# 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, MARCH 18, 2013, AT 5:00 P.M., IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

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2.	ROLL CALL:	Mayor Rankin;	Vice-Mayor Sm	ith;	
		<b>Councilmembers:</b>	Tom Celaya	_; Bill Hawkins;	
		Ruben Montaño	; Tara Walter	; Vallarie Woolridge	

#### 3. ADJOURN TO EXECUTIVE SESSION

Adjourn to Executive Session pursuant to A.R.S. § 38-431.03(A)(1) for discussion of the public body regarding the requirements of Resolution No. 1273-10 – Council Rules of Procedure, Section 17 - Code of Ethics.

- 4. ADJOURN FROM EXECUTIVE SESSION (Approximately 6:00 p.m.)
- 5. INVOCATION PERFORMED BY PASTOR DALE STORM, FLORENCE BAPTIST CHURCH
- 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 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. PUBLIC HEARING

a. Public Hearing on a text amendment application by the Town of Florence amending the Town of Florence Code of Ordinances; and First Reading of Ordinance No. 593-13: AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY ARIZONA, AMENDING THE TOWN OF FLORENCE CODE OF ORDINANCES, TITLE XV LAND USAGE, CHAPTER 150 DEVELOPMENT CODE, SECTIONS 150.031 DEFINED WORDS, 150.047 DISTRICT USE REGULATIONS

- TABLES (B), 150.048 RURAL AGRICULTURAL (RA-10), 150.049 RURAL AGRICULTURAL (RA-4), 150.064 LIGHT INDUSTRIAL (LI) AND 150.065 HEAVY INDUSTRIAL (HI).
- 9. 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. \*Approval of accepting the register of demands ending February 28, 2013, in the amount of \$1,248,612.76.
  - b. \*Approval of a motion to Rescind Resolution No. 1379-13 A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE TOWN CLERK AND ENTITLED "2013-2023 LAND USE ASSUMPTIONS, INFRASTRUCTURE IMPROVEMENT PLAN AND IMPACT FEE STUDY FOR THE TOWN OF FLORENCE, ARIZONA".
  - c. \*Approval of Resolution No. 1389-13: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE TOWN CLERK AND ENTITLED "2013-2023 LAND USE ASSUMPTIONS, INFRASTRUCTURE IMPROVEMENT PLAN AND IMPACT FEE STUDY FOR THE TOWN OF FLORENCE, ARIZONA".
  - d. \*Adoption of Resolution No. 1385-13: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE RESUBDIVISION OF FELIX FARMS; REQUIRING THE PROVISION OF AN INFRASTRUCTURE IMPROVEMENT ASSURANCE OR WITHHOLDING OF RECORDATION TO SECURE THE SATISFACTORY CONSTRUCTION, INSTALLATION AND DEDICATION OF REQUIRED IMPROVEMENTS; ESTABLISHING A DEADLINE FOR REQUIRED IMPROVEMENTS TO BE COMPLETED; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.
  - e. \*Adoption of Resolution No. 1387-13: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM AT MERRILL RANCH UNIT 22A; REQUIRING THE PROVISION OF AN INFRASTRUCTURE IMPROVEMENT ASSURANCE OR WITHHOLDING OF RECORDATION TO SECURE THE SATISFACTORY CONSTRUCTION, INSTALLATION AND DEDICATION OF REQUIRED IMPROVEMENTS; ESTABLISHING A DEADLINE FOR REQUIRED IMPROVEMENTS TO BE COMPLETED; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.

f. \*Adoption of Resolution No. 1388-13: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM AT MERRILL RANCH UNIT 22B; REQUIRING THE PROVISION OF AN INFRASTRUCTURE IMPROVEMENT ASSURANCE OR WITHHOLDING OF RECORDATION TO SECURE THE SATISFACTORY CONSTRUCTION, INSTALLATION AND DEDICATION OF REQUIRED IMPROVEMENTS; ESTABLISHING A DEADLINE FOR REQUIRED IMPROVEMENTS TO BE COMPLETED; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.

#### 10. NEW BUSINESS

a. Discussion/Approval/Disapproval of a notice of intent to increase water and sewer fees and the development of new fees associated with deposits, connections fees, service fees, utility rates and fees.

#### 11. DEPARTMENT REPORTS

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

#### 12. CALL TO THE PUBLIC

#### 13. CALL TO THE COUNCIL

#### 14. ADJOURN TO EXECUTIVE SESSION

For the purpose of discussion of the public body with the Town Attorney and to receive legal advice from the Town Attorney regarding Ordinance No. 583-12 pursuant to A.R.S. §38-431.03(A)(3) and A.R.S. §38-431.03(A)(4). And for the purpose of discussion of the public body to meet with the Town Manager to discuss organizational structure and roles and responsibilities pursuant to A.R.S. §38-431.03 (A)(1).

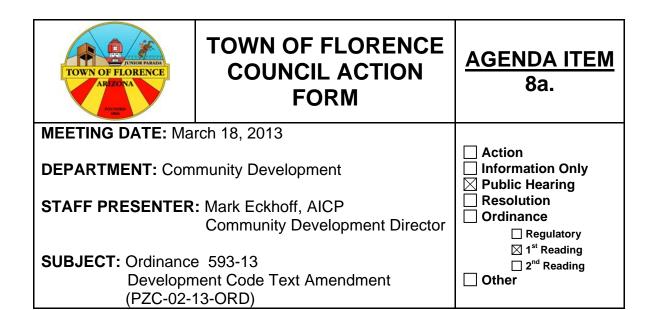
# 15. ADJOURN FROM EXECUTIVE SESSION

#### 16. 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 12<sup>th</sup> DAY OF MARCH 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.\*\*\*



#### **RECOMMENDED MOTION/ACTION:**

Public Hearing and First Reading of Ordinance No. 593-13 only on March 18, 2013.

On April 1, 2013, motion to adopt Ordinance No. 593-13 for the Development Code Text Amendment.

#### BACKGROUND/DISCUSSION:

The Town of Florence requests approval of the following application:

**PZC-02-13-ORD:** A Text Amendment application by the Town of Florence amending the Town of Florence Code of Ordinances. More specifically, an Ordinance of the Town of Florence, Pinal County, Arizona amending Title XV: Land Usage, Chapter 150 Development Code, Sections 150.031 Defined Words, 150.047 District Use Regulations Tables (A), 150.047 District Use Regulations Tables (B), 150.048 Rural Agricultural (RA-10), 150.049 Rural Agricultural (RA-4), 150.064 Light Industrial (LI) and 150.065 Heavy Industrial (HI). (PZC-02-13-ORD)

The Town's Development Code should be reviewed on a regular basis and updated to provide greater clarification where needed, remove redundancies and address deficiencies that are noted over time. The Mayor and Town Council conducted a work session addressing various proposed text amendments to the Development Code that would be pursued and this report reflects the direction provided to staff at the work session.

Major changes proposed are summarized as follows:

- To formalize the past zoning interpretation of the Community Development Director, which was also discussed and validated during the recent zoning process for the proposed CCA expansion. Staff is proposing that correctional facilities and similar uses be specifically defined in the Development Code and listed in the use tables. This change is consistent with past operating procedures and the Town's General Plan.
- 2. Per the direction of Council, staff is proposing more clarity regarding agricultural and farming uses. These changes continue to support general farming and agricultural uses, but place limitations on more industrial and intense types of uses such as dairies, slaughterhouses and similar uses that could have dramatic impacts (noise, odors, etc.) to surrounding properties.
- 3. To reduce the potential for conflicting interpretations, various uses that were already listed in the land use tables were removed from their respective district sections.
- 4. Churches and public schools were removed from the land use tables based on provisions of State and Federal laws. Public schools are not subject to zoning and churches may locate in any zoning district by right, subject to complying with basic development standards.
- 5. Where some uses were identified in the Code, but not defined and their definition could be open for interpretation, staff proposed new definitions. Staff is proposing commonly accepted definitions of big box retail, manufacturing and light manufacturing. This also changes the terminology used for manufacturing uses.
- 6. Staff is also proposing the removal of the current definition for restaurant so that restaurants simply fall into two categories: sit down or drive-thru.
- 7. Other minor changes reflect suggestions made over time by the Mayor and Town Council, Planning and Zoning Commission, Historic District Advisory Commission and Economic Development Coordinator.

These changes will complement recent text amendments processed. Other changes are being worked on at this time and will be presented for discussion at a later date.

#### **FINANCIAL IMPACT:**

This request has no direct or specific financial impacts.

# **RECOMMENDATION:**

This Amendment was discussed at a Town Council work session and subsequently presented to the Planning and Zoning Commission on February 7, 2013, which forwarded a unanimous favorable recommendation on this case to the Town Council.

Public Hearing and first reading of Ordinance No. 593-13 only on March 18, 2013.

On April 1, 2013, motion to adopt Ordinance No. 593-13 for the Development Code Text Amendment.

# **ATTACHMENT**:

Ordinance No. 593-13

# TOWN OF FLORENCE ORDINANCE NO. 593-13

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY ARIZONA AMENDING THE TOWN OF FLORENCE CODE OF ORDINANCES, TITLE XV LAND USAGE, CHAPTER 150 DEVELOPMENT CODE, SECTIONS 150.031 DEFINED WORDS, 150.047 DISTRICT USE REGULATIONS TABLES (A), 150.047 DISTRICT USE REGULATIONS TABLES (B), 150.048 RURAL AGRICULTURAL (RA-10), 150.049 RURAL AGRICULTURAL (RA-4), 150.064 LIGHT INDUSTRIAL (LI) AND 150.065 HEAVY INDUSTRIAL (HI).

**WHEREAS**, development codes are designed to protect the health, safety and general welfare of the public and are subject to modifications to ensure that codes are current and meet the needs of the local community; and

**WHEREAS**, deficiencies have been noted in current development codes pertaining to the aforementioned sections; and

**WHEREAS**, the Town of Florence has proposed this Ordinance to address such deficiencies and ensure that our local development codes pertaining to the aforementioned sections are appropriate and current for the Town of Florence; and

**WHEREAS**, the Florence Planning and Zoning Commission conducted a public hearing on this Ordinance and they have sent the Mayor and Council of the Town of Florence a favorable recommendation on this proposed Ordinance.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Town of Florence, Arizona, as follows: that the Town of Florence Code of Ordinances, Title XV Land usage, Chapter 150 Development Code, Sections 150.031 Defined Words, 150.047 District Use Regulations Tables (A), 150.047 District Use Regulations Tables (B), 150.048 Rural Agricultural (RA-10), 150.049 Rural Agricultural (RA-4), 150.064 Light Industrial (LI) and 150.065 Heavy Industrial (HI) is hereby amended.

<u>Section 1.</u> That the recitals contained in this Ordinance are hereby adopted and incorporated herein as findings of the fact of the Mayor and Council of the Town of Florence.

<u>Section 2.</u> That if any word, sentence, paragraph, clause, phrase or other provisions of this ordinance is for any reason deemed to be unconstitutional or otherwise invalid by a court of competent jurisdiction, such holdings shall not affect the validity of the remaining words, sentences, paragraphs, clauses, phrases or other provisions of this ordinance, it being the legislative intent that in

such event the remainder of this ordinance shall stand, notwithstanding the invalidity of any word, sentence, paragraph, clause, phrase or other provision. § 150.031 DEFINED WORDS.

CORRECTIONAL FACILITY. A facility for the detention, confinement, treatment and/or rehabilitation of persons arrested or convicted for the violation of civil or criminal law. Such facilities include an adult detention center, juvenile delinquency center, pre-release center, correctional community treatment center, jail and prison, but exclude a municipal or county jail facility that is an accessory use to a police station, sheriff's office or other associated governmental facility.

FARM. An area of ten four or more contiguous acres which that is used for the production of farm crops such as vegetables, fruit trees, cotton, grain and other crops and their storage on the area, as well as raising thereon of farm animals, such as poultry, horses, cattle or swine. Farms may not include commercial feedlots, slaughterhouses, packing plants, dairies or swine operations. FARMS also include dairy produce; provided, however, that farming does not include commercial pen feeding (feed lots) or the commercial feeding of garbage or offal to swine or other animals. Farming shall also include horse breeding and training but shall not include riding stables.

<u>HALFWAY HOUSE</u>. A facility for the housing, rehabilitation, and training of persons on probation, parole, or early release from correctional institutions, or other persons found guilty of criminal offenses.

MANUFACTURING. An establishment engaged in the manufacture or compounding process of raw materials. Such activities may include the storage of large volumes of materials needed for the manufacturing process.

<u>MANUFACTURING, LIGHT</u>. A predominantly indoor establishment engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales and distribution of such products.

<u>PLASMA DONATION CENTER.</u> A medical clinic that accepts blood product donations, particularly plasma, and provides monetary payment for donations.

RETAIL, BIG BOX. Any single use building, whether stand alone or within a multi-building development, wherein said single use building occupies at least one-hundred thousand (100,000) square feet of building coverage primarily devoted to, or intended for, the sale or display of goods and merchandise for consumption by the general public, including any outdoor sales and display area(s) and storage/stockroom area(s), but excluding any outdoor area for the sale of cars, trucks, boats, recreational vehicles, or manufactured homes. For the purposes of this definition, calculation of such building area(s) shall include all

other indoor and outdoor sales areas or customer service area(s) that may be incidental to, but nevertheless share customer walking aisles or store entrances with the big box retail use operator, whether or not such area(s) are under the same management as the big box retail use operator.

**REFINERY** A permanent facility for the purpose of refining, processing, storing, and or delivery of fossil fuels byproducts including, but not limited to, gasoline, diesel fuel and motor oil. Uses include those that store such products such as liquefied natural gas (LNG), compressed natural gas (CNG), butane, and propane.

TATTOO, BODY PIERCING ESTABLISHMENT. Any establishment offering indelible designs, letters, scrolls, figures, symbols or other marks that are placed on or under the skin with ink or colors by the aid of needles or other instruments and that cannot be removed without a surgical procedure; any establishment offering designs, letters, scrolls, figures or symbols or other marks done by scarring/branding on or under the skin; any establishment where decorations or other devices are inserted into the skin; any establishment using techniques such as penetrating, perforating, boring or creating a hole in the skin or another human body part; or any establishment whose primary function is permanent body alteration for non-surgical purposes. The following establishments shall be exempt from this definition: those where offering permanent facial make-up/cosmetics ancillary to the primary business; those where procedures are performed by a person authorized by the laws of this state to practice medicine, osteopathy, chiropractic, podiatry, naturopathy or acupuncture and the procedures are performed in conformity with the standards of that profession; those where procedures are performed by registered nurses, licensed practical nurses or technicians, when acting under the supervision of a licensed physician or osteopath; those where the only type of piercing offered is ear piercing.

TOBACCO RETAILER. Any person or business who primarily sells or offers for sale, tobacco, tobacco products, or tobacco paraphernalia, or who distributes samples of tobacco products or paraphernalia. These businesses include but are not limited to, tobacco shops, cigars and pipe retailer, cigarette or electronic cigarette retailer and smoking establishments.

# § 150.047 DISTRICT USE REGULATIONS TABLES.

(A) Residential zoning district use regulations.

P=Permitted N=Not Permitted C=Conditional T=Temporary Uses

Use	RA-10	RA-4	R1-R	R1-18	R-1-6	R-2	MFR	MHS	PUD
Church	e	C	C	C	Ф	Ф	Ф	Ф	Ф

<del>recalot</del>   <del>c</del>   <del>c</del>   <del>n</del>   <del>n</del>   <del>n</del>   <del>n</del>   <del>n</del>   <del>n</del>	T CCCIO	C	C	N	N	N	N	Н	N	N
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<sup>(</sup>B) Employment and/or commercial zoning district use regulations.

# P=Permitted N=Not Permitted C=Conditional T=Temporary Uses

Use	B-1	B-2	TRC	NO	РО	DC	PI	LI	НІ
Automobile wrecking yards	N	N	N	N	N	N	N	<u>ÇN</u>	<u>₽C</u>
Church	Ç	Ç	Ç	Ç	C	¢	C	C	Ç
Correctional facility	<u>N</u>	<u>N</u>	<u>Z</u>	<u>N</u>	<u>N</u>	<u>Z</u>	<u>N</u>	<u>C</u>	<u>C</u>
<u>Dairy/feedlot</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Z</u>	<u>N</u>	<u>N</u>	<u>C</u>
<u>Farm</u>	<u>N</u>	<u>Z</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Z</u>	<u>N</u>	<u>P</u>	<u>P</u>
Halfway house	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>
Immigration processing and/or holding facility	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Z</u>	<u>N</u>	<u>C</u>	<u>C</u>
Feedlot	4	4	Ŋ	Ŋ	N	<del>N</del>	H	C	₽
Manufacturing within enclosed building	Н	₽	C	N	N	N	N	₽	₽
Manufacturing other than above	H	Û	Ŋ	N	N	Н	Н	Ç	₽
Manufacturing, light	<u>Z</u>	<u>P</u>	<u>Z</u>	<u>Z</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>
<u>Manufacturing</u>	<u>Z</u>	<u>Z</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Z</u>	<u>N</u>	<u>C</u>	<u>P</u>
Plasma donation center	<u>Z</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>
Refinery	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>

Restaurants without entertainment, dancing, serving of alcohol or drive-through facilities	Ф.	₽	₽	₽	N	₽	4	Ç	Ф
Restaurants without drive-thru	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u> Z</u>	<u>P</u>	<u>P</u>
Tattoo, body piercing establishment	<u>Z</u>	<u>P.</u>	<u>Z</u>	<u>Z</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>
Tobacco retailer	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>
Junk yard/ salvage yard	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	CI

# § 150.048 RURAL AGRICULTURAL (RA-10).

- (A) *Purpose.* The rural agricultural (RA-10) district is intended to preserve agricultural land and the agricultural heritage and aesthetic of the area. Land use is composed of farming, agriculture and the raising of livestock, together with a single-family residence and customary accessory uses and buildings.
  - (B) Permitted uses. The following uses are permitted in the RA-10 zone:
    - (1) Dwelling, single-family on any lot or parcel;
- (2) Accessory buildings (see § 150.172) and uses, including private swimming pools and home occupations;
  - (3) Farm;
  - (4) Guesthouse, detached;
  - (5) Ranch, non-commercial;
  - (6) Recreation fields, public or private; and
  - (7) Usual agricultural buildings and structures; and
- (1) Those uses permitted in the RA-10 Zoning District per Table 150.047.A.

(C) Conditional uses. The following uses may be permitted subject to a conditional use permit (see § 150.015). Uses may be permitted subject to a Conditional Use Permit (see § 150.015 and Table 150.047.B).
(1) Church;
(2) Cemetery;
(3) Golf course (except miniature course or practice driving tee operated for commercial purpose), including clubhouse and service facilities which are intended to primarily serve golf course uses and are no closer than 300 feet to any exterior boundary of the golf course, except that the facilities shall have direct access from a collector or arterial street or a highway from which they shall be a distance of at least 50 feet;
(4) Greenhouse and/or nursery;
(5) Manufactured home;
(6) Orphanage;
(7) Public or private school having a curriculum equivalent to a public school and having no room regularly used for housing or sleeping;
(8) Temporary buildings used for the sale of homes or lots;
(9) Public institutional buildings, such as hospitals, fire stations and police stations;
(10) Public utility buildings, structures or appurtenances thereto for public service uses;
(11) The operation of feedlots, slaughterhouses, fertilizer yards or plants for the reduction of animal matter;
(12) Stable (commercial) provided the following criteria are met:
(a) No stable, activity or pasture areas shall be permitted within 40 feet of a residential district or use;
(b) There shall be a buffer strip , maintained and used as described in § 150.138(C)(3) as it abuts any residential use or district and adjacent to any public street;
(c) There shall be no shows or other activities which would generate more traffic than is normal to a residential area, unless the proposed site has

direct access from an arterial street or highway. Permission for the shows and activities may be obtained from the Town Council. Permission shall be requested in a letter that explains the nature and duration of the activity, and accommodations for spectators, traffic and additional parking for cars and trailers. This letter shall be submitted to the Town Clerk at least one week prior to the hearing at which consideration is desired.

- (d) All pasture and animal storage areas shall be enclosed with fences or walls of a minimum of four feet in height;
- (e) All laws applicable to the public health must be complied with for the entire period of operation of the stable;
- (f) All stable, activity and pasture areas that are not grassed shall be treated for dust control to Pinal County Air Quality Control standards; and
- (g) Adequate parking shall be shown on the site plan and improved to municipal standards.

# (1) Those uses conditionally permitted in the RA-10 Zoning District per Table 150.047.A.

Because no list of uses can be exhaustive, decisions on unspecified uses will be rendered by the Planning Commission with appeal to the Town Council.

Because no list of uses can be exhaustive, interpretations on unspecified uses shall be rendered by the Town Community Development Director with the right to appeal to the Planning and Zoning Commission and Town Council.

(D) Property development standards. (See §§ 150.164 through 150.184 for additional standards and exceptions.) (See Part 8. Additional Height and Area Regulations and Exceptions.)

#### (1) Setbacks.

Front	Interior Side	Street Side	Rear	
50 feet	50 feet	50 feet	50 feet	

# (2) Area and bulk requirements.

Minimum Area	Site	Minimum Area	Lot	Minimum Width	Lot	Minimum Depth	Lot	Maximum Height	
Area		Area		Width		Depth		Height	

N/A	10 acres	200 feet	200 feet	30 feet			
Note: Regulations for distances between buildings, accessory buildings, access, walls,							
fences and required screening are contained in §§ 150.164 through 150.184. Chapter 150.							

(E) Off-street Parking. The provisions of §§ 150.156 through 150.163 shall apply. The applicable provisions of Part 7. Parking; Loading and Unloading shall apply.

# § 150.049 RURAL AGRICULTURAL (RA-4).

- (A) *Purpose.* The rural agricultural (RA-4) district is intended to encourage agricultural use of land, and as a holding zone for land that is not yet needed for more intensive use. Property zoned RA should not be zoned for more intensive use unless there is no other available and developable property zoned for that use within any given area.
  - (B) *Permitted uses.* The following uses are permitted in the RA-4 zone:
    - (1) Dwelling, single-family;
- (2) Accessory buildings (see § 150.258) for property development standards) and uses, including private swimming pool and home occupation;
  - (3) Farm;

Development Code.

- (4) Guesthouse, detached;
- (5) Ranch, non-commercial; and
- (6) Recreation fields, public or private; and
- (1) Those uses permitted in the RA-4 Zoning District per Table 150.047.A.
- (C) Conditional uses. The following uses may be permitted subject to a conditional use permit (see § 150.015). Uses may be permitted subject to a Conditional Use Permit (see § 150.015 and Table 150.047.B).
  - (1) Manufactured home; s, but not more than one per property parcel;
  - (2) Church;
  - (3) Cemetery;
  - (4) Golf course; (except miniature course or practice driving tee

operated for commercial purpose), including clubhouse and service facilities which are intended to primarily serve golf course uses and are no closer than 300 feet to any exterior boundary of the golf course, except that the facilities shall have direct access from a collector or arterial street, or a highway from which they shall be a distance of at least 50 feet;

- (5) Greenhouse and/or nursery;
- (6) Manufactured home;
- (7) Orphanage;
- (8) Public or private Private school having a curriculum equivalent to a public school and having no room regularly used for housing or sleeping;
  - (9) Temporary buildings used for the sale of homes or lots;
- (10) Public institutional buildings, such as hospitals, fire stations and police stations;
- (11) Public utility buildings, structures or appurtenances thereto for public service uses:
- (12) The operation of feedlots, slaughterhouses, fertilizer yards or plants for the reduction of animal matter; and
  - (13) Stable (commercial) provided the following criteria are met:
- (a) No stable, activity or pasture areas shall be permitted within 40 feet of any residential zoning district or use;
- (b) There shall be a buffer strip, maintained and used as described in § 150.138(C)(3) as it abuts any residential use or district and adjacent to any public street:
- (c) There shall be no shows or other activities which would generate more traffic than is normal to a residential area, unless the proposed site has direct access from an arterial street or highway. Permission for the shows and activities may be obtained from the Town Council. Permission shall be requested in a letter that explains the nature and duration of the activity, and accommodations for spectators, traffic and additional parking for cars and trailers. This letter shall be submitted to the Town Clerk at least one week prior to the hearing at which consideration is desired.
- (d) All pasture and animal storage areas shall be enclosed with fences or walls of a minimum of four feet in height;

- (e) All laws applicable to the public health must be complied with for the entire period of operation of the stable;
- (f) All stable, activity and pasture areas that are not grassed shall be treated for dust control to Pinal County Air Quality Control standards; and
- (g) Adequate parking shall be shown on the site plan and improved to municipal standards.

Because no list of uses can be exhaustive, decisions on unspecified uses will be rendered by the Planning Commission with appeal to the Town Council.

(1) Those uses conditionally permitted in the RA-4 Zoning District per Table 150.047.A.

Because no list of uses can be exhaustive, interpretations on unspecified uses shall be rendered by the Town Community Development Director with the right to appeal to the Planning and Zoning Commission and Town Council.

(D) Property development standards. (See §§ 150.164 through 150.184 for additional standards and exceptions.) (See Part 8. Additional Height and Area Regulations and Exceptions.)

# (1) Setbacks.

Front	Interior Side	Street Side	Rear
40 feet	20 feet	40 feet	40 feet

# (2) Area and bulk requirements.

Minimum Site	Minimum Lot	Minimum Lot	Minimum Lot	Maximum
Area	Area	Width	Depth	Height
N/A	4 acres	150 feet	150 feet	30 feet

Note: Regulations for distances between buildings, accessory buildings, access, walls, fences and required screening are contained in §§ 150.164 through 150.184. Chapter 150. Development Code.

(E) Off-street Parking. The provisions of §§ 150.156 through 150.163 shall apply. The applicable provisions of Part 7. Parking; Loading and Unloading shall apply.

# § 150.064 LIGHT INDUSTRIAL (LI).

- (A) *Purpose*. The purpose of the Light Industrial zoning district is intended to promote and protect light manufacturing, warehouses and research and development industries, to cluster the industries into attractive planned industrial parks, to minimize incompatibility of industrial uses with adjacent land uses and, provide sufficient space in appropriate locations to businesses and manufacturing firms free from offensive land uses in modern, landscaped buildings and surroundings.
- (B) *Permitted uses*. The uses permitted in the LI zone are generally those industrial, office, storage, laboratory and manufacturing uses which do not create any danger to health and safety in surrounding areas and which do not create any offensive noise, vibration, smoke, dust, odor, heat or glare and which, by reason of high value in relation to size and weight of merchandise received and shipped, generate a minimum of truck traffic.
- (1) Aircraft landing area, provided there are no existing residences or residentially zoned property including NO within 1,000 feet of the landing surface;
  - (2) Motion picture production;
  - (3) Restaurant;
  - (4) Welding shops;
  - (5) Contractors offices equipment yards; and
  - (1) Those uses permitted in the LI Zoning District per Table 150.047.B.
- (C) Conditional uses. Uses may be permitted subject to a Conditional Use Permit (see § 150.015 and Table 150.047.B).
- (1) (5) Those uses conditionally permitted in the LI Zoning District per Table 150.047.B.

Because no list of uses can be exhaustive, interpretations on unspecified uses shall be rendered by the Town Community Development Director with the right to appeal to the Planning and Zoning Commission and Town Council.

- (D) Property development standards. (See §§ 150.164 through 150.184 for additional standards and exceptions.) (See Part 8. Additional Height and Area Regulations and Exceptions.)
  - (1) Setbacks.

Land Use		Lot Coverage			
	Front	Side	Side Street	Rear	
L/I	50 feet *	25 feet/0 **	50 feet * /20 **	25 feet	N/A

<sup>\*\*</sup> From all streets, 50 feet which shall be maintained as open space, except that access drives may penetrate the open space and parking may cover 15% of the required setback area. The parking shall be screened from the street by a solid fence, wall or landscaping screen of three feet in height.

# (2) Area and bulk requirements.

Minimum Site			Minimum Lot	Maximum
Area			Depth	Height
5 acres	N/A	200 feet	200 feet	60 feet *

<sup>\*</sup>Additional building height allowances up to a maximum of 50 feet may be obtained with a Conditional Use Permit.

(E) Off-street Parking. The provisions of §§ 150.156 through 150.163 shall apply. The applicable provisions of Part 7. Parking; Loading and Unloading shall apply.

# § 150.065 HEAVY INDUSTRIAL (HI).

- (A) *Purpose*. The purpose of the Heavy Industrial zoning district is intended to promote and protect large and intensive industrial manufacturing plants and their appurtenant uses, and to provide attractive and well maintained and planned industrial parks for the location of the activities.
  - (B) Permitted uses.
    - (1) Manufacturing;
    - (2) Quarries;
    - (3) Feed lots:
    - (4) Automobile wrecking yards; and
    - (5) Commercial outdoor kennels:

<sup>\*\*</sup> If alleyway or similar is provided.

- (1) Those uses permitted in the HI Zoning District per Table 150.047.B.
- (C) Conditional uses. <u>Uses may be permitted subject to a Conditional Use</u> <u>Permit (see § 150.015 and Table 150.047.B).</u>
  - (1) Hot mix;
  - (1) Heavy manufacturing such as automobile manufacturing plants;
  - (2) Refineries;
  - (3) Outdoor storage yards and junkyards;
- (5) Batch plants, concrete plants and similar uses when not associated with an on-site mining operation;
  - (6) Vehicle motor sports facilities; and
  - (7) Airports;
- (9) (1) Those uses conditionally permitted in the HI Zoning District per Table 150.047.B.
- Because no list of uses can be exhaustive, decisions on unspecified uses will be rendered by the Planning Commission with appeal to the Town Council.

Because no list of uses can be exhaustive, interpretations on unspecified uses shall be rendered by the Town Community Development Director with the right to appeal to the Planning and Zoning Commission and Town Council.

(D) Property development standards. (See §§ 150.164 through 150.184 for additional standards and exceptions.) (See Part 8. Additional Height and Area Regulations and Exceptions.)

# (1) Setbacks.

Land Use		Lot Coverage			
	Front	Side	Side Street	Rear	
H/I	50 feet *	25 feet	50 feet *	25 feet	N/A

<sup>\*</sup>From all streets, 50 feet which shall be maintained as open space, except that access drives may penetrate the open space and parking may cover 15% of the required setback area. The parking shall be screened from the street by a solid fence, wall or landscaping screen of three feet in height.

# (2) Area and bulk requirements.

Minimum Site Minimum Lot		Minimum Lot	Minimum Lot	Maximum	
Area Area		Width	Depth	Height	
10 acres	N/A	200 feet	200 feet	60 feet *	

<sup>\*</sup>Additional building height allowances up to a maximum of 50 feet may be obtained with a Conditional Use Permit.

(E)	<del>Off-street</del> Parl	king. The p	<del>provisions</del>	of §§ 1	<del>50.156 t</del> ł	<del>rrough 1</del>	<del>50.163</del>	<del>shall</del>
apply. T	he applicable	provisions of	of Part 7.	Parking;	Loading	and Un	loading	<u>shall</u>
apply.								

PASSED AND ADOPTE Florence, Arizona this day o	<b>D</b> by the Mayor and Council of the Town of, 2013.
	Tom J. Rankin, Mayor
ATTEST:	APPROVED AS TO FORM:
Lisa Garcia, Town Clerk	James E. Mannato, Town Attorney

# Town of Florence Summary of Warrants Paid As of February 2013

Source	Amount
Accounts Payable-Warrant Register	\$459,355.42
ACH/Wire Transfers	
Sales Tax Payments-ADOR	18,110.56
Child Support/Assignments	4,761.42
Credit/Debit Fees	1,587.24
Analysis Fees	1,188.64
HSA Payments	25,800.62
AFLAC Payments	
Great West Insurance (Health Ins.)	113,118.22
Total Transfers	164,566.70
Electronic ASR Retirement Transfe	er
February 1, 2013	39,933.12
February 5, 2013	608.40
February 15, 2013	41,132.82
February 1, 2014-Deferred Income	660.00
February 15, 2103-Deferred Income	660.00
Total Retirement Transfers	82,994.34
Payroll Transfer	
February 1, 2013	196,441.48
February 1, 2013	1,641.27
February 15, 2013	185,064.11
Total Payroll Transfers	383,146.86
Credit Union Transfers	
	4 044 20
February 1, 2013 February 15, 2013	4,041.38 4,112.38
rebluary 15, 2013	4,112.30
Total Credit Union Transfers	8,153.76
Total Credit Official Transfers	0,133.70
Electronic State Tax Transfers	
February 1, 2013	7,810.18
February 15, 2013	7,369.85
r cordary 10, 2010	7,000.00
Total State Tax Deposits	15,180.03
Total Glate Tax Deposits	13,100.03
Electronic Federal Tax Transfers	
February 1, 2013	69,458.17
February 15, 2013	65,349.90
, , , , , , , , , , , , , , , , , , , ,	00,010100
Total Federal Tax Deposits	134,808.07
	,====
Electronic Retirement Contributions	
Securian-Firemans Pension Contributions	407.58
Total Retirement Deposits	407.58
General Checking Account	\$1,248,612.76
Total Warrants	\$1,248,612.76
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#### Town of Florence Warrant Register-February 2013

GL Acct	Vendor No	Name	Invoice Date	Invoice No	Description	Total Cost
10120100	99999	Tempory Vendor	2/20/2013	OP B/L 1092	B/L overpayment	50.00
10202000	152	ARIZONA STATE TREASURER	2/6/2013	Jan-13	STATE JCEF	361.93
10202500	152	ARIZONA STATE TREASURER	2/6/2013	Jan-13	ZFAR 1	1,196.50
10202501	152	ARIZONA STATE TREASURER	2/6/2013	Jan-13	ZFAR 2	380.80
10203000	1208	DOLORES DOOLITTLE /	2/6/2013	JAN 2013 ASSET	ASSESSMENT JUSTICE COURT FEE	40.98
10204000	152	ARIZONA STATE TREASURER	2/6/2013	Jan-13	STATE SURCHARGES	7,585.45
10225000	8	AZ PUBLIC SAFETY RETIREMENT	2/5/2013	PPE 125/13PD	RETIREMENT CONTRIBUTIONS POLICE	13,366.55
10225000	8	AZ PUBLIC SAFETY RETIREMENT	2/15/2013	PPE 208/13 PD	RETIREMENT CONTRIBUTIONS POLICE	13,677.26
10225100	8	AZ PUBLIC SAFETY RETIREMENT	2/5/2013	PPE 125/13 FIRE	RETIREMENT CONTRIBUTIONS FIRE	12,192.86
10225100	8	AZ PUBLIC SAFETY RETIREMENT	2/15/2013	PPE 208/13 FIRE	RETIREMENT CONTRIBUTIONS FIRE	8,268.41
10232000	142	United States Treasury IRS	2/15/2013	PPE 020813	Levy	676.39
10232000	142	United States Treasury IRS	2/5/2013	PPE 125/13	Levy	756.88
10232000	142	United States Treasury IRS	2/5/2013	PPE 125/13	Levy	442.29
10232000	142	United States Treasury IRS	2/15/2013	PPE 208/13	Levy	442.30
10232000	1555	Levy	2/5/2013	PPE 0125/13	Levy	272.97
10232000	1555	Levy	2/15/2013	PPE 0208/13	Levy	206.16
10232000	1899	United States Treasury	2/5/2013	PPE 012513	Levy	75.00
10232000	1899	United States Treasury	2/15/2013	PPE 0208/13	Levy	75.00
10232000	2352	Gurstel Chargo PA	2/5/2013	PPE 0125/13	Levy	374.39
10232000	2352	Gurstel Chargo PA	2/15/2013	PPE 0208/13	Levy	217.58
10232000		USA Funds	2/15/2013	PPE 0208/13	Levy	135.73
10232000		USA Funds		PPE 125/13	Levy	135.73
10240000		Nationwide Retirement Solution		PPE 012513	VOL DEDUCTION	2,201.00
10240000		Nationwide Retirement Solution		PPE 0208/13	VOL DEDUCTION	2,201.00
10241000		UNITED WAY OF PINAL COUNTY		PPE 0125/13	EMPLOYEES CONTRIBUTIONS	7.00
10241000		UNITED WAY OF PINAL COUNTY	2/15/2013	PPE 02/08/13	EMPLOYEES CONTRIBUTIONS	7.00
10243000		NEW YORK LIFE INSURANCE	2/4/2013		monthly invoice	441.97
10250038		ARIZONA STATE TREASURER	2/6/2013		STATE FINES	2,234.07
10260000		Tempory Vendor	2/4/2013	CR20110147 TREJO	RESTITUTION	50.00
10320212		Tempory Vendor		SOLAR REFUND	REFUND Permit not in Town limits	1,127.65
10335213		Tempory Vendor		SOLAR REFUND	REFUND Permit not in Town limits	729.96
10339603		Tempory Vendor	2/4/2013	D SOMMER REFUND	REFUND youth basketball	60.00
10339604		Nico's Handyman Yard Service		REIM DANCE	REIMBURSE FATHER DAUGHTER DANCE	25.00
10339604		Nico's Handyman Yard Service		REIM DANCE	REIMBURSE FATHER DAUGHTER DANCE	(25.00)
10339604		Rose, Scott		REFUND DANCE	refund father daughter dance	25.00
10348777		AZ PUBLIC SAFETY RETIREMENT		PPE 125/13 FIRE	RETIREMENT CONTRIBUTIONS FIRE	(776.27)
10348777		AZ PUBLIC SAFETY RETIREMENT		PPE 208/13 FIRE	RETIREMENT CONTRIBUTIONS FIRE	(776.27)
10501217		ARIZONA MUNICIPAL RISK-WC		CL 13013151	Claim#13013151	847.29
10501402		PETTY CASH - FINANCE	2/19/2013		Business Lunch	40.00
10501402	80	PETTY CASH - FINANCE	2/19/2013		Pizza for Council	33.21
10501409		PETTY CASH - FINANCE	2/19/2013			5.10
10501409		PETTY CASH - FINANCE	2/19/2013			5.10
10501409	2347	CHARLES A. MONTOYA		114-124/13	reimbursement to Mr. Montoya for hotel and mile	854.19
10502202		PETTY CASH - FINANCE	2/19/2013		Postage	17.39
10502202		PETTY CASH - FINANCE	2/19/2013		overnight postage	18.95
10502301		OFFICE DEPOT INC		643817628-001	office supplies	9.92
10502301		OFFICE DEPOT INC		644324187-001	office supplies	35.12
10502301		OFFICE DEPOT INC		644326103-001	office supplies	80.26
10502306		WRIGHT EXPRESS FSC	1/31/2013			55.14
10502408		LEAGUE OF AZ CITIES AND TOWNS		TN MGR RECRU	town manager recruitment	7,500.00
10503217		Terry Sutton, Pro-tem	2/21/2013		protem services February 2013	50.00
10503308		WEST GROUP PAYMENT CENTER	2/4/2013		subscription books	222.70
10503314		PINAL CO SHERIFF'S OFFICE	2/14/2013		January jail fees	4,399.59

10504202	80	PETTY CASH - FINANCE	2/19/2013	Feb-13	Postage	24.00
10504202		PETTY CASH - FINANCE	2/19/2013		Postage	11.14
10505204		Advanced Infosystems	11/20/2012		CR 11/12 invoiced twice	(924.56)
10505204		Advanced Infosystems	1/14/2013	10200	data processing of utility bills	984.74
10505204		Advanced Infosystems	2/15/2013		PROCESSING DATA FOR BILLS	1,001.07
10505301		OFFICE DEPOT INC		6417354960-001	office supplies	148.71
10505301		OFFICE DEPOT INC		641735871-001	office supplies	8.72
10505301		OFFICE DEPOT INC		641735961-001	office supplies	184.08
10505301		Wist Office Products	1/21/2013		Calculator Paper Rolls	38.19
10505301		Wist Office Products	2/21/2013		Copy Paper	682.80
10505301		PETTY CASH - FINANCE	2/19/2013		Heater Unit	42.77
10505314		CASELLE, INC.	2/1/2013			1,496.00
10505323		INTELLIPAY	12/31/2012		Annual Gateway/transactions fees	159.23
10505323		GUILIN, BECKI		2/13 PRESCOTT	2 nights hotel charged on personal cc	219.48
10505402		GUILIN, BECKI		2013 PRES	Per Diem-Winter Conference in Prescott	50.00
10505402		GUILIN, BECKI		2013 PRESCOTT	Mileage	79.35
10505403	2092	Yvonne Kube	2/26/2013		Š	72.78
10505403		Yvonne Kube		HIDTA 3/04/13	Mileage reimbursement -HIDTA Training 030411	74.46
10505408		PETTY CASH - FINANCE	2/19/2013		GermX	13.01
10505408	1296	Lessor's Business Machines	1/24/2013		Repair Typewriter	127.50
10505408	2100	WALMART COMMUNITY # 0005 7118	1/28/2013	8758	coffee supplies	7.73
10505408	2100	WALMART COMMUNITY # 0005 7118	1/26/2013	9493	coffee supplies	56.70
10505408	3000	HRS USA/COSTCO WHOLESALE	1/26/2013	39666	coffee supplies	36.21
10507306	614	WRIGHT EXPRESS FSC	1/31/2013	31960637	Fuel	24.54
10507306	614	WRIGHT EXPRESS FSC	1/31/2013	31960637	Fuel	35.75
10507306	614	WRIGHT EXPRESS FSC	1/31/2013	31960637	Fuel	40.15
10508217	217	Az Department of Public Safety	2/27/2013	T J PK REC	Fingerprint Clearance	22.00
10508217	347	smartschoolsplus, inc dba	2/4/2013	517-005	Scott Barber Contract	7,326.40
10508217	997	SETH HOLMES	2/19/2013	REIM 21213	Reimbursement for drug test	25.00
10508217		TAYLOR RANKIN		REIM 21213	Reimbursement for drug test	25.00
10508217		TAILOR D. JONES		REIM 21213	Reimbursement for drug test	25.00
10508217		BAILEY COOPER-GEORGE		REIM 21213	Reimbursement for drug test	25.00
10508217		Ceridian Benefit Services	1/1/2013		COBRA Vision Services	29.00
10508217		Ceridian Benefit Services	2/4/2013		COBRA Vision Services	29.00
10508217		PINAL CO. FEDERAL CREDIT UNION		2X50 213	Visa Gift Card	110.00
10508314		CENTRAL AZ COLLEGE		JB FAIR 40413	Job Fair Registration	55.00
10508314		WRIGHT EXPRESS FSC	1/31/2013		1	20.88
10508314		SCOTT, BARBER	2/19/2013		Meal Reimbursement	10.00
		SCOTT, BARBER			ACMA Conference Reimbursement	
10508402	808	CENTURYLINK		ACMA CONF		682.90
10510201				5829 0236 9176 213	5829	45.26
10510203		SOUTHWESTERN BUSINESS FORMS			CONDEMNATION FORMS	131.16
10510205		CASA GRANDE NEWSPAPERS		2ND FLOOD EVAL	LEGAL PUBLICATION - PZC-2-13-ORD & 2ND	24.97
10510205		CASA GRANDE NEWSPAPERS		PZC2-13ORD	LEGAL PUBLICATION - PZC-2-13-ORD & 2ND	32.31
10510211		UNITED EXTERMINATING	2/1/2013		February 2013 Exterminating	25.00
10510215		ARIZONA PUBLIC SERVICE	2/4/2013		ELECTRIC	275.54
10510217		Tempory Vendor	2/12/2013	R EVERHART INSPECT	<u> </u>	975.00
10510231	619	Ricoh USA, Inc.	1/10/2013	5024776880	COPIER CHARGES	483.03
10510301	1696	OFFICE DEPOT INC	2/6/2013	644127535-001	TONER & INK	103.74
10510301	2100	WALMART COMMUNITY # 0005 7118	1/17/2013	8335	Office supplies	150.00
10510301	2100	WALMART COMMUNITY # 0005 7118	1/17/2013	8335	Office supplies	79.33
10510304	2961	ARIZONA GLOVE & SAFETY	2/11/2013	1295255	SAFETY SUPPLIES	107.59
10510306	614	WRIGHT EXPRESS FSC	1/31/2013	31960637	FUEL EXPENSE	176.57
10510401	114	Arizona Floodplain	2/28/2013	ME MEMBER	ARIZONA FLOODPLAIN MEMBERSHIP - MAR	35.00
10510401	1872	Association of State Floodplain	2/28/2013	ME MEMBER	MEMBERSHIP - MARK ECKHOFF	110.00
10510402		Az Chapter, PLANNING ASSOC		OLGIN/REED	AICP EXAM PREP COURSE - GILBERT OLGIN	250.00
		CENTURYLINK		VARIOUS 213	9627	256.44
10511201	110					
10511201 10511201		SPRINT DATA SVCS	2/8/2013		data svcs recurring charges	82.02

