

**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, OCTOBER 20, 2014, AT 6:00 P.M., IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

1. CALL TO ORDER

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

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. CALL TO THE PUBLIC

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

6. PRESENTATION

- a. County Attorney Lando Voyles presentation on domestic violence and the new Family Advocacy Center in San Tan Valley, Arizona.**
- b. Presentation by Greater Florence Chamber of Commerce recognizing Service Masters as the Business of the Month.**

7. 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 the purchase of one (1) Tymco 600 Regenerative Air Sweeper for the Public Works Department from H&E Equipment Services.**

- b. ***Approval to reimburse** Electrical District No. 2 for the relocation of poles to accommodate road widening and signalization on Diversion Dam Road and State Highway 79 intersection, in an amount not to exceed \$53,307.84.
- c. ***Approval of the September 2 and September 15, 2014** Town Council minutes.
- d. ***Receive and file the following board and commission minutes:**
 - i. **August 20, 2014** Joint-Use Library Advisory Board minutes.
 - ii. **June 19, July 10, and September 4, 2014** Planning and Zoning Commission minutes.

8. UNFINISHED BUSINESS

- a. **Update from Parks** and Recreation Director Bryan Hughes on the Library and Recreation Complex Construction Project.

9. NEW BUSINESS

- a. **Discussion/Approval/Disapproval** of the resignation of Jeff D. Wooley from the Planning and Zoning Commission with regrets and authorization for staff to advertise board and commission vacancies.
- b. **Discussion/Approval/Disapproval** of entering into a contract with R.K. Sanders, Inc., for Diversion Dam Road-Street Improvements Project, in an amount not to exceed \$1,021,985.10.
- c. **Discussion/Approval/Disapproval** of entering into a lease agreement with the Florence Mosaic Church of the Nazarene (Florence Fudge Company) for the Silver King Marketplace, Suite 102.
- d. **Resolution No. 1473-14:** Discussion/Approval/Disapproval of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ADOPTING REVISIONS TO THE TOWN OF FLORENCE PERSONNEL POLICY.

10. **MANAGER'S REPORT**

11. CALL TO THE PUBLIC


12. CALL TO THE COUNCIL

13. 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 ON OCTOBER 15, 2014, 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.*****

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 7a.
MEETING DATE: October 20, 2014 DEPARTMENT: Public Works Department STAFF PRESENTER: Wayne Costa, P.E. Public Works Director SUBJECT: Purchase of a new Tymco 600 Regenerative Air Sweeper		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <ul style="list-style-type: none"> <input type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

Motion to approve the purchase of one Tymco 600 Regenerative Air Sweeper for the Public Works Department from H&E Equipment Services.

BACKGROUND/DISCUSSION:

In Federal Fiscal Year 2014, Maricopa Association of Governments (MAG) solicited region wide funding for PM-10 certified street sweepers through its Congestion Mitigation and Air Quality (CMAQ) funding. The Town submitted an application and was awarded funding.

The acquisition of this sweeper will update our sweeper units, allow a sweeper to be placed at the community facilities area on Hunt Highway, increase sweeping frequency, and increase lane miles to be swept, per cycle, to 154 miles.

The Alternate Bid Procedure/Cooperative Purchasing section of the Purchasing Policy allows the Town to utilize the City of Sierra Vista's Project No. A1-033 with H&E Equipment Services; thus, waiving the requirements to obtain sealed bids since Sierra Vista has taken all the appropriate procurement efforts in soliciting quotations for the sweeper.

FINANCIAL IMPACT:

In the 2014-2015 Fiscal Year Budget, Town Council approved funding to purchase one Public Works Street Sweeper and the necessary equipment to outfit the vehicle. Funding is allocated in the Grants Fund Account No. 287-506-505 for the CMAQ funding which will reimburse the Town for the costs of the Sweeper to a value of \$171,210.65 and the Town will fund the balance of approximately \$13,760.00.

RECOMMENDATION:

Staff recommends that Town Council authorize the purchase of one 2015 Tymco 600 Regenerative Air Sweeper for the Public Works Department to H&E Equipment Services.

ATTACHMENTS:

- Approval to Use Alternate Bid Procedure/Cooperative Purchasing
- H&E Equipment Services Quote and Specifications
- MAG Regional Council letter approving Town of Florence on its' prioritized list of PM-10 Certified Street Sweeper Projects for FY 2014 CMAG Funding

Memo

To: Charles Montoya, Town Manager

From: Wayne Costa, Public Works Director

CC: Day file

Date: 7/28/2014

Re: Request Approval to Use Alternate Bid Procedure/Cooperative Purchasing

The Public Works Department, Street Division is requesting your approval to use the City of Serra Vista's Project NO. A1-033 with H & E Equipment Services and waive the requirements of the Town to obtain sealed or written bids or to contact prospective suppliers from the bidders list or to publish or post notices regarding the bid, per the provisions in the Town of Florence Purchasing policy Section 5.7101, for the purchase of one new Tymco 600 Regenerative Air Sweeper.

The City of Serra Vista's bid for this sweeper includes specifications that closely match the requirements of the Town of Florence Public Works Department. The successful bidder for The City of Serra Vista's solicitation for bids for a sweeper was H & E Equipment Services.

The total price one sweeper is \$184,970.54 including tax. A grant will pay for \$171,210.65 on this sweeper. The Town's portion is 5.7% of the sweeper price plus items not covered by the grant which total \$13,760.00. \$188,300 is budgeted for the Town's portion in line item 287-506-505. Public Works considers this action justifiable by the money saved by not having to prepare the documents and all steps necessary to go out to bid. The City of Serra Vista has already taken all of these steps and if we were to go out to bid, we would be duplicating their steps and creating an unnecessary expense.

APPROVAL FOR ALTERNATE BID PROCEDURE:



Charles Montoya, Town Manager



Date

HE & EQUIPMENT SERVICES.

6/19/14

Town of Florence
PO Box 2670
Florence, AZ. 85232

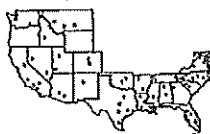
Mr. Morris Taylor,
I have attached the following for your review.

- 1-A quote for a New Tymco 600 sweeper. The pricing is off the City of Sierra Vista Bid#AI-003 Runway Sweeper.
- 2-Front page, Notice of Invitation for bids
- 3-Bid Proposal Price page
- 4-Options and Exceptions page
- 5-Copy of City of Sierra Vista Purchase order
- 6-Notice of Award
- 7-Invoice
- 8-Reference List

Your purchase price breakdown is as follows,

City of Sierra Vista Tymco 600	\$187,327.00
Deduct High Speed Pick up head	<6,000.00>
Lateral Air Flow Nozzle	<2,300.00>
Poly Gutter Broom	N/C
Auto Sweep interrupt	<1,300.00>
Storage Box	<800.00>
Aviation Radio	<1,200.00>
Spare Parts List	<13,000.00>
Subtotal	\$162,727.00
Add Hopper Deluge	\$800.00
Add left gutter broom and tilt	\$700.00
Add auxiliary hydraulics	\$1,100.00
High Capacity Dust Separator	\$1,500.00
Reverse Chains	\$600.00
2015 International Chassis upgrade	\$3,368.00
Sweeper Purchase Price	\$170,795.00

“Equipped to Serve”



4010 S 22nd St • Phoenix, AZ 85040
Toll Free: (800) 428-3020 • Office: (602) 232-0600
Fax: (602) 232-0620
www.HE-equipment.com

H&E EQUIPMENT SERVICES.

4/19/14

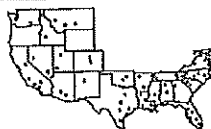
Town of Florence
PO Box 2670
Florence, AZ. 85232
Attn. Morris Taylor

We at H&E EQUIPMENT Services are pleased to quote the following:
One New TYMCO 600 Regenerative Air Sweepers

Specifications:

- 2015 International 4300 M7 (please see attached spec)
- 200 HP MaxxForce diesel engine
- Allison 2500 RDS trans
- Air-conditioning
- AM/FM radio
- Air ride seats
- Auxiliary Engine: John Deere 4045T Teir-3; 99HP
- Automatic shutdown system
- Dust Control System; 330 gallons of water with water spray
- Instruments in cab
- Hopper suction partition
- Hydraulic tank gauge
- Twin gutter brooms with floodlights and mirrors
- Pressure bleeder
- 89" wide pick-up head
- 42" steel curb brooms left & right side
- Light bar rear
- Water fill hose and rack
- Hopper wash-out system
- Abrasion package in hopper
- Back-up alarm
- High temperature low oil shut down
- Rubber lined blower
- Severe weather wiring
- Linear actuator throttle
- 2" wide carbide skids (2 yr. warranty)

"Equipped to Serve"



4010 S 22nd St • Phoenix, AZ 85040
Toll Free: (800) 428-3020 • Office: (602) 232-0600
Fax: (602) 232-0620
www.HE-equipment.com

Pg. #2

Other included options-

Dual Gutter Broom Tilt
Dump Switch Cab
Reverse Chains
Auxiliary hydraulics
Hand hose
High output water spray system
Hopper clean out system
High Capacity dust separator

Investment	\$167,645.00(ea.) + \$3,150.00 = \$170,795
FOB Delivered	
Tax 8.3%	\$13,914.54
Subtotal	\$181,559.54
Add-	
Air Ride Seat	\$800.00
Hand Hose	\$900.00
Carbide Skids	\$850.00
Hopper Deluge	\$600.00



**MARICOPA
ASSOCIATION of
GOVERNMENTS**

Ernie

302 North 1st Avenue, Suite 300 ▲ Phoenix, Arizona 85003
Phone (602) 254-6300 ▲ FAX (602) 254-6490
E-mail: mag@azmag.gov ▲ Web site: www.azmag.gov

April 7, 2014

Mr. Charles Montoya, Manager
Town of Florence
775 North Main Street
Post Office Box 2670
Florence, Arizona 85132

Charles
Dear Mr. Montoya:

On February 26, 2014, the MAG Regional Council approved the prioritized list of proposed PM-10 certified street sweeper projects for FY 2014 Congestion Mitigation and Air Quality Improvement (CMAQ) funding (Attachment One) with initial funding of \$1,230,599. Also, on March 26, 2014, the MAG Regional Council approved an additional \$640,169.97 in CMAQ funding for street sweepers through the approval of the Evaluation of Federal Fiscal Year 2014 Funding Levels, and Tier II and Tier III Proposals. This additional funding, together with \$647,262.02 in carryforward funds, will allow for the purchase of the remaining street sweeper projects on the prioritized list. We are pleased to inform you that a PM-10 certified street sweeper project requested by the Town of Florence has been authorized for FY 2014 CMAQ funding in the amount of \$177,496. In the project proposal, the Town of Florence agreed to provide a 5.7 percent cash match. To address new Federal Highway Administration procedures to minimize inactive obligations, we are requesting that the sweeper be purchased and reimbursement request be submitted to MAG by March 26, 2015.

Details concerning street sweeper requirements are listed below.

1. Eligibility - Eligible street sweepers are defined as those which have been certified by the South Coast Air Quality Management District (SCAQMD) as meeting the SCAQMD Rule 1186 certification standards. The most recent list of Certified Street Sweepers Under SCAQMD Rule 1186 is dated August 30, 2012 (see Attachment Two). It is assumed that, at a minimum, the CMAQ-funded street sweeper will be used in accordance with the lane miles and sweeping cycle submitted with the project application.
2. Procurement - Local procurement of the street sweeper must conform to applicable federal and state procurement regulations for the purchase of the certified street sweeper. The Federal Highway Administration has advised MAG that entities should proceed with procurement of PM-10 certified street sweepers after CMAQ funding has been approved by the MAG Regional Council and authorized by the Federal Highway Administration.

Also, the Federal Highway Administration (FHWA) Buy America regulations require a domestic manufacturing process for any steel or iron products (including protective coatings) that are permanently incorporated in a Federal-aid highway construction project, that includes the purchase

A Voluntary Association of Local Governments in the Maricopa Region

Mr. Charles Montoya, Manager

April 7, 2014

Page 2

of street sweepers. In March 2014, MAG applied to FHWA for a conditional Buy America waiver for the proposed PM-10 certified street sweeper projects for FY 2014 CMAQ funding and MAG will notify the member agencies upon notification of FHWA's Buy America waiver finding. If a conditional Buy America waiver is granted, the remaining Federal Highway Administration requirement is a vendor certification that final assembly of the street sweeper occurred in the United States. Please transmit a copy of the vendor certification to MAG when reimbursement is requested.

In accordance with the Arizona Department of Transportation (ADOT) Federal Property Management Standards, if the project involves replacing an older street sweeper, no purchase order should be placed for replacement equipment without affirmative approval from ADOT. To begin the process, the jurisdiction is required to provide a complete description of the street sweeper to be traded or sold and of the street sweeper to be purchased, a copy of the vendor quote which specifies price, trade-in amount, net cost, and the reason for the request to MAG in writing. MAG will send the request to ADOT, and MAG will in turn forward the ADOT response back to the jurisdiction.

3. Annual Inventory - According to the ADOT policy, MAG is responsible for conducting and submitting an annual inventory of the certified street sweepers owned by the jurisdictions to ADOT by October 31. For the annual inventory, MAG will contact the jurisdictions to obtain information on each street sweeper. It is important to note that the inventory will require additional financial information such as accumulated depreciation and net book value.
4. Reimbursement - MAG will distribute the CMAQ funding on a reimbursement basis. Again, we are requesting that the sweeper be purchased and reimbursement request be sent to MAG by March 26, 2015. Additional costs for equipment beyond the specifications necessary for compliance with Rule 1186-certification are not eligible for reimbursement. Examples of additional street sweeper equipment not eligible for reimbursement are provided in Attachment Three. To initiate reimbursement, please submit a copy of the vendor invoice to the attention of Dean Giles at MAG. Following the submission of a detailed pricing summary and invoice to MAG, the Town of Florence will be reimbursed for an amount not to exceed \$177,496. Please provide the name of the contact person and the mailing address to send the reimbursement.

Please provide documentation that includes a description of the street sweeper, the vehicle identification number, name of title holder, the cost of the vehicle (copy of invoice, bill of sale, etc.), the location where the sweeper is housed when it is not in use. The name of the contact person for the sweeper and telephone number is also requested.

5. Disposition - The ADOT Federal Property Management Standards (Attachment Four) requires that each jurisdiction obtain ADOT approval prior to disposal of a CMAQ-funded street sweeper. Each jurisdiction is to request disposal of a street sweeper in writing to MAG. MAG will send the request to ADOT, and MAG will in turn forward the ADOT response back to the jurisdiction. The ADOT policy covers various categories of disposition (e.g. trade-in, auction, or sale), with

Mr. Charles Montoya, Manager
April 7, 2014
Page 3

requirements unique to each category.

For disposal of an older CMAQ-funded street sweeper through any means, the federal awarding agency is entitled to a share of the proceeds. According to the ADOT Federal Property Management Standards for disposition through a trade-in or sale, an amount of the proceeds entitled to the federal awarding agency will be calculated and applied toward the cost of the new street sweeper and an amount based on the percentage of the jurisdiction's participation in the original sweeper may be used to offset the amount of local cash match required.

If you have any questions or require additional information regarding the ADOT policy, please contact Dean Giles at (602) 254-6300 or dgiles@azmag.gov.

Sincerely,



Dennis Smith
Executive Director

cc: Deanna Aguilera, Grants Coordinator, Florence
Jess Knudson, Assistant Town Manager, Florence

**Prioritized List of Proposed PM-10 Certified Street Sweeper Projects for FY 2014 CMAQ Funding
Approved by MAG Regional Council on February 26 and March 26, 2014[#]**

\$2,518,031 in CMAQ Funding is Available for Sweeper Projects

Agency	Federal Cost	Local Cost	Total Cost*	Daily Emission Reduction (kilograms/day)	Cost-Effectiveness (CMAQ dollar cost per annual metric ton reduced)	The requested certified street sweeper will:						Supplemental Information	
						Replace non-certified sweeper	Expand	Increase Frequency	Replace older certified sweeper	Have local resources been committed for additional staff or equipment to support the sweeper project?		Please indicate in what geographical area(s) the requested certified street sweeper will operate	Number of certified street sweepers owned and operated by your agency. ++
										Yes	No		
Phoenix #2 +	\$224,193	\$13,551	\$237,744	124	\$708				✓	✓		Area within city bounded by 111 th Ave. to 1 st Ave., W. Bethany Home Rd. to W. Pecos Rd.	34
El Mirage +	\$166,840	\$10,085	\$176,925	74	\$882				✓		✓	Northern Ave. north to Thompson Ranch Rd.; Dysart Rd. to the Agua Fria river bed	2
Queen Creek +	\$178,472	\$10,788	\$189,260	70	\$998				✓		✓	Major and minor arterial routes townwide from Power Rd. to Meridian Rd., and from Germann Rd. to Empire Rd.	4
Surprise #2 +	\$191,190	\$11,557	\$202,747	69	\$1,082				✓	✓		Citywide	8
Surprise #1 +	\$191,190	\$11,557	\$202,747	69	\$1,082				✓	✓		Citywide	8
Phoenix #1 +	\$224,193	\$13,551	\$237,744	62	\$1,407				✓		✓	Area within city bounded by 111 th Ave. to 1 st Ave., W. Bethany Home Rd. to W. Pecos Rd.	34
Goodyear	\$229,717	\$13,885	\$243,602	43	\$2,080				✓	✓		Dysart Rd. to Perryville Rd. from Camelback Rd. to Riggs Rd.	4
Pinal County +	\$225,784	\$13,648	\$239,432	20	\$4,381	✓					✓	Thompson Rd. to Quail Run Ln.; Bella Vista Rd. to Germann Rd.	3
Florence	\$177,496	\$10,729	\$188,225	7	\$10,270	✓	✓	✓			✓	Will operate in an area bounded by Arizona Farms Rd., East-West Hunt Hwy., Felix Rd., and North-South Hunt Hwy.	1
Mesa #1 +	\$241,720	\$14,611	\$256,331	9	\$10,967				✓		✓	Price Rd. to Signal Butte Rd. and Baseline Rd. to Thomas Rd.	7
Mesa #2 +	\$241,720	\$14,611	\$256,331	9	\$10,967				✓		✓	Price Rd. to Signal Butte Rd. and Baseline Rd. to Thomas Rd.	7
Litchfield Park	\$225,516	\$13,631	\$239,147	7	\$12,763		✓	✓			✓	Entire city	1
Total	\$2,518,031												

[#] On March 26, 2014, the MAG Regional Council approved an additional \$640,169.97 in CMAQ funding for street sweepers through the approval of the Evaluation of Federal Fiscal Year 2014 Funding Levels, and Tier II and Tier III Proposals. This additional funding, together with \$647,262.02 in carryforward funds, will allow for the purchase of the remaining street sweeper projects on the prioritized list.

* Total cost for the CMAQ eligible portion of the project, excludes ineligible equipment.

+ Proposed sweeper projects for Phoenix #2, El Mirage, Queen Creek, Surprise #2, Surprise #1, Phoenix #1, Pinal County, Mesa #1, and Mesa #2 indicate sweeping within four miles of a PM-10 monitor.

++ The total number of certified street sweepers owned and operated by the agency, regardless of funding source.

Note: On January 30, 2014, Tempe informed MAG that it is withdrawing the FY 2014 CMAQ funding application for a street sweeper.



July 8, 2014

Mr. Morris Taylor
Town of Florence
PO Box 2670
Florence, AZ 85132

Subject: Authorization to Use Airport Sweeper Contract #AI-0033

Dear Mr. Taylor:

This letter shall serve as formal authorization for the Town of Florence to use the City of Sierra Vista's Sweeper Contract #AI-0033. The contract was competitively bid and the bid documents contain Cooperative Purchasing wording.

If you have any questions or need any additional information, please let me know.

Sincerely,

A handwritten signature in blue ink that reads "D. Michael Clawson".

D. MICHAEL CLAWSON, CPPO
Procurement Manager

Items not covered	\$3,150.00 + \$167,645
Tax 8.3%	\$261.45
Subtotal 2	\$3,411.45

Sweeper Total with tax \$184,970.99

Available Options

Suction Throat Liner	\$1,500.00
2 nd . Hopper Nozzle	\$400.00
Gutter Broom Drop Down	\$1,500.00
COMDEX extra water	\$4,500.00
Curtain Lifter	\$1,500.00


CHRIS CIMINI

Customer Acceptance

NOTICE OF INVITATION FOR BIDS

**PROJECT NO. AI-033
RUNWAY SWEEPER**

**FAA AIRPORT IMPROVEMENT PROJECT NO. 03-04-0060-~~XXXXXX~~
for the Sierra Vista Municipal Airport / Libby Army Airfield**

FABRICATION, TESTING and DELIVERY of one (1) RUNWAY SWEEPER.

NOTICE IS HEREBY GIVEN that the City of Sierra Vista invites sealed bids for the fabrication, testing and delivery of one (1) Runway Sweeper. Bid Proposal forms and specifications may be obtained on-line at the City's webpage under the Quick Link "Bidding Opportunities" or from the Procurement Office, 1011 North Coronado Drive, Sierra Vista, Arizona 85635.

Sealed bids will be received at the office of the Procurement Manager until, 2:00 p.m. Arizona Time, on April 30, 2013, at which time they will be opened and read aloud as a matter of public information. Any bid proposals received after the specified closing time shall be returned unopened.

Bids submitted may be withdrawn by written request received before the hour set for the opening. After that time, bids may not be withdrawn by the bidder for a period of sixty (60) days, and at no time after award of bid.

The City reserves the right to reject any and all bids received. Each bidder shall provide such information as may be required by the City as evidence that he is qualified to provide the materials or equipment required. The bid shall be awarded within sixty (60) days by the Procurement Manager, whose decision shall be final.

Bidders are hereby notified that the City of Sierra Vista does not discriminate on the basis of handicapped status in the admission or access to, or treatment or employment, in its programs or activities. Don Brush, Acting Director of Development Services for the City of Sierra Vista, has been designated to coordinate compliance with the non-discrimination requirements contained in Section 51.55 of the Revenue Sharing Regulation.

No protests regarding the validity or appropriateness of the specifications or of the invitation for bid proposals shall be considered, unless the protest is filed in writing with the Procurement Manager of the City of Sierra Vista, 1011 North Coronado Drive, Sierra Vista, Arizona 85635 on or before April 16, 2013.

~~The Procurement Manager may condition award of any successful bid upon payment of any and all required taxes, license fees, or other monies due to city or another governmental agency.~~

BID PROPOSAL

AI-033

RUNWAY SWEEPER

FABRICATION, TESTING and DELIVERY of one (1) RUNWAY SWEEPER

By responding to this Invitation For Bids to provide a Runway Sweeper to the City of Sierra Vista, the undersigned Bidder agrees to furnish and deliver the equipment in good order in accordance with all portions contained within this IFB. Bidder proposes and agrees to provide the required equipment in accordance with the specifications contained herein to the City of Sierra Vista, and will accept as full payment therefor the following amounts:

Description	Qty	Unit Price	Extended Price
Runway Sweeper	1	\$ 187,327.00	\$ 187,327.00
Arizona Sales Tax @ 9.3 %:			\$ 17,421.41
Delivery:			INC
Total Delivered:			\$ 204,748.41

Delivery (Number of Calendar Days): 90-120 DAYS

It is understood and agreed that this bid may not be withdrawn for a period of sixty (60) days from the date of the opening thereof, and at no time in the case of the Successful Bidder.

ADDENDUM (S) # _____ is/are hereby acknowledged.

Firm or Individual: HTE EQUIPMENT SERVICES

Address: 4010 S. 22ND ST. PHOENIX, AZ. 85040

Telephone Number: 602-232-0600 Fax Number: 602-232-0620

BY: Chris Cimini CHRIS CIMINI
 (Signature of Authorized Representative) Name of Signatory (Print or Type)

SALES MANAGER
 Title (Print or Type)

HE EQUIPMENT SERVICES®

4/9/12

City of Sierra Vista IFB#AI-033 Runway Sweeper Bid Options Page

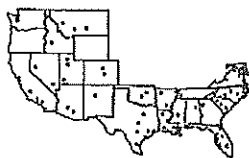
Exceptions to bid

None

Available options (This is over and above your bid spec)

→ HSP Pick up head deduct	<6,000.00>	NOTE: PRICE DIFFERENCE ON PO
Lateral Air flow nozzle deduct	<2,300.00>	
Includes add left gutter broom		
Auto Sweep Interrupt	<1,300.00>	
Storage Box	<800.00>	
Bendix aviation radio	<1,200.00>	
Spare Parts list	<13,000.00>	
Auxiliary Engine Tier 4	\$15,600.00	
Auxiliary Engine sound package	\$1,200.00	
Dual Gutter Broom drop down	\$1,600.00	
Left Gutter broom tilt	\$700.00	
AOD Water	\$1,900.00	
Air Purge	\$300.00	
Cat 290 water pump	\$1,200.00	
COMDEX	\$5,500.00	
Hi Low wash down	\$600.00	
Low Emissions Package	\$2,000.00	
Hopper Deluge	\$800.00	
Suction Throat liner	\$1,800.00	
Broom Assist Pick up head	\$4,600.00	
Curtain Lifter	\$1,600.00	
Reverse Chains	\$600.00	
Hand Hose with Boom assist	\$4,500.00	
Stainless Steel Blower housing	\$1,500.00	
Liquid Recovery System	\$3,600.00	
Front Bumper Magnet	\$8,900.00	
Rear view camera	\$1,600.00	
Air dryer	\$900.00	
Dustless Option	\$69,900.00	
High Dump 500X	\$43,000.00	

"Regional Strength with a Local Touch"



4010 South 22nd Street • Phoenix, AZ 85040
 Office: (602) 232-0600 • Toll Free: (800) 428-3020
 Fax: (602) 232-0620
www.HE-equipment.com



Purchase Order

THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKAGES AND SHIPPING PAPERS.
 Purchase Order # **20140250-00**

B I L L T O

CITY OF SIERRA VISTA
 1011 N. CORONADO DRIVE
 SIERRA VISTA, AZ 85635
 PHONE (520) 458-3315
 FAX (520) 452-7025

V E N D O R

H&E EQUIPMENT SERVICES LLC
 6155 S CAMPBELL AVE
 TUCSON AZ 85706

S H I P T O

FLEET SERVICES
 PCC
 401 GIULIO CESARE AVE
 SIERRA VISTA AZ 85635

Vendor Phone Number (520)770-1120	Vendor Fax No. (520)770-1018	Vendor Contact Email	Vendor Contact BRAD BACH	Requisition Number 10140268
--------------------------------------	---------------------------------	----------------------	-----------------------------	--------------------------------

Date Ordered 09/19/2013	Date Required	Delivery Reference For Airport	Department/Location AIRPORT	Buyer Name mclawson
----------------------------	---------------	-----------------------------------	--------------------------------	------------------------

Item#	Description/Part No.	Qty	UOM	Unit Price	Extended Price
1	Airport Runway Sweeper per bid	1.0	Each	\$181,327.00	\$181,327.00
$ \begin{array}{r} 181,327.00 \\ \times 8.1\% \\ \hline 14,687.49 \\ -181,327.00 \\ \hline 196,014.49 \end{array} $					

INSTRUCTIONS TO VENDORS: Purchase Order number must appear on all invoices, cartons, and delivery tickets. No responsibility will be assumed for goods delivered, or services performed without purchase order. Notify Procurement division of all changes.

By *D. Michael O'Plamen*
 BUYER

VENDOR COPY

Total Ext. Price
Total Sales Tax
PO Total



September 6, 2013

Mr. Chris Cimini
H & E Equipment Services
4010 S. 22nd Street
Phoenix, AZ 85040

SUBJECT: Notice of Award, Notice to Proceed, AI-033; Airport Runway Sweeper

Dear Mr. Cimini:

After further review of the bids, the City of Sierra Vista is pleased to award to your firm the above referenced project, based on your bid proposal submitted in response to the above referenced Invitation for Bids.

Enclosed are two copies of the Contract. Please sign and return both copies. Upon receipt we will process them through the City Attorney, and return a fully-executed copy to you for your files.

This shall also serve as your formal Notice to Proceed with all work associated with the Contract.

The City's Project Officer for the purposes of selecting colors is Angela Dixon-Maher. She may be reached at 520-458-5775.

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "D. Michael Clawson".

D. MICHAEL CLAWSON, CPPO
Procurement Manager

Enclosures

Copy: Angela Dixon-Maher, Project Officer

H&E EQUIPMENT SERVICES.

H&E Equipment Services, Inc.
 6155 South Campbell
 Tucson AZ 85706
 Phone (520) 770-1120
 Fax (520) 770-1018

Regional Credit Office
 Phone (800)468-0388
 Fax (801)908-4387

Bill-To-Party CITY OF SIERRA VISTA 1011 N CORONADO DR SIERRA VISTA AZ 85835-6334	Information Invoice No. 91517995 Date 01/31/2014 Customer No. 1026309 Customer PO No. 20140260-00 Ref. Invoice No / Date 91483978 / 12/31/2013 Currency USD Term of Payment Due Upon Receipt Incoterm DDP Delivered Duty Paid
Ship-To-Party CITY OF SIERRA VISTA 401 GIULIO CESARE AVE SIERRA VISTA AZ 85835-2411 USA	

Item Year	Material Equipment	Description Serial	Quantity Make	Unit Price Model	Amount
10	11821	TRUCK MOUNTED SWEEPER	1 EA	181,321.00	181,321.00
20	WASTE TIRE_AZ MV	AZ MV \$1 TIRE FEE	6 EA	1.00	6.00
REASON FOR DEBIT: CHANGE IN PRICE					
ORIGINAL INVOICE#: 91483978					
SALES ORDER#: 381410					
EQUIPMENT#: 10130559					
SERIAL#: 201410SNQ61684					
PLEASE REMIT TO: P.O. Box 849850 Dallas TX 75284			Subtotal		181,327.00
			Tax		14,687.00
			Total Amount		196,014.00

Tax includes all applicable state, local, and miscellaneous surcharges.
 See reverse side for Terms and Conditions.
 Thank You for Your Business!

PLEASE NOTE -

14 AIRPORTS ON THIS LIST WITH MACHINES I HAVE SOLD.

Tymco 600 Reference List

Arizona-

- | | | |
|---|---|---------|
| ① | City of Phoenix Sky Harbor Airport
Gabriel Nevarez
602-638-2692 | 7-units |
| | City of Scottsdale
Matt Ruckle
480-312-5640 | 8-units |
| ② | City of Tucson Aviation
Tino Robles
520-573-5131 | 2-units |
| ③ | City of Scottsdale Airport
Chris Reed
480-312-2674 | 2-units |
| ④ | City of Page Airport
Richard Jentzsch
928-645-4232 | 1-unit |
| | City of Lake Havasu
Bruce Billiet
602-855-3978 | 6-units |
| ⑤ | Williams Gateway Airport
Ron King
480-988-1073 | 4-units |
| ⑥ | City of Mesa Falcon Field
Robert Aros
480-644-2446 | 1-unit |

City of Tempe Jimmy Thornton 480-350-8707	1-unit
Ames Construction Roger Petross 602-269-9284	1-unit
Diggins and Sons Paul Diggins 520-624-1744	4-units
City of Chandler Don Dong 480-782-3490	4-units
⑦ Chandler Aviation Mike Smith 480-782-3544	1-unit
Salt River Pima Indian Community Dean Carpenter 480-850-8954	2-units
Granite Sundt Construction Ed Perry 602-377-4480	2-units
City of Apache Junction Brian Gleave 480-474-8517	2-units
KLB Construction Steve Dick 602-763-1390	1-unit
Town of Youngtown Jesse Mendez 623-933-8286	1-unit

City of El Mirage 3-units
Lorenzo Moreno
623-876-4257

Town of Queen Creek 2-units
Jan Martin
480-987-9887

City of Mesa Falcon Field 1-unit
Robert Aros
480-644-2446

City of St. Johns 1-unit
Jeff Carpenter
928-245-1399

⑧ CRIT Airport 1-unit
Ted Swendra
928-669-2168

⑨ City of Prescott Aviation 1-unit
Charlie Potts
928-777-1631

New Mexico 600 References

⑩	City of Albuquerque Aviation Chuck Brice 505-244-7811	4-units
	Bernalillo County David Mitchell 505-848-1543	1-unit
⑪	State of New Mexico Spaceport Greg Powe 575-644-5125	1-unit
⑫	City of Santa Fe Airport Mark Baca 505-955-2902	2-units
	City of Las Cruces Don Haskins 575-541-2596	5-units
⑬	City of Roswell Aviation Manny Franco 505-347-5703	2-units
	City of Alamogordo Pat White 575-439-4243	2-units
	Kirtland AFB	2-units
	City of Clovis Clint Bunch 505-769-2376	7-units

City of Tucumcari
505-461-4551 1-unit

Dismuke Construction
Mark Dismuke
505-884-1633 1-unit

City of Hobbs
Hugh Davis
505-397-9318 1-unit

City of Espanola
Anthony Trujillo
505-747-6006 1-unit

Chugach
Michael Clay
505-853-1277 1-unit

City of Lordsburg
John Hill
575-542-3421 1-unit

Donna Anna County Airport
Vernon Wilson
505-644-2358 1-unit



Hawks Dirty Works
John Hawks
505-321-1010 1-unit

July 8, 2014

Mr. Morris Taylor
Town of Florence
PO Box 2670
Florence, AZ 85132

Subject: Authorization to Use Airport Sweeper Contract #AI-0033

Dear Mr. Taylor:


This letter shall serve as formal authorization for the Town of Florence to use the City of Sierra Vista's Sweeper Contract #AI-0033. The contract was competitively bid and the bid documents contain Cooperative Purchasing wording.

If you have any questions or need any additional information, please let me know.

Sincerely,

D. MICHAEL CLAWSON, CPPO
Procurement Manager

*Signed letter
coming in mail*

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 7b.
MEETING DATE: October 20, 2014 DEPARTMENT: Public Works Department STAFF PRESENTER: Wayne J. Costa, P.E. Public Works Director SUBJECT: Approval to Reimburse Electrical District No. 2 for Relocation of Poles on Diversion Dam Road		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

Motion to reimburse Electrical District No. 2 for the relocation of poles to accommodate road widening and signalization on Diversion Dam Road and State Highway 79 intersection, in an amount not to exceed \$53,307.84.

BACKGROUND/DISCUSSION:

Diversion Dam Road is to be widened by the Town and a traffic signal will be installed at the intersection with State Route 79 allowing a decrease in traffic congestion and additional capacity to high volume vehicular movements.

In order to complete the necessary improvements for widening and the appropriate signalization appurtenances. In this case, the poles are owned by Electrical District No. 2 which also allocates space and capacity to San Carlos Irrigation Project who will be supplying power to the ADOT Signalization Project at the intersection of State Highway 79 and Diversion Dam.

This action authorizes Town staff to complete this widening project and allow the Town to seek any necessary easements required.

FINANCIAL IMPACT:

The current fiscal year budget funds \$1,250,000 for the Diversion Dam Road Improvements within Fund No. 012-566-507. Previously, the Town reimbursed ADOT one-third of their Signalization Project costs with contribution by CCA.

RECOMMENDATION:

Staff recommends that a purchase order be awarded to Electrical District No. 2 for \$53,307.42 for relocation of poles.

ATTACHMENTS:

Electrical District No. 2 Proposal entitled Work Order Authorization No. 12074.



WORK ORDER AUTHORIZATION

ELECTRICAL DISTRICT #2
 P.O. Box 548
 5575 N. Eleven Mile Corner Rd.
 Coolidge, AZ 85228
 Phone: (520)723-7741
 Fax: (520)723-5252

WO #: 12074 WO Type: CS
 Length: 500

Name: _____
 Company: Town of Florence Phone: _____
 Address: _____ Mobile: _____
 City, State ZIP: Florence, AZ Fax: _____

Location: Diversion Dam and SR 79

Description: Move poles for Road Widen and Signal Lights

ESTIMATED CHARGES

Materials: 7,712.41
 Labor and Equipment: 45,595.43
 Contract Equip/Labor: 0.00
WO Total: 53,307.84

Need Easement? YES
 Need ROW Permit? YES

Reviewed by: _____

Percentage to Be Paid By Customer: 100.00

% Foreman _____ Date _____

ESTIMATED COST TO CUSTOMER: \$53,307.84

Mgr, Eng & Op's _____ Date _____

ALL TRENCHING AND BACKFILL WILL BE PROVIDED BY THE CUSTOMER PER ED2'S SPECIFICATIONS.

THIS IS AN ESTIMATE ONLY. ACTUAL CHARGES MAY VARY DEPENDING UPON CONDITIONS AT THE WORK SITE. IF COSTS GO OVER THE ESTIMATE, CUSTOMER WILL BE BILLED FOR THE ADDITIONAL AMOUNT. IF THE COST IS UNDER THE ESTIMATE, THE CUSTOMER WILL BE GIVEN A CREDIT FOR THE DIFFERENCE. THIS COST ESTIMATE IS VALID FOR 90 DAYS. SUBSEQUENT ESTIMATES WILL REQUIRE A \$200 FEE WHICH WILL BE CREDITED TO THE JOB COST IF CUSTOMER PROCEEDS WITH THE WORK.

I/WE DO HEREBY AUTHORIZE ELECTRICAL DISTRICT NUMBER TWO TO PERFORM THE ABOVE DESCRIBED WORK AND AGREE TO THE CHARGES BASED ON THE ABOVE TERMS AND WILL FURNISH ALL SURVEYING AND EASEMENTS NECESSARY TO PERFORM THE WORK.

 Customer Name (Printed)

 Company or Farm (if applicable)

 Customer Signature

 Date

Reviewed by: _____
 Mgr. Of Eng. & Ops.

 Date

Approved by: _____
 General Manager

 Date

MINUTES OF THE FLORENCE TOWN COUNCIL MEETING HELD ON TUESDAY, SEPTEMBER 2, 2014, AT 6:00 P.M., IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER

Mayor Rankin called the meeting to order at 6:05 pm.

ROLL CALL:

Present: Rankin, Smith, Celaya, Hawkins, Montañó

Absent: Walter, Woolridge

INVOCATION

Mayor Rankin allowed for a moment of silence.

PLEDGE OF ALLEGIANCE

Mayor Rankin led the Pledge of Allegiance

CALL TO THE PUBLIC

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

Mr. John Dantico, Iron Horse Ranch Resident, stated that he is opposed to the annexation of Magic Ranch. He stated the Town is in violation of Arizona State Statutes based on the petition that was filed with Pinal County.

Ms. Barbara Manning, Florence Resident, stated the vote on Home Rule resulted in a vote of no confidence in the Town Council and the Town Manager. She stated that this vote will result in a modification to the aquatic/library project.

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.

***Appointment of Kamian E. Harmon to the Library Advisory Board with a term to expire December 31, 2015.**

***Authorization to forward a favorable recommendation to the Arizona Department of Liquor License and Control for the Coolidge-Florence Elks Lodge 2350 application for a Special Event Liquor License for a fundraiser to be held on October 5, 2014, at the Charles Whitlow Memorial Rodeo Grounds.**

***Authorization to forward a favorable recommendation to the Arizona Department of Liquor License and Control for the Pinal County Historical Society Museum's application for a Special Event Liquor License for a fundraiser to be held on October 24, 2014, at the Pinal County Historical Society Museum.**

***Approval of accepting the register of demands ending July 31, 2014, in the amount of \$4,062,456.73.**

Mayor Rankin inquired why the warrant register is so high for the month of July.

Mr. Mike Farina, Finance Director, stated that the semi-annual payment of principle and interest on the GO Bonds as well as the Special Assessment Lien Bonds are included.

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

UNFINISHED BUSINESS

Ordinance No. 619-14

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Ordinance No. 619-14 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, BY ANNEXING CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING TOWN LIMITS OF THE TOWN OF FLORENCE, ARIZONA, AND PROVIDING FOR A RESCISSION OF SUCH ANNEXATION IF THE ANNEXATION IS CHALLENGED (MAGIC RANCH ANNEXATION NO. 2013-01) (First reading held on August 4, 2014).

Ms. Garcia stated the Town processed annexation petitions totaling 54.3177% of the property owners who signed that they are in favor of the annexation. The total petitions equate to an assessed evaluation of 56.5652%.

On motion of Councilmember Montaño, seconded by Councilmember Celaya, to adopt Ordinance No. 619-14.

Roll Call:

Councilmember Montaña: Yes
Councilmember Celaya: Yes
Councilmember Hawkins: Yes
Vice-Mayor Smith: Yes
Mayor Rankin: Yes

Motion passed: Yes: 5; No: 0

Ordinance No. 620-14

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Ordinance No. 620-14 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, BY ANNEXING CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING TOWN LIMITS OF THE TOWN OF FLORENCE, ARIZONA, AND PROVIDING FOR A RESCISSION OF SUCH ANNEXATION IF THE ANNEXATION IS CHALLENGED (ARIZONA FARMS ANNEXATION NO. 2013-02) (First reading held on August 4, 2014).

Ms. Garcia stated the Town processed annexation petitions totaling 60.177% of the property owners who signed that they are in favor of the annexation. The total petitions equate to an assessed evaluation of 68.59%.

On motion of Councilmember Montaña, seconded by Councilmember Celaya, to adopt Ordinance No. 620-14.

Roll Call:

Councilmember Montaña: Yes
Councilmember Celaya: Yes
Councilmember Hawkins: Yes
Vice-Mayor Smith: Yes
Mayor Rankin: Yes

Motion passed: Yes: 5; No: 0

Mayor Rankin stated that the annexations will take effective on October 2, 2014, which is thirty days from adoption of the ordinances. He said the citizens of these two areas will become citizens of the Town of Florence and will be able to participate in the November election for Town Council members.

NEW BUSINESS

Ordinance No. 623-14

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Ordinance No. 623-14 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING THE “TOWN OF FLORENCE ZONING MAP” BY CHANGING THE ZONING CLASSIFICATIONS OF CERTAIN PARCELS OF LAND FROM PINAL COUNTY PLANNED AREA DEVELOPMENT OVERLAY ZONING DISTRICT (PAD) AND GENERAL RURAL ZONE (GR) TO TOWN OF FLORENCE PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT AND SINGLE-RESIDENTIAL RANCHETTE (R1-R) ZONING DISTRICT (MAGIC RANCH ANNEXATION COMPARABLE/INITIAL ZONING).

Mr. Mark Eckhoff, Community Development Director, stated that the ordinance is for the adoption of the initial comparable zoning of the annexation area.

On motion of Vice-Mayor Smith, seconded by Councilmember Hawkins, and carried to adopt Ordinance No. 623-14.

Ordinance No. 624-14

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Ordinance No. 624-14 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING THE “TOWN OF FLORENCE ZONING MAP” BY CHANGING THE ZONING CLASSIFICATIONS OF CERTAIN PARCELS OF LAND FROM PINAL COUNTY PLANNED AREA DEVELOPMENT OVERLAY ZONING DISTRICT (PAD), GENERAL RURAL ZONE (GR), SINGLE RESIDENCE ZONE (CR-1A) AND MANUFACTURED HOME ZONE (MH) TO TOWN OF FLORENCE PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT, SINGLE-RESIDENTIAL RANCHETTE (R1-R) ZONING DISTRICT AND RURAL RESIDENTIAL EQUESTRIAN SUBDIVISION (RRES) ZONING DISTRICT (ARIZONA FARMS ANNEXATION COMPARABLE/INITIAL ZONING).

Mr. Mark Eckhoff, Community Development Director, stated that the ordinance is for the adoption of the initial comparable zoning of the annexation area. The Manufactured Home Zone will be RRES zoning, which was created specifically for the Wild Horse Ranch area.

On motion of Councilmember Hawkins, seconded by Councilmember Montaña, and carried to adopt Ordinance No. 624-14.

