funds for Active Grants	\$1,153,041.00
FY 2012-13 funds for Active Grants	<u>\$194,162.51</u>
Total Grant funds awarded for Active Grants	\$1,347,203.51
Total Grant funds requested in Submitted Applications	\$539,017.91

Fire Department

MEMORANDUM

DATE: June 17, 2013

TO: Charles Montoya, Town Manager

FROM: Peter Zick, Fire Chief

SUBJ: Summary of May 2013 and Plans for June 2013

The fire responses for 2013-2011 are as follows:

Type of Calls	2013		2012		2011	
	<i>May</i>	<i>YTD</i>	<i>May</i>	<i>YTD</i>	<i>May</i>	<i>YTD</i>
Brush Fires	1	10	4	9	1	5
Structure Fires	0	8	6	15	7	12
Vehicle Fires	1	2	0	3	1	4
Trash Fires	2	8	0	5	0	3
EMS	159	863	100	555	102	510
HazMat	4	11	3	8	0	15
Electrical Arching	0	2	0	2	0	2
Police Asst./Public Asst.	18	55	3	19	5	15
Unauthorized Burning	0	1	0	1	0	1
Good Intent	0	0	0	0	0	0
Controlled Burning	0	3	0	4	0	6
False Alarm/System Malfunction	3	13	6	23	2	13
Emergency Stand by (move up)	90	434	32	141	3	94
Other Calls	28	152	25	137	12	75
TOTALS	306	1573	179	921	134	756

Summary of May

Training:

All Captains completed command training at the VICC at Mesa Community College.

We have started the process of reviewing the certifications and qualifications for promotion throughout the whole organization.

Met with Sandy from Gilbert Hospital to discuss the possibility of providing 2 hours of monthly CE training for the crews while they were one shift. The basic curriculum for a Paramedic refresher was looked over and will be broken up into a two-year training plan for the department to follow. The exact training that each Paramedic will complete each month will be set up later this month, at the next meeting educational meeting with our Base Hospital.

Paramedic Refresher will be on Tuesdays and Wednesdays in September 10/11 17/18 24/25 and October 1/2 8/9.

Inner Department IV training, for department members not currently certified. Members will complete the classroom portion on shift and be sent to Gilbert Hospital for the practical portion later.

In house CPR refresher

Monthly CEs hosted at Gilbert Hospital will be videotaped so that they can be viewed by on duty crews.

Crew training with Captain Gordon from Tempe covering residential and commercial ventilation. Training consisted of one day in the classroom review, followed up with a day of cutting on the roof prop.

Monthly operation training in a commercial structure (Dollar General) completed.

Multiple skull sessions, focusing on sets and reps on residential fires. All crew members put in bump up positions for this training.

Maintenance:

Ladder 542 is still at the AJ repair shop. It had multiple issues that are being addressed. The truck should be done by the end of the month and back in service.

LT542 was sent to AJ and the A/C was fixed.

Rescue Truck will be serviced in preparation for putting the TRV in service starting in July

Administration:

Attended the preparation meeting for the full scale disaster exercise at Poston Butte High School. The scenario will be an active shooter with multiple casualties. I will be an evaluator for the exercise.

We have been meeting on a weekly basis with Core, Baxter and Pearlman for our Station 2 project. We are on target to turn in 100% final plans for building permits on July 3, 2013. Ground breaking ceremony invitations are in the final design phase and we should have a date soon.

We are looking at the possibility of switching our reporting software due to Firehouse being difficult to navigate. We are looking at Emergency Reporting and have been evaluating the program for 2 weeks. Will make a final determination on direction in June.

Met with the Warden and top DOC staff at the AZ State Prison and are working together to complete an emergency operations plan for their facility. We will have an MOU soon for council to evaluate by the end of June. This will be the template we use for the rest of our prison facilities in the future.

Met with Pinal County Supervisor House about the proposal Rural Metro has put before the county. It asks for Rural Metro to be named as the premier provider for fire service in Pinal County. I have been in contact with all of the surrounding Fire Chiefs and will be meeting with them to discuss this proposal and the ramifications to our towns.

Preparing to hire our Battalion Chief/Fire Marshal in July. Will have the job description done and will advertise the position for two weeks. We will be using the VICC at MCC to test and evaluate the candidates. We will also hire the Firefighter position in July.

Have been working with PD to improve dispatch and improvements are starting to happen. They have been great to work with and very eager to give us what we want. We will be meeting with Spillman (CAD software) to improve the fire part of the system.