10511202	1414	PETTY CASH - POLICE DEPT	2/5/2013	120612-13113	12/6 postage #727245	0.20
10511202		PETTY CASH - POLICE DEPT		120612-13113	12/11 postage #727246	6.60
10511202		PETTY CASH - POLICE DEPT		120612-13113	1/4/13 postage #727252	5.30
10511202		PETTY CASH - POLICE DEPT		120612-13113	1/17 postage #727255	12.95
10511202		PETTY CASH - POLICE DEPT		120612-13113	1/28 postage inv#727258	6.60
10511202		Desert Sun Heating, Cooling	1/31/2013		Inspection of motor to outside A/C for IT in comr	78.00
		HOME DEPOT CREDIT SERVICES			<b>'</b>	
10511208 10511209			2/5/2013		Lights for PD & ballast inv#122680	81.70
		Manatee Tire & Auto Inc., dba	1/31/2013			1,083.04
10511215		ARIZONA PUBLIC SERVICE	2/4/2013		ELECTRIC	1,573.25
10511215		ARIZONA PUBLIC SERVICE	2/4/2013		ELECTRIC	52.11
10511215		BIA	2/2/2013		93879	40.00
10511215		BIA	2/2/2013		104233	90.47
10511222		THE WATER SHED	1/29/2013		Water & Ice #553057	19.92
10511222		THE WATER SHED	2/5/2013		water & ice #553126	19.92
10511301		PETTY CASH - POLICE DEPT		120612-13113	1/14 office supplies reimbursement Watts #7272	8.77
10511301		OFFICE DEPOT INC		6417790557-001	office supplies	332.35
10511301	1696	OFFICE DEPOT INC		641779108-001	office supplies	39.28
10511305	74	Day Auto Supply, Inc	1/15/2013	570184	Batteries inv#570184	110.29
10511305	1679	Manatee Tire & Auto Inc., dba	1/30/2013	122648	inv#122648	10.00
10511306	614	WRIGHT EXPRESS FSC	1/31/2013	31960637	ADMIN FUEL	152.21
10511316	119	UNITED EXTERMINATING	2/1/2013	168945	exterminating fee	30.00
10511401	1056	PINAL CO LAW ENFORCEMENT ASSO	1/1/2013	DUES CHIEF	MEMBERSHIP FEES 2013	100.00
10511403	315	TRYON, TERRY	2/5/2013	FEB 18-21/13	Per Diem Las Vegas Feb 17-21/2013	124.00
10511403	2951	PUBLIC AGENCY TRAINING COUNCIL	1/30/2013	161693	Trng Las Vegas Managing Small PD Vegas Lt.	295.00
10512208	246	Desert Sun Heating, Cooling	2/7/2013	AP5228	AC Repair for IT room in 911 Center	523.77
10512211		QiSoft	2/5/2013	6104	Monthly Fee	49.00
10512215		ARIZONA PUBLIC SERVICE	2/4/2013		ELECTRIC	1,101.01
10512216	100	SOUTHWEST GAS CORPORATION	2/8/2013	13-Feb	GAS	166.95
10512301		National Alliance Distributors	2/11/2013		Headsets, batteries,wf headset adapter	1,324.91
10512401		APCO INTERNATIONAL, INC. AFC		DUES 911STAFF	membership dues for 911 staff 2013	257.40
10512403		SPILLMAN TECHNOLOGIES,INC	12/31/2012		Spillman Conf Hotel fee Belinda & Dee	761.20
10512403		Dolores, Indorf		304-07/13	Per diem 3/4-7/13 Phx Az Post	109.00
10512403		Dolores, Indorf		304-07/13	Mileage for Training Az Post R/T 3/4-7/12	27.78
10512403		GEIB STEVEN		0219/2013	Trng Phx 2/19 per diem	10.00
10512403		Country Inn & Suites		D INDORF	Hotel Exp for Leadership classes 12nigths sever	272.04
10512403		Day Auto Supply, Inc	1/23/2013		Paint for vehicles	12.48
10513209		Manatee Tire & Auto Inc., dba	1/30/2013		inv#122654	96.95
		,				
10513306		Day Auto Supply, Inc	1/2/2013		Oil & filters inv#568898	77.51
10513306		Day Auto Supply, Inc	1/10/2013		Oil filter inv#569748	2.95
10513306		Day Auto Supply, Inc	1/10/2013		Oil & filters inv#569784	55.48
10513306		Day Auto Supply, Inc	1/23/2013		Oil & filters inve#570934	10.61
10513306		Day Auto Supply, Inc	1/24/2013		Oil & filters inv#571098	59.30
10513306		WRIGHT EXPRESS FSC	1/31/2013		VOLUNTEER-FUEL	700.48
10513403		GLENN JOHNSON		0226-28/13	Volunteer Trng Feb 26-28/13 Phx	30.00
10513403		PUBLIC SAFETY VOLUNTEER INST		ED & GLENN 21313	Registration for Workshop Ed & Glen	750.00
10513403		ED SMITH		226-28/13	Volunteer Trng Phx Feb 26-28/13	30.00
10514209	74	Day Auto Supply, Inc	1/11/2013		Radar trailer wiring inv#569991	6.64
10514209		Day Auto Supply, Inc	1/11/2013		Radar trailer inv#5669998	1.80
10514209	1213	ARIZONA EMERGENCY PRODUCTS	1/28/2013	3250	Battery drain issue	114.06
10514209	1414	PETTY CASH - POLICE DEPT	2/5/2013	120612-13113	12/27 MVD titles new vehs #727249	8.00
	4070	Manatee Tire & Auto Inc., dba	2/2/2013		Veh repair inv# 121416	3,610.60
10514209	1679		2/12/2013	122982	inv#122982 2012 chevy	193.98
10514209 10514209		Manatee Tire & Auto Inc., dba				
	1679	Manatee Tire & Auto Inc., dba PINAL CO ANIMAL CARE & CONTROL	2/14/2013	Dec-12	Animal Control Billing for Dec 2012	2,597.08
10514209	1679 2950		2/14/2013	Dec-12 S3080616010	Animal Control Billing for Dec 2012  Adobe software for police reports	2,597.08 381.48
10514209 10514217	1679 2950 1024	PINAL CO ANIMAL CARE & CONTROL	2/14/2013	S3080616010	ů .	
10514209 10514217 10514302	1679 2950 1024 1304	PINAL CO ANIMAL CARE & CONTROL ZONES, INC	2/14/2013 1/31/2013 1/30/2013	S3080616010	Adobe software for police reports	381.48
10514209 10514217 10514302 10514302	1679 2950 1024 1304 1414	PINAL CO ANIMAL CARE & CONTROL ZONES, INC TriTech Forensics	2/14/2013 1/31/2013 1/30/2013 2/5/2013	S3080616010 88174	Adobe software for police reports CSI Supplies	381.48 96.50

10514304	306	UNIVERSAL POLICE SUPPLY INC	2/1/2013	138672	Uniform for Ofc. Valenzuela new officer	701.16
10514305		Day Auto Supply, Inc	1/9/2013		Batteries inv#569667	123.46
10514305		Day Auto Supply, Inc	1/24/2013			110.29
10514305		GCR TIRE CENTERS		827-24750	tire for radar trailer	67.85
10514305		GCR TIRE CENTERS	1/30/2013		Tires for PD vehicles	28.45
10514305		GCR TIRE CENTERS	1/30/2013		Tires for PD vehicles	1,297.58
10514305		BATTERIES PLUS		330-286550	Motorcycle battery	119.89
10514305		Manatee Tire & Auto Inc., dba	2/14/2013		mounting tires for Chevy 2012 inv#123111	48.00
10514305		Manatee Tire & Auto Inc., dba	2/14/2013		mounting tires for radar inv#123207	20.00
-		,	1/9/2013		•	
10514306 10514306		Day Auto Supply, Inc WRIGHT EXPRESS FSC			Oil & filters inv#569647	55.48 7,255.29
			1/31/2013		PATROL FUEL	
10514307		SMALL ANIMAL CLINIC, P.C.	1/14/2013		K-9 Food	187.60
10514307		SMALL ANIMAL CLINIC, P.C.		253195 BAL	Short on original PO 30220 tax 18.20	18.20
10514309		UNIVERSAL POLICE SUPPLY INC	1/22/2013		Replacement holster Sgt Morris	123.95
10514312		ULINE	2/20/2013		First Aid Kit for Dept	200.55
10514314		Americana Polygraph and		2@150EA JN13	Polygraph	300.00
10514403	358	Thomas & Means Law Firm, L.L.P	2/1/2013		Trng Sgt Pankey Managing Police Discipline 3/1	535.00
10514403	559	TATLOCK, WILLIAM	2/15/2013	REIM 21513	Reimbursement for Class on Grant Writing	39.00
10514403	842	PANKEY, SAMUEL	2/5/2013	303-06/13	per diem Las Vegas Trng March 2013	124.00
10514403	1010	David Peterson	1/3/2013	219/13	Trng Phx 2/19 per diem	10.00
10514403	1716	KAKAR, KYLE	2/28/2013	304-07/13	per diem 3/4-7/13 Az Post	99.00
10514408	630	Florence Hospital at Anthem	7/20/2012	MRS4000869	Officer treatment ref auto accident	128.00
10515215	2	ARIZONA PUBLIC SERVICE	2/4/2013	Feb-13	ELECTRIC	52.10
10515215	2	ARIZONA PUBLIC SERVICE	2/4/2013	Feb-13	ELECTRIC	1,397.36
10515215	22	BIA	2/2/2013	Feb-13	104233	90.47
10515217	2564	Target Solutions, Inc	1/14/2013	10270	online training program	1,001.00
10515301		OFFICE DEPOT INC	1/21/2013	641062501-001	Furniture for new captains office	147.54
10515301	1696	OFFICE DEPOT INC	1/22/2013	641062501-002	Furniture for new captains office	74.71
10515301		OFFICE DEPOT INC		641063033-001	office supplies	31.60
10515301		OFFICE DEPOT INC		641495349-001	Supplies	16.09
10516209		Day Auto Supply, Inc	1/17/2013		SUPPLIES	10.95
10516209		Apache Junction Fire District	1/15/2013		trip to pierce for final check out	990.18
10516209		Apache Junction Fire District	1/15/2013		Vehicle maintenance and pump test	1,144.83
10516209		ARIZONA CORRECTIONAL INDUSTRI	2/4/2013		console box and engineer compartment divider	29.00
10516209		ARIZONA CORRECTIONAL INDUSTRI	2/11/2013		console box and engineer compartment divider	87.00
10516210		CREATIVE COMMUNICATIONS SALES	2/6/2013		batteries and headsets	2,113.95
10516210		Firecom	11/27/2012			995.00
-					replacement/upgrade of intercom	
10516210		Firecom	1/14/2013		replacement/upgrade of intercom	(795.00)
10516302		UNITED EXTERMINATING	2/1/2013		Pest Control	25.00
10516302		ROADRUNNER OXYGEN SVC	2/11/2013		Cylinder Refills	34.86
10516302		THE WATER SHED	12/18/2012		ice for station #1	22.41
10516302		WALMART COMMUNITY # 0005 7118	2/15/1930		vacuum for fire station carpets	98.49
10516302		NORTHERN ENERGY PROPANE	1/30/2013		fuel at station #1	126.48
10516304		UNITED FIRE EQUIPMENT CO.	1/22/2013		Screen charges	70.00
10516306		WRIGHT EXPRESS FSC	1/31/2013			2,380.04
10516310		Vidacare Corporation	12/28/2012		EZIO Needle replacement	622.66
10516310		Zoll Medical Corporation	2/6/2013	90010112	Preventative maintenance for heart monitor	1,485.00
10516312		UNITED FIRE EQUIPMENT CO.	1/16/2013	492743	Replacement of structure boots and suspenders	256.35
10516312	513	UNITED FIRE EQUIPMENT CO.	2/11/2013	494516	new turn out for new employee	2,426.46
10516312	2100	WALMART COMMUNITY # 0005 7118	2/25/2013	973	batteries for scba's	42.52
10516316	929	BRUTINEL PLUMBING & ELEC., INC	1/24/2013	109276	Fix broken pipe on roof of bay	168.23
10516316	1024	ZONES, INC	2/15/2013	S30928160101	3 back up batteries and outlets	141.61
10516316	1076	FLORENCE TRUE VALUE HARDWARE	12/1/2012	200265	supplies	27.38
10516316	1076	FLORENCE TRUE VALUE HARDWARE	1/2/2013		supplies	10.95
10516316	1076	FLORENCE TRUE VALUE HARDWARE	1/7/2013		supplies	60.28
.00.00.0		FLORENCE TRUE VALUE HARDWARE	1/7/2013		supplies	10.95
10516316	1076	I LONLINGE TRUE VALUE HANDWAND	1/1/2010			
1		FLORENCE TRUE VALUE HARDWARE	1/12/2013		supplies	28.50

10516316	1076	FLORENCE TRUE VALUE HARDWARE	1/24/2013	200769	supplies	5.99
10516316		FLORENCE TRUE VALUE HARDWARE	1/29/2013		supplies for month of February	15.50
10516316		FLORENCE TRUE VALUE HARDWARE	2/11/2013		supplies for month of February	0.98
10516316		FLORENCE TRUE VALUE HARDWARE	2/14/2013		supplies for month of February	5.46
10516403		Target Solutions, Inc	1/14/2013		on line training program	1,800.00
10516403		Gilbert Hospital		PMRECERT 1-2013	Paramedic recertification course Pine, Eggers,	700.00
10517201		CENTURYLINK		5829 0236 9176 213	9176	44.36
10517201		The UPS Store #5920		001045 20613	Shipping	35.69
10517202			2/0/2013		SUPPLIES	18.37
10517209		Day Auto Supply, Inc CREATIVE COMMUNICATIONS SALES	2/6/2013		batteries and headsets	2,110.00
10517210		Johnson Utilities				85.63
	340	ARIZONA PUBLIC SERVICE		128969-2 213	water at station #2 ELECTRIC	
10517215			2/4/2013		Pest Control	267.90
10517302		UNITED EXTERMINATING	1/29/2013			25.00
10517302		THE WATER SHED	1/18/2013		ice for station #2	27.39
10517302		NORTHERN ENERGY PROPANE	2/1/2013		Propane for 1 tank at station #2	86.53
10517302		NORTHERN ENERGY PROPANE	2/1/2013		Propane for 2nd tank at station #2	143.74
10517304		UNITED FIRE EQUIPMENT CO.	1/16/2013		Uniform Allowance for Kennedy	33.30
10517304		UNITED FIRE EQUIPMENT CO.	1/16/2013		Uniform Allowance for Bowsher	136.69
10517304		UNITED FIRE EQUIPMENT CO.	1/29/2013		Uniform Allowance for Mahoney	136.57
10517304		UNITED FIRE EQUIPMENT CO.	1/29/2013		uniform allowance Kennedy	208.12
10517304	513	UNITED FIRE EQUIPMENT CO.	2/4/2013	494039	uniform allowance for Montgomery	90.62
10517306	614	WRIGHT EXPRESS FSC	1/31/2013	31960637	fuel Station #2	1,969.53
10517308	148	XEROX CORP.	2/13/2013	66499247	Office finisher supply and Jan. maintenance	93.08
10517312						
10517312	513	UNITED FIRE EQUIPMENT CO.	2/11/2013	494516	turn out repair for Kells	82.00
10517316	1076	FLORENCE TRUE VALUE HARDWARE	1/29/2013	200851	supplies for month of February	21.93
10517316	1076	FLORENCE TRUE VALUE HARDWARE	2/5/2013	201049	supplies for month of February	7.65
10517316	1076	FLORENCE TRUE VALUE HARDWARE	2/12/2013	201181	supplies for month of February	5.35
10517316	1387	Miner Southwest LLC dba	2/11/2013	NSW1302147JN	Replace springs on overhead door and repair do	848.32
10517323	2564	Target Solutions, Inc	1/14/2013	10270	online training program	1,000.00
10517403	2564	Target Solutions, Inc	1/14/2013	10270	on line training program	1,800.00
10517403	2995	Gilbert Hospital	2/15/2013	PMRECERT 1-2013	Paramedic recertification course	100.00
10519211	674	Chase Card Services	1/28/2013	12 31 12	The Rackspace Cloud - website hosting	62.51
10519314	3262	KeyPhones Direct	11/30/2012	29480	ShoreTel IP230 Black	134.00
10519410	931	Onstream Media Corporation	11/15/2012	17757	Website - Video Streaming	195.78
10519410	931	Onstream Media Corporation	12/18/2012	18048	Website - Video Streaming	136.60
10519410	931	Onstream Media Corporation	1/15/2013	18623	Website - Video Streaming	143.06
10520302		WALMART COMMUNITY # 0005 7118	1/29/2013		fitness center-mats, fans, misc. cleaning items	61.28
10520302	2100	WALMART COMMUNITY # 0005 7118	1/29/2013	5474	fitness center-mats, fans, misc. cleaning items	9.93
10520304	207	SURF & SKI ENTERPRISES	2/7/2013		Uniform shirts for Laura Kinney-Fitness Trainer	249.79
10520304	207	SURF & SKI ENTERPRISES	2/8/2013		Polo uniform shirts for fitness center part-time st	401.31
10521208	619	Ricoh USA, Inc.	1/25/2013	5024929078	monthly billing for copier (service/b&w copies)	96.18
10521215	2	ARIZONA PUBLIC SERVICE	2/4/2013		ELECTRIC	369.19
10521216	100	SOUTHWEST GAS CORPORATION	2/8/2013			90.32
10521217		UNITED EXTERMINATING	2/1/2013		Exterminating Service for fiscal yr. 12-13	35.00
10521217		UNITED EXTERMINATING	2/1/2013		Exterminating Service for fiscal yr. 12-13	25.00
10521301		THE WATER SHED	1/29/2013		Drinking Water for fitness center	4.15
10521301		THE WATER SHED	2/5/2013		Drinking Water for fitness center	30.71
10521301		OFFICE DEPOT INC		641482042-001	Color paper for fliers, markers, binders	114.46
10521304		SURF & SKI ENTERPRISES	2/7/2013		Shirts for administrative assistant	243.79
10521304		WRIGHT EXPRESS FSC	1/31/2013		Blanket fuel for admin recreation vehicle	80.84
10521300		Day Auto Supply, Inc	1/25/2013		misc. supplies for Parks Maintenance	34.96
10522209		Day Auto Supply, Inc	1/25/2013		misc. supplies for Parks Maintenance	16.11
1		UNITED EXTERMINATING	2/13/2013			
10522211					Exterminating Services for all parks	25.00
10522211		UNITED EXTERMINATING	2/1/2013		Exterminating Services for all parks	25.00
10522211		UNITED EXTERMINATING	2/1/2013		Exterminating Services for all parks	18.00
10522215	2	ARIZONA PUBLIC SERVICE	2/4/2013		ELECTRIC mutt mitts	2,079.42
10522302		UpBeat INC	2/6/2013			351.00

10522302	990	UpBeat INC	2/6/2013	525840	additional shipping amount for mutt mitts	19.80
10522302		FLORENCE TRUE VALUE HARDWARE	12/28/2012		Blanket purchases for Parks Maintenance	3.95
10522302		FLORENCE TRUE VALUE HARDWAR	1/3/2013		Blanket purchases for Parks Maintenance	29.64
10522302		FLORENCE TRUE VALUE HARDWARE	1/15/2013		Blanket purchases for Parks Maintenance	68.34
10522302		FLORENCE TRUE VALUE HARDWARE	1/16/2013		Blanket purchases for Parks Maintenance	15.34
10522302		FLORENCE TRUE VALUE HARDWARE	1/17/2013		Blanket purchases for Parks Maintenance	32.44
10522302		FLORENCE TRUE VALUE HARDWARE	1/18/2013		Blanket purchases for parks maintenance	80.82
10522302		FLORENCE TRUE VALUE HARDWARE	1/24/2013		Blanket purchases for parks maintenance	18.77
10522302		FLORENCE TRUE VALUE HARDWARE	1/25/2013			36.14
		FLORENCE TRUE VALUE HARDWARE			Blanket purchases for parks maintenance	
10522302 10522302		FLORENCE TRUE VALUE HARDWARE	1/25/2013 1/29/2013		Blanket purchases for parks maintenance	29.59 44.25
					Blanket purchases for parks maintenance	
10522302		FLORENCE TRUE VALUE HARDWARE	2/1/2013		Blanket purchases for parks maintenance	105.27
10522302		FLORENCE TRUE VALUE HARDWARE	2/2/2013		Blanket purchases for parks maintenance	6.57
10522302		FLORENCE TRUE VALUE HARDWARE	2/5/2013		Blanket purchases for parks maintenance	20.76
10522302		FLORENCE TRUE VALUE HARDWARE	1/15/2013		Blanket purchases for Parks Maintenance	11.52
10522302		THE WATER SHED	2/5/2013		Drinking Water for parks maintenance	6.62
10522304		SURF & SKI ENTERPRISES	2/8/2013		Shirts for parks maintenance foreman	199.84
10522306		WRIGHT EXPRESS FSC	1/31/2013		Blanket fuel for parks maintenance vehicles	507.86
10522316		HOME DEPOT CREDIT SERVICES	11/8/2012		lights for concession stand	298.25
10522316	1076	FLORENCE TRUE VALUE HARDWARE	1/23/2013	200728	paint and supplies for Heritage Park concession	178.28
10522316	1076	FLORENCE TRUE VALUE HARDWARE	1/23/2013	200739	paint and supplies for Heritage Park concession	176.88
10524208	747	MAXI-SWEEP, Inc.	1/29/2013	14523	vacuum parts	141.10
10525209	186	MICHAEL BACA	2/13/2013	674665	Blanket PO for Recreation Vehicle Washings	50.00
10525302	207	SURF & SKI ENTERPRISES	1/24/2013	141718	Shirts for Heritage Bowl- adult football tourney	147.76
10525302	207	SURF & SKI ENTERPRISES	2/14/2013	141828	shirts for youth basketball league	147.22
10525302	207	SURF & SKI ENTERPRISES	2/14/2013	141831	shirts for youth basketball league	1,032.37
10525302	207	SURF & SKI ENTERPRISES	2/14/2013	141831	shirts for Boo-Yah Bunch participants	73.41
10525302	1076	FLORENCE TRUE VALUE HARDWARE	1/28/2013	200842	Supplies for Fitness center/ recreation	1.31
10525302	1076	FLORENCE TRUE VALUE HARDWARE	1/29/2013	200866	Supplies for Fitness center/ recreation	10.93
10525302	2100	WALMART COMMUNITY # 0005 7118	1/24/2013	291	Supplies for Sports Programs	156.27
10525302	2100	WALMART COMMUNITY # 0005 7118	1/25/2013	2314	Supplies for Sports Programs	11.01
10525302	2100	WALMART COMMUNITY # 0005 7118	2/13/2013	5196	open supplies for after school program and Iddie	14.73
10525302	2100	WALMART COMMUNITY # 0005 7118	2/14/2013	5910	open supplies for after school program and Iddie	12.75
10525302	3262	KeyPhones Direct	12/17/2012		ShoreTel IP230 Black	134.00
10525304		SURF & SKI ENTERPRISES	2/8/2013	141798	Shirts for Recreation programmer- Ali Feliz	246.83
10525304	207	SURF & SKI ENTERPRISES	2/8/2013		Shirts for Recreation programmer- Erasmo Men	246.84
10525304	207	SURF & SKI ENTERPRISES	2/8/2013		Shirts for recreation superintendent- John Nixon	246.84
10525306	614	WRIGHT EXPRESS FSC	1/31/2013		Blanket fuel for recreation vehicles	65.87
10525330	1061	The Active Network, Inc.	1/31/2013		ActiveNet Minimum Fee 10/1-12/31/12	465.02
10525403		AZ PARKS & REC ASSOCIATION		3X295EA	registration for CPO Course- Erasmo Mendivil	295.00
10525403	109	AZ PARKS & REC ASSOCIATION		3X295EA	registration for CPO Course- Clint Austin	295.00
10525403		AZ PARKS & REC ASSOCIATION		3X295EA	registration for CPO- John Nixon	295.00
10525403		LAURA KINNEY	2/19/2013		per diem for Self-Esteem Through Activities" col	10.00
10525403		Arizona Center for Afterschool	1/29/2013		self-esteem through fitness workshop-Laura Kin	30.00
10525403		Arizona Center for Afterschool	1/29/2013		Self-Esteem through Fitness workshop- Ali Feliz	30.00
10525403		Alison, Feliz	2/19/2013		Per diem for Self-Esteem Through Activities" co	10.00
10525407		Ricoh USA, Inc.	1/25/2013		Color Copy Charges from 10/30-1/29/13	259.60
10526302		WALMART COMMUNITY # 0005 7118	2/6/2013		Supplies for father & daughter and pooch party	140.54
10527304		SURF & SKI ENTERPRISES	2/7/2013		Shirts for custodial staff- Shelly Honea	192.88
10527304		SURF & SKI ENTERPRISES	2/7/2013		Shirts for custodial staff- Sheri Jones	192.87
		SURF & SKI ENTERPRISES			Shirts for custodial staff- Sheri Jones Shirts for custodial staff- Jen Bahme	
10527304			2/7/2013		i	192.87
10527306		WRIGHT EXPRESS FSC	1/31/2013		Blanket for fuel for custodians	148.50
10527315		Brady Industries, LLC	1/25/2013		Diam Complete Foaming Hand Soap	148.52
10527315		Brady Industries, LLC	1/25/2013		16 Rayon mop heads"	55.78
10527315		Brady Industries, LLC	1/29/2013		janitorial supplies- toilet paper, towels, liners	55.12
10527315		Brady Industries, LLC	2/1/2013		janitorial supplies- toilet paper, towels, liners	162.50
10528215		ARIZONA PUBLIC SERVICE	2/4/2013		ELECTRIC	1,167.45
10528216	100	SOUTHWEST GAS CORPORATION	2/8/2013	13-Feb	GAS	105.52

10528217	1175	PINAL NUTRITION PROGRAM	12/31/2012	Dec-12	Meals for December	1.343.73
10528217		PINAL NUTRITION PROGRAM	2/27/2013		Meals for January	1,473.03
10528217		Jan Sandwich	2/28/2013		Entertainment for volunteer event	225.00
10528302		SMART & FINAL STORES CORP	1/30/2013			66.06
10528302		PETTY CASH - SENIOR CENTER		104-22113	Petty Cash	198.65
10528302		PETTY CASH - SENIOR CENTER		122712-11613	Petty Cash	129.67
10528302		THE WATER SHED	2/19/2013		ice dec - july	6.65
10528302		THE WATER SHED	2/1/2013		ice dec - july	7.47
10528302		THE WATER SHED	1/19/2013		ice dec - july	4.98
10528302		WALMART COMMUNITY # 0005 7118	1/24/2013		Supplies	58.61
10528303		HOME DEPOT CREDIT SERVICES	1/30/2013		Supplies	43.75
10528306		Day Auto Supply, Inc	2/6/2013		Supplies	148.78
10528306		WRIGHT EXPRESS FSC	1/31/2013	31960637		417.34
10528306		WRIGHT EXPRESS FSC	1/31/2013			46.25
10528311		FLORENCE TRUE VALUE HARDWARE	2/21/2013		misc supplies	14.25
10528316		HOME DEPOT CREDIT SERVICES	2/6/2013		Door and Hardware for repair	327.80
10528316		HOME DEPOT CREDIT SERVICES	2/5/2013		Door and Hardware for repair	62.13
10528310		The Fudge Shop		35X5 EA 22213	Meal for seniors out of their donation account	175.00
		WALMART COMMUNITY # 0005 7118	1/24/2013		Supplies	96.49
10528444 10529202		U. S. Post Master		STAMPS LIB 2/13		533.00
10529202		OFFICE DEPOT INC		641520090-001	Stamps office supplies	81.66
					office supplies	
10529301		OFFICE DEPOT INC		641521144-001	office supplies	30.12
10529301		OFFICE DEPOT INC		642876217-001	credit	(8.28)
10529301		OFFICE DEPOT INC		642879203-001	office supplies	8.28
10529302		ORIENTAL TRADING CO	1/31/2013	W16901830102	children's programming supply	62.48
10529302		Discount School Supply			Supplies fro Children's programs	339.98
10529302		THE WATER SHED	2/5/2013		Drinking Water Open PO	13.28
10529308		MIDWEST TAPE	1/24/2013			127.96
10529308		MIDWEST TAPE	1/31/2013		Audio Books	34.64
10529308		MIDWEST TAPE	1/31/2013	90723118		277.91
10529308		MIDWEST TAPE	2/7/2013			38.98
10529308		BAKER & TAYLOR BOOKS	1/30/2013		Childrens books	32.89
10529308		BAKER & TAYLOR BOOKS	1/30/2013		Books	121.32
10529308		BAKER & TAYLOR BOOKS	2/1/2013			14.96
10529308		BAKER & TAYLOR BOOKS	2/1/2013	4010419244	Books	26.54
10529308		BAKER & TAYLOR BOOKS	2/1/2013	4010419245		362.82
10529308		BAKER & TAYLOR BOOKS	2/12/2013		Childrens books	12.90
10529308		BAKER & TAYLOR BOOKS	2/12/2013	4010429565	Books	81.73
10529308		BAKER & TAYLOR BOOKS	2/12/2013			59.86
10529308		BAKER & TAYLOR BOOKS		W88297040	DVD'S	107.71
10529308		BAKER & TAYLOR BOOKS		W88297041		9.33
10529308		BAKER & TAYLOR BOOKS		W89200710	DVD'S	37.48
10529308		BAKER & TAYLOR BOOKS		W89200711	DVD'S	394.03
10529308		Konica Minolta	2/5/2013	223662312	Qtly Maintenance Agreement	456.15
10529308		GALE/ CENGAGE LEARNING	2/4/2013		Large Print Books	330.00
10529316		UNITED EXTERMINATING	2/11/2013		Pest Control	25.00
10530217		CASA GRANDE COURIER, INC.	2/5/2013	727	Extra run for Wood Patel	24.00
10530306	614	WRIGHT EXPRESS FSC	1/31/2013	31960637	Fuel for Jan. 2013	124.41
10531316	84	PRUDENTIAL OVERALL SUPPLY	1/10/2013		Payment/weekly fees for staff uniforms, mops to	51.09
10531316		PRUDENTIAL OVERALL SUPPLY	1/17/2013		Payment/weekly fees for staff uniforms, mops to	51.10
10531316	84	PRUDENTIAL OVERALL SUPPLY	1/24/2013	210361627	Payment/weekly fees for staff uniforms, mops to	51.07
10531316	84	PRUDENTIAL OVERALL SUPPLY	1/31/2013	210364393	Weekly fee for uniforms, mops, towels, & mats	53.47
10531316	84	PRUDENTIAL OVERALL SUPPLY	2/7/2013	210367174	Weekly fee for uniforms, mops, towels, & mats	51.04
10531316	84	PRUDENTIAL OVERALL SUPPLY	2/14/2013	210370539	Weekly fee for uniforms, mops, towels, & mats	50.85
10531316	246	Desert Sun Heating, Cooling	12/31/2012	8994	Repair done on the breaker at McFarland State	152.60
10531316	246	Desert Sun Heating, Cooling	1/16/2013	9145	Diagnosis for Silver King Suite 201	78.00
10531316	246	Desert Sun Heating, Cooling	1/10/2013	AP5080	Change reversing valve on AC unit at Town Hall	888.58
	1725	Five Star Carpet Cleaning	2/7/2013		Carpet Cleaning for office	90.00

10532201	118	CENTURYLINK	2/1/2013	0118/0238 FB 13	118	678.40
10532201		CENTURYLINK		0118/0238 FB 13	0238 Ali & SR	79.45
10532201		CENTURYLINK		5829 0236 9176 213	236	41.49
10532201		CENTURYLINK		VARIOUS 213	7500	73.18
10532201		inContact, Inc.	2/10/2013			412.76
10532206		SOUTHWEST RISK SERVICES		32057 BAL DUE	renewal bond balance due for Scott Barber	5.00
10532214		ARIZONA PUBLIC SERVICE	2/4/2013		ELECTRIC	799.47
10532214		CENTURYLINK		VARIOUS 213	705	128.22
10532215		ARIZONA PUBLIC SERVICE	2/4/2013		ELECTRIC	3,893.99
10532314		THE WATER SHED	2/26/2013		Water & Ice (1 Year)	19.92
10532314		THE WATER SHED	2/19/2013		Water & Ice (1 Year)	23.29
10532314		THE WATER SHED	2/12/2013		Water & Ice (1 Year)	24.07
10532314		THE WATER SHED	12/18/2012		Water & Ice (1 Year)	21.58
10532314		THE WATER SHED	2/5/2013		Water & Ice (1 Year)	24.07
10532316		Hoffman Cooling LLC	1/9/2013		The Silver King - redoing primary & secondary d	3,965.05
10533211		HOME DEPOT CREDIT SERVICES	2/12/2013		Purchase of PVC pipe, t,adapter primer and glue	22.29
10533211		HOME DEPOT CREDIT SERVICES	2/20/2013		Purchase of 10 2x12's	108.38
10533317		ARIZONA STATE PRISON-FLORENCE	1/14/2013		INMATE LABOR / CEMETERY	37.50
10533317		ARIZONA STATE PRISON-FLORENCE		0124-116	INMATE LABOR / CEMETERY	67.50
10533317		ARIZONA STATE PRISON-FLORENCE		0207-116	INMATE LABOR / Cemetery	22.50
10551217		FLORENCE CHAMBER OF COMMERC	2/1/2013		Quarterly invoice - Kiosk signage Oct, Nov, Dec	1,000.00
10551217		SCOTT, BOWLES		228/13-301/13	Perdiem for training - Feb 28-March 1, 2103	20.00
10551403		International Economic		SB 228-301/13	Real Estate Development & Reuse Course	425.00
11505506		Arizona Office of Technology		OFR13A1	Variance for replacement copier	1,627.48
11510217		Wood, Patel & Associates, Inc.	1/25/2013		TERRITORY SQUARE PHASE 1 - CLOMR/LON	2,703.00
11510217		LARRY, LAWRENCE		12213-20113	Reimbursement for painters 1/22	7.25
11511211		LARRY, LAWRENCE		12213-20113	Reimbursement for painters 1/24	7.25
		LARRY, LAWRENCE		12213-20113	Reimbursement for painters 1/25	17.55
11511211 11511211		LARRY, LAWRENCE		12213-20113	Reimbursement for painters 1/28	8.18
11511211		LARRY, LAWRENCE		12213-20113	Reimbursement filters for painters 1/29	7.25
11511211		LARRY, LAWRENCE		12213-20113	Reimbursement filters for painters 1/30	7.57
11511211		LARRY, LAWRENCE		12213-20113	Reimbursement for painter 1/31	7.31
11511211		LARRY, LAWRENCE		12213-20113	Reimbursement for paints 2/1	28.21
11511211		LARRY, LAWRENCE	2/8/2013		Mileage for picking up sander for floors @ PD	31.87
11511211		LARRY, LAWRENCE		208-222/13	Reimbursement for painter snacks and/or lunch	20.29
11511211		LARRY, LAWRENCE		208-222/13	Reimbursement for painter snacks and/or lunch	15.54
		LARRY, LAWRENCE		208-222/13	'	
11511211 11511211		LARRY, LAWRENCE		208-222/13	Reimbursement for painter snacks and/or lunch Reimbursement for painter snacks and/or lunch	11.92 2.49
11511211		LARRY, LAWRENCE		208-222/13	Reimbursement for painter shacks and/or function	4.93
11511211		LARRY, LAWRENCE		REIM 20713	painting supplies & back door	91.84
		HOME DEPOT CREDIT SERVICES			Repair sink in PD kitchen	83.75
11511211 11511211		HOME DEPOT CREDIT SERVICES  HOME DEPOT CREDIT SERVICES	11/7/2012 11/7/2012		Credit Repair sink in PD kitchen	(140.35)
11511211		MORRIS SCOTT		REIM 129/13	reimbursement - paint & supplies for PD	33.41
11511211		MORRIS SCOTT		REIM 129/13	reimbursement - paint & supplies for PD	8.37
11511211		PETTY CASH - POLICE DEPT		120612-13113	12/6 reimbursement Soza painter lunch #72724	44.35
11511211		PETTY CASH - POLICE DEPT		120612-13113	12/17 painter snack #727247	7.34
11511211		PETTY CASH - POLICE DEPT		120612-13113	12/17 painter shack #727247  12/27 reimbursement Soza painter snacks #727	9.04
11511211		HIGH GRADE RENTALS & SALES	2/7/2013		Floor sander and disk	25.65
11511211		Dunn-Edwards	1/14/2013		Paint for police department	488.40
			1/17/2013		' '	
11511211 11511211		Dunn-Edwards Dunn-Edwards	2/11/2013		Paint for police department Paint for holding cells	102.66 127.85
		Dunn-Edwards Dunn-Edwards			· · · · · · · · · · · · · · · · · · ·	
11511211			2/19/2013		Paint for police department	224.57
11511211		Dunn-Edwards	2/5/2013		Paint for holding cells	155.16
11511211		Dunn-Edwards	2/5/2013		Paint for holding cells	6.55
11514505		CREATIVE COMMUNICATIONS SALES	1/31/2013		Emergency lights CSI Van	1,397.14
11514505	455	CREATIVE COMMUNICATIONS SALES	2/11/2013		Install Emergency Equip. on Police Veh 2013  Decal Kit new Tahoes G-921GL	8,695.68 577.00
11514505	070	RV STRIPES & GRAPHICS, INC.	1/25/2013			

11519324	2133	GovConnection, Inc.	1/18/2013	49857833	Data Center Rack and PDU	2,033.68
12518209	74	Day Auto Supply, Inc	1/31/2013	571836	Purchase of two bearings for sweeper ST-025	203.44
12518209	74	Day Auto Supply, Inc	2/7/2013		Purchase opf windshield wiper blades for ST-00	28.17
12518209		JONES AUTO CENTER	1/29/2013		Purchase of two dash air vent leavers and one d	139.21
12518209	803	JONES AUTO CENTER	1/23/2013	58361	Repair of engine coolant lead and drivers seat S	741.06
12518211		PAVEMENT MARKING, INC.	1/27/2013		Painting of crosswalks	5,521.17
12518211		Falcon Power, Inc./		183407PC	Purchase of radiator, hoses and caps for ST-018	2,590.48
12518214		CENTERLINE SUPPLY WEST, INC.	1/13/2013		Purchase of signs for Police Department	200.51
12518215	2	·	2/4/2013		ELECTRIC	4,127.42
12518215	22	BIA	2/2/2013			110.00
12518215		BIA	2/2/2013		20509	46.20
12518215		BIA	2/2/2013			233.75
12518215		BIA	2/2/2013		<del>'</del>	61.60
12518215		AZ PUBLIC SERVICE COMPANY	2/15/2013	AR0160000742	Joint use Poles	581.36
12518215		AZ PUBLIC SERVICE COMPANY		AR0480003316	Streetlight Maintenance	2,156.49
12518217		Tri-City Express Care, PLLC	2/12/2013		DOT physical for CDL renewal	50.00
12518217		Tri-City Express Care, PLLC	2/12/2013		DOT physical for CDL renewal	50.00
12518302		Day Auto Supply, Inc	1/25/2013		Purchase of one trailer hitch receiver adapter ST	27.55
12518302		Day Auto Supply, Inc	2/12/2013		Purchase of gas for welder	109.69
12518302		FERRELLGAS	2/7/2013		Purchase of fuel tank and bottle filler adapter	75.39
12518302		HOME DEPOT CREDIT SERVICES	2/20/2013		Purchase of one Rigid Gang Box	317.03
12518302		HOME DEPOT CREDIT SERVICES	2/5/2013		Purchase of small tools and shop supplies	296.05
12518302		THE WATER SHED	1/15/2013		Water & Ice	14.11
12518302		THE WATER SHED	1/22/2013		Water & Ice	23.66
12518302		THE WATER SHED	1/22/2013		Water & Ice	13.70
12518302		THE WATER SHED	2/5/2013		Water & Ice	22.42
12518302		THE WATER SHED	1/8/2013		Water & Ice	20.75
12518302		HRS USA/COSTCO WHOLESALE	1/31/2013			200.68
12518302		HRS USA/COSTCO WHOLESALE	1/31/2013		Restock of trash bags, tissue, flatware, plates/b	
12518304		PRUDENTIAL OVERALL SUPPLY	1/10/2013		Restock of trash bags, tissue, flatware, plates/b	83.62 197.90
12518304		PRUDENTIAL OVERALL SUPPLY	1/10/2013		Payment/weekly fees for staff uniforms, mops to	276.87
					Payment/weekly fees for staff uniforms, mops to	
12518304 12518304		PRUDENTIAL OVERALL SUPPLY	1/24/2013		Payment/weekly fees for staff uniforms, mops to	267.47
		PRUDENTIAL OVERALL SUPPLY PRUDENTIAL OVERALL SUPPLY	1/31/2013		Weekly fee for uniforms, mops, towels, & mats	208.89
12518304			2/7/2013		Weekly fee for uniforms, mops, towels, & mats	199.42
12518304 12518305		PRUDENTIAL OVERALL SUPPLY	2/14/2013		Weekly fee for uniforms, mops, towels, & mats	210.57
		GCR TIRE CENTERS		827-24754	Purchase of one new tire for ST-080	172.06
12518305		GCR TIRE CENTERS		827-24755	Purchase of four new tires for ST-37	453.17
12518306		WRIGHT EXPRESS FSC	1/31/2013		Fuel for Jan. 2013	5,462.06
12518311		GRAINGER, INC.	2/7/2013		Purchase of one pipe hole notcher	579.90
12518311		HOME DEPOT CREDIT SERVICES	2/12/2013		Purchase of four rakes,two screwdrivers and on	115.37
12518311		HOME DEPOT CREDIT SERVICES	2/20/2013		Purchase of one Milwaukee hole saw set	87.73
12518311		HOME DEPOT CREDIT SERVICES	2/5/2013		Purchase of small tools and shop supplies	72.02
12518311		HOME DEPOT CREDIT SERVICES	2/5/2013		Purchase of Milwaukee 11 amp 41/2 angle grin	107.91
12518316		PRUDENTIAL OVERALL SUPPLY	1/10/2013		Payment/weekly fees for staff uniforms, mops to	25.11
12518316		PRUDENTIAL OVERALL SUPPLY	1/17/2013		Payment/weekly fees for staff uniforms, mops to	25.11
12518316		PRUDENTIAL OVERALL SUPPLY	1/24/2013		Payment/weekly fees for staff uniforms, mops to	25.10
12518316		PRUDENTIAL OVERALL SUPPLY	1/31/2013		Weekly fee for uniforms, mops, towels, & mats	26.27
12518316		PRUDENTIAL OVERALL SUPPLY	2/7/2013		Weekly fee for uniforms, mops, towels, & mats	25.08
12518316		PRUDENTIAL OVERALL SUPPLY	2/14/2013		Weekly fee for uniforms, mops, towels, & mats	24.99
12518316		UNITED EXTERMINATING	2/1/2013		Ÿ	22.50
12518317		APD POWER CENTER, INC.	2/12/2013		Purchase of chain saw and hedge trimmer	591.31
12518317		ARIZONA STATE PRISON-FLORENCE		0124-116	INMATE LABOR/ ROW CLEANUP	37.50
12518317		ARIZONA STATE PRISON-FLORENCE		0207-116	INMATE LABOR/ ROW CLEANUP	41.25
12518318		AGATE INC	2/5/2013		Purchase of steel for sidewalk hand rail	282.53
12518322		MESA MATERIALS, INC. ACCT/REC	1/25/2013		Restock of AC Cold Mix	2,470.06
12518323	1457	ARSENAULT ASSOCIATES	1/29/2013	1304-45	Renewal of Dossier Fleet Maintenance Manager	1,212.75
12566507		WILLDAN	12/11/2012		Professional services -Florence /Diversion Dam	11,288.15
12518323	1457 3032	ARSENAULT ASSOCIATES	1/29/2013	1304-45 511919	Renewal of Dossier Fleet Maintenance Manage	1