UNFINISHED BUSINESS

Ordinance No. 613-14

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Ordinance No. 613-14 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE ASHBURN AT MAGIC RANCH PLANNED UNIT DEVELOPMENT (PZC-20-14-PUD) (First reading held on August 4, 2014)

Mr. Mark Eckhoff, Community Development Director, stated the next five items have been reviewed in detail in previous meetings. The five properties have asked if they are annexed, they would like to receive modified zoning. Four of the properties were already proceeding to change to Master Planned Communities with Pinal County. Lookout Mountain II, which is State Land, is different and its zoning is rural designation and will be changed to Master Plan for multi-family and commercial when annexed into the Town.

On motion of Councilmember Hawkins, seconded by Councilmember Montaña, and carried to adopt Ordinance No. 613-14.

Ordinance No. 618-14

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Ordinance No. 618-14 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE RESERVE AT LOOKOUT MOUNTAIN PLANNED UNIT DEVELOPMENT (PZC-02-14-PUD) (First reading held on August 4, 2014).

On motion of Councilmember Montaña, seconded by Councilmember Celaya, and carried to adopt Ordinance No. 618-14.

Ordinance No. 614-14

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Ordinance No. 614-14 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE LOOKOUT MOUNTAIN II PLANNED UNIT DEVELOPMENT (PZC-21-14-PUD) (First reading held on August 4, 2014).

On motion of Councilmember Montaña, seconded by Vice-Mayor Smith, and carried to adopt Ordinance No. 614-14.

Ordinance No. 616-14

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Ordinance No. 616-14 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE ARIZONA FARMS WEST PLANNED UNIT DEVELOPMENT (PZC-24-14-PUD) (First reading held on August 4, 2014).

On motion of Vice-Mayor Smith, seconded by Councilmember Celaya, and carried to adopt Ordinance No. 616-14.

Ordinance No. 617-14

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Ordinance No. 617-14 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE ARIZONA FARMS EAST PLANNED UNIT DEVELOPMENT (PZC-25-14-PUD) (First reading held on August 4, 2014).

On motion of Councilmember Montaña, seconded by Councilmember Celaya, and carried to adopt Ordinance No. 617-14.

Ordinance No. 621-14

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Ordinance No. 621-14 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING CHAPTER 32 OF THE FLORENCE TOWN CODE BY ADDING ARTICLE 32, SECTION § 32.200 ESTABLISHING AN ARTS AND CULTURE COMMISSION IN THE TOWN OF FLORENCE. (First reading held on August 18, 2014)

Ms. Garcia stated the ordinance will place provisions into Town Code to allow for an arts program when the Town is ready.

Councilmember Hawkins stated he has received calls from concerned citizens inquiring if it is appropriate to be spending \$100,000 on this program, with the loss of Home Rule.

Ms. Garcia stated the \$100,000 for an arts program was budgeted in the current budget; the loss of Home Rule does not affect the current budget. She stated that Home Rule does not affect the collection of monies; it affects how the Town is to spend monies. She stated that while this ordinance will become part of the Town Code, it will be up to Council if the program will be seeded when adopting the 2015-2016 Fiscal Year Budget.

Councilmember Hawkins inquired what the spending protocol will be for the program.

Ms. Garcia stated Council has the discretion to spend or not spend money. If the Council seeds the program this year and the program is created, monies can be spent based on the purchase criteria of the Commission and Town Code. She said the Commission can find alternative ways to bring culture to the community in the following year.

Ms. Garcia stated that the Town Codes and approval limits would be followed and any expense over \$24,999 must go to Council for approval. She said anything under \$24,999 can be approved by the Town Manager.

Ms. Garcia stated the Town does not have expenditure limitations based on Home Rule this year. She stated that the Town Council will have a work session with the Finance Director to explain what the expenditure limitation means to the Town. The expenditure limitation goes into effect on July 1, 2015.

Councilmember Celaya stated the importance of the ordinance is to create the foundation for the program whether or not the Town has the funding for it.

Mayor Rankin stated that he has been working with staff to prepare information for the Council and the public regarding the ramifications of the Home Rule vote and the fiscal effects it will have.

On motion of Councilmember Celaya, seconded by Councilmember Montaña, and carried to adopt Ordinance No. 621-14.

Ordinance No. 622-14

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Ordinance No. 622-14 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING TITLE IX – GENERAL REGULATION, BY AMENDING, DELETING AND REPLACING CHAPTER 90, ANIMALS; DEFINITIONS; PENALTY. (First reading held on August 18, 2014)

Mr. Daniel Hughes, Police Chief, stated that the ordinance allows for minor changes which will allow officers to issue citations and better manage the Town's agreement with Pinal County Animal Control.

Councilmember Montaña inquired if the ordinance only applies to dogs.

Police Chief Hughes stated the primary complaint is for dogs; however, if another animal is a concern they will assist with that complaint.

On motion of Vice-Mayor Smith, seconded by Councilmember Montaña, and carried to adopt Ordinance No. 622-14.

NEW BUSINESS

Discussion/Approval/Disapproval to award a contract with Currier Construction, Inc., for improvements at the South Wastewater Treatment Plant, including the reuse pump station, chlorine facility upgrade, and operations building expansion, in an amount not to exceed \$1,549,184.00.

Mr. John Mitchell, Utilities Director, stated this project was an ADEQ Consent Order that was entered into in August 2013. The consent order addressed a number of items at the south plant including corrective measures for identification and correction of reported exceedances in effluent water. Many of the items have already been addressed.

Mr. Mitchell stated that three bids were received. Sun Western Contractors submitted two bid schedules, thereby making them not-responsive. Currier Construction, Inc., became the lowest responsive and responsible bidder.

Mr. Mitchell stated that the current CIP budget provides funding for the first \$1,076,100; identified as CIP projects SU-83, SU-79 and SU-51. He said it is being recommended that the remaining balance come from the reallocation of funds identified for future growth projects. Three future growth projects; SU-05, SU-06 and SU-11, are funded in the current budget, are proposed to be eliminated and reintroduced in the future as growth becomes certain. The three projects total \$605,000.

Mr. Mitchell introduced Mr. Rob Bryant, Water Works Engineers, who was present to answer any technical questions regarding the project.

On motion of Councilmember Hawkins, seconded by Councilmember Celaya, and carried to enter into a contract with Currier Construction, Inc., for improvements at the South Wastewater Treatment Plant, including the reuse pump station, chlorine facility upgrade, and operations building expansion, in an amount not to exceed \$1,549,184.00.

Resolution No. 1479-14

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Resolution No. 1479-14 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE APPOINTMENT OF JUDGE KATHERINE KAISER AS A JUVENILE HEARING OFFICER.

Mr. James Mannato, Town Attorney, stated Judge Kaiser was appointed to act as a Juvenile Hearing Officer by order of Pinal County Superior Court on December 20, 2012. He said, pursuant to A.R.S. § 8-323, this appointment must be approved by the Town Council to give it the necessary authority required.

On motion of Councilmember Montañó, seconded by Councilmember Celaya, and carried to adopt Resolution No. 1479 -14.

DEPARTMENT REPORT

Manager's Report

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, noted there was no written report. She thanked all of the residents who came out to vote in the election. She stated that the election results will be canvassed at the September 15, 2014, Council meeting. She stated the residents within the annexation areas who are registered with Pinal County Voter Registration are eligible to vote in the November 4, 2014, election. If a citizen is not registered and would like to vote in the November 4, 2014, they will need to register with Pinal County Voter Registration.

Ms. Garcia acknowledged the Department Heads for their efforts regarding the annexations.

Department Reports

Community Development

Courts

Finance

Fire

Library

Parks and Recreation

Police

Public Works

Utilities

The Department Reports were received and filed.

CALL TO THE PUBLIC

Denise Kollert, Florence Resident, stated that she disagrees that the Home Rule vote was a vote of no confidence. The aquatic center and library project is something the Town needs and it is vital for all residents. If the project is not continued, the Town will not have a library or a pool. She stated that the project is for all residents in our community.

Ruth Harrison, Florence Resident, requested that a large portion of the \$100,000 for the arts program be earmarked for performing arts such as music, drama, and dance, and cultural fine arts. She said performing arts will enhance the lives of our residents and bring people to Florence.

CALL TO THE COUNCIL

Councilmember Hawkins stated that nothing has been finalized with regards to the aquatic center and library project. He said the Council is in the discussion phase and the election showed that many community members are not in favor of the direction the Council is going on the project and/or the amount of money that is being considered to be spent. He requested more hearings on the project and for more citizen involvement.

Councilmember Celaya stated that for over ten years, the citizens have been asking the Council why the Town has nothing for its children and adults. The citizens have also inquired why nothing has been done to correct this deficiency. The Town has always said it needs a larger population and more roof tops to fund these types of projects. The aquatic center and library project will fill the needs and wants of the community. The Home Rule vote was a vote of public misinformation. Many of our citizens thought the Town was trying to raise their taxes with Home Rule. The Town will still collect the taxes, however, the Home Rule will set the annual budget amount and how it can spend those monies. The Town is in a good financial position to provide these amenities and does not want to lose this opportunity.

Councilmember Montaña thanked the staff for displaying the flags along Main Street during Labor Day. He said the flags showed patriotism and unity. He said that he agrees with Councilmember Celaya and Denise Kollert regarding the aquatic center and library project. It is important to understand when the Town builds an amenity it is for everyone. He stated he recently visited Maricopa, and they have built an indoor recreational development which offers a gymnasium, aquatics and basketball courts that can be used year round. The Town has an opportunity to build an indoor facility for all ages which can also be used year round. The Town has the funds to build the aquatic center and library and is looking at multiple funding paths to determine which will be most fiscally responsible.

Councilmember Montaña stated that Home Rule will affect the Fiscal Year 2015-2016 Budget. He said he is concerned that construction will be limited, specifically roads and streets. He said he would like to see the Town complete as many construction and road repair projects as possible this fiscal year, specifically areas where there are temporary signs and rough roads.

Vice-Mayor Smith stated that the American Legion is responsible for placing the flags throughout Main Street. He said the Town provides the American Legion the flags.

Mayor Rankin stated he takes responsibility for the Home Rule not passing. He said he did not make many public appearances, and he could have visited more organizations. He does not feel the vote was a loss in confidence of the Council. The vote shows that the community is coming together as Anthem residents voted in favor of Home Rule. He stated that the Town experienced a reduction in voters this past election which is very discouraging.

Mayor Rankin stated the September 15, 2014 Council Meeting will provide information regarding on how the Home Rule will impact the Town. Information will also be

provided regarding the aquatic center and library project and how the money can be spent. He stated that for the past 12 years the Town has been in a planning phase. It is time now for the Town to spend the money and move forward with the plans to create facilities for all citizens of Florence.

ADJOURNMENT

On motion of Councilmember Hawkins, seconded by Councilmember Celaya, and carried to adjourn the meeting at 7:01 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 September 2, 2014, and that the meeting was duly called to order and that a quorum was present.

Lisa Garcia, Town Clerk

MINUTES OF THE FLORENCE TOWN COUNCIL MEETING HELD ON MONDAY, SEPTEMBER 15, 2014, AT 6:00 PM, IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER

Mayor Rankin called the meeting to order at 6:05 pm.

ROLL CALL:

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

INVOCATION

Councilmember Woolridge 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.

Mr. Randy Rosane, Florence Resident, stated that they will have a 2015 Kickoff for ALS event at the River Bottom Grill, the weekend of September 19, 2014. Community leaders have volunteered to sit in a dunk tank to help raise funds.

Mr. Scott Barber, Director, Pinal County Federal Credit Union, stated the Pinal County Federal Credit Union Board members and staff are looking forward to seeing the community at their new branch, which will open on September 29, 2014. The official ribbon-cutting ceremony and grand opening will be announced at a later date. The Credit Union has been a member of the community since 1971.

Mr. Chris Knutson, Assistant Superintendent Florence Unified School District, stated that anything positive that the Town can do for the youth in the community, such as the proposed library/aquatic center project, would be appreciated and beneficial to the children.

Mr. Jim Tchida, Florence Resident, expressed his appreciation for the Council's efforts on behalf of the Florence citizens. He pointed out the improvements and the progress

the Town has seen in the last few years. He stated that the library/aquatic center and the extension of Main Street to Highway 79 are on tonight's agenda and are important for the Town. He said he hopes all residents will come together and focus on the future of Florence.

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

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

Public Hearing to receive citizens' comments on the Feasibility Report relating to Merrill Ranch Community Facilities District No. 1 (the "District"), Assessment Area Seven – Units 9B, 16 and 17C ("Area 7"); and Discussion/Approval/Disapproval of Resolution No. MRCFD1 129-14:

Ms. Lisa Garcia, Clerk of the Board, read Resolution No. MRCFD1 129-14, by title only.

A RESOLUTION OF THE DISTRICT BOARD OF MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1 APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF A SEVENTH AMENDMENT AND WAIVERS (ASSESSMENT AREA SEVEN UNITS 9B, 16 and 17C) FOR DISTRICT DEVELOPMENT, FINANCING PARTICIPATION, WAIVER AND INTERGOVERNMENTAL AGREEMENT (MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1); AUTHORIZING AND RATIFYING THE GIVING OF NOTICE OF HEARING WITH RESPECT TO APPROVING A FEASIBILITY REPORT WHICH INCLUDES IDENTIFYING THE PUBLIC INFRASTRUCTURE OF THE PROJECTS, THE AREAS TO BE BENEFITTED, THE EXPECTED METHOD OF FINANCING AND THE SYSTEM OF PROVIDING REVENUES TO OPERATE AND MAINTAIN THE PROJECTS, ALL AS PROVIDED IN SUCH REPORT; APPROVING SUCH FEASIBILITY REPORT AND RESOLVING THE INTENT THEREFOR; ORDERING THE WORK WITH RESPECT THERETO; APPROVING THE ASSESSMENT DIAGRAM AND METHOD OF ASSESSMENT WITH RESPECT TO ASSESSMENT AREA SEVEN AND PROVIDING FOR THE LEVY OF THE RELATED ASSESSMENT.

Mr. Michael Farina, District Treasurer, stated that Assessment Area Seven contains approximately 52.88 acres and upon build out will comprise of approximately 208 single family residential lots. The public infrastructure in Assessment Area Seven will consist of the following:

- Storm drain \$208,116
- Street improvements, \$887,397
- Related engineering costs \$467,234

Mr. Farina stated that the total estimated cost is approximately \$1,526,747. The engineering and the storm drain improvements are complete and the street improvements are scheduled for completion in December 2014.

He stated that the Special Assessment amount will pay for a portion of the total cost and will be divided equally among the 208 single-family residential lots in Area Seven. He stated that the per-parcel amount will be \$3,500, amortized over a 25-year period. As homes are sold, this amount will be assumed by the homebuyer.

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

On motion of Boardmember Celaya, seconded by Boardmember Smith, and carried to adopt Resolution No. MRCFD1 129-14.

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

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

Presentation by the Greater Florence Chamber of Commerce recognizing Batteries + Bulbs as the Business of the Month.

Mr. Jim Gilloon, Office Manager, Greater Florence Chamber of Commerce, recognized Batteries + Bulbs, as the business of the month for September, 2014. He stated that there are 6 qualities the Greater Florence Chamber of Commerce Board looks for; professionalism, team work, expertise, passion, reliability and loyalty. He stated Batteries + Bulbs had demonstrated over a period of time their dedication and support for the Greater Florence Chamber of Commerce.

Ms. Glenda Stuart, Owner, Batteries + Bulbs, accepted the award and thanked the Chamber and Council for this recognition.

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. *Adoption of Resolution No. 1480-14

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Resolution No. 1480-14 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ACCEPTING NON-EXCLUSIVE ROADWAY EASEMENTS FOR THE EXTENSION OF

MAIN STREET AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.

- b. ***Authorization to donate the modular building that was the temporary Fire Department Station 2 to the City of Phoenix Fire Department.**
- c. ***Authorization to enter into an Intergovernmental Agreement with the Town of Winkelman regarding CDBG funds for the 2015 and 2016 funding cycle years.**
- d. ***Authorization to enter into an Intergovernmental Agreement with the Superstition Fire and Medical District for maintenance services for fire apparatus.**
- e. ***Approval of the 2014 Groundwater Savings Agreement with Pinal County Water Augmentation Authority and Maricopa-Stanfield Irrigation & Drainage District.**
- f. ***Approval of the July 31, August 4, and August 18, 2014 Town Council Minutes.**
- g. ***Receive and file the following board and commission minutes:**
 - i. **April 30, and July 16, 2104 Historic District Advisory Commission minutes.**
 - ii. **June 10 and July 16, 2014 Joint-Use Library Advisory Board minutes.**

On motion of Councilmember Woolridge, seconded by Councilmember Walter, and carried to approve the Consent Agenda, as written, with the exception of items 9a and 9b.

- a. ***Adoption of Resolution No. 1480-14: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ACCEPTING NON-EXCLUSIVE ROADWAY EASEMENTS FOR THE EXTENSION OF MAIN STREET AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.**

Councilmember Walter inquired where the money would be coming from and when the easements would take effect.

Mr. Mark Eckhoff, Community Development Director, stated the estimated cost of the project is \$700,000.00 which was budgeted for in the current fiscal year. The Main Street road extension is planned to be completed before July 1, 2015.

Councilmember Walter inquired if the project needed to go out to bid and what is the budget account the funds will be allocated from.

Mr. Wayne Costa, Public Works Director, stated the Main Street extension project will be completed by the Town's Public Works Department. The portion of the project that is on the State Highway will go out to bid and has an estimated cost of \$200,000.

Mr. Charles Montoya, Town Manager, stated the monies would be coming out of the Capital Projects fund.

b. *Authorization to donate the modular building that was the temporary Fire Department Station 2 to the City of Phoenix Fire Department.

Councilmember Walter stated her concerns with donating the building, valued at \$165,000, is that the Town will not receive any compensation. She said her concerns include the addition of approximately 4300 more residents through the annexation; the extension of fire services; and the radio system for our Fire Department which is in need of improvements. She asked if there were any negotiations for a trade or for the sale of the building.

Ms. Lisa Garcia, Town Clerk, stated that in 2007, Pulte, as part of the construction of Anthem, donated the modular to the Town for use as a Fire Station to service the area. At this time, Pulte would like to begin construction on the parcel that the modular currently sits on. The Town has the option to either tear down the modular and place it in storage at the Town's expense or donate it to another municipality that is in need of providing fire service.

Ms. Garcia stated that staff contacted all Councilmembers to make sure they wanted to donate the modular. With the assurance to donate, staff placed a call-out on Arizona List Serve to see if any municipality would want the modular and had the funds available to relocate the modular and get the support of their Council. The City of Phoenix was the first to secure funds and Council authorization. When the Town of Florence is ready to utilize a modular again for a temporary station, the Town can approach the developer to donate the land and modular.

On motion of Councilmember Woolridge, seconded by Vice-Mayor Smith, and carried to approve Items 9a. and 9b. of the Consent Agenda, as written.

NEW BUSINESS

Canvas of the 2014 Primary Election and Discussion/Approval/Disapproval of Resolution No. 1481-14:

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Resolution No. 1481-14 by title only.

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA,
DECLARING AND ADOPTING THE RESULTS OF THE PRIMARY ELECTION HELD
ON AUGUST 26, 2014.**

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, stated the Town of Florence held an election on August 26, 2014, with 1505 ballots cast, of which 1164 were mail-in ballots. She said the mail-in ballots were verified with 12 ballots declared ineligible. She said there were 50 provisional ballots that were voted at the polls and 6 were ineligible. The total votes cast per candidate were as follows:

- Mr. Anderson 529
- Mr. Buckley 570
- Mr. Carlson 303
- Mr. Gilbertson 607
- Ms. Guilin 654
- Mr. Villaverde 465
- Ms. Woolridge 599

Ms. Garcia stated that Ms. Guilin has been elected and will be sworn-in at the regular time with the other members of Council. The candidates moving on to the November 4, 2014 election are Mr. Anderson, Mr. Buckley, Mr. Gilbertson and Ms. Woolridge.

Ms. Garcia stated Proposition 400 received 622 votes for the proposition and 667 votes against. She said Proposition 400 was defeated.

Mayor Rankin asked how many voters are registered in the Town of Florence and how many voted in this election.

Ms. Garcia stated there are 4176 registered voters. The 2014 Primary Election saw a 36.04% voter turnout with 1505 votes cast. She said this is lower than the turnout two years ago. She said the 2010 Primary, which had the State ballot, had a 52% voter turnout, whereas the Mayoral Election for the General Election had a 47.3% voter turnout. The Mayoral Elections historically experience the larger voter turnout. She said the voter turnout in 2006 was 8%. The 2010 election contained a ballot to elect three Councilmembers and the voter turnout was 33.43%. She said historically, voter turnout is in the low to mid 30s with our turnout this year a bit above that average for this particular election.

Councilmember Celaya asked if it is normal to have 300 ballots to not vote either way on the Home Rule Proposition.

Ms. Garcia stated that a non-vote is still considered a vote. It is unknown why voters make the choice to not vote. Statistically, this is normal.

Mayor Rankin asked if there was confusion on behalf of the voter having the proposition on the back side of the ballot.

Ms. Garcia stated the Town no longer partakes in the education of election workers and will be working with Pinal County to ensure instruction is provided to all voters when picking up their ballots to turn it over when there are voting questions located on the backside.

Mayor Rankin stated in the past, the ballot used to be non-partisan; however, with the Consolidated Election Bill, the Town is now required to have their elections at the same time as State and Federal.

Ms. Garcia stated the Town has moved over to the fall election cycle and is required to be on the partisan primary and general ballots.

Mayor Rankin asked if the Town needs to change its Statute which states that the Town will use an all-mail ballot to comply with the State.

Ms. Garcia stated that the Town has made the selection to do an all-mail ballot by motion, each election cycle, when elections were required to be pre-certified. Elections are no longer required to be pre-certified. She said Pinal County facilitates the Town's elections and the Town no longer has to declare how it is going to do its elections. When the Town enters into an Intergovernmental Agreement with Pinal County, the Town can request an all-mail election; however, Pinal County has to authorize the Town to do so, and will have to forward the Intergovernmental Agreement to the Pinal County Board of Supervisors for approval.

Councilmember Hawkins stated that several municipalities in the Valley are challenging their process.

Ms. Garcia stated there was a lawsuit in which charter cities challenged the legislation and it was declared that charter cities do not have to abide by the State rule. Any town that is a general law city, which the Town of Florence is, must comply with the State rules.

Councilmember Hawkins stated he felt voters are concentrating more on the State and Federal business and are not as involved in the Town election.

Ms. Garcia stated she has noticed that since the Town is now on the fall election cycle there is less civic engagement as local organizations are no longer sponsoring candidate forums as they did in the past. The forums would allow a greater amount of engagement with the voters and there was more communication on the topics to be voted on. She said there are now fewer opportunities as those organizations are working on other political projects in the partisan arena. This limits the Town's opportunity to educate the citizens on voting and what each of the propositions mean.

Mayor Rankin stated that he and Ms. Garcia met with Representative Michelle Ugenti, who is the main sponsor of the Consolidated Election Bill. He said it is her belief that the bill will bring more voters out to participate in the elections. Mayor Rankin stated that the Town will have to watch and see what happens in the general election with regards to voter turnout; and if necessary, connect with other cities that might have experienced a reduction in voter turnout based on this bill and address it at the next legislative session.

On motion of Councilmember Montaña, seconded by Councilmember Hawkins, and carried to adopt Resolution No. 1481-14.

Discussion/Approval/Disapproval to enter into a design-build contract with Low Mountain Construction, establishing the Guaranteed Maximum Price of \$12,991,719 for design development and construction of the Library/Recreation Complex.

Mr. Charles Montoya, Town Manager, thanked the Council for their patience and for allowing the delay on the project. At this time, the design is in its final phase. Staff and Low Mountain Construction are in need of direction from Council.

Mr. Brian Hughes, Parks and Recreation Director, stated this Library/Recreation Complex Project consists of the library, which includes activity space, aquatic center, athletic fields and sports courts. The staff and Low Mountain Construction Design-Build Team have been meeting weekly since mid-June to plan Territory Square. He said three Open House meetings were held in July 2014. On June 23, 2014, Council authorized staff to enter into agreement with Low Mountain Construction for schematic design and this phase has been completed.

Mr. Hughes stated that staff is ready to move on to the design-build phase of the project. Staff is requesting Council's consideration in the design-build agreement with Low Mountain Construction, establishing the Guaranteed Maximum Price of \$12,991,719.00 for the design, development, and construction of the Library/Recreation Complex.

Mr. Hughes introduced the staff from Low Mountain Construction, Aaron Babcock from Hidell Architects and Jeff Swan, Project Manager.

Mr. Aaron Babcock, Hidell Architects, stated the current project is part of the 40 acre Territory Square Master Plan. He said they are looking to complete Phase 1, which consists of the Library/Recreation Facility located directly off Main Street. Future phases of the Master Plan include development of a community facility, aquatic center, two soccer fields, two tennis courts, two pickle ball courts, ramada, parking, service road, retention basin and a plaza. The library/recreation building is approximately 28,000 square feet and will contain the public library, shared common space, general

governmental office, and Parks and Recreation offices. The unique part of this design is the access of the common space from the various usage areas and the ability to flow between the spaces.

Mr. Babcock stated the arrival plaza that leads into the bathhouse contains the women's and men's restrooms and changing areas along with offices and a multi-purpose room. The pool area has a beach front access with over-the-water shade, aquatic play unit and geysers with rain drop water feature. The pool has a two-zone multi-purpose area that will provide for different skill level swim lessons to occur simultaneously. There will also be two slides which will be a 32 foot speed slide and a 42 foot body slide. He said separate from the leisure pool and slides will be a 25 yard, eight lane competition pool with a dive well and two one-meter diving boards.

Mr. Babcock stated that two of the restrooms will have exterior access to them to allow those using the tennis courts or the soccer fields to utilize them. There will also be an area for vendors to enter the aquatic facility.

Mr. Brian Hughes acknowledged the members of the Library and Parks and Recreation Advisory Boards that were present in the audience. He said joint meetings were held with both advisory boards in June, and they have forwarded their support and recommendation on the project.

Mr. Don Pinson, Parks and Recreation Advisory Boardmember, stated his support of the project. He said he understands that it is a controversial topic but feels the citizens of Florence need to join together to ensure the Town has the facilities it needs and can be proud of.

Ms. Denise Kollert, Chairperson of the Library Advisory Board, stated it is our civic duty to provide services to all members of our community. She said libraries are more than books; they are meeting places, a fun environment for kids and adults which offer programs for all ages. The library has been a planned part of Territory Square and the cornerstone of the project. The project will bring all areas of Florence together, developing a stronger sense of community. She said she hopes the Council will vote in favor of the library/aquatic center project.

Mr. Timothy Hess, Florence Resident, stated he has lived in Florence for 20 years and recently moved into the Anthem area and his choosing to stay in Florence was based on the amenities of the Town. He said the Town was once known as a prison town and is now an outstanding community. It would be a disservice to its youth by taking away the library and pool. It is beyond our civic duty to provide a library and recreation center for our children to be safe and provide them a place to learn and grow. He said there is no reason this project should not happen.

Mr. Albert Dare, Tempe, Arizona, resident, stated that he does not understand why community members would want to allow those in Phoenix to tell our town how to spend

our money with Home Rule. He said he is in favor of the library/recreational project. He is proud to be a member of the Town of Florence and the future it has.

Ms. Betty Rieffer, Florence Resident, stated she is in favor of the library/recreation project. The library system has been a strong and successful part of the community providing services and programs to all ages. She expressed her appreciation to the Council for their efforts.

Mayor Rankin asked Ms. Rieffer if she had served on the Library Board.

Ms. Rieffer stated that she has not but has attended many of the Library Board meetings. She was on the Planning and Zoning Committee.

Ms. Barbara Suttles, Florence Resident, is in support of the library and aquatic facility project. She said the facilities will be safe and clean and will offer activities for everyone within the community.

Mr. Charles Goldsmith, Florence Resident, stated he has lived in Florence all his life and has a passionate belief that the library/aquatic project needs to be built. Many of the members of our community don't have a facility of this nature and magnitude to use. He said this will encourage people to invest in our Town and be a part of our community. He said the Town needs to show them that we are investing in it ourselves. We need to show that our Council is committed to the Town.

Mr. John Anderson, Florence Resident, stated that he supports the library/aquatic project. He said his concern is with the cost of the project. He said that based on his financial analysis and research of the project, the anticipated operational costs for the two facilities is too low. He would like staff to take more time to review the analysis and ensure the operating costs are appropriate and sustainable.

Mr. Damon Anderson, Greater Florence Chamber of Commerce Chairman, stated that the Chamber unanimously supports seeing the library/aquatic center project moving forward. The proposed project will provide a place for families throughout our region to visit and enjoy. It will also give them a reason to possibly want to join our community. The water park will bring patrons to our town, infusing monies into our various business and services. It will make Florence the family fun water park destination in the southeast valley.

Ms. Alexandra Bruin, Florence Resident, stated that she is in favor of the library/aquatic facility but additionally feels the Town needs the soccer and sports fields. She said that a water park and recreational facilities will provide the youth options of things to do in Town that they currently do not have. She stated that the statistics indicate that when you have activities for the youth, they will not get involved in bad activity or make destructive decisions.

Ms. Amada Celaya, Florence Resident, stated that she purchased her first home five years ago in Florence because it had a Council. She said friends recommended that she purchase in San Tan because it offered better home value options and amenities; however, they did not have a Council. Ms. Celaya hopes that the Council will make her decision to invest in Florence a good one by building the recreation center.

Mr. Bill Day, Florence Resident, stated that as a long-time homeowner and business owner in Florence, he counts on the Council to make well-informed decisions. He encouraged all members of Florence to participate in all elections and make their vote count. He said that as a previous member of the Parks and Recreation Advisory Board, he is in favor of the library/aquatic center program. As residents of Florence, the residents need to take responsibility for our Town and expand our resources. He asked the Council to provide the facility that the residents need.

Ms. Sandra Hamberg, Florence Resident, stated that she is in favor of the library/aquatic center project. She said time is running out and Council must move forward now to get this project done before the Town does not have a pool or library at all.

Mr. Wilbur Freeman, Florence Resident, stated he is in favor the library/aquatic center facility. As a prior Mayor and a third generation Freeman living in Florence, he hopes to see the full plan come to fruition. He said the Town has the three things it needs for the project; financing for the construction, operation of the facility, and most importantly, the community need. He said the community wants and needs the amenities, but most important, they deserve it. The project is not only for our citizens now, but for the future growth and development of this town.

Ms. Vicki Kilvinger, Florence Resident and prior Mayor, stated that she remembers in the early 1990's when Heritage Park was being built. Funding ran out so everyone pitched in to complete it. She said the Town is at the point now that it can fiscally support a new library/aquatic center. She said she feels that many of our community members did not understand what Home Rule was. She said she is favor of the project and believes the library/aquatic center is the right thing for the Town.

Ms. Marsha Day, Florence resident and past Mayor, is in support of the library/aquatic center project. She said recreation and the needs of the community have been placed on the back burner for too long. The Town has the money and plans for the project, and needs to do what is right for the Town.

Ms. Becky Guilin, Florence resident and Councilmember-elect, stated as a prior Finance Director, she knows that the Town has saved for these projects and will need to bond to fully fund them. She said it won't be easy and there will be some "belt tightening" with future budgets but the financial infrastructure is in place that will support the project term. She said there are no amenities currently in the Town that will encourage development and growth. Revenues generated from an aquatic center will benefit not

only the Town, but the businesses as well. She said our community members must travel out of town to utilize programs and activities that are not available near their homes. The facilities will keep our community members closer to home and they will spend their money locally. The library/aquatic project will be good for the community.

Mr. Chase Johnson, Florence resident, stated he would like to see this facility built as there is nothing to do in Florence. He said that moving the pool and library out of the high school will provide more space for the school to expand.

Councilmember Celaya stated that in his experience on Council, the need for a recreation facility has been a need for many years. The proposed facility will be an anchor for the Town. He said that the Home Rule does not have an effect on the construction of this project. The cost to operate the aquatic center, in our financial analysis, is based on the hours of operation and shows the two facilities are sustainable. There have been several meeting on this project and the citizens deserve it. He agrees that the project needs to be done.

Councilmember Walter asked how Home Rule will affect the Towns future budget.

Mr. Mark Farina, Finance Director, stated the he estimates the State imposed limitation to be approximately \$19 million. He said the current budget is approximately \$55 million, not including the carry forwards. He said that the Home Rule will have a large impact that will mostly affect capital projects in the various funds, including utilities.

Councilmember Walter stated that she is in favor of having a library and pool facility in the core of Florence. Her concern is if the Town can fiscally provide for the facility and support the services of the Town under Home Rule. She said that it is unclear what services and projects will be cut to balance the budget that the Town will be required to operate under next fiscal year. She inquired if the Town has identified how the necessary services will be provided for.

Mr. Farina stated he has reviewed the projected operational expenditures and can confidently say the Town can move forward with that level of expenditures. The Council will have options to streamline the budget without sacrificing current levels of operation and service while working within the proposed new budget parameters.

Councilmember Walter explained that the plan has an estimated budget of \$660,200.00 for Parks and Recreation and noted that it is a 33% increase to the current budget. Last year, the Parks and Recreation budget had a 19% increase. She said the actual increase to the budget is approximately 41.5%.

Mr. Farina stated that he had not run those numbers at this time but knows that the increase will be 33% to the existing budget with is less than 5% of the General Fund Budget and less than 1% of the total town budget.

Councilmember Walter stated that she agreed with Ms. Bruin's comments on the poor condition of the sport fields and inquired what the plan is for maintaining the fields at the new facility.

Mr. Brian Hughes stated the maintenance management program for the ball fields has room for improvement. The budget last year was appropriate for proper upkeep but he believes it was not utilized properly. He said the maintenance management program for the sports fields will be appropriate and extended to the soccer fields.

Councilmember Walter stated she did not see any funds earmarked for furniture and equipment.

Mr. Hughes stated since there was not a final design/plan for the project, funds for furniture and equipment has not been allocated in the budget at this time. It is anticipated that a savings will be realized through the construction of the project. He said that they are looking at possible funding to be re-allocated in the current budget.

Councilmember Walter stated that when CAC built their campuses, the residents realized a 30% increase to the residents because they had not budgeted for furnishing and equipment. She said her concern is that the budget may not allow for the level of service that the Town currently provides to be maintained to all of the residents, including those that were recently annexed. She said the new annexed areas are known for a higher crime rate and she is concerned with the level of services that these areas will need is not reflected in the budget.

Councilmember Hawkins stated his concern is with the 50% reduction in the upcoming budget based on the Home Rule. He is in favor of the library/recreation center. The project is more than just the library; it has additional offices and open space. He said that perhaps the project can be modified to make it more affordable. The anticipated operating costs for the project include the following: library \$384,000.00, aquatic center \$382,000.00 and sports fields \$47,000.00, which equates to \$813,000 annually. He said if the recreation center is added, consideration must be given to the projected operating cost of \$419,000.00, which will equate to approximately \$1.2 million in annual costs. He noted that these expenses will increase with the cost of living and inflation.

Councilmember Hawkins stated that if the Home Rule had not been defeated, he believes the Town could have easily afforded these projects without cutting funds. He would like to have another worksession to review the financial impact of the project in light of Home Rule to better understand the impacts to the upcoming budget. He said that he was told that if the Town does not move forward with the library/aquatic center project, the Town would still be contractually obligated to pay the contractor the profit they would have realized if completed.

Mr. James Mannato, Town Attorney, stated this was not correct. There is no contract in place that would require the payment of profit to Low Mountain Construction. The only

contract the Town has entered into is the design of the project which is a little over \$300,000.00.

Mayor Rankin asked Mr. James Mannato, Town Attorney, based on the current process, is the Town obligated to move forward on this Project?

Mr. Mannato said the Request for Proposal stated the Town has no obligation to move past the design phase and has no contractual obligation to move forward. He said the procurement process does not obligate the Town to enter into contract for the design-build phase of the project.

Mr. Montoya stated the Town went out for RFP and RFQ and presented the Council with many iterations. He said the contractor may be under a belief that since the Town has entered into a design contract with them there would be additional direction from Council to move forward into the building phase. He said that the contractor may anticipate completing a portion of the project, if not all of the project in phases.

Councilmember Hawkins stated the recreational center portion of the project increases the financial obligation of the project to approximately \$18 million. He is concerned that the project will place the Town in a fiscally irresponsible position under the limitations imposed for the upcoming budget. The Town has always prided itself as being fiscally responsible and he is concerned about moving forward with the project because it could place the Town in the red. He said the Town Hall meetings with the public did not discuss options; they only presented what the project would be. He said the town is looking at doubling the library space and creating a competition style pool. He said the Town needs to be prudent in their actions.

Councilmember Montaña stated in 1976 the Town eliminated the pool to build the library. Since then, the Town of Florence has not shown much growth with the exception an additional government building, and homes being built out and not filling in the open space. He said in early 2000s, the gym that was provided by Earnest McFarland's efforts, in the era of depression with the WPA burnt down. The Town lost a gym and received a new gym. He said the existing gym is now is 14 years old and is outdated. He said Heritage Park was built approximately 20 years ago. He inquired why the Town has to wait two generations to see positive growth. The Town has been waiting approximately ten years for this project. He said that this is our future and we need to anticipate the future needs of our Town, not our current needs. He said that the Council needs to be forward thinking and build for the future.

Councilmember Woolridge thanked for those who are in attendance of the meeting and have shown interest in the Town. She said that Home Rule does not eliminate the funds we have, it limits access to them. The Town will have to be creative with its budget to ensure adequate services are provided to our community. She said that she feels some have used politics to sway voters in the community away from this project. She said inaccurate information has been disseminated, comparisons have been made

to other communities that were not similar to what is being planned, and that erroneous information has created a division in our community. She said the goal of this project is to provide a better quality of life to our residents. She said if the building and operational costs were going to bankrupt the Town, the project would not be on the table for consideration of the Council. The Town can discuss and complete this project because the Town has been fiscally responsible and conservative.

Councilmember Woolridge stated that this project will be beneficial to our new residents as well as the Town core. She said it is her hope that our new residents will see the benefits of joining the Town, having access to top-notch fire and police services, and access to quality amenities. She appreciates the support of those who have voted for her as well as those who desire to see her be re-elected. Some have suggested that she would compromise her desire to see this project be completed to obtain votes to be re-elected. She will not compromise doing what she feels is best for the Town of Florence.

Vice-Mayor Smith thanked Councilmember Woolridge for her statements and for her doing what is right for the Town. He would like to make clear that the vote tonight is to set the Guaranteed Maximum Price of \$12,991,719.00 for the design development and construction of the library/recreation complex.

Vice-Mayor Smith asked for confirmation that this does not include the recreation center.

Mr. Montoya confirmed that the guaranteed maximum price does not include the recreation center. He said it will be addressed under a separate agenda item on the current agenda.

Vice-Mayor Smith stated the additional portions of the Territory Square plan are estimated at a cost of approximately \$5.56 million. He thanked the Council and staff for their hard work and efforts regarding this project. He said there may be a way to override Home Rule with a special election.

Councilmember Hawkins inquired if a special election was an option to override Home Rule.

Mayor Rankin stated the conversation was going off topic, and asked Mr. Mannato for clarification on the discussion.

Mr. James Mannato, Town Attorney, stated the discussion of Home Rule is relevant to the current agenda item. He said the discussion allows Council to function fully as it should in making important decisions. The discussion on whether or not the Town should enter into contract with Low Mountain Construction certainly has within it the need to determine if the Town has the funds required to build and operate the project. Whether or not the Home Rule can be changed by holding another election is on the

edge of relevance. He said that the Council is trying forecast whether or not the restraints the voters have placed on the Council for next fiscal year can be changed or rectified. He said the discussion includes the issue to hold a statutory election under the Alternative Expenditure Limitation Statues.

Mayor Rankin clarified the Council can discuss the option to have a special election.

Ms. Lisa Garcia, Town Clerk, stated on October 6, 2014, the Council will have a work session at 5:00 pm. where Mr. Farina will explain how the loss of Home Rule will affect the Town and how much monies the Town will be allowed to utilize. He will also explain the option to have a special election on the third Tuesday in May 2015. She said the election will be an override election to spend on specific items. She said Council can also choose to have a second override election in 2016. The Arizona State Constitution states Home Rule must be placed on an election that has candidates. A special election allows the Town to expend outside expenditure limitation held by the State.

Mayor Rankin stated new residents will be able to take advantage of this project and participate in our election. He said the project is a way to bring the community together. He said the personal property tax rate will not increase to support this project. The Town is not in debt and is fiscally sound.

Mayor Rankin inquired if the \$55 million budget amount includes Capital Improvement projects.

Mr. Farina stated the amount does include all Capital Improvement Projects throughout the budget. He said grant funds and HURF funds are exempt from state limitations.

Mayor Ranked inquired what the budget total will be if the grants and HURF funds are removed from the total.

Mr. Farina stated if the Capital Improvement Projects are eliminated from the budget then there would be a smaller range from zero to \$3 million that would need to be reduced from the budget, but expressed that those are preliminary estimates.

Mayor Rankin inquired about the shared space being open and not under a roof.

Mr. Bryan Hughes, Parks and Recreation Director, clarified that the shared space is an interior plaza that has a roof over it. He said that it accounts for the common space for all entities to use and not to be placed directly in the library.

Mayor Rankin stated that the project will need to be completed by the end of June 2014.

Mr. Farina confirmed that any portion of the project not completed or paid for by the start of the next fiscal year will be subject to the Home Rule limitation.

Mayor Rankin stated he was proud to see the turnout this evening. He hopes to see this level of turnout at future meetings. He feels the library/aquatic facilities will serve all age groups and should not affect the citizens financially.

Councilmember Hawkins stated Anthem voted for Home Rule. The core of Florence and Florence Gardens voted down Home Rule.

On motion of Councilmember Hawkins, seconded by Councilmember Walter, to table item 10b. until October 6, 2014.

Roll Call:

Councilmember Hawkins: Yes
Councilmember Walter: Yes
Councilmember Woolridge: No
Councilmember Montaña: No
Councilmember Celaya: No
Vice-Mayor Smith: No
Mayor Rankin: No

Motion failed: Yes: 2; No: 5

On motion of Councilmember Montaña, seconded by Councilmember Hawkins, and carried to enter into a design-build contract with Low Mountain Construction, establishing the Guaranteed Maximum Price of \$12,991,719 for design development and construction of the Library/Recreation Complex.

Councilmember Walter requested to add to Option 1, which states impact fees and funds will be used for the projects and the Town does not need to go out for bonding.

Mr. Charles Montoya, Town Manager, stated the document states existing funding would be used. If Council desires, a document could be brought back to Council for additional monies for bonding. He said he would recommend that Council adopt a resolution, in the near future, to reimburse itself if there is a foreseeable issue and bonding needs to occur and that cash is needed for another purpose. This option would be available to this Council and future Councils.

Councilmember Montaña inquired if funds are currently available, without the need for bonding.

Mr. Montoya confirmed there are funds available without the need for bonding.

Councilmember Celaya inquired if there is the ability to seek bonding, if needed at a later time.

Mr. Montoya stated that the the Council could go out for bonding if needed with the adoption of a resolution.

Mayor Rankin inquired how bonds are used, the interest on the bonds, and the ease of selling the bonds.

Mr. Mark Reeder, Bond specialist for the Town with Stifel, Nicolaus, and Co. Inc., stated the bond market is at a very low rate, with approximately a 2- 3% interest range.

Mayor Rankin inquired what the interest rate is that the Town is earning on its funds.

Mr. Farina stated the current interest being earned is 1.5% accumulated. He said an analysis was done that compared the interest the Town would pay on a \$5 million bond obligation versus the interest the Town would earn on \$5 million in the bank. The result is that the Town would earn more in interest with the money sitting in the bank verses paying the interest on the debt obligation like a bond.

Mayor Rankin stated that was his concern regarding spending the cash.

Councilmember Celaya stated that is why he wanted to confirm that the Council had the ability to revisit bonding.

On motion of Councilmember Montaña, seconded by Councilmember Hawkins, and carried to enter into a design-build contract with Low Mountain Construction, establishing the Guaranteed Maximum Price of \$12,991,719 for design development and construction of the Library/Recreation Complex.