I have been evaluating our SOPs and have been re-writing them as needed. Will be ready to send our Fire Department SOPs on personnel management to HR for review in late June.

Plans for June

Training:

Maintenance:

Administration:

Florence Community Library

May 2013

May Statistics

- 8,708 Total items were circulated in May
- 43 Library cards were issued
- 93 Person(s) attended 8 program(s) presented by the library
- 8 Classes were held in the library
- 401 FHS students visited the library on a pass
- 2 Person(s) volunteered 2.5 hour(s)

Meetings and Events

- 05/01/13 Evening Book Club
- 05/03/13 Jasper Halt attended an AzLA meeting
Rita Marquez attended a summer reading workshop hosted by PCLD
- 05/08/13 Friends of the Library meeting
- 05/15/13 Morning and afternoon visits from Head Start
- 05/15/13 Library Advisory Board meeting
- 05/24/13 -
- 05/25/13 Library closed starting at 3:00 pm on Friday for facility maintenance
- 05/27/13 Library closed for Memorial Day holiday
- 05/31/13 Jasper Halt attended an AzLA meeting

Intersession

The last day of school for Florence Unified School District students was May 30, 2013. Students will return from break on July 22, 2013.

Florence Community Library 2013 Summer Reading Program

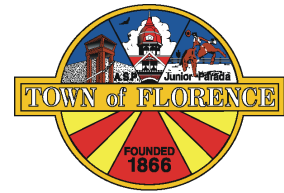
Throughout the month of May Children's Librarian Rita Marquez visited with 825 students at Anthem K-8 School, Florence K-8 School, Skyline K-8 School, Circle Cross Ranch K-8 School, Magma Ranch K-8 School, Copper Basin K-8 School, and Walker Butte K-8 School to promote the 2013 children's summer reading program, *Dig Into Reading*. Young adults ages 13 and up are invited to participate in the teen summer reading program, *Beneath the Surface*. During the program, children and teens complete reading logs to win prizes. Tuesdays at 2:00 pm, teens can show their video game skills. Wednesdays at 10:00 am, Children's Librarian Ms. Rita will present stories, songs, and finger plays. Crafts will be held Thursdays at 2:00 pm. Fridays at 1:00 pm will be family flicks, complete with popcorn and drink!

The Summer Reading Program Finale is scheduled to take place on June 28, 2013, at 5:30 pm. Craig Davis Magic will entertain families with illusion, juggling, and comedy.

Adults are invited to participate, too. Patrons can turn in prize entries, with drawings held each Monday. Prizes will also be offered for "Journey Stories," the Smithsonian Institution on Main Street exhibit coming to Florence November 16 - December 29, 2013. Make your story part of the exhibit!

On Friday, June 14 at 5:30 pm, the library hosted Barbara Jaquay, Ph.D., who presented "Descanos: Roadside Memorials and Marking Passages." This program was sponsored by the Friends of the Florence Community Library and was made possible by the Arizona Humanities Council.

Memorandum



To: Charles A. Montoya, Town Manager
From: Ray Hartzel, Parks & Recreation Director
Date: June 20, 2013
Re: May 2013 Department Report

Please take the time to review the following division reports: Recreation, Fitness Center, Parks Maintenance, and Senior Center. Thank you.

**Parks and Recreation Department
Divisions Report
May 2013**

Recreation Programs

Recreation Programs	Participants	Volunteers	Comments
Adult Open Gym	117/*19		*Average number per night
After School Program	10/*13		Estimated Revenue: \$ *Registered
For Your Abs Only	14		Estimated Revenue: \$10
Iddie Biddie Kiddies	7/*9		Estimated Revenue: \$225.00 *Registered
Men's Softball	4 teams 40-45 participants		Estimated Revenue: \$800.00
Lil' Tykes T-Ball	62	13	Estimated Revenue: \$1,860.00
Pool Parties- Private	20		Estimated Revenue: \$125.00
Pool Parties- School	170		Fees Waived
Park Jam	45-50		**Free Program
Teen Open Gym	42/*9		*Average number per night
Summer Kickoff	113		Estimated Revenue: \$113.00
Adult Lap Swim	6		Estimated Revenue: \$35.00
Water Walking	8		Estimated Revenue: \$45.00
Water Aerobics	10		Estimated Revenue: \$60.00