51219000   99900   Fampory Vender   2132013   10107902   WATER DEPOSIT REFLAND   1	51219000	677	SCOTT, BOWLES	2/19/2013	502503 REFUND	Water Deposit Refund	150.00
\$121000   99890   Françony Vendor   2/13/2013   401197700   WATER DEPOSIT REFUND   1						1	150.00
51219000   99999   Tempory Vendor   2132013   101201106 WATER DEPOSIT REFUND   1	51219000	99999	Tempory Vendor	2/13/2013	10107703	WATER DEPOSIT REFUND	75.00
51219000   99999   Tempory Vendor   2/13/2013   101/20116   WATER DEPOSIT REFUND   1   101/20106   WATER DEPOSIT REFUND   1   101/201	51219000	99999	Tempory Vendor	2/13/2013	10119603	WATER DEPOSIT REFUND	150.00
51219000   99998   Tempory Vendor   2/13/2013   10/200904 WATER DEPOSIT REFUND   1   1   1   1   1   1   1   1   1	51219000			2/13/2013	101201105	WATER DEPOSIT REFUND	150.00
51219000   99998   Tempory Vendor   2/13/2013   10/200904 WATER DEPOSIT REFUND   1   1   1   1   1   1   1   1   1	51219000	99999	Tempory Vendor	2/13/2013	10208902	WATER DEPOSIT REFUND	75.00
51219000   99999   Tempory Vendor   2132013   10209994 WATER DEPOSIT REFUND   1	51219000			2/13/2013	10209008	WATER DEPOSIT REFUND	150.00
51219000   99999   Tempory Vendor   2132013   10218002 WATER DEPOSIT REFUND   1   1   1   1   1   1   1   1   1	51219000			2/13/2013	10209904	WATER DEPOSIT REFUND	150.00
	51219000			2/13/2013	10213602	WATER DEPOSIT REFUND	150.00
	51219000			2/13/2013	10216110	WATER DEPOSIT REFUND	75.00
	51219000			2/13/2013	10220704	WATER DEPOSIT REFUND	150.00
51219000   99999 Tempory Vendor   21/32013   10225701 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/32013   10205701 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/32013   10305903 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/32013   10407003 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/32013   10407003 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/32013   10407003 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/32013   10500061 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/32013   10500061 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/72013   10500061 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/72013   10500074 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/72013   10500074 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/72013   10500074 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/72013   10600283 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/72013   10600152 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/72013   1050076 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/72013   10701705 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/72013   10701705 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/32013   1080512 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/32013   1080512 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/32013   1080512 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/32013   1080512 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/32013   1080512 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/32013   1080512 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/32013   1080512 WATER DEPOSIT REFUND   1   51219000   999999 Tempory Vendor   21/32013   1080513 WATER DEPOSIT REFUND   1   51219000   999999 Tempory V	51219000			2/13/2013	10221603	WATER DEPOSIT REFUND	75.00
51219000   99999 Tempory Vendor   21/3/2013   10225701 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/3/2013   10305803 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/3/2013   10407040 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/3/2013   10407040 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/3/2013   10407040 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/3/2013   10500472 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/7/2013   10500472 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/7/2013   10500472 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/7/2013   10500472 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/7/2013   10500472 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/7/2013   1060352 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/7/2013   1060352 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/7/2013   1060352 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/7/2013   106036803 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/7/2013   10805132 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/7/2013   10805133 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/7/2013   10805133 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/3/2013   10805133 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/3/2013   10805133 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/3/2013   10805133 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/3/2013   10805133 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/3/2013   10805133 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/3/2013   10805133 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/3/2013   10805130 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/3/2013   10805130 WATER DEPOSIT REFUND			· ,			i	150.00
51219000   99999   Tempory Vendor   21/3/2013   10306903   MATER DEPOSIT REFUND   1	51219000			2/13/2013	10225701	WATER DEPOSIT REFUND	150.00
51219000   99999   Tempory Vendor   2/13/2013   10407104   WATER DEPOSIT REFUND   1   1   1   1   1   1   1   1   1	51219000			2/13/2013		i	150.00
51219000   99999 Tempory Vendor   21/3/2013   10407003 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/3/2013   10407104 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/3/2013   10500061 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/7/2013   10500472 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   21/7/2013   10500472 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   27/7/2013   10500472 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   27/7/2013   10603152 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   27/7/2013   10603152 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   27/7/2013   10603152 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   27/7/2013   10603152 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   27/7/2013   10701706 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   27/7/2013   10806030 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   27/1/2013   10806030 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   27/1/2013   10806133 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   27/1/2013   10806133 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   27/1/2013   10806133 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   27/1/2013   10806133 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   27/1/2013   10806133 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   27/1/2013   10806138 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   27/1/2013   10902104 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   27/1/2013   10902104 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   27/1/2013   21/1/2014 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   27/1/2013   21/1/2014 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   27/1/2013   21/1/2014 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   27/1/2013   20/1/2014 WATER DEPOSIT REF						<del> </del>	75.00
51219000   99999 Tempory Vendor   2/13/2013   10407104 WATER DEPOSIT REFUND   1			' '			i	150.00
51219000   99999 Tempory Vendor   2/13/2013   10500061 WATER DEPOSIT REFUND   1			' '			<del> </del>	150.00
51219000   99999 Tempory Vendor   2/17/2013   1050076   WATER DEPOSIT REFUND   1							150.00
51219000   99999 Tempory Vendor   2/17/2013   10500764   WATER DEPOSIT REFUND   1							75.00
51219000   99999 Tempory Vendor   2/7/2013   10603152 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   2/17/2013   10603152 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   2/17/2013   10606803 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   2/17/2013   10606803 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   2/17/2013   10800530 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   2/13/2013   108005112 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   2/13/2013   108005132 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   2/13/2013   108005132 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   2/13/2013   108005132 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   2/13/2013   108006133 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   2/13/2013   108002164 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   2/13/2013   108002164 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   2/13/2013   108002164 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   2/13/2013   2/104 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   2/13/2013   2/104 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   2/13/2013   2/104 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   2/13/2013   2/1804 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   2/13/2013   2/1804 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   2/13/2013   2/1804 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   2/13/2013   2/1804 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   2/13/2013   2/1804 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   2/13/2013   3/1804 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   2/13/2013   3/1804 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   2/13/2013   5/1846 WATER DEPOSIT REFUND   1   51219000   99999 Tempory Vendor   2/13/2013   5/1846 WATER DEPOSIT REFUND   1   51219000   999						<del> </del>	150.00
\$1219000   99999   Tempory Vendor   2/17/2013   10603152   WATER DEPOSIT REFUND   1   \$1219000   99999   Tempory Vendor   2/17/2013   10701705   WATER DEPOSIT REFUND   1   \$1219000   99999   Tempory Vendor   2/17/2013   10800533   WATER DEPOSIT REFUND   1   \$1219000   99999   Tempory Vendor   2/13/2013   108005132   WATER DEPOSIT REFUND   1   \$1219000   99999   Tempory Vendor   2/13/2013   108005132   WATER DEPOSIT REFUND   1   \$1219000   99999   Tempory Vendor   2/13/2013   108005132   WATER DEPOSIT REFUND   1   \$1219000   99999   Tempory Vendor   2/13/2013   108005132   WATER DEPOSIT REFUND   1   \$1219000   99999   Tempory Vendor   2/13/2013   10800533   WATER DEPOSIT REFUND   1   \$1219000   99999   Tempory Vendor   2/13/2013   10800533   WATER DEPOSIT REFUND   1   \$1219000   99999   Tempory Vendor   2/13/2013   108005154   WATER DEPOSIT REFUND   1   \$1219000   99999   Tempory Vendor   2/13/2013   108005154   WATER DEPOSIT REFUND   1   \$1219000   99999   Tempory Vendor   2/13/2013   11001602   WATER DEPOSIT REFUND   1   \$1219000   99999   Tempory Vendor   2/13/2013   211041   WATER DEPOSIT REFUND   1   \$1219000   99999   Tempory Vendor   2/13/2013   213049   WATER DEPOSIT REFUND   1   \$1219000   99999   Tempory Vendor   2/13/2013   213044   WATER DEPOSIT REFUND   1   \$1219000   99999   Tempory Vendor   2/13/2013   218044   WATER DEPOSIT REFUND   1   \$1219000   99999   Tempory Vendor   2/13/2013   218044   WATER DEPOSIT REFUND   1   \$1219000   99999   Tempory Vendor   2/13/2013   218044   WATER DEPOSIT REFUND   1   \$1219000   99999   Tempory Vendor   2/13/2013   218044   WATER DEPOSIT REFUND   1   \$1219000   99999   Tempory Vendor   2/13/2013   303005   WATER DEPOSIT REFUND   1   \$1219000   99999   Tempory Vendor   2/13/2013   504640   WATER DEPOSIT REFUND   1   \$1219000   99999   Tempory Vendor   2/13/2013   504640   WATER DEPOSIT REFUND   1   \$1219000   99999   Tempory Vendor   2/13/2013   504640   WATER DEPOSIT REFUND   1   \$1219000   99999   Tempory Vendor   2/13/2013   504640   WATER DEPOSIT REFUND   1						i	97.95
S1219000   99999   Tempory Vendor   2/17/2013   10606803   WATER DEPOSIT REFUND   1			' '			i	78.83
S1219000   99999   Tempory Vendor   2/17/2013   10701705   WATER DEPOSIT REFUND   1   1   1   1   1   1   1   1   1			, ,				150.00
51219000   99999   Tempory Vendor   2/17/2013   10800503   WATER DEPOSIT REFUND   1   1   1   1   1   1   1   1   1			' '			<del> </del>	150.00
51219000   99999   Tempory Vendor   2/13/2013   10805112   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   10807023   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   10807023   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   10902104   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   10902154   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   11001602   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   211014   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   211014   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   213209   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   218014   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   218014   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   218014   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   218014   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   303005   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   307514   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   505401   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   505401   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   505401   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   500401   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   500401   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   500401   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   500401   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   500401   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   500401   WATER DEPOSIT REFUND   1   51371446   99999						i	150.00
51219000   99999   Tempory Vendor   2/13/2013   10805133   WATER DEPOSIT REFUND   1							150.00
51219000   99999   Tempory Vendor   2/13/2013   10807023 WATER DEPOSIT REFUND   1   1   1   1   1   1   1   1   1							150.00
61219000   99999   Tempory Vendor   2/13/2013   10902104   WATER DEPOSIT REFUND   1   1   1   1   1   1   1   1   1							150.00
51219000   99999   Tempory Vendor   2/13/2013   10902154   WATER DEPOSIT REFUND   1   1219000   99999   Tempory Vendor   2/21/2013   211014   WATER DEPOSIT REFUND   1   1219000   99999   Tempory Vendor   2/21/2013   211014   WATER DEPOSIT REFUND   1   1219000   99999   Tempory Vendor   2/13/2013   213209   WATER DEPOSIT REFUND   1   1219000   99999   Tempory Vendor   2/13/2013   218014   WATER DEPOSIT REFUND   1   1219000   99999   Tempory Vendor   2/13/2013   218014   WATER DEPOSIT REFUND   1   1219000   99999   Tempory Vendor   2/13/2013   218904   WATER DEPOSIT REFUND   1   1219000   99999   Tempory Vendor   2/13/2013   303005   WATER DEPOSIT REFUND   1   1219000   99999   Tempory Vendor   2/13/2013   303005   WATER DEPOSIT REFUND   1   1219000   99999   Tempory Vendor   2/13/2013   505401   WATER DEPOSIT REFUND   1   1219000   99999   Tempory Vendor   2/13/2013   505401   WATER DEPOSIT REFUND   1   1219000   99999   Tempory Vendor   2/13/2013   505401   WATER DEPOSIT REFUND   1   1219000   99999   Tempory Vendor   2/13/2013   600193   WATER DEPOSIT REFUND   1   1219000   99999   Tempory Vendor   2/13/2013   600193   WATER DEPOSIT REFUND   1   1219000   99999   Tempory Vendor   2/13/2013   600193   WATER DEPOSIT REFUND   1   1219000   99999   Tempory Vendor   2/13/2013   600193   WATER DEPOSIT REFUND   1   1219000   99999   Tempory Vendor   2/13/2013   600193   WATER DEPOSIT REFUND   1   1219000   99999   Tempory Vendor   2/13/2013   600193   WATER DEPOSIT REFUND   1   1219000   99999   Tempory Vendor   2/13/2013   10708100P   Overpayment on water account   1   12191000   99999   Tempory Vendor   2/13/2013   10708100P   Overpayment on water account   1   1213/1446   99999   Tempory Vendor   2/13/2013   100029040P   Overpayment on water account   1   1213/1446   99999   Tempory Vendor   2/13/2013   100029040P   Overpayment on water account   1   1213/1446   99999   Tempory Vendor   2/13/2013   100029040P   Overpayment on water account   1   1213/1446   99999   Tempory Vendor   2/12/2013   100029040P   Overp						<del> </del>	150.00
51219000   99999   Tempory Vendor   2/13/2013   11001602   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/21/2013   211014   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   213209   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   218014   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   218014   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   218004   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   303005   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   3037514   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   508401   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   508401   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   600193   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   600193   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   600193   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   600193   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   20NA 6@225 EA   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   20NA 6@225 EA   WATER DEPOSIT REFUND   1   3   51371446   99999   Tempory Vendor   2/13/2013   11002904OP   Overpayment on water account   51371446   99999   Tempory Vendor   2/13/2013   11002904OP   Overpayment on water account   51371446   99999   Tempory Vendor   2/13/2013   30104OP   Overpayment on water account   51371446   99999   Tempory Vendor   2/13/2013   30104OP   Overpayment on water account   51371446   99999   Tempory Vendor   2/13/2013   30104OP   Overpayment on water account   51371446   99999   Tempory Vendor   2/13/2013   30104OP   Overpayment on water account   51371446   99999   Tempory Vendor   2/13/2013   30104OP   Overpayment on water account   51371446   99999   Tempory Vendor   2/13/2013   30						i	150.00
51219000   99999   Tempory Vendor   2/21/2013   211014   WATER DEPOSIT REFUND						<del> </del>	150.00
51219000   99999   Tempory Vendor   2/13/2013   213209   WATER DEPOSIT REFUND   1						i	28.41
51219000   99999   Tempory Vendor   2/13/2013   218904   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/4/2013   303005   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   307514   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   307514   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   505401   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   505401   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   600193   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   600193   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   600539   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   704212   WATER DEPOSIT REFUND   1   51219000   99999   Tempory Vendor   2/13/2013   ZONA 6@225 EA   WATER DEPOSIT REFUND   1   351371446   99999   Tempory Vendor   2/13/2013   10708100P   Overpayment on water account   51371446   99999   Tempory Vendor   2/13/2013   1127040P   Overpayment on water account   1   51371446   99999   Tempory Vendor   2/13/2013   2011040P   Overpayment on water account   51371446   99999   Tempory Vendor   2/7/2013   3011040P   Overpayment on water account   51371446   99999   Tempory Vendor   2/7/2013   3011040P   Overpayment on water account   51371446   99999   Tempory Vendor   2/7/2013   3011040P   Overpayment on water account   51371446   99999   Tempory Vendor   2/7/2013   3011040P   Overpayment on water account   51371446   99999   Tempory Vendor   2/7/2013   3071040P   Overpayment on water account   51371446   99999   Tempory Vendor   2/7/2013   3071040P   Overpayment on water account   51371446   99999   Tempory Vendor   2/7/2013   5071040P   Overpayment on water account   51371446   99999   Tempory Vendor   2/7/2013   5071040P   Overpayment on water account   51371446   99999   Tempory Vendor   2/7/2013   5071040P   Overpayment on water account   51371446   99999   Tempory Vendor   2							75.00
51219000   99999   Tempory Vendor   2/13/2013   218904   WATER DEPOSIT REFUND	-					i	150.00
51219000         99999         Tempory Vendor         2/4/2013         303005         WATER DEPOSIT REFUND           51219000         99999         Tempory Vendor         2/13/2013         307514         WATER DEPOSIT REFUND         1           51219000         99999         Tempory Vendor         2/13/2013         505401         WATER DEPOSIT REFUND         1           51219000         99999         Tempory Vendor         2/13/2013         600193         WATER DEPOSIT REFUND         1           51219000         99999         Tempory Vendor         2/13/2013         600193         WATER DEPOSIT REFUND         1           51219000         99999         Tempory Vendor         2/13/2013         600539         WATER DEPOSIT REFUND         1           51219000         99999         Tempory Vendor         2/26/2013         704212         WATER DEPOSIT REFUND         1           51219000         99999         Tempory Vendor         2/13/2013         ZONA 6@225 EA         WATER DEPOSIT REFUND         1           51371446         99999         Tempory Vendor         2/13/2013         JONES ALWATER DEPOSIT REFUND         1,3           51371446         99999         Tempory Vendor         2/13/2013         JONES ALWATER DEPOSIT REFUND         1 <tr< td=""><td></td><td></td><td></td><td></td><td></td><td>i</td><td>75.00</td></tr<>						i	75.00
51219000         99999 Tempory Vendor         2/13/2013         307514 WATER DEPOSIT REFUND         1           51219000         99999 Tempory Vendor         2/13/2013         505401 WATER DEPOSIT REFUND         1           51219000         99999 Tempory Vendor         2/13/2013         514615 WATER DEPOSIT REFUND         1           51219000         99999 Tempory Vendor         2/13/2013         600193 WATER DEPOSIT REFUND         1           51219000         99999 Tempory Vendor         2/13/2013         600599 WATER DEPOSIT REFUND         1           51219000         99999 Tempory Vendor         2/26/2013         704212 WATER DEPOSIT REFUND         1           51219000         99999 Tempory Vendor         2/13/2013 ZONA 6@225 EA         WATER DEPOSIT REFUND         1,3           51371446         99999 Tempory Vendor         2/13/2013 10708100P         Overpayment on water account         1,3           51371446         99999 Tempory Vendor         2/13/2013 110029040P         Overpayment on water account         1           51371446         99999 Tempory Vendor         2/12/2013 2011040P         Overpayment on water account         1           51371446         99999 Tempory Vendor         2/7/2013 3030050P         Overpayment on water account         1           51371446         99999 Tempory Vendor							8.92
51219000         99999         Tempory Vendor         2/13/2013         505401         WATER DEPOSIT REFUND         1           51219000         99999         Tempory Vendor         2/13/2013         514615         WATER DEPOSIT REFUND         1           51219000         99999         Tempory Vendor         2/13/2013         600193         WATER DEPOSIT REFUND         1           51219000         99999         Tempory Vendor         2/26/2013         704212         WATER DEPOSIT REFUND         1           51219000         99999         Tempory Vendor         2/26/2013         704212         WATER DEPOSIT REFUND         1           51219000         99999         Tempory Vendor         2/13/2013         20NA 6@225 EA         WATER DEPOSIT REFUND         1,3           51371446         99999         Tempory Vendor         2/13/2013         10708100P         Overpayment on water account         1           51371446         99999         Tempory Vendor         2/13/2013         110029040P         Overpayment on water account         1           51371446         99999         Tempory Vendor         2/7/2013         2011040P         Overpayment on water account         1           51371446         99999         Tempory Vendor         2/7/2013         303						i	150.00
51219000         99999 Tempory Vendor         2/13/2013         514615 WATER DEPOSIT REFUND         1           51219000         99999 Tempory Vendor         2/13/2013         600193 WATER DEPOSIT REFUND         1           51219000         99999 Tempory Vendor         2/13/2013         600539 WATER DEPOSIT REFUND         1           51219000         99999 Tempory Vendor         2/26/2013         704212 WATER DEPOSIT REFUND         1           51219000         99999 Tempory Vendor         2/13/2013 ZONA 6@225 EA         WATER DEPOSIT REFUND         1,3           51371446         99999 Tempory Vendor         2/13/2013 10708100P         Overpayment on water account         1           51371446         99999 Tempory Vendor         2/13/2013 110029040P         Overpayment on water account         1           51371446         99999 Tempory Vendor         2/13/2013 111040P         Overpayment on water account         1           51371446         99999 Tempory Vendor         2/17/2013 3030050P         Overpayment on water account         1           51371446         99999 Tempory Vendor         2/17/2013 4092070P         Overpayment on water account         1           51371446         99999 Tempory Vendor         2/17/2013 4092070P         Overpayment on water account         1           51371446         99999 Tempor						<del> </del>	150.00
51219000         99999 Tempory Vendor         2/13/2013         600193 WATER DEPOSIT REFUND         1           51219000         99999 Tempory Vendor         2/13/2013         600539 WATER DEPOSIT REFUND         1           51219000         99999 Tempory Vendor         2/26/2013         704212 WATER DEPOSIT REFUND         1           51219000         99999 Tempory Vendor         2/13/2013 ZONA 6@225 EA         WATER DEPOSIT REFUND         1,3           51371446         99999 Tempory Vendor         2/13/2013 1070810OP         Overpayment on water account         1           51371446         99999 Tempory Vendor         2/13/2013 11002904OP         Overpayment on water account         1           51371446         99999 Tempory Vendor         2/7/2013 112704OP         Overpayment on water account         1           51371446         99999 Tempory Vendor         2/7/2013 201104OP         Overpayment on water account         1           51371446         99999 Tempory Vendor         2/7/2013 303005OP         Overpayment on water account         1           51371446         99999 Tempory Vendor         2/7/2013 409207OP         Overpayment on water account         1           51371446         99999 Tempory Vendor         2/7/2013 507104OP         Overpayment on water account         2           51574201         118 CE			' '				150.00
51219000         99999         Tempory Vendor         2/13/2013         600539         WATER DEPOSIT REFUND         1           51219000         99999         Tempory Vendor         2/26/2013         704212         WATER DEPOSIT REFUND           51219000         99999         Tempory Vendor         2/13/2013         ZONA 6@225 EA         WATER DEPOSIT REFUND         1,3           51371446         99999         Tempory Vendor         2/7/2013         10708100P         Overpayment on water account           51371446         99999         Tempory Vendor         2/13/2013         110029040P         Overpayment on water account           51371446         99999         Tempory Vendor         2/7/2013         2011040P         Overpayment on water account           51371446         99999         Tempory Vendor         2/7/2013         2011040P         Overpayment on water account           51371446         99999         Tempory Vendor         2/7/2013         3030050P         Overpayment on water account           51371446         99999         Tempory Vendor         2/7/2013         4092070P         Overpayment on water account           51371446         99999         Tempory Vendor         2/7/2013         5071040P         Overpayment on water account           51574201			· <i>*</i>				150.00
51219000         99999 Tempory Vendor         2/26/2013         704212 WATER DEPOSIT REFUND           51219000         99999 Tempory Vendor         2/13/2013 ZONA 6@225 EA         WATER DEPOSIT REFUND         1,3           51371446         99999 Tempory Vendor         2/7/2013 1070810OP         Overpayment on water account         1           51371446         99999 Tempory Vendor         2/13/2013 11002904OP         Overpayment on water account         1           51371446         99999 Tempory Vendor         2/7/2013 201104OP         Overpayment on water account         1           51371446         99999 Tempory Vendor         2/7/2013 303005OP         Overpayment on water account         1           51371446         99999 Tempory Vendor         2/7/2013 409207OP         Overpayment on water account         1           51371446         99999 Tempory Vendor         2/7/2013 507104OP         Overpayment on water account         2           51371446         99999 Tempory Vendor         2/7/2013 507104OP         Overpayment on water account         2           51574201         118 CENTURYLINK         2/16/2013 VARIOUS 213         246           51574211         619 Ricoh USA, Inc.         1/14/2013 5024804438         Charge for copies 1/14/13-2/13/13           51574215         2 ARIZONA PUBLIC SERVICE         2/4/2013 Feb-13 ELECTRI			' '			i	150.00
51219000         99999 Tempory Vendor         2/13/2013 ZONA 6@225 EA         WATER DEPOSIT REFUND         1,3           51371446         99999 Tempory Vendor         2/7/2013 1070810OP         Overpayment on water account           51371446         99999 Tempory Vendor         2/13/2013 11002904OP         Overpayment on water account           51371446         99999 Tempory Vendor         2/20/2013 112704OP         Overpayment on water account           51371446         99999 Tempory Vendor         2/7/2013 201104OP         Overpayment on water account           51371446         99999 Tempory Vendor         2/7/2013 303005OP         Overpayment on water account           51371446         99999 Tempory Vendor         2/7/2013 409207OP         Overpayment on water account           51371446         99999 Tempory Vendor         2/7/2013 507104OP         Overpayment on water account           51371446         99999 Tempory Vendor         2/7/2013 507104OP         Overpayment on water account           51371446         99999 Tempory Vendor         2/7/2013 507104OP         Overpayment on water account           51574201         118 CENTURYLINK         2/16/2013 VARIOUS 213         246           51574210         803 JONES AUTO CENTER         1/21/2013 58209 Replacement of master and slave cylinders on V         4           51574215         2 ARIZONA PU			, ,			<del> </del>	75.00
51371446         99999         Tempory Vendor         2/7/2013         1070810OP         Overpayment on water account           51371446         99999         Tempory Vendor         2/13/2013         11002904OP         Overpayment on water account           51371446         99999         Tempory Vendor         2/20/2013         112704OP         Overpayment on water account           51371446         99999         Tempory Vendor         2/7/2013         201104OP         Overpayment on water account           51371446         99999         Tempory Vendor         2/7/2013         409207OP         Overpayment on water account           51371446         99999         Tempory Vendor         2/7/2013         507104OP         Overpayment on water account           51371446         99999         Tempory Vendor         2/7/2013         507104OP         Overpayment on water account           51371446         99999         Tempory Vendor         2/7/2013         507104OP         Overpayment on water account           51574201         118         CENTURYLINK         2/16/2013         VARIOUS 213         246           51574209         803         JONES AUTO CENTER         1/21/2013         58209         Replacement of master and slave cylinders on V         4           51574215         2<				_			1,350.00
51371446         99999 Tempory Vendor         2/13/2013 11002904OP         Overpayment on water account           51371446         99999 Tempory Vendor         2/20/2013 112704OP         Overpayment on water account         1           51371446         99999 Tempory Vendor         2/7/2013 201104OP         Overpayment on water account           51371446         99999 Tempory Vendor         2/7/2013 303005OP         Overpayment on water account           51371446         99999 Tempory Vendor         2/7/2013 409207OP         Overpayment on water account           51371446         99999 Tempory Vendor         2/7/2013 507104OP         Overpayment on water account           51574201         118 CENTURYLINK         2/16/2013 VARIOUS 213         246           51574209         803 JONES AUTO CENTER         1/21/2013 58209 Replacement of master and slave cylinders on V         4           51574211         619 Ricoh USA, Inc.         1/14/2013 5024804438 Charge for copies 1/14/13-2/13/13         1,3           51574215         2 ARIZONA PUBLIC SERVICE         2/4/2013 Feb-13 ELECTRIC         1,3           51574215         22 BIA         2/2/2013 Feb-13 ELECTRIC         1,3			' '			<del> </del>	82.46
51371446         99999 Tempory Vendor         2/20/2013 112704OP         Overpayment on water account         1           51371446         99999 Tempory Vendor         2/7/2013 201104OP         Overpayment on water account           51371446         99999 Tempory Vendor         2/7/2013 303005OP         Overpayment on water account           51371446         99999 Tempory Vendor         2/7/2013 409207OP         Overpayment on water account           51371446         99999 Tempory Vendor         2/7/2013 507104OP         Overpayment on water account           51574201         118 CENTURYLINK         2/16/2013 VARIOUS 213         246           51574209         803 JONES AUTO CENTER         1/21/2013 58209 Replacement of master and slave cylinders on V         4           51574211         619 Ricoh USA, Inc.         1/14/2013 5024804438 Charge for copies 1/14/13-2/13/13         51574215           51574215         2 ARIZONA PUBLIC SERVICE         2/4/2013 Feb-13 ELECTRIC         1,3           51574215         22 BIA         2/2/2013 Feb-13 ELECTRIC         6						. ,	39.71
51371446         99999 Tempory Vendor         2/7/2013 201104OP         Overpayment on water account           51371446         99999 Tempory Vendor         2/7/2013 303005OP         Overpayment on water account           51371446         99999 Tempory Vendor         2/7/2013 409207OP         Overpayment on water account           51371446         99999 Tempory Vendor         2/7/2013 507104OP         Overpayment on water account           51574201         118 CENTURYLINK         2/16/2013 VARIOUS 213         246           51574209         803 JONES AUTO CENTER         1/21/2013         58209 Replacement of master and slave cylinders on V         4           51574211         619 Ricoh USA, Inc.         1/14/2013         5024804438 Charge for copies 1/14/13-2/13/13         1/3           51574215         2 ARIZONA PUBLIC SERVICE         2/4/2013         Feb-13         ELECTRIC         1,3           51574215         22 BIA         2/2/2013         Feb-13         21242         6			, ,			i - · · · ·	133.08
51371446         99999 Tempory Vendor         2/7/2013 303005OP         Overpayment on water account           51371446         99999 Tempory Vendor         2/7/2013 409207OP         Overpayment on water account           51371446         99999 Tempory Vendor         2/7/2013 507104OP         Overpayment on water account           51574201         118 CENTURYLINK         2/16/2013 VARIOUS 213         246           51574209         803 JONES AUTO CENTER         1/21/2013         58209 Replacement of master and slave cylinders on V         4           51574211         619 Ricoh USA, Inc.         1/14/2013         5024804438 Charge for copies 1/14/13-2/13/13         1/3           51574215         2 ARIZONA PUBLIC SERVICE         2/4/2013         Feb-13         ELECTRIC         1/3           51574215         22 BIA         2/2/2013         Feb-13         21242         6							75.12
51371446         99999 Tempory Vendor         2/7/2013 409207OP         Overpayment on water account           51371446         99999 Tempory Vendor         2/7/2013 507104OP         Overpayment on water account           51574201         118 CENTURYLINK         2/16/2013 VARIOUS 213         246           51574209         803 JONES AUTO CENTER         1/21/2013         58209 Replacement of master and slave cylinders on V         4           51574211         619 Ricoh USA, Inc.         1/14/2013         5024804438 Charge for copies 1/14/13-2/13/13         1,3           51574215         2 ARIZONA PUBLIC SERVICE         2/4/2013         Feb-13         ELECTRIC         1,3           51574215         22 BIA         2/2/2013         Feb-13         21242         6			, ,				8.92
51371446         99999         Tempory Vendor         2/7/2013         507104OP         Overpayment on water account           51574201         118         CENTURYLINK         2/16/2013         VARIOUS 213         246           51574209         803         JONES AUTO CENTER         1/21/2013         58209         Replacement of master and slave cylinders on V         4           51574211         619         Ricoh USA, Inc.         1/14/2013         5024804438         Charge for copies 1/14/13-2/13/13           51574215         2         ARIZONA PUBLIC SERVICE         2/4/2013         Feb-13         ELECTRIC         1,3           51574215         22         BIA         2/2/2013         Feb-13         21242         6			' '				69.08
51574201         118 CENTURYLINK         2/16/2013 VARIOUS 213         246           51574209         803 JONES AUTO CENTER         1/21/2013         58209 Replacement of master and slave cylinders on V         4           51574211         619 Ricoh USA, Inc.         1/14/2013         5024804438 Charge for copies 1/14/13-2/13/13         1/3           51574215         2 ARIZONA PUBLIC SERVICE         2/4/2013         Feb-13 ELECTRIC         1/3           51574215         22 BIA         2/2/2013         Feb-13         21242         6			. ,	_			66.66
51574209         803 JONES AUTO CENTER         1/21/2013         58209 Replacement of master and slave cylinders on V         4           51574211         619 Ricoh USA, Inc.         1/14/2013         5024804438 Charge for copies 1/14/13-2/13/13           51574215         2 ARIZONA PUBLIC SERVICE         2/4/2013         Feb-13 ELECTRIC         1,3           51574215         22 BIA         2/2/2013         Feb-13         21242         6			' '				44.48
51574211         619 Ricoh USA, Inc.         1/14/2013         5024804438 Charge for copies 1/14/13-2/13/13           51574215         2 ARIZONA PUBLIC SERVICE         2/4/2013         Feb-13 ELECTRIC         1,3           51574215         22 BIA         2/2/2013         Feb-13         21242         6							
51574215         2 ARIZONA PUBLIC SERVICE         2/4/2013         Feb-13 ELECTRIC         1,3           51574215         22 BIA         2/2/2013         Feb-13         21242         6						·	448.78 60.96
51574215 22 BIA 2/2/2013 Feb-13 21242 6		019					
		2				i	1,311.76
51574215 22 BIA 21245 8.5 Feb-13 21245 8.5				2/2/2013			663.55 8,555.13
							2,069.50

51574217	95	DESERT BORING AND EXCAVATION	1/17/2013	6837	Emergency -Excavation @ Main St., wash out r	526.50
51574217		DESERT BORING AND EXCAVATION		6837 BAL DUE	Emergency -Excavation @ Main St., wash out r	36.00
51574217	95	DESERT BORING AND EXCAVATION	1/17/2013	6838	Emergency -Excavation @ 1st & Park St. Main	1,000.00
51574217	95	DESERT BORING AND EXCAVATION	1/15/2013		Emergency -Excavation @889 Lancaster & 391	1,875.00
51574217		DESERT BORING AND EXCAVATION	1/17/2013		Emergency - Excavation -6 Main leak at storage	500.00
51574217		DESERT BORING AND EXCAVATION	1/17/2013		Emergency - Excavation @ Main St. 2 tap to B	312.50
51574217		DESERT BORING AND EXCAVATION	2/4/2013		Emergency excavation @ 808 McFarland Blvd&	250.00
51574217		DESERT BORING AND EXCAVATION	2/7/2013		Emergency excavation @ 313 Mesquite DR Inv.	562.50
51574217		DESERT BORING AND EXCAVATION	2/8/2013		Emergency excavation @Butte Ave. & Casa Gra	687.50
51574217		PINAL CO PUBLIC HEALTH		11543 111612	Hep B #1 Injection for Enemuel Murillo and Ron	17.50
51574217		Legend Technical Svcs., Inc.	12/31/2012		Dec. 2012 W/WW Analytical Testing	304.00
51574217		Legend Technical Svcs., Inc.	1/31/2012		Analytical Testing Jan. W/WW	304.00
51574217		WATER WORKS ENGINEERS, LLC	8/31/2012		Various Professional Services rendered for Water	7,018.75
51574217		WATER WORKS ENGINEERS, LLC	12/31/2012	-		1,088.75
51574217			12/31/2012		Payment for professional services /labor Inv. # 2	877.00
		Balmorhea Hydrogeological Svcs			Permitting Services -Mine Permit Review	
51574217		Balmorhea Hydrogeological Svcs	12/20/2012		Permitting Services -Mine Permit Review	302.50
51574217		Balmorhea Hydrogeological Svcs	12/20/2012	237	Permitting Services -Mine Permit Review	141.17
51574217		Balmorhea Hydrogeological Svcs	12/20/2012		Permitting Services -Mine Support	410.67
51574217		Balmorhea Hydrogeological Svcs	12/20/2012		Professional Services- Mine Permit Review Inv.	2,266.00
51574217		Balmorhea Hydrogeological Svcs	12/20/2012		Professional Services-Mine Permit Review Inv.#	2,588.65
51574217		Balmorhea Hydrogeological Svcs	12/20/2012		Permitting Services -Mine Support	168.66
51574217	1541	Balmorhea Hydrogeological Svcs	12/20/2012	242	Permitting Services -Mine Support	795.67
51574217	1971	CASA GRANDE COURIER, INC.	2/5/2013	727	Courier fees - W/WW	252.00
51574302	74	Day Auto Supply, Inc	1/30/2013	571666	Emergency purchase of spark plug for cut saw	10.29
51574302	1530	THE WATER SHED	1/15/2013	552951	Water & Ice	7.05
51574302	1530	THE WATER SHED	1/22/2013	552983	Water & Ice	11.83
51574302	1530	THE WATER SHED	1/29/2013	553054	Water & Ice	6.85
51574302	1530	THE WATER SHED	2/5/2013	553123	Water & Ice	11.21
51574302	1530	THE WATER SHED	1/8/2013	866139	Water & Ice	10.38
51574302	2164	Farnsworth Wholesale Company	1/15/2013	S2116244001	Purchase of NPT saddle ball corp ,flanged ball angle meter, 40 ft 2 soft copper tubing concrete meter box  Purchase of NPT saddle ball corp, ,flanged ball	1,656.81
51574302	2164	Farnsworth Wholesale Company	1/18/2013	S2116244002	angle meter, 40 ft 2 soft copper tubing concrete meter box	88.60
51574302	3000	HRS USA/COSTCO WHOLESALE	1/31/2013	29853	Restock of trash bags, tissue, flatware, plates/b	25.09
51574302	3000	HRS USA/COSTCO WHOLESALE	1/31/2013	29853	Restock of trash bags, tissue, flatware, plates/b	25.08
51574304	84	PRUDENTIAL OVERALL SUPPLY	1/10/2013	210356118	Payment/weekly fees for staff uniforms, mops to	40.29
51574304	84	PRUDENTIAL OVERALL SUPPLY	1/17/2013	210358873	Payment/weekly fees for staff uniforms, mops to	40.29
51574304	84	PRUDENTIAL OVERALL SUPPLY	1/24/2013	210361627	Payment/weekly fees for staff uniforms, mops to	40.27
51574304	84	PRUDENTIAL OVERALL SUPPLY	1/31/2013	210364393	Weekly fee for uniforms, mops, towels, & mats	42.17
51574304	84	PRUDENTIAL OVERALL SUPPLY	2/7/2013	210367174	Weekly fee for uniforms, mops, towels, & mats	40.25
51574304	84	PRUDENTIAL OVERALL SUPPLY	2/14/2013	210370539	Weekly fee for uniforms, mops, towels, & mats	40.10
51574306	614	WRIGHT EXPRESS FSC	1/31/2013	31960637	Fuel for Jan. 2013	137.84
51574306	614	WRIGHT EXPRESS FSC	1/31/2013	31960637	Fuel Jan. 2013	1,953.65
51574316	119	UNITED EXTERMINATING	2/1/2013	162525	Exterminating fee Feb. 2013 W/WW	22.50
51574316		FLORENCE TRUE VALUE HARDWARE	1/16/2013		Emergency parts to repair Well #4	14.01
51574317		ARIZONA STATE PRISON-FLORENCE		0110-115	INMATE LABOR/W/WW	63.75
51574317		ARIZONA STATE PRISON-FLORENCE		0207-116	INMATE LABOR/ W/WW	11.25
51574320		USABlueBook - ACCT 703717	2/1/2013		Purchase of Booster Pump for Well #1	1,094.16
51574320		FLORENCE TRUE VALUE HARDWARE	2/1/2013		Emergency purchase to repair water leak at 310	7.65
51574320		Farnsworth Wholesale Company		S2105901001	Restock of meters, valves and gaskets for W/W/	3,783.41
51574320		Farnsworth Wholesale Company		S2123045001	Purchase of 5 JCMIND Clamp Coup 2-1/2 X 6	350.00
51574320		Farnsworth Wholesale Company		S2123045001	Additional amount owed on P.O. #29999	12.49
51574320		Farnsworth Wholesale Company		S2123869001	Emergency Purchase for repairs at Park & 1st	659.58
51574320		Farnsworth Wholesale Company		S2123875001	Emergency-PVC pipe and couplings for repairs	152.93
	Z104				1	
	1011	MATER MORKS ENGINEERS II C	12/21/2012	DDO 1 06-040	Daymont for professional continue /Marrill Danch	
51574406		WATER WORKS ENGINEERS, LLC		PROJ 06-010	Payment for professional services /Merrill Ranch	3,532.50
	118	WATER WORKS ENGINEERS, LLC CENTURYLINK The UPS Store #5920	2/16/2013	PROJ 06-010 VARIOUS 213 MM7YY5F9DUTH7	Payment for professional services /Merrill Ranch 2394 Emergency -postage for return of touch screen f	3,532.50 45.28 25.96

52575211	196	Bright Technologies	2/8/2013	B2608	Emergency: Replacement touch screen for the t	2,783.38
52575211		Ricoh USA, Inc.	1/14/2013		Charge for copies 1/14/13-2/13/13	30.48
52575211		A.C. Sanitation Service, LLC	12/13/2012		Landfill fees 12/5/12- 12/28/12 Inv. #16	5,926.56
52575211		A.C. Sanitation Service, LLC	2/12/2013		Landfill fees for Jan. 2013 Inv#17	6,006.50
52575211		FLORENCE TRUE VALUE HARDWARE	1/17/2013		Emergency-parts to repair belt press water line	13.84
52575211		FLORENCE TRUE VALUE HARDWARE	1/22/2013		Emergency purchase of parts to fix waterline on	14.30
52575211		Roadrunner Transit LLC		RT1103FLORENCE	Landfill Charges	2,843.70
52575211		RIPPLE INDUSTRIES	2/8/2013		Emergency /Troubleshooting /repair of UV syste	510.00
52575215		ARIZONA PUBLIC SERVICE	2/4/2013		ELECTRIC	22,016.26
52575215		BIA	2/2/2013		21241	4,209.87
52575217		PINAL CO PUBLIC HEALTH		11543 111612	Hep B #1 Injection for Enemuel Murillo and Ron	8.75
52575217		Pro-Tec Environmental. Inc.	1/26/2013		Clean Post EQ Basin @ FWWTP	2,055.00
52575217		Legend Technical Svcs., Inc.	1/23/2013		Dec. Analytical Testing	4,475.20
52575217		Legend Technical Svcs., Inc.	1/31/2013		Analytical Testing Jan. SWWTP	3,624.40
52575217		WATER WORKS ENGINEERS, LLC		PRO 06-010	Various Professional Services rendered for Water	3,433.75
52575217		WATER WORKS ENGINEERS, LLC		PROJ 06-010	ADEQ Regulatory Reporting Assistance Inv.#26	300.00
52575217		Horine Electrical Services	1/17/2013		Emergency service for UV lights at SWWTP	161.41
52575217		CASA GRANDE COURIER, INC.	2/5/2013		Courier fees - SWWTP	1.128.00
		·	1/25/2013		Emergency purchase of rope for SWWTP	29.62
52575302		FLORENCE TRUE VALUE HARDWAR			· / ·	
52575302		FLORENCE TRUE VALUE HARDWARI	1/26/2013		Emergency purchase of starter rope handle for	3.93
52575302		FLORENCE TRUE VALUE HARDWARE	1/30/2013		Emergency purchase of sub pump and tubing fo	114.50
52575302		FLORENCE TRUE VALUE HARDWARE	2/1/2013		Purchase of water, paper towels and bleach for	8.89
52575302		FLORENCE TRUE VALUE HARDWARE	2/8/2013		Emergency purchase of red duct tape for SWW	8.75
52575302		THE WATER SHED	1/15/2013		Water & Ice	3.53
52575302		THE WATER SHED	1/22/2013		Water & Ice	5.92
52575302		THE WATER SHED	1/29/2013		Water & Ice	3.42
52575302		THE WATER SHED	2/5/2013		Water & Ice	5.60
52575302		THE WATER SHED	1/8/2013		Water & Ice	5.19
52575302		Farnsworth Wholesale Company		S21227745002	Purchase of 4 Universal rubber saddle wye and	51.56
52575302		Farnsworth Wholesale Company		S2127745001	Purchase of 4 Universal rubber saddle wye and	65.76
52575304		PRUDENTIAL OVERALL SUPPLY	1/10/2013		Payment/weekly fees for staff uniforms, mops to	19.51
52575304		PRUDENTIAL OVERALL SUPPLY	1/17/2013		Payment/weekly fees for staff uniforms, mops to	21.71
52575304		PRUDENTIAL OVERALL SUPPLY	1/24/2013	210361627	Payment/weekly fees for staff uniforms, mops to	45.10
52575304		PRUDENTIAL OVERALL SUPPLY	1/31/2013	210364393	Weekly fee for uniforms, mops, towels, & mats	22.17
52575304		PRUDENTIAL OVERALL SUPPLY	2/7/2013		Weekly fee for uniforms, mops, towels, & mats	21.25
52575304		PRUDENTIAL OVERALL SUPPLY	2/14/2013	210370539	Weekly fee for uniforms, mops, towels, & mats	19.86
52575306	614	WRIGHT EXPRESS FSC	1/31/2013	31960637	Fuel for Jan. 2013	118.74
52575306	614	WRIGHT EXPRESS FSC	1/31/2013	31960637	Fuel Jan. 2013	434.57
52575310		HILL BROTHERS CHEMICAL CO,	1/18/2013		Restock of Sodium Bisulfate for SWWTP	1,754.20
52575310		HILL BROTHERS CHEMICAL CO,	1/18/2013		Restock of Sodium bisulfate for FWWTP NTE \$4	3,468.40
52575310		HILL BROTHERS CHEMICAL CO,	1/31/2013		Restock of Sodium Bisulfate for SWWTP	3,473.40
52575310		HILL BROTHERS CHEMICAL CO,	1/23/2013		CREDIT	(1,328.62)
52575312		ARIZONA GLOVE & SAFETY	2/21/2013		Gloves - Restock for FWWTP	197.20
52575316		UNITED EXTERMINATING	2/1/2013			45.00
52581507		ARIZONA DEPARTMENT OF		57531 20413	Aquifer Protection Permit Processing Fee 11/24	152.50
53219000		Tempory Vendor	2/17/2013		REFUND Sanitation Account	48.63
53219000	99999	Tempory Vendor	2/13/2013		REFUND Sanitation Account	75.00
53371453	99999	Tempory Vendor		704850OP	Overpayment on Sanitation account	28.98
53371453	99999	Tempory Vendor		716012OP	Overpayment on Sanitation account	28.98
53371453	99999	Tempory Vendor	2/7/2013	716731OP	Overpayment on Sanitation account	28.98
53571209	803	JONES AUTO CENTER	2/8/2013		Repairs for SA-027	3,077.50
53571209	1524	FREIGHTLINER ARIZONA LTD	2/21/2013	X00222554101	Purchase of two over the cab marker lights ro S	42.21
53571209	1608	RLS Services, Inc.	2/5/2013		Purchase of 45 degree elbow for hydraulic line f	36.03
53571230	2739	Central Az Solid Waste Inc	1/31/2013	TOF1301	Waste- Basic Residential Service 1/1/13-1/31/13	17,260.05
53571304	84	PRUDENTIAL OVERALL SUPPLY	1/10/2013	210356118	Payment/weekly fees for staff uniforms, mops to	48.11
	- 0.4	PRUDENTIAL OVERALL SUPPLY	1/17/2013	210358873	Payment/weekly fees for staff uniforms, mops to	91.19
53571304	84	TROBERTINE OVERVIEW CONTEN	.,,	2.00000.0	. aymone moonly roos for stair armonne, mops to	
53571304 53571304		PRUDENTIAL OVERALL SUPPLY	1/24/2013		Payment/weekly fees for staff uniforms, mops to	43.46

