

MINUTES OF THE FLORENCE TOWN COUNCIL MEETING HELD ON MONDAY, MAY 19, 2014, AT 5:00 P.M., IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER

Mayor Rankin called the meeting to order at 5:08 pm.

ROLL CALL:

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

WORK SESSION REGARDING CHANGES TO THE TOWN OF FLORENCE CODE OF ORDINANCES: ADAPTIVE REUSE AND SIGN CODE.

Mark Eckhoff, Community Development Director, stated that the Adaptive Reuse Policy would be another tool that can be utilized to help with development in the Town's core area. Staff has reached out to the International Code Council to obtain ideas as to how the building codes can be adjusted to deal with adaptive reuse issues. Staff also contacted Local First Arizona and sent out an inquiry to all the communities associated with the building officials and ICC organizations. He stated the program was created based on the feedback received and other research that was conducted. The draft program expands beyond options currently available, and would be one of the most robust, business-friendly reuse programs in the State.

Mr. Eckhoff stated that the goal would be to adopt the program as a tool under the Town Core Infill Incentive Plan. He explained the benefits of adopting the program under the purview of the Infill Incentive District because there are things in the adaptive program that would modify code, procedures, permits, development standards, etc. and would require specific statutes for those items to be done.

Mr. Eckhoff stated the Adaptive Reuse Policy would change the following:

- Building codes
- Change of occupancy
- Life safety issues
- Fire safety
- Plumbing facilities
- Special occupancies
- Accessibility requirements
- Plan review and permit fees
- Development impact
- Building across property lines
- Parking requirements
- Paving and grading requirements
- Landscaping requirements

Mr. Eckhoff stated the goal of the program is to streamline the process and make it easier to occupy older or historic buildings that have sat vacant for some time. He explained the challenges that are faced when applying the International Building Code to such properties and explained how the proposed Adaptive Reuse Policy can be applied and stated that will allow for flexibility. He explained that the change of occupancy poses its own challenges and explained how the challenges are dealt with. They also ensure that the public is protected and life safety concerns are met.

Mr. Eckhoff stated that the policy will allow for some flexibility with regards to fire and plumbing. He stated they also inserted language for water fountains. He stated this would also address issues with restrooms and provide an option for general restrooms or unisex restrooms in areas where each individual business would not be able to have their own restrooms. It would also allow for flexibility for special occupancies and accessibility. There may also be an opportunity to add additional handicap accessible spaces in the common areas along the downtown area.

Mr. Eckhoff stated that there would be certain areas that would no longer require permits, such as improvements that are not changing the structure, occupancy, or life safety items. He stated that anything that is going through the process on a historic building goes through the Historic District Advisory Board.

Mr. Eckhoff discussed the proposed plan review and permit fees. They would adjust the ratio of project valuation by 50%. There will be a fiscal impact to the Town's budget. It may have a positive impact by stimulating the activity. Projects less than \$10,000 will not be charged the fees.

Mr. Eckhoff discussed development impact fees and the benefits of adopting them under the infill program. They are proposing to not charge development impact fees with a specified area on any addition, remodel, or any lot that previously had a building on it. Council may choose not to charge impact fees in the specified area for reasons other than outlined, as approved by the State. The Town Attorney can clarify the language should the Council choose to waive fees. The waiving of fees can also be done on an interim basis or for a specified period of time.

Mr. Eckhoff discussed lot lines and stated that there are times where the lot lines are not clearly defined and it can have an impact. Provisions have been put in place to address these types of issues.

Mr. Eckhoff discussed the DC Zone and parking. He stated parking has been addressed. There will not be an onsite parking requirement because they want to encourage development to the lot lines. There are provisions for an owner who may want parking on their lot. He also discussed proposed paving, grading and landscaping requirements. He stated provisions will be in place to help ease some the restrictions, such as allowing for potted plants in areas where they have no room for landscape.

Mr. Eckhoff stated when possible for this area, the more lenient rules will apply, with the exception of the Historic District, where the rules must remain in order to preserve the status of the District and maintain the relationship with SHPO.

Mr. Eckhoff stated this item will come before Council in June as another work session with a recommendation to forward to one of the advisory boards to get a recommendation for the program. It will then come back to Council for adoption and then implementation of the program.