Facility Use Permits

Number of Facility Use Permits	Estimated Number of Participants
10	760

Fitness Center

Fitness Package Sales	New	Renewed	Total	Revenue
Senior Non-Resident Monthly	1	2	3	\$54.00
Active Military	1	0	1	\$15.00
CCA Employee Rate	2	2	4	\$60.00
Daily Fitness Pass	15	0	15	\$75.00
GEO Employee Rate	1	8	9	\$135.00
Resident Monthly Pass	22	27	49	\$882.00
Senior Resident Monthly	10	10	20	\$240.00
Resident 6 Month Pass	1	0	1	\$90.00
Senior Resident 6 Month	0	0	3	\$180.00
Total New Males/Females	53	49	105	\$1,741.00

***Estimated member sign-ins throughout the month: 1,287**

***Membership new sales: 53**

***Membership package renewals: 49**

***Total membership packages: 104**

***Fitness revenue for all sales: \$1,741.00**

Park Maintenance

Area	Work	Occurrence	Comments
Arriola & Jacques Square	Maintenance	Routine	
Brunenkant Building	Trimming and Maintenance	Routine	
Community Pool	Maintenance	Routine	Chemical & safety maintenance
Downtown Areas	Mowing and Maintenance	Weekly	
Heritage Park & Main Street Park	Mowing and Maintenance	Weekly	
Heritage Park and Little League Park	Field Lining and Preparation	Daily	Little League Accommodations

Dorothy Nolan Senior Center

Programs	Participant	Type	Comments
		Special Event	
Bible Study	9	Meeting	
Bingo	109	Activity	
Birthday Cards	11	Service	
Blood Pressure Checks	0	Health	
Breakfast	85	Meals/ Activity	
CAHRA	15	Service	
Dinner Club-JB's Restaurant CG	14	Meals/ Activity	
		Special Event	
Fitness Center	42	Health	
Games	130	Activity	Backspace 3, Yatzee, Skipbo, Dominoes, Cards, Scrabble, Cribbage, Phase 10, Shuffleboard, Wii games
Guardian Angel Installation	5	Service	
Hand Weights	6	Activity	
Home-Delivered Meals	272	Service	
Knitting & Crocheting	40	Activity	
Lost Meals	25	Service	
Meals	464	Service	To 57 participants
Medicare Advocate	3	Service	
Movie & Popcorn	21	Activity	
Music	0	Activity	
Oracle Oaks Trip	7	Trip	
Rides Program	192	Service	189 trips to the Center, 15 errands, and to 39 special events
Senior Donation Meals-Old Pueblo	34	Meals	
Senior Hot Topics	23	Activity	
Shopping	23	Service	Anthem, Dollar Store, and Coolidge
Telephone Reassurance Program	7	Service	
Volunteer Hours	291	Service	
Wii Bowling	3	Activity	

FLORENCE POLICE DEPARTMENT

Monthly Report - May 2013

“Community and Safety First”



425 N. Pinal St. □ P.O. Box 988
Florence, AZ 85132
Phone: 520-868-7681 □ Fax: 520-868-0158

The information contained in this report outlines significant information and activity within the Florence Police Department (FPD) during the month of May 2013. 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.

Department Development

- The Police building remodeling project is on-going. Electrical work is continuing. Modular furniture has been delivered.
- Obtained quotes from vendors for purchase of audio visual equipment for training room; awaiting delivery and installation.
- Met with vendor on modular furniture design for office at new Fire/Police station.
- Requested quote information on bulletproofing the front desk area; awaiting design.
- Prescription Drug Drop-off box installed in FPD Lobby. Six and one-half (6.5) pounds of prescription medication was collected from the box in May.
- Sergeant Adams, Officers Kakar and Riccomini represented FPD at the PCSO Law Enforcement Memorial
- Revised Arizona Traffic Citation and which was approved by the Arizona Supreme Court and currently at printer; awaiting delivery.
- Met with Fire Department on design of new Fire/Police building.
- DUI Enforcement Grant received for \$12,500: \$10,000 to be used for overtime DUI enforcement, \$2,500 to be used to purchase 5 Portable Breath Tests (PBT). FPD was able to purchase 6 PBT machines and a PBT calibration machine that will allow the department to perform their own calibrations per the grant requirement.
- Communications submitted draft Communications Policy to Chief of Police for review.
- Chief of Police:
 - Presentation given at the Governor's Office for Highway Safety
 - Attended the Annexation Strategy Meeting
 - Attended Downtown Businesses Meeting
 - Attended meeting with Town of Florence IT Director re: MDCs

