

MINUTES OF THE FLORENCE TOWN COUNCIL MEETING HELD ON MONDAY, OCTOBER 21, 2013, AT 5:00 P.M., IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER

Mayor Rankin called the meeting to order at 5:05 pm.

ROLL CALL:

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

INVOCATION

Councilmember Woolridge led the invocation.

PLEDGE OF ALLEGIANCE

Mayor Rankin led the Pledge of Allegiance.

CALL TO THE PUBLIC

Amy Fuller, Florence Unified School District, thanked the Town for all the support through the loss of Coach McKane. Mrs. Fuller spoke about the override all mail ballot. The override is .39 cents per day, the District will be able to eliminate pay to play, bring back free full day kindergarten, reduce class size, and keep elective programs. Voting for this override will be an investment in the community, will raise property values and reduce crime rates.

Ruth Harrison, Resident, stated that Make a Difference Day is this Saturday, October 26th and is the largest volunteering day to help others.

Mayor Rankin thanked Ms. Harrison for making a difference.

WORK SESSION

Work Session on the design concept for Padilla Park at the Silver King Plaza.

Mark Eckhoff, Community Development Director, stated that in 2008, the Town began to aggressively complete restoration efforts on one of the finest examples of Victorian architecture in Florence. The Silver King Hotel rehabilitation project allowed this significant building to be occupied and leased for commercial purposes.

Soon after the rehabilitation was completed, funding to finish the rest of the exterior lot behind the Silver King Hotel diminished. The rebounding economy and recent

acquisition of the adjacent lot from the Padilla family have created an opportunity to complete this restoration project with complementary site improvements.

General ideas were conveyed to generous business partners who have donated their time, talents and funding to the Town for the creation of the proposed public space. The WLB Group, Inc. created the final plat for the expanded subject site that was approved by the Town Council on August 19, 2013. Swaback Partners and the Londen Company have also graciously contributed their time and funds to the conceptual design of the Padilla Park at the Silver King Plaza. All parties desired to give back to the Town and appreciated how this quality project would benefit the Town as a whole.

The final concept design has incorporated many beneficial and welcoming design features that include the following:

- Water feature/splash pad
- Creative planter features
- Shade trees and turf area
- Memorial signage
- Concrete or unit pavers
- ADA accessibility
- Decorative perimeter fence
- Lighting and securing improvements
- Amphitheater type environment with sloped turf
- Grand stair case feature
- Focal retaining walls
- Bathrooms and storage space in the carriage house
- Planned electrical improvements for the site and building
- Loading area
- Defined dining space

Staff contends the proposed open space has incorporated many features that will create a desirable park within the Town of Florence Historic District. Due to the large size of the newly acquired property and the connection to an existing historic building, staff's focus was to design an open space that was multi-functioning. The park will have three main zones:

1. A patio area for dining and socializing. This area can be an extension of the indoor restaurant spaces.
2. An active component with the splash pad feature and adjacent sloped turf areas.
3. A special event and structured activity component with the sloped turf field and stage area.

This project will also include the abandonment of Granite Street within the project area and the conversion of Ruggles Street and 6th Street to one-way roads with angled parking.

Staff estimates that the financial impact of developing the proposed park, along with the enhancement of site and building infrastructure, could be close to \$300,000. This overall cost projection is based on the following assumptions and does not include ongoing ownership and maintenance costs:

General landscape and hardscape improvements	\$150,000.00
Monument and building signage	\$10,000.00
Perimeter fencing	\$30,000.00
Building and site electrical improvements	\$50,000.00
Carriage House improvements	\$30,000.00
Project management, plans, contingencies and overhead	\$30,000.00

The opportunity to acquire the Padilla Park came up after the planning for this current Fiscal Year budget. There is no single line item in the current budget for this project. However, there are funds identified for other planned municipal Capital Improvement Projects that can be used should this project be given higher priority. These funds would generally be allocated from other planned park projects.

Jeff Denseck, Swaback Partners, stated that this has been a wonderful collaborative effort and he enjoys coming back to Florence. This project will be a jewel for the downtown area. Design strategies will include a space that is and beautiful. It will have to work well even when no one is in the space. A key aspect of the design is to make it work with a few people or a large gathering. Flexibly is key and it should be organized in a way that people can enjoy while in an informal setting. Mr. Denseck applauded the town and the team who has assisted him in this effort and thanked the Christ's for their commitment to help with the landscaping.