Councilmember Hawkins inquired about water running on to other properties and if the owner of the property would be required to install a retention pond.

Mr. Eckhoff stated that they would work with the property owners for a resolution if they received a complaint. The water should drain onto the street and into a retention basin. He stated if the property owner is doing improvements on the property that would cause drainage issues, it would be addressed at that time. Existing situations would not be applicable.

Councilmember Celaya stated that re-occupancy and change of occupancy have always been opportunities to correct the existing code and put in place codes for safety of the buildings as well as buildings that are connected to one another. Change in occupancy also relates to what is allowable for ingress and regress. The Town needs to be cautious with regards to structural changes in the buildings, electrical, fire safety, use of combustible materials in the building, exterior lighting, etc. There are opportunities for parking and community restrooms that are shared.

Discussion occurred on adjoining buildings on Main Street.

Councilmember Walter inquired if the Town has researched Smart Codes and if the Town can integrate it into the Town's current policy. She inquired if a work session will be done with business owners in the community to find out what would be helpful to them. There is a work session planned with the Planning and Zoning Commission and the Historic District Advisory Commission.

Mr. Eckhoff stated they would invite everyone to attend the second work session. He stated they are trying to find opportunities where the Town can provide some leeway while still preserving the integrity of building codes, life safety, and basic code requirements.

Mr. Eckhoff explained various scenarios of how the program can be applied. The program can be modified to ensure that the basic code requirements are enforced.

Discussion occurred on ensuring that owners do not fall under the radar by doing lots of small projects.

Mr. Eckhoff stated they will contact the owner if they have knowledge that they are working on a project that may require that it go through the process. The electrical in

the older buildings is one of the most challenging and you would want to bring the electrical up to code because fires can start. Ingress and egress is also important because of how people will move in and out of a building. He stated they will continue to refine those areas and take additional comments.

Vice-Mayor Smith inquired if the Fire Inspector can do random inspections.

Mr. Eckhoff stated that the Fire Marshall has the right to go to do inspections.

Mayor Rankin inquired which land survey the Town is using.

Wayne Costa, Public Works Director, stated that it is township and explained what a township is.

Mayor Rankin discussed boundary lines, surveying of property, and drainage issues. He stated staff needs to better educate those when applying for permits and become more user-friendly. The Community Development Department requires engineering studies which can be expensive and asked for staff to be more flexible.

Mr. Eckhoff stated sometimes issues happen because the project is done first and then they come in for a permit after the fact. The staff does offer alternatives and suggestions to better assist its customers. He explained scenarios when an engineering study would be required.

Councilmember Hawkins inquired if awnings have been addressed. In the past the awnings were required to have a snow load.

Mr. Eckhoff stated there is a snow load reference which may have come from the manufacturer; however, the Town does look at weight load and wind load. He stated manufacturers can provide the documentation which waives having an engineering study done.

Councilmember Hawkins stated that as of last year, they required that heavier metal be used to bring it up to a snow load.

Mayor Rankin inquired if a person is doing the work themselves, why does labor need to be considered when calculating the permit fee.

Mr. Eckhoff stated the fee is based on what it would cost to do the improvement to allow for a uniform fee. He explained how fees are regulated and calculated.

Vice-Mayor Smith stated they should not include labor costs if the owner is doing the work themselves, as there are no labor fees.

Mr. Eckhoff explained that the fees are adopted by Council and Council can set forth whatever regulations they so choose, unless statutes require otherwise.

Discussion occurred on fees and what can be excluded.

Mayor Rankin stated they were told they could not waive the fees in the infill district when they previously waived the fees. He inquired if the law has changed which would now allow for the waiving of fees.

Mr. Eckhoff stated that the loophole is the Infill Incentive District. The statutes and the adoption of that program state that the Town can make modifications to the fees and the development standards. He stated they couldn't do it if they do not have an Infill Incentive District.