Personnel

<i>Employee</i>	<i>Position</i>	<i>Effective</i>
<i>New Hires: 3</i>		
Kenneth Burnside	Police Officer	5/2013
Michael Phillips	Police Officer	5/2013
Debra Powell	Reserve Police Officer	5/2013

<i>Position</i>	<i># Vacancies</i>
<i>Vacancies: 5</i>	
Police Detective	1 (Internal opportunity; Oral boards held)
Police Officers	2
Public Safety Dispatcher	2 Full-time, 1 Part-time (Pending hiring process)

Personnel Development

Civilian Personnel

- Communications Supervisor and Dispatchers attending Ground Communications Training with Florence Fire Dept.
- Dispatcher Quinones attended a Table-top Drill Exercise at Poston Butte High School. This is a multi-agency event working together to train and communicate effectively during mass emergencies.
- CSI completed 20 hrs Photography Training at Gilbert PD by MCSA
- CSI Attended Fire Investigation Training Program in Mesa

Sworn Personnel

- Officer Rose and Officer Kakar attended Field Training School and are currently training new hire officers
- Officers Burnside, Phillips and Powell received CSI and P&E Training
- Sergeants attended Supervisors Training with Professor Bowman
- Officers Burnside and Phillips in Phase 1 OIT

Recognition

Officer Jenkins was selected by his peers to be the recipient of the Professional Spirit Award given by the Gila Valley Lodge #9, F&AM. Officer Jenkins was honored on Saturday, May 4, 2013 at 5:00pm at the Windmill Winery. Sergeant Adams was in attendance along with Officer Jenkins and his family.

Events

Operations staff planned and assisted with the following events:

- Law Enforcement Memorial
- Florence 8th Grade Promotion
- Florence High School Graduation

Volunteers

Thirteen active community Volunteers provided 458.75 hours of service to the department. Services included Evidence Support Team, vehicle maintenance, funeral escort, and court security.

Support Services

Evidence and Property

- NIJ Biological Evidence Standards Manual complete
- Master Property Inventory for CSI Section
- Master FPD Administrative Property Inventory 2013 being updated for FY 2014
- Assisted PCSO CSI for preparation in trial
- Order new Officer's CSI Kits

Crime Scene Investigation Activity			
Evidence		Property	
Assault	1	Safekeeping	6
Burglary	1	Found Property	6
Drugs	4	Returned to Owner	7
DUI	2	DBin - Drugs	1
Theft	1		
Other	6		
Lab			
		Incident cases delivered	5
		Incident cases returned	2
Other			
		Assist Volunteer Intern Program	
		Fingerprint Duty	
		Auction	

Crime Scene Activity	
Counterfeit Money	3
Out to Officer/Court	1
Unattended Death	1
Firearms	0

Operations

Notable Case

Beat 2: On 05/19/13 at approximately 02:58 hours, Ofc. Acevedo responded to the intersection of 11th St and Willow St in reference to a suspicious person. Florence Police Communications advised there was a report of a black male brandishing a handgun. Ofc. Acevedo and Ofc. Riccomini arrived on scene and made contact with five subjects. Due to the nature of the call Ofc. Acevedo unholstered his duty service weapon, pointed it at all five subjects and gave them verbal commands to put their hands in the air and face away from him. All five subjects complied. Ofc. Riccomini covered Ofc. Acevedo while he began to pat the individuals down for weapons. Ofc. Acevedo located handguns on two of the subjects. The two handguns were unloaded and secured in Ofc. Riccomini's patrol vehicle by Ofc. Acevedo. All parties were then separated while the incident was investigated. One of the female subject stated she was involved in an altercation at Kokopellis Bar with a male subject. She stated the male subject made a gesture like he had a gun in waist band, but she did not see a gun. The female subject stated she told her brother of the incident. She stated her brother and the male subject then met up at the intersection of 11th St and Willow St to talk about what happened at Kokopelli's Bar. The female subject stated her brother did have a gun on him and handed it to her because he did not want to have it in his possession while discussing the incident with the male subject. She further stated no one ever pointed any gun at anyone and the entire incident was a misunderstanding. Ofc. Acevedo then spoke with a second male subject who stated he and his girlfriend walked down to the intersection to make sure the female subject's brother was ok. The second male subject stated he's always carrying his weapon and never leaves his home without it and verified the female subjects statements. Ofc. Acevedo then spoke with an intoxicated male subject who stated he was involved in a misunderstanding at Kokopelli's Bar with the female and he and her brother were trying to resolve the matter. He stated the discussion did get a little loud but it was ok between all parties. Ofc. Acevedo asked him if anyone pointed a gun at him or anyone else and he stated he never saw a gun. Ofc. Acevedo interviewed two other individuals that were present during the incident. Both individuals confirmed the previous statements taken. After speaking to all parties involved and completing his investigation, no one pointed a gun at anyone. All statements given by the parties involved were consistent. The weapons were returned to the owners all parties involved were advised to leave the area, they complied and cleared the scene. Incident closed.