50574004		DOLLDENTIN OVER ALL OURDLY	0/7/0040	0,0007,77	hu	40.44
53571304		PRUDENTIAL OVERALL SUPPLY	2/7/2013		Weekly fee for uniforms, mops, towels, & mats	43.44
53571304		PRUDENTIAL OVERALL SUPPLY	2/14/2013		Weekly fee for uniforms, mops, towels, & mats	60.07
53571306		WRIGHT EXPRESS FSC	1/31/2013		Fuel for Jan. 2013	4,364.10
62575211		GRAINGER, INC.	12/26/2012		Purchase of 2 HP sewage pump for NWWTP	1,200.21
62575211		Ricoh USA, Inc.	1/14/2013		Charge for copies 1/14/13-2/13/13	30.48
62575215	2	ARIZONA PUBLIC SERVICE	2/4/2013	Feb-13	ELECTRIC	94.03
62575217	450	PINAL CO PUBLIC HEALTH	2/20/2013	11543 111612	Hep B #1 Injection for Enemuel Murillo and Ron	8.75
62575217	1160	Legend Technical Svcs., Inc.	12/31/2012	1300251	Dec. 2012 Analytical Testing NWWTP	1,076.20
62575217	1160	Legend Technical Svcs., Inc.	1/31/2013	1301644	Analytical Testing Jan. NWWTP	958.20
62575217	1971	CASA GRANDE COURIER, INC.	2/5/2013	727	Courier fees - NWWTP	1,128.00
62575302	1530	THE WATER SHED	1/15/2013	552951	Water & Ice	3.53
62575302	1530	THE WATER SHED	1/22/2013	552983	Water & Ice	5.91
62575302	1530	THE WATER SHED	1/29/2013	553054	Water & Ice	3.42
62575302	1530	THE WATER SHED	2/5/2013	553123	Water & Ice	5.60
62575302	1530	THE WATER SHED	1/8/2013	866139	Water & Ice	5.19
62575304	84	PRUDENTIAL OVERALL SUPPLY	1/10/2013	210356118	Payment/weekly fees for staff uniforms, mops to	19.51
62575304	84	PRUDENTIAL OVERALL SUPPLY	1/17/2013	210358873	Payment/weekly fees for staff uniforms, mops to	21.71
62575304	84	PRUDENTIAL OVERALL SUPPLY	1/24/2013	210361627	Payment/weekly fees for staff uniforms, mops to	45.09
62575304	84	PRUDENTIAL OVERALL SUPPLY	1/31/2013	210364393	Weekly fee for uniforms, mops, towels, & mats	22.17
62575304	84	PRUDENTIAL OVERALL SUPPLY	2/7/2013	210367174	Weekly fee for uniforms, mops, towels, & mats	21.25
62575304	84	PRUDENTIAL OVERALL SUPPLY	2/14/2013		Weekly fee for uniforms, mops, towels, & mats	19.86
62575306	614	WRIGHT EXPRESS FSC	1/31/2013	31960637	Fuel for Jan. 2013	118.72
62575306	614	WRIGHT EXPRESS FSC	1/31/2013	31960637	Fuel Jan. 2013	434.53
62575316	1076	FLORENCE TRUE VALUE HARDWARE	1/28/2013	200830	Emergency purchase of pipe cutter, couplings a	30.22
62575316	1076	FLORENCE TRUE VALUE HARDWARE	2/7/2013	201093	Emergency purchase of parts to modify RAS pu	12.25
300506215		Arizona Public Service Company	2/5/2013	454526287 213	SLID #1	1,316.02
300506215	14	Arizona Public Service Company	1/22/2013	AR0480003267	SLID #1	191.50
300506215	14	Arizona Public Service Company	2/15/2013	AR0480003315	SLID #1	191.50
301506215	14	Arizona Public Service Company	2/5/2013	521526288 213	SLID #2	1,532.25
301506215	14	Arizona Public Service Company	1/22/2013	AR0480003267	SLID #2	49.96
301506215	14	Arizona Public Service Company	2/15/2013	AR0480003315	SLID #2	49.96
302506215		Arizona Public Service Company		915626281 213	SLID #3	497.90
302506215		Arizona Public Service Company		AR0480003267	SLID #3	260.89
302506215		Arizona Public Service Company		AR0480003315	SLID #3	260.89
508506501		FIRE SECURITY ELECTRONICS &	10/9/2012		Fire Security Electronics and Communications -	23,486.98
566511408		PRENDERGAST TOWING		F13012937	Police Impound Drugs F13012937	150.00
					Total Warrants	\$459,355.42
						Ţ :; <b>3::-</b>



# TOWN OF FLORENCE COUNCIL ACTION FORM

# AGENDA ITEM 9b.

Other

MEETING DATE: March 18, 2013

DEPARTMENT: Finance

Action
Information Only
Public Hearing
Resolution
Ordinance

STAFF PRESENTER: Becki Guilin, Finance Director

Regulatory

1st Reading

2nd Reading

**SUBJECT:** Request to Rescind Resolution No. 1379-13

#### **RECOMMENDED MOTION/ACTION:**

Rescind Resolution No. 1379-13 A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENTS FILED WITH THE TOWN CLERK AND ENTITLED "2013-2023 LAND USE ASSUMPTIONS, INFRASTRUCTURE IMPROVEMENT PLAN AND IMPACT FEE STUDY FOR THE TOWN OF FLORENCE, ARIZONA".

# **BACKGROUND/DISCUSSION:**

On February 4, 2013, Resolution 1379-13 was adopted to place the 2013-2023 Land Use Assumptions, Infrastructure Improvement Plan and Impact Fee Study as a public record. Subsequent to that, on February 11, 2013, a work session with the Town Council was held and slight modifications were made to the study.

This requires that the resolution placing it as a public record be rescinded. We will place the amended study on the agenda with a new resolution, again declaring it a public record. The timing process for the adoption will move back.

#### **FINANCIAL IMPACT:**

None

#### **STAFF RECOMMENDATION:**

Staff recommends rescinding Resolution No. 1379 -13

#### ATTACHMENTS:

Resolution No. 1379-13

Subject: DIF-2013-2023-Rescind Public Record Meeting Date: March 18, 2013

Page 1 of 1

#### **RESOLUTION NO. 1379-13**

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENTS FILED WITH THE TOWN CLERK AND ENTITLED "2013-2023 LAND USE ASSUMPTIONS, INFRASTRUCTURE IMPROVEMENT PLAN AND IMPACT FEE STUDY FOR THE TOWN OF FLORENCE, ARIZONA".

**BE IT RESOLVED** by the Mayor and Council of the Town Of Florence, Arizona:

THAT certain document entitled "2013-2023 Land Use Assumptions, Infrastructure Improvement Plan and Impact Fee Study for the Town of Florence, Arizona", prepared by Duncan/Associates, a copy of which is on file in the office of the Town Clerk, is hereby declared to be a public record and said copies are ordered to remain on file with the Town Clerk.

**PASSED AND ADOPTED** by the Mayor and Council of the Town of Florence, Arizona, this 4 day of February, 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

## AGENDA ITEM 9c.

**MEETING DATE:** March 18, 2013

**DEPARTMENT:** Finance

STAFF PRESENTER: Becki Guilin, Finance Director

**SUBJECT:** Resolution No. 1389-13: 2013-2023 Land Use Assumptions, Infrastructure Improvements Plan and Impact Fee Study for the Town of Florence Resolutions, declaring the

February 2013 Study a public record

M	Action
$\sim$	ACLIOII

- Information Only
- ☐ Public Hearing ☐ Resolution
- ☐ Ordinance
  - $\square$  Regulatory
  - ☐ 1<sup>st</sup> Reading ☐ 2<sup>nd</sup> Reading
- Other

#### **RECOMMENDED MOTION/ACTION:**

Adoption of Resolution No. 1389-13: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE TOWN CLERK AND ENTITLED "2013-2023 LAND USE ASSUMPTIONS, INFRASTRUCTURE IMPROVEMENT PLAN AND IMPACT FEE STUDY FOR THE TOWN OF FLORENCE, ARIZONA".

#### **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. Staff engaged James Duncan/Associates to provide this study for the Town of Florence.

After several months working with the Town staff, who have provided certain development related assumptions, growth factors, assets, projects and have reviewed their specific areas with the consultant, the study was presented to the Town Council on February 11, 2013, with some modifications. This revised version includes the minor modifications made.

The prior resolution to declare a public record has been rescinded and this is the modified study that will go forward for adoption.

#### **FINANCIAL IMPACT:**

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

Subject: DIF-2013-2023-Declaring Public Record

Page 1 of 2

#### **STAFF RECOMMENDATION:**

Staff recommends adoption of Resolution No. 1389-13.

#### **ATTACHMENTS**:

Resolution No. 1389-13 DIF Study Calendar of Events

Subject: DIF-2013-2023-Declaring Public Record

Page 2 of 2

#### **RESOLUTION NO. 1389-13**

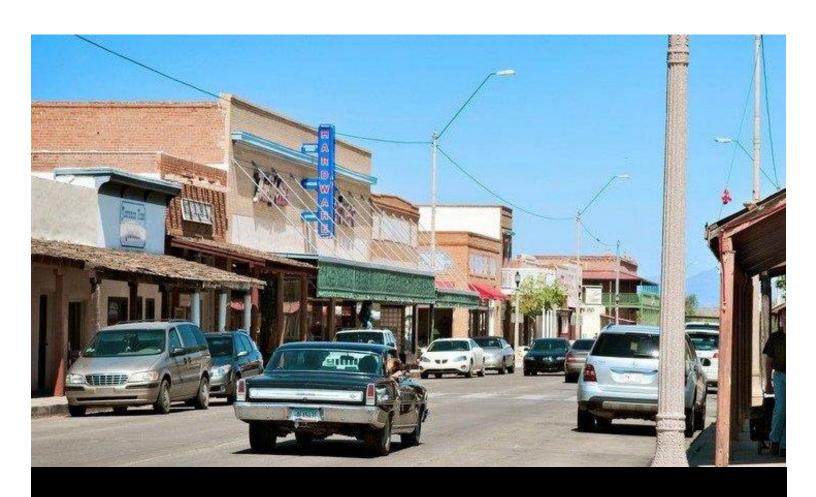
A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE TOWN CLERK AND ENTITLED "2013-2023 LAND USE ASSUMPTIONS, INFRASTRUCTURE IMPROVEMENT PLAN AND IMPACT FEE STUDY FOR THE TOWN OF FLORENCE, ARIZONA".

**BE IT RESOLVED** by the Mayor and Council of the Town of Florence, Arizona:

**THAT** certain document entitled "2013-2023 Land Use Assumptions, Infrastructure Improvement Plan and Impact Fee Study for the Town of Florence, Arizona", prepared by Duncan/Associates a copy of which are on file in the office of the Town Clerk, is hereby declared to be a public record and said copies are ordered to remain on file with the Town Clerk.

**PASSED AND ADOPTED** by the Council of the Town of Florence, Arizona, this 18<sup>th</sup> day of March, 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



Public Review Draft February 2013

### **Table of Contents**

EXECUTIVE SUMMARY	1
Background	1
Major Changes	2
Comparative Fees	3
LEGAL FRAMEWORK	5
Eligible Facilities	5
Compliance Deadlines	6
Service Areas	7
Service Units	
Methodologies	7
Level of Service (LOS) Standards	
Land Use Assumptions	
Infrastructure Improvements Plan	
Refunds	10
Offsets	11
Developer Credits	13
SERVICE AREAS	15
Roads	15
Water	16
Wastewater	17
Fire/Police and Libraries	18
Parks	
LAND USE ASSUMPTIONS	
Geographic Areas	21
Existing Development	22
Residential Projections	23
Nonresidential Projections	25
ROADS	28
Service Unit	28
Methodology	
Major Roadway System	29
Service Units	32
Trip Generation	
Primary Trip Factor	32
Average Trip Length	32
Service Unit Summary	33
Cost per Service Unit	35
Net Cost per Service Unit	36
Potential Impact Fees	38
Capital Plan	38
PARKS	40
Service Units	40
Cost per Service Unit	41
Net Cost per Service Unit	43
Potential Impact Fees	43

Capital Plan	44
LIBRARY	
Service Units	45
Cost per Service Unit	
Net Cost per Service Unit	
Potential Impact Fees	
Capital Plan	
FIRE	
Service Units	50
Cost per Service Unit	
Net Cost per Service Unit	
Potential Impact Fees	
Capital Plan	55
POLICE	
Service Units	57
Cost per Service Unit	
Net Cost per Service Unit	
Potential Impact Fees	
Capital Plan	60
WATER	
Service Units	
Cost per Service Unit	
Net Cost per Service Unit	
Potential Impact Fees	
Capital Plan	
WASTEWATER	
Service Units	70
Cost per Service Unit	
Net Cost per Service Unit	
Potential Impact Fees	
Capital Plan	
APPENDIX A: CAG PROJECTIONS	
APPENDIX B: FUNCTIONAL POPULATION	
Residential Functional Population	80
Nonresidential Functional Population	
Fire and Police Service Unit Summary	
APPENDIX C: IMPACT FEE STUDY COST	83
APPENDIX D: REVENUE PROJECTIONS	
J	
List of Tables	
rist of Tables	
Table 1 Community and Hard Man Halling E	2
Table 1. Current and Updated Non-Utility Fees	3
Table 2. Current and Updated Utility Fees	4
Table 3. Total Fees for New Single-Family Unit	4

Table 4. Current and Recommended Service Units	
Table 5. Current and Recommended Level of Service Standards	9
Table 6. Housing, Household Population and Prisoner Estimates, 2010	22
Table 7. Existing Dwelling Units, 2012	23
Table 8. Building Permits, 2005-2011	23
Table 9. CAG Housing Unit Projections, 2010-2020	24
Table 10. Projected Housing Units, 2013-2023	24
Table 11. Projected Household Population, 2013-2023	25
Table 12. Projected Prisoner Population, 2013-2023	
Table 13. Projected Employment, 2013-2023	26
Table 14. Employees/1,000 Sq. Ft. Ratios	26
Table 15. Projected Nonresidential Building Square Footage (1,000s), 2013-2023	27
Table 16. Average Daily Capacities	
Table 17. Existing Major Roadway System	
Table 18. Existing Road Capacity/Demand Ratio	
Table 19. Local Trip Length Adjustment Factor	
Table 20. Average Trip Lengths	33
Table 21. Road Demand Schedule	34
Table 22. Road Service Units, 2013-2023	34
Table 23. Road Cost per Vehicle-Mile of Capacity	35
Table 24. Road Cost per Service Unit	
Table 25. Construction Tax Offset per Service Unit	
Table 26. Merrill Ranch CFD Debt Offset per Service Unit	
Table 27. Road Net Cost per Service Unit	37
Table 28. Potential Road Impact Fees	38
Table 29. Comparative Road Impact Fees	38
Table 30. Potential Road Impact Fee Revenue, 2013-2023	38
Table 32. Road Capital Plan, 2013-2023	
Table 33. Average Household Size	40
Table 34. Park Service Unit Multipliers	40
Table 35. Park Service Units, 2013-2023	
Table 36. Existing Park Facilities	42
Table 37. Existing Park Facility Replacement Costs	42
Table 38. Existing Park Level of Service, Park Service Area	43
Table 39. Park Net Cost per Service Unit	
Table 40. Potential Park Impact Fees, Park Service Area	43
Table 41. Comparative Park Impact Fees	44
Table 42. Potential Park Impact Fee Revenue, 2013-2023	44
Table 43. Park Capital Plan, 2013-2023	44
Table 44. Library Cost per Square Foot	46
Table 45. Library Level of Service and Deficiency Cost	
Table 46. Library Deficiency Offset per Service Unit	
Table 47. Library Net Cost per Service Unit	
Table 48. Potential Library Impact Fees	48
Table 49. Comparative Library Fees	
Table 50. Potential Library Impact Fee Revenue, 2013-2023	
Table 51. Library Costs and Revenues, 2013-2023	
Table 52. Library Capital Plan, 2013-2023	49

Table 53.	Existing Fire Facilities	50
Table 54.	Fire Station Cost per Square Foot	51
Table 55.	Existing Fire Equipment Cost	52
Table 56.	Existing Fire Vehicle Cost	52
Table 57.	Existing Fire Cost per Service Unit	53
Table 58.	Fire CFD Debt Offset	53
Table 59.	Fire Grant Funding Offset	54
Table 60.	Fire Net Cost per Service Unit	54
	Potential Fire Impact Fees	
	Comparative Fire Fees	
	Potential Fire Impact Fee Revenue, 2013-2023	
	Fire Capital Plan, 2013-2023	
	Existing Police Facilities	
	Police Station Cost per Square Foot	
Table 67.	Existing Police Vehicle Cost	58
Table 68.	Existing Police Cost per Service Unit	58
Table 69.	Police Grant Funding Offset	59
	Police Net Cost per Service Unit	
	Potential Police Impact Fees	
	Comparative Police Fees	
	Potential Police Impact Fee Revenue, 2013-2023	
Table 74.	Police Capital Plan, 2013-2023	61
	Meter Capacity Ratios	
Table 76.	Comparative Meter Capacity Ratios	63
Table 77.	Water Service Units, 2002-2012	63
Table 78.	Water Service Units, 2013-2023	64
	Water Production, 9/2010 through 8/2011	
	Water Demand per Service Unit	
	Existing Water Level of Service	
Table 82.	Water Campus Cost	65
	Water Transmission Line Cost	
Table 84.	Water Cost per Service Unit	66
	Water Net Cost per Service Unit	
	Potential Water Impact Fees	
	Comparative Water Fees	
	Potential Water Impact Fee Revenue, 2013-2023	
	Water Capital Plan, 2013-2023	
	Wastewater Service Unit Multipliers	
	Comparative Wastewater Service Unit Multipliers	
	Wastewater Service Unit Multipliers by Customer Class	
	Wastewater Service Units, 2012	
	Wastewater Service Units, 2013-2023	
	Wastewater Demand per Service Unit	
	Existing Wastewater Level of Service	
	Wastewater Treatment Plant Cost per Service Unit	
	Wastewater Interceptor/Lift Station Cost per Service Unit	
	Wastewater Equipment Cost per Service Unit	
	. Wastewater Cost per Service Unit	
	4	

Table 101.	Wastewater System-Wide Debt Offset	75
Table 102.	Wastewater Net Cost per Service Unit	76
Table 103.	Potential Wastewater Impact Fees	76
Table 104.	Comparative Wastewater Fees	77
Table 105.	Potential Wastewater Impact Fee Revenue, 2013-2023	77
Table 106.	Wastewater Capital Plan, 2013-2023	78
Table 107.	CAG Projections, 2010-2015	79
Table 108.	Functional Population per Unit for Residential Uses	80
Table 109.	Functional Population per Unit for Nonresidential Uses	81
Table 110.	Fire and Police Service Unit Multipliers	81
Table 111.	Fire and Police Service Units, Town-Wide, 2013-2023	82
Table 112.	Fire and Police Service Units, Merrill Ranch CFDs, 2013-2023	82
Table 113.	Study Cost per Facility, 2013-2023	83
Table 114.	Study Cost per EDU by Facility, 2013-2023	83
	Growth-Related Revenues, 2013-2023	

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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:
<ul> <li>□ general government facilities;</li> <li>□ sanitation facilities;</li> <li>□ library materials and equipment;</li> <li>□ parks over 30 acres;</li> </ul>
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** 

								Total	Non-Utility	y Fees
	Roa	ds		Fir	е			noı	n-CFD	
Land Use	non-CFD	in CFD	Parks*	non-CFD	in CFD	Police	Library	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%

<sup>\*</sup> 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** 

		Water			V	Vastewater		Total
<b>Meter Size</b>	Туре	Current	Updated	Change	Current	Updated	Change	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	<b>Utility Costom</b>	Non-Utility Customers			
	Within Park	Outside Park	N Florence	Merrill	Outside	CFDs
	Service Area	Service Area	Imp. Dist.	Ranch CFDs	Non-Parks	Parks
Updated Total Fees	\$9,350	\$7,933	\$5,230	\$2,058	\$3,813	\$5,230
<ul> <li>Current Total Fees</li> </ul>	-\$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 prorata 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 overrated, 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.



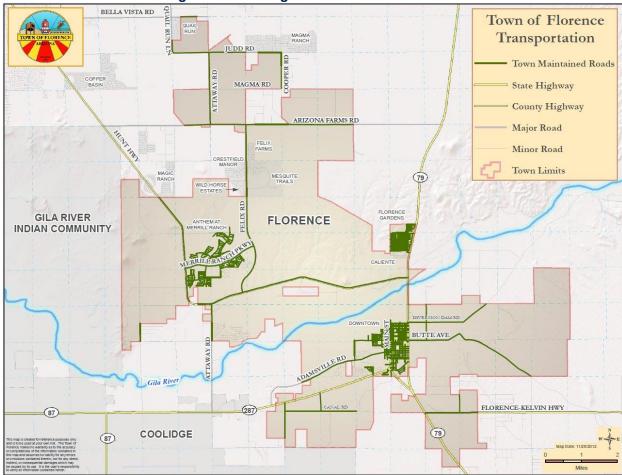
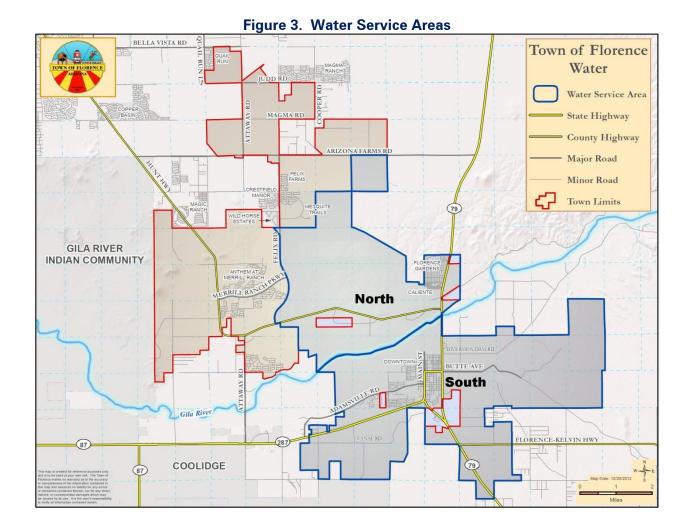


Figure 2. Existing Town-Maintained Roads

#### 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.

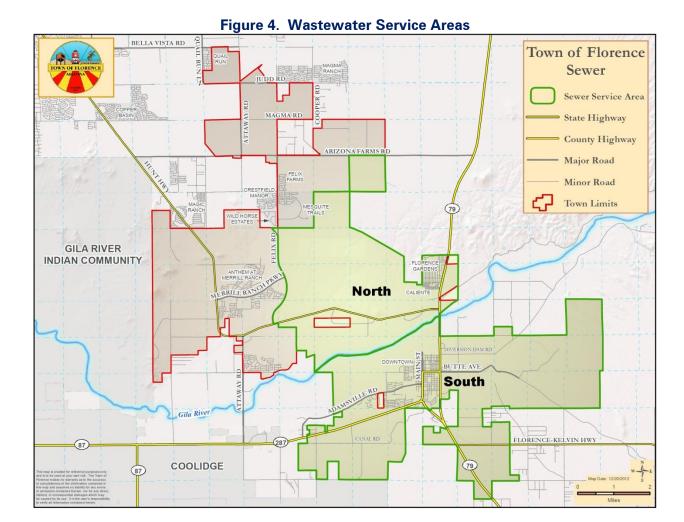
The *Water Master Plan* divides the planning area into a number of pressure zones. Water "campuses," which will include a well, booster pump and storage tank, will be located between pressure zones, and will be interconnected for redundancy. These characteristics result in an integrated, pressurized 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.



#### 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.

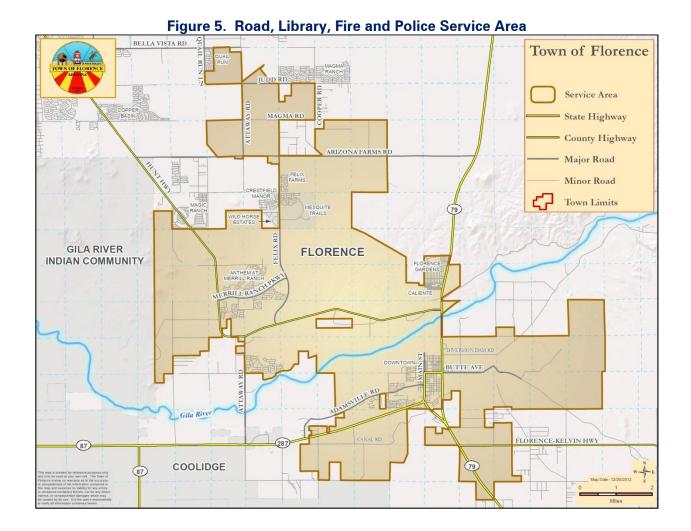
The Wastewater Master Plan divides the planning area into basins. Wastewater flows from south of the Gila River will be conveyed to the existing Florence Wastewater Treatment Plant, which will be expanded on the same site to accommodate the additional flows. Flows from north of the River will be conveyed 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.



#### Fire/Police and Libraries

The recommended service areas for fire protection, police protection and libraries are all Townwide. 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.



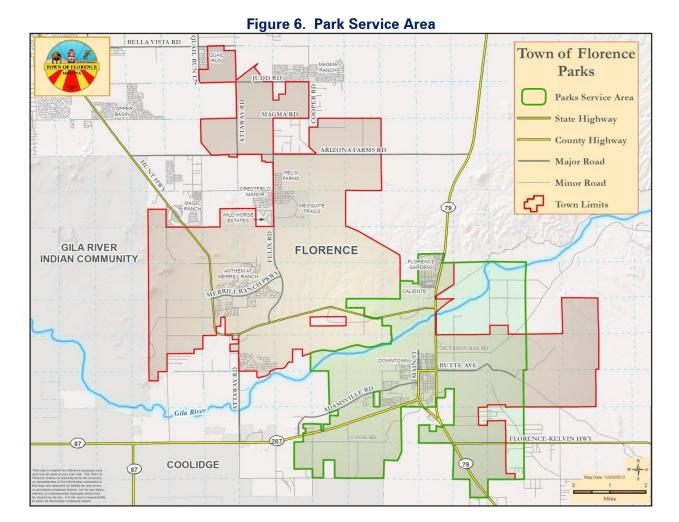
#### **Parks**

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 at Merrill Ranch). 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.



#### 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.

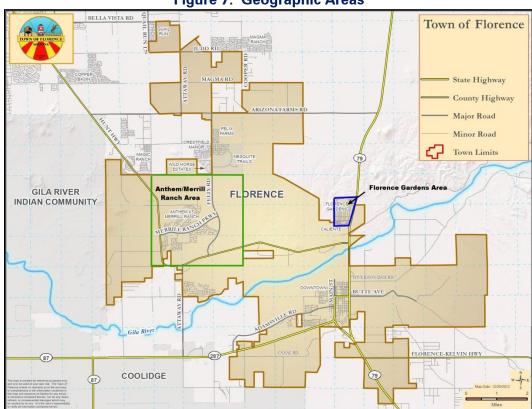


Figure 7. Geographic Areas

#### **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

	Housing Units HH P		HH Popu	lation		<u>Prisoners</u>	
Geographic Area	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

•	•	•	
	2000	2010	2012
Housing Type	Units	Units	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

				Annual C	Growth .
Geographic Area	2010	2015	2020	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
					<u> </u>
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

<sup>\*</sup> 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

Tubic To. T Tojcotcu	riousing c	into, Lo	O LULU	
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 Other	1,779 2	1,779 2	1,807 2	2,087 2
Subtotal, South of River	1,781	1,781	1,809	2,089
Total, Town	5,264	5,463	5,626	8,506

<sup>\*</sup> 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

	Persons/	Household Population			
Geographic Area	Unit	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
North Water/WW Service Area	0.76	1,393	1,401	1,424	2,199
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
Total, Town	1.50	7,904	8,243	8,515	13,461

<sup>\*</sup> 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

2010	2011	2013	2023
621	395	402	442
0	0	0	0
0	0	0	0
0	0	0	0
621	395	402	442
			<u>,</u>
621	395	402	442
18,915	18,831	18,915	19,374
0	0	0	0
18,915	18,831	18,915	19,374
19,536	19,226	19,317	19,816
	621 0 0 0 621 621 18,915 0	621 395 0 0 0 0 0 0 621 395 621 395 621 395 18,915 18,831 0 0 18,915 18,831	621 395 402 0 0 0 0 0 0 0 0 0 0 0 0 621 395 402  621 395 402  18,915 18,831 18,915 0 0 0 18,915 18,831 18,915

<sup>\*</sup> 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	Anthem/	Park		Subtotal	North	Park		Subtotal	Town
	Gardens	Merrill	Area	Other	North of	W/WW	Area	Other	South of	Wide
	Area	Ranch	North*	North	River	Area	South	South	River	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

<sup>\*</sup> 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 1/13<sup>th</sup> 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*, 8<sup>th</sup> 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	Anthem/	Park		Subtotal	North	Park		Subtotal	Town
	Gardens	Merrill	Area	Other	North of	W/WW	Area	Other	South of	Wide
	Area	Ranch	North*	North	River	Area	South	South	River	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

<sup>\*</sup> 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 preceeding 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 plan 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.

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<sup>&</sup>lt;sup>1</sup> 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** 

									Lane-	Miles
Road	From-To	Class	Miles		Сар.	VMC	ADT	VMT		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
FlorKelvin 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 6In-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 Flo	prence November 10, 2011: "(	Class" is fur	nctional	classif						

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
C	T 1 1 1 7

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

	ITE	_	2010	Trip	Primary	Daily	Length	Daily
Land Use Type	Code	Unit	Units	Rate	Trips	Trips	(miles)	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 VI	ΛΤ		•				•	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

	•		
	National	Local	Local
	Trip	Adjustment	Trip
Trip Type/Purpose	Length	Factor	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** 

	ITE		Trip	Primary	Length	VMT/	EDUs/
Land Use Type	Code	Unit	Rate	Trips	(miles)	Unit	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

Tuble 22. Houd Getvice Offics, 2015-2025									
		Un	its	EDUs/	ED	<u>Us</u>	VMT/	<u></u>	/IT
Land Use Type	Unit	2013	2023	Unit	2013	2023	Unit	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 Outsid	e Merrill Ranc	h CFDs			9,209	11,942		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			1,974	4,795		36,645	91,351
Total Town-Wide Service	Units				11,183	16.737		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

		Lanes		New	Cost per			
Road	From-To	Class	Miles	Ex	Fut	Cost	VMC	VMC
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-RanchViev	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	e 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 Reduce	ed ROW/Construction Co	sts						90%
Estimated Current A	Average Cost per Vehicle	-Mile of Ca	apacity	(90%	<sub>o</sub> )			\$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 VI	ΛT				91,351
Debt Offset per VMT					\$79
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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
<ul> <li>Construction Sales Tax Offset per VMT</li> </ul>	-\$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** 

		VMT/	Net Cost	VMT	Net Cost	/Unit
Land Use Type	Unit	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

		Current	Updated	Fee	Percent C	hange
Land Use Type	Unit	Fee	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	
	Ranch CFDs	Town	Total
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 artial	\$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-In 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 Stu	dies (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

	Household		Average
Housing Type	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** 

		Pop./Emp.	Occupancy	Occupants/	EDUs/
Land Use	Unit	per Unit	Factor	Unit	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

	Dev't	Dev't	Dev't Units		EDU	Js
Land Use	Unit	2013	2023	Unit	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 unt.

# 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** 

		Little	Main	Jacques	Arriola	Poston	
Improvement	Heritage	League	Street	Square	Square	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

<sup>\*</sup> 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	<b>Total Cost</b>
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

		EDUs/	Net Cost/	Net Cost/
Land Use Type	Unit	Unit	EDU	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** 

		Current	Updated	Percent
Land Use Type	Unit	Fee	Fee*	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%

<sup>\*</sup> 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

<sup>\*</sup> 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** 

	Tubic 40. Libit	ary cost per oq		
		Construction	Gross	Cost per
Year	City	Cost	Sq. Feet	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
Course Town library staff based on data from the Library Javand				

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
<ul> <li>Existing Library Impact Fee Fund Balance</li> </ul>	-\$792,122
Unfunded Deficiency Cost	\$1,260,502
C	1.0000

*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
<ul> <li>Deficiency Offset per EDU</li> </ul>	-\$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** 

		EDUs/	Net Cost/	Net Cost/
Land Use Type	Unit	Unit	EDU	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** 

		Previous	Updated	Percent
Land Use Type	Unit	Fee	Fee	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

<b>_</b>	
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.<sup>2</sup>

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.

<sup>&</sup>lt;sup>2</sup> 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** 

		Original	Inflation	Current	Eligible
Equipment	Year	Cost	Factor	Cost	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	-1 0-+-1-	\$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** 

		Original	Inflation	Current
Vehicle	Year	Cost	Factor	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	Unit	Total
	Units	Cost	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** 

		3		
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-Y	ear Funding			\$370,719
÷ Years				5
Annual Hist	orical Funding			\$74,144
÷ Existing E	DUs			9,000
Annual Fund	ding per EDU			\$8
x Present Va	alue Factor (20 Years)			14.24
Grant Fundi	ng Credit per EDU			\$114
0				T 11 110

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
<ul> <li>Grant Funding Offset per EDU</li> </ul>	-\$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** 

		EDUs/ Net Cost/EDU		Net Cost/EDU		:/Unit
Land Use	Unit	Unit	Von-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** 

		Current Updated Fee		d Fee Percent Change		hange
Land Use	Unit	Fee	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

Table 02. Totellial The impact Lee nevenue, 2013-2023								
		New	Net Cost/	Potential				
Land Use Type	Unit	Units	Unit	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 F	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 CF	Ds			\$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
<ul> <li>Portion to be Occupied by IT Dept. (15%)</li> </ul>	-\$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** 

		Unit	Total
Vehicle Type	Number	Cost	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

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	Existing	Unit	Total
	Units	Cost	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

		3		
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	Motorcyle 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 Gran	t Funding			\$119,250
<ul><li>Existing El</li></ul>	DUs			9,000
Annual Gran	t Funding per EDU			\$13.25
x Present Va	lue Factor (25 Years)			16.52
Grant Offset	per EDU			\$219
0	of the fact of the first terms o	0 0010 '.' FDII ( T.I. 110		C

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
<ul> <li>Grant Offset per EDU</li> </ul>	-\$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

		EDUs/	Net Cost/	Net Cost
Land Use	Unit	Unit	EDU	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** 

		Current	Revised	Percent
Land Use	Unit	Fee	Fee	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** 

		tor oupdoity ma	
		Capacity	EDU
Meter Size	Туре	(gpm)	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** 

		<u>Met</u>	Meter Ratios	
Meter Size	Type	Curren	t Update	d Change
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

Tubic 70. Water Service Sints, 2002-2012										
		2002 N	<u>leters</u>	<u> 2012 N</u>	<u>/leters</u>	EDUs/	2002	<u>EDUs</u>	2012	<b>EDUs</b>
Meter Size	Туре	South	North	South	North	Meter	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

 $Source\colon 2002$  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 Produc	ed	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
<ul> <li>Capacity of Largest Well</li> </ul>	-2,500	-3.600
Total, Firm Capacity	5,000	5.760
Existing Peak Demand		3.850

<sup>\*</sup> 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** 

	Planned	Cost/	
Pipe Size	Linear Feet	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	69,737,760		
Transmissio	n 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.

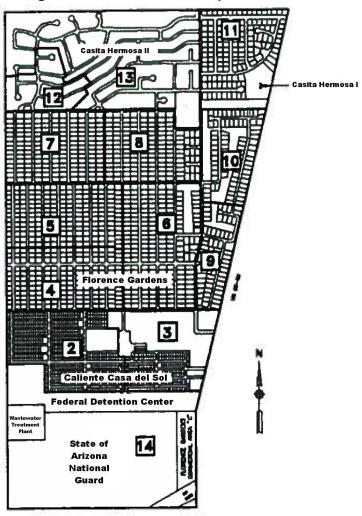
There is some debt on the water system, stemming from the purchase of the Arizona Sierra Water Utility, which is being retired with assessments on property in the North Florence Improvement District (see Figure 8). Since these properties will not be subject to the water impact fees, no additional offset 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** 

		EDUs per	Net Cost/	Net Cost/
Meter Size	Type	Meter	EDU	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** 

		Current	Updated	Percent
Meter Size	Type	Fee	Fee	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

Table od. We	ater Capitar Flam, 2015-2025	
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** 

<b>Meter Size</b>	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
0 147		1.1.11	f = 1.1 = 4

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** 

		<u>Mete</u>	Meter Ratios		
Meter Size	Туре	Current	Updated	Change Change	
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

	2012	2012	Water	Wastewater
Customer	Water	Water	EDUs/	EDUs/
Class	Customers	EDUs	Customer	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
C 2012	f T	1.202	1 .

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
<ul><li>Existing Demand (mgd)</li></ul>	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 Q	uantitie <u>s</u>	Cost/	Planned Costs		
	South	North	Unit	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 De	mand (gpd)			16,996,133	5,938,560	22,934,693
Cost per gpd				\$2.64	\$2.84	\$2.69
Course: Dlannad lines m	anhalan and li	ft otation o	wontition from	m Fluid Calutiana	Tourn of Floren	00 11/00401110405

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
<ul> <li>System-Wide Debt Offset per EDU</li> </ul>	-\$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** 

		EDUs per	Net Cost/	Net Cost/
Meter Size	Type	Meter	EDU	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		Current	Updated	Percent
Meter Size	Type	Fee	Fee*	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%

<sup>\*</sup> 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

			Potential
		Eligible	Impact Fee
Planned Improvement	Total Cost	Cost	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

		Household	,			Emplo	ovees		
Geographic Area	Units	Population	Prisoners	Retail	Office	Indust.	Public	Other	Total
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

		Average		Func.
Housing Type	Unit	HH Size	Occupancy	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

Where:

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  $\div$  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

		Trip	Persons/	Employee/	Visitors/	Functional
Land Use	Unit	Rate	Trip	Unit	Unit	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*, 8<sup>th</sup> 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

		Functional	EDUs/
Land Use	Unit	Pop./Unit	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

	Dev't	Dev't	Dev't Units		ED	Us
Land Use	Unit	2013	2023	Unit	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

	Dev't	Dev't Units		Dev't <u>Dev't Units</u> EDUs		EDUs/	EDU	Js
Land Use	Unit	2013	2023	Unit	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.

#### 2013 Development Impact Fees Calendar of Events

**Date** Event

February 11, 2013 Work session with Town Council-Consultant

Presentation - 5 p.m.-9 p.m.

March 1, 2013 File Study with Town Clerk's Office

March 18. 2013 Adopt Resolution to Declare Rate Study a Public Record

March 19, 2013 Place study on Town website and notice of public

hearing.

(Provided 60 days prior to the public hearing on the adoption

of the land use assumptions and IIP)

March 19, 2013 Public Hearing notification to newspaper, developers, realtors and

interested parties

May 20, 2013, Public Hearing on land use assumptions and IIP

Notice of intention to adopt land use assumptions and IIP (Notice must be at least 30 days before the adoption meeting)

July 1, 2013 Resolution to adopt land use assumptions and IIP

Notice of public hearing on Development Impact Fee

**Ordinance** 

(notice must be at least 30 days before the public hearing)

July 11, 2013 Publish Notice of Intention to Increase Development Impact Fees

and date of Public Hearing

A copy of the notice of intention showing the date, time and place of the hearing shall be published one time in a newspaper of general circulation within the boundaries not less than twenty days before the

public hearing date. Post on Town Website. (ARS required)

July 15, 2013 First Reading of Development Impact Fee Ordinance

August 5, 2013 Second Reading of Ordinance

**Hold Public Hearing** 

Notice to Council to adopt the Ordinance (Notice must be 30 days before adoption)

Adoption meeting may not be held later than 60 days after the public

hearing)

September 16, 2013 Adopt Ordinance for Development Impact Fees

(Ordinance may not be adopted by emergency measure)

Fees become effective seventy-five days after adoption of the ordinance

or resolution.

December 1, 2013 Fees become effective



# TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 9d.

MEETING DATE: March 18, 2013

**DEPARTMENT:** Community Development

STAFF PRESENTER: Mark Eckhoff, AICP

Community Development Director

**SUBJECT:** Resolution No. 1385-13: Felix Farms

Re-Subdivision Plat

- ☐ Information Only ☐ Public Hearing
- Resolution
- ☐ Ordinance
  - ☐ Regulatory☐ 1<sup>st</sup> Reading
  - ☐ 2<sup>nd</sup> Reading
- ☐ Other

#### **RECOMMENDED MOTION/ACTION:**

Motion to adopt Resolution No. 1385-13 for the re-subdivision of Felix Farms.

#### **BACKGROUND/DISCUSSION:**

United Engineering Group requests approval of this re-subdivision plat for Felix Farms on behalf of the current property owner.

The Felix Farms Final Plat was previously approved by the Town of Florence and subsequently recorded on March 22, 2006, at the height of the housing market boom. Though a developer and homebuilder were lined up to commence the development of this 80 acre project in 2006, the economic collapse changed the destiny of many projects. The previous ownership lost the property to a financial institution and that financial institution had its own financial difficulties. Consequently, no improvements were ever started on this subdivision. The new owner, Langley Graham 80, LLC, has decided to start fresh with a re-subdivision plat that essentially turns the current subdivision into two large parcels.

