

**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 7, 2014, AT 4:00 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. ADJOURN TO EXECUTIVE SESSION**

**For the purpose of discussion of the public body to evaluate the Town Manager and Town Attorney and to receive legal advice from the Town Attorney regarding their contracts of employment in accordance with A.R.S. § 38-431.03(A)(1)&(3).**

**4. 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.**

- a. Public hearing to receive public comment on the Merrill Ranch Community Facilities District No. 1 Budget; and for Discussion/Approval/Disapproval of Resolution No. MRCFD1 127-14: A RESOLUTION OF BOARD OF DIRECTORS OF MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1, PINAL COUNTY, ARIZONA, ADOPTING THE BUDGET FOR FISCAL YEAR 2014-2015.**

- b. Public hearing to receive public comment on Merrill Ranch Community Facilities District No. 1 Property Tax Levy; and second reading of Ordinance No. MRCFD1 111-14: 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 30<sup>th</sup> DAY OF JUNE 2015. (First reading on June 16, 2014)

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

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

- a. Public hearing to receive public comment on the Merrill Ranch Community Facilities District No. 2 Budget; and for Discussion/Approval/Disapproval of Resolution No. MRCFD2 227-14: A RESOLUTION OF BOARD OF DIRECTORS OF MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2, PINAL COUNTY, ARIZONA, ADOPTING THE BUDGET FOR FISCAL YEAR 2014-2015.

- b. Public hearing to receive public comment on Merrill Ranch Community Facilities District No. 2 Property Tax Levy; and second reading of Ordinance No. MRCFD2 210-14: 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 30<sup>th</sup> DAY OF JUNE 2015. (First Reading on June 16, 2014)

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

**12. PUBLIC HEARINGS**

- a. Public hearing to receive citizen comments on the property tax levy; and second reading of Ordinance No. 612-14: 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 30<sup>th</sup> DAY OF JUNE 2015.  
(First Reading June 16, 2014)**

- b. Public hearing to receive citizen comments on increasing water and wastewater utility rates and fees; and Discussion/Approval/Disapproval of Resolution No. 1452-14: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, PROVIDING INCREASES IN RATES AND FEES FOR WATER AND WASTEWATER SERVICES, EFFECTIVE SEPTEMBER 1, 2014.**

**13. ADJOURN TO A SPECIAL MEETING**

- a. Public hearing to receive citizen comments on the Fiscal Year 2014-2015 Budget; and for Discussion/Approval/Disapproval of Resolution No. 1450-14: A RESOLUTION OF THE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ADOPTING THE BUDGET FOR THE FISCAL YEAR 2014-2015.**

**14. ADJOURN FROM A SPECIAL MEETING**

- 15. 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. \*Resolution No. 1451-14: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ACCEPTING THE TERMS AND CONDITION OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN PINAL COUNTY AND THE TOWN OF FLORENCE FOR ROADWAY IMPROVEMENTS, CONSTRUCTION AND MAINTENANCE OF COOPER ROAD, CHRISTENSEN ROAD, AND OLD FLORENCE KELVIN HIGHWAY AND AUTHORIZING EXECUTION BY THE TOWN MANAGER.**
- b. \*Approval of acceptance of grant funds awarded for High Intensity Drug Trafficking Area (HIDTA).**
- c. \*Approval of applying for a grant in the amount of \$125,000, to the U.S. Department of Justice Community Oriented Policing Services (COPS) program to be used to add a crime prevention/school resource police officer position.**
- d. \*Approval of accepting the register of demands ending May 31, 2014, in the amount of \$3,126,867.86.**
- e. \*Approval of the May 5, May 14, May 19, June 2 and June 16, 2014 Town Council Minutes.**

- f. **\*Receive and file the following board and commission minutes:**
  - i. **March 20, 2014 Planning and Zoning Commission minutes**
  
- g. **\*Johnson Utilities ratification of the following expenditures made while conducting due diligence in consideration of the Johnson Utilities acquisition:**
  - i. **Ratification of work completed by Water Works Engineer, LLC, in an amount not to exceed \$53,604.57.**
  - ii. **Ratification of work completed by Economist.com, LLC, in an amount not to exceed \$50,896.88.**
  - iii. **Ratification of work completed by Greenburg Traurig, LLP, in an amount not to exceed \$53,604.57.**
  - iv. **Ratification of work completed by Henry & Horne, PLC, in an amount not to exceed \$21,664.**
  - v. **Ratification of work completed by Dickinson Wright PLLC, in an amount not to exceed \$20,819.66.**
  - vi. **Ratification of work completed by Sims Murray, LTD, in an amount not to exceed \$7,306.80.**

## **16. NEW BUSINESS**

- a. **Resolution No. 1453-14: Discussion/Approval/Disapproval of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH PALMS-MAGIC LAKE 80, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, AND AUTHORIZING EXECUTION OF SUCH PRE-ANNEXATION AND DEVELOPMENT AGREEMENT (ANNEXATION NO. 2013-01 – “MAGIC RANCH 80” PROPERTY).**
  
- b. **Resolution No. 1454-14: Discussion/Approval/Disapproval of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH SFD MAGIC RANCH, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, AND AUTHORIZING EXECUTION OF SUCH PRE-ANNEXATION AND DEVELOPMENT AGREEMENT (ANNEXATION NO. 2013-01 – “PROMONTORY AT MAGIC RANCH” PROPERTY).**
  