Roll Call:

Councilmember Montaña: Yes

Councilmember Celaya: Yes

Councilmember Woolridge: Yes

Councilmember Walter: No

Councilmember Hawkins: No

Vice-Mayor Smith: Yes

Mayor Rankin: Yes

Motion Passed: Yes: 5; No: 2

Discussion/Approval/Disapproval of authorizing staff to issue a request for qualifications and/or proposals for the proposed fitness and recreation center.

Mr. Brian Hughes, Parks and Recreation Director, stated that at the July 31, 2104 Work session, Council requested to have staff look at the possibility of adding a fitness and recreation center to the project. He said the cost for the fitness and recreation center to

Florence Town Council Meeting

September 15, 2014

Page **18** of **22**

be added is approximately \$5 and \$10.5 million. The varied cost is based on conversation with architects who recently worked on these types of projects and the amenities that could be included. He said the operational costs are estimated at approximately \$420,000 annually.

Mr. Hughes stated that based on the procurement laws, the fitness and recreation center cannot be added to the existing library/aquatic center project. The Town will need to put out a request for RFP/RFQ for the fitness and recreation center project.

Mayor Rankin stated that the Town has been discussing placing all recreational facilities in one location. He said the project would be complete by added the fitness and recreation center. He said the Town may only be able to build the buildings at this time, but believes it the right way to go.

Councilmember Hawkins stated he cannot see building a building and leaving it empty. If the Town is going to build the centers, then the project should be completed 100 percent.

Councilmember Woolridge stated there is no harm going out for the RFQ as it will provide the information needed for the additional facilities and determine if they are fiscally prudent at this time.

Councilmember Hawkins asked what the cost would be to issue a RFQ.

Mr. Montoya stated the only cost to the Town is the time for staff to write the request.

Councilmember Walter stated that the project for the library/aquatic center was never brought to an RFQ vote and appreciates that this portion of the project is being brought to a vote. She said in her conversation with Mr. Montoya, he explained that because it was known that the pool and library would no longer be available to the community for public use, the Town staff moved forward with the RFQ without coming to Council.

Councilmember Celaya stated that if the Town went out for bond on the library/aquatic centers, funds could be available for the centers. He said there is also a possibility of moving funds around if Home Rule does not become an obstacle.

On motion of Councilmember Celaya, seconded by Councilmember Montaña, and carried to authorize staff to issue a Request for Qualifications and/or Proposals for the proposed fitness and recreation center.

Discussion/Approval/Disapproval of entering into a contract with DBA Construction, Inc., for sidewalk and asphaltic concrete improvements on Willow and Central Streets, between Adamsville Road and the High School parking lot, in an amount not to exceed \$274,346.41.

Mr. Wayne Costa, Public Works Director, stated that the Town has identified Willow and Central streets as being main access ways for ingress and egress of pedestrians, as well as the need to provide traffic calming. The action authorizes Town staff to complete the widening and rehabilitation project, utilizing the Alternate Bid Procedure/Cooperative Purchasing manual. This will allow the Town to procure services under a contract awarded by another governmental entity if it is advantageous to the Town; in this case, the City of Peoria Contract No. ACON37511A.

Mr. Costa stated that the project consist of four speed-humps that will be used to slow down traffic. Two humps will be placed on Willow and two humps will be placed on Central Street. A Request for Proposal was made to the winning bidder, DBA Construction. He said allocation of funds will be from the rehabilitation and repair of roadways, Account Number 011-518-322 in the amount of \$18,547.12 and sidewalk work within Account Number 011-518-318 in the amount of \$145,798.99.

On motion of Councilmember Celaya, seconded by Councilmember Woolridge, and carried to enter into contract with DBA Construction, Inc., for sidewalk and asphaltic concrete improvements on Willow and Central Streets, between Adamsville Road and the High School parking lot, in an amount not to exceed \$274,346.41.

Discussion/Approval/Disapproval of entering into a contract with Decorative Paving Solutions, LLC, for crosswalks and asphaltic concrete improvements on Main Street, between Ruggles and 12th Street, in an amount not to exceed \$48,500.

Mr. Wayne Costa, Public Works Director, stated that the streets identified are main access ways for ingress and egress for pedestrians as well as the need to provide high traffic visibility. Transverse high visibility markings are used in addition to colored or textured pavement to legally establish a crosswalk location. The use of transverse markings (bands) circumventing the crosswalks will allow for high visibility to occur with more reflectivity throughout the day and night. The Federal Highway Administration concludes that high visibility crosswalks have a positive effect on pedestrian and driver behavior.

Mr. Costa stated that the project will be piggy-backed with Contract No. 09PB039 that the Town of Scottsdale has with Decorative Paving Solutions, LLC.

On motion of Councilmember Hawkins, seconded by Councilmember Walter, and carried to enter into a contract with Decorative Paving Solutions, LLC, for crosswalks and asphaltic concrete improvements on Main Street, between Ruggles and 12th Street, in an amount not to exceed \$48,500.00.

MANAGER'S REPORT

There was no Manager's Report.

CALL TO THE PUBLIC

Ms. Ruth Harrison, Florence resident, suggested that the public be included in the design of projects before the Town is spending additional funds to improve or correct them. The public needs to be included early in the annual budgeting process as well. She agreed with Council that there needs to be more communication among elected officials, staff and the public. Residents need to have more opportunities to take a constructive part in the direction the Town goes and the decisions that are made.

Peter Koulouris, Mount Athos Restaurant, thanked the Council for having a vision for the Town. He stated volunteers are available to help make sure this project comes to fruition. He said the Town must work together focusing on the future of the children and the betterment for all citizens. He understands the concerns regarding the budget and how Home Rule will affect the Town next fiscal year. He said better education of the voters on Home Rule will provide better informed decision by our voting citizens.

CALL TO THE COUNCIL

Councilmember Celaya recognized the members of the Town Boards and Commissions and their work with the Town.

Councilmember Walter stated that the vote has occurred and together everyone needs to work together to move forward. She said that she also cares about the children in the community, but wished the vote could have been delayed until October 6th to ensure the Town is moving forward in a fiscally responsible manner. She requested that the Town Manager's report be attached to the packet to allow for electronic distribution of the report to the public on the Town website.

Councilmember Hawkins stated that he hopes there are no delays in the construction of the library and aquatic projects but wished the vote could have been delayed until the financial future of the Town could be properly understood and the Council could be prudent with their decision.

Councilmember Woolridge expressed her condolence to Tom Madden's family and stated he was an asset to the Community.

Vice-Mayor Smith stated that Tom Madden volunteered and supported many organizations throughout the Town and will be missed.

Mayor Rankin stated that Mr. Madden was a friend to all and supports all that has been said on his behalf this evening. He stated that the buildings on Main Street are getting cleaned up and coming into Code. He thanked the Fire Department, especially the Fire Marshall for his assistance in bringing the buildings up to Code. He said the goal is to make Main Street viable by bringing buildings back up to Code and getting them occupied. He thanked the members of Council for their vote this evening as he believes

the library and aquatic centers will put Florence back on the map and setting the pace for our future.

ADJOURNMENT

On motion of Councilmember Woolridge, seconded by Councilmember Montaña, and carried to adjourn the meeting at 9:28 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 September 15, 2014, and that the meeting was duly called to order and that a quorum was present.

Lisa Garcia, Town Clerk

FLORENCE COMMUNITY LIBRARY
Joint-Use Library Advisory Board

1000 S. Willow St. / P. O. Box 985
Florence, AZ 85132

Minutes

Regular Meeting

August 20, 2014 – 6:00 p.m.

1. The meeting was called to order at 6:01 pm by Chairperson Kollert.
 2. Members present were: Sheree Berger, Talma Harmon, Eugene Horan, and Denise Kollert.
Members absent were: Hermalene Wick.
 3. A motion was made by Member Horan, seconded by Member Berger, and carried to approve the June 10, 2014 and July 16, 2014 minutes.
 4. The Library Director's report included the following:
 - The Florence Community Library was selected to participate in the Arizona State Library's "STEAM Kits for Communities" program. STEAM stands for Science, Technology, Engineering, Art, and Mathematics. The library received 15 interactive kits intended to encourage self-initiated learning, critical thinking, creativity, and problem solving.
 - The Florence Community Library invites children of all ages, along with their caregivers and teddy bears, to the end of summer "Teddy Bear Picnic" on Tuesday, August 26 at 5:30 pm.
 - The Florence Community Library invites children of all ages and their caregivers to Family Storytime on Wednesday, September 3, at 10:00am in the upstairs programming room.
 5. Ms. Rosemary Bebris, Library Director, provided an update on the new library facility. Staff continues to have regular meetings with Low Mountain to keep the project on track, although funding from the initial design contract has been expended. A Request for Council Action authorizing the Town Manager to enter into a contract with Low Mountain Construction for the project's Guaranteed Maximum Price was removed from the September 2, 2014 Town Council agenda, but is expected to be on the September 15, 2014 Town Council agenda.
- Ms. Bebris provided an updated Customer Responsibilities Policy for Board Members to review. Ms. Bebris stated that the suggested changes were merely a housekeeping item to reflect changes the Library Board made to the Children's Access and Use Policy. Member Kollert asked if there had been any objections to the updates to the Children's Access and Use Policy. Ms. Bebris stated that there had not been any comments, but it

would likely not come up until fall break. A motion was made by Member Berger, seconded by Member Horan, and carried to approve the updated Customer Responsibilities Policy.

6. The next meeting was scheduled for September 17, 2014.

7. A motion was made by Member Horan, seconded by Member Berger, and carried to adjourn the meeting at 6:39 pm.

Respectfully submitted,



Talma Harmon, Secretary

Approved,



Denise Kollert, Chairperson

Denise Kollert, Chairperson

**TOWN OF FLORENCE
PLANNING AND ZONING COMMISSION
MEETING MINUTES**

REGULAR MEETING OF THE TOWN OF FLORENCE PLANNING AND ZONING COMMISSION HELD THURSDAY, JUNE 19, 2014 AT 6:00 PM AT TOWN HALL COUNCIL CHAMBERS LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER:

Chairman Wooley called the meeting to order at 6:00 P.M.

ROLL CALL:

Present: Wooley, Petty, Pranzo and Garcia

Absent: Putrick

PLEDGE OF ALLEGIANCE:

Chairman Wooley led the Pledge of Allegiance.

DISCUSSION/APPROVAL/DISAPPROVAL of the minutes of the regular meeting conducted on March 20, 2014.

On motion of Commissioner Petty, seconded by Commissioner Garcia and carried to approve the minutes of the regular meeting conducted on March 20, 2014.

PUBLIC HEARINGS

CASE PZC-02-14-PUD (THE RESERVE AT LOOKOUT MOUNTAIN)

PRESENTATION/DISCUSSION/RECOMMENDATION of a Planned Unit Development request by United Engineering Group on behalf of RMG Lucky Hunt LLC to change the existing zoning on approximately 65 acres from Single-Residential Ranchette (R1-R) to Planned Unit Development (PUD). The Reserve at Lookout Mountain PUD is a proposed single-family residential community generally located on the west side of Hunt Highway at the Heritage Road alignment. This case is contingent upon the annexation of the property into the Town of Florence per pending Annexation 2013-01.

Mr. Olgin stated that the purpose of this application is to change the zoning on the subject property from Single-Residential Ranchette (R1-R) to Planned Unit Development (PUD). This PUD lays out the land use characteristic for the development

that will include single family residential homes and open space tracts. This PUD adheres to the Town's overall plan and Florence's vision for future build out. The proposed land use for this project will aid the Town in meeting their growth area goals and to help the expanding economy.

The proposed project encompasses 65.07 acres located adjacent to Hunt Highway, west of the future Walker Butte Pkwy alignment and the Oasis at Magic Ranch Master Planned Community, south of a large parcel of Arizona State Trust land and east of the Gila River Indian Community.

The subject site is currently within the jurisdiction of Pinal County; however, it is part of a large annexation by the Town of Florence. The Reserve consists of three (3) parcels, 200-25-001C, 200-25-001E and 200-25-001F. Currently, the Reserve at Lookout Mountain PUD is mostly raw desert and there are remnants of an old storage shed and a small abandoned granite mining operation. The topography varies from relatively flat with a slight slope from south to north, to area with slopes of 18% and greater.

The surrounding properties in the area include vacant desert land, Gila River Indian Community, Johnson Utilities WWTP, Lookout Mountain PUD, future commercial center and the Magic Ranch Master Planned Community. Downtown Florence is located approximately 12 miles southeast of the site.

The Reserve at Lookout Mountain development intends to develop as a premier hillside community with multiple residential lot sizes of 50'x115' and 60'x120'. In addition, the development will include pocket parks, a looped trail system, and a common community design identity. The community will be developed in phases under a "Planned Unit Development" master plan and per the Development Agreement being negotiated concurrently with the annexation.

The density proposed for the project will remain consistent with the General Plan with a maximum of 4.0 dwelling units per acre or 260 residential lots and residential uses permitted within this PUD range from lots sizes for the area of 5,175 sq. ft. to larger 7,200 sq. ft. lots.

Architectural styles will vary with the final design and the sizing of homes. It is envisioned that the master developer will help determine the character of the homes being built within the Project. Builders will be encouraged to offer a variety of options to individualize the homes, color variety, and low-water-use front yard designs.

A Conceptual Development Plan has been prepared to demonstrate a potential configuration for the various housing lots, circulation pattern, and open space/recreation opportunities. The opportunity to develop a unique community utilizing the hillside and open space has been incorporated into the layout with the use of looped trail systems. The final lotting layout will be determined with preparation of a preliminary plat.

A minimum of 15% overall open space area will be required based upon the total site acreage (65.07 acres) of the Project. Therefore, a minimum of 9.7 acres will be necessary for open space within the community. Open space for the Project will consist of a network of hillside preserve, looped trails, parks, pedestrian pathways, tot lots, ramadas, retention areas, and landscape buffers along the arterial and collector roadways. Pathways are connected by sidewalks and streets so the recreation system is fluid and highly accessible.

The landscape design concept for the open space areas will include the use of shade trees, shrubs, ground cover and areas of turf for passive and active recreation. Plant material selections will be adaptable to the desert low water environment. Open space tracts for the PUD shall be improved concurrent with the development phase in which the landscaping or amenities are located. All residential open space areas, including landscaping within adjacent rights-of-way, will be maintained by a homeowner's association. Parks, trails and path areas are to be developed to the standards set forth in the 2008 Town's Parks, Trails and Open Space Master Plan. All paths and trail systems shall be lighted to help ensure pedestrian safety except for the hillside trails.

Utilities

All existing and new onsite utilities that will serve the subject site will be placed underground except as approved by the Town Engineer. Operation and maintenance of all utilities and facilities will be managed by the appropriate operating entity upon approval and completion of construction. Sewer facilities, water facilities, street lights, and fire hydrants will be provided according to the appropriate agency's guidelines, per the recommendations of the Town's Engineering and Fire Departments and other governmental regulations applicable to the construction of various facilities.

Water

Potable water for the Project will be provided by Johnson Utilities. A water master plan report and plans, meeting the approval of the Town Engineer, are required prior to the approval of Final Plats for this development. If required, this PUD shall permit the placement of the necessary water infrastructure, including, but not limited to water mains, wells, pumps, and water storage facilities within the project.

Sewer

Sewer service for the Project will be provided by Johnson Utilities. A sewer master plan study and plans, meeting the approval of the Town Engineer, are required prior to the approval of Final Plats for this development. If required, this PUD shall permit the placement of the necessary sewer infrastructure, including, but not limited to sewer mains, recharge areas, and lift stations within the project.

Transportation

The transportation and circulation plan will be developed consistent with recommendations from the Community Development Director and Town Engineer as well as the approved Lookout Mountain Traffic Impact Study which identifies the point of ingress/egress for this project. The Reserve will share a point of ingress/egress off Hunt Highway with the neighboring Lookout Mountain and an adjacent commercial center.

Lookout Mountain is controlled under another McRae Group Entity and a similar agreement will be entered into between the Project and Lookout Mountain. Required improvements, as well as any potential phasing of required improvements, shall be further determined upon the review of detailed construction plans for the subject site.

The subject site's proposed uses and PUD Zoning are consistent with the Town of Florence 2020 General Plan. The subject site retains the General Plan designation of Medium Density Residential 1(MDR1).

FINDINGS:

Planning Staff offers the following findings for the consideration of the Planning and Zoning Commission and Town Council:

1. The proposed zoning is consistent with the Town of Florence 2020 General Plan; and
2. The Zone Change from Single-Residential Ranchette (R1-R) to Planned Unit Development (PUD) for The Reserve at Lookout Mountain is consistent with the MDR1 General Plan land use designation.

Staff found that the proposed application for the Reserve at Lookout Mountain Planned Unit Development (PUD) is in compliance with the Town's General Plan and is in the interest of general welfare, health and safety of the public and therefore recommends that the Planning and Zoning Commission forward to the Town Council a favorable recommendation for this application, subject to the following conditions:

1. The development of the subject site shall be in conformance with The Reserve at Lookout Mountain Planned Unit Development (PUD) development book dated May 13, 2014, any applicable Development Agreements, Town codes and ordinances.
2. Property Owners agree to waive claims for diminution in value pursuant to Proposition 207 [A.R.S. 12-1134] pursuant to the waivers attached hereto as Exhibit B.
3. The extent of all on-site and off-site improvements required by the Town, as well as the phasing of such, shall be subject to further Town Engineer and Planning

Department reviews and approvals of development/construction plans and engineering reports.

4. Final plans for grading, drainage, infrastructure phasing, right-of-way dedications, roadway improvements, water plans and sewer plans are subject to the review and approval of the Town Engineer.
5. All future development of the site shall be subject to the Town's Design Review process which shall consider, amongst other things, site design, architectural designs, building materials, lighting, parking, landscaping, grading, drainage, access, circulation, building colors, signage, building locations, buffering, sanitation, walls, fences, fire protection and compatibility with surrounding properties. Design Review approval is required prior to the issuance of building permits for the site.

Chairman Wooley opened the public hearing there being no public comment Chairman Wooley closed the public hearing.

Chairman Wooley asked a couple of questions regarding this case and Town staff was able to clarify.

On motion by Commissioner Petty, second by Commissioner Pranzo and carried to forward a favorable recommendation for case PZC-02-14-PUD to the Town Council.

CASE PZC-18-14-GPA (ARIZONA FARMS)

PRESENTATION/DISCUSSION/RECOMMENDATION of a Minor General Plan Amendment (GPA) request by The WLB Group, Inc. on behalf of: El Dorado Arizona Farms, LLC; Langley AZ Farms 150, LLC; Wolfy's R. E. Holdings, LLC; David C. Phillips c/o BGH Associates, LLC; and Superstition Springs R-14 Association. This Minor GPA to the Town's 2020 General Plan Future Land Use Map proposes to change the land use designations on approximately 1,183 acres from Employment/Light Industrial (E/LI), High Density Residential-1 (HDR-1) and Community Commercial (CC) to Master Planned Community (MPC). This change would facilitate a subsequent zoning case on the site, which is generally located on the south side of Arizona Farms Road, east of the Quail Run Lane alignment, north of the Heritage Road alignment and west of Felix Road. The Copper Basin Railroad bisecting the site and the commercial parcel at the immediate southwest corner of Felix Road and Arizona Farms Road are not a part of this application.

Mark Eckhoff, Community Development Director stated that the proposed project known as Arizona Farms encompasses 1,183 acres located near the intersection of Arizona Farms Road and Felix Road in Pinal County, Arizona.

The intent of this General Plan Amendment is to amend the land use designation on the site from Employment/Light Industrial (E/LI), High Density Residential-1 (HDR-1) and

Community Commercial (CC) to Master Planned Community (MPC). This designation is appropriate for the property and in the future considering surrounding designations. The minimum size for any property to apply for the MPC designation is 640 acres or greater. All properties within the MPC shall be under the control of one master developer, have a Planned Unit Development (PUD) zoning classification and be subject to a development agreement between the Town and master developer. Factors such as locations, uses, areas, intensities and densities within the MPC shall be flexible, providing land use decisions regarding said factors are guided by good planning principles, a PUD development guide and the governing development agreement. The applicant meets all the minimum requirements for the MPC designation.

The proposed project intends to provide a mixture of uses that will provide diversity in housing, commercial conveniences and employment. This property lies at the confluence of several planned major transportation corridors, those being the major arterial roadways (Arizona Farms Road, Felix Road and Attaway Road) as well as the future North-South ADOT Freeway Conceptual Corridor.

The project is currently zoned Planned Area Development in Pinal County. Upon annexation, the site would receive comparable Planned Unit Development (PUD) Zoning District. In addition, there may be a zoning amendment.

Town staff also stated the four findings:

- The Master Planned Community (MPC) designation has been identified for suitable areas within the Town's Planning Area;
- The proposed designation will provide a mixture of uses that will provide diversity in housing, commercial conveniences and employment;
- The properties in the subject area should be affected in a positive way by this General Plan Amendment as the amendment may encourage more diverse housing types and additional market base for employment and in retail goods and services; and
- The proposed Minor General Plan Amendment is in compliance with the goals, objectives and strategies of the Town's 2020 General Plan.

Staff recommended approval of this Minor General Plan Amendment.

Chairman Wooley opened the Public Hearing.

Phillip Hollins, lives at 25374 North Poseidon Road in the Magic Ranch Subdivision, stated that he would like the Commission to hold their recommendation until the

Commission gets to the case that pertains to the area where Mr. Hollins lives. He stated that this Minor General Plan Amendment and the ASLD parcel are tied together. He also had some concerns with zoning for this project, including apartment uses.

Mark Eckhoff, Community Development Director, and Chairman Wooley both stated that this case pertains to a Minor General Plan Amendment and staff would get to the ASLD case at a later date.

Mark Eckhoff went on to state that there are various types of zoning categories in close proximity to Mr. Hollins' property and that staff would address this later in the meeting.

Keith Bray lives at 5651 East Helios Drive in the Magic Ranch Subdivision and he wanted to reiterate the point that was already made. If the Commission makes this decision at this moment in time on this proposal, this decision will reflect on the item lower on the agenda. He would like for the Commission to wait to make their decision on this case at this time. He believes there are several objections to this case.

Mr. Eckhoff explained the subject of zoning and how it applies to the case being presented at this meeting.

John Dantico lives at 5597 East Dionysus Drive in the Magic Ranch Subdivision and he stated that the League of Arizona Cities and Towns has provided a guide for annexation and one of the elements for that guide states that any changes in state land designations should wait until after the annexation. Although it is legal for staff to do what it is doing with the current Arizona development cases, he feels this action is not in the best practice of an annexation program and this case has failed the citizens to adequately comprehend what staff has been working on for years. This case is extremely harmful for the homeowner's finances and he feels this same sentiment would apply to many homeowners in the audience tonight. He feels the Town is running rough shot over the property owners and springing a trap over the homeowners and giving the surrounding property owners a last minute to start research on the annexation. He encouraged the Commission to follow the League of Arizona Cities and Towns guide on annexation in order to make better informed decisions.

Mr. Eckhoff noted that the property owner was talking about a later case and not the case at hand.

Chairman Wooley gave a brief zoning explanation on the case being discussed.

Aaron Fuller lives at 5493 East Demeter Drive and stated that he is a licensed civil engineer in the state and he would argue that being within two miles would have a great impact on the community. The other item that is specific to this case is the information that is expected in ten days and he does not like to make any decisions without all of the information at hand. He is asking for the Commission to wait to make a decision until all of the information is in front of them.

Mr. Eckhoff commented that there is no additional information on this case however; there is a second case that is completely separate on July 10, 2014.

Linda Cheney, Vice President with El Dorado Holdings, Inc. stated that the company she represents is the majority land owner of this case. She mentioned that the said property was purchased in February of this year and this included thirteen acquisitions which are being consolidated into one. There are two other entities that are a part of this General Plan Amendment and eventually be a part of a zoning case that Mark Eckhoff is referring to. She reiterated that this case is just changing the general plan land use to a master plan community. There is a separate application that was submitted to the Town on the zoning case. The area west of the rail road is residential and does not include any multi-family product or commercial just strictly residential. The area to the east is along the North-South Freeway Corridor and will potentially have some apartments with high density commercial components along with additional residential lots to the south. El Dorado Holdings, Inc. will produce the high quality projects which will mimic Anthem at Merrill Ranch community. She goes on to mention that if this case is approved tonight, this will not result in homes going vertical in a month. This project will follow the planning process that will involve preliminary, final plats and engineering plans and they are still years away from vertical construction.

Chairman Wooley closed the Public Hearing.

Commissioner Pranzo and Mr. Eckhoff re-explained case PZC-02-14-PUD to clarify the case to the audience.

Commissioner Petty asked staff to explain some details on the public comments that were received by the Town Planning Staff prior to this meeting.

Gilbert Olgin, Senior Planner, commented that public comments received prior to this meeting were regarding questions on what types of zoning applications were presented to the Planning and Zoning Commission on June 19, 2014.

Commissioner Garcia and Chairman Wooley asked staff to clarify some questions regarding this case.

Mark Eckhoff answered their questions.

On motion by Commissioner Garcia, second by Commissioner Pranzo and carried to forward a favorable recommendation for case PZC-18-14-GPA to the Town Council.

CASE PZC-20-14-PUD (ASHBURN AT MAGIC RANCH)

PRESENTATION/DISCUSSION/RECOMMENDATION of a request by United Engineering Group on behalf of Palms-Magic Ranch 80, LLC to replace the existing

Planned Unit Development (PUD) zoning with a new Planned Unit Development (PUD). The Ashburn at Magic Ranch PUD is a planned single-family residential community of approximately 80 acres that is generally located west of Mitchell Trail, south of Arizona Farms Road and east of the Union Pacific Railroad. This case is contingent upon the annexation of the property into the Town of Florence per pending Annexation 2013-01.

Gilbert Olgin, Senior Planner, stated the purpose of this report was to request the approval of a new Planned Unit Development (PUD) zoning for Ashburn at Magic Ranch, an approximately 80 acre site. This PUD lays out the land use characteristics for the development that includes single family residential homes, open space tracts and a potential new fire station site. This document adheres to the Town's overall plan and Florence's vision for future build out. The proposed land use for this project will aid the Town in meeting their growth area goals and to help the expanding economy.

The subject property is located along North Mitchell Trail, 1/4 mile south of East Arizona Farms Road in Pinal County, Arizona and is currently within the jurisdiction of Pinal County; however, it is part of a large Magic Ranch annexation initiated by the Town of Florence. The surrounding properties in the area include finished lots within the Magic Ranch Master Plan, vacant desert to the south, a Mini Storage facility to the north, the Union Pacific Railroad to the west and additional vacant desert to the east, followed by farm land.

Ashburn at Magic Ranch is a proposed 80 acre community that is requesting the approval of Planned Unit Development (PUD) zoning. The project is located within the greater Magic Ranch Master Plan area and has land characteristics of single family residential homes, open space tracts and a fire station. The development encourages active interaction and safety through the use of pedestrian friendly paths/trails/sidewalks as well as including various amenities. The landscape design concept for the open space areas (over 22% open space proposed in conceptual layout) will include the use of shade trees, shrubs, ground cover, and areas of turf for recreation. Plant material selections will be adaptable to the desert low water environment.

Currently, there is an approved Magic Ranch Planned Area Development (PAD) with Pinal County. The Magic Ranch Master Plan consists of more than 1,500 acres of mixed development featuring low to medium density housing, a golf course and several areas reserved for neighborhood commercial uses. Other surrounding property owners in the area include residential lots, Johnson Utilities Waste Water Treatment Plant (WWTP) and a refuse transfer station.

This project intends to develop with residential lots, as well as a four (4) acre fire station site. In addition, the development will conform to the Town's 2020 General Plan goals as well as incorporate a common community design identity and will also adhere to all standards within the Pre-Annexation and Development Agreement (PADA) being negotiated concurrently with the annexation.

Residential Development

The residential land use within this proposed project will be subject to the requirements with this PUD book dated May 13, 2014, as well as other applicable Town Ordinances. The lots will range from 5,000 sq. ft. to 6,000 sq. ft. and residential lot sizes are anticipated to be 45'x115' and 55'x115' in size.

Architectural styles will vary with the final design and the sizing of homes. The master developer will help determine the final products of housing to be offered in this development. Options to individualize the homes such as a variety of colors and desert front yard landscaping arrangements will be encouraged.

Open Space, Parks and Trails

A minimum of 15% overall open space area will be required based upon the total site acreage (79.77 acres) of the Project. Therefore, a minimum of 12 acres will be necessary for open space within the community. The preliminary site plan and proposed lot layout calls for over 17 acres of open space or 22.48% (Refer to Exhibit K Conceptual Development Plan). This exceeds the minimum requirements and will provide plenty of recreational space for residents.

Open space will consist of a proposed trail, a network of parks, tot lots, retention areas, other amenities and landscape buffers along the arterial and collector roadways.

Pathways are connected by sidewalks and streets so the recreation system is easily accessible. The landscape design concept for the open space areas will include the use of shade trees, shrubs, ground cover, and areas of turf for passive and active recreation. Plant material selections will be adaptable to the desert low water environment.

Open space tracts for the PUD will be improved concurrent with the development phase in which the landscaping or amenities are located. All residential open space areas, including landscaping within adjacent right-of-ways, will be maintained by a homeowner's association (HOA). Parks, trails and path areas are to be developed to the standards set forth in the 2008 Town's Parks, Trails and Open Space Master Plan. Certain paths and trails located in the Ashburn at Magic Ranch PUD may be identified on the landscape plans as lighted/illuminated to encourage safe pedestrian access. Park areas within residential parcels will contain multiple amenities to encourage both passive and active recreational usage. Amenities may include ramadas, picnic tables, tot lots, and walkways. Turf play areas may also be provided for additional activities.

Public Safety

This community, upon annexation, will be served by the Town Police and Fire Departments. A Police beat is being established for this area and a Police sub-station will be housed in the Anthem at Merrill Ranch Fire Station No. 2, which will also be the nearest Fire Station for the annexation area. The property owner is dedicating a four acre site for a new Fire Station that may also include a Police sub-station. This dedication is discussed in greater detail in the Pre-Annexation and Development Agreement (PADA) for the subject property. If this dedication does not occur in accordance with the terms of the PADA, the subject four acre site will be developed with single-family homes consistent with the project's planned lot and housing types.

Sound Mitigation for Railroad

The Union Pacific Railroad runs east of the subject site and is currently in use. Railroads in this area are common and this rail line runs north/south through nearby cities and towns including Queen Creek, Chandler and Gilbert. Due to the noise the railroad will create, sound mitigation will be included in this development. There are several new developments that have been constructed adjacent to this same Union Pacific Railroad which have utilized a barrier wall to effectively reduce the noise.

Water

Potable water for the Project will be provided by Johnson Utility Company (JUC).

Sewer

Sewer service for the Project will be provided by Johnson Utilities.

Transportation

The transportation and circulation plan will be developed consistent with recommendations from the Community Development Director and Town Engineer. This project proposes three entry/exit points located along Mitchell Trail with one entry/exit point for the proposed fire station along Mitchell Trail. Required improvements, as well as any potential phasing of required improvements, shall be further determined upon the review of detailed construction plans for the subject site.

General Plan

The subject site's proposed uses and PUD zoning are consistent with the Town of Florence 2020 General Plan. The subject site retains the General Plan designation of Medium Density Residential 1(MDR1).

Planning Staff offers the following findings for the consideration of the Planning and Zoning Commission and Town Council:

1. The proposed zoning is consistent with the Town of Florence 2020 General Plan;
and
2. The proposed Planned Unit Development (PUD) zoning is consistent with the MDRI General Plan land use designation on the subject property.

Staff found that the proposed application for Ashburn at Magic Ranch Planned Unit Development (PUD) was in compliance with the Town's General Plan and is in the interest of general welfare, health, and safety of the public and therefore recommended that the Planning and Zoning Commission forward to the Town Council a favorable recommendation for this application, subject to the following conditions:

1. The development of the subject site shall be in conformance with the Ashburn at Magic Ranch Planned Unit Development (PUD) development book dated May 13, 2014, any applicable Development Agreements, Town codes and ordinances.
2. Property Owners agree to waive claims for diminution in value pursuant to Proposition 207 [A.R.S. 12-1134] pursuant to the waivers attached hereto as Exhibit B.
3. The extent of all on-site and off-site improvements required by the Town, as well as the phasing of such, shall be subject to further Town Engineer and Planning Department reviews and approvals of development/construction plans and engineering reports.
4. Final plans for grading, drainage, infrastructure phasing, right-of-way dedications, roadway improvements, water plans and sewer plans are subject to the review and approval of the Town Engineer.
5. All future development of the site shall be subject to the Town's Design Review process which shall consider, amongst other things, site design, architectural designs, building materials, lighting, parking, landscaping, grading, drainage, access, circulation, building colors, signage, building locations, buffering, sanitation, walls, fences, fire protection and compatibility with surrounding properties. Design Review approval is required prior to the issuance of building permits for the site.

Ann Marie Rakoski lives at 5773 East Artemis Drive in Magic Ranch and she was wondering, with all the proposed plans, how many homes are proposed to be built and why can't the builders start the homes that are ready to go vertical first instead of planning and building more communities?

Paul Jackson lives at 24527 North Lost Dutchman Way in Magic Ranch and he stated that on the south end of the map is a road called Mitchell Trail. He asked if anyone in the audience had used Mitchell Trail. He also stated that anyone can stand on Mitchell Trail and the road has potholes very deep and the road is not paved. Is there any

provision for access to this road? He lives in the Estates at Magic Ranch and this sub-division has been trying to have Pinal County Public Works pave and maintain this road. The only information conveyed by the County is there is a problem gaining access due to the fact the road is private property. It is an impossibility for Magic Ranch property owners to pave Mitchell Trail, which is the only way in and out of their sub-division and the Rural Metro Fire Department considers it unpassable. State Law requires an entrance and exit. The County has placed this road under a study and this in turn will stop the State from pressuring the County on improving this road. Mr. Jackson considers Mitchell Trail a nightmare and asked if the Town is going to place another sub-division and Fire Station in the same area. What will the residences have for another road in this area?

Mark Eckhoff, Community Development Director, stated the Town is doing their best while trying to annex the Magic Ranch area and trying to reduce as many of the issues that are currently present. The Town had nothing to do with the issues that exist including the lack of connectivity among existing sub-divisions. He continued to explain the Town's potential responsibly if the annexation is successful.

Scott Lenz, with United Engineering representing the McCrae Group commented that the owner of the property has an active preliminary plat with 320 lots being displayed and stated the current plat within the Commissioner's planning and zoning packets does not show all the open space and the proposed fire station within this community. The McCrae Group has several properties within the Magic Ranch area. It would be in his best interest to make circulation everything in this area for better and not worse. The new plan contains 304 lots and would be less intense than what was previously shown and this new plat shows an area reserved for a new Fire Station. Scott also mentioned that for this project they will need to improve Mitchell Trail, at least the half with improvement of this Road and these improvements will help with a portion of Mitchell Trail. The applicant is very interested with circulation of Mitchell Trail.

Phillip Hollins lives at 25374 North Poseidon Road in the Magic Ranch Subdivision and he asked who was going to pay for the proposed Fire Station. Was the Town going to utilize Bonds and how does the Magma Flood Control District play into this annexation. Are the homes in the said area going to be bonded, same as the residents of Magic Ranch? The new homes are going to be located downstream of the Magma Flood Control District. Unlike our homes which are protected, the new home are directly located in the flood area. Mr. Hollins stated that his background is in Emergency Management.

Mr. Eckhoff commented that the proposed developments are not in the Flood Plain and addressed other items in Mr. Hollins's statement.

Paul Jackson lives at 24527 North Lost Dutchman Way in Magic Ranch and he commented that the maps are really poorly shown to the audience and the maps were

confusing. He also commented on a potential Fire Station in this location and access to this site.

Mark Eckhoff addressed Mr. Jackson's concerns regarding the future Fire Station and access to the site.

Chairman Wooley closed the public meeting.

Commissioner Pranzo explained case PZC-20-14-PUD back to Mr. Eckhoff for clarification and his understanding of the Town's and Pinal County's responsibility.

Mark Eckhoff gave a brief explanation of this case to the Commissioner for added clarity.

Chairman Wooley stated that all discussed is contingent on a successful annexation. He also re-explained his understanding of this case and agreed on the County roads being substandard. He worried that all of the new developments being proposed will eventually overwhelm current County roads.

Commissioner Garcia asked what the timeframe for development given and the expectations that developers provide for infrastructure including roads.

Mr. Eckhoff commented that the original Master Plan in Pinal County was changed throughout the years and was no longer a Master Plan Community. He also explained the difference between Master Plans in the County and the Town of Florence.

On motion by Commissioner Pranzo, second by Commissioner Garcia and carried to forward a favorable recommendation for case PZC-20-14-PUD to the Town Council.

CASE PZC-21-14-PUD (LOOKOUT MOUNTAIN II)

PRESENTATION/DISCUSSION/RECOMMENDATION of a request by the Town of Florence on behalf of the Arizona State Land Department to change the existing zoning on approximately 320 acres from Single-Residential Ranchette (R1-R) to Planned Unit Development (PUD). The Lookout Mountain II PUD proposes underlying zoning of Multi-Family Residential (MFR) and Highway Business Commercial (B-2) on the property, which is generally located south of Arizona Farms Road, east and adjacent to the Gila River Indian Community and west of the Union Pacific Railroad. The subject site is also bisected by Hunt Highway. This case is contingent upon the annexation of the property into the Town of Florence per pending Annexation 2013-01.

Mark Eckhoff, Community Development Director, commented that the purpose of this application is to propose a Zone Change for a project known as Lookout Mountain II that consists of approximately 320 acres located south of Arizona Farms Road, east

and adjacent to the Gila River Indian Community and west of the Union Pacific Railroad. The subject site is also bisected by Hunt Highway.

Since 2009, Town staff has been working with the Arizona State Land Department (ASLD) on a multi-faceted planning process culminating in the annexation of several State land parcels. The Lookout Mountain II property is a part of the Magic Ranch Annexation that will be completed by the end of the summer.

The Arizona State Selection Board unanimously approved the Town's request to annex the Lookout Mountain II property along with multiple State Land parcels on November 5, 2009. When annexed into the Town of Florence, properties are given comparable zoning. The current zoning for the Lookout Mountain II site in Pinal County is General Rural (GR). Comparable zoning in the Town is Single-Family Ranchette Residential (R1-R).

Planning efforts with Arizona State Land Department focused on the opportunities and the fulfillment of anticipated land uses expected to be demanded by the market in the future. The positioning of this land and its relationship to strong future transportation corridors as well as anticipated future growth patterns in the Town of Florence drove the decisions that produced the conceptual land use plan.

The subject property is currently in Pinal County and under a pending annexation into the Town of Florence. The existing zoning for this site is General Rural (GR) however upon annexation; the subject site will receive comparable/initial zoning to Single-Residential Ranchette (R1-R). The applicant is requesting a Zone Change for the entire site from Single-Residential Ranchette (R1-R) to Planned Unit Development (PUD) zoning which will comprise of Highway Business Commercial (B-2) zoning and Multi-Family Residential (MFR) zoning.

ASLD requested to use this PUD zoning category since Planned Unit Developments are more desirable for land development because of the road improvements, provision of water and sewer, and drainage improvements, if needed, are more comprehensively planned for an area.

This PUD will encompass two underlying Zoning categories as follows:

MFR zoning will allow for high density residential development in close proximity to potential commercial centers. This direct relationship provides consumer support for the commercial center and places necessary services and employment centers within walking distance of a large number of people. Open space and landscaping requirements for this district are intended to ensure a spacious residential character and will buffer this use from adjacent properties.

The Commercial component in this PUD serves to provide areas for a larger level of retail services and retail goods throughout the Florence area for residents, commuters and visitors. The intent of this zoning district is to provide the business opportunity for a wide variety of goods and services to the community, enhance local sales tax revenues and buffer traffic noise to prevent it from reaching surrounding neighborhoods.

The Highway Business Commercial zoning district is intended to provide for general business and commercial uses in locations that are suitable and appropriate, taking into consideration existing conditions, future land use needs and the availability of public services. The intent of this zoning district is to allow commercial uses to satisfy the needs of the community while providing for a broad range of commercial activities.

Water and Wastewater

Wastewater and water service to the site will be provided by Johnson Utilities LLC.

Utilities

APS will provide electric power to the site.

Public Safety

Upon annexation, the subject site will be served by the Town Police and Fire Departments. A Police beat is being established for this area and a Police sub-station will be housed in the Anthem at Merrill Ranch Fire Station No. 2, which will also be the nearest Fire Station for the annexation area.

General Plan

The 2020 General Plan designates the site for High Density Residential 1 (LDR1) and Community Commercial (CC) land use and the proposed zoning conforms to the 2020 General Plan.

The proposed zoning district of Planned Unit Development is consistent with this surrounding zoning and provides the foundation for future growth that is consistent.

Staff offers the following findings for the consideration of the Planning and Zoning Commission and Town Council:

1. The proposed zoning is consistent with the Town of Florence 2020 General Plan.
2. The Town's 2020 General Plan has High Density Residential 1 (HDR1) designation on the site that supports the proposed land use.

3. The proposed zoning is consistent with the State Selection Board annexation approval and the Pre-annexation and Development Agreement between the Arizona State Land Department and the Town of Florence.

Staff found that the proposed Zone Change for Lookout Mountain II PUD (PZC-21-14-PUD) is in compliance with the Town's 2020 General Plan and is in the interest of general welfare, health and safety of the public and therefore recommended that the Planning and Zoning Commission forward to the Town Council a favorable recommendation for this Zone Change.

Chairman Wooley opened the Public Hearing.

Phillip Hollins lives at 25374 North Poseidon Road in the Magic Ranch Subdivision and he asked if there is any other place in the Town of Florence designated as Multi-Family Residential (MFR).

Mr. Eckhoff, per the direction of the Chairman, responded yes.

Mr. Hollins also stated that knowing that the land on Arizona Farms Road and Hunt Highway is zoned currently for Single Family Residential, why would the Town attempt to change the zoning that may bring heavy transient traffic. This would make for a statistical hot bed for crime and located at the farthest corner of the old Town. Is this zoning being forwarded to punish a community that is not fully supportive of this annexation or to create the highest tax numbers by bunching the most people in the smallest amount of space. In order to maximize the revenue for potential road tax, property tax, sales tax and possible Federal tax breaks while bringing the resale value of their homes down. Why would the Town of Florence then attempt to change the two already designated high density residential locations at Arizona Farms road and Felix roads for a favorable zoning for the Master Plan Community. Are these areas planned for multi-family residential complexes. Is this going to happen because these proposed apartment complexes can be cleared for Section 8 and most likely become breeding grounds for criminal activity? Or is this action due to the fact that a recent luxury apartment complex/experiment recently failed to gain interest and was leased to Section 8 as required by Law. Could it be because the Town simply does not want those types of problems in their Community? Also, why would the Town of Florence leadership wait until a large sum of signatures have been collected to decide or try to address the re-zoning of their areas within 300' feet of their home. If the Town has known about this for ten to fifteen years, maybe this is being done because the Town knew that the zoning would have a drastic impact on their ability to get 51 percent for the annexation or did the Town just not realize eight months ago the impact of the proposed zoning. Since the Town preached transparency eight month ago, why would they only provide the home owners that are on the backside of the houses with notices? In conclusion, something just does not seem right.

Aaron Fuller lives at 5493 East Demeter Drive in Magic Ranch and he stated that when he bought this house about a year and half ago, he was told by the realtor that this was State Land and this property would not be developed. One of the biggest selling points was his view and the wild horses that roam the area. He mentioned that this case was over reaching to try to annex and rezone the property to high density. He mentions that there is a good ecosystem in place and that this land borders the Gila River Indian Community that will not be developed. State owned is a better situation just because the land will not be developed. If the Town amends the zoning not to include this parcel, this would make for a better avenue for the surrounding property owners. Due to the turn out of the public/audience, it is obvious that this case has agitated a large portion of the community. He goes on to mention that the property in question has one of the highest property values and the Town wants to place lower income apartments next to it. Any offset that is brought will lower property values on the other side. He is the first to admit, as a civil engineer, he has actually profited off of these types of developments and has been on both sides of this issue. He is all for development, however not in this situation. Please forward a disapproval vote on this case.

