

ACTION MINUTES

MINUTES OF THE FLORENCE TOWN COUNCIL MEETING HELD ON MONDAY, JULY 21, 2014, AT 5:00 P.M., IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

1. CALL TO ORDER

Mayor Rankin called the meeting to order at 5:02 pm.

2. ROLL CALL:

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

Absent: Montañó

3. ADJOURN TO EXECUTIVE SESSION

For the purpose of discussion and consultation of the public body in accordance with A.R.S. 38-431.03(A)(3) and A.R.S. 38-431.03(A)(4) to obtain legal advice from the Town Attorney and to discuss and consider the settlement of pending litigation.

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

4. ADJOURN FROM EXECUTIVE SESSION

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

5. INVOCATION

6. PLEDGE OF ALLEGIANCE

7. 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.

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

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

- a. Ordinance No. MRCFD1 111-14: Discussion and possible approval of 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 2015. (First reading on June 16, 2014 and second reading on July 7, 2014)

On motion of Boardmember Celaya, seconded by Boardmember Woolridge, and carried to adopt Ordinance No. MRCFD1 111-14.

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

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

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

On motion of Councilmember Woolridge, seconded by Vice-Mayor Smith, and carried to adjourn to Merrill Ranch Community Facility District No. 2 Board.

- a. Ordinance No. MRCFD2 210-14: Discussion and possible approval of 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 2015. (First reading on June 16, 2014 and second reading on July 7, 2014)

On motion of Boardmember Woolridge, seconded by Boardmember Hawkins, and carried to adopt Ordinance No. MRCFD2 210-14.

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

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

12. PUBLIC HEARING AND PRESENTATIONS

- a. **Public hearing on a Minor General Plan Amendment to amend the Town of Florence 2020 General Plan to change the land use designations on approximately 1,183 acres from Employment/Light Industrial (E/LI), High Density Residential-1 (HDR-1) and Community Commercial (CC) to Master Planned Community (MPC); and for Discussion/Approval/Disapproval of Resolution No. 1455-14: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE ARIZONA FARMS MINOR GENERAL PLAN AMENDMENT FOR (CASE PZC-18-14-GPA).**

Mayor Rankin opened the public hearing. Mayor Rankin closed the public hearing.

On motion of Councilmember Walter, seconded by Councilmember Hawkins, and carried to adopt Resolution No. 1455-14.

- b. **Public hearing on a Minor General Plan Amendment to amend the Town of Florence 2020 General Plan to amend the Future Land Use Map contained within the Land Use Element to adjust the Town's conceptual alignment of the proposed North-South ADOT Freeway Corridor, as well as the proposed conceptual alignment of the ADOT Passenger Rail Corridor, based on information collected and analysis completed since the adoption of the 2020 General Plan in 2010 and subsequent amendments; and for Discussion/Approval/Disapproval of Resolution No. 1456-14: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE NORTH-SOUTH ADOT FREEWAY CORRIDOR MINOR GENERAL PLAN AMENDMENT (PZC-22-14-GPA).**

Mayor Rankin opened the public hearing. Mayor Rankin closed the public hearing.

On motion of Councilmember Walter, seconded by Councilmember Hawkins, and carried to adopt Resolution No. 1456-14.

- c. **Public hearing on a Minor General Plan Amendment to amend the Town of Florence 2020 General Plan to amend the Future Land Use Map for the removal of the Aggregate Resources (AR) Overlay from the proposed Reserve at Lookout Mountain planned community located at the southwest corner of Hunt Highway and the Heritage Road alignment due to the aggregate mining use being permanently eliminated from the subject site; and for Discussion/Approval/Disapproval of Resolution No. 1457-14: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE RESERVE AT LOOKOUT MOUNTAIN MINOR GENERAL PLAN AMENDMENT (PZC-23-14-GPA).**

Mayor Rankin opened the public hearing. Mayor Rankin closed the public hearing.

On motion of Councilmember Woolridge, seconded by Councilmember Hawkins, and carried to adopt Resolution No. 1457-14.

- d. Presentation by Greater Florence Chamber of Commerce recognizing the Business of the Month.

13. 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 agreement between Superstition Fire and Medical Department and the Town of Florence for maintenance services for the Town of Florence fire apparatus.
- b. *Authorization to enter into an agreement between the City of Mesa, the TRWC and the Town of Florence to become an associate member of TOPAZ.
- c. *Approval to hire Ripple Industries for installation of SCADA equipment at well sites and reservoirs, in an amount not to exceed \$70,000.
- d. *Approval of a lease with Carol Johnson (Silver King Hair Co.) for Suite 201, in the Silver King Market Place.
- e. *Approval of the June 18 and June 23, 2014 Town Council Minutes.
- f. *Receive and file the following board and commission minutes:
 - i. April 17, 2014 Planning and Zoning Commission minutes.