There are a few reasons why the new owners would like to have this re-subdivision plat approved. First of all, current ADOT N-S Corridor studies point to the south portion of this subject land being impacted by the future corridor. With the corridor impacting the site, the land might become better suited for higher density residential and even some non-residential land uses. Secondly, the new owner realized that there are engineering improvements that are needed to better design the on-site and off-site drainage improvements needed for this subdivision and such would require major modifications to the current Final Plat. Lastly, even if the subdivision remained viable for single-family residential development, the new owner realized that they needed to redesign the subdivision to meet the changing demands and needs of new homebuyers since today's market has changed much from the frenzied market of 2005-2006.

Staff notes that the Town will retain the dedicated right-of-way for Felix Road adjacent to this property. Furthermore, we have reviewed and discussed this project with the Town Engineer and Town Attorney and we have their support on this item.

#### **FINANCIAL IMPACT:**

None directly applicable to this request.

#### **RECOMMENDATION:**

Motion to adopt Resolution No. 1385-13 for the re-subdivision of Felix Farms.

#### ATTACHMENTS:

Resolution No. 1385-13 Re-Subdivision Plat

#### **RESOLUTION NO. 1385-13**

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE RE-SUBDIVISION OF FELIX FARMS; REQUIRING THE PROVISION OF AN INFRASTRUCTURE IMPROVEMENT ASSURANCE OR WITHHOLDING OF RECORDATION TO SECURE THE SATISFACTORY CONSTRUCTION, INSTALLATION AND DEDICATION OF REQUIRED IMPROVEMENTS; ESTABLISHING A DEADLINE FOR REQUIRED IMPROVEMENTS TO BE COMPLETED; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.

**BE IT RESOLVED** by the Mayor and Council of the Town of Florence, Arizona, as follows:

- 1. Approve the Re-Subdivision of Felix Farms subject to Developer's/Owner's compliance with all applicable laws and ordinances.
- 2. Require that the Developer/Owner secures its provision of the installation or construction of the required improvements with one of the following alternatives prior to execution of the Re-subdivision Plat by Town officials and employees and recordation of the Re-Subdivision Plat with the Office of the Pinal County Recorder:
  - a. Provide an infrastructure improvement assurance in an amount of the full cost, as determined by the Town Engineer, of the materials and the installation or construction necessary to complete the subdivision improvements. Said guarantee shall be in the form of a performance bond, an irrevocable letter of credit, or cash funds in escrow or on deposit with the Town prior to recording of the Re-Subdivision Plat. The required improvements for which the guarantee is provided must be completed within twelve (12) months of recordation of the Re-Subdivision Plat or the Town may, without further Council action, declare the financial guarantee to be in default, call on the guarantee, and require that all the improvements be installed; or
  - b. At the request of the Developer/Owner, the Developer/Owner shall enter into an agreement which shall require completion of the required improvements no later than twelve months from the date this Re-Subdivision Plat is approved herein and the Town Community Development Director shall withhold recordation of the Re-Subdivision Plat in the Office of the Pinal County Recorder until the Town Engineer has verified such completion. If Developer/Owner does not complete the improvements within twelve (12) months of this approval, the approval shall expire and be deemed withdrawn; or

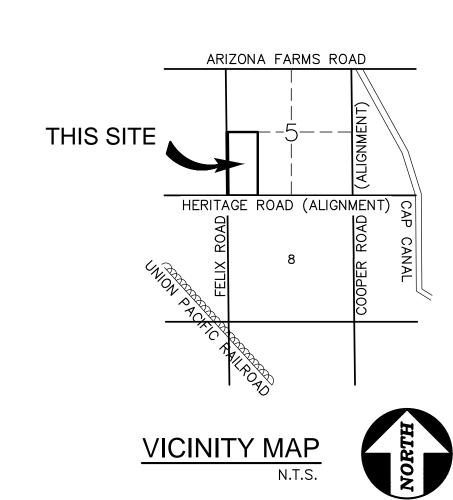
- c. The Final Plat may be recorded and applicable public improvements provided at the time future development occurs within the subdivision. The final Certificate of Occupancy for new development within the subdivision would be held until the completion of any outstanding public improvements.
- 3. Authorize execution by the Town Manager of any documentation necessary to provide the above-referenced infrastructure improvement assurance and/or agreement requiring completion of the public improvements.

Arizona, this day of	by the Mayor and Council of the Town of Florence, 2013.
	Tom J. Rankin, Mayor
ATTEST:	APPROVED AS TO FORM:
Lisa Garcia, Town Clerk	James E. Mannato, Town Attorney

# A FINAL PLAT OF

# "FELIX FARMS"

A REPLAT OF FELIX FARMS AS SHOWN ON THE FINAL PLAT OF FELIX FARMS AS RECORDED IN CABINET F, SLIDE 183 OF OFFICIAL RECORDS OF THE PINAL COUNTY RECORDER'S OFFICE AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA



# RM

 $\triangleleft$ FELIX E, ARIZON OF ENCE EPL X

**PLAT** 

# SUBMITTALS:

DESIGNED BY: DRAWN BY: CHECKED BY:

EXPIRES 03/31/2015

SHEET 1 OF 3 PROJECT NUMBER

19203

LEGAL DESCRIPTION:

PARCEL NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE COMPLETELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5, FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 5 BEARS S89°40'00"E A DISTANCE OF 2635.91 FEET, AND THE WEST QUARTER CORNER OF SECTION 5 BEARS NO0°15'53"W A DISTANCE OF 2641.84 FEET;

A DISTANCE OF 67.50 FEET TO THE SOUTHWEST CORNER OF PARCEL 1, IN THE EAST RIGHT-OF-WAY LINE OF FELIX ROAD. SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NOO°15'53"W, ALONG THE WEST LINE OF SAID PARCEL 1, AND THE EAST RIGHT-OF-WAY LINE OF FELIX ROAD. BEING PARALLEL AND 67.50 FEET AT RIGHT ANGLES TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 1340.91 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1;

THENCE N89°44'07"E, DEPARTING THE EAST RIGHT-OF-WAY LINE OF FELIX ROAD, AND CONTINUING ALONG THE NORTH LINE OF SAID PARCEL 1. A DISTANCE OF 1249.15 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1;

THENCE SOO'19'01"E, ALONG THE EAST LINE OF SAID PARCEL 1, A DISTANCE OF 1353.95 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5. SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL 1;

THENCE N89°40'00"W, ALONG THE SOUTH LINE OF SAID PARCEL 1, AND THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 1250.45 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5. TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE COMPLETELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5, FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 5 BEARS S89°40'00"E A DISTANCE OF 2635.91 FEET, AND THE WEST QUARTER CORNER OF SECTION 5 BEARS NO0°15'53"W A DISTANCE OF 2641.84 FEET;

THENCE S89°40'00"E, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5. A DISTANCE OF 67.50 FEET TO THE SOUTHWEST CORNER OF PARCEL 1. AND BEING A POINT IN THE EAST RIGHT-OF-WAY LINE OF FELIX ROAD:

THENCE NOO'15'53"W, ALONG THE WEST LINE OF SAID PARCEL 1, AND THE EAST RIGHT-OF-WAY LINE OF FELIX ROAD, BEING PARALLEL AND 67.50 FEET AT RIGHT ANGLES TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 1340.91 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NO0°15'53"W, ALONG THE WEST LINE OF SAID PARCEL 2, AND THE EAST RIGHT-OF-WAY LINE OF FELIX ROAD, A DISTANCE OF 1300.90 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 5, AND TO THE NORTHWEST CORNER OF SAID PARCEL 2;

THENCE S89°38'14"E. DEPARTING THE EAST RIGHT-OF-WAY LINE OF FELIX ROAD, AND CONTINUING ALONG THE NORTH LINE OF SAID PARCEL 2 AND THE EAST-WEST MID-SECTION LINE OF SAID SECTION 5, A DISTANCE OF 1248.06 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2;

THENCE SOO 19'01"E, ALONG THE EAST LINE OF SAID PARCEL 2, A DISTANCE OF 1287.23 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL 2;

THENCE S89°44'07"W, ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 1249.15 FEET TO THE POINT OF BEGINNING.

SHEET INDEX:

1 - COVER SHEET 2 - ABANDONMENT PLAT 3 – REPLAT

**ENGINEER:** 

UNITED ENGINEERING GROUP 3205 WEST RAY ROAD, SUITE 1 CHANDLER, ARIZONA 85226 PHONE (480) 705-5372 FAX (480) 705-5376 CONTACT: CHRISTOPHER F. LENZ, P.E.

SURVEYOR:

MERESTONE LAND SURVEYING 14820 NORTH CAVE CREEK ROAD PHOENIX. ARIZONA 85032 PHONE (602) 569-2000 FAX (602) 569-2021 CONTACT: GENE C. HARRISON II. R.L.S.

**OWNER:** 

LANGLEY GRAHAM 80. L.L.C. 2738 E. GUADALUPE ROAD GILBERT, ARIZONA 85234 PHONE (480) 633-0999 FAX (480) 663-1001 CONTACT: STEVE REES

UTILITIES/SERVICES:

..... JOHNSON UTILITIES SANITARY SEWER ...... JOHNSON UTILITIES ELECTRICAL . SALT RIVER PROJECT TELEPHONE ... QWEST COMMUNICATIONS CABLE TV . CENTRAL ARIZONA COMMUNICATIONS FIRE PROTECTION ...... TOWN OF FLORENCE . FLORENCE SCHOOL DISTRICT SOLID WASTE DISPOSAL ..... TOWN OF FLORENCE

**BASIS OF BEARINGS:** 

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5, T.4S., R.9E AS RECORDED IN DOCUMENT NO. 2012-074992 OF PINAL COUNTY RECORDS

 $BEARING = N89^{\circ}40'00"W$ 

**ZONING:** 

R-1 P.U.D.

AREA:

PARCEL NO. 1

1.683.966 SF. OR 38.6585 AC.. MORE OR LESS

PARCEL NO. 2

1,615,718 SF OR 37.0918 AC., MORE OR LESS

FLOOD ZONE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04021C0875E, DATED DECEMBER 4, 2007, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". ZONE "X" IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**CERTIFICATION:** 

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ALL LOT CORNERS AND STREET MONUMENTATIONS HAVE BEEN OR WILL BE PERMANENTLY SET BY COMPLETION OF CONSTRUCTION.

SURVEYOR NAME: GENE C. HARRISON II RLS#: 22762 14820 N. CAVE CREEK ROAD, SUITE 8 PHOENIX, AR. 85032 PHONE: (602) 569-2000

**DEDICATION** 

STATE OF ARIZONA S.S. COUNTY OF PINAL

THAT LANGLEY GRAHAM 80, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREBY UNDER THE NAME OF "FELIX FARMS" LOCATED IN A PORTION OF SECTION 5. TOWNSHIP SOUTH, RANGE 9 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, IN PINAL COUNTY, ARIZONA, AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER GIVEN EACH RESPECTIVELY.

LANGLEY GRAHAM 80, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER DEDICATES (A) DEDICATED ON THIS PLAT TO THE PUBLIC. LANGLEY GRAHAM 80, L.L.C., HEREBY WARRANTS TO THE TOWN OF FLORENCE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS CLAIMING UNDER IT. AND ANY OTHER MATTERS OF

IT IS AGREED THAT PRIOR TO THE SALE OF ANY LOT OR THE ISSUANCE OF ANY BUILDING PERMITS. WHICHEVER OCCURS FIRST. ALL LOTS WILL BE ACCURATELY STAKED AND MARKED. AS DESIGNATED ON THIS PLAT, AND A CERTIFICATION FILED WITH PINAL COUNTY BY AN ARIZONA REGISTERED LAND SURVEYOR CERTIFYING SUCH LOTS ARE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND DESCRIBING THE TYPE OF MARKERS USED.

IN WITNESS WHEREOF:

LANGLEY GRAHAM 80, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED TO BY THE SIGNATURE OF THE UNDERSIGNED MEMBER REPRESENTATIVE DULY

AUTI	HORIZED THIS,,,
BY:	LANGLEY GRAHAM 80, L.L.C.
	ITS:
	BY:
	TITLE:

#### **ACKNOWLEDGEMENT**

) S.S.

STATE OF ARIZONA

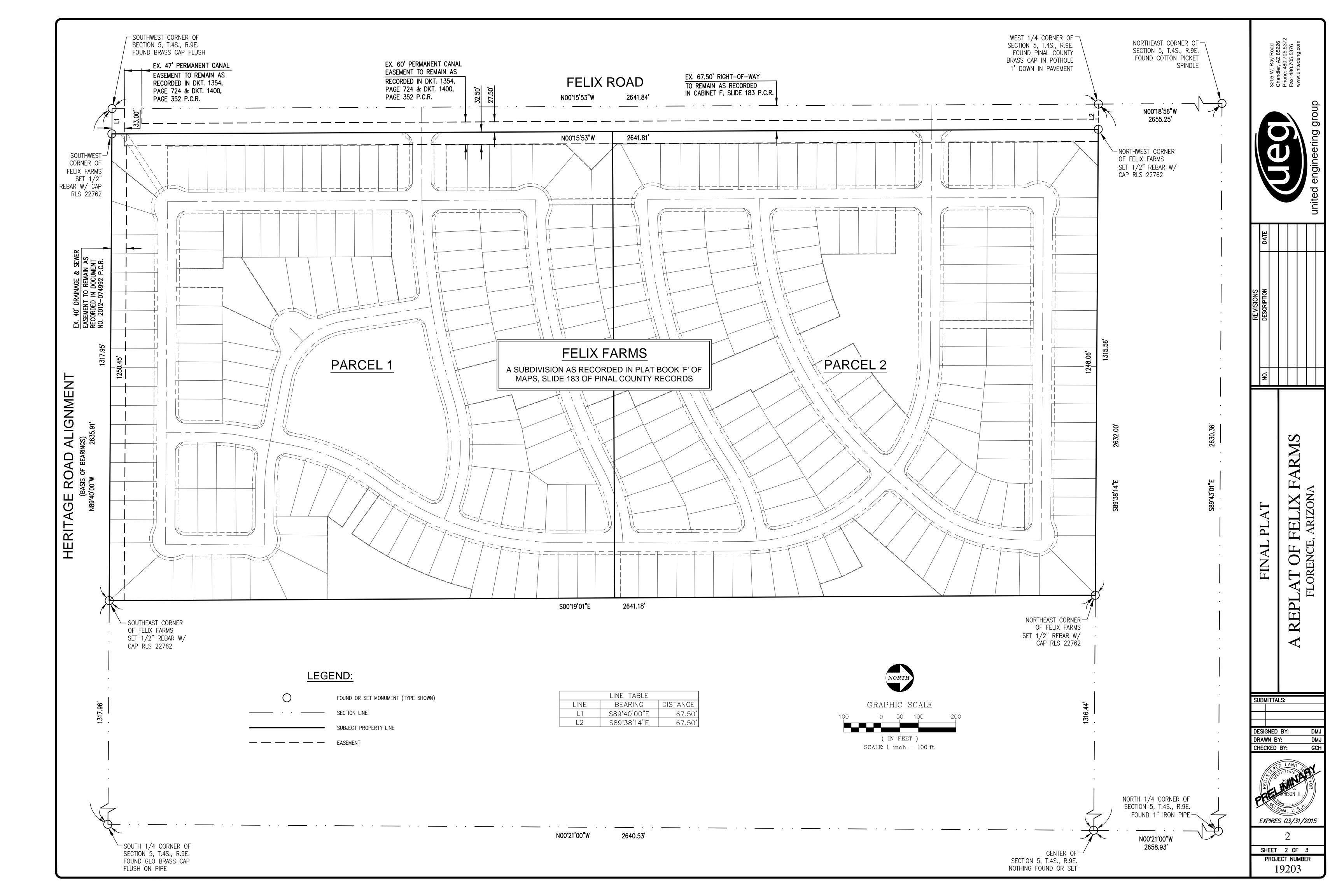
CONTAINED.

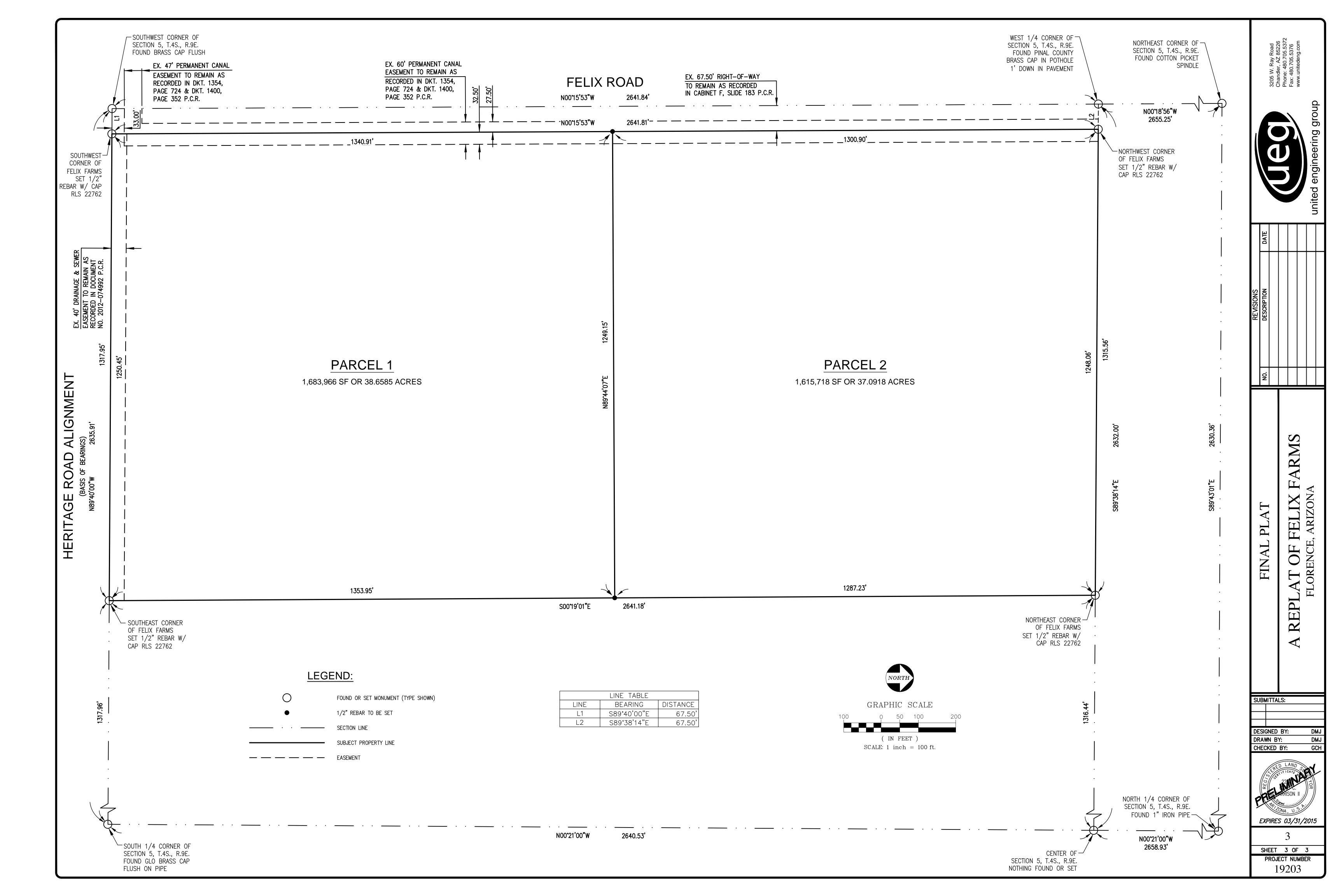
NOTARY PUBLIC

COUNTY OF PINAL )		
ON THIS DAY OF _ UNDERSIGNED, PERSONALLY		
, OF		, AND BEING AUTHORIZED

MY COMMISSION EXPIRES

TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN







# TOWN OF FLORENCE COUNCIL ACTION FORM

# AGENDA ITEM 9e.

MEETING DATE:	March	18.	2013
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**DEPARTMENT:** Community Development

STAFF PRESENTER: Mark Eckhoff, AICP

Community Development Director

SUBJECT: Resolution No. 1387-13: Final Plat for Anthem at

Merrill Ranch Unit 22A

- ☐ Information Only ☐ Public Hearing
- ⊠ Resolution
  ☐ Ordinance
  - ☐ Regulatory
  - ☐ 1<sup>st</sup> Reading
  - ☐ 2<sup>nd</sup> Reading

#### ☐ Other

#### **RECOMMENDED MOTION/ACTION:**

Motion to adopt Resolution No. 1387-13 for the Final Plat for Anthem at Merrill Ranch Unit 22A.

#### **BACKGROUND/DISCUSSION:**

Pulte Home Corporation requests approval of the Final Plat for Anthem at Merrill Ranch Unit 22A. The subject subdivision is located on approximately 28 gross acres within the Sun City portion of the Anthem at Merrill Ranch community. There are 75 single-family residential lots within this subdivision and nearly 13 acres of dedicated open space, resulting in a density of 2.6 dwelling units per acre. The development's HOA will own and maintain all open space improvements.

The subdivision, which has been approved by the Town Engineer, will have access through the adjacent Unit 22B and from Spirit Way. All subdivision improvements will be constructed to Town specifications. Water and sewer infrastructure will be provided by Johnson Utilities.

Pulte will continue to construct their currently approved home plans within this subdivision. New plans could be introduced that would also fit on the typical 53'x115' size lots.

#### **FINANCIAL IMPACT**:

Positive: Approval and recording of this Final Plat allows more lot inventory for continued rooftop development and population growth within the Town of Florence.

#### **RECOMMENDATION:**

This Final Plat is consistent with the Preliminary Plat for Anthem at Merrill Ranch Unit 22A approved by the Planning and Zoning Commission. Staff supports a motion to approve Resolution No. 1387-13 for the Final Plat for Anthem at Merrill Ranch Unit 22A.

#### **ATTACHMENTS**:

Resolution No. 1387-13 Final Plat

#### **RESOLUTION NO. 1387-13**

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM AT MERRILL REQUIRING RANCH UNIT 22A; THE PROVISION INFRASTRUCTURE IMPROVEMENT ASSURANCE OR WITHHOLDING OF RECORDATION TO SECURE THE SATISFACTORY CONSTRUCTION, INSTALLATION AND DEDICATION OF REQUIRED IMPROVEMENTS; ESTABLISHING A DEADLINE FOR REQUIRED **IMPROVEMENTS** TO BE COMPLETED: AND **AUTHORIZING** EXECUTION BY THE **TOWN MANAGER** OF **SUPPORTING** DOCUMENTS.

**BE IT RESOLVED** by the Mayor and Council of the Town of Florence, Arizona, as follows:

- 1. Approve the Final Plat for Anthem at Merrill Ranch Unit 22A, subject to Developer/Owner's compliance with all applicable laws and ordinances.
- 2. Require that the Developer/Owner secures its provision of the installation or construction of the required improvements with one of the following alternatives prior to execution of the plat by Town officials and employees and recordation of the Final Plat with the Office of the Pinal County Recorder:
  - a. Provide an infrastructure improvement assurance in an amount of the full cost, as determined by the Town Engineer, of the materials and the installation or construction necessary to complete the subdivision improvements. Said guarantee shall be in the form of a performance bond, an irrevocable letter of credit, or cash funds in escrow or on deposit with the Town prior to recording of the Final Plat. The required improvements for which the guarantee is provided must be completed within twelve (12) months of recordation of the Final Plat or the Town may, without further Council action, declare the financial guarantee to be in default, call on the guarantee, and require that all the improvements be installed; or
  - b. At the request of the Developer/Owner, the Developer/Owner shall enter into an agreement which shall require completion of the required improvements no later than twelve months from the date this Final Plat is approved herein and the Town Planning Director shall withhold recordation of the Final Plat in the Office of the Pinal County Recorder until the Town Engineer has verified such completion. If Developer/Owner does not complete the improvements within twelve (12) months of this approval, the approval shall expire and be deemed withdrawn; or

- c. Other means of providing infrastructure improvement assurance as permitted by Town Resolution No. 917-05 shall be allowed. Town and Developer/Owner shall agree on the exact mechanisms and timing necessary to guarantee completion of all required infrastructure requirements prior to the recording of the Final Plat. Final Plat approval shall expire in twelve (12) months from this approval if the Final Plat is not recorded prior to said date.
- 3. Authorize execution by the Town Manager of any documentation necessary to provide the above-referenced infrastructure improvement assurance and/or agreement requiring completion of the public improvements.

PASSED AND ADOPTED be Arizona, this day of	by the Mayor and Council of the Town of Florence,, 2013.
	Tom J. Rankin, Mayor
ATTEST:	APPROVED AS TO FORM:
Lisa Garcia. Town Clerk	James E. Mannato. Town Attorney

# IFINAL PLAT ANTHEM AT MERRILL RANCH UNIT 22A (TOWN OF FLORENCE, AZ)

SITUATED WITHIN THE EAST HALF OF SECTION 24. TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

#### DECLARATION, TITLE WARRANTY AND DEDICATION

STATE OF ARIZONA COUNTY OF PINAL

KNOW ALL MEN BY THESE PRESENTS:

PULTE HOME CORPORATION, A MICHIGAN CORPORATION, (HEREINAFTER REFERRED TO IN THIS PLAT AS THE "MASTER DEVELOPER"), AS OWNER HAVE SUBDIVIDED UNDER THE NAME ANTHEM AT MERRILL RANCH - UNIT 22A, LOCATED WITHIN THE EAST HALF OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY ARIZONA, AND HEREBY DECLARES THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS. STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER LETTER OR NAME GIVEN EACH RESPECTIVELY.

THE "MASTER DEVELOPER" IS THE OWNER OF FEE TITLE IN: (A) THE PROPERTY BEING DEDICATED ON THIS PLAT TO THE PUBLIC FOR PURPOSES AND ALL INCIDENTALS THERETO; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. THE "MASTER DEVELOPER" HEREBY WARRANTS TO TOWN OF FLORENCE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS.

STREET RIGHT-OF-WAY SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THE ABUTTING PROPERTY OWNER.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE VEHICULAR NON-ACCESS EASEMENTS PROHIBITING VEHICULAR INGRESS AND EGRESS ARE HEREBY DEDICATED TO THE PUBLIC UPON ALL LOTS ADJACENT TO DRAINAGE EASEMENTS, TRACTS, OR FACILITIES AND/OR ADJACENT TO ARTERIAL OR COLLECTOR STREETS.

PULTE HOME CORPORATION, A MICHIGAN CORPORATION (GRANTOR) DOES HEREBY CONVEY TO SUN CITY ANTHEM AT MERRILL RANCH COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION (GRANTEE) THE FOLLOWING REAL PROPERTY TOGETHER WITH ALL RIGHTS AND PRIVILEGES APPURTENANT THERETO, TO WIT: TRACTS A. B. C. D. E. F. G & H AS DEPICTED

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACTS A, B, C, D, E, F, G & H AND/OR THOSE AREAS DESIGNATED AS SUCH HEREON. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENTS WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE SUN CITY ANTHEM AT MERRILL RANCH COMMUNITY ASSOCIATION, INC. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENTS, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE EASEMENTS ARE LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE EASEMENTS. AND CHARGE THE HOMEOWNER'S ASSOCIATION THE COST OF THE MAINTENANCE. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE FASEMENTS.

PUBLIC UTILITY FACILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGHOUT THOSE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, ELECTRIC, AND TELECOMMUNICATIONS. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY FACILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

ACKNOWLEDGEMENT

NOTARY PUBLIC

MY COMMISSION EXPIRES:.\_\_\_\_

STATE OF

COUNTY OF .

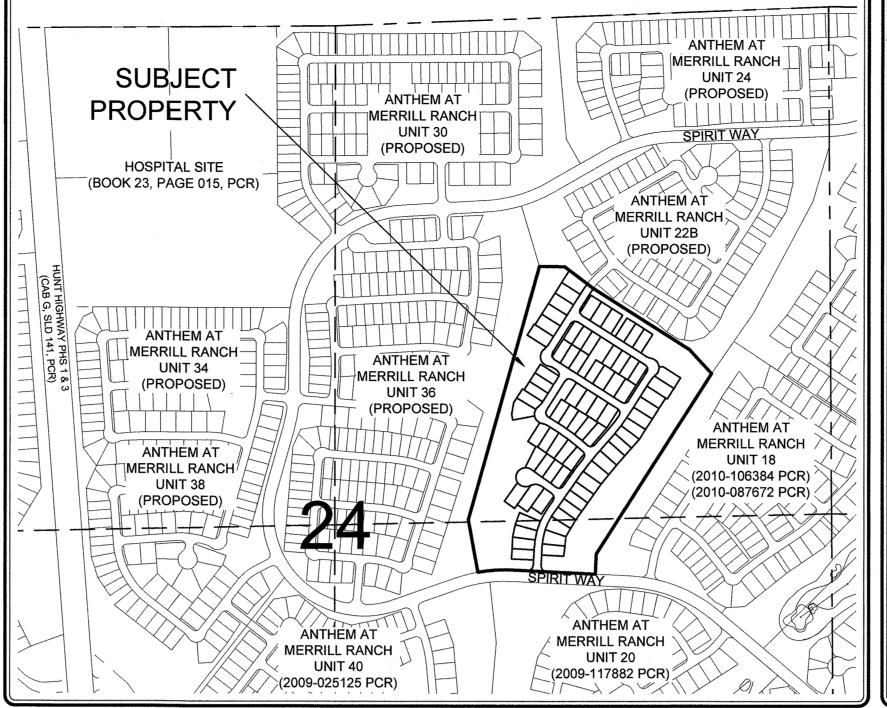
	PULIE HOME CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVIS
	PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS DAY OF, 20
	PULTE HOME CORPORATION, A MICHIGAN CORPORATION;
	BY:
	ITS:
	ACKNOWLEDGEMENT
, my	STATE OF
	ON THIS, DAY OF, 20, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED.
	NOTARY PUBLIC DATE
	MY COMMISSION EXPIRES:
	IN WITNESS WHEREOF: SUN CITY ANTHEM AT MERRILL RANCH COMMUNITY ASSOCIATION, INC., AS GRANTEE HAS HEREIN CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THE CONVEYANCE OF TRACTS A, B, C, D, E, F, G & H BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED, THIS DAY OF
	SUN CITY ANTHEM AT MERRILL RANCH COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION.

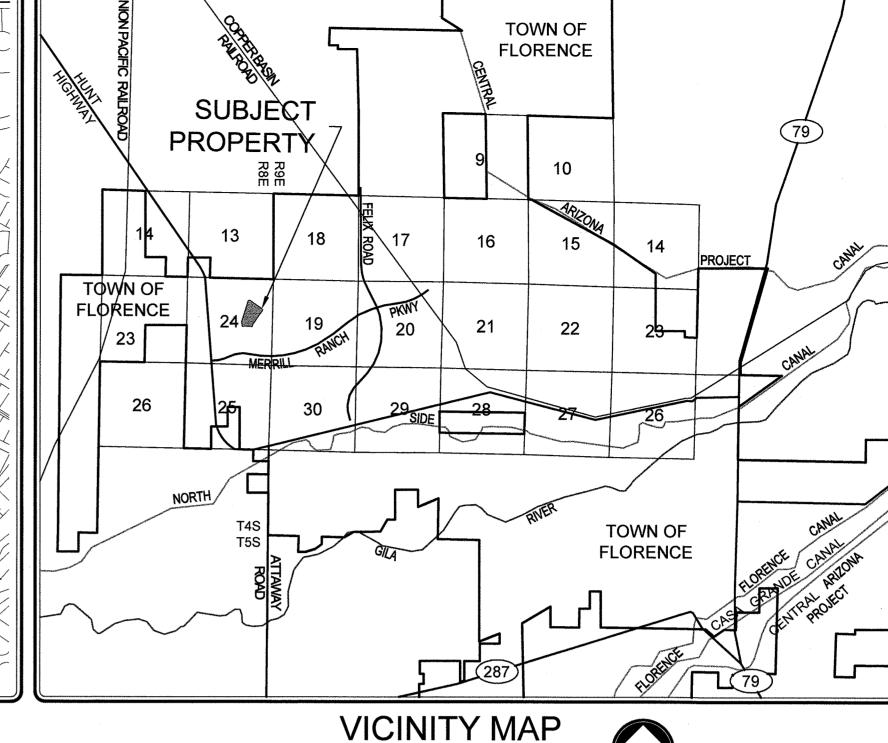
., 20. ., BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED.

WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE

INSTRUMENT WITHIN, AND WHO EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.







#### SHEET INDEX

SHEET NO.	CONTENTS
1	COVER SHEET
2	INDEX MAP/LEGAL DESCRIPTION
3	UNIT 22A LAYOUT
4	UNIT 22A LAYOUT
5	UNIT 22A LAYOUT
6	UNIT 22A SDT DETAILS

#### TRACT AREA TABLE....UNIT 22A

TRACT	AREA (AC)	USAGE
TRACT A	6.0508	LANDSCAPE, DRAINAGE, STORM DRAIN & PUBLIC UTILITY EASEMENT
TRACT B	5.9680	LANDSCAPE, DRAINAGE, STORM DRAIN & PUBLIC UTILITY EASEMENT
TRACT C	0.0477	LANDSCAPE, DRAINAGE, STORM DRAIN & PUBLIC UTILITY EASEMENT
TRACT D	0.3230	LANDSCAPE, DRAINAGE, STORM DRAIN & PUBLIC UTILITY EASEMENT
TRACT E	0.0477	LANDSCAPE, DRAINAGE, STORM DRAIN & PUBLIC UTILITY EASEMENT
TRACT F	0.2306	LANDSCAPE, DRAINAGE, STORM DRAIN & PUBLIC UTILITY EASEMENT
TRACT G	0.0724	LANDSCAPE, DRAINAGE, STORM DRAIN & PUBLIC UTILITY EASEMENT
TRACT H	0.0487	LANDSCAPE, DRAINAGE, STORM DRAIN & PUBLIC UTILITY EASEMENT

#### **GENERAL NOTES**

- 1. ALL-WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.
- 2. ALL PROPOSED DWELLING UNITS SHALL BE SINGLE FAMILY, DETACHED.
- 3. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ANTHEM AT MERRILL RANCH.
- 4. PUBLIC UTILITY FACILITY EASEMENT WOULD BE LAND DEDICATED FOR INSTALLATION OF FACILITIES OVERHEAD AND UNDERGROUND, FURNISHED FOR USE BY THE PUBLIC. THIS TYPE OF EASEMENT MAY BE USED TO DEDICATE INGRESS TO PROPERTY, AS IN PRIVATE STREET SUBDIVISIONS. ALSO INCLUDED ARE IMPROVEMENTS SUCH AS STREETLIGHTS, TRAFFIC SIGNALS DEVICES, SIDEWALKS, AND FLOOD CONTROL. THESE FACILITIES MAY BE OWNED AND OPERATED BY THE MUNICIPALITY OR DULY AUTHORIZED BY STATE AND MUNICIPAL
- 5. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- 6. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- 7. ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN EASEMENTS DEDICATED FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF. NO TREES ARE ALLOWED.
- 8. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT. (SEE SHEET 2 FOR DETAIL)
- 9. ALL TRACTS THAT WILL NOT BE DEDICATED TO THE TOWN OF FLORENCE AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE TOWN OF FLORENCE AND ARE CONVEYED HEREON TO THE SUN CITY ANTHEM AT MERRILL RANCH COMMUNITY ASSOCIATION, INC. THE SUN CITY ANTHEM AT MERRILL RANCH COMMUNITY ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- 10. ALL PROPERTY LINES SHOWN INTERSECTING AN ARC ARE TO BE ASSUMED RADIAL, UNLESS NOTED AS NON-RADIAL (NR).
- 11. POSITIONAL TOLERANCE FOR WALLS COMMON TO TWO LOTS IS  $\pm/-1.00$  FOOT FROM COMMON LOT LINE. WALLS COMMON TO A LOT AND A TRACT OR RIGHT-OF-WAY ARE TO BE WITHIN THE WALL MAINTENANCE EASEMENT.

#### MERRILL RANCH COMMUNITY FACILITIES DISTRICT

NOTWITHSTANDING THE FOREGOING, PULTE HOME CORPORATION, A MICHIGAN CORPORATION, (COLLECTIVELY WITH SUCCESSORS AND ASSIGNS PURSUANT TO THE HEREINAFTER DESCRIBED DEVELOPMENT AGREEMENT, THE "OWNERS"), HEREBY RESERVE AN INTEREST IN ANY OF THE FOREGOING REAL PROPERTY UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE" AS SUCH TERM IS DEFINED IN SECTION 48-701. ARIZONA REVISED. STATUTES, AS AMENDED, HAS BEEN OR IS TO BE CONSTRUCTED. EXCEPT IF RELEASED PRIOR THERETO AS HEREINAFTER DESCRIBED, SUCH INTEREST IS TO BE ACQUIRED PURSUANT TO A DEVELOPMENT AGREEMENT, TO BE ENTERED INTO AMONG THE OWNERS, THE TOWN OF FLORENCE, ARIZONA (THE "MUNICIPALITY") AND A COMMUNITY FACILITIES DISTRICT TO BE FORMED HEREAFTER BY THE MUNICIPALITY. SUCH DISTRICT WILL ACQUIRE SUCH PUBLIC INFRASTRUCTURE PURSUANT TO SUCH DEVELOPMENT AGREEMENT. (SUCH INTEREST IS LIMITED TO ONE NECESSARY TO ACCOMMODATE THE FINANCING OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE (INCLUDING OF SUCH INTEREST IN SUCH REAL PROPERTY) PURSUANT TO SUCH DEVELOPMENT AGREEMENT). SUCH INTEREST IS TO BE RELEASED UPON THE EARLIER OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE ATTEST: ONLY BY SUCH DISTRICT PURSUANT TO SUCH DEVELOPMENT AGREEMENT AND DECEMBER 31, 2038.

## BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 24, (EAST QUARTER CORNER BEING A 3" ALUMINUM CAP, LS11893 FOUND AND THE NORTHEAST CORNER BEING A 3" GLO BRASS CAP. FOUND), TOWNSHIP 4 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA; BEARING BEING NOO'25'55"W. THE HORIZONTAL DISTANCE BETWEEN MONUMENTS BEING 2639.77'.

#### WATER AND SEWER SERVICE CERTIFICATION

ANTHEM AT MERRILL RANCH UNIT 22A IS WITHIN THE SERVICE AREA OF JOHNSON UTILITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY JOHNSON UTILITIES DRINKING WATER SERVICE AGREEMENT, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT. ON-SITE SANITARY SEWER DISTRIBUTION LINES WILL BE CONSTRUCTED BY THE DEVELOPER OF THIS SUBDIVISION AND OWNED AND MAINTAINED BY JOHNSON UTILITIES, L.L.C.

OHNSON	UTILITIES,	L.L.C.,	AN	ARIZONA	LIMITED	LIABILITY	COMPANY

BA:	
HS:	

#### **ACKNOWLEDGEMENT**

STATE OF	) \
COUNTY OF	) 33. )

ON THIS \_\_\_\_\_\_, DAY OF \_\_\_\_\_\_, 20\_\_\_ BEFORE ME, THE UNDERSIGNED, PERSONALLY

, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

1	
NOTARY PUBLIC	DATE
MY COMMISSION EXPIRES:	., 20

TOWN CLERK

#### **APPROVALS**

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR AND THE TOWN ENGINEER OF THE TOWN OF FLORENCE,

DATE: .\_\_\_\_

PPROVED BY:	COMMUNITY DEVELOPMENT DIRECTOR TOWN OF FLORENCE, ARIZONA	DATE:	<u> </u>
PPROVED BY:	TOWN ENGINEER	DATE:	·

APPROVED BY THE COUNCIL OF THE TOWN OF FLORENCE, ARIZONA, THIS .\_\_\_\_\_, DAY

TOWN OF FLORENCE, ARIZONA

OF 20	
APPROVED BY:MAYOR	DATE:

## RECORDER

STATE OF ARIZONA COUNTY OF PINAL SS

hereby certify that the within instrument filed in the official records of this County as Request of: Witness my hand and official seal.