Keith Bray lives at 5651 East Helios Drive in the Magic Ranch Subdivision and he expressed his objection to this development for all of the reasons that have been stated by the public. The gentlemen on the end, if he understands correctly, are you saying that this request to change the zoning is coming from the State Development? And if so, the Town has no say in this decision?

Mr. Eckhoff, with the Chairman's permission, answered the municipalities have no zoning authority and no capacity to annex state land without their consent. The land use that the State identified is required for this property to be annexed is High Density Residential and Community Commercial and that zoning identified today. The General Plan went to the voters and there was a development agreement that was adopted by resolution. The State adopted the agreement and the Town adopted the agreement and these agreements have been in place since 2009 and 2010. If any member of the public was to view the General Plan land use map back then, they would have noticed that nothing has changed since a year prior to plan going to a vote and certainly since the plan was adopted by the voters. The State Land Department exists to sell all State Land controlled property. There is no State Land Property that will not be developed. That is the main purpose of the State Land Department is to sell all of their assets and get the highest return on their assets. The State of Arizona has a substantial amount of land under their control. He goes on to further explain the role of the State Land Department and the two ways State Land can change the use on their property.

Juan Vargas lives at 5632 Artemis Drive at Magic Ranch and he stated he moved here from Puerto Rico which was a high crime area. His wife did the research to see where they wanted to live in Arizona. The Town of Florence was a place with low crime and they decided to buy a house due to the fact that most who live in Florence are professional or retired. The area they live in is nice and quiet, a wonderful neighborhood. He cannot even imagine having an apartment complex placed next to

him. This action would bring crime. People who purchased homes in this area did not buy with the intent of living next to a high rise apartment complex with crime and people who do not have the same kind of stake in the area in question as the people in the audience. If he would have been aware of this proposed action tonight, he would not have purchased a home in this area. He was happy to live in Florence. With this development, he is speaking with his wife and considering relocation. He lives in Florence and used to drive to Phoenix for employment. People used to always ask why he would drive so far away. He mentioned that it was like having a weight lifted off of him when he returned to Florence. Returning to Florence brings with it peace and this proposed zone change will disrupt that peace. He voted for annexation, however he is reconsidering that decision.

Ann Marie Rakoski lives at 5773 East Artemis Drive in Magic Ranch and she asked when would the proposed multi-family housing be built?

Mr. Eckhoff answered that the State Land Department is not a development entity and the property would first be auctioned. He further explained the State Land process for selling their land and how soon the property may be developed.

Mrs. Rakoski stated that she has only been in the state for six months and they looked all over when looking to buy a home. The location they chose to live in was the best fit for their needs, mainly for the quietness and the distance away from the big city. Now they find out that the apartments are being proposed right in their backyard. Her family is not happy and they vote to turn this proposal down.

Charles Smith lives at 5492 East Athena Road and he stated that his concerns are the same as everyone else. He agrees that they moved to this area for the same reasons as everyone else. He is assuming that all the presented projects are coming, but when the original process of annexation occurred, they were not given all of the information that the residents felt they should have received. He is not pleased with the State rezoning the area behind his home and the fact that the Town only notices properties within 300' of the subject area. Prior to annexation, there were reports that were released including the Fiscal Impact Analysis, the reports that were given to the Town Council, the Passenger Rail Study and the Planning and Zoning staff reports that were presented to the Planning and Zoning Commission. All of this information points to them that no information was brought forward until recently, especially all of the items being presented tonight. The timing of these cases is absurd and the property owners should have been aware of these actions sooner. He asked who are the people who are excited about this annexation and rezoning, because it is not him. He does not approve of this rezoning.

Woody Rass lives at 25304 North Poseidon Road and he stated that he is in favor of what the residents have been saying tonight and he does live with his back porch facing State Land property, which was a big selling point in buying the property. On the plan earlier shown, staff had stated that there was commercial property against Arizona

Farms Road and as the Chairman has pointed out the residents on the east side of the railroads, there has been a traffic study before that major arterial road that will associate with all the potential traffic caused by the commercial property for that two lane road. He does not believe that a traffic study has been done which is something that is needed and would express objection for this rezoning case.

John Dantico lives at 5597 East Dionysus Drive in the Magic Ranch Subdivision and he stated that he would like to thank Mark Eckhoff for faithfully representing the position of the State Land Trust. He mentioned that he has spent the last twenty four hours trying to understand how this whole process works. He asked why didn't the Town in their annexation presentation that was directly impacting all citizens in the audience, clearly without demurring the facts of what the Town had in mind. Why was that choice made? The other question is does the entire annexation fail if this parcel of land is not brought into conformity with the Town Plan or does this piece of ground does not become part of the annexation?

Mr. Eckhoff explained the process of annexation and zoning that pertains to State Land property.

Mr. Dantico asked why the parcel of land (Lookout Mountain II) wasn't brought up for zoning at the time that all of the other parcels were. It looks like the Town is springing this on them. He stated he understands that this was part of the General Plan and he has done his research, however this action is contrary to the best actions the Town should be doing on these annexations. The property owners are supposed to trust the Town now. This is the basis of a future relationship were we are "gung-ho" for the Town of Florence. This action is going to ruin our trust with the Town. This will hurt our hearts and our pocket books.

Mr. Hollins commented that he could see horses on the State Land property but with development, this action will take away the wild horses which might belong to the Native Americans. The horses are now in the bottom portion of the subject property. If the State Land property is developed, this action will not leave an area for the wild horses to roam. Leaving the subject property as is will allow the wild horses an area to roam.

Charles Smith asked who is going to determine the final decision on the zoning and does the zoning need to be changed prior to the annexation.

Teresa Mathews lives at 5749 East Dionysus Drive in Magic Ranch Estates and she attended the meeting about eight months ago and much of the information tonight was not revealed or in a language that she could understand. If she understands this information correctly, the community is between a rock and a hard place. The State Land Department will do what the State wants to do with their land. She asked what opportunities the public has to participate at the State level.

Chairman Wooley commented that staff could answer her question after the meeting.

Chairman Wooley closed the public hearing.

Chairman Wooley gave his opinion on the State Land Department case. He re-explained how the State Land Department makes their decisions and how Pinal County's process works. The intent was to help clarify some of the questions fielded from the audience. He went on to give his personal opinion on Section 8 Housing and how it applied to property behind his home.

Commissioner Pranzo re-explained the case and his opinion to the audience.

Commissioner Petty asked Mr. Eckhoff to explain the public hearing schedule on this case and what could happen with this case if it fails and is approved at the Town Council Level.

Mr. Eckhoff explained the schedule and consequential action associated with this case as directed.

Danielle Roberts, Assistant Town Attorney, explained the State Statutes that apply to this case and annexation to the audience in detail. She reiterated to the audience that the Town has not violated any of the stated statutes.

Commissioner Garcia gave some brief comments regarding this case and the level of difficulty with these types of cases. She also tried to clarify some questions for her on the given information.

Mr. Eckhoff re-explained the case process to Commissioner Garcia for clarification.

Chairman Wooley re-explained this case to the audience for added clarity and personal examples of other past zone change cases.

On motion by Commissioner Pranzo, second by Commissioner Petty and carried to forward a favorable recommendation for case PZC-21-14-PUD to the Town Council.

CASE PZC-22-14-GPA (NORTH-SOUTH ADOT FREEWAY CORRIDOR)

PRESENTATION/DISCUSSION/RECOMMENDATION of a request by the Town of Florence for a Minor General Plan Amendment to the Town of Florence 2020 General Plan. More specifically, this application requests an amendment to the Town of Florence 2020 General Plan Future Land Use Map contained within the Land Use Element to adjust the Town's conceptual alignment of the proposed North-South ADOT Freeway Corridor, as well as the proposed conceptual alignment of the ADOT Passenger Rail Corridor, based on information collected and analysis completed since the adoption of the 2020 General Plan in 2010 and subsequent amendments. This change may have

some resultant changes to the supporting roadway network, including potential roadway changes.

Mr. Eckhoff stated that the intent of this General Plan Amendment application is to amend the 2020 General Plan Future Land Use Map contained within the Land Use Element to adjust the Town's conceptual alignment of the proposed North-South ADOT Freeway Corridor, as well as the proposed conceptual alignment of the ADOT Passenger Rail Corridor, based on information collected and analysis completed since the adoption of the 2020 General Plan in 2010 and subsequent amendments.

Over the past seven years, the Town has attended many ADOT agency meetings, ADOT public meetings and meetings with stakeholders, developers, builders and property owners in an effort to ultimately identify an appropriate North-South ADOT Freeway Corridor. The Town has also worked closely with Pinal County, the State Land Department and all municipalities impacted by the Corridor. Furthermore, the location of the Corridor was a critical consideration in the North End Framework Vision Plan. Once the Corridor is approved, the intent is then for ADOT to identify alternatives for actual centerlines or roadway alignments through the Corridor.

The Town was a regional leader in identifying a tentative corridor on our Future Land Use Map. Since the original designation, the Town has approved refinements to the conceptual corridor as ADOT studies progressed. The Town is once again in a position to refine the conceptual location of the North-South ADOT Freeway Corridor on the 2020 General Plan Future Land Use Map. The revised location is generally consistent with many of ADOT's findings to date and reflective of the following key guiding principles staff contends are critical to this project:

1. The North-South ADOT Freeway Corridor must be planned in a manner that enhances regional and local circulation and accessibility.
2. The North-South ADOT Freeway Corridor should be planned in a manner that considers the potential for this to be one of the first truly multi-modal transportation corridors in the State of Arizona.
3. The North-South ADOT Freeway Corridor cannot be planned as a bypass for the Town of Florence.
4. The North-South ADOT Freeway Corridor must be planned in manner that enhances the long term sustainability of the historic core of Florence, while also not being too close as to damage the integrity and character of historic Florence.
5. The North-South ADOT Freeway Corridor must be planned in a manner that would offer substantial economic advantages to the Town of Florence.
6. The North-South ADOT Freeway Corridor should be planned in a manner that avoids existing development and limits the potential impacts to key natural or man-made features, such as, but not limited to, Magma Dam, Poston Butte, the Gila River, CAP canals and the Florence Retarding Structure.

7. The North-South ADOT Freeway Corridor must be planned in a manner that recognizes Florence as the County Seat and the heart and core of Pinal County.

Somewhat concurrent with the North-South Freeway Corridor project, ADOT is continuing a study of high capacity regional transportation to move passengers between the cities of Phoenix and Tucson. ADOT's Passenger Rail Corridor Study builds on previous work performed by ADOT and other agencies.

The Federal Railroad Administration (FRA) and Federal Transit Administration (FTA) are providing funds for this study. The agencies are designated as co-federal lead agencies for the study process. NEPA contains certain requirements that all federal agencies must follow. However, the specific process for moving a project from a universe of alternatives to a preferred alternative and implementation of the environmental evaluation somewhat differs for each agency.

Historically, Arizona metropolitan areas were served by many rail modes not unlike other American cities. As the automobile age gained momentum and influence, those passenger rail programs were derailed. Streetcar programs in Phoenix disappeared and only a historic trolley continued operation in Tucson. As connections to other metros in other states has waned, the final significant blow to passenger rail in Central and Southern Arizona was struck with the elimination of Amtrak service to Phoenix in 1996—when Union Pacific closed the connecting rail infrastructure between Yuma and Phoenix forcing Amtrak to resort to mainline services only.

Passenger Rail programs in Arizona have enjoyed a rebirth in the last decade, with three specific programs moving from planning into reality. METRO opened its program of light rail transit connecting the cities of Phoenix, Tempe and Mesa in 2008 after nearly two decades of planning, design, engineering, and construction. Tucson's Modern Street Car program is set for opening in 2014, after nearly a decade of preparations. The city of Tempe is currently planning a similar system and seeking Federal participation. Each of these programs highlights the need for high capacity urban and regional mobility solutions that can provide short, mid-range, and longer distance trips without the need for all things auto.

On a much grander scale, ADOT envisions that someday there will be passenger rail service between the State's two largest metropolitan areas. Concurrently, the two most viable options for this route passing through Pinal County go through Florence. One route proposes to parallel the existing UP Railroad corridor. The other proposes to coincide with the alignment of the North-South Freeway Corridor. Since the inception of this project, the Town has strongly advocated for a truly multi-modal approach of having the passenger rail service integrated with the Freeway. This would present phenomenal

land planning and development scenarios, particularly if there are one to two rail stops in the Town of Florence.

The Town envisions that the rail stops, whether for commuter and or inter-city rail, should be located along Arizona Farms Road and on Butte Road, just west of downtown. These two stops would allow the greatest access to more highly developed areas of the Town, with highly desirable access to major employment centers.

On a more comprehensive basis, the 2020 General Plan considers recent State efforts towards actively managing growth, preserving open space, promoting energy conservation, increasing sustainability and providing better transportation options.

Since 1973, all municipalities and counties in Arizona have been required to develop plans looking at issues such as: land use; circulation; housing; public services, facilities and conservation; and rehabilitation and redevelopment. As growth rates significantly increased in the mid-1990s, a critical mass of political support emerged to provide more tools to assist in responding to the consequences of rapid growth.

In 1998 the Arizona Legislature passed the Growing Smarter Act. The purpose of this act was to more effectively plan for the impacts of population growth by:

- Creating a more meaningful and predictable land planning process;
- Increase citizen involvement in the land planning process;
- It clarified and strengthened planning elements in the required plans of municipalities and counties with the addition of new required elements: Open Space, Growth Areas, Environmental Planning and Cost of Development;
- Acquire and preserve additional open space areas within the state through necessary reforms to the master planning and open space conservation programs of the State Land Department; and
- Establish a growth planning analysis process to consider and address various statewide growth management issues so that the future development of land in the State will occur in a more rational, efficient and environmentally sensitive manner that furthers the best interests of the State's citizens by promoting the protection of its natural heritage without unduly burdening its competitive economy.

In 2000, the Arizona Legislature passed the Growing Smarter Plus Act to further enhance land use planning statutes in Arizona that:

- Required larger and fast-growing cities to obtain voter approval of their General Plans at least once every ten years;

- Added an additional required element, water resources;
- Required mandatory rezoning conformance with General and Comprehensive Plans;
- Required more effective public participation in the planning process;
- Required towns, cities and counties to exchange plans, coordinate with regional planning agencies, and encourages comments between entities prior to adoption to encourage regional coordination;
- Required full disclosure to property buyers of the lack of available services and facilities;
- Required land-owner permission for plan designation and rezoning of private property to open space;
- Authorized cities and counties to designate service area limits beyond which services and infrastructure are not provided at public expense;
- Permitted counties to impose development fees consistent with municipal development fee statutes; and
- Allowed towns and cities to create infill incentive districts and plans that could include expedited process incentives.

The following findings have been made on this request and are provided for the consideration of the Planning and Zoning Commission and the Town Council:

- The proposed Major General Plan Amendment is in overall compliance with the goals, objectives and strategies of the Florence 2020 General Plan. Specifically, the Amendment is consistent with Goals One and Two of the Circulation Element that support a safe, efficient, balanced and comprehensive transportation system and Goal One of the Economic Development Element that states “Develop a sustainable economy in order to maintain a vibrant and healthy community”;
- The proposed Amendment does not impact the overall balance and mixture of land uses within the Town’s Planning area;
- The proposed changes is consistent with the Town Council endorsed North End Framework Vision Plan; and
- The proposed Amendment is consistent with the guiding principles Town staff has followed with the ADOT North-South Freeway and Passenger Rail Corridor projects in order to protect the long-term vitality, sustainability and character of Florence.

- The Town's General Plan does allow for modifications to these Freeway and Passenger Rail corridors to be made via the Minor General Plan Amendment process.

In accordance with the findings presented on this request, staff recommended approval of this Minor General Plan Amendment.

Chairman Wooley opened the public hearing, there being no public comment Chairman Wooley closed the public hearing.

Chairman Wolley asked if there is any truth to the rumors about a toll road being utilized for this project.

Mr. Eckhoff explained the rumors on this project and gave the Chairman some additional facts regarding this case.

Commissioner Garcia asked why the proposed North-South Corridor is shown in the current location on the map and not in another area.

Mr. Eckhoff explained the process of the North-South Corridor and why the Town would favor the said location.

On motion by Commissioner Petty, second by Commissioner Pranzo and carried to forward a favorable recommendation for case PZC-22-14-GPA to the Town Council.

CASE PZC-23-14-GPA (THE RESERVE AT LOOKOUT MOUNTAIN MINOR GPA)

PRESENTATION/DISCUSSION/RECOMMENDATION of a request by United Engineering Group on behalf of RMG Lucky Hunt LLC for a Minor General Plan Amendment to the Town of Florence 2020 General Plan. More specifically, this application requests an amendment to the Town of Florence 2020 General Plan Future Land Use Map for the removal of the Aggregate Resources (AR) Overlay from the proposed Reserve at Lookout Mountain planned community located at the southwest corner of Hunt Highway and the Heritage Road alignment due to the aggregate mining use being permanently eliminated from the subject site.

Mark Eckhoff commented that the proposed project known as the Reserve at Lookout Mountain encompasses 65.07 acres of potential residential development however this application pertains to 30 acres located on the southwest corner of Hunt Highway and Heritage Road in Pinal County, Arizona. Owners RMG lucky Hunt, LLC, an entity of the McRae Group of companies, control the entire project.

The purpose of this application is to remove an Aggregate Resources (AR) overlay that was a direct result from revisions to State Statutes in 2011, specifically those enacted

per Senate Bill 1598 that required General Plans to identify current sources of aggregate materials. The intent of the statutory revisions was to provide opportunities for communities and current/future aggregate producers to avoid unnecessary land use conflicts, ensure long-term availability of construction materials and to achieve the highest and best land uses for these sites once aggregate mining ceases. The subject site is being considered for future residential development and the AR overlay is no longer necessary on this site.

FINDINGS:

- The proposed Minor General Plan Amendment to remove the AG overlay will not change nor affect the existing Medium Density Residential 1 (MDR1) designation that has been identified for the subject area;
- The properties in the area may be affected in a positive way by this General Plan Amendment as the amendment promotes housing development and provides additional market base for employment and in retail goods and services; and
- The proposed Minor General Plan Amendment is in compliance with the goals, objectives and strategies of the Town's General Plan.

In accordance with the findings presented on this request, staff recommended approval of this Minor General Plan Amendment.

Chairman Wooley opened the public hearing, there being no public comment Chairman Wooley closed the public hearing.

On motion by Commissioner Garcia, second by Commissioner Pranzo and carried to forward a favorable recommendation for case PZC-23-14-GPA to the Town Council.

CALL TO THE PUBLIC/ COMMISSION RESPONSE:

John Dantico asked regarding the maps that were displayed at the September 2013 meeting, there was no indication of change in current status of State Land property (Lookout Mountain II). He is just curious as to what was the staff thinking on those actions. He really enjoyed staff's work and was impressed. However, he asked why the information wasn't revealed to the public sooner.

CALL TO THE COMMISSION

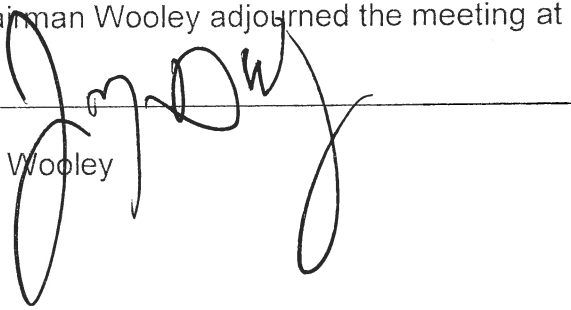
No Commission comment was made.

ADJOURNMENT

Chairman Wooley adjourned the meeting at 9:05 pm.

X

Jeff Wooley

A handwritten signature in black ink, appearing to read 'Jeff Wooley', is written over a horizontal line. The signature is stylized with large loops and a long tail.

**TOWN OF FLORENCE
PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES**

SPECIAL MEETING OF THE TOWN OF FLORENCE PLANNING AND ZONING COMMISSION HELD THURSDAY, JULY 10, 2014 AT 6:00 PM AT TOWN HALL COUNCIL CHAMBERS LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER

Chairman Wooley called the meeting to order at 6:00 P.M.

ROLL CALL

Present: Putrick, Petty, Pranzo and Garcia
Absent: Wooley

PLEDGE OF ALLEGIANCE

Gilbert Olgin, Senior Planner, led the Pledge of Allegiance.

DISCUSSION/APPROVAL/DISAPPROVAL of the minutes of the regular meeting conducted on April 17, 2014.

On motion of Commissioner Petty, seconded by Commissioner Garcia and carried to approve the minutes of the regular meeting conducted on April 17, 2014.

PUBLIC HEARINGS

CASE PZC-24-14-PUD (ARIZONA FARMS WEST)

PRESENTATION/DISCUSSION/RECOMMENDATION A request by the WLB Group, Inc. on behalf of El Dorado Arizona Farms, LLC to replace the existing Planned Unit Development (PUD) zoning with a new Planned Unit Development (PUD). The Arizona Farms West PUD is a planned mixed use community of approximately 389 acres generally located on the south side of Arizona Farms Road, east of the Quail Run Lane alignment, north of the Heritage Road alignment and west of the Copper Basin Railroad. This case is contingent upon the annexation of the property into the Town of Florence per pending Annexation 2013-01.

Gilbert Olgin, Senior Planner stated that the purpose of this report is to request the approval of a new Planned Unit Development (PUD) zoning for Arizona Farms West, an approximately 389 gross acre site. It should be noted that the entire Arizona Farms Project includes both this proposed PUD and the Arizona Farms East PUD. The entirety of the Project lies within two proposed annexation areas, those being the Magic Ranch Annexation 2013-01 and the Arizona Farms Annexation 2013-02. The entire Arizona Farms Project encompasses approximately 1,155 acres.

The proposed PUD intends to provide a mixture of residential land uses that will provide diversity in housing for the region, as well as supporting land uses such as parks, open space and a proposed school site. The subject property lies near the confluence of several planned major transportation corridors, those being the major arterial roadways (Arizona Farms Road, Felix Road and Attaway Road) as well as the future ADOT North-South Freeway Conceptual Corridor.

The site is currently zoned Planned Area Development in Pinal County. Upon annexation, the whole site would receive comparable PUD Zoning. This proposed PUD would then replace the initial PUD zoning.

The owners of this property intend to work closely with the Town of Florence to provide the foundation for a community envisioned to consist a variety of residential types, an elementary school site and a 20-acre community park to be owned/maintained by the Town of Florence, in addition to other open space amenities. The community will be consistent with the goals and policies of the Town of Florence 2020 General Plan and the PUD District as described in the Florence Town Code.

Arizona Farms West PUD will provide the following land uses: single-family residential, open space and recreation, a 20-acre community park and potentially an elementary school site. All of these uses will be served by a hierarchy of roadways, consisting of arterial roads, collector roads and local streets.

Internal planning efforts focused on the opportunities presented by the property and the fulfillment of anticipated land uses expected to be demanded by the market. The positioning of this land and its relationship to strong future transportation corridors, as well as anticipated future growth patterns in the Town of Florence drove the decisions that produced the conceptual land use plan.

Some of the broad goals that were established during the planning of this community included the following:

- Creation of a land use plan that not only included a variety of land uses, but also located them in such a manner to create an environment where land uses are complementary.

- The formation of land entitlements that create a foundation for a successful, sustainable community.
- The establishment of a mixture of land uses that a varied and diverse demographic makeup is achieved for the community.
- Creation of an onsite area for an elementary school site.
- Creation and development of a roadway system that will meet the transportation needs of the near and distant future.
- Development of a thoughtful and enjoyable open space park and trail system to keep the community residents fit and active.

This proposed master-planned community consists of different land use elements and the overall concept for the community is to provide residential housing types, school site and open space amenities.

Residential

This community will provide residential housing options, from traditional larger single-family detached residential units to more conservative size single-family detached residential units. This will provide for housing opportunities for a broad range of lifestyles and preferences and will assist in providing a community demographic that touches different age groups. The dwelling units demanded by the general public will dictate the final type of residential units constructed. The Conceptual Development Plan for this community provides a scheme for the location and amount of each residential component.

Residential Medium Low (RML)

The Residential Medium Low portion of this community has been strategically located in the western portion of the property, adjacent to the Copper Basin Railroad. The RML area will provide for an adequate transition and buffering along the railroad right-of-way.

Housing in this area will consist of traditional single-family detached homes situated on lots measuring a minimum of 6,500 square feet. The maximum gross density for RML is 3.5 dwelling units per acre.

Residential Medium (RM)

The Residential Medium portion of this community has been placed in the western portion of the property. These development parcels will contain traditional single-family detached residential product. The maximum gross density for RM is 5.5 dwelling units per acre.

Open Space, Parks and Trails

The primary open space includes greenways along the primary collector roads and between development parcels that provide connectivity throughout the development, and buffer areas along the arterial roadways, which contain sidewalks and landscaping.

Also, retention areas that are designed for recreational use must have at least 15 percent of the basin elevated above a 10-year storm floodwater surface elevation. All open space not improved for recreational use will be landscaped, according to an approved, water-conserving, final landscape plan.

Finally, each dwelling unit should be within 1,000 feet of recreational facilities. The proposed open space area for the Arizona Farms West PUD targets 58 acres or 15% of the residential area of the subject site. The proposed open space system focuses on several integral interconnected components that are discussed as follows.

This subject site includes a 20-acre community park, linear park with a pathway along the western side of the Copper Basin Railroad right-of-way and a system of linear open space areas or greenways that provide connectivity throughout the development, and connect to the 20-acre community park and school site. The linear park will parallel the railroad, as well as the community park and school site, and provide a buffer between the residential areas and the railroad.

Within the development parcels there will be smaller scale neighborhood parks or pocket parks. These parks will be approximately 2,500 square feet to 2 acres in size and will offer recreational opportunities to those living within a ¼ mile radius. They will be visually accessible focal points of the community and visible from all angles and may contain play equipment, benches, paths, grass and other landscaping.

Greenways are open space corridors that allow all residents to move easily and safely throughout the community in a pleasurable environment. They have been designed such that they serve as open space links, providing strong non-vehicular connections between all the residential, recreational, educational and commercial components of the community. The greenways consist of landscaping, a paved multi-use path that may be used by pedestrians and cyclists, as well as to be utilized as sitting areas and community gathering areas.

It should be noted that the homeowner's association established for this community will be responsible for maintaining all enriched pavement treatments, all open space areas and all landscaping. The homeowner's association will maintain such areas as regulated through the Covenants, Conditions and Restrictions for each parcel. A master homeowner's association will be established and will be responsible for maintaining the privately owned open

space areas within the project. A final landscape plan, wall plan, and amenity plan, meeting the approval of the Town of Florence will be submitted prior to the approval of any final subdivision plats for this Development.

Public Services

This community, upon annexation, will be served by the Town Police and Fire Departments. A Police beat is being established for this area and a Police sub-station will be housed in the Anthem at Merrill Ranch Fire Station No. 2, which will also be the nearest Fire Station for the annexation area. This proposed community will generate the need for services within this community. Accordingly, a 5-acre site has been designated within the Arizona Farms East PUD for a future Fire Station with Police Sub-Station.

Schools

The Project includes at least one K-8 school site located within this PUD. Additional schools sites may be provided if there is the demand for such.

Water

Water will be provided by Johnson Utilities Company (JUC). The owner/developer will work with JUC to analyze the existing water system and determine the infrastructure that would be required to serve the property at build-out condition.

Wastewater

Wastewater collection and treatment will be provided by Johnson Utilities Company (JUC). The owner/developer will work with JUC to analyze the existing wastewater system and determine the infrastructure that would be required to serve the property at build-out condition.

Transportation

The transportation and circulation plan will be developed consistent with recommendations from the Community Development Director and Town Engineer. The primary access to the property will be via Arizona Farms Road, Felix Road and Heritage Road. According to the Coolidge – Florence Regional Transportation Plan (April 2008), Arizona Farms Road, which is located along the north edge of this site, is designated as a Major Arterial road with a future right-of-way width of 150 feet (75 feet of half right-of-way).

A 400-foot corridor has been located within Arizona Farms East Planned Unit Development to allow for the future ADOT North-South Freeway and Passenger Rail projects that will impact the Arizona Farms West PUD as well. The subject

site will be easily accessible via the planned traffic interchange at Arizona Farms Road. As such, the development vision for the property respects the hierarchy of roadways that are shown in the Circulation Element of the General Plan.

An internal major collector roadway system will collect traffic from the development parcels and convey it primarily to Arizona Farms Road, the arterial roadway adjacent to the northern boundary of the site. This road will be constructed to the standards of the Town of Florence. It is anticipated that major collector roadways with the project will have a minimum right-of-way width of 80 feet. Minor collector roads will have a minimum right-of-way width of 80 feet. Minor collector roads will have a minimum right-of-way width of 60 feet.

Local streets will be constructed within the development parcels to provide for internal circulation. These streets will provide direct access to all residential lots within the PUD. These streets may be public or private, but in either case will be constructed in accordance with Town standards. If public, these streets will be owned and maintained by the Town. If private, the streets will be owned and maintained by an HOA to be established in the future.

A Traffic Impact Analysis (TIA) will be prepared in accordance with current Town of Florence TIA Guidelines and submitted at the time of preliminary plat or site plan review. This analysis will determine the nature and timing of arterial roadway improvements that are required for the development of this property.

General Plan

An application was submitted to the Town of Florence requesting a Minor Amendment to the Town of Florence 2020 General Plan to change the General Plan land use classification on this property to Master Planned Community. This requested Minor Amendment was supported by the Planning and Zoning Commission on June 19, 2014 and will be considered by the Town Council on July 21, 2014. Once approved, this PUD will be consistent with the General Plan.

The General Plan land use classifications surrounding the property are as follows:

North: Master Planned Community (MPC) (Dobson Farms PUD).

East: Master Planned Community (MPC). Felix Farms PUD, Sun Valley Farms PUD, Aspen Farms/Paloroso PUD and Skyview Farms PUD are located within one mile of the subject property; these PUDs are not yet developed.

South: Medium Density Residential 1 (MDR1). Crestfield Manor PAD and Wild Horse Estates PAD are located within one mile of the subject property.

West: Master Planned Community (MPC) (Arizona Farms West).

The Town has reached out to all Town residents and other property owners through a public participation process that includes:

- A notice for the Planning and Zoning Commission public hearings was mailed to all property owners within three hundred (300) feet of the site;
- Property Posting (Sign) - Notice of Public Hearing for a Planned Unit Development was posted on the site in one location;
- Advertisements in the local Town paper;
- One public hearing for the Planning and Zoning Commission; and
- Town Council public hearing and action meetings.

As of this writing, staff has received public inquiries on this case, though no direct support or opposition has been indicated.

FINDINGS:

Planning Staff offers the following findings for the consideration of the Planning and Zoning Commission and Town Council:

1. The proposed Planned Unit Development (PUD) zoning will be consistent with the proposed General Plan land use designation of MPC.
2. The PUD conforms to all local plans and ordinances.

Staff found the proposed application for Arizona Farms West Planned Unit Development (PUD) will be in compliance with the Town's General Plan and is in the interest of general welfare, health and safety of the public and therefore recommended that the Planning and Zoning Commission forward to the Town Council a favorable recommendation for this application, subject to the following condition:

Robert Longaker, The WLB Group, stated he is here on behalf of the property owners for both "West Planned Unit Development (PUD)" and "East PUD". He mentioned that in order to simplify the process he would like to speak on both PUDs during this public hearing portion. He referenced a map that was being presented to the audience and the Commissioners and began to call out the existing Planned Area Development (PAD) as denoted by Pinal County Planning and Development. He explained that the PUD is a portion of the PAD as was approved in the Pinal County in 1998 by the Board of Supervisors. The approved PAD actually covers a much larger area within Pinal County. He also

stated the area represented in red covers the West PUD and the other side in the red boundary is the east PUD. He also re-explained the zoning associated with these cases if the annexation is successful and gave WLB Groups support for the two PUDs.

Vice-Chair Putrick opened the public hearing for PZC-24-14-PUD.

Phillip Hollins lives at 25374 North Poseidon Road in the Magic Ranch Subdivision and he asked staff how many residents will be added by this PUD and he agreed that a valid point was made by the WLB Group per their presentation to the Commission.

Mark Eckhoff, Community Development Director, answered typically 2.5 residents per home and the number will vary on many factors on the end product.

Vice-Chair Putrick stated that similar information was presented at another meeting that was held in the past.

Mr. Hollins asked that normally when a traffic analysis is planned what will be the ultimate number of folks that will result due to this proposed PUD?

Mr. Eckhoff answered Mr. Hollins's question regarding the number of people as a result of the PUD.

Mr. Hollins asked if the cases regarding the PUDs are specific to San Tan Valley or Magic Ranch.

Mr. Eckhoff reminded the Commission and the audience the process of this public hearing. He also answered Mr. Hollins's question.

Mr. Hollins asked if the subdivision being proposed was this action in place before and questioned the infrastructure being proposed.

Mr. Eckhoff answered Mr. Hollins's question regarding the infrastructure.

Vice-Chair Putrick gave Mr. Hollins some advice on the subject matter and suggested he look up the information online for more clarity.

Mr. Hollins reiterated that he opposes this process and that is his official position. He commented that there are many plans, however this is not his plan but the Town's plan. This is a plan that the voters of Florence have taken into consideration to do this annexation and to allow staff to proceed with different zoning. However his community has no say in this process and that's why he opposes this case.

John Dantico lives at 5597 East Dionysus Drive in the Magic Ranch subdivision and he asked if the splitting the PUD will change the values of the land for the purpose of calculating property value assessment and how is the 51% of petition collection going to be calculated?

Mr. Eckhoff answered Mr. Dantico's question regarding calculating property value assessment.

Vice-Chair Putrick closed the public hearing.

On motion by Commissioner Pranzo, second by Commissioner Petty and carried to forward a favorable recommendation for case PZC-24-14-PUD to the Town Council.

CASE PZC-25-14-PUD (ARIZONA FARMS EAST)

PRESENTATION/DISCUSSION/RECOMMENDATION A request by the WLB Group, Inc. on behalf of: El Dorado Arizona Farms, LLC; Langley AZ Farms 150, LLC; Wolfy's R. E. Holdings, LLC; David C. Phillips c/o BGH Associates, LLC; and Superstition Springs R-14 Association to replace the existing Planned Unit Development (PUD) zoning with a new Planned Unit Development (PUD). The Arizona Farms East PUD is a planned mixed use community of approximately 766 acres generally located on the south side of Arizona Farms Road, north of the Heritage Road alignment, west of Felix Road and east of the Copper Basin Railroad. This case is contingent upon the annexation of the property into the Town of Florence per pending Annexation 2013-02.

The purpose of this report is to request the approval of a new Planned Unit Development (PUD) zoning for Arizona Farms East, an approximately 766 acre (approximately 798 gross acres) site. It should be noted that the entire Arizona Farms Project includes both this proposed PUD and the Arizona Farms West PUD. The entirety of the Project lies within two proposed annexation areas, those being the Magic Ranch Annexation 2013-01 and the Arizona Farms Annexation 2013-02. The entire Arizona Farms Project encompasses approximately 1,155 acres.

The proposed PUD intends to provide a mixture of uses that will provide diversity in housing, commercial conveniences and employment. The subject property lies at the confluence of several planned major transportation corridors, those being the major arterial roadways (Arizona Farms Road, Felix Road and Attaway Road) as well as the future North-South ADOT Freeway Conceptual Corridor. The site is currently zoned Planned Area Development in Pinal County. Upon annexation, the whole site would receive comparable PUD Zoning. The initial PUD is planned to be replaced by this PUD.

The owners of this property intend to work closely with the Town of Florence to provide the foundation for a community envisioned to consist of a variety of residential housing types, a police and fire station site, commercial districts, open space and recreational opportunities located throughout the site. The community will be consistent with the goals and policies of the Town of Florence 2020 General Plan and the PUD District as described in the Florence Town Code. The Arizona Farms East PUD will provide the following land uses: single-family residential, multi-family residential, commercial/employment and office. All of these uses will be served by a hierarchy of roadways, consisting of arterial roads, collector roads and local streets. This PUD also provides a conceptual 400-foot corridor that will accommodate the ADOT North-South Freeway and Passenger Rail Corridor through this property. Open space provides additional opportunity for connectivity within the development.

Internal planning efforts focused on the opportunities presented by the property and the fulfillment of anticipated land uses expected to be demanded by the market. The positioning of this land and its relationship to strong future transportation corridors as well as anticipated future growth patterns in the Town of Florence drove the decisions that produced the conceptual land use plan.

Some of the goals that were established during the planning of this community included the following:

- Creation of a land use plan that not only included a variety of land uses, but also locates them in such a manner to create an environment where land uses are complementary.
- The formation of land entitlements that create a foundation for a successful, sustainable community.
- The establishment of a mixture of land uses such that a varied and diverse demographic makeup is achieved for the community.
- Creation of an onsite area for an elementary school site.
- Creation and development of a roadway system that will meet the transportation needs of the near and distant future.
- Development of a thoughtful and enjoyable open space park and trail system to keep the community residents fit and active.

This proposed master-planned community consists of several different land use elements and the overall concept for the community is to provide a variety of residential housing types, commercial services, a public safety facility and open space amenities.

Residential

This community will provide for a variety of residential housing options, ranging from single-family detached residential units to multi-family attached dwellings. This will provide for housing opportunities for a broad range of lifestyles and preferences and will assist in providing a community demographic that touches many different age groups. The dwelling units demanded by the general public will dictate the final type of residential units constructed. The Conceptual Development Plan for this community provides a scheme for the location and amount of each residential component.

Residential Medium Low (RML)

The Residential Medium Low portion of this community has been strategically located in the western portion of the property, adjacent to the Copper Basin Railroad. The RML area will provide for an adequate transition and buffering along the railroad right-of-way.

Housing in this area will consist of traditional single-family detached homes situated on lots measuring a minimum of 6,500 square feet. The maximum gross density for RL is 3.5 dwelling units per acre.

Residential Medium (RM)

The Residential Medium portion of this community has been placed in the western portion of the property. These development parcels will contain traditional single-family detached residential product. The maximum gross density for RM is 5.5 dwelling units per acre.

Residential Medium High (RMH)

The Residential Medium-High portion of this community has been placed in the areas adjacent to the North-South Freeway. The intensive nature of the freeway translates into higher density and intensity development within its proximity. These parcels may contain residential product that may be either single-family detached or attached. The maximum gross density for RMH is 10 dwelling units per acre.

The emphasis of these areas includes the potential for thoughtful alternative lot, owner-occupied, residential attached and detached designs. The potential use of neo-traditional neighborhood design standards to create aesthetically pleasing communities is provided as an option to the more traditional type of single-family residential development. By locating this type of residential near the freeway, these residential areas will provide logical land use transitions between the more intense areas of development areas and lower density residential areas.

Residential High (RH)

The Residential High portion of this community has been placed adjacent to one of the commercial development parcels. Higher density residential is appropriate adjacent to commercial uses. These areas are intended to provide for flexibility in land use and dwelling unit density. These areas may be developed to provide housing for multiple-family structures, which may include condominiums, townhouses and apartments. The maximum gross density for RH is 18 dwelling units per acre.

Commercial/Employment (C/E)

Along with the increase in the number of residents in the area, there will be a parallel demand by the residents of this community and surrounding communities for commercial services. The desire of future residents will be to live within close proximity to commercial centers that will provide for daily needs. Also, it will be desirable to provide the opportunity for job creation in this area. As such, this land use district in the PUD also allows for professional offices and other uses that will contribute to job creation.

This PUD provides two major commercial/employment parcels located adjacent to Arizona Farms Road and on either side of the North-South Freeway. It is anticipated that there will be a freeway traffic interchange on Arizona Farms Road, and as such, commercial uses are highly appropriate in this area. These commercial parcels will provide services to the residents of this community, those residents living in the regional area and those traveling on the North-South Freeway. This commercial area could potentially provide in the vicinity of 600,000 square feet of gross leasable area.

Also, two additional commercial parcels have been provided near the southwest corner of Arizona Farms Road and Attaway Road.

Open Space, Parks and Trails

The primary open space includes greenways along the primary collector roads and between development parcels that provide connectivity throughout the development, and buffer areas along the arterial roadways, which contain sidewalks and landscaping.

This linear park would provide a buffer between the residential areas and the existing railroad and electric lines along the western boundary of this property. Open space will consist of a proposed trail, a network of parks, tot lots, retention areas, other amenities and landscape buffers along the arterial and collector roadways.

Secondary open space areas will be included within the development parcels and may consist of pocket parks, landscaped tracts along local streets, common areas, entry monuments and trails and/or paths. These open space areas would be identified on future plats.

Residents of this community will also be able to use the 20-acre community park that is proposed within the Arizona Farms West Community.

Within the development parcels there will be smaller scale neighborhood parks or pocket parks. These parks will be approximately 2,500 square feet to two acres in size and will offer recreational opportunities to those living within a ¼ mile radius. They will be visually accessible and may contain play equipment, benches, paths, grass and other landscaping.

Greenways are open space corridors that allow all residents to move easily and safely throughout the community in a pleasurable environment. They have been designed such that they serve as open space links, providing strong non-vehicular connections between all the residential, recreational, educational and commercial components of the community. The greenways consist of landscaping, a paved multi-use path that may be used by pedestrians and cyclists, as well as to be utilized as sitting areas and community gathering areas.

It should be noted that the homeowner's association established for this community will be responsible for maintaining all enriched pavement treatments, all open space areas and all landscaping. The homeowner's association will maintain such areas as regulated through the Covenants, Conditions and Restrictions for each parcel. A master homeowner's association will be established and will be responsible for maintaining the privately owned open space areas within the project. A final landscape plan, wall plan, and amenity plan, meeting the approval of the Town of Florence will be submitted prior to the approval of any final subdivision plats for this development.

Public Safety

This community, upon annexation, will be served by the Town Police and Fire Departments. A Police beat is being established for this area and a Police sub-station will be housed in the Anthem at Merrill Ranch Fire Station No. 2, which will also be the nearest Fire Station for the annexation area. This community will generate the need for additional service, thus warranting a site for a Police and Fire station. At this time, a 5-acre site has been designated within this PUD for a future Fire Station with Police Sub-Station.

Schools

The Project includes at least one K-8 school site located within the Arizona Farms West PUD. Additional schools sites may be provided if there is the demand for such.

Water

Water will be provided by Johnson Utilities Company (JUC). The owner/developer will work with JUC to analyze the existing water system and determine the infrastructure that would be required to serve the property at build-out condition.

Wastewater

Wastewater collection and treatment will be provided by Johnson Utilities Company (JUC). The owner/developer will work with JUC to analyze the existing wastewater system and determine the infrastructure that would be required to serve the property at build-out condition.

Transportation

The transportation and circulation plan will be developed consistent with recommendations from the Community Development Director and Town Engineer. The primary access to the property will be via Arizona Farms Road, Felix Road and Heritage Road. According to the Coolidge – Florence Regional Transportation Plan (April 2008), Arizona Farms Road and Felix Road are designated as a Major Arterial roads with a future right-of-way width of 150 feet (75 feet of half right-of-way).

A 400-foot corridor has been located within this property to allow for the future ADOT North-South Freeway and the Passenger Rail Corridors. The property will be easily accessible via the future traffic interchange at Arizona Farms Road. As such, the development vision for the property respects the hierarchy of roadways that are shown in the Circulation Element of the General Plan.

An internal major collector roadway system will collect traffic from the development parcels and convey it primarily to Arizona Farms Road, the arterial roadway adjacent to the northern boundary of the site. This road will be constructed to the standards of the Town of Florence. It is anticipated that major collector roadways with the project will have a minimum right-of-way width of 80 feet. Minor collector roads will have a minimum right-of-way width of 80 feet. Minor collector roads will have a minimum right-of-way width of 60 feet.