On motion of Vice-Mayor Smith, seconded by Councilmember Woolridge, and carried to approve the Consent Agenda, as written.

14. UNFINISHED BUSINESS

- a. Ordinance No. 612-14: 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 2015. (First reading June 16, 2014, second reading July 7, 2014)

On motion of Councilmember Woolridge, seconded by Councilmember Hawkins, to adopt Ordinance No. 612-14.

Roll Call Vote:

Councilmember Woolridge: Yes

Councilmember Walter: Yes

Councilmember Hawkins: Yes

Councilmember Celaya: Yes

Vice-Mayor Smith: Yes

Mayor Rankin: Yes

Motion carried: (Yes: 6; No: 0)

15. NEW BUSINESS

- a. **Resolution No. 1461-14: Discussion/Approval/Disapproval of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH SUPERSTITION SPRINGS R-14 ASSOCIATES, AN ARIZONA LIMITED PARTNERSHIP; WOLFY'S R.E. HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; AND DAVID C. PHILLIPS, A MARRIED MAN DEALING WITH HIS SOLE AND SEPARATE PROPERTY, HEREAFTER CUMULATIVELY REFERRED TO AS "OWNER", AND AUTHORIZING EXECUTION OF SUCH PRE-ANNEXATION AND DEVELOPMENT AGREEMENT (ANNEXATION NO. 2013-02 – "COMMERCIAL/EMPLOYMENT AND PARKLINKS AT ARIZONA FARMS" PROPERTY).**

On motion of Councilmember Walter, seconded by Councilmember Hawkins, and carried to adopt Resolution No. 1461-14.

- b. **Resolution No. 1462-14: Discussion/Approval/Disapproval of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH RES-AZ CRESTVIEW, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND AUTHORIZING EXECUTION OF SUCH PRE-ANNEXATION AND DEVELOPMENT AGREEMENT (ANNEXATION NO. 2013-02 – CRESTFIELD MANOR "RIALTO" PROPERTY).**

On motion of Councilmember Walter, seconded by Councilmember Hawkins, and carried to adopt Resolution No. 1462-14.

- c. **Resolution No. 1463-14: Discussion/Approval/Disapproval of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH RMG LUCKY HUNT 65, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND AUTHORIZING EXECUTION OF SUCH PRE-ANNEXATION**

AND DEVELOPMENT AGREEMENT (ANNEXATION NO. 2013-01 – “LUCKY HUNT” PROPERTY).

On motion of Councilmember Walter, seconded by Councilmember Hawkins, and carried to adopt Resolution No. 1463-14.

- d. Resolution No. 1464-14: Discussion/Approval/Disapproval of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH MAGIC LAKE 80, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND AUTHORIZING EXECUTION OF SUCH PRE-ANNEXATION AND DEVELOPMENT AGREEMENT (ANNEXATION NO. 2013-01 – “LOOKOUT MOUNTAIN” PROPERTY).**

On motion of Councilmember Woolridge, seconded by Councilmember Hawkins, and carried to adopt Resolution No. 1464-14.

- e. Discussion/Approval/Disapproval of the Town Manager to enter into an amendment to the Town’s current contract with Haydon Building Corp., in an amount not to exceed \$172,000, for additional design-build construction services required to complete the proposed Padilla Park at Silver King Plaza project.**

On motion of Councilmember Woolridge, seconded by Councilmember Celaya, and carried to enter into an amendment to the Town’s current contract with Haydon Building Corp., in an amount not to exceed \$172,000, for additional design-build construction services required to complete the proposed Padilla Park at Silver King Plaza project.

- f. Authorization to enter into a three-year Employment Agreement with the Town Manager Charles A. Montoya.**

On motion of Councilmember Hawkins, seconded by Vice-Mayor Smith, and carried to approve a three-year Employment Agreement with the Town Manager Charles A. Montoya.

- g. Authorization to enter into a one-year Employment Agreement with the Town Attorney James E. Mannato.**

On motion of Councilmember Woolridge, seconded by Vice-Mayor Smith, and carried to approve a one-year Employment Agreement with the Town Attorney James E. Mannato.

16. MANAGER’S REPORT

17. CALL TO THE PUBLIC

18. CALL TO THE COUNCIL

19. ADJOURNMENT

On motion of Councilmember Hawkins, seconded by Councilmember Walter, and carried to adjourn the meeting at 7:43 pm.

Posted this 22nd day of July, 2014, on the Town of Florence website at www.florenceaz.gov by Maria Hernandez, Deputy Town Clerk.