- c. **Resolution No. 1458-14: Discussion/Approval/Disapproval of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH GEM LAND & CATTLE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND EMPIRE WEST TITLE AGENCY, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, AND AUTHORIZING EXECUTION OF SUCH PRE-ANNEXATION AND DEVELOPMENT AGREEMENT (ANNEXATION NO. 2013-01 – “VILLAGE AT MAGIC RANCH” PROPERTY).**

- d. Resolution No. 1459-14: Discussion/Approval/Disapproval of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH RMG ARIZONA PROPERTIES HOLDING XVII, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND AUTHORIZING EXECUTION OF SUCH PRE-ANNEXATION AND DEVELOPMENT AGREEMENT (ANNEXATION NO. 2013-01 – “HERITAGE AT MAGIC RANCH” PROPERTY).
- e. Resolution No. 1460-14: Discussion/Approval/Disapproval of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA APPROVING THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH RMG RESIDENTIAL 2010, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, AND AUTHORIZING EXECUTION OF SUCH PRE-ANNEXATION AND DEVELOPMENT AGREEMENT (ANNEXATION NO. 2013-01 – “MAGIC RANCH 50” PROPERTY).

## 17. DEPARTMENT REPORT

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

## 18. CALL TO THE PUBLIC

## 19. CALL TO THE COUNCIL

## 20. 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 JULY 2, 2014, BY LISA GARCIA, TOWN CLERK, AT 775 NORTH MAIN STREET, 1000 SOUTH WILLOW STREET, FLORENCE, ARIZONA, AND AT [WWW.FLORENCEAZ.GOV](http://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.\*\*\***

**MERRILL RANCH COMMUNITY FACILITY DISTRICT NO. 1  
SPECIAL MEETING  
AGENDA**

**PURSUANT TO A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN TO THE MEMBERS OF THE MERRILL RANCH COMMUNITY FACILITY DISTRICT BOARD AND TO THE GENERAL PUBLIC THAT THE MERRILL RANCH COMMUNITY FACILITY DISTRICT BOARD WILL HOLD A SPECIAL MEETING OPEN TO THE PUBLIC ON MONDAY, JULY 7, 2014, AT Y 4:00 P.M. (IMMEDIATELY FOLLOWING THE EXECUTIVE SESSION OF THE FLORENCE TOWN COUNCIL MEETING) IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.**

**1. CALL TO ORDER**

- 2. ROLL CALL** Chair Tom Rankin\_\_\_, Vice-Chair Tom Smith\_\_\_,  
Board Members: Vallarie Woolridge\_\_\_, Tom Celaya\_\_\_,  
Ruben Montaña\_\_\_, Bill Hawkins\_\_\_, and Tara Walter\_\_\_.

**3. NEW BUSINESS**

- a. Public hearing to receive public comment on the Merrill Ranch Community Facilities District No. 1 Budget; and for Discussion/Approval/Disapproval of Resolution No. MRCFD1 127-14: A RESOLUTION OF BOARD OF DIRECTORS OF MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1, PINAL COUNTY, ARIZONA, ADOPTING THE BUDGET FOR FISCAL YEAR 2014-2015.
- b. Public hearing to receive public comment on Merrill Ranch Community Facilities District No. 1 Property Tax Levy; and second reading of Ordinance No. MRCFD1 111-14: 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 30<sup>th</sup> DAY OF JUNE 2015. (First reading on June 16, 2014)

**4. ADJOURNMENT**

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

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**MERRILL RANCH COMMUNITY FACILITY DISTRICT NO. 2  
SPECIAL MEETING  
AGENDA**

**PURSUANT TO A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN TO THE MEMBERS OF THE MERRILL RANCH COMMUNITY FACILITY DISTRICT NO. 2 BOARD AND TO THE GENERAL PUBLIC THAT THE MERRILL RANCH COMMUNITY FACILITY DISTRICT NO. 2 BOARD WILL HOLD A SPECIAL MEETING OPEN TO THE PUBLIC ON MONDAY, JULY 7, 2014, AT Y 4:00 P.M. (IMMEDIATELY FOLLOWING THE EXECUTIVE SESSION OF THE FLORENCE TOWN COUNCIL MEETING) IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.**

**1. CALL TO ORDER**

- 2. ROLL CALL: Chair Tom Rankin\_\_\_; Vice-Chair Tom Smith\_\_\_;  
Board Members: Tom Celaya\_\_\_; Bill Hawkins\_\_\_;  
Ruben Montaña\_\_\_; Tara Walter\_\_\_; Vallarie Woolridge\_\_\_;**

**3. NEW BUSINESS**

- a. Public hearing to receive public comment on the Merrill Ranch Community Facilities District No. 2 Budget; and for Discussion/Approval/Disapproval of Resolution No. MR CFD2 227-14: A RESOLUTION OF BOARD OF DIRECTORS OF MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2, PINAL COUNTY, ARIZONA, ADOPTING THE BUDGET FOR FISCAL YEAR 2014-2015.**
- b. Public hearing to receive public comment on Merrill Ranch Community Facilities District No. 2 Property Tax Levy; and second reading of Ordinance No. MR CFD2 210-14: 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 30<sup>th</sup> DAY OF JUNE 2015. (First Reading on June 16, 2014)**

**4. ADJOURNMENT**

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

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