Local streets will be constructed within the development parcels to provide for internal circulation. These streets will provide direct access to all residential lots

within the PUD. These streets may be public or private, but in either case will be constructed in accordance with Town standards. If public, these streets will be owned and maintained by the Town. If private, the streets will be owned and maintained by an HOA to be established in the future. The Town of Florence retains the discretion to approve or disapprove private streets.

A Traffic Impact Analysis (TIA) will be prepared in accordance with current Town of Florence TIA Guidelines and submitted at the time of preliminary plat or site plan review. This analysis will determine the nature and timing of arterial roadway improvements that are required for the development of this property.

General Plan

An application was submitted to the Town of Florence requesting a Minor Amendment to the Town of Florence 2020 General Plan to change the General Plan land use classification on this property to Master Planned Community. This requested Minor Amendment was supported by the Planning and Zoning Commission on June 19, 2014 and will be considered by the Town Council on July 21, 2014. Once approved, this PUD will be consistent with the General Plan.

The General Plan land use classifications surrounding the property are as follows:

North: Master Planned Community (MPC) (Dobson Farms PUD).

East: Master Planned Community (MPC). Felix Farms PUD, Sun Valley Farms PUD, Aspen Farms/Paloroso PUD and Skyview Farms PUD are located within one mile of the subject property; these PUDs are not yet developed.

South: Medium Density Residential 1 (MDR1). Crestfield Manor PAD and Wild Horse Estates PAD are located within one mile of the subject property.

West: Master Planned Community (MPC) (Arizona Farms West).

PUBLIC PARTICIPATION:

The Town has reached out to all Town residents and other property owners though a public participation process that includes:

- A notice for the Planning and Zoning Commission public hearings was mailed to all property owners within three hundred (300) feet of the site;
- Property Posting (Signs) - Notice of Public Hearing for a Planned Unit Development was posted on the site in two locations;

- Advertisements in the local Town paper;
- One public hearing for the Planning and Zoning Commission; and
- Town Council public hearing and action meetings.

Planning Staff offers the following findings for the consideration of the Planning and Zoning Commission and Town Council:

1. The proposed Planned Unit Development (PUD) zoning will be consistent with the proposed General Plan land use designation of MPC.
2. The PUD conforms to all local plans and ordinances.

Staff found that the proposed application for Arizona Farms East PUD is in compliance with the Town's General Plan and is in the interest of general welfare, health and safety of the public and therefore recommended that the Planning and Zoning Commission forward to the Town Council a favorable recommendation for this application

Vice-Chair Putrick opened the public hearing.

Mr. Hollins asked about development impact fees and stated the residents of Anthem at Merrill Ranch are required to pay certain fees including impact fees which were approved by the Town of Florence. He asked if this was part of the plan with impact fees for these proposed developments.

Mr. Eckhoff commented that what Mr. Hollins was referring to is the Community Facility District (CFD) and Development Impact Fees. He further explained these fees and how they are applicable to these developments.

Mr. Hollins stated his concern is that the Town will end up getting fees then they will end up in the Magma Flood Plain District. He worries that the new neighbors may be charged with additional fees including the Fire Department fees. He asked how to build on land to the north.

Vice-Chair Putrick reminded Mr. Hollins that he has drifted off topic and the Commission will not allow him to continue unless he sticks to the agenda.

Commissioner Pronzo restated his previous comments to provide clarity and help Vice-Chair Putrick show that the Mr. Hollins was off topic.

Assistant Attorney Roberts advised Chairmen Wooley to ask the audience if anyone else would like to provide comments at this public hearing.

Vinson Dobson, a property owner to the north of the subject property and he has an existing PUD on his property with the Town of Florence. This is the first time he had seen the plan and Mark Eckhoff was gracious enough to give him a copy of the books on the application. He would like to reserve the right to give comments on these plans to see how these developments will impact his property.

Vice-Chair Putrick closed the public hearing.

Commissioner Garcia thanked the Community Development Department on all of the work that was done to prepare for these cases tonight.

On motion by Commissioner Garcia, seconded by Commissioner Pranzo and carried to forward a favorable recommendation for case PZC-25-14-PUD to the Town Council.

CALL TO THE PUBLIC/ COMMISSION RESPONSE:

Call to the Public for public comment on issues within the jurisdiction of the Planning and Zoning Commission. Individual Commission members may respond to criticisms made, may ask staff to review a matter raised or may ask that a matter be put on a future agenda.

No public comment was given.

CALL TO THE COMMISSION

No Commission comment was given.

ADJOURNMENT

Vice-Chair Putrick adjourned the meeting at 7:02 pm.



X

Vice-Chair Putrick

**TOWN OF FLORENCE
PLANNING AND ZONING COMMISSION
MEETING MINUTES**

REGULAR MEETING OF THE TOWN OF FLORENCE PLANNING AND ZONING COMMISSION HELD THURSDAY, SEPTEMBER 4, 2014 AT 6:00 PM AT TOWN HALL COUNCIL CHAMBERS LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER

Chairman Wooley called the meeting to order at 6:00 P.M.

ROLL CALL:

Present: Wooley, Putrick, Petty, Pranzo and Garcia

PLEDGE OF ALLEGIANCE

Chairman Wooley led the Pledge of Allegiance.

PUBLIC HEARING

CASE PZC-29-14-CUP (NORTH FLORENCE TANK SITE)

PRESENTATION/DISCUSSION/RECOMMENDATION for a Conditional Use Permit request by the Town of Florence to allow for public utility buildings, structures and facilities for public service uses on a Neighborhood Multi-Family (R-2) zoned property located at 3949 North Iowa Avenue, Florence, Arizona, AKA, APN 200-71-2400. More specifically, this request is directly related to an additional water storage facility (tank) proposed on the subject site that has been previously reserved and developed for municipal utility and telecommunications purposes.

Gilbert Olgin, Senior Planner, stated that staff does not have a presentation on this case because staff desires to have this case continued to allow more time for public comment. John Mitchell, Utilities Director, is the lead on this project and he also requested that this case be postponed. Staff advertised a public hearing and therefore recommends the Commission opens a public hearing, but continue it to the October 16, 2014 meeting.

Chairman Wooley opened the public hearing, and with there being no comments, continued the public hearing to the October 16, 2014 regular meeting.

NEW BUSINESS

CASE PZC-30-14-PP (VISTA GRANDE AT WALKER BUTTE)

PRESENTATION/APPROVAL/DISAPPROVAL a preliminary plat application for Vista Grande at Walker Butte submitted by the United Engineering Group. The subject site is approximately 154 acres in size and is located west of the Union Pacific rail road and south of the Hiller Road alignment in Florence, Arizona 85132.

Heath Reed, Town Planner, stated this is the first phase of the Walker Butte community, which is west of the Anthem community and south of the Oasis at Magic Ranch sub-division. It is on the western side of the Town boundaries, north of the Gila River. This area was annexed and brought into the Town on February 2, 2005 and was approved as a preliminary plat in 2006, extended in 2007. Due to the housing downturn, the plat expired. The applicant recently decided to bring the pre-plat back with some adjustments.

This community is 154 acres and consists of 605 single family residential lots. The community is zoned Planned Unit Development (PUD/R1). The lot size is just over 5,000 square feet and the largest lot is approximately 13,000 square feet. There will be at least two different lot sizes, 45 feet by 115 feet and 55 feet by 120 feet.

Some of the concerns that staff had was access to the site. The Union Pacific Railroad borders the eastern portion of the plat and, due to the railroad, there will be limited access across that portion. With the development and proposals that will be going up through the annexation area that was recently approved, Walker Granite Road is a minor arterial that has a right of way of 120 feet. Walker Granite Road will be connecting to Hunt Highway by the Magic Ranch Oasis development and continuing south into the community. This will be the main thoroughfare accessing the community and there will be three access points of ingress/egress from this major roadway.

Staff reviewed and approved the preliminary landscape plan for this community. One of the items looked at was the open space element being brought into the community. Open space, park space, drainage, and on-site retention were all considered. There will be natural open space and hill space with amenities such as trails and networks that connect into the main area. They will also have two main parks with playground equipment, barbecues and ramadas.

After passing the plat through Geographic Information System (GIS) Coordinator, the Fire Department, Community Development, and Public Works, the applicant made the necessary changes that staff suggested per code and found that the preliminary plat was in conformance with the PUD and the Town code.

Staff recommends that the Planning and Zoning Commission approve the Vista Grande at Walker Butte preliminary plat, subject to any additional conditions.

Commissioner Putrick asked if there will be a fence along the border of the railroad tracks.

Gilbert Olgin, Senior Planner, requested that the Commission states their name prior to making comments.

Mr. Reed responded that there will be fence elements.

Mr. Olgin stated that typically a border/fence can be handled via landscape buffering. Approximately 20-25 feet of landscape buffering is installed to assist with any noise issues. He also stated that placing a fence in the said area is problematic due to a rail road easement in existence. Mr. Olgin commented that if a wall is going to be added, the responsibility would be put on the property owner. There will be a back fence wall for properties that will back up against this area, but to get a wall on the railroad easement may be difficult and not even possible.

Commissioner Pranzo stated that on page one of the map plat, item five, it states that a 25 by 25 sight visibility triangle easement shall be at all local to local intersections. He asked what a local to local intersection is. He wanted to know if that was something inside of the sub-division.

Ben Riddle, Project Manager with United Engineering Group, stated that a local street will typically be inside of a sub-division; therefore it would be two streets intersecting inside of the sub-division. More specifically, it is laid out and the engineering code for the Town will have an exact description of what a local street would be.

Commissioner Pranzo stated he has heard of this being enforced within the Town of Florence in some of the older parts of Town. He stated that in his mind he thinks he has a 50' wide lot, he would take half of that, then come towards the back of the lot another 25', which is approximately one third. He would like to know how you could place a house on something of that size.

Mr. Riddle stated that it is a typical setback. He also stated it is more than just a Town of Florence requirement.

Commissioner Pranzo wanted to know where it comes from.

Mr. Riddle responded that he believes it comes from the "Manual of Uniform Traffic Control".

Commissioner Pranzo stated that inside of a residential area, 25' is a lot.

Mr. Riddle stated if you cannot see a car coming from 25' that is not that far to him.

Mr. Reed stated it is not that large of a setback because it is at a triangle. He also stated that many of the Pulte pre-plats that have come before them have utilized the visibility triangle, so that it is part of the landscape and setbacks. Mr. Reed stated that usually there will be a five foot setback on local streets.

Commissioner Pranzo stated that when he read it, he felt like it was excessive. If somebody on a corner lot wanted to put up a front yard fence, it would look poor.

Mr. Riddle stated that it gets explained more at the bottom of page one where the minimum setbacks are shown.

Chairman Wooley stated the only true egress out of the property is Walker Granite. He asked if the applicant has talked to the railroad regarding a crossing.

Mr. Olgin stated that the applicant has spoken with the railroad regarding a crossing.

Chairman Wooley stated that it is a long process.

Mr. Olgin stated that it has been ongoing for a couple of years. He also stated the crossing discussions were more active when the possibility of new homes were coming was sooner, and not later, but the applicant and staff have been in meetings where they were attempting to obtain proper access.

Mr. Reed stated that Merrill Ranch Parkway will be the second crossing into the community.

Chairman Wooley stated that previously the issue was with the Town Fire Department having an issue with one street in and out. He stated he is not for or against "per se", but he'd like to know how far along in the process is the railroad crossing. He stated if this goes to plat in the next several months, they can start building and selling homes. His concern is he would like to have the crossing in place first prior to building homes.

Mr. Olgin stated that they have a one year time-frame on pre-plats before they expire and then the plat would have to be submitted as a final plat for Town Council approval. In theory they would have three years with extensions, which would be adequate time to address the railroad crossing. Mr. Olgin stated that he does not believe any activity will be seen in the area for approximately two to three years. Community Development staff and Public Works are aware of the crossing, and if this pre-plat goes to final plat it will be discussed and resolved.

Mr. Reed stated that the Fire Department has reviewed the plats, but they will have another chance for the final plat just to make sure there are no concerns with ingress/egress.

Chairman Wooley stated that this particular leg has always been an ingress/egress issue and he does not want to see it become an issue of now they're building, homeowners are moving in, but there is still no railroad crossing. He stated it is a long drawn out process to get a railroad crossing.

Chairman Wooley requested that the applicant state his name and address for the record.

Ben Riddle, United Engineering, 1918 East Desert Lane, Phoenix, Arizona 85042.

Chairman Wooley stated he asks all applicants the same question and would like to know if Mr. Riddle has seen the recommendations provided by staff.

Mr. Riddle stated that he has seen the recommendations provided by staff.

Chairman Wooley inquired of Mr. Riddle if he concurs with the recommendations.

Mr. Riddle stated that he does.

Chairman Wooley inquired if there are any further questions.

Commissioner Pranzo stated that he had a question for the Chairman. He stated he has never encountered a train there (near the Vista Grande at Walker Butte plat area) before, however, the crossing on Hunt Highway at the intersection of this plat was easily as long as that crossing and the proposed crossing. He wanted to know if it would be possible to make the railroad crossing a stipulation to final plat.

Vice-Chair Putrick stated that issue would come up with the widening of Hunt Highway.

Mr. Olgin asked if the Commission could restate their question.

Commissioner Pranzo responded that what is bothering him on the current presentation is that he sees an existing gated railroad crossing and he sees the proposed one. He stated that on this day was the only time he'd ever seen a train there and it was the only time he had ever been stuck at the railroad crossing. He stated it was as long as the two crossings and if an emergency vehicle needed to get into the proposed sub-division they would be waiting at the railroad crossing waiting for the train to get through. He questioned can the Commission stipulate that the railroad crossing has to be addressed prior to the final plat?

Mr. Olgin stated that the plat does not incorporate any railroad crossing at this point.

Commissioner Pranzo stated that there should be two ways to enter and exit the sub-division.

Mr. Olgin asked if Commissioner is talking about the crossing to the south.

Commissioner Pranzo stated it is the proposed railroad crossing that does not exist today. He stated the train he saw covered the existing crossing as well as the crossing that is proposed at the same time. He stated if there was an emergency and someone is attempting to get an emergency medical service vehicle into the sub-division, both railroad crossings would be blocked and they would be unable to gain entrance.

Commissioner Pranzo stated that it would be on the wrong side of the tracks.

Mr. Reed stated it would be on the east side. He also stated that in addition when there are emergency responses, Rural Metro Fire Department are a backup. He stated that the Pinal County Sheriff's Department is also a backup for the Town of Florence Police Department. Both Departments are always working together for fire and emergency responses. He stated that is one of the safety concerns in the area. The railroad runs through the entire valley and many railroad crossings are within the Town limits.

Commissioner Pranzo asked, if under staff recommendations, if number four addressed his concern that the railroad crossing be addressed prior to final plat.

Mr. Olgin stated that in speaking with the Town Engineer the issue has not come up recently. He does not believe that at this point staff has the authority or ability to ask for the crossing issue to be resolved with this pre-plat. Staff will bring it up as a point of concern and they will talk to the Town Engineer. He does not believe the crossing will come into effect until the third or fourth phase of the

project, which is several years away. The distance to provide a temporary access down to the crossing is a large expense.

Commissioner Pranzo asked if staff can put in the recommendations and make it subject to the following conditions and approval.

Mr. Olgin responded that is correct. Mr. Olgin stated he would bring everything up to the Town Engineer's attention, but he was not sure if tying it into the plat is something staff can do without the applicants approval. Mr. Olgin stated that they may not start the additional phases for several years.

Commissioner Pranzo stated that he would make a note of it and when the final plat comes without more than one egress he will vote it down.

Chairman Wooley asked if when the Commission approves a preliminary plat if they have no decision on the egress/ingress of the property.

Mr. Olgin responded if it pertains to the property yes, however Commissioner Pranzo is discussing a secondary access that will not be addressed for several years.

Chairman Wooley stated that earlier in the presentation it was stated that the secondary access was going to be there. He asked if there was only going to be one way into the property.

Mr. Olgin responded when he heard the Town Planner explain the project, he only heard him speak about one way in and one way out pertaining to Walker Granite Parkway however there are three points of access onto the Walker Granite Parkway. At this point, there is not a secondary emergency access. Mr. Olgin stated that a possible emergency access is being discussed, however that would not be until the second and third phases of the project.

Chairman Wooley stated his ultimate concern is that Oasis at Magic Ranch Community is all along Hunt Highway, which is only one road, but there are multiple ways to get out of the sub-division. The current plans leave only one way out. If they go to the left they will hit desert land and have nowhere to go. If they go to the right they get to Hunt Highway. He continued and said he is concerned with only having one way to exit the sub-division.

Mr. Reed stated that Chairman Wooley is correct. The Oasis at Magic Ranch Community side, which is the west side has two or three access points, but the Oasis at Magic Ranch on the east only has one point to the south of where the railroad crosses Hunt Highway. There are many homes at that site and it has been a concern.

Chairman Wooley stated that Oasis at Magic Ranch project has a small dirt road that connects them to the site just north of them, so that they can exit out towards Arizona Farms Road in the event that there would be a mass exodus out of the area. He stated that only one road in is not good planning.

Mr. Olgin stated that as of right now there is one way in and one way out of the said pre-plat area referring to Walker Granite Parkway. Staff is looking into other ways to bring in emergency access once it is further developed and staff will bring it to their attention.

Commissioner Pranzo stated it the Union Pacific rail road is very close to the sub-division and you will still be locked out by a train going by. She watched a 100 train cars go by recently and that if a fire truck or ambulance is on the other side of the railroad track, they will be stuck there.

Commissioner Garcia stated that she was in Washington, D.C. on September 11 and she watched people walk out of New York City and when you have that visual impact of a large amount of people trying to evacuate an area at once, it comes home to you that this can happen and it can be a real concern. She stated she assumes there is a block wall around the development and then one road in and out, that's the only way out, she questions if this was ever a concern to the developer, that there could be another way out, possibly an emergency thoroughfare through another development.

Mr. Riddle stated that they realized the access on the west side at Walker Granite Parkway is limiting and right now at the northeast corner there is some green space that is being considered as an emergency access if need be.

On motion by Commissioner Petty, second by Commissioner Putrick and carried to approve Case PZC-30-14-PP (Vista Grande at Walker Butte).

Roll call vote taken:

Chairman Wooley:	No
Vice Chair Putrick:	Yes
Commissioner Petty:	Yes
Commissioner Pranzo:	No
Commissioner Garcia:	No

2-3 against/motion failed.

STAFF REPORT

Padilla Park at Silver King Plaza update

Mr. Gilbert Olgin, Senior Planner, gave a brief presentation regarding the Padilla Park at the Silver King Plaza progress.

CALL TO THE PUBLIC/ COMMISSION RESPONSE:

Call to the Public for public comment on issues within the jurisdiction of the Planning and Zoning Commission. Individual Commission members may respond to criticisms made, may ask staff to review a matter raised or may ask that a matter be put on a future agenda.

There were no public comments.

CALL TO THE COMMISSION

Commissioner Putrick asked if staff would let the Commission know when the Padilla Park grand opening will be via email. He also requested if a discussion of the preliminary plat was going to be made a second time could staff have the Town Engineer present to answer questions regarding ingress/egress.


Chairman Wooley stated that the Planning and Zoning Department does a wonderful job and wanted them to understand that the evening's comments had nothing to do with staff. He stated that he believes everyone has the same concern regarding the property and would like to go back, re-evaluate the property and see what can be done to make it right.

ADJOURNMENT

On motion of Commissioner Pranzo, seconded by Commissioner Garcia and carried to adjourn the meeting at 6:46 pm.

X

Jeff Wooley

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 8a.
MEETING DATE: October 20, 2014 DEPARTMENT: Parks and Recreation STAFF PRESENTER: Bryan Hughes Parks & Recreation Director SUBJECT: Library/Recreation Complex Project Update		<input type="checkbox"/> Action <input checked="" type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Regulatory <input type="checkbox"/> 1 st Reading <input type="checkbox"/> 2 nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

Information Only

BACKGROUND/DISCUSSION:

On September 15, 2014, the Town Council approved a design-build contract with Low Mountain Construction, Inc. for the design and construction of the Library and Recreation Complex. The Design-Build Team met the next day and continued where the project left off following the Schematic Design Phase.

The current phase consists of design development and construction documents, which will conclude by November 15, 2014. The construction phase will overlap and is tentatively scheduled to begin the week of November 3, 2014, and will continue for 240 days.

On Thursday, October 17, 2014, the Design-Build Team is scheduled to present the design review submittal to the Planning and Zoning Commission for consideration. A copy of the presentation is attached. The presentation shows building elevations, the overall site layout and the landscaping plans.

A formal ground breaking for the project is scheduled for Thursday, October 30, 2014, at 4:00 p.m. at the site across from Town Hall. Town staff, boards and commission members, special guests and the general public are all invited to participate in this important event.

According to the latest construction timeline, the project is anticipated to be completed by July 2015.

FINANCIAL IMPACT:

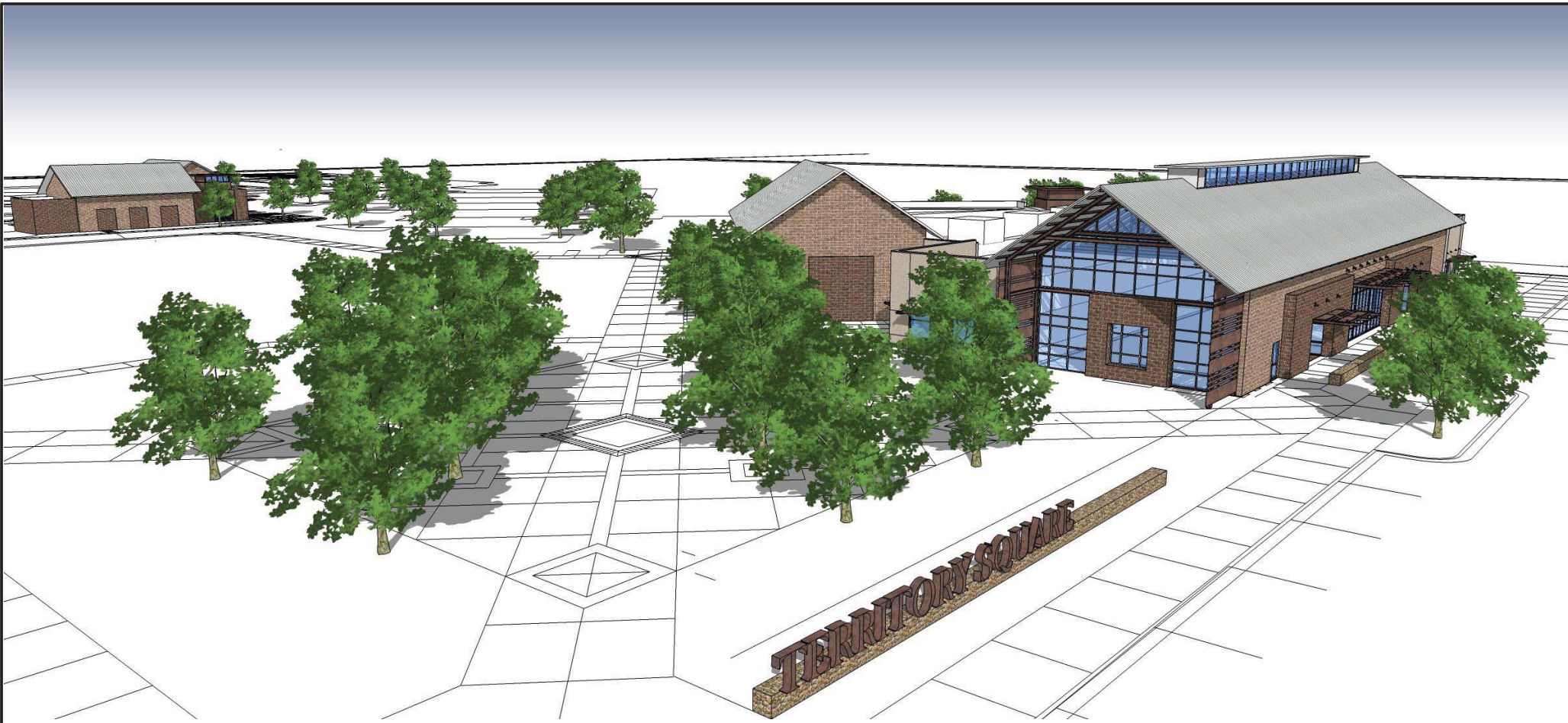
The Library/Activity Center, Aquatic Center and athletic fields and sport courts will cost \$12,991,719 for design services and construction.

STAFF RECOMMENDATION:

Information Only

ATTACHMENTS:

Design Review submittal



TOWN OF FLORENCE
TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX

DESIGN REVIEW SUBMITTAL

September 30, 2014



TABLE OF CONTENTS

Project Narrative

- Description of proposed project
- Scope of Work Diagram
- Vicinity Map (See this Page)

Site Plan

- Site Plan – Phase I
- Conceptual Master Plan
- Landscape Plan
- Conceptual Truck Circulation and ADA pedestrian circulation Diagram
- Parking Layout and Calculations
- Phasing Plan
- Existing Zoning & Structures within 300' of site
- Conceptual Grading Plan

Elevations

- Library / Rec Building Elevations
- Aquatic Center (Bath House) Elevations
- Proposed Materials (Issued as 24x36 board)

VICINITY MAP



PROJECT NARRATIVE

The project is a phase I development of a 40 Acre master plan located in the Territory Square Zoning District. The phase I improvements include a public library, recreation program rooms, Park and Recreation Department offices, an outdoor aquatic complex, two soccer fields, two outdoor tennis courts, two outdoor pickle ball courts, and associated parking. These improvements have been developed in conjunction with a 40 acre master plan, ensuring the overall sustainability of future developments.

The Town of Florence has an immediate need to construct a public library, as the joint use partnership of the current facility is schedule to end May 2015. This project will provide many necessary amenities to the Town of Florence core, including both indoor and outdoor recreational facilities, a public library, meeting space, and social gathering spaces.

Located within the Town's North End Framework Vision Plan, this facility will establish aesthetic criteria for the Territory Square Zoning District. The proposed design includes an exterior plaza located at the corner of Main Street and 1st Street, which becomes the gateway to the 40 acre development. The Library / Recreation facility is located to the north of this plaza on Main Street, extending the mercantile context found within the Town's historic district. The roof forms and materials are agrarian in nature, while modern in detail, envisioning the historic past of the Town within a modern framework. The Bath House of the Aquatic facility repeats these agrarian forms and contextual materials.

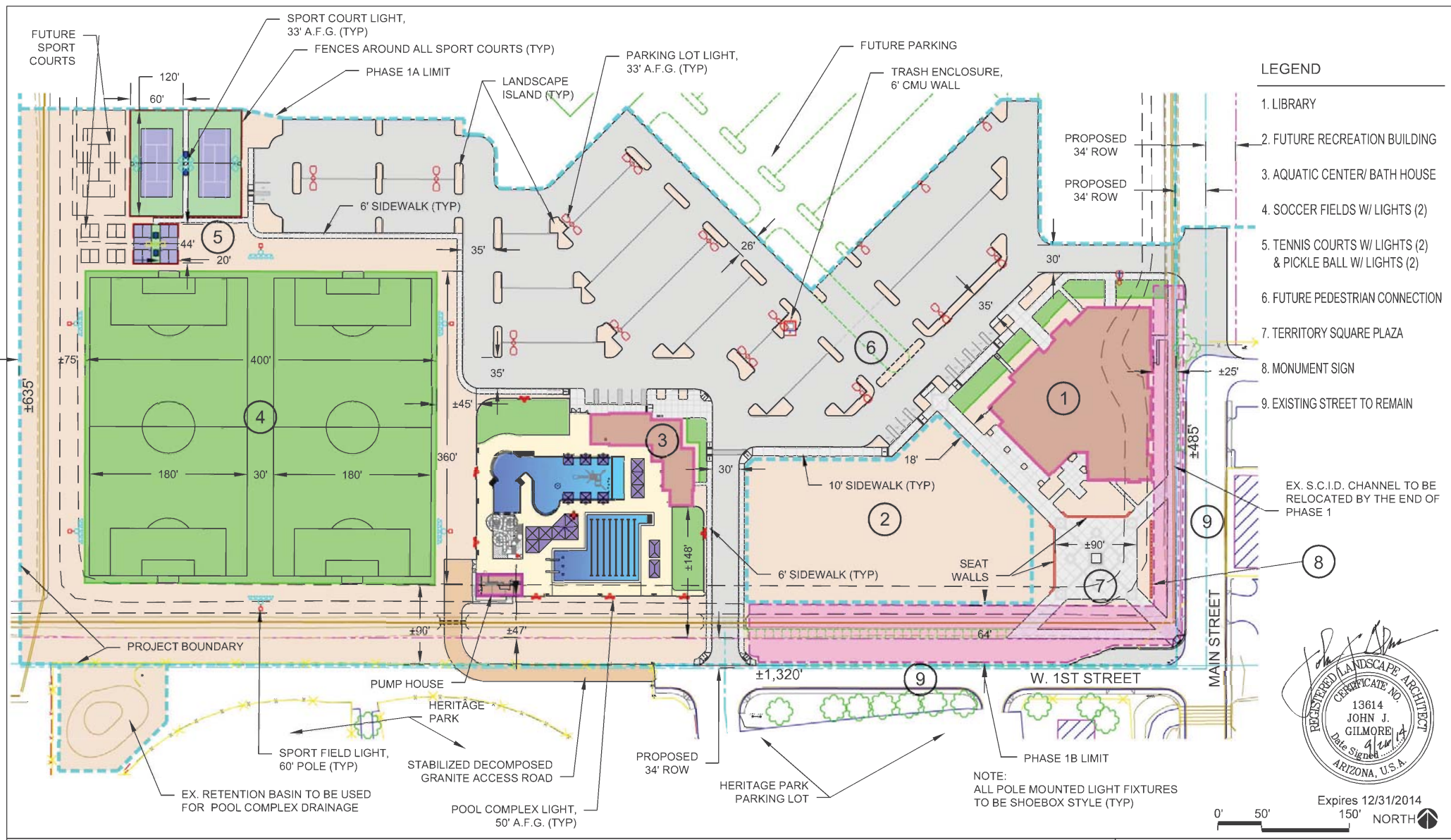


SCOPE OF WORK DIAGRAM

KEY NOTES

1. Library / Community Facility
2. Aquatic Center
3. Soccer Fields (2)
4. Tennis Courts (2) Pickle Ball (2)
5. Parking
6. Plaza
7. Future Recreation Facility
8. Remaining 40 Acre Master Plan





SITE PLAN SCALE: 1" = 100'

TOWN OF FLORENCE
TERRITORY SQUARE - LIBRARY / RECREATION COMPLEX
 September 30, 2014



HIDELL



Expires 12/31/2014
 NORTH

MASTER PLAN

The conceptual master plan includes the future development of both commercial and municipal facilities, a schematic layout of interior roadways, parking, and pedestrian flow. The framework of this master plan is the base for a final master plan that will include site grades, drainage, water distribution, wastewater collection systems, and a layout that addresses all on-site and off-site improvements required to support the facilities.

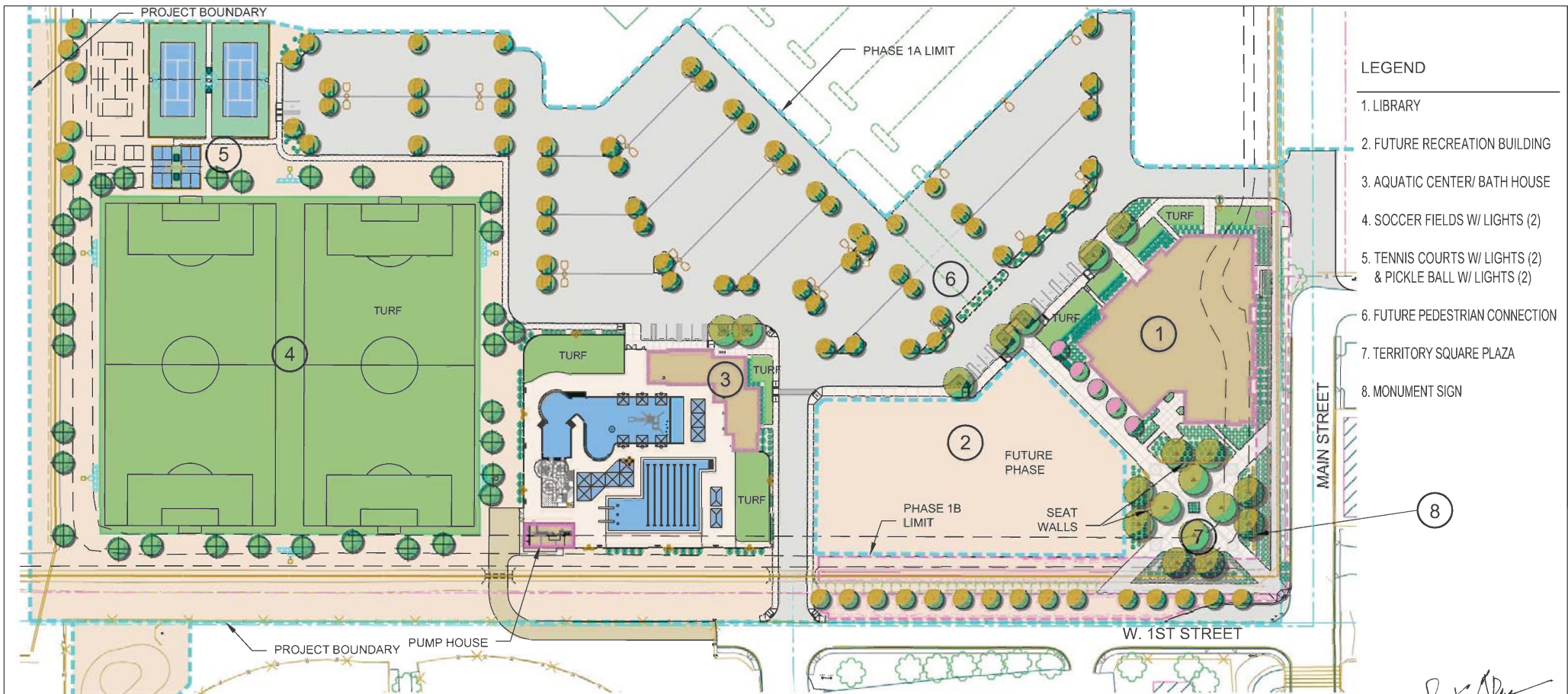


CONCEPTUAL MASTERPLAN

TOWN OF FLORENCE TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX

September 30, 2014

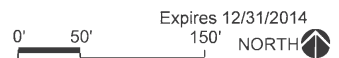




- LEGEND**
1. LIBRARY
 2. FUTURE RECREATION BUILDING
 3. AQUATIC CENTER/ BATH HOUSE
 4. SOCCER FIELDS W/ LIGHTS (2)
 5. TENNIS COURTS W/ LIGHTS (2) & PICKLE BALL W/ LIGHTS (2)
 6. FUTURE PEDESTRIAN CONNECTION
 7. TERRITORY SQUARE PLAZA
 8. MONUMENT SIGN

PLANT SCHEDULE

BOTANICAL/COMMON NAME	BOTANICAL/COMMON NAME	BOTANICAL/COMMON NAME	BOTANICAL/COMMON NAME	BOTANICAL/COMMON NAME	BOTANICAL/COMMON NAME
TREES	TREES	SHRUBS	SHRUBS	ACCENTS	GROUNDCOVER
ACACIA ANEURA MULGA	PARKINSONIA PRAEcox PALO BREA	BOUGAINVILLEA S. 'BARBARA KARST' BARBARA KARST BOUGAINVILLEA	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' THUNDER CLOUD SAGE	AGAVE GEMINIFLORA TWIN-FLOWERED AGAVE	ACACIA REDOLENS 'DESERT CARPET' N.C.N.
ACACIA SALICINA WILLOWLEAF ACACIA	PISTACIA CHINENSIS 'RED PUSH' RED PUSH PISTACHE	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	HESPERALOE FUNIFERA GIANT HESPERALOE	CYNODON DACTYLON 'MIDIRON' MIDIRON HYBRID BERMUDA
CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' RIO BRAVO SAGE	HESPERALOE PARVIFLORA RED YUCCA	ROSMARINUS SPECIES TRAILING ROSEMARY
FRAXINUS VELITINA 'RIO GRANDE' FAN-TEX ASH	SOPHORA SECUNDFLORA TEXAS MOUNTAIN LAUREL	CALLIANDRA CALIFORNICA RED FAIRY DUSTER	LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON' CIMARRON SAGE	MUHLENBERGIA CAPILARIS 'REGAL MIST' REGAL MIST DEER GRASS	LANTANA SPP. 'NEW GOLD' LANTANA
PARKINSONIA HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	ULMUS PARVIFOLIA EVERGREEN ELM	CASSIA NEMOPHILA DESERT CASSIA	RUPELLIA BRITTONIA BRITISH RUPELLIA		
		DODONAEA VISCOSA HOPSEED BUSH	TECOMA SPP. 'ORANGE JUBILEE'		



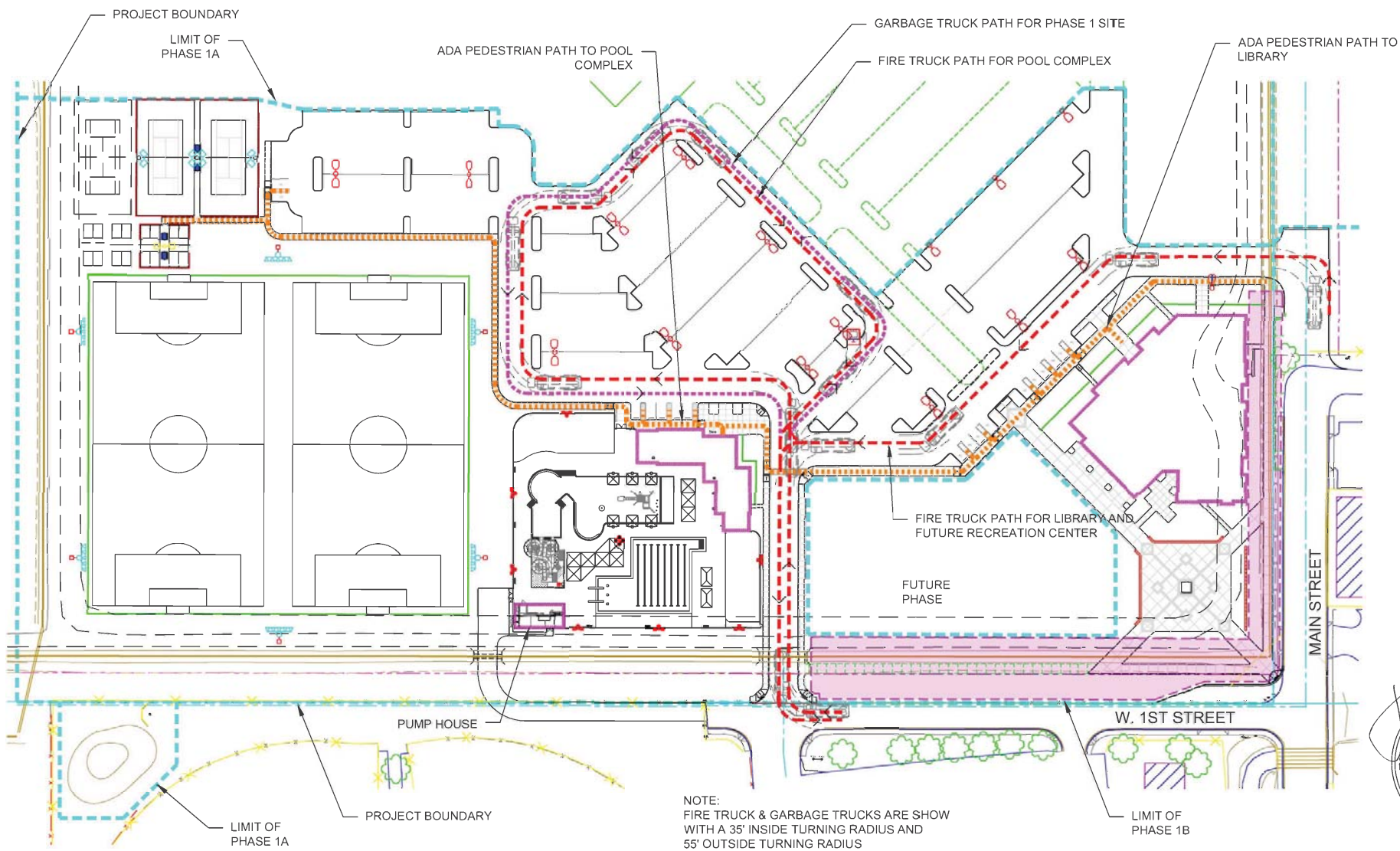
CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 100'

TOWN OF FLORENCE
TERRITORY SQUARE - LIBRARY / RECREATION COMPLEX

September 30, 2014





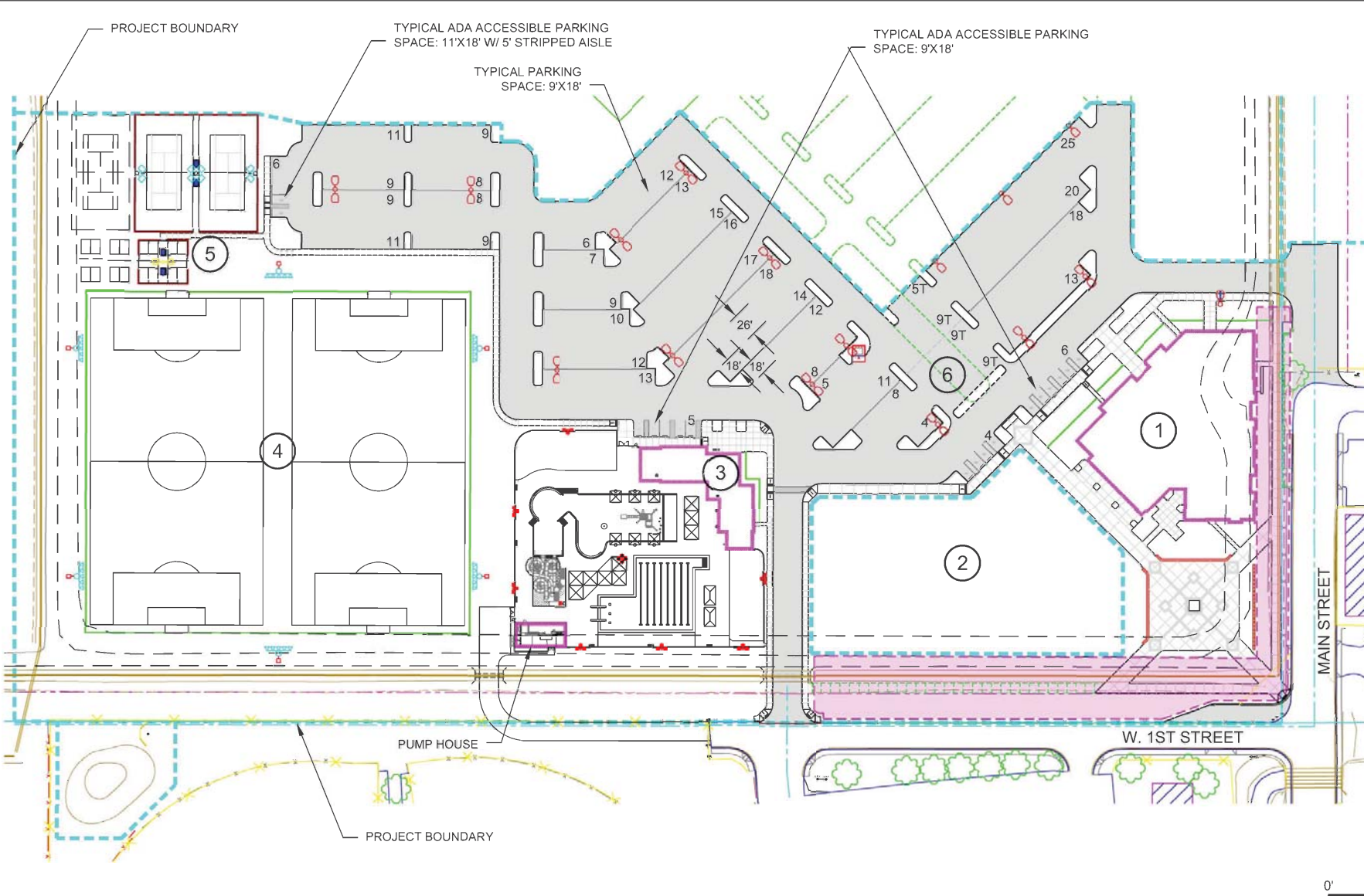
Expires 12/31/2014
 0' 50' 150' NORTH

CONCEPTUAL TRUCK CIRCULATION AND ADA PEDESTRIAN CIRCULATION

SCALE: 1" = 100'