Pinal County Recorde

#### **DEVELOPER / OWNER** PULTE HOME CORP.

16767 PERIMETER DRIVE STE. 100 SCOTTSDALE, AZ 85260-1042 480.391.6013

#### **SURVEYOR BAXTER DESIGN GROUP**

7580 N. DOBSON ROAD, SUITE 200 SCOTTSDALE, AZ 85256 480.818.6001

#### LAND USE INFORMATION

OPEN SPACE 12.7891 ACRES RIGHT-OF-WAY AREA 3.4177 ACRES NET AREA 24.6681 ACRES TOTAL LOTS

PROPOSED DENSITY 2.6704 D.U./AC

# **UTILITIES AND SERVICES**

SEWER JOHNSON UTILITIES CO WATER JOHNSON UTILITIES CO ELECTRIC ARIZONA PUBLIC

SERVICE (APS) TELEPHONE QWEST COMMUNICATIONS SOLID WASTE DISPOSAL TOWN OF FLORENCE

COX/QWEST COMMUNICATIONS POLICE TOWN OF FLORENCE POLICE DEPARTMENT TOWN OF FLORENCE

FIRE DEPARTMENT FLORENCE UNIFIED SCHOOL DISTRICT



### SURVEYOR CERTIFICATION

Scottsdale, AZ 85256 (480) 818-6001

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ATE:	FEBRUARY 11, 2013	
ESIGNED BY:	BDG	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
RAWN BY:	STS	Phyllip
EVIEWED BY:	JWW	W
ROJECT:		100
		ARIZO EXPIRES

BAXTE

7580

SCOTT

PROJECT:	ARIZONA U.S.A.
	TAIRES 9/30/201
J.W. WEEKS, R.L.S., 4302 BAXTER DESIGN GROUP, 7580 N. DOBSON ROAD, SCOTTSDALE, AZ 85256	LLC

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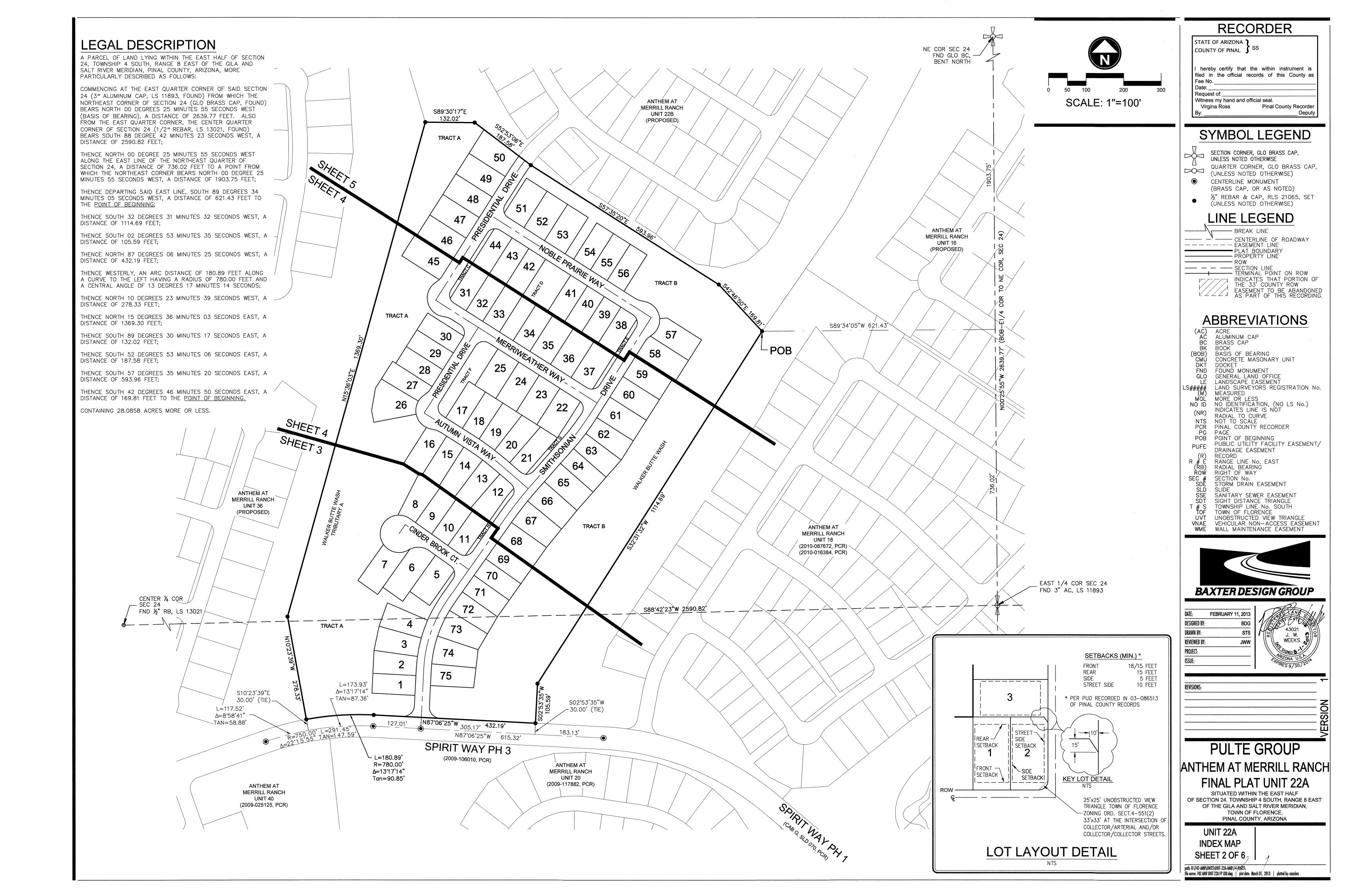
# PULIE GROUP ANTHEM AT MERRILL RANCH

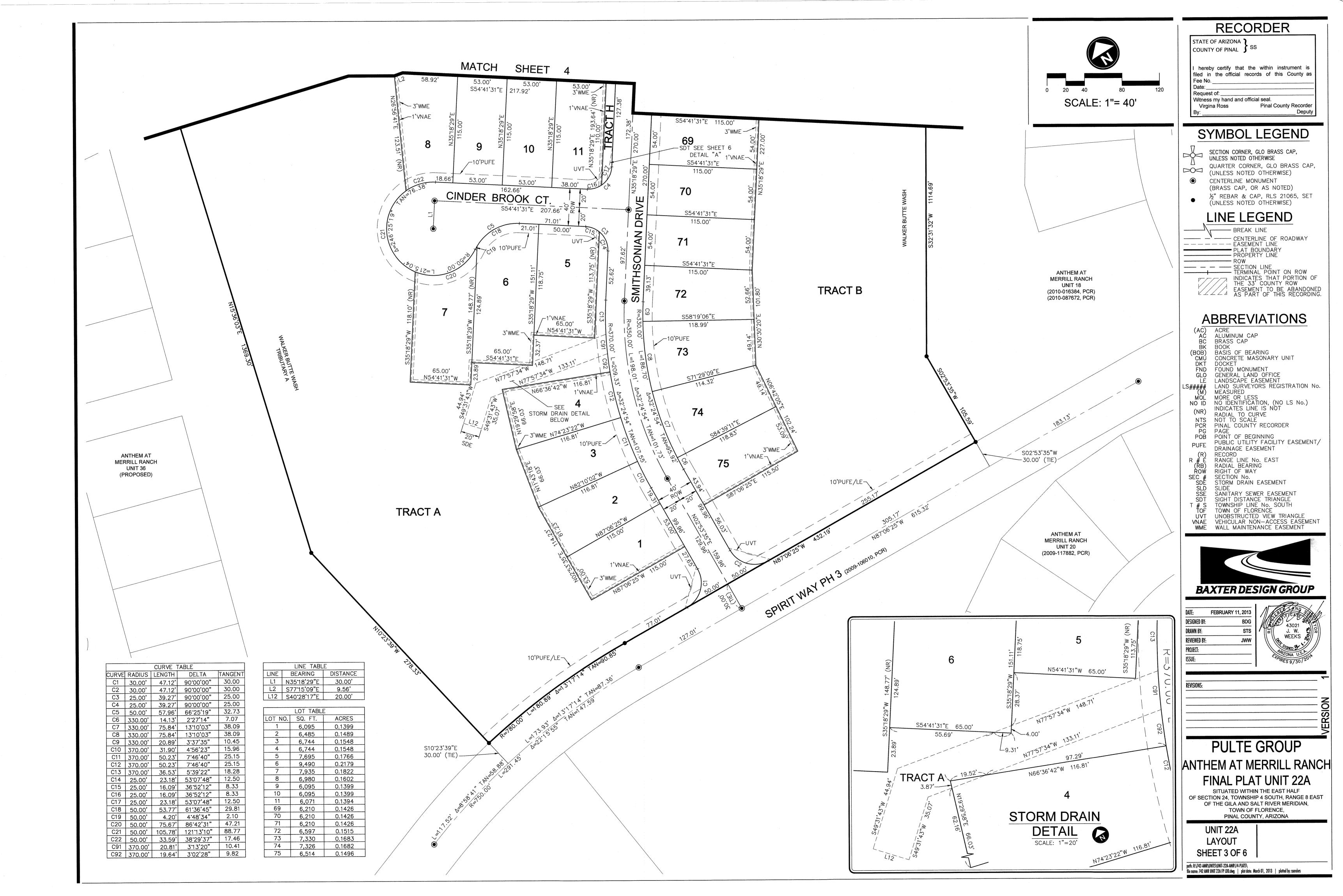
**FINAL PLAT UNIT 22A** SITUATED WITHIN THE EAST HALF OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE,

PINAL COUNTY, ARIZONA

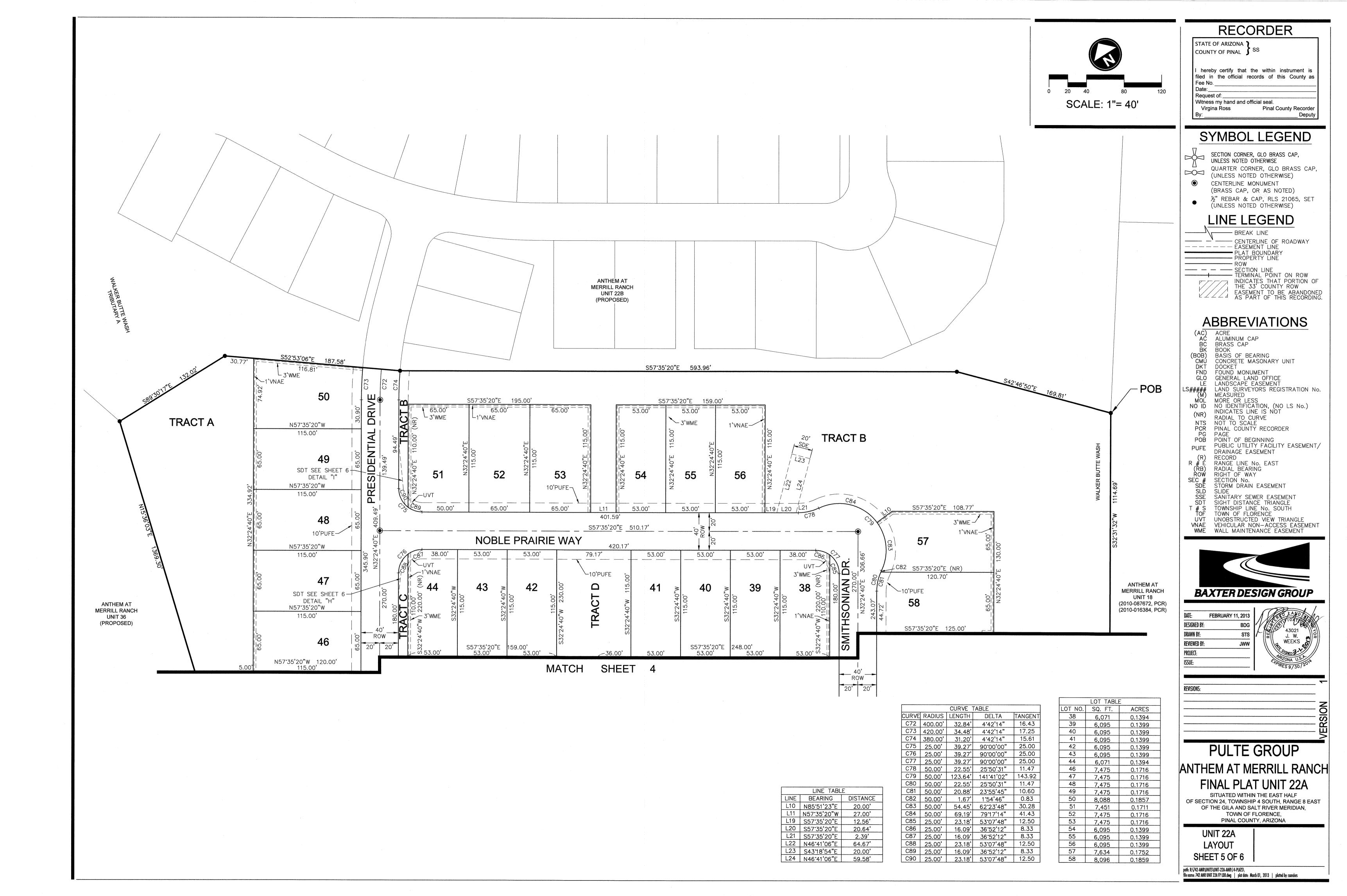
UNIT 22A **COVER SHEET** SHEET 1 OF 6

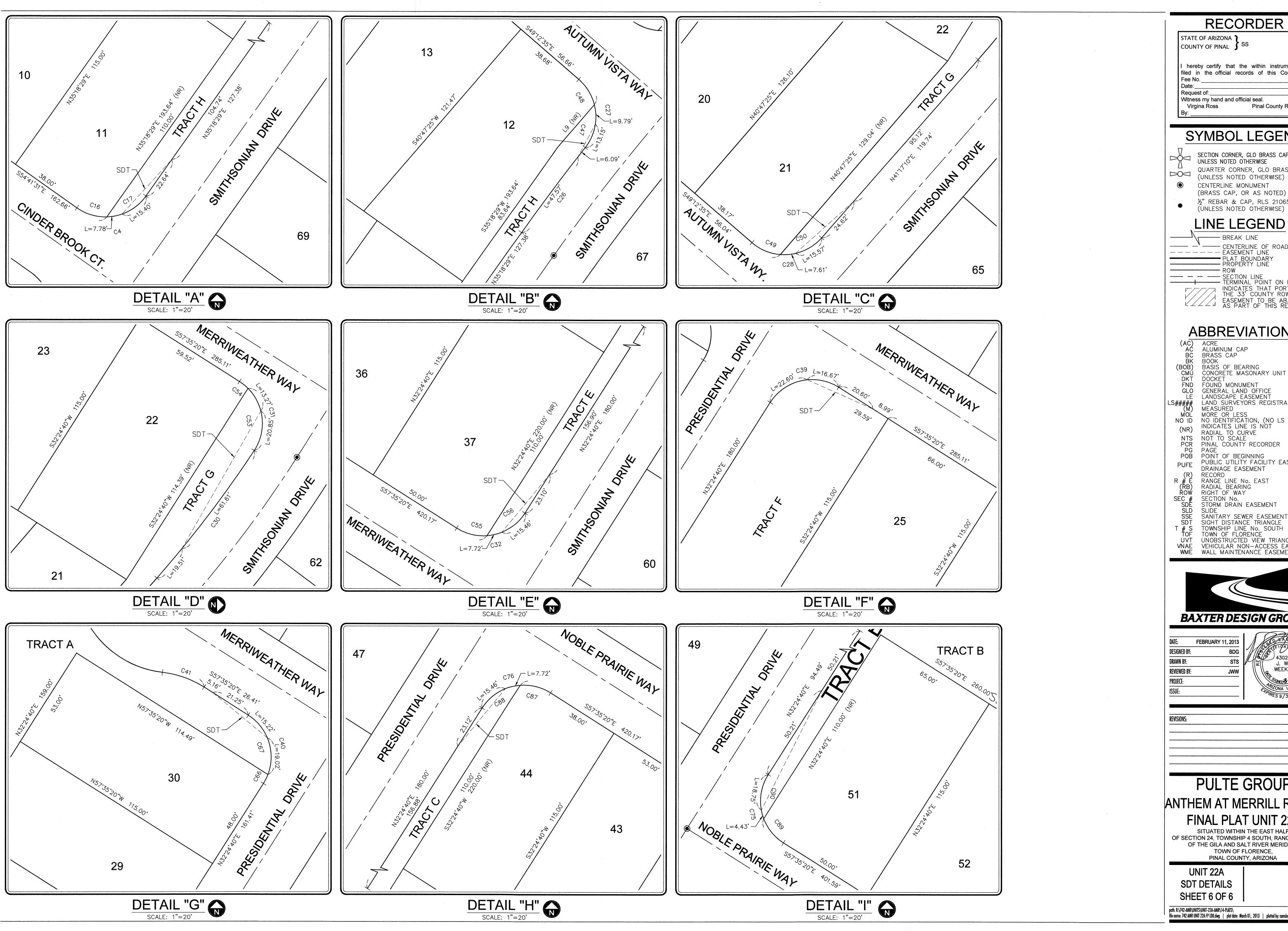
ooth: R:\742-AMR\UNITS\UNIT-22A-AMR\14-PLATS\ file name: 742 AMR UNIT 22A FP LDD.dwg | plot date: March 01, 2013 | plotted by: ssanders











### RECORDER

STATE OF ARIZONA

COUNTY OF PINAL SS

hereby certify that the within instrument is filed in the official records of this County as

Request of:\_ Witness my hand and official seal. Pinal County Recorder Virgina Ross

### SYMBOL LEGEND

\_ Deputy

SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE QUARTER CORNER, GLO BRASS CAP,

CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)

½" REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)

### LINE LEGEND

BREAK LINE ----- CENTERLINE OF ROADWAY
----- EASEMENT LINE

PLAT BOUNDARY
PROPERTY LINE

ROW
SECTION LINE
TERMINAL POINT ON ROW
INDICATES THAT PORTION OF
THE 33' COUNTY ROW
EASEMENT TO BE ABANDONED
AS PART OF THIS RECORDING.

### **ABBREVIATIONS**

ALUMINUM CAP BRASS CAP BOOK (BOB) CMU DKT BASIS OF BEARING CONCRETE MASONARY UNIT

FOUND MONUMENT GENERAL LAND OFFICE LANDSCAPE EASEMENT FND

LAND SURVEYORS REGISTRATION No. MEASURED

MORE OR LESS

NO IDENTIFICATION, (NO LS No.)
INDICATES LINE IS NOT

RADIAL TO CURVE

NOT TO SCALE

(NR) NTS PCR PG PINAL COUNTY RECORDER

POINT OF BEGINNING PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT

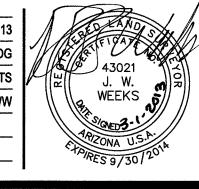
RECORD RANGE LINE No. EAST

RADIAL BEARING
RIGHT OF WAY
SECTION No.
STORM DRAIN EASEMENT
SLIDE

SLIDE
SANITARY SEWER EASEMENT
SIGHT DISTANCE TRIANGLE
TOWNSHIP LINE No. SOUTH
TOWN OF FLORENCE
UNOBSTRUCTED VIEW TRIANGLE
VEHICULAR NON—ACCESS EASEMENT
WALL MAINTENANCE EASEMENT



FEBRUARY 11, 2013 **DESIGNED BY:** DRAWN BY: REVIEWED BY: PROJECT:



# **PULTE GROUP**

## ANTHEM AT MERRILL RANCH

## **FINAL PLAT UNIT 22A**

SITUATED WITHIN THE EAST HALF
OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 8 EAST
OF THE GILA AND SALT RIVER MERIDIAN,
TOWN OF FLORENCE,
PINAL COUNTY, ARIZONA

**UNIT 22A** SDT DETAILS

path: R:\742-AMR\UNITS\UNIT-22A-AMR\\14-PLATS\
file name: 742 AMR UNIT 22A FP LDD.dwg | plot date: March 01, 2013 | plotted by: ssanders



# TOWN OF FLORENCE COUNCIL ACTION FORM

### AGENDA ITEM 9f.

**MEETING DATE:** March 18, 2013

**DEPARTMENT:** Community Development

STAFF PRESENTER: Mark Eckhoff, AICP

Community Development Director

SUBJECT: Resolution No. 1388-13: Final Plat for Anthem at

Merrill Ranch Unit 22B

- ☐ Information Only ☐ Public Hearing
- Resolution
- ☐ Ordinance
  ☐ Regulatory
  - ☐ 1<sup>st</sup> Reading
  - ☐ 2<sup>nd</sup> Reading

☐ Other

#### **RECOMMENDED MOTION/ACTION:**

Motion to adopt Resolution No. 1388-13 for the Final Plat for Anthem at Merrill Ranch Unit 22B.

#### **BACKGROUND/DISCUSSION:**

Pulte Home Corporation requests approval of the Final Plat for Anthem at Merrill Ranch Unit 22B. The subject subdivision is located on approximately 26 gross acres within the Sun City portion of the Anthem at Merrill Ranch community. There are 84 single-family residential lots within this subdivision and nearly 9.20 acres of dedicated open space, resulting in a density of 3.2 dwelling units per acre. The development's HOA will own and maintain all open space improvements.

The subdivision, which has been approved by the Town Engineer, will have access through the adjacent Unit 22A and from Spirit Way. All subdivision improvements will be constructed to Town specifications. Water and sewer infrastructure will be provided by Johnson Utilities.

Pulte will continue to construct their currently approved home plans within this subdivision. New plans could be introduced that would also fit on the typical 53'x115' size lots.

#### FINANCIAL IMPACT:

Positive: Approval and recording of this Final Plat allows more lot inventory for continued rooftop development and population growth within the Town of Florence.

### **RECOMMENDATION:**

This Final Plat is consistent with the Preliminary Plat for Anthem at Merrill Ranch Unit 22B approved by the Planning and Zoning Commission. Staff supports a motion to adopt Resolution No. 1388-13 for the Final Plat for Anthem at Merrill Ranch Unit 22B.

### **ATTACHMENTS**:

Resolution No. 1388-13 Final Plat

#### **RESOLUTION NO. 1388-13**

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM AT MERRILL RANCH UNIT 22B; REQUIRING THE PROVISION OF INFRASTRUCTURE IMPROVEMENT ASSURANCE OR WITHHOLDING OF RECORDATION TO SECURE THE SATISFACTORY CONSTRUCTION, INSTALLATION AND DEDICATION OF REQUIRED IMPROVEMENTS; ESTABLISHING A DEADLINE FOR REQUIRED **IMPROVEMENTS** TO BE COMPLETED: AND **AUTHORIZING EXECUTION BY** THE **TOWN** MANAGER OF SUPPORTING DOCUMENTS.

**BE IT RESOLVED** by the Mayor and Council of the Town of Florence, Arizona, as follows:

- 1. Approve the Final Plat for Anthem at Merrill Ranch Unit 22B subject to Developer/Owner's compliance with all applicable laws and ordinances.
- 2. Require that the Developer/Owner secures its provision of the installation or construction of the required improvements with one of the following alternatives prior to execution of the plat by Town officials and employees and recordation of the Final Plat with the Office of the Pinal County Recorder:
  - a. Provide an infrastructure improvement assurance in an amount of the full cost, as determined by the Town Engineer, of the materials and the installation or construction necessary to complete the subdivision improvements. Said guarantee shall be in the form of a performance bond, an irrevocable letter of credit, or cash funds in escrow or on deposit with the Town prior to recording of the Final Plat. The required improvements for which the guarantee is provided must be completed within twelve (12) months of recordation of the Final Plat or the Town may, without further Council action, declare the financial guarantee to be in default, call on the guarantee, and require that all the improvements be installed; or
  - b. At the request of the Developer/Owner, the Developer/Owner shall enter into an agreement which shall require completion of the required improvements no later than twelve months from the date this Final Plat is approved herein and the Town Planning Director shall withhold recordation of the Final Plat in the Office of the Pinal County Recorder until the Town Engineer has verified such completion. If Developer/Owner does not complete the improvements within twelve (12) months of this approval, the approval shall expire and be deemed withdrawn; or

- c. Other means of providing infrastructure improvement assurance as permitted by Town Resolution No. 917-05 shall be allowed. Town and Developer/Owner shall agree on the exact mechanisms and timing necessary to guarantee completion of all required infrastructure requirements prior to the recording of the Final Plat. Final Plat approval shall expire in twelve (12) months from this approval if the Final Plat is not recorded prior to said date.
- 3. Authorize execution by the Town Manager of any documentation necessary to provide the above-referenced infrastructure improvement assurance and/or agreement requiring completion of the public improvements.

PASSED AND ADOPTED b Arizona, this day of	y the Mayor and Council of the Town of Florence,, 2013.
	Tom J. Rankin, Mayor
ATTEST:	APPROVED AS TO FORM:
Lisa Garcia, Town Clerk	James F. Mannato, Town Attorney

# IFINAL PLAT ANTHEM AT MERRILL RANCH UNIT 22B (TOWN OF FLORENCE, AZ)

SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

### DECLARATION, TITLE WARRANTY AND DEDICATION

STATE OF ARIZONA ) COUNTY OF PINAL KNOW ALL MEN BY THESE PRESENTS

PULTE HOME CORPORATION, A MICHIGAN CORPORATION, (HEREINAFTER REFERRED TO IN THIS PLAT AS THE "MASTER DEVELOPER"), AS OWNER HAVE SUBDIVIDED UNDER THE NAME ANTHEM AT MERRILL RANCH - UNIT 22B, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AND HEREBY DECLARES THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY.

THE "MASTER DEVELOPER" IS THE OWNER OF FEE TITLE IN: (A) THE PROPERTY BEING DEDICATED ON THIS PLAT TO THE PUBLIC FOR PURPOSES AND ALL INCIDENTALS THERETO; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. THE "MASTER DEVELOPER" HEREBY WARRANTS TO TOWN OF FLORENCE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS.

STREET RIGHT-OF-WAY SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THE ABUTTING PROPERTY OWNER.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE VEHICULAR NON-ACCESS EASEMENTS PROHIBITING VEHICULAR INGRESS AND EGRESS ARE HEREBY DEDICATED TO THE PUBLIC UPON ALL LOTS ADJACENT TO DRAINAGE EASEMENTS, TRACTS, OR FACILITIES AND/OR ADJACENT TO ARTERIAL OR COLLECTOR STREETS.

PULTE HOME CORPORATION, A MICHIGAN CORPORATION (GRANTOR) DOES HEREBY CONVEY TO SUN CITY ANTHEM AT MERRILL RANCH COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION (GRANTEE) THE FOLLOWING REAL PROPERTY TOGETHER WITH ALL RIGHTS AND PRIVILEGES APPURTENANT THERETO, TO WIT; TRACTS A, B, C, D, E, F, G, H, & I AS DEPICTED

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACTS A, B, C, D, E, F, G, H & I AND/OR THOSE AREAS DESIGNATED AS SUCH HEREON. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENTS WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE SUN CITY ANTHEM AT MERRILL RANCH COMMUNITY ASSOCIATION, INC. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENTS, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE EASEMENTS ARE LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE EASEMENTS, AND CHARGE THE HOMEOWNER'S ASSOCIATION THE COST OF THE MAINTENANCE. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.

PUBLIC UTILITY FACILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGHOUT THOSE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, ELECTRIC, AND TELECOMMUNICATIONS. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY FACILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

IN WITNESS WHEREOF:

PULTE HOME CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION

	PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS DAY OF	20
	PULTE HOME CORPORATION, A MICHIGAN CORPORATION;	
ı		

### ACKNOWLEDGEMENT

STATE OF	
) \$3	5.
COUNTY OF	
ON THIS DAY OF .	., 20, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED.
, WHO ACTION INSTRUMENT WITHIN, AND WHO EXECUTE IN WITNESS THEREOF, I HAVE HEREUNTO	CKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE DITTO THE TORTON TO THE PURPOSES THEREIN CONTAINED.  O SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES:.

IN WITNESS WHEREOF: SUN CITY ANTHEM AT MERRILL RANCH COMMUNITY ASSOCIATION, INC., AS GRANTEE HAS HEREIN CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THE CONVEYANCE OF TRACTS A, B, C, D, E, F, G, H & I BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED.

SUN CITY ANTHEM AT MERRILL RANCH COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION.

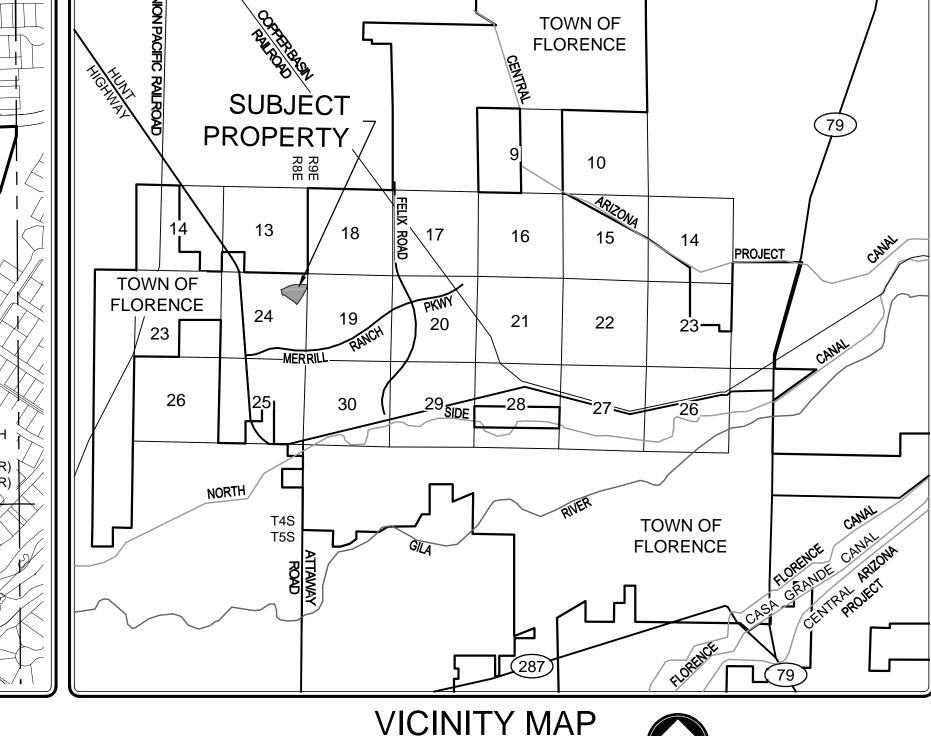
DI:		•	
ITS:	•		•_

### **ACKNOWLEDGEMENT**

		) SS.							
COUNTY OF	<u>.</u>								
ON THIS	DAY OF		, BEFORE	ME, THE U	INDERSIGN	ED, PERSON	ALLY APP	EARED.	
•	,	WHO ACKNOWLE	DGED SELF	TO BE THE	PERSON	WHOSE NAM	IE IS SUB	SCRIBED TO	) THE
INSTRUMENT	WITHIN, AND WHO	EXECUTED THE F	FORGOING IN	STRUMENT	FOR THE	PURPOSES '	THEREIN C	CONTAINED.	
IN WITNESS	THEREOF, I HAVE H	EREUNTO SET M	Y HAND ANI	O OFFICIAL	SEAL.				

	NOTARY	PUBLIC	DATE		
ΜY	COMMISSION	EXPIRES: .	9	20	





# LOCATION MAP

### SHEET INDEX

SHEET NO.	CONTENTS	•
1	COVER SHEET	
2	INDEX MAP/LEGAL DESCRIPTION	
3	UNIT 22B LAYOUT	
4	UNIT 22B LAYOUT	
5	UNIT 22B LAYOUT	
6	LINIT 22R SDT DETAILS	

### TRACT AREA TABLE....UNIT 22B

TRACT	AREA (AC)	USAGE
TRACT A	3.3033	LANDSCAPE, DRAINAGE, STORM DRAIN & PUBLIC UTILITY EASEMENT
TRACT B	4.8200	LANDSCAPE, DRAINAGE, STORM DRAIN & PUBLIC UTILITY EASEMENT
TRACT C	0.2792	LANDSCAPE, DRAINAGE, STORM DRAIN & PUBLIC UTILITY EASEMENT
TRACT D	0.0489	LANDSCAPE, DRAINAGE, STORM DRAIN & PUBLIC UTILITY EASEMENT
TRACT E	0.3444	LANDSCAPE, DRAINAGE, STORM DRAIN & PUBLIC UTILITY EASEMENT
TRACT F	0.0477	LANDSCAPE, DRAINAGE, STORM DRAIN & PUBLIC UTILITY EASEMENT
TRACT G	0.0489	LANDSCAPE, DRAINAGE, STORM DRAIN & PUBLIC UTILITY EASEMENT
TRACT H	0.2612	LANDSCAPE, DRAINAGE, STORM DRAIN & PUBLIC UTILITY EASEMENT
TRACT I	0.0477	LANDSCAPE, DRAINAGE, STORM DRAIN & PUBLIC UTILITY EASEMENT

### **GENERAL NOTES**

- 1. ALL-WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.
- 2. ALL PROPOSED DWELLING UNITS SHALL BE SINGLE FAMILY, DETACHED.
- 3. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ANTHEM AT MERRILL RANCH.
- 4. PUBLIC UTILITY FACILITY EASEMENT WOULD BE LAND DEDICATED FOR INSTALLATION OF FACILITIES OVERHEAD AND UNDERGROUND. FURNISHED FOR USE BY THE PUBLIC. THIS TYPE OF EASEMENT MAY BE USED TO DEDICATE INGRESS TO PROPERTY, AS IN PRIVATE STREET SUBDIVISIONS. ALSO INCLUDED ARE IMPROVEMENTS SUCH AS STREETLIGHTS, TRAFFIC SIGNALS DEVICES, SIDEWALKS, AND FLOOD CONTROL. THESE FACILITIES MAY BE OWNED AND OPERATED BY THE MUNICIPALITY OR DULY AUTHORIZED BY STATE AND MUNICIPAL
- 5. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.

6. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE

- EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS. 7. ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN EASEMENTS DEDICATED FOR THE
- EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF. NO TREES
- 8. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT. (SEE SHEET 2 FOR DETAIL)
- 9. ALL TRACTS THAT WILL NOT BE DEDICATED TO THE TOWN OF FLORENCE AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE TOWN OF FLORENCE AND ARE CONVEYED HEREON TO THE SUN CITY ANTHEM AT MERRILL RANCH COMMUNITY ASSOCIATION, INC. THE SUN CITY ANTHEM AT MERRILL RANCH COMMUNITY ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE
- 10. ALL PROPERTY LINES SHOWN INTERSECTING AN ARC ARE TO BE ASSUMED RADIAL, UNLESS NOTED AS NON-RADIAL (NR).
- 11. POSITIONAL TOLERANCE FOR WALLS COMMON TO TWO LOTS IS  $\pm/-1.00$  FOOT FROM COMMON LOT LINE. WALLS COMMON TO A LOT AND A TRACT OR RIGHT-OF-WAY ARE TO BE WITHIN THE WALL MAINTENANCE EASEMENT.

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### BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 24, (EAST QUARTER CORNER BEING A 3" ALUMINUM CAP, LS11893 FOUND AND THE NORTHEAST CORNER BEING A 3" GLO BRASS CAP, FOUND), TOWNSHIP 4 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA; BEARING BEING NO0°25'55"W. THE HORIZONTAL DISTANCE BETWEEN MONUMENTS BEING 2639.77'.

### WATER AND SEWER SERVICE CERTIFICATION

ANTHEM AT MERRILL RANCH UNIT 22B IS WITHIN THE SERVICE AREA OF JOHNSON UTILITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY JOHNSON UTILITIES DRINKING WATER SERVICE AGREEMENT, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT. ON-SITE SANITARY SEWER DISTRIBUTION LINES WILL BE CONSTRUCTED BY THE DEVELOPER OF THIS SUBDIVISION AND OWNED AND MAINTAINED BY JOHNSON UTILITIES, L.L.C.

JOHNSON UTILITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY:	•	
ITS:	·	
ACKNOWLEDGEMENT		

COUNTY OF	) 33.						
NI TLIC		20	DEEODE ME	TUE	LINDEDCIONED	DEDCONALLY	

WHO ACKNOWLEDGED SELE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FORGOING

INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC MY COMMISSION EXPIRES: .\_\_\_\_

### **COUNTY RIGHT-OF-WAY EASEMENT** ABANDONED AS PART OF THIS RECORDING

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

PCR No. AREA (AC)

MAYOR

TOWN CLERK

USAGE

DKT 375, PG 572, PCR 0.0781 COUNTY RIGHT-OF-WAY NE 1/4 SEC 24, T4S, R8E

### **APPROVALS**

STATE OF .\_\_\_\_

BY ACCEPTANCE OF THIS PLAT, THE TOWN OF FLORENCE AGREES TO THE VACATION OR ABANDONMENT OF THE EASEMENTS DESCRIBED OR SHOWN HEREON AS BEING VACATED OR

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR AND THE TOWN ENGINEER OF THE TOWN OF FLORENCE,

ARIZONA, THIS		20		
APPROVED BY:	COMMUNITY DEVELOPMENT DIRECTOWN OF FLORENCE, ARIZONA		DATE: .	<u>.</u>
APPROVED BY:	TOWN ENGINEER TOWN OF FLORENCE, ARIZONA	<u>.</u>	DATE: .	<u>.</u>
APPROVED BY THE	COUNCIL OF THE TOWN OF FLOR	RENCE, ARIZON	IA, THIS	DAY

APPROVED BY: .\_\_

DATE: .\_\_\_

**RECORDER** 

STATE OF ARIZONA " COUNTY OF PINAL SS

hereby certify that the within instrument is filed in the official records of this County as Request of:

Pinal County Recorder

### **DEVELOPER / OWNER** PULTE HOME CORP.

Witness my hand and official seal.

16767 PERIMETER DRIVE STE. 100 SCOTTSDALE, AZ 85260-1042 480.391.6013

### **SURVEYOR**

Virgina Ross

### **BAXTER DESIGN GROUP**

SCOTTSDALE, AZ 85256

### LAND USE INFORMATION

GROSS AREA 26.5430 ACRES OPEN SPACE 9.2013 ACRES RIGHT-OF-WAY AREA 3.5852 ACRES NET AREA 22.9578 ACRES TOTAL LOTS

PROPOSED DENSITY 3.1647 D.U./AC P.U.D. R-1

### **UTILITIES AND SERVICES**

SOUTHWEST GAS SEWER JOHNSON UTILITIES CO WATER JOHNSON UTILITIES CO ELECTRIC ARIZONA PUBLIC SERVICE (APS) QWEST COMMUNICATIONS

SOLID WASTE DISPOSAL TOWN OF FLORENCE CABLE COX/QWEST COMMUNICATIONS **POLICE** TOWN OF FLORENCE

POLICE DEPARTMENT TOWN OF FLORENCE FIRE DEPARTMENT SCHOOLS FLORENCE UNIFIED

SCHOOL DISTRICT

BAXTER DESIGN GROUP 7580 N. Dobson Rd., Suite 200 Scottsdale, AZ 85256 (480) 818-6001

### SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE FITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE:	FEBRUARY 11, 2013
DESIGNED BY:	BDG
DRAWN BY:	STS
REVIEWED BY:	JWW
PROJECT:	



7580 N. DOBSON ROAD, SUITE 200 SCOTTSDALE, AZ 85256 REVISIONS:

J.W. WEEKS, R.L.S., 43021

BAXTER DESIGN GROUP, LLC

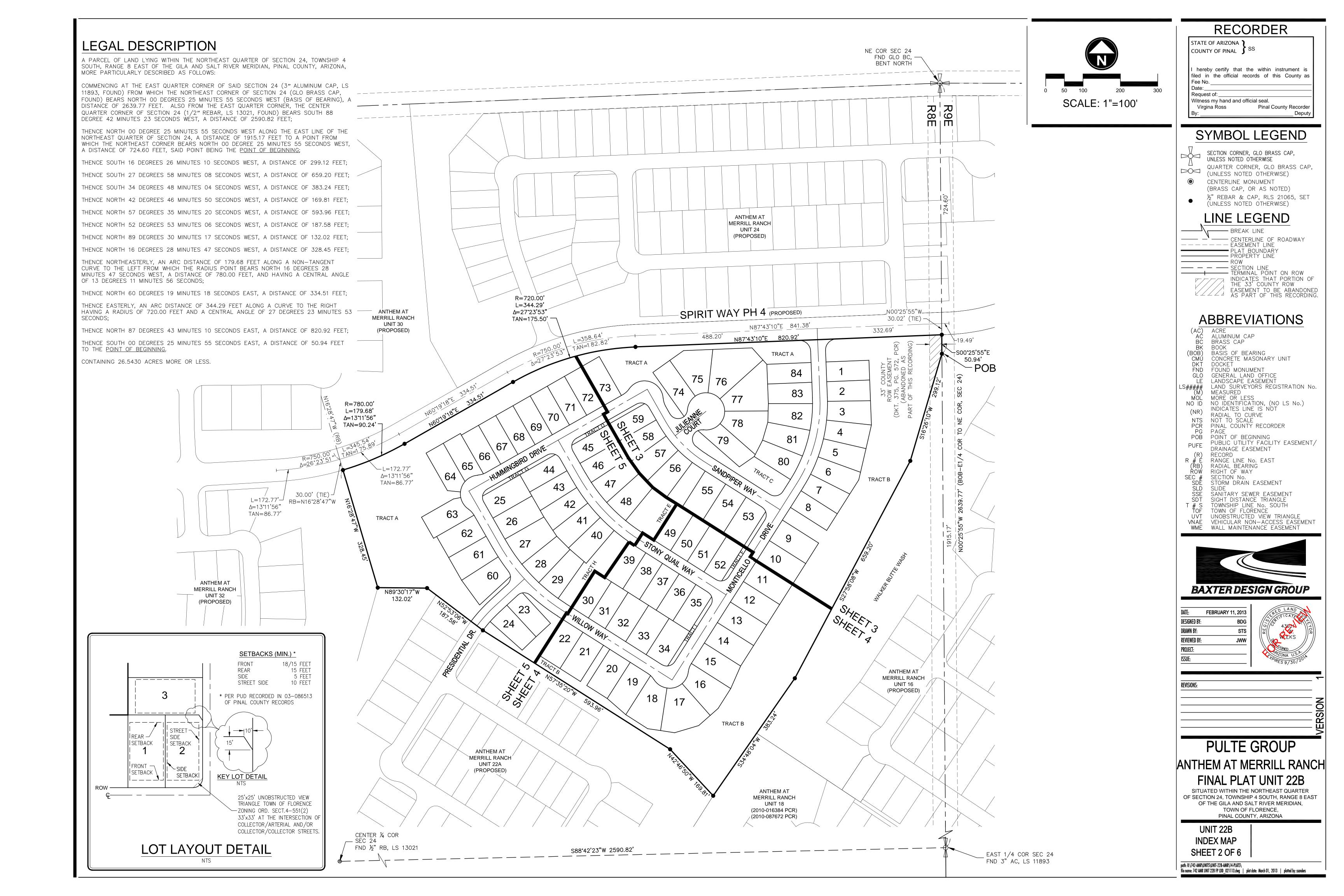
PULTE GROUP

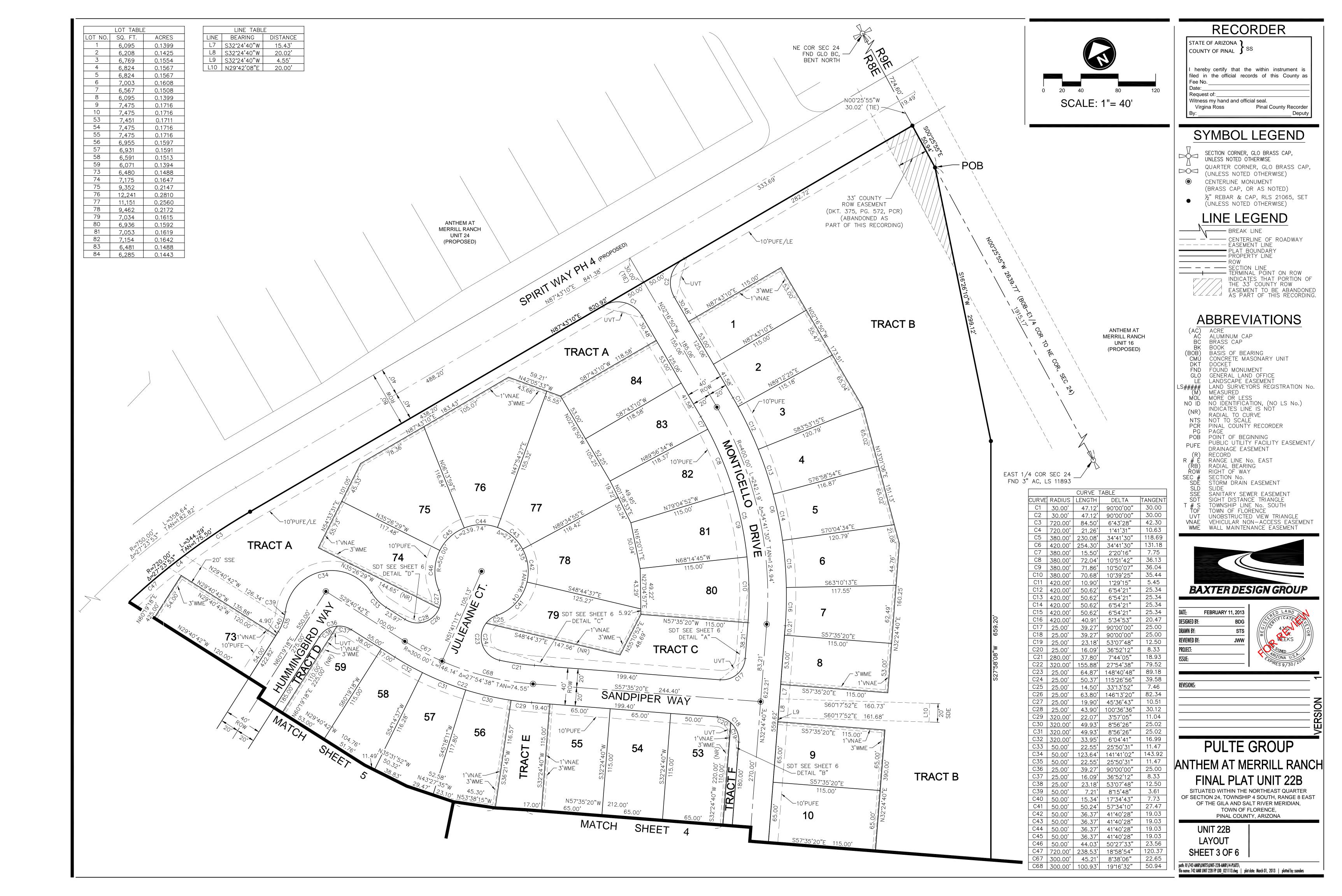
# ANTHEM AT MERRILL RANCH **FINAL PLAT UNIT 22B**