Pinal County Narcotics Task Force Report (PCNTF)

Detective Campbell assigned to PCNTF continued operations with Members of the West Desert Task Force. Detective Campbell along with Border Patrol agents responded to various events taking place within the southwest portion of Pinal County. During the last three weeks of May, Detective Campbell was assigned to an Title III investigation with Homeland Security Investigations. During this event, Detective Campbell conducted surveillance on suspected subjects operating a drug transporting cell out of Maricopa, Arizona. As the Title III wiretap came to a close at the end of May, the lead target was apprehended, and became a source of information (SOI). This incident will allow case detectives to continue with a spin for future Title III investigations.

Operations

Beat 1:

Speed enforcement on Central south of Butte. Radar and traffic control in place.

Beat meeting held to discuss information sharing, safety and security, block watch, and security survey for local businesses.

Meeting with Florence K-8 staff regarding school construction.

Community meetings scheduled with local apartment complexes for Crime Free Program.

- Completed 53 Directed Patrols

Beat 2:

Speed enforcement on Adamsville Rd. Radar and traffic control in place.

Beat meeting held to discuss information sharing, safety and security, block watch, and security survey for local businesses.

- Completed 63 Directed Patrols
- Completed 2 Business Checks

Beat 3:

Meeting held with the Anthem Neighborhood Representatives Committee

FPD received a key to the Anthem Community Center Pool in order to conduct security after hours.

- Completed 104 Directed Patrols in apartment complexes and neighborhoods.
- Completed 2 Business Checks

Average Response Time to Calls for Service

6 Month Reporting Period: Dec 2012 to May 2013

	Dec	Jan	Feb	Mar	Apr	May
H - Hot Call	9:08	9:27	9:42	8:50	**	**
Priority 1	5:34	6:11	4:34	4:24	16:59	**
Priority 2	5:01	4:52	4:28	16:26	17:36	**
Priority 3	13:33	14:29	5:57	9:29	51:33	**
Priority 4	6:45	3:23	4:16	11:51	7:12	**

Definitions:

**Call dispatching under review for clarity and accuracy.

H - Hot Call

This priority represents the highest level of response by the Department where there is the chance of serious injury or loss of life, or major loss of property.

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.

MAY 2013
Count of Index Offenses

Classification of Offense	Offenses Reported	Unfounded Complaint	Actual Offense	Offenses Cleared	Juvenile Clearance
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	1	0	1	0	0
a. Rape by Force	0	0	0	0	0
b. Attempt Forcible Rape	1	0	1	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	2	0	2	1	1
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
e. Other Assaults - Simple	2	0	2	1	1
BURGLARY	1	0	1	0	0
a. Forcible Entry	0	0	0	0	0
b. Unlawful Entry/No Force	1	0	1	0	0
c. Attempt Forcible Entry	0	0	0	0	0
LARCENY - THEFT	25	0	25	2	0
MOTOR VEHICLE THEFT	0	0	0	0	0
a. Autos	0	0	0	0	0
b. Trucks	0	0	0	0	0
c. Other Vehicles	0	0	0	0	0
GRAND TOTAL	29	0	29	3	1