TOWN OF FLORENCE
TERRITORY SQUARE - LIBRARY / RECREATION COMPLEX
 September 30, 2014





PARKING CALCULATIONS

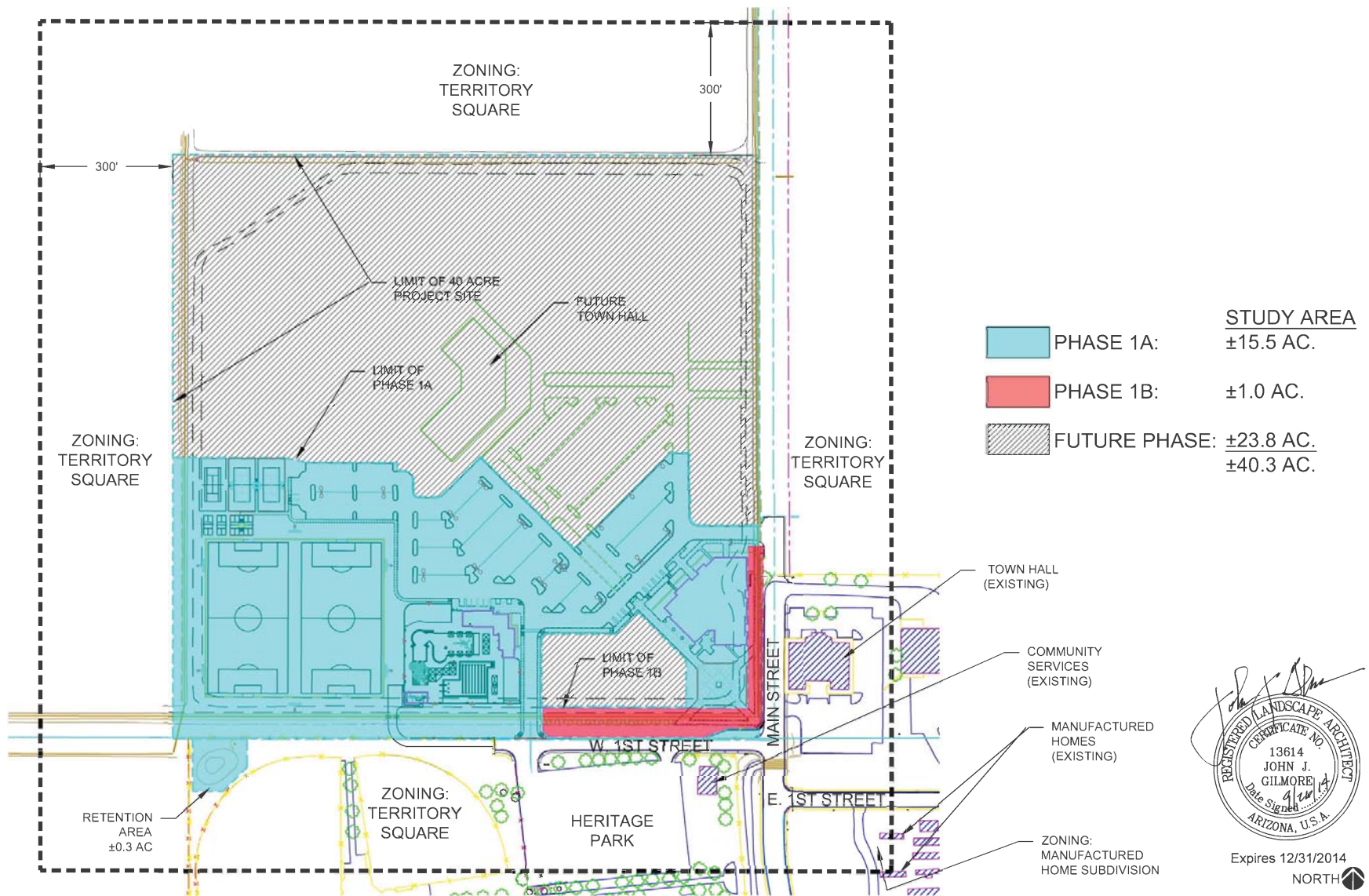
1. LIBRARY	PARKING REQUIRED: 156	PARKING PROVIDED: 156 (10 HC)
2. FUTURE RECREATION BUILDING		
3. AQUATIC CENTER/ BATH HOUSE	PARKING REQUIRED: 121	PARKING PROVIDED: 121 (5 HC)
4. SOCCER FIELDS W/ LIGHTS (2)	PARKING REC: 90-120 TOTAL	PARKING PROVIDED: 96 (2 HC)
5. TENNIS COURTS W/ LIGHTS (2) & PICKLE BALL W/ LIGHTS (2)	PARKING PROVIDED: 8	
6. FUTURE PEDESTRIAN CONNECTION/ TEMPORARY PARKING (32)		
TOTAL PARKING REQUIRED: 375-405		
TOTAL PARKING PRO: 381 PERMANENT		
		+ 32 TEMPORARY
		413



PARKING LAYOUT AND CALCULATIONS SCALE: 1" = 100'

TOWN OF FLORENCE
TERRITORY SQUARE - LIBRARY / RECREATION COMPLEX
 September 30, 2014





EXISTING ZONING & STRUCTURES WITHIN 300' OF SITE AND PHASING PLAN

SCALE: NTS

TOWN OF FLORENCE
TERRITORY SQUARE - LIBRARY / RECREATION COMPLEX

September 30, 2014

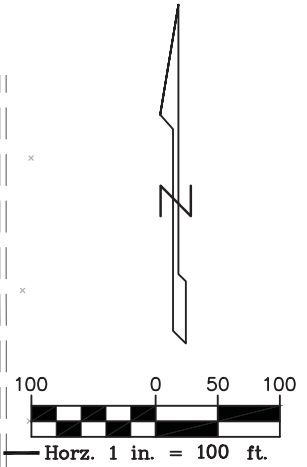
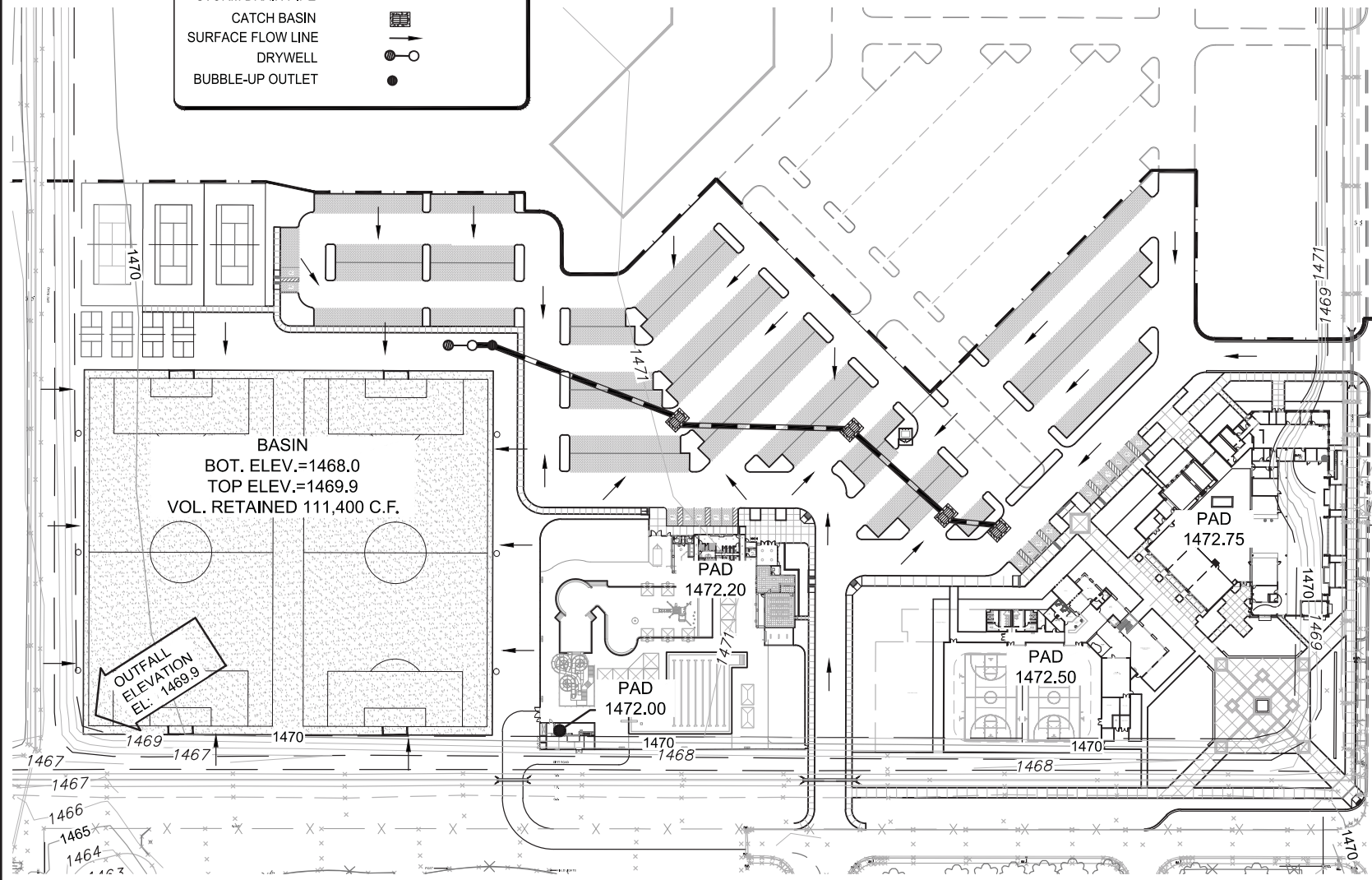


LOW MOUNTAIN
 CONSTRUCTION, INC.

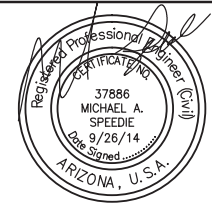


LEGEND

- STORM DRAIN PIPE
- CATCH BASIN
- SURFACE FLOW LINE
- DRYWELL
- BUBBLE-UP OUTLET



WOOD/PATEL
 CIVIL ENGINEERS
 HYDROLOGISTS
 LAND SURVEYORS
 CONSTRUCTION MANAGERS
 2051 W. Northern Ave.
 Phoenix, AZ 85021
 (602) 335-8500
 www.woodpatel.com
 PHOENIX • MESA • GOODYEAR • TUCSON

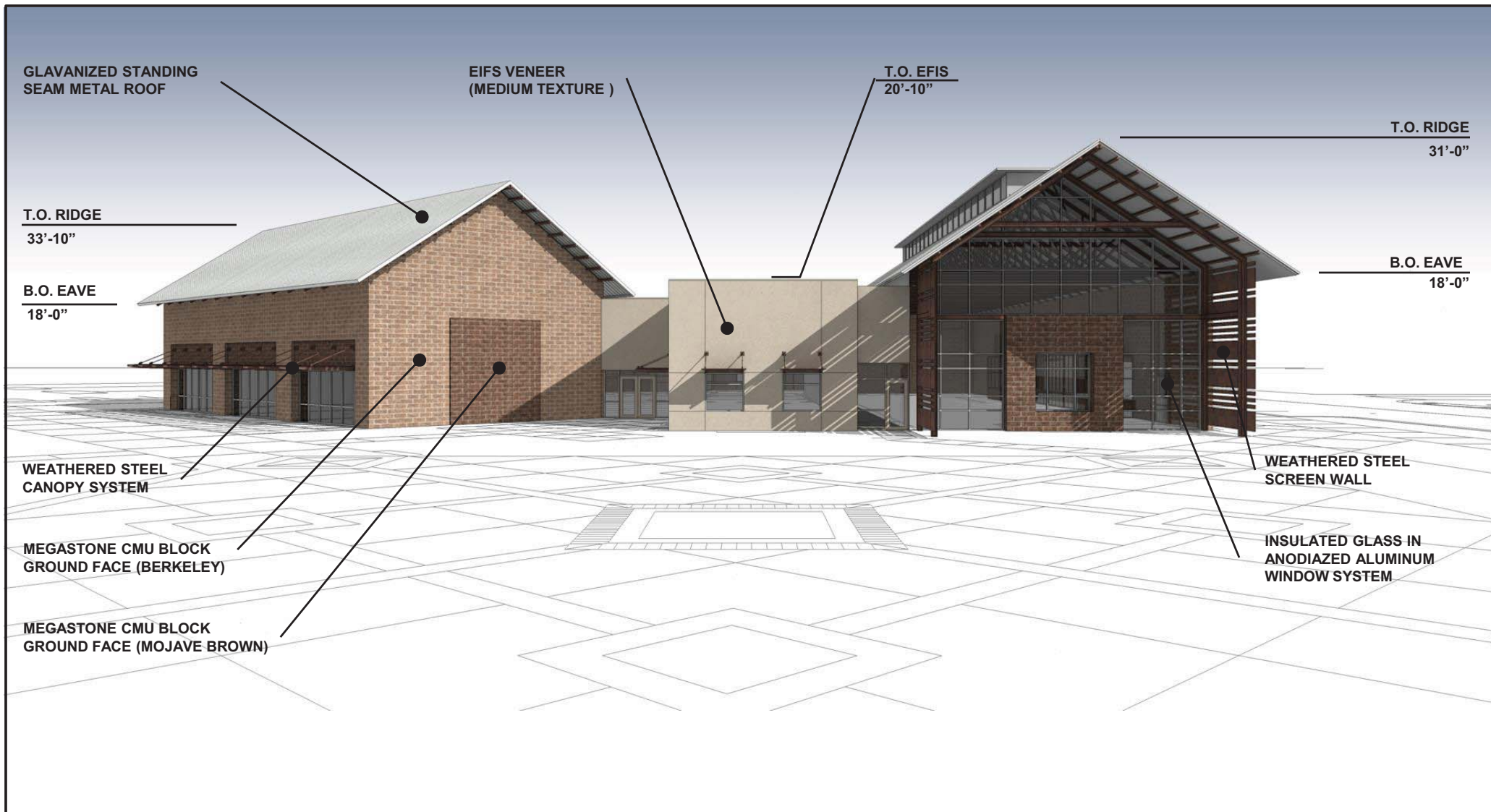


DRAWING TITLE: CONCEPTUAL GRADING PLAN

SCALE: 1" = 100'

TOWN OF FLORENCE
TERRITORY SQUARE - LIBRARY / RECREATION COMPLEX
 September 30, 2014



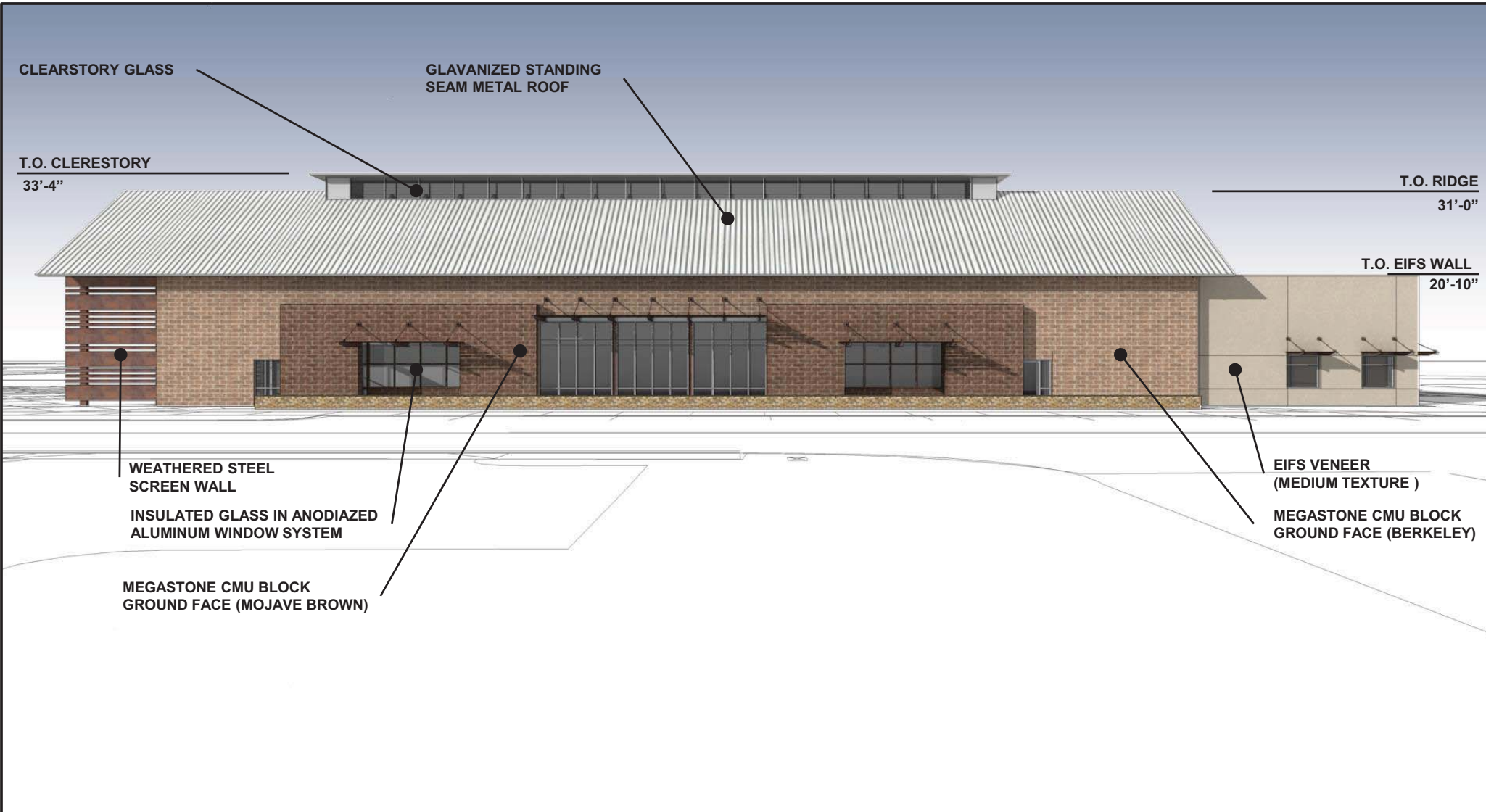


LIBRARY/REC FACILITY – SOUTH ELEVATION

SCALE : NTS

TOWN OF FLORENCE
TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX
 September 30, 2014





CLEARSTORY GLASS

GLAVANIZED STANDING SEAM METAL ROOF

T.O. CLERESTORY
33'-4"

T.O. RIDGE
31'-0"

T.O. EIFS WALL
20'-10"

WEATHERED STEEL
SCREEN WALL

INSULATED GLASS IN ANODIAZED
ALUMINUM WINDOW SYSTEM

MEGASTONE CMU BLOCK
GROUND FACE (MOJAVE BROWN)

EIFS VENEER
(MEDIUM TEXTURE)

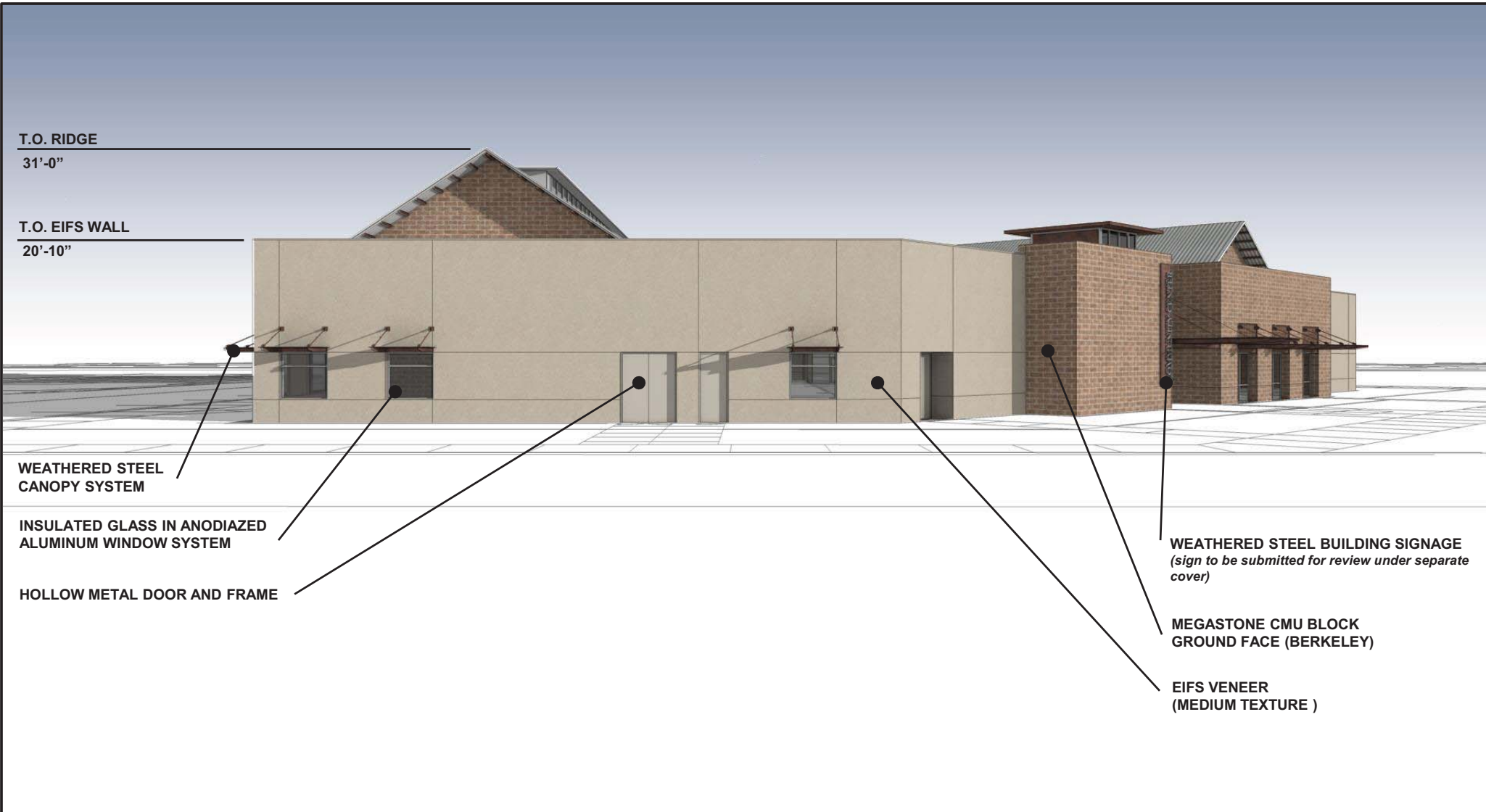
MEGASTONE CMU BLOCK
GROUND FACE (BERKELEY)

LIBRARY/REC FACILITY – EAST ELEVATION

SCALE : NTS

TOWN OF FLORENCE
TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX
September 30, 2014



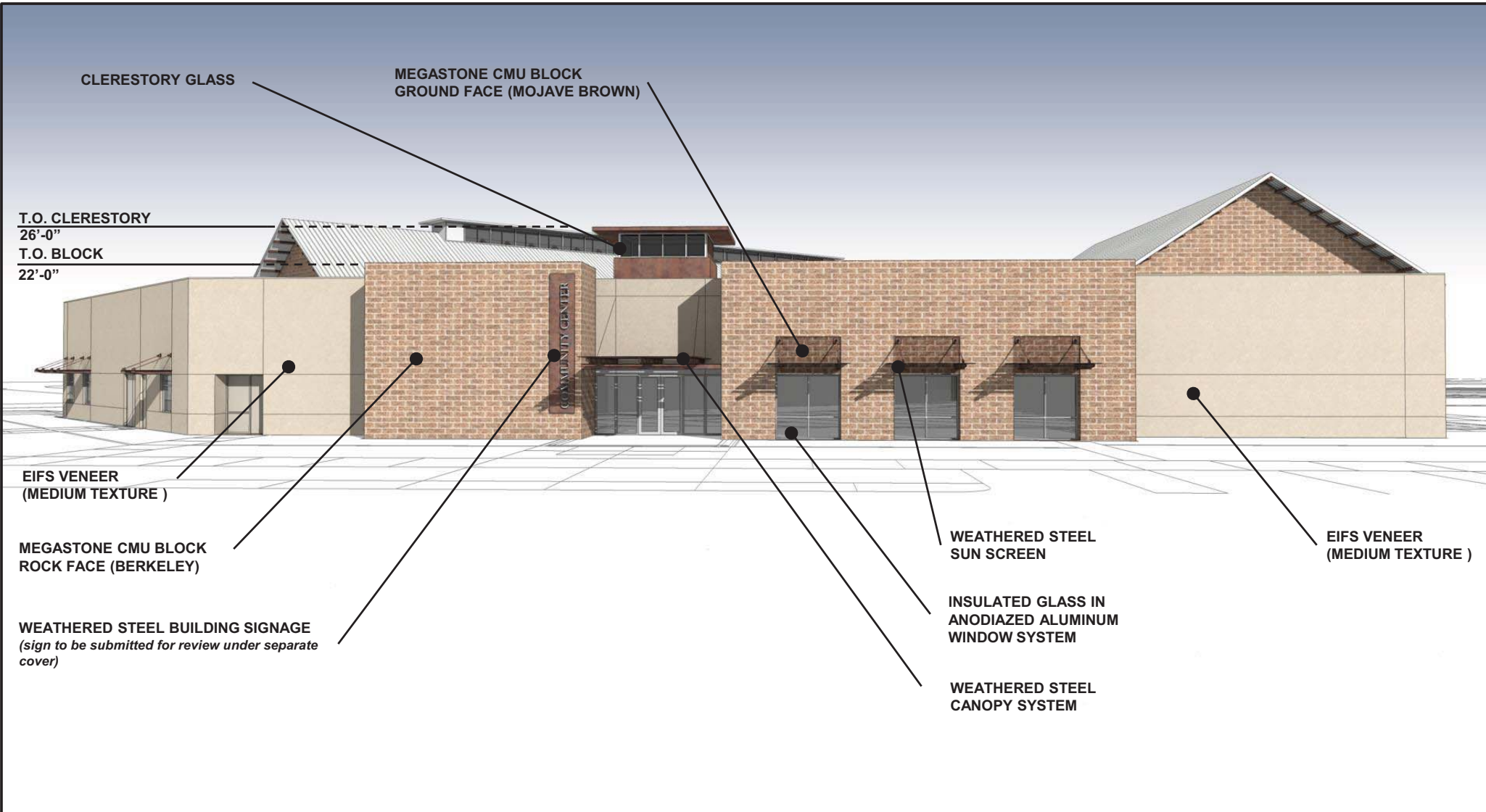


LIBRARY/REC FACILITY – NORTH ELEVATION

SCALE : NTS

TOWN OF FLORENCE
TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX
 September 30, 2014



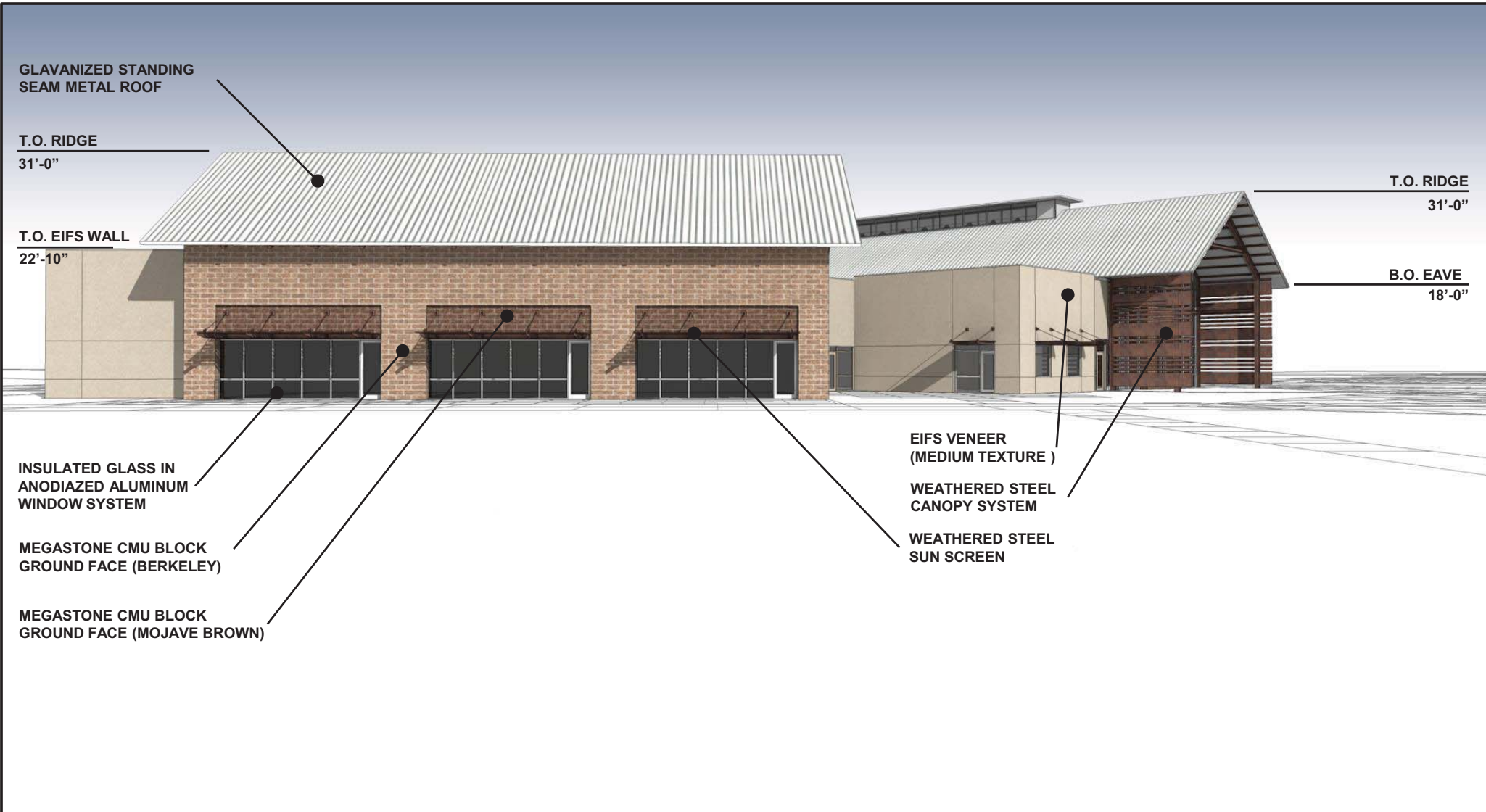


LIBRARY/REC FACILITY – NORTH WEST ELEVATION

SCALE : NTS

TOWN OF FLORENCE
TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX
 September 30, 2014





GLAVANIZED STANDING SEAM METAL ROOF

T.O. RIDGE
31'-0"

T.O. EIFS WALL
22'-10"

T.O. RIDGE
31'-0"

B.O. EAVE
18'-0"

INSULATED GLASS IN ANODIAZED ALUMINUM WINDOW SYSTEM

MEGASTONE CMU BLOCK GROUND FACE (BERKELEY)

MEGASTONE CMU BLOCK GROUND FACE (MOJAVE BROWN)

EIFS VENEER (MEDIUM TEXTURE)

WEATHERED STEEL CANOPY SYSTEM

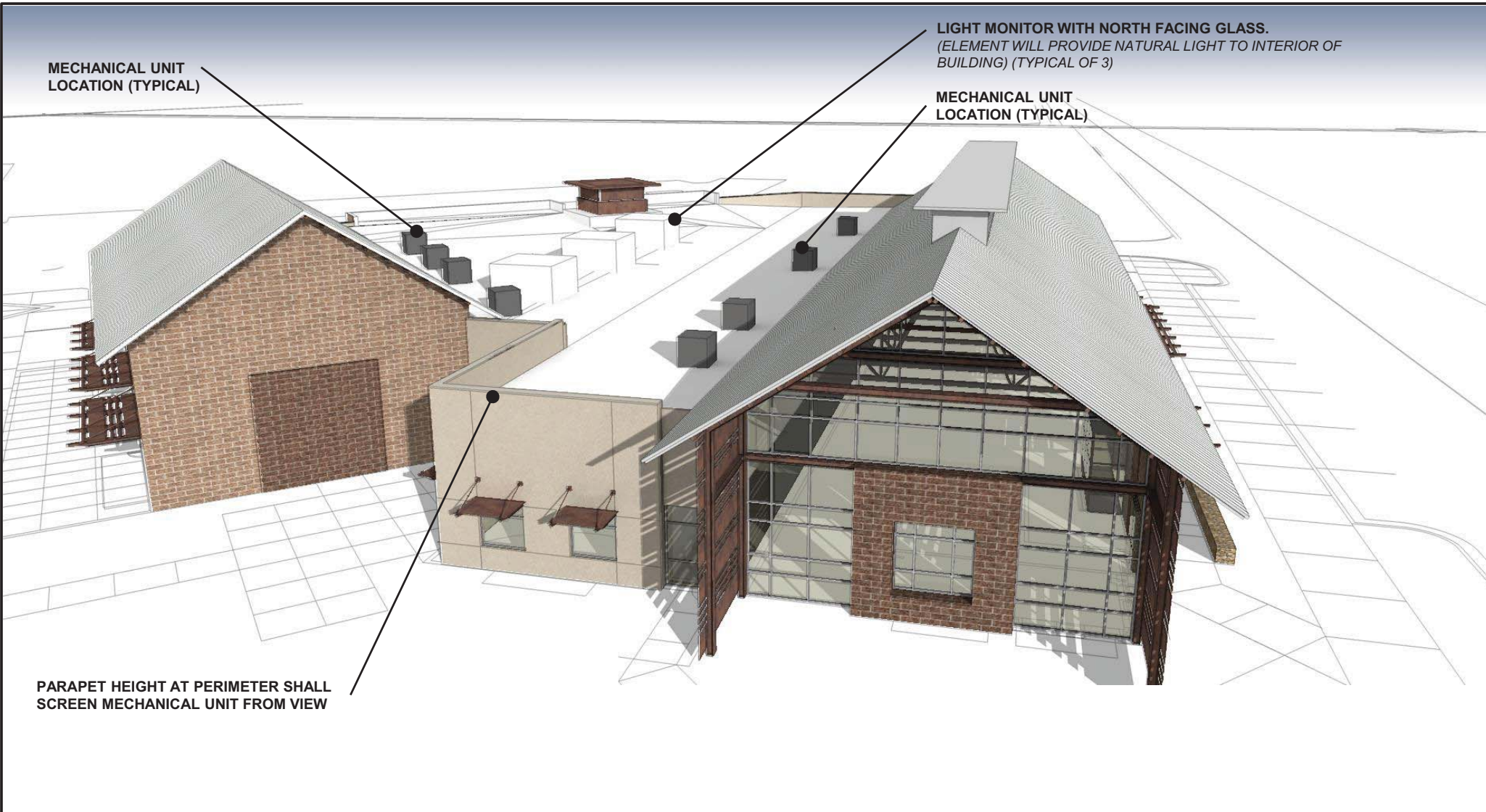
WEATHERED STEEL SUN SCREEN

LIBRARY/REC FACILITY – SOUTH WEST ELEVATION

SCALE : NTS

TOWN OF FLORENCE
TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX
 September 30, 2014



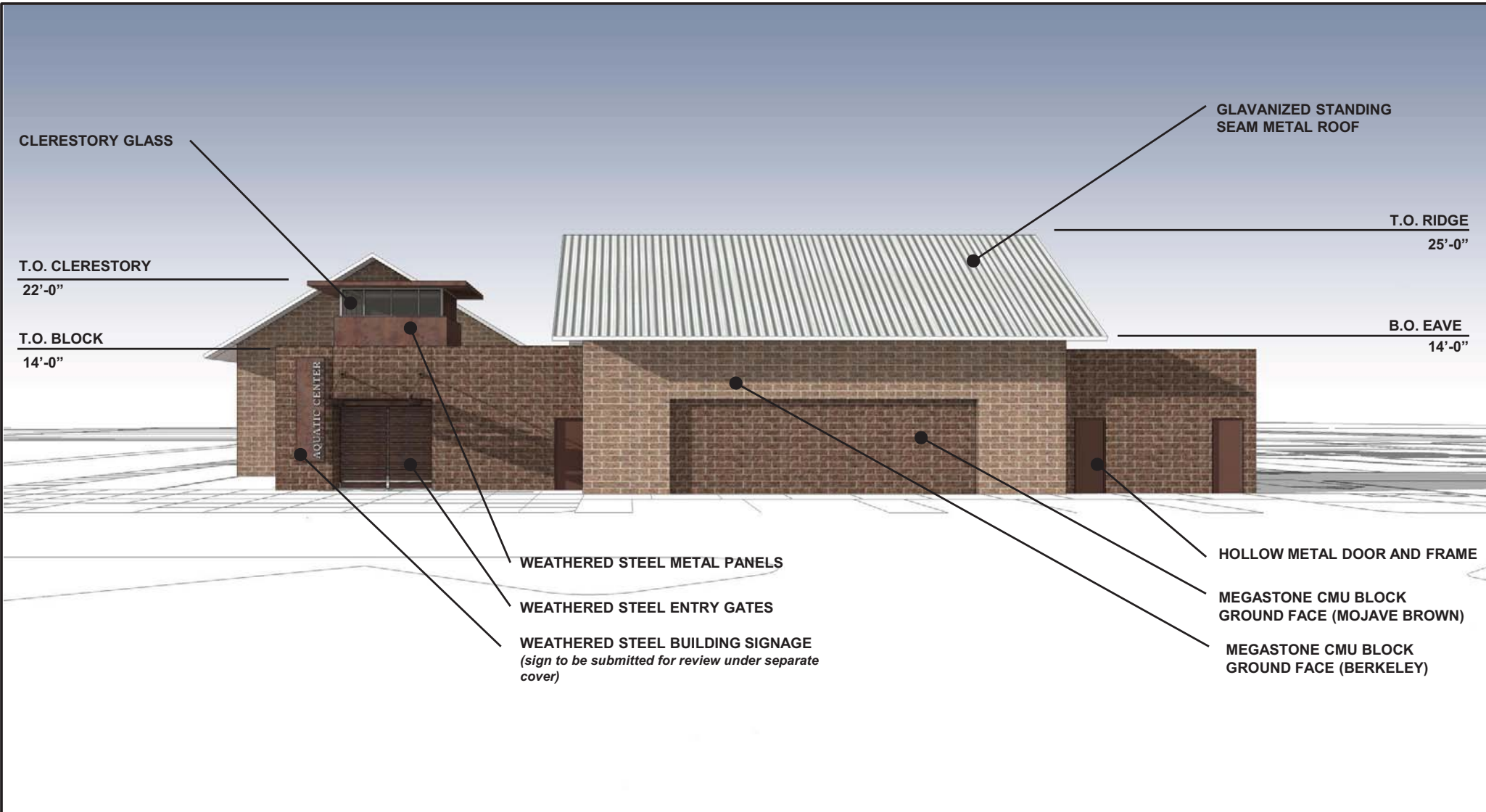


LIBRARY/REC FACILITY – AERIAL VIEW

SCALE : NTS

TOWN OF FLORENCE
TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX
 September 30, 2014





CLERESTORY GLASS

GLAVANIZED STANDING SEAM METAL ROOF

T.O. CLERESTORY
22'-0"

T.O. RIDGE
25'-0"

T.O. BLOCK
14'-0"

B.O. EAVE
14'-0"

WEATHERED STEEL METAL PANELS

HOLLOW METAL DOOR AND FRAME

WEATHERED STEEL ENTRY GATES

MEGASTONE CMU BLOCK
GROUND FACE (MOJAVE BROWN)

WEATHERED STEEL BUILDING SIGNAGE
(sign to be submitted for review under separate cover)

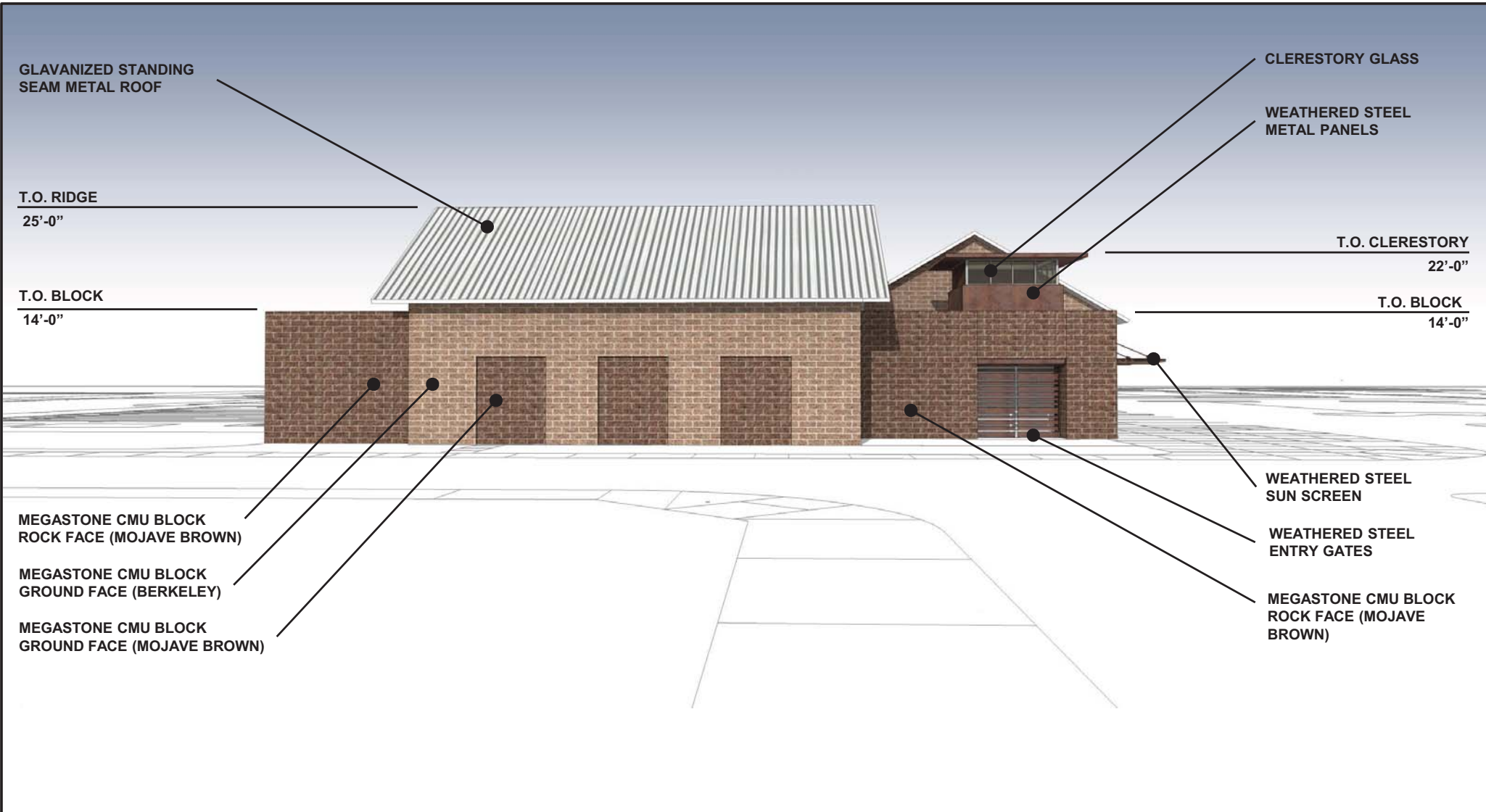
MEGASTONE CMU BLOCK
GROUND FACE (BERKELEY)