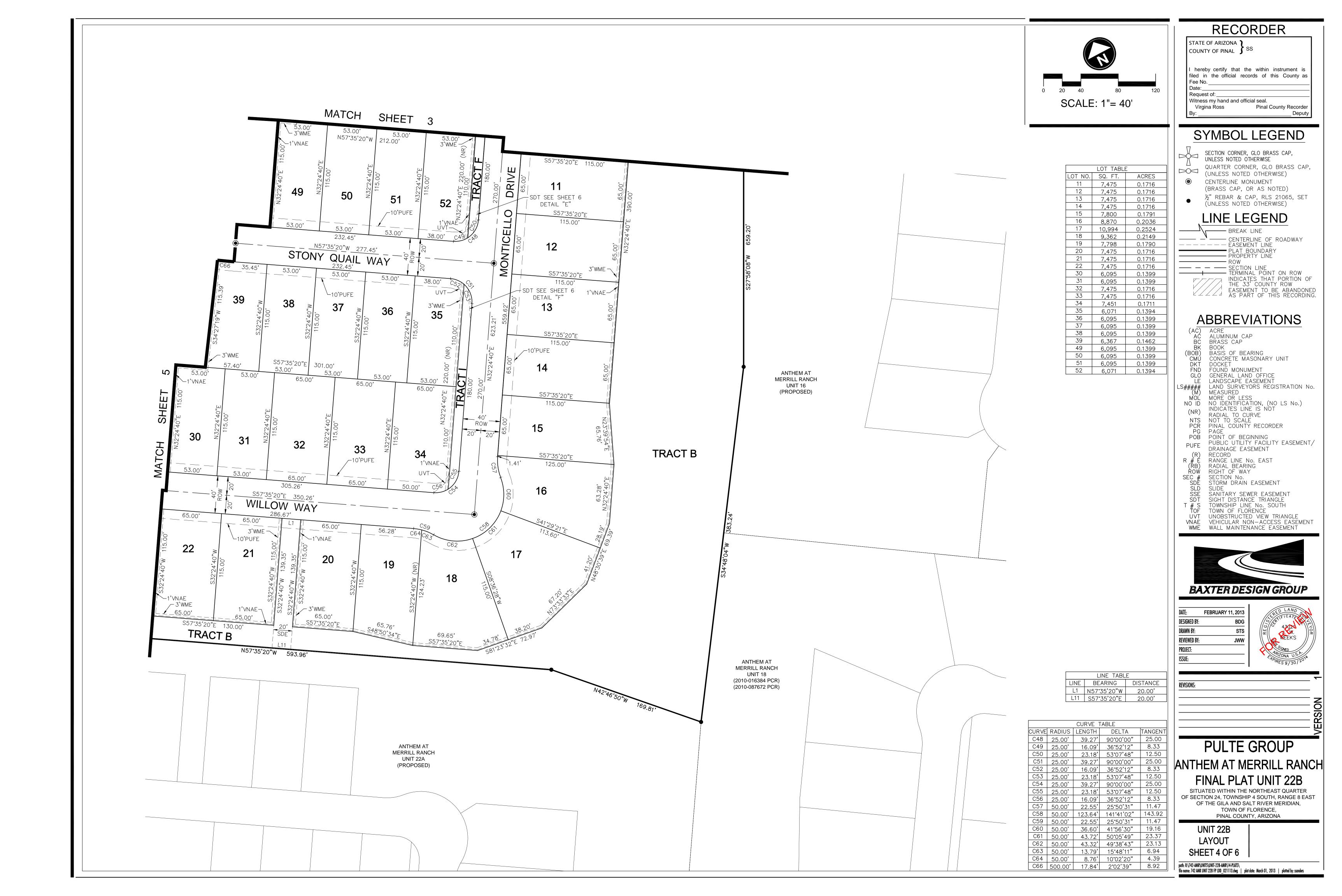
SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 24. TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

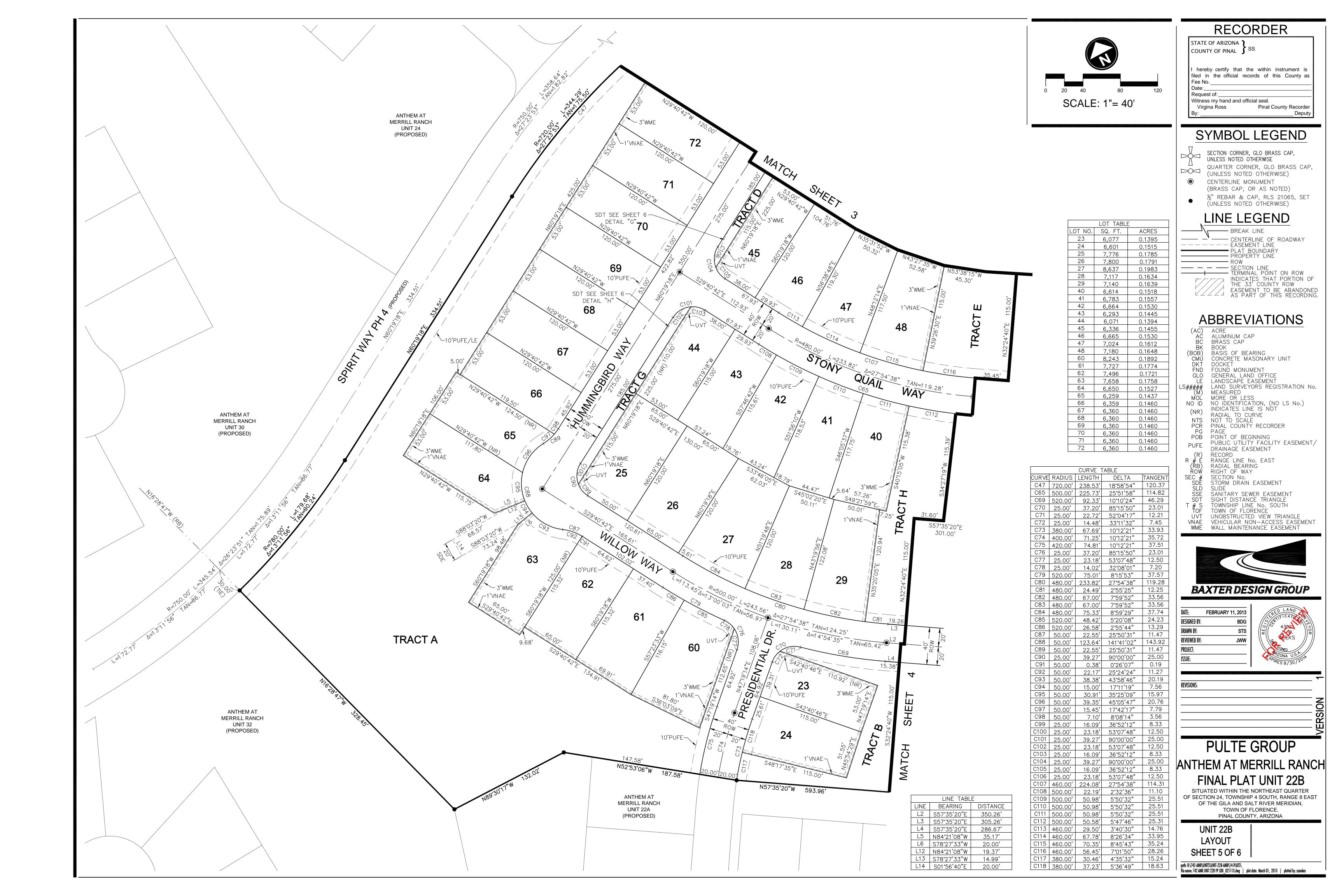
UNIT 22B **COVER SHEET** 

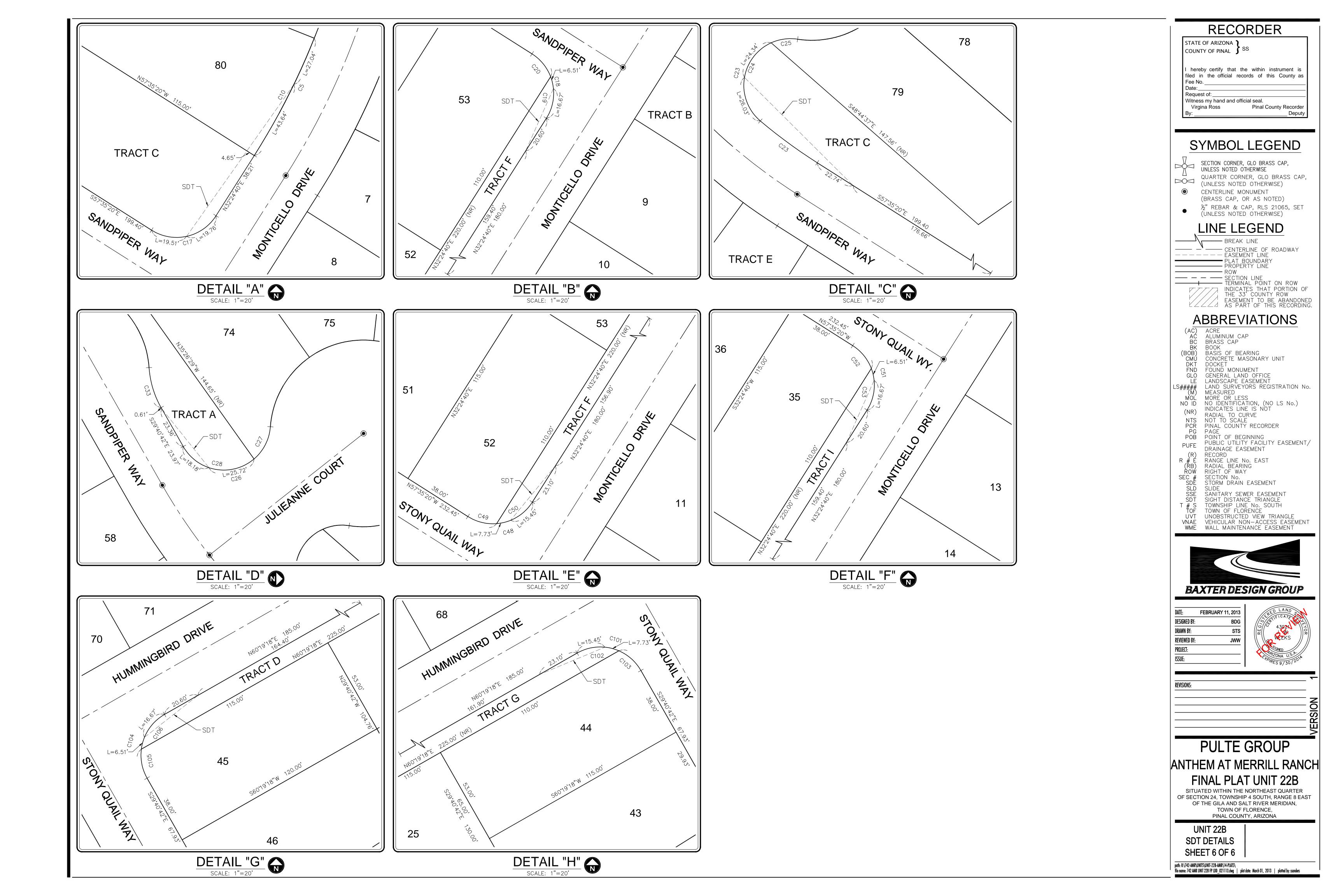
ooth: R:\742-AMR\UNITS\UNIT-22B-AMR\14-PLATS\ file name: 742 AMR UNIT 22B FP LDD 021113.dwg | plot date: March 01, 2013 | plotted by: ssanders













# TOWN OF FLORENCE COUNCIL ACTION FORM

### AGENDA ITEM 10a.

Other

MEETING DATE: March 18, 2013	<ul><li>☑ Action</li><li>☐ Information Only</li></ul>
DEPARTMENT: Finance	<ul><li>☐ Public Hearing</li><li>☐ Resolution</li></ul>
STAFF PRESENTER: Becki Guilin, Finance Director	☐ Ordinance ☐ Regulatory
SUBJECT: Notice of Intention to Increase Fees	☐ 1 <sup>st</sup> Reading ☐ 2 <sup>nd</sup> Reading

#### **RECOMMENDED MOTION/ACTION:**

Adopt by motion, a Notice of Intention to modify existing water and sewer rates and base fees and rates setting a public hearing for an ordinance to increase fees on May 6, 2013.

#### **BACKGROUND/DISCUSSION:**

Economists.com has provided a Utility Rate Study in 2009 and 2011 for utility rates and fees to the end of Fiscal Year 2016-2017.

Rates were set at incremental increases as not to place and undue burden upon the citizens of the Town of Florence. The rate increase are based upon the operational expenses, capital outlay and debt service.

The study in 2010-2011 reinforced the water and sewer rates and fees that were set forth in the 2008-2009 study. Though capital outlay may have been delayed, the capital projects first evaluated and included in the study, are still planned in the Capital Improvement Plan adopted by the Town Council last year during the budget process.

These annual increases for water, sewer and sanitation rates are also included in this notification as set forth in the Utility Rate Study by Economists.com adopted by Ordinance No. 510-09.

It is required by ARS§9-499.15 to declare an intention to increase utility rates and set a date for a public hearing.

#### FINANCIAL IMPACT:

Residential water rates for a 5/8"-3/4" meter will increase 5% or \$.07 cents per 1,000 gallons, and the base meter charge will increase 5% or \$1.02.

Subject: Notice of Intention to Increase Fees Meeting Date: March 18, 2013

Page 1 of 5

Residential sewer rates will increase 10% or \$.36 per 1,000 gallons, and the base meter charge will increase 10% or \$1.54.

### **WATER RATES AND FEES**

**Monthly Volume Charges - Inside Municipality** 

					<u> </u>			
Existing Rates	Effective Date							
Customer Category	7/1/2012	7/1/2013	7/1/2014	7/1/2015	7/1/2016	Units		
Under 10,000 gallons	<del>\$1.45</del>	\$1.52	\$1.59	\$1.67	\$1.76	1,000 gallons		
10,000 to 18,700 gallons	<del>\$2.01</del>	\$2.11	\$2.21	\$2.32	\$2.44	1,000 gallons		
Over 18,700 gallons	<del>\$3.56</del>	\$3.74	\$3.93	\$4.12	\$4.33	1,000 gallons		
Under 1,337 cubic feet	<del>\$1.08</del>	\$1.14	\$1.19	\$1.25	\$1.31	100 cubic feet		
1,337 to 2,500 cubic feet	<del>\$1.50</del>	\$1.57	\$1.65	\$1.73	\$1.82	100 cubic feet		
Over 2,500 cubic feet	<del>\$2.67</del>	\$2.81	\$2.95	\$3.10	\$3.25	100 cubic feet		

**Monthly Volume Charges - Outside Municipality** 

mor <u>iting volume good canoning management</u>								
	Effective Date							
<b>Customer Category</b>	7/1/2012	7/1/2013	7/1/2014	7/1/2015	7/1/2016	Units		
Under 10,000 gallons	<del>\$1.85</del>	\$1.94	\$2.04	\$2.14	\$2.25	1,000 gallons		
10,000 to 18,700 gallons	<del>\$2.56</del>	\$2.69	\$2.83	\$2.97	\$3.12	1,000 gallons		
Over 18,700 gallons	<del>\$4.55</del>	\$4.77	\$5.01	\$5.26	\$5.53	1,000 gallons		
Under 1,337 cubic feet	\$ <del>1.39</del>	\$1.45	\$1.53	\$1.60	\$1.68	100 cubic feet		
1,337 to 2,500 cubic feet	<del>\$1.92</del>	\$2.02	\$2.12	\$2.22	\$2.33	100 cubic feet		
Over 2,500 cubic feet	<del>\$3.40</del>	\$3.57	\$3.75	\$3.94	\$4.14	100 cubic feet		

**Monthly Base Charges - Inside Municipality** 

monthly 2000 on a goo mondo mamorpanty								
	Effective Date							
Meter Sizes	7/1/2012	7/1/2013	7/1/2014	7/1/2015	7/1/2016			
5/8" - 3/4"	<del>\$20.26</del>	\$21.28	\$22.34	\$23.46	\$24.63			
1"	<del>\$33.78</del>	\$35.47	\$37.24	\$39.10	\$41.06			
2"	<del>\$135.10</del>	\$141.86	\$148.95	\$156.40	\$164.22			
3" Compound	\$ <del>216.18</del>	\$226.99	\$238.34	\$250.25	\$262.77			
3" Turbine	\$ <del>236.44</del>	\$248.26	\$260.68	\$273.71	\$287.39			
4" Compound	<del>\$337.76</del>	\$354.65	\$372.39	\$391.01	\$410.56			
4" Turbine	<del>\$425.59</del>	\$446.86	\$469.21	\$492.67	\$517.30			
6" Compound	<del>\$675.5</del> 4	\$709.32	\$744.78	\$782.02	\$821.13			
6" Turbine	<del>\$945.75</del>	\$993.04	\$1,042.69	\$1,094.82	\$1,149.56			
8" Turbine	\$1,621.29	\$1,702.36	\$1,787.47	\$1,876.85	\$1,970.69			
10" Turbine	<del>\$2,567.05</del>	\$2,675.40	\$2,830.17	\$2,971.68	\$3,120.27			
12" Turbine	<del>\$3,377.70</del>	\$3,546.58	\$3,723.91	\$3,910.11	\$4,105.61			

### Monthly Base Charges - Outside Municipality

Meeting Date: March 18, 2013

	Effective Date					
Meter Sizes	7/1/2012	7/1/2013	7/1/2014	7/1/2015	7/1/2016	

Subject: Notice of Intention to Increase Fees

Page 2 of 5

5/8" - 3/4"	<del>\$26.34</del>	\$27.66	\$29.04	\$30.49	\$32.02
1"	\$43.90	\$46.10	\$48.40	\$50.82	\$53.37
2"	<del>\$175.64</del>	\$184.42	\$193.64	\$203.33	\$213.49
3" Compound	<del>\$281.03</del>	\$295.08	\$309.83	\$325.32	\$341.59
3" Turbine	<del>\$301.29</del>	\$316.35	\$332.17	\$348.78	\$366.22
4" Compound	\$439.10	\$461.06	\$484.11	\$508.32	\$533.73
4" Turbine	<del>\$526.92</del>	\$553.27	\$580.93	\$609.98	\$640.48
6" Compound	\$878.20	\$922.11	\$968.22	\$1,016.63	\$1,067.46
6" Turbine	<del>\$1,148.41</del>	\$1,205.83	\$1,266.12	\$1,329.43	\$1,395.90
8" Turbine	<del>\$2,107.68</del>	\$2,213.06	\$2,323.71	\$2,439.90	\$2,561.89
10" Turbine	<del>\$3,337.16</del>	\$3,504.02	\$3,679.22	\$3,863.18	\$4,056.34
12" Turbine	<del>\$4,147.81</del>	\$4,355.20	\$4,572.96	\$4,801.60	\$5,041.68

Ordinance No. 510-09

### **WASTEWATER RATES AND FEES**

Monthly Variable Charges per 1,000 Gallons

		Effective Date					
Customer Category	7/1/2012	7/1/2013	7/1/2014	7/1/2015	7/1/2016		
Residential/Mobile Homes	<del>\$3.59</del>	\$3.95	\$4.35	\$4.57	\$4.79		
Commercial	<del>\$3.61</del>	\$3.97	\$4.37	\$4.59	\$4.82		
Institutional	<del>\$5.74</del>	\$5.97	\$6.94	\$7.36	\$7.64		
Outside Municipality (Residential)	\$3.59	\$3.95	\$4.35	\$4.57	\$4.79		

Monthly Variable Charges per 100 Cubic Feet

	Effective Date					
Customer Category	7/1/2012	7/1/2013	7/1/2014	7/1/2015	7/1/2016	
Residential/Mobile Homes	<del>\$2.69</del>	\$2.96	\$3.25	\$3.42	\$3.59	
Commercial	<del>\$2.70</del>	\$2.97	\$3.27	\$3.43	\$3.60	
Institutional	<del>\$4.29</del>	\$4.47	\$5.19	\$5.50	\$5.71	
Outside Municipality (Residential)	<del>\$2.69</del>	\$2.96	\$3.25	\$3.42	\$3.59	

Monthly Base Charges

		Effective Date					
Customer Category	7/1/2012	7/1/2013	7/1/2014	7/1/2015	7/1/2016		
Residential/Mobile Homes	<del>\$15.33</del>	\$16.87	\$18.55	\$19.48	\$20.45		
Commercial	<del>\$15.33</del>	\$16.87	\$18.55	\$19.48	\$20.45		
Institutional	<del>\$15.33</del>	\$16.87	\$18.55	\$19.48	\$20.45		
Outside Municipality (Residential)	<del>\$15.33</del>	\$16.87	\$18.55	\$19.48	\$20.45		

**Commercial:** Includes but not limited to office, multi-family, school, and government facilities. **Institutional:** Includes but not limited to multi-bed, self-contained facilities with or without kitchen.

#### PRETREATMENT PROGRAM

**Volume Charges per Excess Pound Treated** 

Customer Category 71'	1/2012 7	7/1/2013	7/1/2014	7/1/2015	7/1/2016
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Subject: Notice of Intention to Increase Fees Meeting Date: March 18, 2013

Page 3 of 5

Biochemical Oxygen Demand (BOD)	<del>\$0.80</del>	\$0.83	\$0.97	\$1.03	\$1.06
Suspended Solids (TSS)	<del>\$0.56</del>	\$0.58	\$0.69	\$0.72	\$0.75

An average billing based upon usage will be as follows:

### Rate Increase Impact 2013-2014

5/8" or 3/4" Residential Service

	Old Rate	New Rate	Increase
Water			
Water Base Fee	\$20.26	\$21.28	\$1.02
Rate			
Under 10,000 gallons	\$1.45	\$1.52	\$0.07
10,000 to 18,700 gallons	\$2.01	\$2.11	\$0.10
Over 18,700 gallons	\$3.56	\$3.74	\$0.18
Sewer			
Sewer Base Fee	\$15.33	\$16.87	\$1.54
Rate per 1,000 gallons	\$3.59	\$3.95	\$0.36

Residential Sewer Charge based on 75% of water usage Commercial/Institutional based on 100% of water usage

Increase to m	onthly bill-Sumi	mer Billina
---------------	------------------	-------------

Usage	0	0.00	0.00
Water	\$20.26	\$21.28	\$1.02
Tax	\$1.97	\$2.06	\$0.10
Sewer	\$15.33	\$16.87	\$1.54
	\$37.56	\$40.21	\$2.66
			7.08%

**Residential Impact** 

Usage-5,000 gallons <i>Water</i>	Old Rate	New Rate	Increase
Base	20.26	21.28	
Usage-5,000 gallons	7.25	7.60	
Sales Tax @.097%	2.67	2.80	
Sewer			
Base	15.33	16.87	
Usage-3,750 gallons	13.46	14.81	
Total Bill	58.97	63.36	\$4.39

7.45%

Meeting Date: March 18, 2013

Residential I	Impact
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Usage-15,000 gallons	Old Rate	New Rate	Increase
Water			
Base	\$20.26	\$21.28	_
Usage-10,000 gallons	\$14.50	\$15.20	

- 03ugc 0,000	ψ10.00	Ψ10.00	
Sales Tax .097%	\$2.01	\$2.11	
Sewer			
Base	\$15.33	\$16.87	
Usage-11,250 gallons	\$40.39	\$44.44	
Total Bill	102.54	110.45	\$7.91
			7.71%
Residential Impact			
Usage-22,000 gallons	Old Rate	New Rate	Increase
Water			
Base	20.26	21.28	
Usage-10,000 gallons	14.50	15.20	
Usage -8,700 gallons	17.49	18.36	
Usage-3,300	11.75	12.34	
Sales Tax .097%	6.21	6.52	
Sewer			
Base	15.33	16.87	
Usage-16,500 gallons	59.24	65.18	

\$10.05

\$10.55

This is projected to provide additional water revenue in the amount of \$145,000 and sewer revenues of \$303,000.

155.74

144.77

\$10.97

7.58%

Meeting Date: March 18, 2013

### **STAFF RECOMMENDATION:**

Adopt a notification of intention to increase fees and development of new fees associated with deposits, connection fees, service fees, utility rates and fees.

### **ATTACHMENTS**:

Total Bill

Usage - 5.000

Notices of Intention Calendar of Events



#### Notice of Intention to Increase Rates and Fees

Pursuant to A.R.S Section 9-499.15, PUBLIC NOTICE IS HEREBY GIVEN, that the Town of Florence, Arizona, is proposing to increase the following Utility Fees:

### **WATER RATES AND FEES**

**Monthly Volume Charges - Inside Municipality** 

_	,							
Existing Rates			Eff	ective Date				
Customer Category	7/1/2012	7/1/2012 7/1/2013 7/1/2014 7/1/2015 7/1/2016 Units						
Under 10,000 gallons	<del>\$1.45</del>	\$1.52	\$1.59	\$1.67	\$1.76	1,000 gallons		
10,000 to 18,700 gallons	<del>\$2.01</del>	\$2.11	\$2.21	\$2.32	\$2.44	1,000 gallons		
Over 18,700 gallons	<del>\$3.56</del>	\$3.74	\$3.93	\$4.12	\$4.33	1,000 gallons		
Under 1,337 cubic feet	\$ <del>1.08</del>	\$1.14	\$1.19	\$1.25	\$1.31	100 cubic feet		
1,337 to 2,500 cubic feet	<del>\$1.50</del>	\$1.57	\$1.65	\$1.73	\$1.82	100 cubic feet		
Over 2,500 cubic feet	<del>\$2.67</del>	\$2.81	\$2.95	\$3.10	\$3.25	100 cubic feet		

**Monthly Volume Charges - Outside Municipality** 

	Effective Date					
Customer Category	7/1/2012	7/1/2013	7/1/2014	7/1/2015	7/1/2016	Units
Under 10,000 gallons	<del>\$1.85</del>	\$1.94	\$2.04	\$2.14	\$2.25	1,000 gallons
10,000 to 18,700 gallons	<del>\$2.56</del>	\$2.69	\$2.83	\$2.97	\$3.12	1,000 gallons
Over 18,700 gallons	<del>\$4.55</del>	\$4.77	\$5.01	\$5.26	\$5.53	1,000 gallons
Under 1,337 cubic feet	<del>\$1.39</del>	\$1.45	\$1.53	\$1.60	\$1.68	100 cubic feet
1,337 to 2,500 cubic feet	<del>\$1.92</del>	\$2.02	\$2.12	\$2.22	\$2.33	100 cubic feet
Over 2,500 cubic feet	<del>\$3.40</del>	\$3.57	\$3.75	\$3.94	\$4.14	100 cubic feet

**Monthly Base Charges - Inside Municipality** 

		Effective Date					
Meter Sizes	7/1/2012	7/1/2013	7/1/2014	7/1/2015	7/1/2016		
5/8" - 3/4"	<del>\$20.26</del>	\$21.28	\$22.34	\$23.46	\$24.63		
1"	<del>\$33.78</del>	\$35.47	\$37.24	\$39.10	\$41.06		
2"	<del>\$135.10</del>	\$141.86	\$148.95	\$156.40	\$164.22		
3" Compound	<del>\$216.18</del>	\$226.99	\$238.34	\$250.25	\$262.77		
3" Turbine	<del>\$236.44</del>	\$248.26	\$260.68	\$273.71	\$287.39		
4" Compound	<del>\$337.76</del>	\$354.65	\$372.39	\$391.01	\$410.56		
4" Turbine	\$425.59	\$446.86	\$469.21	\$492.67	\$517.30		
6" Compound	<del>\$675.5</del> 4	\$709.32	\$744.78	\$782.02	\$821.13		
6" Turbine	<del>\$945.75</del>	\$993.04	\$1,042.69	\$1,094.82	\$1,149.56		

8" Turbine	<del>\$1,621.29</del>	\$1,702.36	\$1,787.47	\$1,876.85	\$1,970.69
10" Turbine	\$2,567.05	\$2,675.40	\$2,830.17	\$2,971.68	\$3,120.27
12" Turbine	\$3,377.70	\$3,546.58	\$3,723.91	\$3,910.11	\$4,105.61

Monthly Base Charges - Outside Municipality

	Effective Date					
Meter Sizes	7/1/2012	7/1/2013	7/1/2014	7/1/2015	7/1/2016	
5/8" - 3/4"	<del>\$26.34</del>	\$27.66	\$29.04	\$30.49	\$32.02	
1"	\$43.90	\$46.10	\$48.40	\$50.82	\$53.37	
2"	<del>\$175.64</del>	\$184.42	\$193.64	\$203.33	\$213.49	
3" Compound	<del>\$281.03</del>	\$295.08	\$309.83	\$325.32	\$341.59	
3" Turbine	\$301.29	\$316.35	\$332.17	\$348.78	\$366.22	
4" Compound	\$439.10	\$461.06	\$484.11	\$508.32	\$533.73	
4" Turbine	<del>\$526.92</del>	\$553.27	\$580.93	\$609.98	\$640.48	
6" Compound	<del>\$878.20</del>	\$922.11	\$968.22	\$1,016.63	\$1,067.46	
6" Turbine	<del>\$1,148.41</del>	\$1,205.83	\$1,266.12	\$1,329.43	\$1,395.90	
8" Turbine	<del>\$2,107.68</del>	\$2,213.06	\$2,323.71	\$2,439.90	\$2,561.89	
10" Turbine	<del>\$3,337.16</del>	\$3,504.02	\$3,679.22	\$3,863.18	\$4,056.34	
12" Turbine	<del>\$4,147.81</del>	\$4,355.20	\$4,572.96	\$4,801.60	\$5,041.68	

Ordinance No. 510-09

### **WASTEWATER RATES AND FEES**

Monthly Variable Charges per 1,000 Gallons

Working Variab	Monthly Variable Onarges per 1,000 Canons								
	Effective Date								
Customer Category	7/1/2012	7/1/2013	7/1/2014	7/1/2015	7/1/2016				
Residential/Mobile Homes	<del>\$3.59</del>	\$3.95	\$4.35	\$4.57	\$4.79				
Commercial	<del>\$3.61</del>	\$3.97	\$4.37	\$4.59	\$4.82				
Institutional	\$5.74	\$5.97	\$6.94	\$7.36	\$7.64				
Outside Municipality (Residential)	<del>\$3.59</del>	\$3.95	\$4.35	\$4.57	\$4.79				

Monthly Variable Charges per 100 Cubic Feet

	Effective Date								
Customer Category	7/1/2012	7/1/2013	7/1/2014	7/1/2015	7/1/2016				
Residential/Mobile Homes	<del>\$2.69</del>	\$2.96	\$3.25	\$3.42	\$3.59				
Commercial	\$ <del>2.70</del>	\$2.97	\$3.27	\$3.43	\$3.60				
Institutional	<del>\$4.29</del>	\$4.47	\$5.19	\$5.50	\$5.71				
Outside Municipality (Residential)	\$ <del>2.69</del>	\$2.96	\$3.25	\$3.42	\$3.59				

Monthly Base Charges

	Effective Date						
Customer Category	7/1/2012	7/1/2013	7/1/2014	7/1/2015	7/1/2016		
Residential/Mobile Homes	<del>\$15.33</del>	\$16.87	\$18.55	\$19.48	\$20.45		
Commercial	<del>\$15.33</del>	\$16.87	\$18.55	\$19.48	\$20.45		
Institutional	<del>\$15.33</del>	\$16.87	\$18.55	\$19.48	\$20.45		
Outside Municipality (Residential)	\$15.33	\$16.87	\$18.55	\$19.48	\$20.45		

**Commercial:** Includes but not limited to office, multi-family, school, and government facilities. **Institutional:** Includes but not limited to multi-bed, self-contained facilities with or without kitchen.

#### PRETREATMENT PROGRAM

**Volume Charges per Excess Pound Treated** 

Customer Category	7/1/2012	7/1/2013	7/1/2014	7/1/2015	7/1/2016
Biochemical Oxygen Demand (BOD)	<del>\$0.80</del>	\$0.83	\$0.97	\$1.03	\$1.06
biochemical Oxygen Demand (BOD)	₩.00	φ0.63	φ0.97	\$1.03	\$1.00
Suspended Solids (TSS)	<del>\$0.56</del>	\$0.58	\$0.69	\$0.72	\$0.75

Rates as identified in the Utility Rate Study adopted by Florence Town Council. Ordinance No. 510-09.

A public Hearing will be held on May 6, 2013 to accept public comment on this proposal. The hearing will be held at Town of Florence, Town Hall located at 775 N. Main Street, Florence, AZ, 85132 at 6:00 P.M. in the Town Council Chambers.

For more information, please contact Becki Guilin, Finance Director, at 520-868-7505.



### Notice of Intention to Increase Water, Wastewater, and Solid Waste Rates

Notice is hereby given that on May 6, 2013, the Town Council of the Town of Florence, Arizona, will hold a public hearing to receive public input concerning a proposal to increase water, wastewater and solid waste rates and fees. A written report, prepared by Economists.com, in support of the proposed rates is on file in the office of the Town Clerk and is available for public inspection.

Public Hearing shall be held at 775 N. Main Street, Florence AZ 85132, in the Town Council Chambers at 6:00 P.M.

\*\*\*PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (ADA), THE TOWN OF FLORENCE DOES NOT DISCRIMINATE ON THE BASIS OF DISABLITY 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 ACCOMODATION. \*\*\*

Legal Ad (Surrounded by border) 1/8 page

Publish: April 11, 2013

#### 2013 Utility Rate Increase Calendar of Events

Date **Event** March 18, 2013 Notice of Intention to Increase Utility Rates and Fees Post on website-Must post on 60 days in advice of approval or disapproval by the governing body March 18, 2013 **Declare to Town Council Intention to Increase Utility Rates** and set a date for a Public Hearing-ARS§9-499.15 **April 1, 2013** Notification by utility mailer to all customers-Notice of Public Hearing **April 5, 2013 Notice of Intention to Newspaper April 11, 2013** Publish Notice of Intention to Increase Utility Rates and date of **Public Hearing** A copy of the notice of intention showing the date, time and place of the hearing shall be published one time in a newspaper of general circulation within the boundaries not less than twenty days before the public hearing date. Post on Town Website. April 15, 2013 First Reading of Ordinance May 6, 2013 **Second Reading of Ordinance Hold Public Hearing** After holding the public hearing, the council may adopt, by ordinance or resolution, the proposed rate component, fee or service charge increase or any lesser increase. May 20, 2013 **Adopt Ordinance for Rate Increases** Rates and fees become effective thirty days after adoption of the ordinance or resolution. June 1, 2013 Notice on utility bills that rates will increase effective 7/1/2013. July 1, 2013 Rates become effective

Authority: Arizona State Revised Statutes 9-511.01 Water and wastewater business

Utility Rate Study 2012-2013



### TOWN OF FLORENCE

775 NORTH MAIN STREET P.O. BOX 2670 FLORENCE, AZ 85132 PHONE: (520)868-7500

FAX: (520)868-7564

### **MEMORANDUM**

To: Honorable Mayor and Town Council From: Charles A. Montoya, Town Manager

Date: March 18, 2013
Re: Manager's Report

This report is focused on the following activities and projects:

#### 2013/2014 Budget Development

The Town Manager has requested staff to develop a base budget based upon the budget for FY 2012/2013 without any additions in order to learn and understand the needs of the Town. However, an offset of this direction is to develop a budget minimizing the use of Fund Balance, or a plan to move forward in future years without its utilization. Staff intends to develop a proposed recommendation for the budget for Town Council to discuss in late April. In developing this budget, staff wants to develop a balanced budget that deals with the following:

- Shortages in the Fire Department for a Deputy Chief or Fire Marshall
- Managing a potential 15% increase in benefits for all employees
- Managing the existing HSA account administration and instituting changes that will assist employees
- Determine an appropriate amount for merit increases in the next fiscal year
- Determine an amount available to use for adjustments to the pay system
- Recognizing that all employees should be on a level playing field for pay and benefits, but understanding that a system where employees should also be compensated according to their time in service with the Town.
- The Town recognizes that the most important resources are the community and its staff

This coming week, the Management Team will spend four hours reviewing, evaluating, and prioritizing existing CIP projects approved by Council. One of the main reasons for doing this is not only to prioritize, but to determine all existing funding and what will be needed to complete projects.

#### **Economic Development**

Staff is working with RZN8 to develop an economic brochure for the Town that includes:

- All amenities
- Growth plans
- Major employers
- GIS maps of area
- Traffic Counts
- Our community partners, both public and private
- Potential incentive

The cost of the brochure will be approximately \$8,000 -\$9,000. The Town currently received \$3,000 from our community partners and believes that we can obtain funding for the majority of the project. This brochure will be used at the upcoming National Economic Development Conference (ICSC) in Las Vegas, Nevada later this year.

In addition, a new website which includes updates to the Town site, contacts and assistance for developers and business owners is a large part. Staff will bring forward a presentation to Council in late March or early April.

#### Florence Copper Project (Curis)

Staff is continuing to move in the direction as determined by Council. Over the coming weeks and months staff will work with the community to keep them informed as to any developments that are occurring.

#### **Lobbyist for the Town**

Town staff will issue an RFP after the close of the 2013 Legislative Session.

#### **Personnel Policies**

Review of the new policies have been completed by management and have been sent to Council for a one month review. If any member has questions, please contact the Town Manager, or Deputy Town Manager Lisa Garcia. Staff will place on an agenda in April for Council action after the review period.

#### **Public Safety**

#### Police Department

This past week the Town Manager authorized the hiring of two officers filling the two detective positions that have been funded but were held vacant. This decision was based on discussions with the Town Attorney and the current needs of the department. We recognize that there are existing personnel issues that have yet to be resolved; however we believe that this decision will not impact hiring.

We have issued formal notice to Pinal County and the Department of Public Safety, of the Town's intent to pull back officers from special duty assignments.

Officers will begin working in Florence on July 1<sup>st</sup>, 2013. With these two changes, the Police Department will have the additional officers they were initially requesting in the upcoming budget process. There will be some increase in costs in the 2013/14 budget, but staff will incorporate funding into the planning process to ensure limited increases.

#### Fire Department

Staff continues to work with Jared Baxter from Baxter Design Group to revise the construction plans for the station in the Anthem area. CORE, the contractor, has agreed to the funding and staff is working with the Town Attorney to draft a contract and schedule for construction. It is still the Town's intent to have the new station constructed and operational by the end of 2013.

#### **Town Annexing Strategy**

Over the last several years the Town has been engaged in a strategy to annex vacant land that looks at future growth potential. While staff believes this is still a good strategy, we also need to plan on annexing land that will protect then existing Town revenue streams, which will mean rooftops and developed land. While this comes with some concerns, Town staff will need to do a considerable amount of work to bring forth plans to Council to consider and work with these potential communities to educate them on the benefits of being incorporated. The first large annexation that the staff will be considering will be coming to Council in late March. We are currently reviewing the Town concerns, neighborhood issues, and regional concerns. Staff will place on an upcoming work session.

#### **Town Manager's Office**

The Town Manager's Office is looking at modifying the existing organizational structure to provide synergy and cost savings to the Town. In addition, we are looking at developing a structure that will place the Town in a position to respond, compete, and prepare for growth with other communities. This is the last week for Jess Knudson, Deputy Town Manager and PIO, who resigned. His last day of work will be March 15, 2013. I consulted with Jess regarding staying and working with the Town in a new capacity, he strongly believes this is the best for him. We will be posting the position the week of March 4, 2013.



# TOWN OF FLORENCE Community Development Department

### **MEMO**

To: Charles A. Montoya, Town Manager

Lisa Garcia, Deputy Town Manager

From: Mark Eckhoff, AICP, Community Development Director

Date: March 18, 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 development of an ED webpage; development of 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 submitted.
- Exploring several potential annexations and discussing with key members of the management team. Will present possible options for direction and possible action to Mayor and Town Council in the near future.
- Permit issued to install solar panels on the Florence Safeway roof. Solar City will be performing the work valued at around \$300,000, and the panels should produce 235kw of power, which will significantly offset the conventional power usage on this store.
- 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. A meeting will occur soon to review their construction plans prior to the official submittal of permitting materials. Project also being coordinated with traffic signal and roadway improvements being planned at this intersection.

- Staff is working with Pulte Homes and Southwest Value Partners on a potential amendment to Anthem at Merrill Ranch and Merrill Ranch that would facilitate Pulte's near term building and development plans. Staff has informally reviewed preliminary plans for the amendment and we are now awaiting formal applications. More information on this project is forthcoming.
- A pre-construction meeting for the 32,000 square foot Anthem American Leadership Academy charter school proposed across from the Florence Hospital at Anthem has been set for early March.
- We hope to be commencing construction on the permanent AMR Fire Station in the near future. We will offer assistance to the project team to facilitate this project.
- Territory Square CLOMR/LOMR and Zoning District projects are moving ahead and on schedule.
- The attached permit spreadsheet shows that the Town issued 10 single-family home permits for February of 2013.
- After a long hiatus, the Superstition Vistas project team met in February, 2013 to look at the current state of the project and various issues impacting the region. The first phase development plans have been stalled by the return of the first phase property that had been previously acquired by a Las Vegas developer to the State Land Department.
- SRP has notified the Town that we have \$300,000 available in their municipal aesthetics funding program. We can use these funds to improve the appearance of SRP's facilities within our corporate limits. Current ideas under consideration include additional landscaping or masonry walls around the SRP/lberdrola solar facility or the SRP substation on Judd Road. Staff is reviewing recent program changes and how possible annexations might add new SRP territory and facilities. Staff will present this matter to Council for discussion and direction in the future.
- Staff continues to work on several Town of Florence Development Code text amendments.
- Recent discussions with ADOT 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.

- February and March ADOT NS Corridor agency meetings were cancelled. Awaiting release of ADOT NS Corridor ASR (Alternative Selections Report) this spring. ASR should include preferred Florence corridor options, but will also include some options that Town and local stakeholders will continue to oppose.
- 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.
- Code compliance is ongoing and includes dealing with an abundance of abandoned structures, hoarding issues, unsafe pools, squatters and various life safety issues.

### TOWN OF FLORENCE Building Permits for 2005 Thru 2013

Month	=	-	-	-	SFR 2009	-	-	SFR 2012	SFR 2013											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					Other 2008					
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		0	0	3	6	6	4	2	1	2	0		0	4	3	3	5	1	2	1		16	20	32	29	44	12	34	30	
April	2	38	36	50	23	17	26	4		0	0	2	9	5	1	0	1	4	0		0	1	2	7	1	4	3	2		12	10	16	30	48	29	32	20	
May	1	50	53	53	33	24	16	20		0	0	3	13	1	0	1	1	1	1		0	3	3	9	1	0	2	1		12	10	26	14	14	28	31	33	
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	30	0	0	28	62	36	15	12	14	12	6	0	17	21	25	47	22	13	28	14	0	228	188	273	364	353	297	317	360	62

. SFR = New Single Family Residential Homes

. M/F = New Multi-Family Residential (duplexes, triplexes, apartments, etc

4. C/I = Commercial/Industrial New/Tenant Improvements

5. Other = Pools, Sheds, Fences, Signs, etc.

3. M/H - Manufactured Homes, Mobile Homes and Park Models

### **Finance Department**

# Memo

To: Charles A. Montoya, Town Manager

Lisa Garcia, Deputy Town Manager

From: Rebecca Guilin, Finance Director

Date: February 26, 2013

**Re:** Finance Department Report

### **Finance Department Update**

#### **Residential Construction**

The month of February resulted in 10, new residential housing building permits issued in Anthem. This is in comparison to 20 in January. Total for the fiscal year is 100. We have based our budget on 120 new residential homes this fiscal year and are at 83% of estimated homes.

#### Other

#### Infrastructure Improvement Plan/Development Impact Fee Study

Comments have been received from Town Council, and recommended amendments are being made.

#### **Budget**

We have started processing the documents and forming the basis for the first review of the budget.

#### **Other Matters**

I attended the GFOAZ winter conference on February 20-22, 2013 in Prescott, AZ. The agenda consisted of various subjects including economic development in Arizona communities, an economic update for the economy in general and Arizona, internal control and fraud in government, relationship building with elected officials and we concluded with a Legislative update, going through bills that will affect finance.