Clearance(s) by Adult Arrest	2
Clearance(s) by Juvenile Arrest	1

**Data is tentative until monthly audit is complete

Public Works Monthly Report May 2013

Administration

- Continued to outline programs and procedures for inter-service funds for Fleet & Facilities Maintenance Divisions.
- Continued Infrastructural Assessment Analysis and review of annexation areas (Magic Ranch and Arizona Farms) for pro forma cost analysis.
- Continued planning basic equipment for Silver King improvements and started tenant improvements in Suite 102.
- Presented RCA Joint Project Agreement for Diversion Dam/SR 79 Signalization for Council Action/Approval.
- Continued to address concerns of SH79/79B hard closure with State Transportation Board to include results of closure to-date.
- Provided information to own Attorney for legal review concerning concrete work source on ADA Curb Cut Project related to noncompliance by bidder.
- Reviewed Florence Ranch information in regards to Development Agreement, drainage analysis, and related Utility Operating Agreement.
- Attended Budget meetings.
- Attended Alternate Procurement Delivery Method Working Group meeting.
- Coordinated with ADOT on the planning of the repairs to Butte Avenue from SR 79 to Main Street.
- Held discussions with various municipalities and entities concerning disposal of trash containers and sanitation vehicles. Awaiting purchase agreement proposal from Coolidge of trash container procurement.
- Attended PWWAA meeting.
- Completed RFP for resident self-haul transport of Solid Waste to Landfill or Transfer Station, prepared for Council Action.
- Completed Contract and resultant review related to RFP of the Main Street Curb Cuts Ramp Project.
- Assembling data for Pinal County joint maintenance road agreement for maintenance of various gravel roads, reviewing eligible roads for participation.
- Halted negotiations of sludge hauling contract with Arizona City Sanitation and reviewing alternate solutions, pending review of alternate disposal of sludge hauling.
- Traffic Study analysis continued on Victory Way, Spyglass Drive and Yorktown Way.
- Traffic Study on Hunt Highway north of Franklin Road near completion; analyzing improvements.
- Traffic count and speed analysis completed on Felix Road between Hunt and Hiller alignment, preparing estimates for work to be performed and also work to be completed by Pulte.

- Completed 'No Engine Braking' analysis at various locations. Received input to Arizona Department of Transportation (ADOT) for two locations. Information to be resubmitted.
- Completed revised RFP for ADA Curb Cuts Project due to rebid effort.
- Started to estimate imprinted concrete utilization on crosswalks/intersections on Main Street.
- Received input from ADOT for strobes at Main/Butte Intersection; awaiting further Intergovernmental Agreement (IGA) from ADOT, follow-up continued with other ADOT personnel and preparing Encroachment Permit.
- Awaiting Pinal County in regards to Cooper Road and requested Pinal County to provide a Scope of Work for their project to include drainage, signage, roadway section, etc. Pinal Court stated right-of-way acquisition needed. No further developments received from County. Provided County with traffic analysis of road; awaiting County.
- Continued central core area of Town with as-built information of infrastructure to GIS as previously provided.
- Met with Pinal County and farmer on Canal Road maintenance; yet to be resolved with County/Town maintenance resolution.
- Spill from Johnson Utility Co. Wastewater Treatment Plant infringed upon Hunt Highway and Town property adjacent to Hunt Highway. Evaluating letter from Pulte on issue to ensure cleanup completed.
- Final Closure activities at Plant Road Wastewater Treatment Plant designed with grading, drainage and technical specifications. Final permit reviewed and resolved with Arizona Department of Environmental Quality included monitoring Well No. 2 pump pulled and video to start well construction. RFP being prepared for well.
- Continued Request for Proposal for Wastewater Treatment Plant expansion based on recent WIFA funding. Contracting strategy to include Design-Bid Build in two (2) phases. Request for Qualification nearly completed for Title 34.
- Previously met with Southwest Gas and advised them that regulator at Felix/Hunt intersection needed to be relocated, pending review of documents with Pulte. Awaiting results. Follow up continued, no action yet by Southwest Gas. Pulte to contact.
- Met weekly with Baxter Design Group to discuss plan review, submittals, and district engineering topics an Anthem at Merrill Ranch.

Engineering

- Continued to prepare up-to-date analysis of SR 79/79B closure activities by ADOT (Arizona Department of Transportation) and effects on Florence.
- Provided comments on SR 79B/287 roundabout IGA.
- Reviewed Hiller Road Alignment Drawings.
- Coordinated various activities related to Brunenkant Building stabilization, including daily inspections.