AQUATICS FACILITY (BATH HOUSE) – NORTH ELEVATION

SCALE : NTS

TOWN OF FLORENCE
TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX
September 30, 2014





GLAVANIZED STANDING SEAM METAL ROOF

T.O. RIDGE
25'-0"

T.O. BLOCK
14'-0"

CLERESTORY GLASS

WEATHERED STEEL METAL PANELS

T.O. CLERESTORY
22'-0"

T.O. BLOCK
14'-0"

MEGASTONE CMU BLOCK
ROCK FACE (MOJAVE BROWN)

MEGASTONE CMU BLOCK
GROUND FACE (BERKELEY)

MEGASTONE CMU BLOCK
GROUND FACE (MOJAVE BROWN)

WEATHERED STEEL
SUN SCREEN

WEATHERED STEEL
ENTRY GATES

MEGASTONE CMU BLOCK
ROCK FACE (MOJAVE
BROWN)

AQUATICS FACILITY (BATH HOUSE) – EAST ELEVATION

SCALE : NTS

TOWN OF FLORENCE
TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX
September 30, 2014





AQUATICS FACILITY (BATH HOUSE) – SOUTH ELEVATION (POOL SIDE)

SCALE : NTS

TOWN OF FLORENCE
TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX
 September 30, 2014








T.O. RIDGE
25'-0"

T.O. BLOCK
14'-0"

B.O. BEAM
9'-0"

MEGASTONE CMU BLOCK
ROCK FACE (MOJAVE BROWN)

WEATHERED STEEL BEAM

GLAVANIZED STANDING
SEAM METAL ROOF

T.O. RIDGE
25'-0"

T.O. BLOCK
14'-0"

MEGASTONE CMU BLOCK
ROCK FACE (MOJAVE BROWN)

OVERHEAD
COILING DOOR

INSULATED GLASS IN
ANODIAZED ALUMINUM
WINDOW SYSTEM

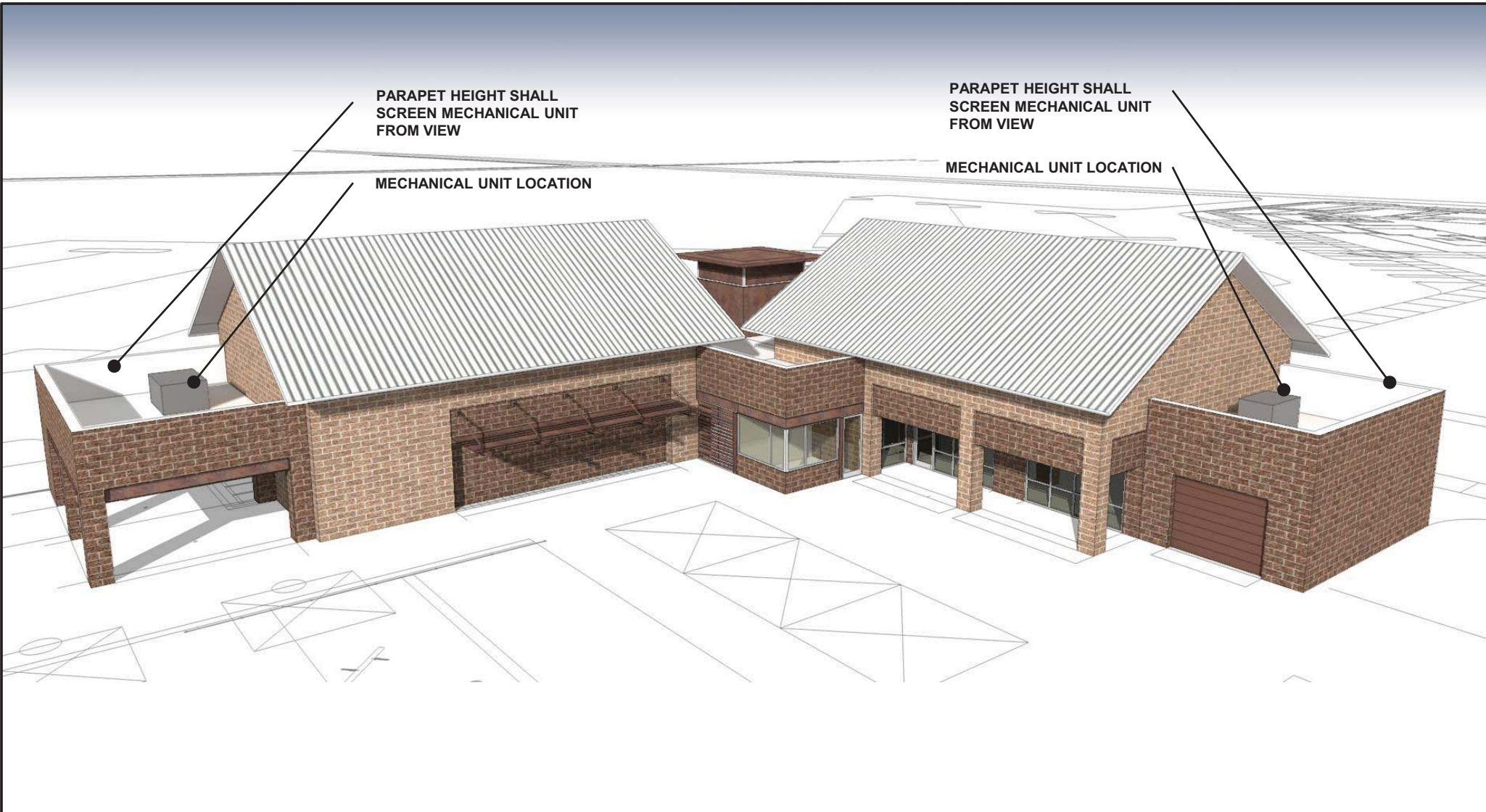
WEATHERED STEEL
ENTRY GATES

AQUATICS FACILITY (BATH HOUSE) – WEST ELEVATION

SCALE : NTS

TOWN OF FLORENCE
TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX
 September 30, 2014





AQUATICS FACILITY (BATH HOUSE) – AERIAL VIEW ELEVATION

SCALE : NTS

TOWN OF FLORENCE
TERRITORY SQUARE – LIBRARY /RECREATION COMPLEX
 September 30, 2014





TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 9a.

MEETING DATE: October 20, 2014

DEPARTMENT: Community Development

STAFF PRESENTER: Mark Eckhoff, AICP
Community Development Director

SUBJECT: Planning and Zoning Commission Resignation

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

RECOMMENDED MOTION/ACTION:

Motion to approve the resignation of Jeff D. Wooley from the Planning and Zoning Commission.

BACKGROUND/DISCUSSION:

In response to the letter of resignation for Jeff D. Wooley from the Planning and Zoning Commission, action is recommended to accept Mr. Wooley's resignation and to fill his vacated position.

With Mr. Wooley's departure from the Planning and Zoning Commission due to personal reasons, that leaves the following active members on the Commission:

Vice Chairman Larry Putrick (term expiring 12/31/15)

James Petty (term expiring 12/31/15)

Billie Jo Garcia (term expiring 12/31/14)

Gary Pranzo (term expiring 12/31/15)

Currently, the Town of Florence has no alternate members available for the position of Planning and Zoning Commissioner. The Town is actively recruiting to fill one vacant seat on the Planning and Zoning Commission.

Staff appreciates the service Mr. Wooley has offered to the Town and the perspective he added to the Commission as residents of the Florence community.

FINANCIAL IMPACT:

No fiscal impact with this request.

RECOMMENDATION:

It is recommended that the resignation of Jeff D. Wooley from the Planning and Zoning Commission be accepted.

ATTACHMENT:

Mr. Wooley's resignation letter

Jeffrey D. Wooley
PO Box 2896
Florence, Arizona 85132
(520) 431-5710

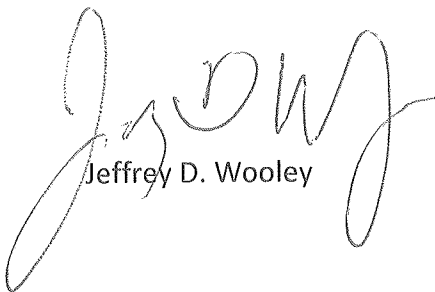
Town of Florence
Planning and Zoning Commission
PO Box 2670
Florence, Arizona 85132

To the Mayor, Town Council, Town Manager, and staff:


I originally tendered my resignation with the Planning and Zoning Commission back in February of this year. At the request of staff, I agreed to continue on with the commission until such time as new members could be added to the team and brought up to speed. Since the commission is now fully appointed, I believe that the time has come for me to step down, for the reasons that were stated previously. In addition, I have committed myself to other boards and commissions within my profession, which will now be taking up a lot more of my time, leaving me with very little time to provide the dedication to this commission that I have in the past.

Being a part of the Planning and Zoning Commission all these years has been truly meaningful to me and I appreciate having had the opportunity to humbly serve this community. I ask that you accept my resignation, effective October 6, 2014.

Sincerely,



Jeffrey D. Wooley

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 9b.
MEETING DATE: October 20, 2014 DEPARTMENT: Public Works Department STAFF PRESENTER: Wayne J. Costa, P.E., Public Works Director SUBJECT: Approval to award a Contract to R.K. Sanders, Inc. for Improvements to Diversion Dam Road		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

Motion to award a Contract with R.K. Sanders for improvements to Diversion Dam Road including widening, road construction, curb/gutter, storm drainage and street lighting in an amount not-to-exceed \$1,021,985.10.

BACKGROUND/DISCUSSION:

The HURF Capital Improvement provides for the reconstruction of Diversion Dam Road to a major collector and providing intersection improvements onto State Highway 79. The intersection improvements (westbound) will consist of two left turn lanes onto southbound State Highway 79 and one dedicated right turn lane onto northbound State Highway 79. These improvements will reduce traffic congestion at peak hours. A coincidental ADOT project provides signalization to allow entry onto State Highway 79 while having a pre-emptive signal on 1st Street for emergency vehicles. Eastbound traffic will be two lanes for approximately 300 feet. Both projects require final utility clearance from San Carlos Irrigation District and finalization of one easement.

The purpose of the project is to reduce traffic congestion, accommodate business accesses safely, and account for an increase in traffic volumes; thus, negating traffic delays and inability for vehicular movement with the Diversion Dam corridor to Bowling Road.

The project was advertised and bids were opened on October 2, 2014. Four bids were received; therefore, R.K. Sanders became the lowest responsive and responsible bidder. The amount of the bid submitted by R.K. Sanders is \$1,021,985.10.

FINANCIAL IMPACT:

The current fiscal year budget provides for funding of the first \$1,250,000; identified as CIP project T-17 and funded in Account No. 012-566-507.

RECOMMENDATION:

Staff recommends the award of a contract to R.K. Sanders, Inc. for Diversion Dam Road-Street Improvements Project, in an amount not to exceed \$1,021,985.10.

ATTACHMENTS:

Bid Tabulation Sheet
R.K. Sanders Bid Schedule

**Town of Florence
Bid Tabulation Sheet**



Verbal (only allowed when \$5,000 or less)

Written/Fax (mandatory when over \$5,000; attach bids)

Formal Sealed Bid: # _____ Title: Street Improvements - Diversion Dam Road Opening Date: October 2, 2014 Opening Time: 1:00 pm

Item (include quality, brand, model, color) Bid for Street Improvements Diversion Dam Road Highway 79 to Bowling Road.

Vendor name Contact Person Phone/Fax	One original & 2 copies	Addendum #1	Bid Bond Included	Subcontractor's List	Bid Schedule	Certifying no collusion in bidding	Total	Comments
1 Knochel Bros., Inc 1441 E. Alameda Phoenix, AZ 85024 PH # 623-581-9000	Yes	Yes	Yes	Yes	Yes	Yes	\$1,137,606.00	
2 ABC Asphalt PO Box 8706 Phoenix, AZ 85066 PH # 602-268-4455	Yes	Yes	Yes	Yes	Yes	None	1,251,201.52	
3 RK Sanders 3028 W. Lincoln Street Phoenix, AZ 85009 PH # 602-233-0808	Yes	Yes	Yes	None	Yes	Yes	1,021,985.10	
4 Pavex Corp 4001 E. Michigan Street Tucson, AZ 85714 PH # 520-747-9000	1 original	None	Yes	Yes	Yes	Yes	1,342,858.35	

Attach additional page(s), if necessary

Vendor Selected

Justification (if not lowest price) _____

Department Head Approval _____ Date _____

Finance Director Approval _____ Date _____

Town Manager Approval _____ Date _____

*If over \$10,000, must go to Town Council for approval.
Attach this approved for to purchase request with written quotes, if applicable.

Town of Florence
Diversion Dam Road
Bid Schedule

Item No.	Item Description	Unit	Total Qty	Unit Price	Amount
105.08000	Construction Surveying and Layout	L. Sum	1	8200. ⁰⁰	8200. ⁰⁰
106.01000	Allowances for Materials Testing	Allowances	1	25,000. ⁰⁰	25,000. ⁰⁰
107.02000	AZPDES	L. Sum	1	4100. ⁰⁰	4100. ⁰⁰
109.01000	Mobilization	L. Sum	1	39,000. ⁰⁰	39,000. ⁰⁰
201.01220	Clearing and Grubbing	L. Sum	1	4200. ⁰⁰	4200. ⁰⁰
205.01100	Roadway Excavation	Ton	1000	9. ⁰⁰	9000. ⁰⁰
210.01100	Imported Borrow	Ton	1000	10. ⁰⁰	10,000. ⁰⁰
220.01000	Plain Riprap w/filter fabric D50=0.5' , 12" thick	Cu. Yd.	2	90. ⁰⁰	180. ⁰⁰
301.01000	Subgrade preparation MAG Sect. 301	Sq. Yd.	15879	1.50	23818.50
340.01110	Vertical C&G MAG Det. 220 Type A, H=6"	L. Ft.	5179	15. ⁰⁰	77685. ⁰⁰
340.01210	Curb Termination per MAG Std. Det. 222	L. Ft.	23	45. ⁰⁰	1035. ⁰⁰
340.01250	Curb Transition per MAG Std. Det. 221	L. Ft.	20	60. ⁰⁰	1200. ⁰⁰
340.01310	Single Curb MAG Std. Det. 222 Type AA,	L. Ft.	75	21. ⁰⁰	1575. ⁰⁰
340.01370	Curb Ramp MAG Det. 235-3	Sq. Ft.	558	9. ⁰⁰	5022. ⁰⁰
340.01380	Curb Terminal Section A.D.O.T. DWG C-05.10	L. Ft.	4	72. ⁰⁰	288. ⁰⁰
340.01390	Curb & Gutter Transition per A.D.O.T. DWG C-05.12	L. Ft.	5	65. ⁰⁰	325. ⁰⁰
340.01410	Valley Gutter MAG Det. 240	Sq. Ft.	4641	7. ⁰⁰	32487. ⁰⁰
340.01500	Driveway Entrance MAG Det. 250-2	Sq. Ft.	300	9. ⁰⁰	5022. ⁰⁰
345.0110	Adjust exist MH, Frame & Cover to grade MAG 422 & Sect. 345	EA.	7	620. ⁰⁰	4340. ⁰⁰
345.01300	Adjust exist water valve box & cover to grade MAG Det.391	EA.	4	510. ⁰⁰	2040. ⁰⁰
350.01300	Sawcut/Remove/Dispose exist AC Pavement	Sq.Yd.	8452	7. ⁰⁰	59164. ⁰⁰
350.01800	Sawcut/Remove/Dispose exist concrete curb & gutter	L. Ft	378	3. ⁰⁰	1134. ⁰⁰
350.02300	Remove/Dispose exist culvert	L. Sum	1	800. ⁰⁰	800. ⁰⁰
350.03300	Remove/Dispose exist concrete headwall	EA.	2	300. ⁰⁰	600. ⁰⁰
350.04300	Remove/Dispose exist PCC Concrete	Sq. Ft.	550	2. ⁰⁰	1100. ⁰⁰
350.04900	Remove/Dispose exist Irrigation Structure	EA.	0		
350.05300	Remove/Relocate exist Pull box	EA.	1	420. ⁰⁰	420. ⁰⁰
350.06000	Remove existing Traffic Sign, Sign Supports, Sign Foundation	EA.	3	200. ⁰⁰	600. ⁰⁰
350.06300	Remove/Relocate existing Traffic Sign	EA.	6	260. ⁰⁰	1560. ⁰⁰
401.01000	Traffic Control	L. Sum	1	15,000. ⁰⁰	15,000. ⁰⁰
461.01009	Painted Pvmt Marking (White)	L. Ft.	5721	.50	2860.50
461.01010	Painted Pvmt Marking (Yellow)	L.Ft.	4867	.50	2433.50
461.01011	Painted Pvmt Symbol (White)	EA.	9	225. ⁰⁰	2025. ⁰⁰
461.01012	Painted Pvmt Legend (White)	EA.	4	225. ⁰⁰	900. ⁰⁰

464.01000	Roadside Sign Supports (perforated sign post)	L.Ft.	286	14. ⁰⁰	4004. ⁰⁰
464.01100	Roadside Sign Supports (Foundation)	EA.	21	180. ⁰⁰	3780. ⁰⁰
465.01000	Sign Panels	Sq. Ft.	94	42. ⁰⁰	3948. ⁰⁰
505.01110	Catch Basin MAG Det. 531 Type B 5'-6"	EA.	4	2800. ⁰⁰	11200. ⁰⁰
505.01120	Catch Basin MAG Det. 535 Type F	EA.	2	1900. ⁰⁰	3800. ⁰⁰
505.01130	Catch Basin MAG Det. 538 Type H	EA.	0		
505.01210	Storm Drain MH Base MAG Det. 520	EA.	4	2100. ⁰⁰	8400. ⁰⁰
505.01310	Storm Drain MH Shaft MAG Det. 522	EA.	4	1410. ⁰⁰	5640. ⁰⁰
505.01410	Headwall MAG Det. 501-4	EA.	1	1450. ⁰⁰	1450. ⁰⁰
505.01510	24" RCP W/2 concrete collars MAG 505	L. Sum	0		
610.08051	Remove/Relocate exist Fire Hydrant MAG Det. 360	EA.	2	8425. ⁰⁰	16850. ⁰⁰
618.01000	Storm Drain (18", 1000 D)	L. Ft.	710	52. ⁰⁰	36920. ⁰⁰
618.02000	Storm Drain (24", 1000D)	L. Ft.	36	52	1872. ⁰⁰
618.03000	Storm Drain (18" H x 11" H, 1000 D)	L. Ft.	50	52. ⁰⁰	2600. ⁰⁰
732.00030	Electrical Conduit (3") (PVC)	L. Ft.	150	9. ⁰⁰	1350. ⁰⁰
732.00420	Pull Box (No.7)	EA.	2	650. ⁰⁰	1300. ⁰⁰
735.01000	Pre-formed Loop Detector in PCCP (6' x50')	EA.	2	1800. ⁰⁰	3600. ⁰⁰
735.01100	Pre-formed Loop Detector in PCCP (6' x 70')	EA.	1	2200. ⁰⁰	2200. ⁰⁰
	PAVEMENT SECTION NO.1	Ton	3118	82. ⁰⁰	255,676. ⁰⁰
321.01100	4.5 inch AC (1/2inch Mix)	Sq. Yd.	12317		
329.01000	Tack Coat per MAG Section 329	Ton	20.5	546. ⁰⁰	11193. ⁰⁰
310.03330	6 inch AGG Base course per MAG Section 310	Cu. Yd.	2053	24. ⁰⁰	49272. ⁰⁰
	PAVEMENT SECTION NO. 2				
321.01300	3 inch AC (1/2 inch Mix)	Ton	110	112. ⁰⁰	12320. ⁰⁰
		Sq. Yd.	649		
329.01000	Tack Coat per MAG Section 329	Ton	1.1	546. ⁰⁰	600.60
310.03330	6 inch AGG Base Course per MAG Section 310	Cu. Yd.	108	24. ⁰⁰	2592. ⁰⁰
	PORTLAND CEMENT CONC PAVEMENT				
324.01000	Portland cement concrete pvmt (8")	Sq. Yd.	1330	49. ⁰⁰	65170. ⁰⁰
	4 inch AGG Base course Per MAG Section 310	Cu. Yd.	148	24. ⁰⁰	3552. ⁰⁰
	STREET LIGHTING SYSTEM	L. Sum	1	48,000. ⁰⁰	48,000. ⁰⁰
	Owner's Allowance	L. Sum	1	\$90,000.00	\$90,000.00
	Remove/Replace/ Relocate Irrigation Structure per GCE Approved plans	L. Sum	1	33,903. ⁰⁰	33903. ⁰⁰

This Bid is based upon the lump sum prices, allowances, unit prices and estimated quantities.

Total of Bid:

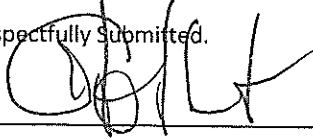
*one million twenty one thousand
nine hundred eighty five*

(Written Word)

Dollars and *Ten* Cents \$ 4,021,985.¹⁰

(Figures)

Respectfully Submitted.



Signature

10/2/2012

Date

Project Manager

Title

P.O. Box 6686 Phoenix AZ 85005

Address of Bidder

242681

Arizona State Contractor's License Number

Gen Eng A 242681.

Arizona State Contractor's Classification

Seal (If Bid is by a Corporation)

The Bidder acknowledges that determination of the lowest bidder shall be in accordance with the requirements of Paragraph 15.5 of the Instructions to Bidders.

CONTRACTOR'S AFFIDAVIT
CERTIFYING THAT THERE WAS NO
COLLUSION IN BIDDING FOR CONTRACT

STATE OF ARIZONA)

)§

COUNTY OF ARIZONA)

Maricopa

Gary Shurtz

BEING FIRST DULY SWORN, DEPOSES AND SAYS:

That he is Project Manager of

RK Sanders Inc (Title)

(Name of Business)

That he is properly qualified for bidding on Project No. _____, for the construction of

Diversion Dam Road Improvement

That he certifies as follows:

That neither he nor anyone associated with the said RK Sanders Inc

_____ has, directly or indirectly, entered into any agreement, participated in any
(Name of Business)

collusion, or otherwise taken any action in restraint of free competitive bidding in connection with the above mentioned project or in violation of the provisions of Arizona Revised Statutes, Title 34, Chapter 2, Article 4, as amended.

Gary Shurtz

Name Project Manager

Title RK Sanders

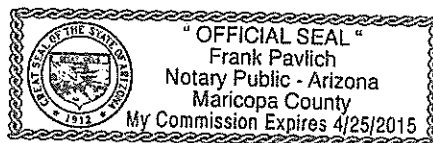
Name of Business


Subscribed and sworn to before me this 2 day of OCTOBER, 2014

Frank Pavlich

Notary Public

My Commission Expires: 4-25-2015



	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 9c.
MEETING DATE: October 20, 2014 DEPARTMENT: Administration STAFF PRESENTER: Jennifer Evans, Management Analyst SUBJECT: Silver King Marketplace Lease Agreement with the Florence Mosaic Church of the Nazarene (Florence Fudge Company) for Suite 102		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <ul style="list-style-type: none"> <input type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

A motion to approve the lease agreement between the Town of Florence and the Florence Mosaic Church of the Nazarene (Florence Fudge Company) for the Silver King Marketplace, Suite 102.

BACKGROUND/DISCUSSION:

Florence Mosaic Church of the Nazarene (Florence Fudge Company) seeks to lease Suite 102, the 1,424 square feet space located on the ground floor of the Silver King Marketplace. The lease also includes space in the carriage house the Florence Fudge Company uses for storage. The Florence Fudge Company currently occupies Suite 101 in the Silver King Marketplace.

Florence Mosaic Church of the Nazarene purchased Generations of Fudge from Door County Fudge Company, LLC, in February 2010 after the business had been open for approximately one year. The church has successfully managed the Florence Fudge Company at its current location since that time and now they would like to move from Suite 101 to Suite 102 so they can expand their operation. The Florence Fudge Company focuses on providing fast, quality lunches and fudge. Their plans include expanding the menu by adding coffee drinks and a dinner menu on Friday nights. They plan to be open during special events at Padilla Park and expand their catering services to accommodate larger events.

There has been discussion about whether or not Florence Mosaic Church should remit Transaction Privilege Tax on the revenue generated through sales at the Florence Fudge Company. While the Arizona Department of Revenue may choose to exempt some non-profit organizations from collecting state Transaction Privilege Tax, municipalities have a separate tax structure and may choose to collect Transaction Privilege Tax. The Town Attorney's office has determined that Florence Mosaic Church

is required to remit Transaction Privilege Tax to the Town of Florence on income generated from retail sales unrelated to their exempt purpose. The current Transaction Privilege Tax rate for Florence is 2% of gross sales. Florence Mosaic Church has indicated they will collect and remit Town of Florence Transaction Privilege Tax on sales made at the Florence Fudge Company.

The proposed use of Suite 102 as a restaurant conforms to existing Downtown Commercial (DC) zoning and adheres to the Silver King Marketplace Lease Policy. The Florence Fudge Company has demonstrated that its operation promotes foot traffic at the Silver King Marketplace in keeping with the leasing policy.

FINANCIAL IMPACT:

The term of the lease is from January 1, 2015 to December 31, 2015. The monthly rent will be \$356.00 and the tenant will pay the Town \$868.64 per month for utilities. The utility payment may be adjusted twice a year to better reflect the total cost.

STAFF RECOMMENDATION:

Staff recommends approval of the lease with Florence Mosaic Church of the Nazarene (Florence Fudge Company).

ATTACHMENTS:

Silver King Market Place Lease Agreement

SILVER KING MARKET PLACE LEASE AGREEMENT

TOWN OF FLORENCE, ARIZONA,
an Arizona municipal corporation

AND

Mosaic Church of the Nazarene
an Arizona non-profit corporation

(Florence Fudge Company)

DATE: January 1, 2015

SILVER KING MARKET PLACE LEASE AGREEMENT

This Commercial Lease Agreement ("Lease") is made and entered into on the 1st day of January, 2015 by Town of Florence, Arizona, a municipal corporation, hereinafter called "Landlord" and Mosaic Church of the Nazarene, an Arizona non-profit corporation, hereinafter called "Tenant".

1. LEASED PREMISES

A. For and in consideration of the rent to be paid and of the covenants and agreements of the Tenant as hereinafter set forth, Landlord does hereby lease 1,424 square feet to Tenant of the premises located at 440 N. Main Street, Suite 102, Florence, Arizona, also known as the Silver King Market Place, and hereinafter referred to as the "Premises", or, the "Leased Premises". The Leased Premises are also described as Suite 102, which is located at the north end of the Premises on the first floor.

B. Tenant shall also have access to the central unit of the Carriage House, adjacent to the Premises. This unit is leased to Tenant in as-is condition; Tenant understands and agrees that the Landlord will not provide any interior improvements or maintenance services for this space. Further, the Landlord will provide only such exterior maintenance on the general structure of the Carriage House as to maintain the integrity of the overall structure. Tenant may only use the central unit of the Carriage House for storage. Any other use must be approved by Landlord. All provisions of this Lease which apply to the Leased Premises as defined above shall also apply to Tenant's use and occupancy of the Carriage House, unless such provisions are in conflict with the express terms of this paragraph 1(B), in which case this sub-paragraph shall be controlling.

Tenant understands and agrees that utilities shall not be provided to the Carriage House under the current allowable occupancy of "U" (Utility). Further, electrical service shall not be supplied with generators, extension cords or other generating or transmission systems. Tenant shall not store flammable substances in the Carriage House.

2. TERM

The Lease term shall begin on the **1st day of January, 2015**, and end on the **31st day of December, 2015** (the "Initial Term"). Landlord shall use its best efforts to put Tenant in possession of the Leased Premises at the beginning of the Initial Term. If Landlord is unable to timely provide the Leased Premises for occupancy by Tenant, rent shall abate for the period of delay. Tenant agrees it shall make no other claim against Landlord for any such delay.

3. EXTENSIONS

The parties hereto may elect to extend the Initial Term upon such terms and conditions as may be agreed upon in writing and signed by the parties at the time of any such election, provided that Tenant gives notice of its request to extend the Initial Term no later than sixty (60) days prior to the expiration of the Initial Term. If Tenant does not elect to extend the Initial Term in accordance with this paragraph, this Lease shall end on the **31st day of December, 2015** (the "Expiration Date") and thereafter Tenant may only occupy the Premises on a month-to-month basis. Such month-to-month tenancy may be terminated by Landlord upon thirty (30) days notice

to Tenant. Landlord's acceptance of rent payments after the Expiration Date shall not constitute a renewal of this Lease Agreement.

4. RENTS

Rent shall be paid at the rate of **three hundred fifty six dollars (\$356.00)** per month for the duration of the lease. In addition to the rent, the tenant is responsible for their portion of the commercial property lease transaction privilege tax and government property lease excise tax. Each monthly payment of rent due thereafter shall be payable on the first day of each calendar month for the balance of the Initial Term. Payment of rent shall be made to Landlord at Town of Florence, P.O. Box 2670, 775 North Main Street, Florence, Arizona 85132, or at such other place designated by written notice from Landlord. The rental payment amount for any partial calendar months included in the lease term shall be prorated on a daily basis. If rent is not received by the close of the 5th business day then the late fee of \$25.00 will be added to the Tenant's account.

5. SECURITY DEPOSIT

The Tenant has deposited with the Landlord the sum of **five hundred dollars (\$500.00)** as security for the full and faithful performance by the Tenant of all the terms of this lease required to be performed by the Tenant. Such sum shall be returned to the Tenant after the expiration of this lease, provided the Tenant has fully and faithfully carried out all of its terms. At the expiration of this Lease or such other time as Tenant may request the return of the Security Deposit, Landlord shall make an inspection of the Leased Premises and deduct from the Security Deposit such sums as are necessary to repair and refurbish the Leased Premises to the condition which existed prior to Tenant's occupancy thereof. In the event of a bona fide sale of the property of which the Leased Premises are a part, the Landlord shall have the right to transfer the security to the purchaser to be held under the terms of this lease, and the Landlord shall be released from all liability for the return of such security to the Tenant.

6. PURPOSE

A. The Landlord is maintaining the Silver King Market Place for the development of new businesses within the Downtown area of the Town of Florence. It is the Landlord's desire to help in the creation of successful businesses by providing the necessary environment to help businesses survive.

B. Tenant shall use the Leased Premises for the purpose of conducting the business of the **"Florence Fudge Company"**. This use must also be and remain consistent with Exhibit "A". In the event Tenant desires to use the Leased Premises for a different business purpose not described above, Tenant shall first apply, in writing, for approval for such use to the Town of Florence and the Redevelopment Commission. As a further condition of the lease, Tenant must also maintain regular business hours and be open for at least thirty five (35) hours per week with exception of holidays. When business enhancement classes are offered, free of charge, the Tenant shall make every effort to attend these programs.

C. If Tenant fails to meet any of these requirements, then Landlord may terminate the lease after providing the Tenant no less than thirty (30) days written notice of Landlord's intent to terminate the lease. If Tenant does not satisfy the above conditions or otherwise cure the deficiencies indicated in the notice within thirty (30) days, Landlord may terminate the lease as provided in section 17 below.

The Premises shall not be used in violation of this Lease, any zoning laws applicable to the Premises, or in violation of any federal, state or local laws or regulations.

7. PROHIBITED USES

Notwithstanding the forgoing, Tenant shall not use the Leased Premises for the purposes of storing, manufacturing or selling any explosives, flammables or other inherently dangerous substance, chemical, thing or device. All uses must conform to the zoning code of the Town of Florence and the Silver King Market Place Reuse and Leasing Policy.

8. SUBLEASE AND ASSIGNMENT

A. Tenant shall not sublet or assign the lease without Landlord's consent. To assign this Lease to a business with which Tenant may merge or consolidate, to any subsidiary of Tenant, to any corporation under common control with Tenant, or to a purchaser of substantially all of Tenant's assets the Tenant must receive either written consent from the Landlord or enter into a new lease agreement.

B. Except as set forth above, neither Tenant nor any assignee may sublease all or any part of the Leased Premises, or assign this Lease in whole or in part without Landlord's written consent.

9. REPAIRS

During the Lease term, Tenant shall make, at Tenant's expense, all necessary repairs and refurbishment of the Leased Premises. Repair and refurbishment shall include, but is not limited to, the repair and refurbishment of normal wear and tear to floors, walls, ceilings, and other parts of the Leased Premises caused by Tenant's use and enjoyment of the Leased Premises, except for major mechanical systems or the roof, subject to the obligations of the parties as may otherwise be set forth in this Lease.

10. TENANT IMPROVEMENTS

A. Tenant, at Tenant's expense, shall have the right to remodel, redecorate, or make additions, improvements and replacements to all or any part of the Leased Premises from time to time as Tenant may deem desirable (the "Tenant Modifications"), provided the same are made in a workmanlike manner and utilizing good quality materials. Tenant must obtain the written consent of Landlord prior to undertaking any such Tenant Modifications. Tenant shall have the right to place and install personal property, trade fixtures, equipment and other temporary installations in and upon the Leased Premises, and fasten the same to the premises. All personal property, equipment, machinery, trade fixtures and temporary installations, whether acquired by

Tenant at the commencement of the Lease term or placed or installed on the Leased Premises by Tenant thereafter, shall remain Tenant's property free and clear of any claim by Landlord. Tenant shall have the right to remove the same at any time during the term of this Lease but not after the expiration thereof, provided that such removal does not cause any damage to the Premises. Any damage caused by the removal of Tenant's personal property shall be repaired by Tenant at Tenant's expense. If Tenant fails to repair any such damage Landlord may repair the damage and deduct the costs thereof from Tenant's security deposit.

B. Tenant may have prepared plans and specifications for the construction of the Tenant Modifications, and, if so, such plans and specifications are attached hereto as Exhibit "B" and incorporated herein by reference. Tenant shall obtain all certificates, permits, licenses and other authorizations of governmental bodies or authorities which are necessary to permit the construction of the improvements on the Leased Premises and shall keep the same in full force and effect at Tenant's cost.

C. Tenant shall negotiate, let and supervise all contracts for the furnishing of services, labor, and materials for the construction of the Tenant Modifications on the Leased Premises at its sole cost and expense. All such contracts shall require the contracting party to guarantee performance and all workmanship and materials installed by it for a period of one year following the date of completion of construction. Tenant shall cause all contracts to be fully and completely performed in a good and workmanlike manner, all to the effect that the improvements shall be fully and completely constructed and installed in accordance with good engineering and construction practice. Tenant shall include in any contract for the construction of Tenant Modifications a requirement that bonds in the full amount of the contract sum be furnished guaranteeing the faithful performance of the contract requirements and the payment of any and all subcontractors.

D. During the course of the Tenant Modifications, Tenant shall, at its cost, keep in full force and effect a policy of builder's risk and liability insurance in a sum equal to three times the amount expended for construction of the improvements. All risk of loss or damage to the improvements during the course of construction shall be on Tenant with the proceeds from insurance thereon payable to Landlord.

E. Nothing herein shall alter the intent of the parties that Tenant shall be fully and completely responsible for all aspects pertaining to the construction of the Tenant Modifications to Leased Premises and for the payment of all costs associated therewith. Landlord shall be under no duty to investigate or verify Tenant's compliance with the provisions contained herein. Moreover, neither Tenant nor any third party may construe the permission granted Tenant hereunder to create any responsibility on the part of the Landlord to pay for any improvements, alterations or repairs occasioned by the Tenant.

11. UTILITIES

The Leased Premises are not separately metered, therefore, Landlord shall pay the amount due for charges for water, sewer, gas, electricity and separately invoice Tenant for Tenant's pro rata share of the charges. Tenant shall pay **eight hundred sixty eight dollars, sixty four cents**

(\$868.64) upon the due date for the monthly payment of the lease or the first of the month, which ever comes first. The Landlord from time to time, may adjust the above amount to accurately reflect the utilities being consumed but may not adjust the amount more than two (2) times per year. Tenant acknowledges that the Leased Premises are designed to provide standard office or retail use electrical facilities and standard office lighting. Tenant shall not use any equipment or devices that utilize excessive electrical energy or which may, in Landlord's reasonable opinion, overload the wiring or interfere with electrical services to other tenants.

12. SIGNAGE

A. Exterior Signs. Landlord will provide one exterior sign located on the east side of the building. Tenant shall have the right, at its sole risk and expense and in conformity with applicable laws and ordinances, to erect and thereafter, to repair or replace, if it shall so elect, signs on any portion of the Leased Premises, providing that Tenant shall remove any such signs upon termination of this lease, and repair all damage occasioned thereby to the Leased Premises at its sole cost and expense.

B. Interior Signs. Tenant shall have the right, at its sole risk and expense and in conformity with applicable laws and ordinances, to erect, maintain, place and install its usual and customary signs and fixtures in the interior of the Leased Premises.

13. ENTRY

Landlord shall have the right to enter upon the Leased Premises at reasonable hours to inspect the same, provided Landlord shall not thereby unreasonably interfere with Tenant's business on the Leased Premises.

14. PARKING

During the term of this Lease, Tenant shall have the non-exclusive use in common with Landlord, other tenants of the Building, their guests and invitees, of the non-reserved common automobile parking areas, driveways, and footways, subject to rules and regulations for the use thereof as prescribed from time to time by Landlord. Landlord reserves the right to designate parking areas within the Building or in reasonable proximity thereto, for Tenant and Tenant's agents and employees.

15. MECHANIC'S LIENS

Tenant shall pay before delinquent all sums of money which, if unpaid, would entitle any person to a mechanic's or material man's or laborer's lien against the Leased Premises, or on Lessee's interest under this Lease. Tenant agrees that it will neither do any act, nor fail to do any act, which would result in the recordation of any lien against the Leased Premises or the Silver King Market Place as a whole.

16. INSURANCE AND INDEMNIFICATION

A. INDEMNIFICATION

(i) To the fullest extent permitted by law, Tenant shall defend, indemnify and hold harmless the Town of Florence, its agents, officers, officials and employees from and against all tort claims, damages, losses and expenses (including but not limited to attorney fees, court costs, and the cost of appellate proceedings), relating to, arising out of, or alleged to have resulted either wholly or in part from the acts, errors, mistakes, omissions, work or services of the Tenant, its agents, employees, contractors or subcontractors in the performance of this Agreement, and regardless of whether or not such claim, damages, loss or expenses are caused in part by Landlord.

(ii) Tenant's duty to defend, hold harmless and indemnify the Town of Florence, its agents, officers, officials and employees shall arise in connection with any tort claims, damages, losses or expenses that are attributable to bodily injury, sickness, disease, death, or injury to, impairment, or destruction of property including loss of use resulting therefrom, caused either wholly or in part by Tenant's acts, errors, mistakes, omissions, work or services in the performance of this Agreement including any employee of the Tenant or any other person for whose acts, errors, mistakes, omissions, work or services the Tenant may be legally liable, and regardless of whether or not such claim, damages, losses or expenses are caused in part by Landlord.

(iii) The amount and type of insurance coverage requirements set forth herein will in no way be construed as limiting the scope of the indemnity in this paragraph.

B. INSURANCE REQUIREMENTS

(i) The Tenant, at Tenant's own expense, shall purchase and maintain the herein stipulated minimum insurance with companies duly licensed, possessing a current A.M. Best, Inc. rating of "A", or approved and licensed to do business in the State of Arizona with policies and forms satisfactory to the Landlord/Town of Florence.

(ii) All insurance required herein shall be maintained in full force and effect during any term of this Lease; failure to do so may, at the sole discretion of the Town of Florence, constitute a material breach of this Lease.

(iii) The Tenant's insurance shall be primary insurance, and any insurance or self-insurance maintained by the Town of Florence shall not contribute to it. Any failure to comply with the claim reporting provisions of the policies or any breach of an insurance policy warranty shall not affect coverage afforded under the policy to protect the Town of Florence.

(iv) The insurance policies required by this Agreement shall name the Town of Florence, its agents, officers, officials, and employees as Additional Insured.

C. REQUIRED COVERAGES

(i) General Liability

(a) Tenant shall, at Tenant's expense, maintain a policy of comprehensive public liability insurance with a limit of not less than \$1,000,000 for each occurrence and with a \$1,000,000 General Aggregate Limit. The policy shall include coverage for bodily injury, broad form property damage, personal injury, and blanket contractual coverage including, but not limited to, the liability assumed under the indemnification provisions of this Agreement, which coverage will be at least as broad as Insurance Service Office, Inc. Policy Form CG 000211093(October 2001 version). The coverage shall not exclude X, C, U.

(b) Such policy shall contain a severability of interest provision, and shall not contain a sunset provision or commutation clause, nor any provision, which would serve to limit third party action over claims.

(c) The Commercial General Liability additional insured endorsement shall be at least as broad as the Insurance Service Office, Inc.'s, Additional Insured, Form B, CG20101185 (October 2001 version).

(ii) Property Insurance

(a) Landlord shall obtain and keep in force during any term of this Lease, a policy or policies of insurance covering loss or damage to the Leased Premises, in the amount of the full replacement value thereof, providing protection against all perils included within the classification of fire, flood, extended coverage, vandalism, malicious mischief and special extended perils.

(b) Tenant shall obtain and keep in force during any term of this Lease, a policy or policies of insurance covering loss or damage to the contents of the Leased premises. Tenant agrees that Landlord shall not be liable for injury to Tenant's business or any loss of income there from, or for loss or damage to goods, wares, merchandise or other property in or on the Leased premises owned or belonging to Tenant, Tenant's employees, invitees, customers, or any other person in or about the Leased Premises; nor shall Landlord be liable for injury to the person of Tenant, Tenant's employees, agents or contractors, whether such damage or injury to persons or property is caused by or results from fire, steam, electricity, gas, water or rain, or from the breakage, leakage, obstruction, or other defects of pipes, sprinklers, wires, appliances, plumbing, air conditioning, or light fixtures or from any other cause; or whether the said damage or injury to person or property results from conditions arising upon the Leased Premises or from other sources or places, and regardless of whether the cause of such damage or injury or the means of repairing the same is inaccessible to Tenant.

(iii) Certificates of Insurance

(a) Prior to delivery of possession of the Leased Premises to Tenant, Tenant shall furnish the Landlord/Town of Florence with Certificates of Insurance, or formal endorsements as required by this Lease, issued by Tenant's insurer(s), as evidence that policies providing the required coverage, conditions and limits required by this Lease are in full force and effect.

(b) In the event any insurance policy (ies) required by this Lease is (are) written on a "claims

made" basis, coverage shall extend for two years past the expiration of any term of this Lease as evidenced by annual Certificates of Insurance.

(c) If a policy does expire during any term of this Lease, a renewal certificate must be sent to the Town of Florence fifteen (15) days prior to the expiration date.

17. DEFAULTS AND REMEDIES

A. DEFAULTS

The occurrence of any one or more of the following events shall constitute a material default and breach of this Lease by Tenant:

(i) The vacating or abandonment of the Leased Premises by Tenant;

(ii) The failure by Tenant to make any payment of rent or any other payment required to be made by Tenant hereunder, as and when due;

(iii) The failure by Tenant to observe or perform any of the covenants, conditions, or provisions of this Lease to be observed or performed by Tenant, other than described in subsection (A) above, where such failure shall continue for a period of fifteen (15) days after written notice hereof from Landlord to Tenant; provided, however, that if the nature of Tenant's default is such that more than fifteen (15) days are reasonably required for its cure, then Tenant shall not be deemed to be in default if Tenant commenced such cure within said fifteen (15) day period and thereafter diligently prosecutes such cure to completion.