Mr. Eckhoff stated that the current sign code was adopted by the Council in 2006. Staff has brought forth amendments to this code since adoption, including A-Frame signs and banners. He stated that he has researched sign codes from several communities and contacted the International Code Council and International Sign Association, as well as as the Arizona Chapter of the Sign Association, regarding the proposed changes. He stated he would like to limit the amount of pages and focus on the types of signs that the Town would like to have rather than what is not allowed. Some of the signs would include electronic message signs and neon signs in appropriate areas. He stated some of other considerations would be location and height of signs. The Sign Code must be content neutral.

Mr. Eckhoff stated staff would like direction to work towards improving and updating the sign code in the following areas:

- Overall streamlining of the code to reduce pages and make the code more user friendly.
- Provide new code language pertaining to electronic message signs (EMCs), which have become more and more popular over the past few years.
- Review illumination guidelines for signs, including the possible use of neon in some districts.
- Update code language for directional signs.
- Update code language for sign areas, including how sign area is measured.
- Update code language for sign heights. For example, the Sign Association has suggested that some monument signs for multi-tenant developments be raised from 8 feet to 15 feet.
- Update language to make the sign code content neutral (First Amendment issues).
- Ensure that the sign code reflects updated language for political signs.

Mr. Eckhoff stated that staff will continue to seek input and bring this item back for more discussion at the June 16, 2014 work session. The goal would then be to come back with an ordinance detailing the code changes accompanied by an official vote of support from the Planning and Zoning Commission.

Councilmember Walter inquired if there has been consideration for building permits being offered online.

Mr. Eckhoff stated that the online permitting service is currently being offered through a program called Smartgov. Most people still prefer to come in to the office. He explained how the program works.

Mayor Rankin stated that the parking in the downtown area needs to be addressed.

Mr. Eckhoff discussed possible ways to increase parking in the downtown area. He stated they want to maximize the lots in the downtown area to build out as much as possible while still addressing the parking issue.

INVOCATION

Councilmember Walter led the invocation.

PLEDGE OF ALLEGIANCE

Mayor Rankin led the Pledge of Allegiance.

CALL TO THE PUBLIC

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

Ms. Denise Kollert, Florence Resident, disagreed with the appointment of Lee Olsen to the Planning and Zoning Commission because he is a winter visitor and not here year round, nor does she believe that he is a registered voter. Applicants must be a qualified elector, per the Town's website.

PUBLIC HEARING AND PRESENTATION

Public Hearing on an application received from Linda Parviainen, Florence Gardens Mobile Home Association, 3830 Florence Boulevard, Florence, Arizona, for a new Class A bingo license, and for Council recommendation for approval or disapproval of stated license to the Arizona Department of Revenue.

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, stated that the Clerk's Office received the application and reviewed the State Statutes, and is recommending forwarding a recommendation for approval.

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

On motion of Councilmember Walter, seconded by Councilmember Montañó, and carried to forward a favorable recommendation on an application received from Linda Parviainen, Florence Gardens Mobile Home Association, 3830 Florence Boulevard, Florence, Arizona, for a new Class A bingo license.

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

Ms. Judy Hughes, Chamber of Commerce Executive Director, recognized the Florence Hospital at Anthem as the Business of the Month. She gave a brief overview of their accreditations and the services it offers. The hospital is an asset to the community and provides a valuable service to the residents.

Ms. Hughes presented the award to Zenji Reynolds, Radiology Director, Florence Hospital at Anthem.

Mr. Reynolds stated that they are very proud to be part of the community, as well as serve the community. They look forward to servicing the community for many years to come.

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

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

Discussion/Approval/Disapproval to authorize the Merrill Ranch Facilities District No. 1 Board Manager to secure General Obligation Bonds (GO Bonds) for purposes of financing public improvements within Merrill Ranch Community Facilities District No. 1, in an amount not to exceed \$1,500,000, plus costs of issuance.

Mr. Mike Farina, Finance Director, stated that they are working on the feasibility report, and other related documents to issue GO Bonds, in an amount not to exceed \$1,500,000 to do public improvements for MRCFD1. The District currently has authorization, up to \$1,300,000,000, in principal amount of GO Bonds. To date, the District has issued \$4,584,000 in GO Bonds, of which \$3,955,000 principal remains outstanding. The 2014 issue will be in addition to this amount.