- Coordinated access relocation with Super Stop including traffic counts, engineering analysis, and neighborhood conflicting turn issues. Access relocated to address concerns of conflicting turning movements.
- Continued to provide input into Brunenkant stabilization project including every other day inspections of building.
- Performing construction inspection in right-of-way at ALA Charter School.
- Preparing sketches for security measures on counter at Administration area in Town Hall.
- Review use of right-of-way issues at northwest corner of Gressinger and Pinal Parkway.
- Continued design work associated with Hunt Highway Improvements at Fire Station No. 2, (Phase I only).
- Continued review of storm drainage information of Territorial Square Consultant.
- Continued improvement information gathering for kitchen in Silver King facility.
- Evaluating County fire hydrants for turnover to Town for maintenance.
- Reviewing Walker Butte Railroad Crossing resubmittal.
- Assisted ADOT Consultant for signalization project at Diversion Dam and SH79 in coordination with Diversion Dam Road Project.
- Willdan continued Diversion Dam Road design in accordance with their Service Contract Task Order, 60% complete drawings.
- Reviewing alternate design of mailbox location and approach by Postal Service just north of Yavapai Court on Florence Blvd.
- Unpaved Road status
 - a. Cooper Road right-of-way issues are being reviewed by the County.
 - b. Felix Road traffic analysis completed indicating the feasibility to increase speed near the 85% level. Estimate of TOF accepting road from Pulte in progress in accordance with September findings that were documented.
 - c. Canal Road to be handled under IGA with County.
 - d. Franklin Road, east of Hunt Highway completed with paving. Franklin Road west of Hunt Highway findings being evaluated for drainage improvements per findings with resultant estimates for design/construction.
- Provided continuing comments on North End Framework Study related to Floodplain revisions to result in CLOMR.
- Continued Water Distribution Modeling for fire flow analysis, received drawings. Field review continued for looped water system from Butte to 1st and Willow to Florence.
- Received authorization from SCID to extend pipe with drainage ditch at Attaway/Hunt Highway intersection for possible intersection improvements; design continued.
- Investigated storm drain issues in Walker Butte wash within Anthem; evaluating results.

- Completed design of sewer line extension on 8th Street; evaluating project.
- Numerous deficiencies noted in warranty period at Anthem infrastructure on Hunt Highway; remediation not completed to include rejuvenation.
- Completed engineering of wellhead and booster pump/distribution system at Well No. 3. APS contacted for services loads, (1200 amp). Revisions to pumping arrangement started for County interface. RFP being reviewed, front-end and I & C to be resolved.
- Met with GEO prison officials to discuss drainage issues from State Land to the south of GEO Prisons. Research proceeding, field investigation continued.
- SCID (San Carlos Irrigation District) reconstructing canal, and requested relocation/permit evaluation of three (3) water/sewer line crossings.
- Researching water rights for various Giles properties and converting to Town of Florence, survey started.
- Received water line extension drawings to legal offices at SH79. We are awaiting ADOT permit for construction from owner.
- Attended TTAC Meetings.

Streets

- Reviewed and forwarded wall deterioration at storm drainage/utility easement in north westernmost lot of Stone Creek.
- Crack sealed Florence Boulevard in Florence Gardens.
- Performed maintenance on unpaved roads: Cooper.
- Assisted the Sanitation Division with chipping brush, limbs, cleanup and mowing.
- Sidewalk closed signs at Public Facility site on Hunt Highway continued.
- Reviewing and issuing right-of-way permits and follow-up inspections.
- The patch truck crew worked on street and sidewalk maintenance and water/sewer repair patches.
- Performed blue stakes on rights-of-way for storm drainage lines in areas of request.
- Completed pavement preservation of Units 4 & 6 in Anthem.

Fleet Maintenance

- Replaced tires on SA-008, PR-009, and ST-013.
- Replaced battery on WW-009.
- Replaced pin assembly on SA-003.
- Replaced grip arm parts on SA-001.
- Installed Utility Truck Bed in WW-005.
- Replaced shocks (rear) on IT-002.

Facility Maintenance

- Awaiting results of HVAC (heating, ventilation and air conditioning) controls adjustment to Rooms 1202/1203 in Town Hall, before evaluation. IT to send out service contract, rooms not evaluated.

- Started minor repairs at McFarland including fencing, fan/door repairs, and weather stripping.
- Repaired damaged light-stand at Rodeo Grounds.
- Investigated structural crack at Fire Department Bay floor and recommended it be sealed. Researching engineered products for use; to be continued when resources available.
- Public Works man hours were expanded on facilities maintenance rather than outsourcing for contract labor.
- Minor plumbing activities took place at various facilities throughout Town including replacement of accessories.
- Performed repairs of restroom areas throughout Town including accessory replacements. Major repairs at High Profile parking lot; all work continued.
- Replacement of four (4) doors at Senior Center, pending approval of purchase order.
- Replacement of two (2) doors at Jacques Square restroom, pending approval of purchase order.