Councilmember Celaya asked if Gary Pranzo was consulted on how this project will affect his property.

Mr. Eckhoff stated that tonight was about getting a general direction on the concept, and then staff will be presenting to the HDAC and surrounding property owners for input.

Ray Hartzel, Parks and Recreation Director, stated that he tried to minimize the maintenance costs by using a mixture of turf areas and some hard scape. This will minimize the need to increase staff and utilities.

Mayor Rankin stated that this will be a nice center piece for this side of town. The hotel and park will fit nice together. Katie Montano would be proud as well as Ophelia and the Padilla family. This is a project that council would like to see go through.

ADJOURN TO THE MERRILL RANCH COMMUNITY FACILITIES DISTRICT NUMBER 2 DISTRICT BOARD.

On motion of Councilmember Walter, seconded by Councilmember Hawkins, and carried to adjourn to the Merrill Ranch Community Facilities District No. 2 District Board.

Public Hearing on the Feasibility Report of the feasibility and benefits of certain projects to be financed with the proceeds of the sale of General Obligation Bonds of Merrill Ranch Community Facilities District No. 2.

Mike Farina, District Treasurer, stated that pursuant to the Merrill Ranch Community Facilities District No. 2 Development Agreement dated November 1, 2005, Pulte Home Corporation has requested the issuance of General Obligation Bonds in an amount not to exceed \$2,000,000. The current bond issue is \$1,850,000, subject to change based on the final interest rates on the issue. The bond proceeds will be used to reimburse Pulte for the cost of completed construction, which includes paving, concrete, storm drain and landscaping for portions of Merrill Ranch Parkway and Hunt Highway

The District is authorized up to \$100,000,000 in principal amount of General Obligation Bonds. To date the District has issued \$4,311,000 in GO Bonds, of which \$2,980,000 principal remains outstanding. The proposed Series 2013 issue will be in addition to this amount. It is expected that the total bonds outstanding, including this issue will be repaid with the District's current ad valorem tax levy of \$3.25 per \$100 of secondary assessed valuation. Operation expenses of the District will continue to be funded by the District's operation and maintenance ad valorem property tax levy of \$0.30 per \$100 of secondary assessed valuation, for a total tax rate target of \$3.55.

Discussion on Felix Road and Hunt Highway, and the future growth for that roadway.

Charles Montoya, District Manager, stated that he has asked staff to look at the entire Felix Road area that the town currently has not accepted.

Chairman Rankin stated that Felix Road is a narrow road way and it should be wider and the speed limit needs to be changed.

Boardmember Smith asked if there will be an entrance to the Pulte property off of Felix Road into the sub-division.

Mr. Montoya answered yes.

Chairman Rankin opened the Public Hearing, there being no public comment, and Chairman Rankin closed the Public Hearing.

Resolution No. MR CFD2 225-13: Discussion and Possible adoption of A RESOLUTION OF THE DISTRICT BOARD OF MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2 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 REPORT AND RESOLVING THE INTENT THEREFOR; AUTHORIZING THE SALE AND ISSUANCE OF NOT TO EXCEED \$2,000,000 AGGREGATE PRINCIPAL AMOUNT OF GENERAL OBLIGATION BONDS, SERIES 2013 OF THE DISTRICT; PRESCRIBING CERTAIN TERMS AND CONDITIONS OF SUCH BONDS INCLUDING MAKING CERTAIN FINDINGS, CERTIFICATIONS AND COVENANTS WITH RESPECT TO SUCH BONDS; APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF A SERIES 2013 BOND REGISTRAR AND PAYING AGENT AGREEMENT, A PURCHASE CONTRACT, A SERIES 2013 CONTINUING DISCLOSURE UNDERTAKING, A SERIES 2013 DISSEMINATION AGENCY AGREEMENT AND CERTAIN OTHER DOCUMENTS RELATING TO SUCH BONDS; AWARDED SUCH BONDS TO THE PURCHASER THEREOF; DELEGATING THE DETERMINATION OF CERTAIN TERMS OF SUCH BONDS AND MATTERS RELATED THERETO TO THE DISTRICT MANAGER; APPROVING A PRELIMINARY OFFICIAL STATEMENT RELATING TO SUCH BONDS; AUTHORIZING THE PREPARATION OF A FINAL OFFICIAL STATEMENT RELATING TO SUCH BONDS AND AUTHORIZING THE SUBSEQUENT LEVYING OF AN *AD VALOREM* PROPERTY TAX WITH RESPECT TO SUCH BONDS

On motion of Boardmember Woolridge, seconded by Boardmember Smith, and carried to adopt Resolution No. MR CFD2 225-13.