Mr. Farina stated that a Feasibility Report will be prepared. A resolution will then be brought forward for adoption at a future board meeting. He stated it is expected that the bonds will be funded by the \$3.25 tax levy that already exists so there will not be a percentage increase to the levy.

Mr. Farina stated that the GO Bond will fund the regional improvements including pavement.

Mr. Walter stated the GO Bonds will not increase the amount of taxes that the residents pay. She stated the improvements include pavement, road improvements, and sidewalks on Spirit Way, Anthem Way, and Merrill Ranch Parkway.

Councilmember Hawkins stated that the yellow area is excluded, why is it excluded, and if Pulte owns those areas.

Mr. Farina stated the yellow areas are commercial areas and are excluded.

Mr. Eckhoff stated the areas are owned by other investors and they cover their own infrastructure costs.

On motion of Boardmember Walter, seconded by Boardmember Hawkins, and carried to to authorize the Merrill Ranch Facilities District No. 1 Board Manager to secure General Obligation Bonds (GO Bonds) for purposes of financing public improvements within Merrill Ranch Community Facilities District No. 1, in an amount not to exceed \$1,500,000, plus costs of issuance.

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

On motion of Boardmember Walter, seconded by Boardmember Montaña, and carried to adjourn for Merrill Ranch Community Facility District No. 1 Board.

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

***Adoption of Resolution No. 1437-14:**

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Resolution No. 1437-14 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, SUPPORTING THE AMERICAN LEGION'S APPLICATION TO THE GILA RIVER INDIAN COMMUNITY FOR \$60,378.

***Adoption of Resolution No. 1438-14:**

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Resolution No. 1438-14 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, SUPPORTING PROJECT BRIDGE'S APPLICATION TO THE GILA RIVER INDIAN COMMUNITY FOR \$100,000.

***Adoption of Resolution No. 1439-14:**

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Resolution No. 1439-14 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, SUPPORTING PROJECT BRIDGE'S APPLICATION TO THE GILA RIVER INDIAN COMMUNITY FOR \$225,000.

***Adoption of Resolution No. 1440-14:**

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Resolution No. 1440-14 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, SUPPORTING THE TOWN OF FLORENCE'S APPLICATION TO THE GILA RIVER INDIAN COMMUNITY FOR \$40,000.

***Adoption of Resolution No. 1441-14:**

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Resolution No. 1441-14 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, SUPPORTING THE TOWN OF FLORENCE'S APPLICATION TO THE GILA RIVER INDIAN COMMUNITY FOR \$20,854.

***Adoption of Resolution No. 1442-14:**

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Resolution No. 1442-14 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, SUPPORTING THE TOWN OF FLORENCE'S APPLICATION TO THE GILA RIVER INDIAN COMMUNITY FOR \$59,000.

***Acceptance of funds from the Maricopa Association of Governments in the amount of \$177,496 to purchase a PM-10 street sweeper.**

***Approval of the April 7, April 14, April 21, and April 23, 2014 Town Council Minutes.**

***Receive and file the following board and commission minutes:**

February 26, 2014 Historic District Advisory Commission minutes.

March 19, 2014 Joint-Use Library Advisory Board minutes.

February 12, and February 20, 2014, Planning and Zoning Commission minutes.

On motion of Councilmember Walter, seconded by Councilmember Montañó, and carried to approve the Consent Agenda, as written, with the exception of items 10b. and 10c.

***Adoption of Resolution No. 1438-14: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, SUPPORTING PROJECT BRIDGE'S APPLICATION TO THE GILA RIVER INDIAN COMMUNITY FOR \$100,000.**

***Adoption of Resolution No. 1439-14: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, SUPPORTING PROJECT BRIDGE'S APPLICATION TO THE GILA RIVER INDIAN COMMUNITY FOR \$225,000.**

Vice-Mayor Smith stated it is his understanding that Project Bridge is no longer operating out of the Florence Unified School building and inquired where they are operating from.

Ms. Tonya Thompson, Executive Program Director, Project Bridge, stated that she is operating out of her home.

Vice-Mayor Smith inquired how she will operate from her home.

Ms. Thompson stated that they have applied for various grants to assist them to get back on their feet.

Councilmember Celaya inquired about the square footage size of the facility that are they looking at.