Sanitation

- Corresponded with Contractor Administrator and RAD on commercial, non-commercial and other accounts.
- Five hundred fifty-one (551) tons of trash was delivered to the transfer station.
- Delivered sixteen (16) refuse containers.
- Two hundred fifty (250) containers were pulled for deposition.
- Completed door hanger template for various areas within Town.

Cemetery

- Two (2) funerals were held.
- Eleven (11) inquiries on cemetery plots were discussed.
- Three (3) plots were sold.
- Investigating monument placement at Cemetery for rules/regulation, building safety and right-of-way issues.

North Wastewater Treatment Plant

- Arizona Department of Environmental inspection completed; non-compliance issues received and response provided. Design of alternate routing of effluent to Aeration completed. Awaiting construction.
- Re-application made for Long Term Storage of recharge.
- Received quotes for remedial work on concrete structures.
- Investigating sound complaint from Caliente.

Water Supply/Wastewater Collection

- Researched fish kill at 720 Freedom Street, water being tested at residence.
- Researching status of information requested by ADEQ (Arizona Department of Environmental Quality) on rodeo well site improvements.

- Reviewing status of Underground Storage Permit (USF) with Engineer.
- CCA meter reconciliation in progress.

South Wastewater Treatment Plant

- Continuing to collect historical information for sewer blockage occurring on 5/7/12.
- Reviewed Compliance Condition #1 status previously due in response from Certified Operator on Point of Compliance Well.

Public Works CIP Projects

May-13

Highway Users

Name	Status
Florence Heights Street Improvements	Received SCID Board Approval, IGA prepared. Met with ADOT on permitting again. ADOT review for signalization indicated not needed. Final Permitting Application to be submitted. Redesign in progress due to SR79/79B Project and adjacent development.
Diversion Dam Road Improvements	Reviewed documents for ADOT permit submittal. IGA approved for signalization. Redesign continued with Minor Arterial Road classification, considering Super Stop and ADOT Signalization Project. Super Stop relocates access. Design 60% complete.
Main Street Curb Extension (Butte to Ruggles)	Engineering completed. Evaluation completed and Project to be re-bid on 5/31.
Hunt Highway	Overlay and milling from 2900 I.f. west of Attaway end of Hunt Highway Phase III proposal received, being evaluated. RFP being prepared for FY 13/14.
Florence Gardens	Initiate Engineering Scope of Work for Phase IV street improvements.
Roundabout	Awaiting Design Consultant approval with ADOT, SR 79/287.

Water

Name	Status
Well Replacement (Well 3)	Final Design 100% completed. Reviewing bid documents. Agreement with County completed. Redesign with CCA booster pumps completed. RFP in process. Extension granted of NOI.
Water Storage Tank (Florence Gardens)	Survey completed. Design 90% completed. Cell tower site to be incorporated for access/security. Redesign in process continued. Generator at Cell Tower being redesigned at ATS.
INS Water Line Replacement	Design completed for portion revised, National Guard tie-in system completed.
Main Street Water Line Replacement	Hydraulic design continued, awaiting field data.
Water Lines (Adamsville)	Professional Service proposals received. Hydraulic analysis in process. RFP being prepared for water lines.
Merrill Ranch Well	SWVP/JUC considering monitoring wells.
Adamsville Road	Initiated Project Scope for Utilities Construction.

Wastewater

Name	Status
Aerated Lagoon Closure	Aerated Lagoon Closure Plan being reviewed by ADEQ. Removal of underground completed, except for sludge. Pending Nitrate Exceedance Resolution. RFP for monitoring well drafted.
4.0 MSD Mechanical Plant	RFQ continued.
Office Lab Space	Design Completed; RFP being prepared.
Effluent Discharge System	Design Completed; RFP being prepared.
8th Street Sewer Line Extension	Design Completed; Evaluating future plans.

Miscellaneous

Name	Status
Effluent Discharge System	Engineering is complete, pending resolution with tree farm. On-site construction bids to be an RFP. Recirculation Lines to be engineered completed. RFP in conjunction with Operations Building Expansion.
FY12/13 Chip Seal Projects	Pavement assessment performed, being reviewed. Piggyback pricing received. Felix Road remediation being evaluated for costs. Units 4 & 6 at Anthem completed.
Felix Road SLID	Preparation of dedication language taking place