ADJOURN FROM THE MERRILL RANCH COMMUNITY FACILITIES DISTRICT NUMBER 2 DISTRICT BOARD.

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

PUBLIC HEARINGS AND PRESENTATIONS

Public Hearing and recommendation to the Arizona State Department of Liquor License and Control for location transfer of a beer and wine license to Kevin Kramber, Pinal Hotel AZ 1, LLC for the Holiday Inn Express and Suites, 240 W. Hwy 287, Florence, AZ 85132.

Lisa Garcia, Deputy Town Manager/Town Clerk, stated the town received an application for a business license which has been posted on site for 20 days which is required by

law. There has been no public response therefore staff's recommendation is that council forward a favorable recommendation to the Arizona State Department of Liquor License and Control.

Mayor Rankin asked if this license is for an open bar or special event.

Ms. Garcia stated it is a license for beer and wine.

Discussion on the hotel neighboring the high school and the how state law should or should not affect the approval of the license.

Mayor Rankin opened the Public Hearing, there being no public comment, Mayor Rankin closed the Public Hearing.

On motion of Councilmember Montañó, seconded by Councilmember Hawkins, and carried to forward a recommendation to the Arizona State Department of Liquor License and Control for location transfer of a beer and wine license to Kevin Kramber, Pinal Hotel AZ 1, LLC, for the Holiday Inn Express and Suites, 240 W. Hwy 287, Florence, AZ 85132.

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

Judy Hughes, Chamber Representative, stated that the business of the month is The History Hub for their dedication and vision for the Town of Florence.

Quarterly Financial Report Presentation by Finance Director Mike Farina.

Mike Farina, Finance Director, presented the Quarterly Finance Report.

Proclamation proclaiming October 20-26, 2013 as the 12th Annual Cities and Towns Week.

Mayor Rankin proclaimed October 20-26, 2013, as the 12th Annual Cities and Towns Week.

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.

Approval of the 2013 Groundwater Saving Agreement with Pinal County Water Augmentation Authority and Central Arizona Irrigation and Drainage District.

Approval of the July 15, July 29, and August 5, 2013 Town Council Minutes.

Receive and file the following board and commission minutes:

- i. March 12, 2013 Historic District Advisory Commission minutes.**
- ii. May 15, 2013 Library Advisory Board minutes**
- iii. June 6, 2013 Planning and Zoning Commission minutes.**

On motion of Councilmember Walter, seconded by Councilmember Montaña, and carried to approve the Consent Agenda, as written.

MANAGER'S REPORT

Charles Montoya, Town Manager, stated that the fire station in Anthem may be done by the end of December. Staff is working on how to move forward ahead of schedule and working with Pulte to relocate the temporary fire station that is currently on site.

The new fire truck is 50 feet long therefore, fuel will be an issue. Staff is looking at alternate solutions for fuel such as an above ground fuel station which can be used for town vehicles also. The town could save .60 to .70 cents per gallon.

Staff was notified that the Arizona Department of Health Services is now looking at issuing individual certificates of necessity for ambulance services. Several cities in metro area are looking at taking on their own system for ambulance delivery. Florence may have to look at that option in the near future.

CALL TO THE PUBLIC

Denise Collert, Florence Gardens Resident, thanked the Mayor for his comments and stated that she agreed with him whole heartedly regarding the liquor license.

Ruth Harrison, Resident, stated that there are companies that can transcribe minutes and could have a 24 hour turnaround time.

CALL TO THE COUNCIL

Councilmember Celaya wished everyone a safe Halloween.

Councilmember Montaña stated that that school bond has failed twice. It is time to step up and help out the kids and the school district.

Councilmember Walter thanked Swaback for their contributions to Padilla Park, and encouraged everyone to come to the Halloween celebration at the little league park.

Mayor Rankin expressed his condolences to the DeArman family for their loss.

ADJOURNMENT

On motion of Councilmember Hawkins, seconded by Councilmember Montaña, and carried to adjourn the meeting at 6:23 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 October 21, 2013, and that the meeting was duly called to order and that a quorum was present.



Lisa Garcia, Town Clerk