Ms. Thompson stated they are looking for something approximately 3,600 sq. ft. in size, which is similar in size to what they had at the school.

Mayor Rankin stated that Project Bridge can no longer operate out of the school facility. He stated that Project Bridge is a great program that helps many people.

On motion of Vice-Mayor Smith, seconded by Councilmember Walter, and carried to adopt Resolution No. 1438-14 and Resolution No. 1439-14.

UNFINISHED BUSINESS

Ordinance No. 606-13:

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Ordinance No. 606-13 by title only.

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, SECTION 150.047 DISTRICT USE REGULATIONS TABLES (A) AND ESTABLISHING A NEW RURAL RESIDENTIAL

EQUESTRIAN SUBDIVISION (RRES) ZONING DISTRICT SECTION (PZC-34-13-ORD).

Ms. Nancy Cincotta, Wild Horse Estates Resident, stated that she has voiced her opinion in several formats to the Council regarding the zoning. She thanked the Council in advance for voting in favor of zoning that is comparable to the current Wild Horse Estates zoning, with the same animal restrictions of no more than two horses, no other animals, and no fowl. She stated it is important to her because she wants to protect their property values. She wants Wild Horse Estates annexed into the Town of Florence along with the benefits of fire protection, police protection, trash pickup, and recycling. She wants to live in a town that will help their community and appreciates the opportunity where they can be heard.

Mr. Logan Smith, Wild Horse Estates Resident, stated that he and his wife are disappointed. They have a two horse limit and his neighbors have nine horses. There are people that have up to 40 chickens and guinea hens. There are also people who throw their horse manure into the wash and half of the wash is in his backyard. He and his wife are in favor of the two horse limit.

Mr. Eckhoff stated that the question came up inquiring what Pinal County is doing or contemplating doing regarding the current zoning situation. Pinal County has met with some of the property owners to discuss how to fix the issue. He discussed what Pinal County may do and their reasons for doing so. If they were to apply new zoning, they would need to work with each property owner. Should they rezone the property before the annexation, the Town would still apply the comparable zoning at that time.

On motion of Councilmember Montaño, seconded by Vice-Mayor Smith, to adopt Ordinance No. 606-13:

Roll Call Vote:

Councilmember Montaño: Yes

Vice-Mayor Smith: Yes

Councilmember Celaya: Yes

Councilmember Walter: Yes

Councilmember Hawkins: Yes

Councilmember Woolridge: Yes

Mayor Rankin: Yes

Motion Passed: Yes: 7; No: 0

ORDINANCE NO. 610-14:

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Ordinance No. 610-14 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE DOWNTOWN COMMERCIAL (DC) ZONE CHANGE LOCATED IN AN AREA GENERALLY BOUND BY RUGGLES STREET TO THE NORTH, BUTTE AVENUE TO THE SOUTH, BAILEY STREET TO THE WEST AND PINAL STREET TO THE EAST; AND INCLUDING PROPERTY LOCATED AT THE SOUTHEAST CORNER OF PINAL STREET AND 8TH STREET (PZC-11-14-ZC).

On motion of Councilmember Walter, seconded by Councilmember Montaño, and carried to adopt Ordinance No. 610-14.

NEW BUSINESS

Discussion/Approval/Disapproval of appointing Billie Jo Garcia to the Planning and Zoning Commission, with a term to expire on December 31, 2014; and appointing Gary Pranzo to the Planning and Zoning Commission, with a term to expire on December 31, 2015; and appointing Lee Olson to the Planning and Zoning Commission as Alternate.

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, referenced the Town Code, Memberships, Section 32.02, which states that each board, commission or committee shall as nearly as possible, have an integrated or balanced membership with representatives of each race, sex and geographical area of the municipality. The Council shall, in making the appointment, take into consideration each person's knowledge, background, interest, experience and availability to perform the work and duties of the board, commission or committee. A member of any board, commission or committee may concurrently serve on many boards in the Town of Florence. All members shall be bona fide residents of the municipality and a registered voter, if 18 years of age.