### Memorandum

Date: February 26, 2013

To: Charles A. Montoya, Town Manager

Lisa, Garcia, Deputy Town Manager

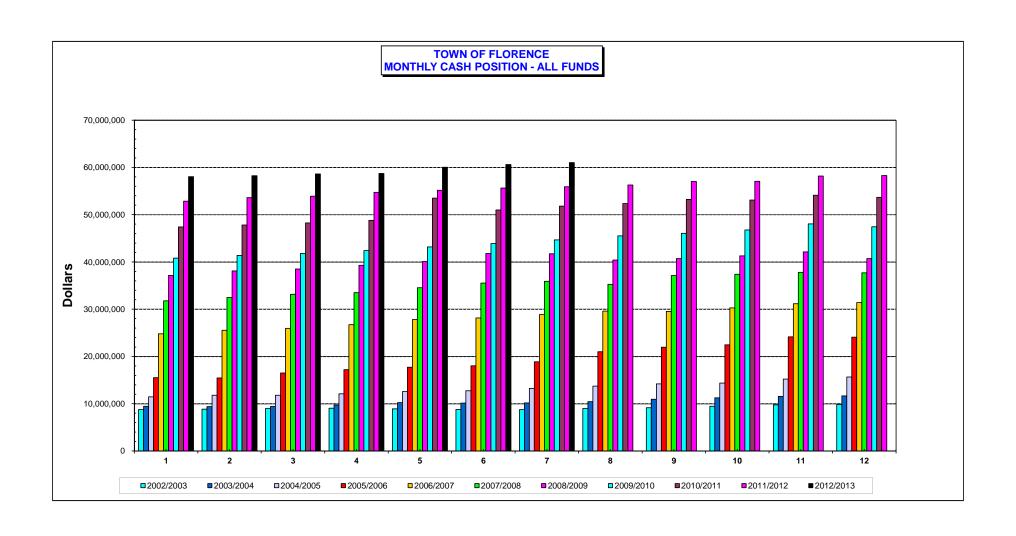
From: Rebecca A. Guilin, Finance Director

Subject: Departmental Report - January 2013

The month of January represents 59% 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	\$6,250,443	\$11,082,514	56.40%	\$6,041,190	\$12,545,596	48.15%
Capital Improvement	\$451,056	\$2,447,414	18.43%	\$997,880	\$5,662,948	17.62%
Highway Users Tax	\$1,184,562	\$4,043,873	29.29%	\$1,212,510	\$6,058,200	20.01%
Construction Tax - 4%	\$30,417	\$130,000	23.40%	\$260,913	\$0	0.00%
Food Tax - 2%	\$44,755	\$191,000	23.43%	\$0	\$1,335,000	0.00%
Town Water	\$1,437,480	\$3,388,075	42.43%	\$769,860	\$6,849,933	11.24%
Town Sewer *	\$1,719,775	\$5,338,950	32.21%	\$1,129,169	\$5,827,259	19.38%
Sanitation	\$660,286	\$1,154,100	57.21%	\$408,865	\$771,157	53.02%
Total	\$11,778,775	\$27,775,926	42.41%	\$10,820,386	\$39,050,093	27.71%

This month reports are indicating the current revenue and expense percentage's year to date as compared to budget



#### **INVESTMENT REPORT - TOWN OF FLORENCE**

			FISCAL YE	AR - 2012			201	3				
Cash Accounts	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
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					
TOF-P/D Evidence	\$4,674	4,587	4,597	4,968	4,734	4,735	4,735					
LGIP InvestmentsP5	\$31,047	31,053	31,059	31,066	31,071	31,077	8,876					
LGIP InvestmentsP7	\$8,870	8,871	8,872	8,873	8,874	8,875	46,948					
S&Y Investment	\$49,310,922	49,344,005	49,299,159	49,302,504	49,298,646	49,317,617	49,300,471					
Total cash	58,019,530	58,223,522	58,617,862	58,711,365	60,046,344	60,604,117	61,027,974	0	0	0	0	0
Monthly yield												
National Bank	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%					
LGIP-7256	0.1100%	0.1100%	0.1500%	0.1500%	0.1500%	0.1400%	0.1000%					
S&Y Investment Av	1.1400%	1.1400%	0.9200%	0.8800%	0.8800%	0.8700%	0.8400%					

3/7/2013 +

#### General Fund Report Fiscal Year 2012-2013 Reported through January 31, 2013 59% of Fiscal Year Lapsed

#### Year to Date Revenue Collections by Category

			Actual to
Category	Budget	Actual	Budget
Taxes	2,569,095	\$1,617,378	63.0%
Licenses and Permits	223,000	\$207,549	93.1%
Franchise Fees and Taxes	390,000	\$225,933	57.9%
Intergovernmental	5,849,888	\$3,051,789	52.2%
Charges-General Government	74,000	\$23,506	31.8%
Miscellaneous	38,500	\$32,906	85.5%
CE Inspection Fees	40,000	\$76,155	190.4%
Civil Engineering Fees	50,000	\$56,550	113.1%
Community Development Fees	47,000	\$77,627	165.2%
Cemetery Fees	11,000	\$10,826	98.4%
Public Safety-Police	172,800	\$85,601	49.5%
Public Safety-Fire	43,500	\$42,941	98.7%
Parks and Recreation	64,900	\$27,520	42.4%
Library	65,000	\$3,692	5.7%
Seniors	18,600	\$11,475	61.7%
Fines and Forfeits	140,200	\$85,860	61.2%
Interest Earnings	100,000	(\$1,714)	-1.7%
Downtown Redevelopment	2,000	\$4,261	213.0%
Government Access Channel	6,200	\$0	0.0%
Operating Transfer	1,176,831	\$610,589	51.9%
Total	\$11,082,514	\$6,250,443	56.40%

#### Year to Date Expenditures by Department

			Actual to
Department	Budget	Actual	Budget
Council	137,361	\$77,763	56.6%
Administration	604,770	\$324,674	53.7%
Courts	264,044	\$129,476	49.0%
Town Attorney	181,685	\$103,718	57.1%
Finance	666,265	\$396,050	59.4%
Grants	79,765	\$36,819	46.2%
Human Resources	184,310	\$98,111	53.2%
Community Development	571,110	\$241,009	42.2%
Police Services	3,782,085	\$1,835,082	48.5%
Fire Services	2,358,522	\$1,243,977	52.7%
Information Technology	606,810	\$278,950	46.0%
Parks & Recreation Services	1,461,569	\$712,591	48.8%
Library	327,820	\$168,603	51.4%
Engineering	144,450	\$63,768	44.1%
Facility Maintenance	74,475	\$29,483	39.6%
General Government	497,300	\$178,452	35.9%
Cemetery	27,400	\$7,934	29.0%
Economic Development	569,355	\$114,731	20.2%
Operating Transfers	6,500	\$4,000,000	61538.5%
Total	\$12,545,596	\$10,041,190	80.04%

### Development Impact Fees Collections for Fiscal Year 2012-2013 January 31, 2013

Fee Fund	<b>Fund Balance</b>	Interest	Collected	Transfers	Use	Fund Balance
596 Florence Water	100,094	1			1,605	98,490
597 Florence Sewer	344,435	6	0		1,605	342,837
598 North Florence Water	11,405	(1)	0		1,605	9,799
599 North Florence Sewer	14,059	(1)	0		1,605	12,453
501 Sanitation	47,625	(1)	0		1,605	46,020
505 Transportation	553,921	79	52,470		1,605	604,865
506 General Government	1,460,547	28	0	(243,564)	1,605	1,215,407
508 Police	137,541	(656)	82,170	245,324	172,281	292,097
509 Fire/EMS	1,706,526	143	92,700		36,294	1,763,075
510 Parks	1,070,051	123	77,130		1,605	1,145,700
511 Library	798,903	15	0		1,605	797,314
Total Development Impact						
Fees	\$6,245,107	(\$262)	\$304,470	\$1,759	\$223,016	\$6,326,298

# Grants Division MONTHLY ACTIVITY RPPORT

# February 2013

# **Prior Fiscal Years**

# 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 to north Main Street in order to revitalize the local economy along this right-of-way corridor.

The Joint Participant Agreement (JPA) is in legal review by ADOT.

Progress Toward Completion:		1. Council Approved	Pre-Ann   ''		4. Award/Denial Notification	5. Grant Contract
	Completed	6. Construction	7.	8.	5.	10.
	Active	Contract	Project	Reimbursement	Pending	Closeout
Pı	oject Manager:				Grant Amt	\$500,000
W	ayne Costa, Pub	olic Works Director	r		Town Match	\$39,681
Co	ontract Adminis	Expenditures	(\$94,964)			
Li	sa Padilla, Grant	s Coordinator			Fund Bal	\$444,717

Administration Contracted Out: CAG - Application

# 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 #1and #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 is substantially complete.

T	rogress oward ompletion:	1. Council Approved	2. Pre- App	3. App Submitted	4. Award/Denial Notification	G	5. rant Contract		
	Completed	6. Construction	7.	8.	5.		10.		
	Active	Contract	Project	Reimbursement	Pending		Closeout		
P	roject Manage	r:			Grant Amt	\$	79,270.00		
W	/ayne Costa, Ρι	ublic Works Dire	ector		Town Match		125,000.00		
C	ontract Admin	istrator:	Expenditures		(376,469.00)				
Li	Lisa Padilla, Grants Coordinator Fund Bal \$ 7,801.00								

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.

The RFP was advertised Feb. 14 and pre-bid conference held Feb. 20. Bid deadline and opening are Mar. 13.

T	rogress oward ompletion:	1. Council Approved	2. Pre- App	3. App Submitted	4. Award/Denial Notification	ı	5. Grant Contract
	Completed	6. Construction	7.	8.	5.		10.
	Active	Contract	Project	Reimbursement	Pending		Closeout
			Active		Grant Amt	\$	300,000.00
W	/ayne Costa, Pu	ublic Works Dire	ector		Town Match		118,810.00
C	ontract Admin		Expenditures		(15,709.88)		
Li	sa Padilla, Gra	nts Coordinator			Fund Bal	\$	403,100.12
_							

**Administration Contracted Out:** CAG - Labor Standards

# **Current Fiscal Year**

# 2012 High Intensity Drug Trafficking Alliance (HIDTA) 22 COT Grant Number HT12-2226

The Town was awarded a grant in the amount of \$63,771, 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 HIDTA-22 grant award has been increased by \$10,000 (from \$63,000).

T	rogress oward ompletion:	1. Council Approved	2. Pre- App	3. App Submitted	4. Award/Denial Notification	5. Grant Contract
	Completed	6.	7.	8.	9.	10.
	Active	Construction Contract N/A	Project	Reimbursement Ongoing	Pending	Closeout
P	roject Manage	-			Grant Amt	\$ 73,771.00
T	ucson Police De	epartment		Town Match	-	
C	ontract Admin	istrator:		Expenditures	(62,305.00)	
Y۱	vonne Kube, Ad	ccountant			Fund Bal	\$ 11,466.00

# 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. Next steps: distribute an RFP for and then procure an architect.

T	rogress oward ompletion:	1. Council Approved	2. Pre- App	3. App Submitted	4. Award/Denial Notification	G	5. Grant Contract
	Completed	6. Construction	7. Project	8. Reimbursement	9. Pending		10. Closeout
	Active	Contract	Project	Keimbarsement	rending		Closeout
P	roject Manage	r:			Grant Amt	\$	5,000.00
C	ommunity Dev	elopment Depa		Town Match		5,000.00	
C	ontract Admin	istrator:		Expenditures		-	
Li	sa Padilla, Grar	nts Coordinator			Fund Bal	\$	10,000.00

# 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. There are no matching funds required for this application.

Signatures from the Town have been obtained for the grant agreement and the grant program began Nov. 1. Reporting on the grant has been completed for quarters #1 and #2, and is currently in quarter #3 of the federal fiscal year 2013. Nearly 50% of reimbursement has been received.

T	rogress oward ompletion:	1. Council Approved	2. Pre- App	3. App Submitted	4. Award/Denial Notification	5. Grant Contrac	t
	Completed	6. Construction	7. Project	8. Reimbursement	9. Pending	10. Closeout	
	Active	Contract					
Pı	oject Manage	r:			Grant Amt	\$ 5,00	0.00
Po	olice Departme	ent			Town Match		-
C	ontract Admin	istrator:			Expenditures	(2,449	9.25)
Li	sa Padilla, Grar	nts Coordinator			Fund Bal	\$ 2,55	0.75

#### 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.

The project is in the re-bid solicitation phase. Next steps: select contractor, sign contract.

Т	rogress oward ompletion:	1. Council Approved	2. Pre- App	3. App Submitted	4. Award/Denial Notification	Gra	5. nt Contract
	Completed	6. Construction	7. Project	8. Funding	9. Pending	(	10. Closeout
	Active	Contract, N/A		Received			
P	roject Manage	r:			Grant Amt	\$	47,360.66
Ν	lark Eckhoff, Co	ommunity Deve		Town Match		-	
C	ontract Admin	istrator:			Expenditures		-
L	isa Padilla, Grar	nts Coordinator			Fund Bal	\$	47,360.66

# 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. Purchase was approved by Council, Jan. 22, requisition has been made, purchase order number expected soon so order for manufacture of unit can be placed as soon as possible.

To	rogress oward ompletion:	1. Council Approved	2. Pre- App	3. App Submitted	4. Award/Denial Notification	5. Grant Contract
	Completed	6. Construction	7. Project	8. Funding	9. Pending	10. Closeout
	Active	Contract, N/A		Received		
Pı	oject Manage	r:			Grant Amt	\$ 63,801.85
Fi	re Department	<u>.</u>			Town Match	-
Co	ontract Admin	istrator:			Expenditures	-
Li	sa Padilla, Grar	nts Coordinator			Fund Bal	\$ 63,801.85

# **SUBMITTED GRANTS**

# 1 2012 Community Development Block Grant (CDBG)

A grant application was submitted on Sept. 4. The application was to meet the CDBG Historic Preservation National Objective by repairing certain parts of the Florence Woman's Club. The Town is entitled to receive **\$208,551** in CDBG funding for 2012. The Town Council re-adopted a resolution to use CDBG funding on the Woman's Club project in September.

The Town was denied funding for this project via a letter of notification from the Arizona Department of Housing, dated Oct. 31. Staff attended an Informal Settlement Conference at the ADOH offices in Phoenix, Jan. 9, and ADOH is sent a written document on Jan. 23, a list of action items to be completed for resubmittal of the application by Feb. 22.

The revised application was submitted Feb. 22.

Duoguasa	1. Council Approved	2. Pre- App	3. App Submitted	4. Award/Denial Notification	5. Grant Contract
Progress	6. Construction Contract, N/A	7. Project	8. Reimbursement	9. Pending	10. Closeout

### **Project Manager:**

Lisa Padilla, Grants Coordinator

#### **Contract Administrator:**

Lisa Padilla, Grants Coordinator

Administration Contracted Out: CAG - Application

# 2 2013 Off Highway Vehicle, State Parks Grant

The Town submitted an application, but was denied, to Arizona Department of State Parks for a grant to purchase ATV's for the Florence Police Department in the amount of \$16,000.

	1.	2.	3.	4.	5.
	Council	Pre-	Арр	Award/	Grant Contract
	Approved	Арр	Submitted	Denial	
Progress				Ntfctn.	
	6.	7.	8.	9.	10.
	Equipment	Project	Reimbursement	Pending	Closeout
	P.O.				

#### **Project Manager:**

Fire Department

#### **Contract Administrator:**

Lisa Padilla, Grants Coordinator

# 3 2014 Arizona Highway Safety Plan GOHS (formerly AHSP)

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.

Progress	1. Council Approved	2. Pre- App	3. App Submitted	4. Award/Denial Notification	5. Grant Contract
	6. Service Contract	7. Project	8. Reimbursement	9. Pending	10. Closeout

### **Project Manager:**

Police Department

### **Contract Administrator:**

Lisa Padilla, Grants Coordinator

# 4 2013 State Special Projects Grant (SSP) – Owner Occupied Housing Rehabilitation

The Town is in the process of getting Council approval to apply for 2013 CDBG/SSP funding from ADOH for Owner Occupied Housing Rehabilitation for up to \$300,000. One public hearing was held Dec. 12. A second public hearing and adoption of a resolution selecting a project is scheduled for the March 4 Council meeting.

Progress	1. Council Approved	2. Pre- App	3. App Submitted	4. Award/Denial Notification	5. Grant Contract
	6.	7.	8.	9.	10.
	Construction	Project	Reimbursement	Pending	Closeout
	Contract				

#### **Project Manager:**

Fire Department

#### **Contract Administrator:**

Lisa Padilla, Grants Coordinator

Prior Years funds for Active Grants
FY 2012-13 funds for Active Grants
Total Grant funds awarded for Active Grants
Total Grant funds requested in Submitted Applications

\$1,079,270.00 \$194,933.51 \$1,274,203.51 \$618,551.00

# Fire Department

# MEMORANDUM

**DATE:** March 6, 2013

TO: Charles A. Montoya, Town Manager

FROM: Mike Duran, Interim Fire Chief

**SUBJ:** Summary of February 2013 and Plans for March 2013

The fire responses for 2013-2011 are as follows:

	2013		2012		2011	
Type of Calls	Feb	YTD	Feb	YTD	Feb	YTD
Brush Fires	4	6	1	2	0	1
Structure Fires	1	3	0	2	0	4
Vehicle Fires	1	1	2	2	2	3
Trash Fires	1	2	3	3	1	1
EMS	159	351	115	227	100	185
HazMat	5	6	3	3	4	8
Electrical Arching	0	1	1	1	2	2
Police Asst./Public Asst.	9	13	2	11	1	4
Unauthorized Burning	0	0	0	0	0	0
Good Intent	0	0	0	0	0	0
Controlled Burning	0	2	2	2	2	3
False Alarm/System Malfunction	2	7	6	11	2	2
Emergency Stand by (move up)	80	163	17	33	4	84
Other Calls	27	75	17	45	10	28
TOTALS	289	637	169	341	128	325

# Summary of February

# Training:

- Daily training was conducted by each crew.
- · Ladder crews attended quarterly regional ladder training.
- Members completed Paramedic refresher class.
- Members evaluated new heart monitors.

### Maintenance:

- Continued with routine maintenance on vehicles.
- Continued with routine maintenance on SCBA units.
- Turnouts continue to be cleaned and repaired.
- Continued with routine maintenance on the fire facilities.

#### Administration:

- · Conducted monthly crew meetings.
- Chief attended scheduled Council meetings.
- Continued with planning and working on the new fire station.
- Firefighters annual physicals in progress for this fiscal year.
- Attended Country Thunder meetings.
- Conducted captains meeting.
  - o Participated at fire conference in Tucson.
  - o On-going meetings on new fire station #2.
  - o Hired one new firefighter to replace a resignation.

# Plans for March

# Training:

- Fire companies attended extrication training.
- Ongoing evaluation of new heart monitors.
- Ongoing continuing Education meetings at Florence Hospital at Anthem.

#### Maintenance:

- Continue with routine preventative maintenance of department vehicles.
- Continue with required preventative maintenance of SCBA units.
- Fire Station #1 is continuing with station remodel.

#### Administration:

- Captain's meeting scheduled.
- Meetings regarding new fire station #2 will continue.
- To attend Country Thunder meetings.
- To conduct on-going meetings with Southwest Ambulance representatives.

# Florence Community Library February 2013

# **February Statistics**

•	8,268	Patrons visited the library in February	
•	90	Library cards were issued	
•	8,702	Total items were circulated	

- 1,870 Patrons signed up for use of the computers
- 214 Person(s) attended 18 program(s) presented by the library
- 4 Person(s) volunteered 8.5 hour(s)

## **Meetings and Events**

02/05/13	Coffee Club - Guest Speaker Elizabeth Kizer
02/06/13	Evening Book Club
02/12/13	Resume Writing Workshop presented by Barbara Plante
02/13/13	Friends of the Library meeting
02/14/13	Head Start class visits
02/15/13	Rita Marquez attended "What's New in Children's Literature" sponsored by the
	Arizona State Library
02/18/13	Library closed for Presidents' Day holiday
02/19/13	Library closed for computer upgrades
02/22/13	Arizona history program presented by author Jane Eppinga
02/28/13	Florence Preschool class visits
02/28/13	Parks & Rec. Iddie Biddies program visit

# Zinio is coming!

The Florence Community Library, as a Pinal County Library District affiliate library, will soon be getting Zinio, a digital newsstand. The Arizona State Library has approved allocating LSTA funds to purchase access to Zinio magazines for the rural and tribal libraries.

PCLD staff will be working with the State Library on getting accounts activated by April 1st. The State Library has committed to funding this initiative for 18 months beginning April 1, 2013. The State Library will also fund the purchase of the first 100 titles.

Please take a look at the web site at: <a href="http://www.zinio.com/">http://www.zinio.com/</a>. Patrons will be able to download the entire magazine to a device, and browse or read as desired. Simultaneous use is allowed, so no wait lists!

#### Teen Tech Week at the Library

The Florence Community Library invites area teens to help us celebrate Teen Tech Week from March 10<sup>th</sup> to the16th. The purpose of the initiative is to ensure that teens are competent and ethical users of technologies, especially those that are offered through libraries such as DVDs, databases, audio books, and videogames.

Teen Tech Week is a national initiative sponsored by the Young Adult Library Services Association and is aimed at teens, their parents, educators and other concerned adults. It encourages teens to use libraries' non-print resources for education and recreation, and to recognize that librarians are qualified, trusted professionals in the field of information and technology. Teen Tech Week began in 2007 and has a general theme of Get Connected @ your library.

# Memorandum



**To:** Charles A. Montoya, Town Manager

From: Ray Hartzel, Parks & Recreation Director

**Date:** March 18, 2013

**Re:** February 2013 Department Report

February began with preparation for the popular Father and Daughter Dance, which took place on Friday, February 8, 2013. This event is very well-received and highly-anticipated each year. Fathers and grandfathers bring their favorite girls for a night of dinner, dessert, dancing and contests. The event also features and "open microphone" session when feelings of love and appreciation can be expressed by both the dads and their daughters. For the second year, the "Bropher Bistro" prepared and served the food. This group is made up of high school students from both Florence and Poston Butte High Schools.

We also hosted our Pooch Party at the Central Bark Dog Park on Saturday, February 23, 2013. The event featured discounted vaccinations and licensing. Pinal County Animal Care and Coolidge Veterinary Hospital were on hand, and there were also free grooming services available. The event also featured free hot dogs and a fun, family-friendly dog show. Children and adults entered their favorite four-legged friends for a chance to win prizes in several fun categories.

We also began our Junior NBA Youth Basketball League. Eighty-nine children, ages 6 through 13, began practicing for their Saturday morning games. The children learn good sportsmanship and training skills while having lots of fun. Basketball continues to be one of our most popular youth activities. We also greatly appreciate the many volunteer coaches and helpers that make this activity a success!

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

# February 2013

# **Recreation Programs**

Recreation Programs	Participants	Volunteers	Comments
Adult Open Gym	142/*18	0	*Average number per night
After School Program	21	0	Estimated Revenue: \$2,635
Father Daughter Dance	93	0	Estimated Revenue: \$1,000
Iddie Biddie Kiddies	8	1	Estimated Revenue: \$200
Jr. NBA League	87	10	Estimated Revenue: \$2,610
Main Street Milers	10	0	Estimated Revenue: \$20
Park Jam	50	0	*Free activity for youth
Pooch Party	100	0	*Free event to public
Teen Open Gym	30/*4	0	*Average number per night
To The Core Class	10	0	Estimated Revenue: \$30
Tone Teens	5	0	Estimated Revenue: \$50

# **Facility Use Permits**

Number of Facility Use Permits	Estimated Number of Participants
4	185

# **Fitness Center**

Fitness Package Sales	New	Renewed	Total	Revenue
Active Military Discount	3	0	3	\$45.00
CCA Employee Rate	4	9	13	\$135.00
Daily Fitness Pass	1	1	2	\$10.00
Employee Membership	0	0	0	\$0.00
GEO Employee Rate	1	10	11	\$165.00
Resident Monthly Pass	16	40	56	\$1,008.00
Senior Non-Resident Pass	1	0	1	\$18.00
Senior Resident Monthly	0	2	2	\$24.00
Resident 6 Month Pass	1	0	1	\$90.00
Resident Annual	0	0	0	\$0.00
Non-Resident Monthly	0	0	0	\$0.00
Total New Males/Females	27	62	89	\$1,495.00

<sup>\*</sup>Estimated member sign-ins throughout the month of February: 1,534

<sup>\*</sup>Membership new sales in February: 27

<sup>\*</sup>Membership package renewals in February: 62

<sup>\*</sup>Total membership packages sold in February: 89

<sup>\*</sup>Fitness revenue for all sales: \$1,597.00

# **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	Mowing and	Weekly	
Street Park	Maintenance		

# **Dorothy Nolan Senior Center**

Programs	Participant	Туре	Comments
55-Alive Driving Course	13	Health	
AARP Taxes	108	Activity	
Anthem Pharmacy	3	Service	
Bible Study	15	Meeting	
Bingo	138	Activity	
Birthday Cards	11	Service	
Blood Pressure Checks	9	Health	Done by Fire Department
Breakfast	70	Meals/	
		Activity	
CAHRA	10	Service	
Diabetic Clinic	2	Trip	
Dinner Club-PF Chang's	13	Meals/	
		Activity	
First Things First Program	29	Service	
Fitness Center	34	Health	
Games	99	Activity	Backspace 3, Yatzee, Skipbo, Dominoes, Cards, Scrabble, Cribbage, Phase 10, Shuffleboard, Wii games
Guardian Angel Installation	4	Service	
Highway Clean-Up	8	Service	
Home-Delivered Meals	440	Service	
Knitting & Crocheting	38	Activity	
Lost Meals	36	Service	
Meals	474	Service	To 68 participants
Medicare Advocate	7	Service	
Movie & Popcorn	17	Activity	
Music	76	Activity	
Rides Program	120	Service	120 trips to the Center, 15 errands, and to 36 special events
Senior Donation Meals-Safeway	34	Meals	
Senior Hot Topics	14	Activity	
Shopping	22	Service	Coolidge and Dollar Store
Staff Cooked meals (Senior meals)	97	Service	
Telephone Reassurance Program	5	Service	
Valentine's Party	48	Special Event	
Volunteer Hours	466	Service	

# FLORENCE POLICE DEPARTMENT

Monthly Report - February 2013



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 February 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**

- Mandatory Department Staff Meeting held on February 27th.
- A department mission statement was drafted by all staff, and will be finalized in March.
- Remodeling of Police building is on-going. The floors in holding cells and old Evidence Room are completed and ready for use. Work has been completed by individuals from the halfway house, to include painting, cleaning and moving equipment. Total hours of work served in February is 139.
- FPD's internal Time Keeping System was used by supervisors for three pay periods. The system will be implemented by all FPD staff beginning in March.
- Supervisors network drive completed and in use.
- Chief of Police attended the following:

Pinal County Animal Control Meeting

Public Safety Meeting

Town of Florence Fire Debriefing

Florence Unified School District Meeting

Guardian Angel Meeting

ADOT Hwy 79-79B Closure Conference

How to Take a Proactive Approach to Internal Investigations

- Support Service Supervisor and Record Clerk met with Casa Grande Police Department's Records Supervisor regarding methods of purging old Police records.
- Two officers participated in the joint Special Operation No Escape with Homeland Security and Border Patrol which focuses on interdiction, transporting of illegal drugs and human smuggling.
- CSI attend Casa Grande Fire Department Arson Investigations
- CSI attend Fire Task Force Meeting

# Personnel

Employee	Position	<b>Effective</b>
Terminations: 0		
New Hires: 0		
Promotions: 0		
Transfers: 0		
Administrative: 2		
W. Hunter	Detective on Administrative Leave	Pending
J. Varnrobinson	Detective on Administrative Leave	Pending
Position	# Vacancies	
Vacancies: 5		
Police Officers	2 (2 applicants pending hiring process)	
Public Safety Dispatcher	2 Full-time, 1 Part-time	

# Personnel Development

# Civilian Personnel

- Support Services Supervisor and Records Clerk attended Caselle Training with Town of Florence
- Communications Supervisor attended 1st week of Arizona Leadership Program
- Lead Dispatcher attended Leadership Training at the Maricopa County Sheriff's Department
- CSI attended NIJ Evidence Admissibility Workshop
- CSI complete Digital Photography and Fire Investigation Course
- CSI complete Documenting the Event of Fire Investigation

•

# **Sworn Personnel**

- All sworn staff attended Nobility of Policing Workshop 8 hours POST continued training
- All sworn staff completed Firearms Day Qualification Training
- In House Training completed
- Lieutenant Tryon attended Managing a Small Department in Trying Times, Las Vegas
- Sergeant Peterson attended Ultimate Leader Training
- Officer Ballard completed K-9 Training
- Officer Valenzuela completed Phase 1 of Field Training. 2 Phases remaining.

### **Events**

Operations staff completed Planning and worked special detail for the following events:

- 9th Historic Home Tour
- 10th Annual Hells Angel Prison Run
- 14th Sergeant Adams, Officers Ballard & Gaston spoke at an event held at the Florence Women's Club

# **Support Services**

# **Evidence and Property**

	Crime Sce	ne Investig
Evidence		
Drugs	11	
Sex Offense	1	
Accidental Death	1	
DUI	5	
Fraud	2	
Theft	3	
Assault	2	
Burglary	3	
Criminal Damage	2	
Threat	1	

Crime Scene Activity	
Counterfeit Money	1
Death	2
Firearms	2
Request for DNA/Fingerprint, Evidence	12

ga	gation Activity				
	Property				
	Destroy	3			
	Safekeeping	8			
	Found Property	3			
	Cash	1			
	Returned to Owner	5			

Other
Assistance to Volunteer/Intern Program
Fingerprint Duty
New CSI Van storage conversion
2012 Audit

# **Communications**

Dispatchers handled 2 serious calls for structure fires. Structure fires tax resources due to multiple 911 calls received. The two dispatchers on duty worked quickly to answer multiple calls, input the information in the computers, and dispatch the fire department as quickly as possible. During both major fire calls, the fire department was dispatched in less than one minute from the time the first call was received.

Dispatchers entered over 1,462 CAD reports into the system for the month of February.

# **Operations**

#### Beat 1:

- Working on an OPS plan for an area dealing with illegal narcotic activity and underage drinking.
- Working on getting current mapping of the apartment complexes and schools to distribute to officers.
- Meeting held with school officials to discuss active shooter scenarios and action plans that will be developed in the near future.
- Recent vehicle burglaries have ceased since a recent arrest.
- Completed directed patrols in all apartment complexes as well as neighborhoods during shifts.
- Speed enforcement on E. Florence Heights Dr. due to closure of Hwy 79B. A radar trailer and extra patrol assigned to that location.
- Completed 132 directed patrols in all apartment complexes and neighborhoods.
- Completed 13 business checks.

#### Beat 2:

- Worked on OPS Plan
- Met with Toby Haugen at the Florence High School reference assisting with graduation and providing the school with K-9 sniffs, and traffic control at lunch time and after school.
- Completed 77 directed patrols in apartment complexes and neighborhoods.
- Completed 3 business checks.

# Beat 3:

- Sergeant attended Sun City/Parkside Annual HOA meeting. The 2012 Crime Data and Calls for Service Report was presented for that area.
- Department CSI kits and cameras checked and found to be properly supplied and operational.
- Completed 113 directed patrols in apartment complexes and neighborhoods.
- Completed 6 business checks.

# **Supervisor Recognition**

Officer Acevedo performed well in February. He self initiated 3 arrests: 1)a warrant arrest, 2) a traffic stop with marijuana possession, and 3) a traffic stop resulting in a DUI. Officer Acevedo handled 2 radio call arrests for assault, issued citations and patrolled his beat diligently with numerous business checks and directed patrols.

### **Notable Cases**

Beat 1: Ofc. Ballard was on patrol when he spotted a subject in a vehicle at an intersection with an outstanding felony warrant for pending charges of assault/domestic violence. At the intersection, the subject observed the Police vehicle and immediately reclined his seat. That action led Ofc. Ballard to believe the subject inside was the individual with the outstanding felony warrant. Ofc. Ballard turned to follow the vehicle. The vehicle stopped, the passenger door opened and a male subject began fleeing on foot. As the subject ran, Ofc. Ballard observed him to be the individual with the outstanding felony warrant. Ofc. Ballard immediately informed Florence Communications of the situation and then chased after the subject. Officer in Training (OIT) Valenzuela ran after the subject and Ofc. Ballard ran toward the alley. The subject ran into the fenced yard of a residence and continued running. As Ofc. Ballard got into the alley, he located the subject as he attempted to jump over the fence into the alley.

# Notable Cases (Cont.)

Ofc. Ballard commanded the subject to stop several times, but he refused. The subject continued to run until running into OIT Valenzuela. OIT Valenzuela again commanded the subject to stop, but he again refused. Ofc. Ballard observed OIT Valenzuela chasing the subject through another fenced residential yard until the subject tripped over a water hose laying on the back porch of this residence. OIT Valenzuela too tripped over the water hose but was able to apprehend the subject. The subject was placed in restraints and checked for injuries. The subject was transported to the Florence Police Department where he was processed and booked into the Pinal County Adult Detention Center on his Probation Violation Warrant and Assault Domestic Violence.

# Citizen Recognition

Officer Acevedo responded to a harassment call in Florence Gardens. Upon completion of the call, the complainant called the Florence Police department and stated "Officer Acevedo is a real policeman, someone you look up to. Officer Acevedo showed true Professionalism". (Citizen, personal communication, February 28, 2013)

# Average Response Time to Calls for Service

6 Month Reporting Period: Sept 2012 to Feb 2013

	Sep	Oct	Nov	Dec	Jan	Feb
H - Hot Call	8:58	7:46	8:02	9:08	9:27	9:42
Priority 1	3:37	6:48	4:23	5:34	6:11	4:34
Priority 2	4:48	***	4:49	5:01	4:52	4:28
Priority 3	9:19	6:55	12:29	13:33	14:29	5:57
Priority 4	16:48	14:09	0:35	6:45	3:23	4:16

<sup>\*\*\*</sup> time unavailable due to software issues

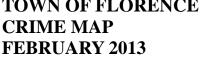
Definitions:	
H - Hot Call	This priority represents the highest level of response by the Department where there is the chance of serious injury or loss of life, or major loss of property.
Priority 1	This priority includes in-progress or just occurred, no presence of weapon used in a threatening manner (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.

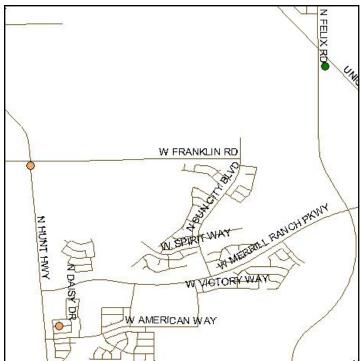
# FEBRUARY 2013 Count of Index Offenses

	Offenses	Unfounded	Actual	Offenses	Juvenile
Classification of Offense	Reported		Offense	Cleared	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	0	0	0	0	0
a. Rape by Force	0	0	0	0	0
b. Attempt Forcible Rape	0	0	0	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	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
e. Other Assaults - Simple	2	0	2	1	0
BURGLARY	6	0	6	0	0
a. Forcible Entry	1	0	1	0	0
b. Unlawful Entry/No Force	3	0	3	0	0
c. Attempt Forcible Entry	2	0	2	0	0
LARCENY - THEFT	23	1	22	1	0
MOTOR VEHICLE THEFT	0	•	0	0	0
MOTOR VEHICLE THEFT a. Autos	<b>0</b> 0	<b>0</b> 0	<b>0</b> 0	<b>0</b> 0	<b>0</b> 0
b. Trucks	0	0	0	0	0
c. Other Vehicles	0	0	0	0	0
GRAND TOTAL	31	1	30	2	0

Clearance(s) by Adult Arrest	2
Clearance(s) by Juvenile Arrest	0

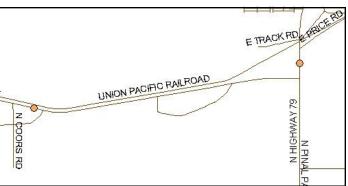
# TOWN OF FLORENCE **CRIME MAP**

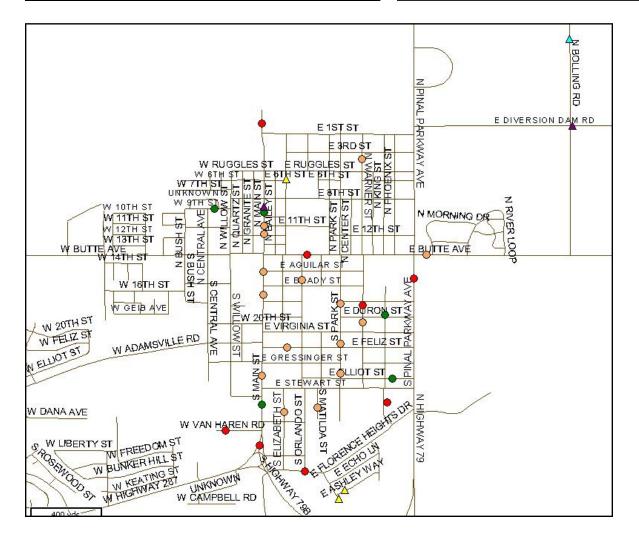




# **LEGEND**







# Public Works Monthly Report February 2013

# **Administration**

- Addressed concerns of SH79/79B hard closure with ADOT and directed staff to provide immediate response to increased traffic volumes on Florence Heights Drive.
- Provided ADOT with information concerning continual deterioration of Butte Avenue due to subgrade issues as well as potholes on Gila River Bridge.
- Solicited generator maintenance quotations for yearly testing.
- Conducted Pre-Bid meeting and resultant documentation related to RFP of the Main Street Curb Cuts Ramp Project.
- Personnel attended SmartGov Training for departmental usage in projects related to development submittals.
- Continued completion of warranty/guarantee items left for the Police Dept.
   Evidence Storage Building as well as bid evaluation for parking lot in Police Department area. No performance by Contractor yet.
- Received annual inspection of South Wastewater Treatment Plant; noncompliance issues continued to be addressed for discharge issue and monitoring well.
- Continued review of Budget documents for FY13/14.
- Reviewed Draft Personnel Policy and provided comments.
- Continued assembling data for Pinal County Joint Maintenance Road Agreement for maintenance of various gravel roads, reviewing eligible roads for participation.
- Continued negotiations of sludge hauling contract with Arizona City Sanitation and alternative proposals.
- Met with Administration staff and advised to have Public Works perform maintenance work at Y-intersection (SH79B & SH287). Solicitations of bids for equipment needs are in process, funding received.
- 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.
- Requested input from ADOT for strobes at Main/Butte Intersection; awaiting further Intergovernmental Agreement (IGA) from ADOT, follow-up continued with other ADOT personnel.

- Met with 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 County stated right-of-way acquisition needed. No further developments received from Pinal County. Provided Pinal County with traffic analysis of road; awaiting Pinal County.
- Continued central core area of Town with as-built information of infrastructure to GIS as previously provided.
- Attended PCWAA meeting.
- 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.
- Received construction easement from landowner; well redesign complete. Request for Proposal in process as easement received for Merrill Ranch Water Reclamation Facility. Alternate well monitoring to be considered for hydraulic/baseline testing. Resubmittal of APP to be completed and in review, extension request submitted to ADEQ.
- 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**

- Provided ADEQ with resolution of Underground Storage Facility (USF) permit renewal at North WWTP.
- Coordinated assessment needs for Sunrise Estates Phase II for potential development requirements for acceptance of infrastructure.
- Assisted in development of system design resolution of Programmable Logic Controller (PLC) at South Florence WWTP.
- Directed acquisition of water hardness tests throughout Town of Florence water supply system.
- Assisted APS in resolution of circuitry problems with street lighting on Main Street for their resolution in repairs.
- Provided storm drainage information to Territorial Square Consultant.

- Reviewed Hiller Road drawings.
- Completed design of diverter at 6<sup>th</sup> and Church Streets.
- Continued to provide information on Sunrise Estates to developer.
- Evaluating County fire hydrants for turnover to Town for maintenance.
- Completed partial traffic speed analysis on Adamsville, traffic control devices to be upgraded and striping to be revised for access control.
- Reviewing Walker Butte Railroad Crossing submittal.
- Willdan continued Diversion Dam Road design in accordance with their Service Contract Task Order.
- 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.
- Continued to evaluate Brunenkant Building. Soliciting proposals, cracks widening with new cracks found both interior and in exterior walls. Grant application made.
- 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 1<sup>st</sup> 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 8<sup>th</sup> 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**

- Reported SH79 bridge potholes to ADOT.
- Assisted the Sanitation Division with chipping brush and limbs.
- Assisted Water Division in hauling of material to Florence Gardens area.
- Cleaned storm drains at Butte and Main Streets.
- Crack sealing continued on Felix Road at Crestfield Manor.
- Sidewalk closed signs at Public Facility site on Hunt Highway continued.
- Crews worked on mowing, chopping weeds, and trimming trees in the Town's right-of-ways.
- Completed maintenance of painting of curbs and parking stalls.
- Replaced and ordered antique light replacements on Main Street.
   Interfaced with APS on circuitry issues.
- 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.
- Crews worked on cleanup, mowing, spraying weeds and trimming trees in the right-of-ways.
- Street personnel assisted the Sanitation Division several days this month by chipping brush and limbs with the wood chipper.
- Provided storm drain location markings for Bluestake requests.
- Worked on Main Street concrete repairs.
- Performed grading and dust control on Cooper Road along with Plant, Peacock, and Canal Roads.

#### Fleet Maintenance

- Made repairs to tarp and side supports for SA-007.
- Replaced control box relay for ST-023 as well as tack oil heater.
- Replaced tires on WW-005, ST-008, and AD-007.
- Replaced brake pads and parts on SA-008.
- Replaced batteries on WW-007.
- Replaced conveyor belts on ST-026.
- Replaced radiator on ST-011.
- Started replacement/removal of Shield for Police Department vehicles.

#### **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.

- 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.
- Performed minor repair at High School House including mold investigation and roof repairs.
- Performed material removal at Carriage House.

### Sanitation

- Four hundred fifty four (454) tons of trash was delivered to the transfer station.
- Seventy (70) cubic yards of brush and trees were mulched.
- Delivered thirty (30) refuse containers.

### Cemetery

- Seven (7) funerals were held.
- Sixteen (16) inquiries on cemetery plots were discussed.
- Twenty-four (24) 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; noncompliance 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.

# Water Supply/Wastewater Collection

- Researched fish killed at 720 Freedom Street, water being tested at residence.
- Continued to review Water Quality Master Plan Update (208) for Central Association of Governments (CAG).
- Investigated and found blockage of sewer lines at 11<sup>th</sup> and Pinal Streets due to construction contractor blockage. Relocation of 2" line on 1<sup>st</sup> Street due to continued line breaks started.
- Continued annual Water Supply/Withdrawal Reports.

- South Wastewater Treatment Plant

   Continuing to collect historical information for sewer blockage occurring on 5/7/12.
  - Completed Biosolids Report.
  - Personnel attended Professional Development Training.
  - Soliciting proposals for SCADA remediation.

# Public Works CIP Projects

# February-13 Highway Users

Name	Status
Florence Heights Street Improvements	Received SCID Board Approval, IGA prepared. Met with
l loronoc ricigitto otroct improvemento	ADOT on permitting again. ADOT review for signalization
	indicated not needed. Final Permitting Application to be
	submitted.
Diversion Dam Road Improvements	Reviewed documents for ADOT permit submittal. Awaiting IGA
	for signalization. Redesign continued with Minor Arterial
	Road classification.
Main Street Curb Extension (Butte to Ruggles)	Engineering completed. Streetscape
I wain offeet out Extension (Butte to Ruggies)	meeting with RDA, determined color and patterned
	concrete requirements. Bid documents completed.
	Scheduling of Project completed and scheduled for bid on
	March 13th.
Hunt Highway	Overlay and milling from 2900 l.f. west of Attaway end of
	Hunt Highway Phase III proposal received, being evaluated.
	RFP being prepared for FY 12/13.
Florence Gardens	Initiate Engineering Scope of Work for Phase IV street
	improvements.
Roundabout	Awaiting Design Consultant approval with ADOT.
	<u>Water</u>
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
Water Ottom Taril (Flances October)	granted of NOI.
Water Storage Tank (Florence Gardens)	Survey completed. Design 90% completed.
	Cell tower site to be incorporated for access/security.
INC Water Line Deplement	Redesign in process continued.
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
(Yadinovine)	analysis in process. RFP being prepared for water lines.
Merrill Ranch Well	Well redesign received for hydraulic analysis of WWTP,
	to start next FY. RFP continued, reviewing alternate
	monitoring well.
Adamsville Road	Initiated Project Scope for Utilities Construction.
	Wastewater
Name	Status
Aearated Lagoon Closure	Aerated Lagoon Closure Plan being reviewed by ADEQ.
	Removal of underground completed, except for sludge.
	Pending Nitrate Exceedance Resolution. Final Draft
	Permit received issued for Clean Closure. RFP for
A O MCD Manharinal Distri	monitoring well being drafted.
4.0 MSD Mechanical Plant	RFQ continued.
Office Lab Space	Design Completed; RFP being prepared.
Effluent Discharge System  8th Street Sewer Line Extension	Design Completed; RFP being prepared.  Design Completed; Evaluating future plans.
Our Suger Sewer Line Extension	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.
Felix Road SLID	Preparation of dedication language taking place