(iv) The making by Tenant of any general arrangement for the benefit of creditors; the filing by or against Tenant of a petition to have Tenant adjudged a bankrupt or a petition for reorganization or arrangement under any law relating to bankruptcy (unless, in the case of a petition filed against Tenant, the same is dismissed within sixty (60) days); the appointment of a trustee or receiver to take possession of substantially all of Tenants' assets, located at the Leased Premises, or, of Tenant's interest in this Lease, where possession is not restored to Tenant within thirty (30) days; or, the attachment, execution, or other judicial seizure of substantially all of Tenants' assets located at the Leased Premises or of Tenants' interest in this Lease where such seizure is not discharged within thirty (30) days.

(v) The filing or recordation of a lien against the Leased Premises or the Silver King Market Place as a whole due to any action or inaction of Tenant.

B. REMEDIES

(i) In the event of any such material default or breach by Tenant, Landlord may at any time thereafter, with or without notice or demand and without limiting Landlord in the exercise of any right or remedy which Landlord may have by reason of such default or breach:

(ii) Terminate Tenants' right to possession of the Leased Premises by any lawful means in which case this Lease shall terminate and Tenant shall immediately surrender possession of the Leased Premises to Landlord. In such event Landlord shall be entitled to recover from Tenants all damages incurred by Landlord by reason of Tenants' default, including but not limited to, the cost or recovering possession of the Premises; expenses of reletting, including necessary renovation and alteration of the Premises; reasonable attorney's fees; and any real estate commission actually paid; the worth at the time of award by the court having jurisdiction thereof of the amount by which the unpaid rent for the balance of the term after the time of such award exceeds the amount of such rental loss for the same period that Tenant provides could be reasonably avoided. In the event Tenant shall have abandoned the Premises, Landlord shall have the option of 1) retaking possession of the Premises and recovering from Tenant the amount specified in this paragraph, or 2) proceeding under subsection 18 below.

(iii) Maintain Tenant's right to possession in which case this Lease shall remain in effect whether or not Tenant shall have abandoned the Premises. In such event, Landlord shall be entitled to enforce all of Landlord's rights and remedies under this Lease, including the right to recover the rent as it becomes due hereunder.

(iv) Pursue any other remedy now or hereafter available to Landlord under the laws or judicial decisions of the State of Arizona, including the right to declare a landlord's lien on Tenant's personal property located on the Leased Premises. Where a landlord's lien is declared by Landlord, Landlord may, without notice or demand to Tenants, terminate Tenant's right to possession of the premises until Landlord has secured sufficient personal property or full payment of rent to satisfy the amount of rent owed. Should Landlord declare a landlord's lien on the Leased Premises pursuant to this paragraph, the Lease shall not be considered terminated, and Landlord shall have a right to recover rent as it becomes due.

C. DEFAULT BY LANDLORD

(i) Landlord shall not be in default unless Landlord fails to perform obligations required of Landlord within a reasonable time, but in no event later than fifteen (15) days after written notice by Tenant to Landlord and to the holder of any first mortgage or deed of trust covering the Premises whose name and address shall have theretofore been furnished to Tenant in writing, specifying wherein Landlord has failed to perform such obligations; provided however, that if the nature of Landlord's obligation is such that more than fifteen (15) days are required for performance, then Landlord shall not be in default if Landlord commences performance within such thirty day period and thereafter diligently prosecutes the same to completion. If Landlord does not perform, the holder of any first mortgage may perform in Landlord's place and Tenant must accept such performance.

D. HOLDOVER BY TENANT

(i) If Lessee shall hold over after expiration of the Initial Term, or any extension of the Initial Term, such tenancy shall be from month-to-month only upon such terms, covenants, and conditions as set forth herein except for those relating to the term of the Lease. Any such month-to-month tenancy may be terminated by Landlord upon thirty (30) days notice to Tenant.

However, nothing herein shall be construed as or deemed a waiver of any rights of Landlord to take such action in law or equity as Landlord may have under the provisions of this Lease or otherwise.

E. BANKRUPTCY OF TENANT

(i) If Lessee should make a general assignment for the benefit of creditors, or file a voluntary petition in bankruptcy, or be adjudicated bankrupt or insolvent, or permit a receiver to be appointed to take possession of a substantial portion of the Lessee's assets or of this leasehold, and such bankruptcy, insolvency or receivership proceedings not be dismissed within thirty days, then Lessor may, without notice or demand, terminate this Lease and forthwith re-enter and repossess the demised premises and remove all persons, and under no circumstances shall this Lease be assigned or transferred by operation of law.

18. DAMAGE AND DESTRUCTION

Subject to the Insurance provisions contained herein, if the Leased Premises or any part thereof or any appurtenance thereto is so damaged by fire, casualty or structural defects that the same cannot be used for Tenant's purposes, then Tenant shall have the right within ninety (90) days following damage to elect by notice to Landlord to terminate this Lease as of the date of such damage. In the event of minor damage to any part of the Leased Premises, and if such damage does not render the Leased Premises unusable for Tenant's purposes, Landlord shall promptly repair such damage at the cost of the Landlord. In making the repairs called for in this paragraph, Landlord shall not be liable for any delays resulting from strikes, governmental restrictions, inability to obtain necessary materials or labor or other matters which are beyond the reasonable control of Landlord. Tenant shall be relieved from paying rent and other charges during any portion of the Lease term that the Leased Premises are inoperable or unfit for occupancy, or use, in whole or in part, for Tenant's purposes. Rentals and other charges paid in advance for any such periods shall be credited on the next ensuing payments, if any, but if no further payments are to be made, any such advance payments shall be refunded to Tenant subject to the provisions of this Lease which may permit Landlord to retain such payments. The provisions of this paragraph extend not only to the matters aforesaid, but also to any occurrence which is beyond Tenant's reasonable control and which renders the Leased Premises, or any appurtenance thereto, inoperable or unfit for occupancy or use, in whole or in part, for Tenant's purposes.

19. TITLE

A. Subordination. Tenant shall, upon the request of Landlord in writing, subordinate this Lease to the lien of any present or future institutional mortgage upon the Leased Premises irrespective of the time of execution or the time of recording of any such mortgage. Provided, however, that as a condition to such subordination, the holder of any such mortgage shall enter first into a written agreement with Tenant in form suitable for recording to the effect that:

(i) Foreclosure. In the event of foreclosure or other action taken under the mortgage by the holder thereof, this Lease and the rights of Tenant hereunder shall not be disturbed but shall continue in full force and effect so long as Tenant shall not be in default hereunder; and

(ii) Such holder shall permit insurance proceeds and condemnation proceeds to be used for any restoration and repair required by the Damage and Insurance provisions of this Lease. Tenant agrees that if the mortgagee or any person claiming under the mortgagee shall succeed to the interest of Landlord in this lease, Tenant will attorn to and recognize said mortgagee or person as its Landlord under the terms of this Lease, provided that said mortgagee or person for the period during which said mortgagee or person respectively shall be in possession of the Leased Premises and thereafter their respective successors in interest shall assume all of the obligations of Landlord hereunder. The word "mortgage", as used herein includes mortgages, deeds of trust or other similar instruments, and modifications, and extensions thereof. The term "institutional mortgage" means a mortgage securing a loan from a bank (commercial or savings) or trust company, insurance company or pension trust or any other lender institutional in nature and constituting a lien upon the Leased Premises.

C. Quiet Enjoyment. Landlord covenants and agrees that upon Tenant paying the rent and observing and performing all of the terms, covenants and conditions on Tenant's part to be observed and performed hereunder, that Tenant may peaceably and quietly have, hold, occupy and enjoy the Leased Premises in accordance with the terms of this Lease without hindrance or molestation from Landlord or any persons lawfully claiming through Landlord.

20. ATTORNEY'S FEES

In the event of any legal action between Landlord and Tenant to enforce any of the provisions and/or rights hereunder, the unsuccessful party to such action agrees to pay to the other party all costs and expenses, including reasonable attorney's fees incurred in prosecuting or defending such action, and if judgment is recovered in such action or proceeding, such costs, expenses and attorney's fees shall be included in and as a part of such judgment.

21. NOTICES

Any notice required to be given by or to either Landlord or Tenant pursuant to this Lease, shall be in writing and shall be forwarded by certified mail, postage prepaid, addressed as follows:

For Landlord:

Town of Florence
Town Manager
P.O. Box 2670
775 North Main Street
Florence, AZ 85132

For Tenant:

Pastor
Mosaic Church of the Nazarene
2363 N. Smithsonian Drive
Florence, AZ 85132

22. WAIVER

A waiver of any breach of this Lease, or of any of the terms or conditions by either party hereto, shall not be deemed a waiver of any repetition of such breach or in any way affect any other terms or conditions hereof. No waiver shall be valid or binding unless it shall be in writing and signed by the parties.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease as of the day and year first written above.

LANDLORD:

TOWN OF FLORENCE, an Arizona municipal corporation

Tom J. Rankin, Mayor

Date

ATTEST:

APPROVED AS TO FORM:

Lisa Garcia, Town Clerk

James E. Mannato, Town Attorney

TENANT: Mosaic Church of the Nazarene, an Arizona non-profit corporation

By: _____

Its: Owner _____

Date: _____

STATE OF ARIZONA)
) ss.
County of Pinal)

On this ____ day of _____, 2014, before me, the undersigned Notary Public, personally appeared _____, and that as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

(Seal and Expiration Date)

Notary Public

My Commission Expires:

EXHIBIT A

Business Plan



Mosaic Florence Fudge Co Business Plan

August 21, 2014

Prepared by:
Bonnie Strunk and Doretta Allison

The Company - Summary

Florence Mosaic Church of the Nazarene's Fudge Company is proud of the distinct history of Florence and acknowledges that this rich history brings many visitors, "snowbirds", as well as international travelers to our area. We offer a very welcoming place for the visitor to Florence, as well as those who live and work here to have a great lunch of sandwiches, salads and soups, indulge in our special fudge or just have a drink with friends. We also offer free delivery service to the downtown area, call ahead orders and take outs. We try to accommodate our customers in any way that is reasonable and possible.

Our location is in at 440 N Main St in Florence, Arizona 85132. It is located on Historic Main Street in the Silver King Hotel. The restaurant will be open from 8:00 am to 4:00 pm, five days a week, and from 10:00 am to 2:00 pm on Saturday. The target markets are nearby Pinal County offices, Town of Florence offices, Florence United School's offices, and teachers, plus local businesses, and visitors.

Products and Services

The average check is projected to be \$12.00.

We focus on fast, quality lunches and fudge. By preparing menu items, using a quick-service system, presenting a simple menu, and offering delivery to the downtown area, the Fudge Company gives its customers a solution to their lunch desires. We offer a variety of different fudges having about 12 flavors available each day. (Our menu is attached.)

With the additional space of the larger venue within the Silver King, we will have the opportunity to expand our menu to include espressos, lattes, etc. We would like to add a dinner menu for Friday nights at least to start, with the hope of being open all evenings. Each Friday night would have a theme such as, Italian, Mexican, All-American BBQ, Asian Bistro, etc.

For example: an Italian dinner could include lasagna, salad, garlic bread, Tiramisu, a Mexican dinner could include chicken enchiladas one month, tacos and tostado's another month, All-American could be hamburger & hotdog picnic with potato salads, baked beans, cole slaw or BBQ pulled pork with the same. Asian night could be chicken chow mien, sweet and sour chicken, pot stickers, egg rolls, egg drop soup, etc.

We would like to expand our catering and having more kitchen appliances will allow us to prepare for larger events. The Fudge Co would hope to bring in an additional \$1000 a month from this service.

We also plan to add a small gift area with old fashioned candy cookbooks and t-shirts. This should also, net the Fudge Co and it's ministries an additional \$500 during the winter months.

With the addition of the park behind the Silver King, the hope is that it will become a gathering place for the community and that the Fudge Co will be an additional draw to that corner.

Cory Ecenbarger is the manager and operates the restaurant, Bonnie Strunk and Doretta Allison are the Mosaic Church Board appointed overseers and are actively involved in all aspects of the operation. Cory has extensive experience in serving and management of restaurants. Both Bonnie and Doretta have extensive management experience in small business. Bonnie has run a successful Shaklee business for 20 years, as well as being the co-owner of M & B Sedan for 11 years. She also holds a teaching degree and has been a mentor to young women for about 20 years. Doretta has run a successful Real Estate business for over 30 years, she also was the acting Business Manager for Tempe Christian School for over a year and directed a Church Day Care Center for 7 years. She currently manages McFarland's gift shop for the Greater Florence Chamber of Commerce.

MINISTRY DESCRIPTION OF THE BUSINESS

The Florence Fudge Company is a ministry of the Florence Mosaic Church of the Nazarene. A percentage of the revenues go to help fund the Downtown Ministry of the Florence Mosaic Church. It operates under the 501c3 non-profit status of the Florence Mosaic Church.

The leadership of Florence Mosaic Church had a vision to serve the community of Florence and purchased the Florence Fudge Company in 2010 as a means to accomplish that. Since that time it has operated as a non-profit organization existing to fund local needs.

Revenue generated by the Florence Fudge Co. currently funds virtually the entire annual budget of Love Works Pregnancy Resource Center which supplies clothing and provides education classes, etc. to the citizens of Florence who need help. We also fund the Diaper Pantry that is an extension of Love Works.

MANAGEMENT

The Florence Fudge Co. is governed by the Board of Directors of Florence Mosaic Church of the Nazarene. Pastor Kevin McGinnis is the Chairman and the Board and additional members include Merritt Strunk, Dee Jones, John MacKenzie, Fred MacKenzie, Gerrit Griffieon, Chris Terhaar, Jim Popp, Susan Kerestes, and Doretta Allison, who are all Florence residents.

General Manager is Doretta Allison who as a volunteer does the purchasing, payroll, financial records and helps out occasionally in the shop as needed.

The Manager is Cory Ecenbarger and Christin Kemplin and Emily Allee are the current employees. We also give opportunity to those in need of community service hours from Florence High School. Vicki O'Hara is a volunteer who works every Monday and helps out as needed. Bonnie Strunk does all the printing of menus, etc. and also helps out as needed.

MARKETING

The initial marketing campaign focuses on creating a buzz and awareness within the target markets. Public relations, press releases, event promotion, fundraisers, and catering promotion will be the core of this marketing strategy.

For lunch sales to the business target market, the restaurant has focused on viral marketing, public relations, and local events. Advertising and sales incentives have been used with our target market and our loyal customers. Word of mouth has been the most important part of the marketing strategy because the target market is becoming familiar with our restaurant and credibility has definitely been established.

A website has been set up and is being used as a sales tool to communicate the menu offerings, catering options, restaurant location, and concept. We also use other forms of Social networking such as Facebook, Pinterest and Twitter.

Florence Mosaic Church's new website links to our Florence Fudge Co website. This can be found at MosaicChurch@info. The Fudge Co is also advertised in the weekly church bulletin (see attached) and all visitors to Florence Mosaic Church receive a free coupon for a free fudge or a free sandwich.

Flyers have been distributed to our target market with coupons, such as Teacher Appreciation, Welcome Back to School Teachers and Support Staff, and Law Enforcement Appreciation Month.

Punch cards are available at the cash register for free fudge or sandwiches after so many are purchased.

Discounts business cards are carried by anyone who wishes to pass them out to help promote the business.

The Fudge Company has also given gift baskets and coupons to the Women's Club, Lions, Rotary and Chamber of Commerce.

NETWORKING

Networking is an important part of the marketing strategy. Management will plan for upcoming events and public relations opportunities. Networking with local business people and event coordinators will give the Fudge Co exposure, opportunities for community involvement, and a positive image.

The Fudge Company are members of the Greater Florence Chamber of Commerce and the Greater San Tan Chamber of Commerce.

Monthly attendance at the Greater Florence Chamber of Commerce is mandatory by someone representing the business. Doretta Allison is a member of the Chamber Board of Directors and represents the Fudge Company. We are also a member of the Business Professionals of Anthem to promote our business in Anthem and the surrounding areas outside of Florence.

FINANCIAL

With the projections for this coming year we can conservatively anticipate to increase our revenues by one-third to help cover the cost of the additional rent and increased utilities. Plus, our goal is to help with more ministry opportunities to the Town of Florence. And with more ministry opportunities more volunteers will be needed.

We will collect TPT for the Town of Florence that will be remitted to the Arizona Department of Revenue. The Arizona Department of Revenue has exempted Florence Mosaic Church of the Nazarene from collecting Arizona TPT because of our non-profit status



SANDWICHES

-EMILY'S SOUTHWEST VEGGIE-

Romaine, Tomato, Onion, Spinach, Cucumber, Bell Pepper, Swiss & Cheddar, Jalapeño Pepper, with Southwest Mustard on Wheat

-ULTIMATE TURKEY-

Turkey, Pepper Jack Cheese, French Fried Onions, Bacon Bits, Avocado, Jalapeño Sauce on Wheat

-TURKEY CRUNCH -

Turkey, Swiss Cheese, French Fried Onion, Jalapeño Jelly on Sourdough

-CHRISTIN'S CREATION-

Mesquite Grilled Chicken Breast, Pepper Jack Cheese, Bacon Crumbles, Avocado, Lettuce, Tomato Mayo, on Sourdough Served Hot - Can Be Made Buffalo Style

-THE VICKINATOR-

Turkey, Apple, Green Chilies, Pepper Jack Cheese, Tomato and Mayo on Sourdough

-BUFFALO CHICKEN-

Grilled Chicken Breast Dipped in Buffalo Sauce, Lettuce, Tomato, Blue Cheese Crumble on Sourdough

-CORY'S GREEN CHILI CHICKEN-

Mesquite Grilled Chicken Breast, Green Chili Strips, Tomato, Romaine, Chipotle Mayonnaise, Pepper Jack Cheese on Sourdough **This Sandwich can be made as a Salad!

\$7.75, 1/2 \$5.00

-BUILD YOUR OWN-

Choice of: Turkey, Ham, Chicken Salad, Egg Salad or Tuna Salad
Onion, Tomato, Romaine, Spinach, Cucumber, Bell Pepper Jalapeño
Swiss, Provolone, Pepper Jack, Cheddar,
Mayo, Yellow, Honey or Brown Mustard
Sourdough or Wheat

Mesquite Grilled Chicken Breast add \$1.50

\$7.00, 1/2 \$4.50

-EXTRAS-

Blue Cheese Crumble, Bacon, Apples, Avocado, Cheese, \$0.75 Each

-All Sandwiches Come With Your Choice-

Chips or Veggies with Ranch Dressing

Florence Fudge Co - 440 N Main Street, Florence, AZ 85132

We Deliver! 520-509-1608



SALADS

-ORIENTAL-

Mesquite Grilled Chicken Breast, Romaine, Cucumbers, Tomatoes, Asian Noodles,
Sliced Almonds with Asian Sesame Dressing

-CLUB-

Turkey, Ham, Hardboiled Egg, Romaine, Spinach, Tomato, Cucumber, Bell Pepper, Onion, Pickle, Black Olives,
Shredded Cheddar Cheese, Croutons, Substitute Mesquite Grilled Chicken Breast for \$1.50

-CHICKEN APPLE-

Grilled Chicken Breast, Romaine, Apple Slices, Bacon, Blue Cheese Crumbles, with Honey Mustard

-SPICY CHICKEN-

Chicken Salad, Romaine, Spinach, Cucumber, Bell Pepper, Onion, Jalapeño, Carrots, Pickles, Pepperoncini,
Black Olives, Shredded Colby Jack Cheese, Croutons

-CORY'S GREEN CHILI CHICKEN-

Mesquite Grilled Chicken Breast, Romaine, Mild Green Chili Strips, Onion, Bell Pepper, Jalapeño, Pepperoncini,
Black Olives, Pepper Jack Cheese, Croutons
\$7.75, 1/2 \$5.00

-BUILD YOUR OWN-

Choice of Turkey, Ham, Chicken Salad, Egg Salad, Tuna Salad,
Onion, Tomato, Spinach, Cucumber, Bell Pepper, Jalapeño, Black Olives, Pepperoncini
Variety of Grated Cheeses, Croutons
Ranch, Italian, Sun Dried Tomato, Thousand Island, Sweet Vidalia,
Raspberry Vinaigrette, Blue Cheese, Honey Mustard
Avocado \$0.75
\$7.00, 1/2 \$4.50

-BOWL OF WINTER SOUP WITH PLAIN OR SPICY CORNBREAD-

Monday - Broccoli Cheese, **Tuesday** - Corn Chowder, **Wednesday** - Creamy White Chili,
Thursday - Cheesy Potato, **Friday** - Cory's Red Chili, **Saturday** - Ask Us!
\$5.00

-BEVERAGES-

Brewed Iced Tea, Raspberry Herbal Iced Tea, 32 oz \$2.00
Canned Soda or Bottled Water: \$1.25
Coffee: \$1.50, Hot Tea: \$1.50

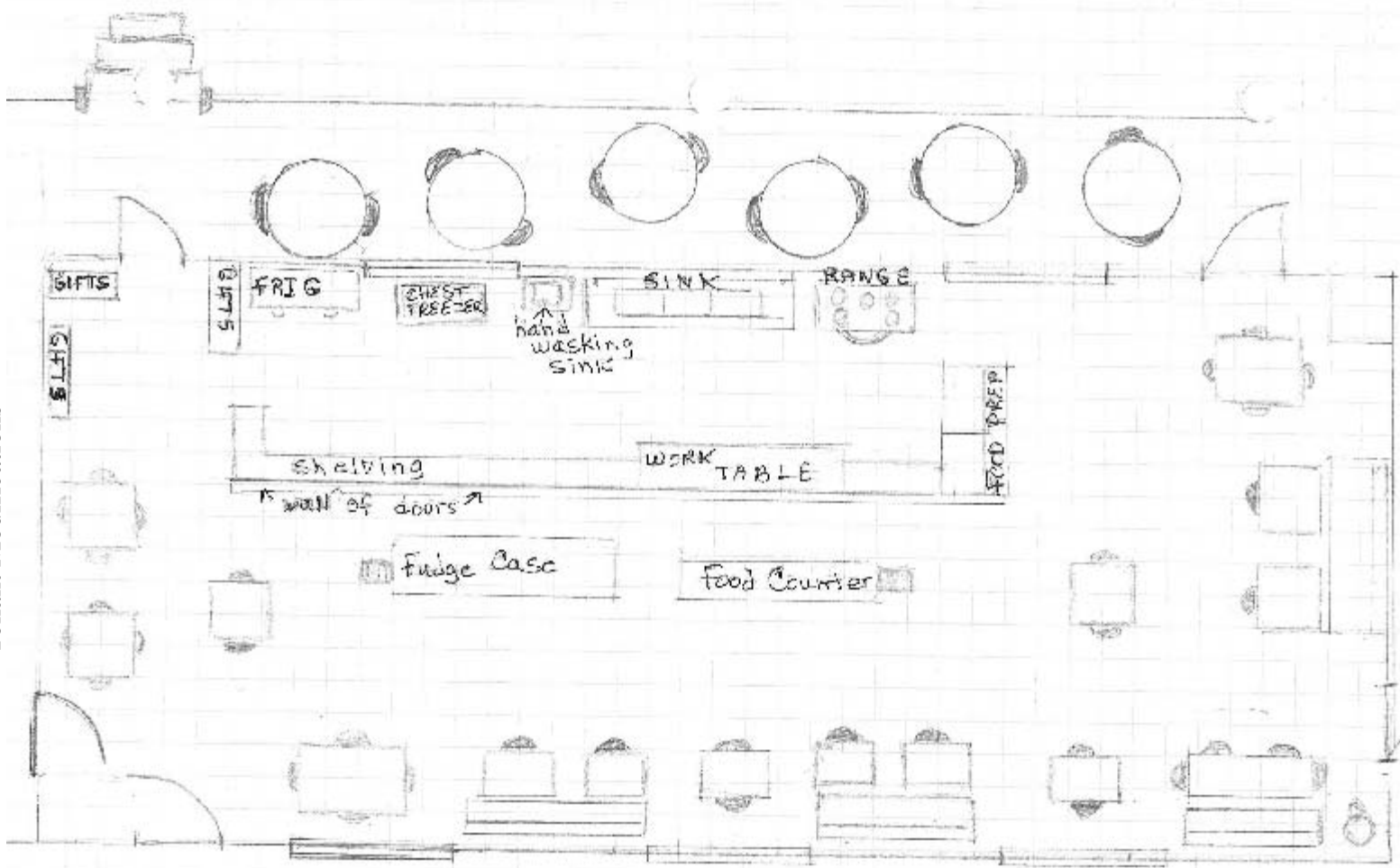
-ICE CREAM-

Assortment of Cones, Sundaes, Floats

A portion of all sales help support the Compassionate Ministries of Mosaic Church of the Nazarene


EXHIBIT B

Tenant Modifications



FLORENCE FUDGE CO.

NOT TO SCALE

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 9d.
MEETING DATE: October 20, 2014 DEPARTMENT: Human Resources STAFF PRESENTER: Scott Barber Human Resources Director SUBJECT: Resolution No. 1473-14: Personnel Policy Amendments		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

It is recommended the Mayor and Council adopt Resolution No. 1473-14: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ADOPTING REVISIONS TO THE TOWN OF FLORENCE PERSONNEL POLICY.

BACKGROUND/DISCUSSION:

The current Personnel Policy was approved in April 2013, with an effective date of July 1, 2013. We have been drafting a new Risk Management Manual and have been reviewing our current employee drug testing policy. In this project, we came to see the need to expand the language in the Personnel Policy document to make sure we take full advantage of the applicable provisions of state law. The proposed revisions to Article II, Section 216 – Employee Drug/Alcohol Testing, reflect the recommendations. In addition we discovered two typographical errors in Policy Article IX, Section 903 – Administrative Suspension, that we need to correct.

FINANCIAL IMPACT:

There is no fiscal impact with this recommended action.

STAFF RECOMMENDATION:

Staff recommends adoption of Resolution No. 1473-14, approving amendments to the Town of Florence Personnel Policy.

ATTACHMENTS:

Resolution No. 1473-14
Personnel Policy Amendments (2 pages)

RESOLUTION NO 1473-14

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ADOPTING REVISIONS TO THE TOWN OF FLORENCE PERSONNEL POLICY.

WHEREAS, it has been brought to the attention of the Mayor and Council that the current Town of Florence Personnel Policy is in need of revision; and

WHEREAS, Section 14-33 of the Code of the Town of Florence and other applicable laws required that the Council take formal action by Resolution to declare the relevant document to be public record, and to approve and adopt such amendments;

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Town of Florence, Arizona, hereby adopts the recommended amendments to The Town of Florence Personnel Policy, Article II, Section 216 (Employee Drug/Alcohol Testing) and Article IX, Section 903 (Administrative Suspension).

PASSED AND ADOPTED by the Town Council this 20th day of October, 2014.

Tom J. Rankin, Mayor

ATTEST:

APPROVED AS TO FORM:

Lisa Garcia, Town Clerk

James E. Mannato, Town Attorney

Section 216 – Employee Drug/Alcohol Testing

The Town of Florence recognizes that the use of alcohol and/or drugs inhibits a person from performing duties safely and effectively. The Town’s intention is to maintain a safe, healthful, and productive work environment for its employees, and to uphold the Town’s reputation in the community. Accordingly, this policy provision is included to provide consistent and relevant guidelines for all employees regarding the use of alcohol and drugs, and to comply with the provisions of ARS 23-493. It is the policy of the Town of Florence that no employee shall report to work after having participated in the illegal use of drugs or while under the influence of alcohol or drugs, nor possess or use such substances while they are on duty.

Pre-Employment Testing: Employees hired in classifications listed on the “Town of Florence Classifications Subject To Pre-Employment Drug Testing” list, will be required to undergo a post-offer, pre-employment drug test. Current employees to be promoted, demoted or transferred into classifications included on the list, but who are not currently in a classifications included on the list, will be required to undergo a post-offer, pre-promotion/demotion/transfer drug test. Any candidate for employment who tests positive for controlled substances shall not be hired. Any current employee who tests positive for controlled substances in a pre-promotion/demotion/transfer test shall not be promoted/demoted/transferred and will be subject to disciplinary action up to and including termination.

Other Testing: All Town of Florence employees are subject to alcohol and/or drug testing. If a supervisor reasonably believes an employee is at work under the influence of alcohol or drugs, the employee may be required to submit to a drug and/or alcohol test. All employees who are required to obtain and maintain a Commercial Driver’s License are subject to the testing requirements under Federal regulations (refer to the Town Risk Management Manual for the specific provisions of this type of testing). For testing not related to the CDL regulations, a 5-panel, non-NIDA test shall be used (marijuana, cocaine, amphetamines [including methamphetamines], opiates, phencyclidine [PCP]). Testing methods and collection procedures shall be generally those prescribed by standard protocol and compliant with the requirements of the Federal CDL drug and alcohol testing regulations. Refusal by an employee to submit to a drug and/or alcohol test shall result in termination from Town employment as provided in these rules. An employee testing positive for alcohol and/or drugs shall be subject to disciplinary action up to and including termination. An employee testing positive for alcohol and/or drugs shall have the right to request the written test results, and shall have the right to request a meeting with his/her supervisor or department director to explain the test results. All test results shall be treated in accordance with reasonable standards of privacy, and shall only be disclosed to the Human Resources Director or designee, and other individuals as determined by the Human Resources Director or designee, or as provided by law or regulation. Town employees may be subject to other types of drug/alcohol testing as provided in the Town Risk Management Manual, including but not limited to post-accident testing. An employee taking prescribed drugs or over-the-counter medications that may potentially impair the safe performance of his/her duties must notify the supervisor who shall determine if the employee is able to safely perform his/her duties.

Section 903 - Administrative Suspension

The Town Manager (or his/her designat~~ee~~ee in a given case) may suspend an employee with pay (administrative leave with pay) pending an investigation or for any other reason as the Town Manager may deem appropriate. An administrative suspension with pay is not considered a disciplinary action in and of itself, and is not subject to the grievance or appeal procedures.

MEMORANDUM

To: Mayor and Town Council
From: Charles Montoya, Town Manager
Cc: Lisa Garcia, Deputy Town Manager/Town Clerk
Department Heads
Date: October 14, 2014
Re: Weekly Update



Department Updates

Community Development

- Padilla Park construction nearly complete. Working on final punch list items and preparing for park dedication.
- Anthem at Merrill Ranch restaurant under construction.
- Pinal County Credit Union was completed and opened for business.
- Working with library team with focus on master planning, architectural design and theming issues. Library and recreation complex Design Review going to the Planning Commission this week.
- The Adaptive Reuse Policy is being presented to the Planning and Zoning Commission this week.
- Staff provided comments to Pinal County on a proposed Comp Plan Amendment for a planned solar farm project east of Florence.
- Working with Clerk to get recent code amendments placed into our Town Code books and on our webpage.
- Working with ADWR to begin process of updating our Town Floodplain ordinance.
- Working with facilities on plans for new Community Development office. Tenant Improvement plans are being bid this week.

Economic Development

- The Chamber of Commerce completed the new events panel for the downtown kiosk and submitted it for printing. The other two panels will be installed today.
- Flyers were posted to the Town's website promoting the availability of commercial space at the Silver King Marketplace and Brunenkant building. The flyers were also posted to the APS Arizona Prospector website.
- A new business survey is in the process of being developed. The questions and results from the survey conducted in 2012 were reviewed to determine which questions should be included on the new survey.
- The draft property lease policy and updated Silver King Marketplace lease policy were forwarded to the Town Attorney for review.

Facility Maintenance

- Town Hall exterior painting completed.
- Inspection of old credit union to review TI improvements, acquire keys and data com interfaces.
- Scheduled exterminator to inspect Brunenkant Building for termite damage.
- Met with Contractor for water heater installation at Silver King.
- Warranty issue of concrete foyer at Fire Station No. 2 started.

Finance Department

- Closing out year-end and preparing for 2013-2014 fiscal year audit.
- Audit work begins the week of October 27.
- Working through client list in housing rehabilitation program to determine eligibility.
- Received notice of award from Firehouse Subs for a grant to obtain approximately \$12,000 in emergency rescue equipment.

Fire Department

- Notification of grant award from Firehouse Subs for \$12,588 for technical rescue equipment
- SOPs turned into Administration for final approval.
- Met with Southwest Ambulance of unit hours and staffing of ambulances
- Florence homecoming next week truck in Parade
- Fire sign attached.

Fleet Maintenance

- One (1) vehicle serviced for preventative maintenance and twelve (12) for repairs.

Information Technology Department

- Completed and provided the required specifications for the North Florence Tower SCADA hardware installation.
- Performed a walkthrough and began the development of data/voice plans for Community Development's new building in preparation for the future move.
- Completed the underground fiber conduit infrastructure drawings for the Territory Square project.

Library

- As of October 1st, we are able to track wireless user sessions. For the week of October 1st – October 7th, there were 259 wireless sessions.
- Fourteen "STEAM Kits for Communities" have been borrowed by staff at Florence K-8 school for use over the next two weeks. One goal of the program is to promote resource sharing with the local schools.
- Children's Librarian conducted outreach visits to the morning and afternoon Anthem Preschool Pathways classes at Anthem K-8 school.
- Family Storytime visited Florence Fire Station No. 2 on October 8th. Special thanks go out to the crew for putting on a great tour.

- The Friends of the Library (FOL) met on October 8th members were provided with an update on the status of the new Library facility.
- Design meetings continue with Low Mountain Construction, Inc.
- 2,098 total items were circulated between Saturday, October 4th and Friday, October 10th. 197 holds were placed.

Parks and Recreation

- Staff attended the weekly meeting with the Territory Square – Library/Recreation Complex Project Team and Low Mountain Design-Build Team. Met with APS to discuss power needs for the project and future development of Territory Square.
- Staff met with a representative from Valley Rain Construction with regard to possible improvements to the parks. Improvement projects being identified include installing new drinking fountains, sidewalk connectivity, irrigation improvements, and ball field improvements.
- An Invitation for Bids was issued for the Heritage Park Ball Field Lighting Project on Wednesday, October 8. A Pre-Bid meeting is scheduled for Wednesday, October 22 at 1:30 p.m. The bid deadline is Wednesday, October 29 at 3:00 p.m. \$150,000 was included in the FY15 budget for this project.
- A Statement of Qualifications (SOQ) Pre-Submittal Meeting for the Fitness and Recreation Center Project was held on Friday, October 10. 35 individuals representing 29 different firms were in attendance. The deadline for Statements of Qualifications is October 22, 2014.
- Park Staff continues to water the over-seeded turf at the parks. Athletic fields continue to be closed while the new turf gets established. Staff encourages the public to stay off the turf for the next few weeks to allow the turf to grow.
- The Padilla Park Dedication is scheduled for Thursday, October 23 at 6:00 p.m. The event is open to the public.
- The first Concert in the Park is scheduled for Thursday, October 23 at 7 p.m. at Padilla Park. Tequila Highways will be performing. Thank you to Main Street Family Practice for sponsoring this year's concerts.
- The Library/Recreation Complex Groundbreaking Ceremony is scheduled for Thursday, October 30 at 4 p.m. at the site across from Town Hall. The Low Mountain Construction, Inc. is assisting with the event. The business community has agreed to take part in the event, with nearly every restaurant in Florence agreeing to provide food for the event. This "Taste of Florence" will add to the excitement of the groundbreaking ceremony. The public is invited to attend this exciting, FREE event to kick off the project.
- The Halloween Fright Fest is scheduled for Friday, October 31 from 5:30-8:30 p.m. at Heritage Park. Local businesses are encouraged to participate this year by hosting a game booth at the event. There will be numerous activities and LOTS of FREE candy for the kids.

Police

- One Dispatcher position has been filled.
- Continued dispatch testing has been taking place to fill the remaining positions
- 14 child safety seats were given to the department by the Governor's Office of Highway Safety
- Officers and Volunteers had a booth at Crime Prevention Night sponsored by the Casa Grande Police Department.
- 8 citations were issued
- 3 subjects were arrested on warrants
- 3 subjects were arrested for driving under suspension
- Staff met to discuss IGA for dispatching Superior FD and Superior PD

Public Works Admin / Engineering

- Deficiency in concrete placement at Spirit Way Arch Culvert – Phase IV tentatively resolved with Pulte.
- Butte Avenue Reconstruction Paving Project started, delayed by weather; maintenance to be performed during weekend.
- Started Safety Study Analysis at Hunt/Attaway intersection.
- Pulte advised Town of landscaping/escrow issues on Hunt Highway for acceptance.
- Formulating potential Projects for GO Bonds for CFD at Anthem.
- Pinal County rehabilitated Cooper Road/Rhea Road drainage crossing.
- Met with ADOT to finalize Traffic Impact Analysis on Main Street Extension. ADOT requested realignment of access due to CCA driveway. Town to confer with CCA on alternatives.
- Bidding of North Florence WWTP generator modifications started.
- Recommended award of Fire Sprinkler addition at Fire Station No. 1.
- Reviewing Dry Utilities Easements at Johnson Ranch Estates.
- Completed inspection/punch list review of Sunrise Estates II for acceptance by Town.

Sanitation

- Corresponded with PD Code Enforcement and Utility Billing on bulk trash issues.

Streets

- Provided staff for traffic control at Main Street crosswalks while crosswalk/intersection project was ongoing.
- Provided staff for traffic control for West Butte Improvement Project.
- Continued grading on Main Street Extension project.
- Continued painting curbs red around Padilla Park.

Utilities

- Electrical transfer switch at Well 1 generator has malfunctioned. Transfer to onsite generator critical for public safety. A new transfer switch has been ordered and paperwork submitted for emergency approval. In the case of loss of electrical power, the generator will have to be hard wired into the circuit and staff has insured that an electrician is available to make the connection. Cost is approximately \$5,100 for new switch and installation.
- Notice of Award for work at the SWWTP issued to Currier Construction. Contractor has mobilized.
- Work continues on Well 3B. Work includes installation of underground electrical conduit and chlorine building relocation for temporary use.
- Staff locating waterline in North Florence in support of the new waterline design from Caliente to Vista Hermosa.
- Staff repaired a water main break on Mohave Way in Florence Gardens. Desert Boring had to be called in to assist due to the Towns vacuum machine breaking down. Staff will make recommendation to Town Manager for the replacement of the vacuum machine within the next two weeks.
- Staff cleaned main sewer lines in the Indian village and replaced a manhole ring and lid.
- Pre-bid meeting for the Bailey Street Waterline will be conducted on October 16th. Bid opening will be October 30th.



SCALE: 3/4" = 1' 0"

FABRICATE & INSTALL ONE (1) DOUBE FACE INTERNALLY-ILLUMINATED MONUMENT SIGN

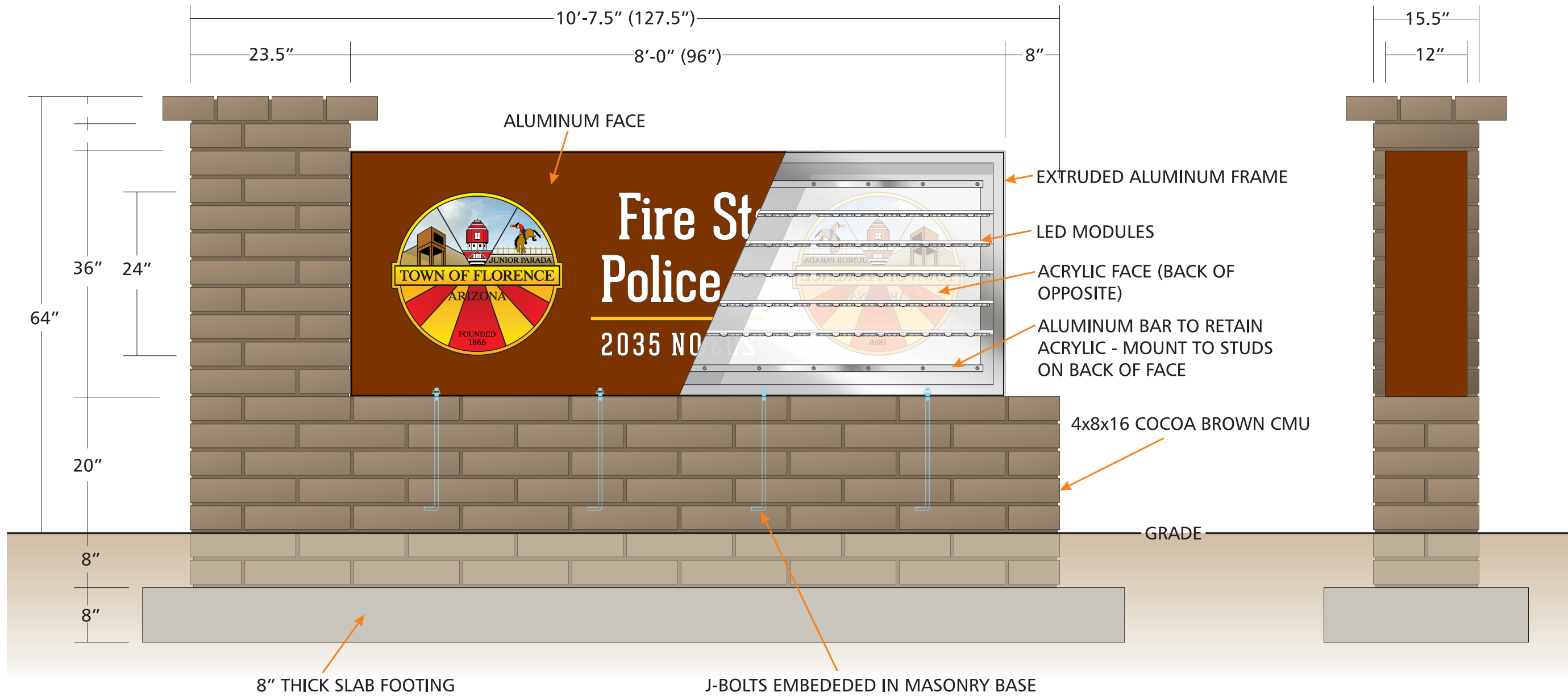
CABINET: 12" DEEP EXTRUDED ALUMINUM CABINET w HINGED RETAINER FRAMES FOR SERVICE ACCESS (ALUMINUM FACES WELDED TO OUTSIDE OF RETAINER) - ALL FINISHED TO SIMULATE RUSTED STEEL - BOLT TO MASONRY BASE - COPY ROUTED & BACKED w WHITE ACRYLIC (LOGO w 1st SURFACE DIGITALLY PRINTED SCOTCHCAL DECORATION - INTERNAL ILLUMINATION w WHITE LED

BASE: MASONRY w 8" DEEP SLAB FOOTING (BRICK TO MATCH BUILDING)

6	REVISED	
7		
8		
9		
PAGE 1		OF 3

This original unpublished drawing is submitted for use in connection with a project being designed for you by Fluoresco. It is not to be shown to anyone outside of your organization, reproduced or used in any fashion without expressed written approval.	
PROJECT	TOWN OF FLORENCE
LOCATION	600 N MAIN ST FLORENCE AZ
SCALE	AS NOTED
DATE	6 OCT 14
DWG #	FP-320405
DESIGNER	MARTIN
SALESPERSON	MARTIN
FILE NAME	FIRE POLICE 1.CDR





CONSTRUCTION DETAILS
SCALE: 3/4" = 1' 0"

This original unpublished drawing is submitted for use in connection with a project being designed for you by Fluoresco. It is not to be shown to anyone outside of your organization, reproduced or used in any fashion without expressed written approval.

REVISED	6	
	7	
	8	
	9	
	PAGE 3	OF 3

DWG #	FP-320405
DESIGNER	[Signature]
PROJECT	TOWN OF FLORENCE
LOCATION	600 N MAIN ST FLORENCE AZ
SCALE	AS NOTED
SALESPERSON	MARTIN
DATE	6 OCT 14
FILE NAME	FIRE POLICE 1.CDR