Ms. Garcia pointed out that right before the signature line on the application, it states that the applicant further understands that in order to be considered for an appointment of a board or commission that they must be at least 18 years of age, except for a youth representative, a qualified elector, and resident of the Town of Florence, unless a resolution, motion or ordinance is created by the Board specifically exists. They further understand that their attendance at regular scheduled meetings is critical, even if they are an alternate member, and the Town Council may appoint a replacement for members who are chronically absent from meetings. She stated that the Council has the right to remove anyone who misses three consecutive board or commission meetings.

Ms. Garcia stated that a committee, made up of commission members, conducted interviews and made the recommendation that staff has forwarded to the Council for consideration.

Mayor Rankin inquired if all applicants are registered voters for the Town of Florence.

Ms. Garcia responded that verification is not done; staff accepts their affidavits as a statement of qualification that they are qualified electors.

Councilmember Woolridge stated that Mr. Olsen's application has checked marked no that he is not a registered voter.

Ms. Garcia stated that there are no checkmarks, only signatures.

Councilmember Walter stated that the application asks if the person is a registered voter.

Councilmember Woolridge stated that there is an area for the applicant to check. She questioned the application because it was check marked no.

Ms. Garcia inquired if Councilmember Woolridge would like that question added to the application.

Councilmember Celaya stated that the question is listed on the application.

Ms. Garcia stated that the applicant indicated that he is not a registered voter, therefore he would not qualify.

On motion of Councilmember Wooldridge, seconded by Councilmember Montaña, and carried to appoint Billie Jo Garcia to the Planning and Zoning Commission, with a term to expire on December 31, 2014; and appointing Gary Pranzo to the Planning and Zoning Commission, with a term to expire on December 31, 2015.

Resolution No. 1443-14:

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Resolution No. 1437-14 by title only.

A RESOLUTION APPROVING THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT WITH MP FLORENCE, LLC., AN OREGON LIMITED LIABILITY COMPANY, AND AUTHORIZING EXECUTION OF SUCH PRE-ANNEXATION AND DEVELOPMENT AGREEMENT (ANNEXATION NO. 2013-02 - "CRESTFIELD MANOR MP FLORENCE" PROPERTY).

Mr. Mark Eckhoff, Community Development Director, stated the terms for this PADA are similar to what has been presented in the past. The intent is to encourage people to come into Florence and provide an opportunity with an incentive to commence development within a short period of time by ensuring that their impact fees do not increase during the initial period.

Mayor Rankin inquired if the property is all vacant land.

Mr. Eckhoff stated that the majority of Crestfield Manor consists of vacant lots. There are three main lot owners that represent the majority of Crestfield Manor.

On motion of Councilmember Walter, seconded by Councilmember Hawkins, and carried to adopt Resolution No. 1443-14.

MANAGER'S REPORT

CALL TO THE PUBLIC

There were no public comments.

CALL TO THE COUNCIL

Councilmember Walter recognized the Future Florence Foundation for the work they are doing around the community. They are doing a lot of good things for Florence.

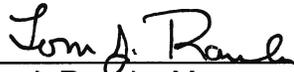
Vice-Mayor Smith thanked the Ernie Feliz, Gilbert Olgin, the IT Department, and Mount Athos, Holiday Inn, and Harold Christ, for their assistance with the Pinal Partnership meeting.

Councilmember Hawkins reminded everyone about the election on May 20, 2014.

Mayor Rankin stated that the polls will be open from 6:00 am through 7:00 pm. He stated there will be many class reunions this fall. He stated there were comments on Facebook that paper needs to be in the public restrooms and directed the staff to ensure there is paper in the restrooms.

ADJOURNMENT

On motion of Councilmember Hawkins, seconded by Councilmember Walter, and carried to adjourn the meeting at 6:55 pm.



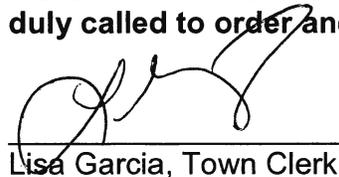
Tom J. Rankin, Mayor

ATTEST:



Lisa Garcia, Town Clerk

I certify that the following is a true and correct copy of the minutes of the Florence Town Council meeting held on May 19, 2014, and that the meeting was duly called to order and that a quorum was present.



Lisa Garcia, Town Clerk