

**MINUTES OF THE FLORENCE TOWN COUNCIL MEETING HELD ON MONDAY, NOVEMBER 18, 2013, 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 6:04 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**

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

Ms. Denise Kollert, Florence Resident, thanked Ms. Jennifer Evans for the Smithsonian event that took place on Saturday, November 16, 2013, at McFarland State Park.

**PRESENTATION AND PUBLIC HEARING**

**PUBLIC HEARING ON ORDINANCE NO. 603-13:**

Mr. Charles A. Montoya, Town Manager, read Ordinance No. 603-13 by title only.

**AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING A ZONE CHANGE ON THE OLD WEST BAIL BONDS/AMAZING RC HOBBIES PROPERTY, LOCATED AT 375 EAST BUTTE AVENUE, FLORENCE, ARIZONA, AKA, APN 202-03-001 (PZC-15-13-ZC).**

Mr. Mark Eckhoff, Community Development Director, stated the zone change is to change the existing zoning on the subject property from Neighborhood Office (NO) to

Neighborhood Business (B-1). The subject property is located at 375 East Butte Avenue, Florence, Arizona. The owners of the bail bonds business decided to pursue a retail business venture to include a hobby shop at their current location. The Planning and Zoning Commission has provided a favorable recommendation of the changes and the Community Development Department support the zone change. He stated action will take place at the next meeting.

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

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

**Presentation on Citizen Survey Questionnaire.**

Mr. Jess Knudson, Assistant Town Manager, provided an overview of the citizen survey. He stated the citizen survey is in a draft format for the Council to review. Staff is interested in any questions that the Council may want to include in the survey. He said the survey will:

- Collect the citizens' thoughts on the community, aesthetics, crime, drugs, taxes and other information regarding the Town.
- Identifies core services the Town provides
- Asks customer service questions
- Policy questions
- Allows for feedback from the citizens.
- Contains a section on demographics
- Area for general comments

Mr. Knudson provided examples of questions that will help staff and Council on future decisions. The survey will be distributed in mid-December to approximately 1100 households. The national average for these types of surveys to be returned is approximately 25%. In contrast, the Town consistently receives more than 40%-45% of the surveys back. The cost of materials to send and receive the citizen surveys is approximately \$1,500; which does not include staff time. He stated survey participants will have six weeks to return the survey to the Town. It will then take staff approximately six to eight weeks to collect, analyze and prepare the results for a presentation at an upcoming Town Council meeting.

Councilmember Celaya inquired if the North End Framework Plan will be included. He also inquired if the citizens follow what the Council is doing.

Mr. Knudson stated the North End Framework Plan can be included. The survey contains a question on how the citizens rate the Council's actions.

Councilmember Celaya inquired where the citizens retain their information on the Council's actions.

Mr. Knudson stated he could include a question that asks where the citizens receive their information for Council actions.

Mayor Rankin would like a question to be added that inquires if citizens are satisfied with the hours of operation for the fitness center and the Town's automated phone system.

**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.**

**\* Approve the construction and sampling of Point of Compliance Well (POC #3) at the South Wastewater Treatment Plant.**

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

**March 27, April 10, and May 29, 2013 Historic District Advisory Commission Minutes.**

**July 18, August 1, and August 15, 2013 Planning and Zoning Commission minutes.**

**July 25, 2013 Parks and Recreation Advisory Board minutes.**

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

## **NEW BUSINESS**

### **Ordinance No. 604-13:**

Mr. Charles A. Montoya, Town Manager, read Ordinance No. 604-13 by title only.

### **AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING TITLE V, CHAPTER 52, "SOLID WASTE".**

Mr. James Mannato, Town Attorney, stated that it was necessary for the Town to update the Town Code to reflect improvements on sanitation services and solid waste when the Town entered into privatization of sanitation services. He stated one of the issues is that it is difficult to ascertain whether or not it is required to have sanitation services from the Town. Other changes to the Town Code were to alleviate people from dumping bulk trash in alleys for pickup as the Town no longer provides bulk trash pickup from alleys.

Councilmember Hawkins inquired if the Town still provides bulk trash pickup once a month.

Mr. Mannato stated that the Town still provides bulk trash pickup once a month through Right Away Disposal. Bulk trash pickup service has not been alleviated and there is a change on how bulk trash is picked up. Residents will have to call in for pickup. Bulk trash should only be put out 48 hours before pickup.

Councilmember Hawkins inquired about commercial trash collection and penalties associated with sanitation services.

Mr. Mannato stated the rule is to protect anyone that has a commercial container from people putting their personal trash into a commercial container. If someone is caught putting their trash into a merchant's commercial container he or she may be charged with a misdemeanor.

Councilmember Celaya inquired about the new definitions regarding institutions.

Mr. Mannato explained the definitions and defined what fell in each category of residential, institutional, and commercial services. He said the Town will be the provider for institutional and residential categories.

Councilmember Celaya inquired if the schools are aware that the sanitation changes may affect them.

Mr. Knudson stated the changes will not affect the schools because they are already existing customers through the Town and therefore utilizes RAD services.

Councilmember Celaya inquired about grace periods to allow for people to get acclimated to the changes and how do the changes affect vacant structures.

Mr. Knudson stated the Town has done outreach through mass media to make the residents aware of the changes. The Town is also providing one-on-one education to homeowners and continues to educate the public of the changes. He said the Town is providing ample time for the residents and the public to adjust to the sanitation changes. Vacant structures are not required to have solid waste services.

Councilmember Montaña inquired about the Rent-A-Truck program.

Mr. Knudson stated the Rent-A-Program still exists for residents, but the fee has increased. He stated the public can also utilize a free dumping site at the transfer station near Magma Ranch.

Councilmember Montaña inquired about debris in the alleyways.

Mr. Knudson state the Town is handling that situation by going door to door and educating homeowners that trash debris cannot be put in the alleys.

Councilmember Montañó inquired how the Town identifies who is doing the dumping of trash.

Mr. Knudson stated Code Enforcement and the Police Department get involved to determine who is doing the illegal dumping but the homeowner has the responsibility of keeping his or her property clean of debris or trash.

Councilmember Woolridge suggested that the Town provide notification to its residents of the process of bulk trash pickup through the monthly utility bill.

Mr. Knudson stated the Town does provide information on bulk trash pickup with the newsletter that goes out.

Mayor Rankin stated bulk trash pickup once a month does not work. He provided examples of why bulk trash do not work and said twice a month bulk pickup may be needed. He stated it is difficult for most households that are not in subdivision to have once a month bulk pickup.

Councilmember Celaya stated residents can obtain another container for a nominal fee. Residents can also take their trash to the landfill free of charge. Bulk trash services and price have to be equal for all of Florence including the subdivisions.

Councilmember Hawkins stated the way bulk pick up is set up was discussed prior to the approval of the RAD contract.

Mayor Rankin stated that the issues that are currently existing need to be revisited.

Mr. Knudson stated for the first six months RAD was instructed to drive each road to ensure that all the bulk trash was picked up.

**Discussion/Approval/Disapproval to commit matching funds to be used towards the restoration of the Cuen building with a commitment to not utilize the restored building for governmental offices.**

Mr. Mark Eckhoff, Community Development Coordinator, stated that the Council accepted the donation of the Cuen building from Langley Momentum Historical, LLC. There was interest in restoring, stabilizing and containing the building if the Town could obtain funds from outside sources to help with the project. He stated there are some leads that could come from the Florence IDA and some smaller donation from others that will be noted for presentation at a future Council meeting. He said the donators may be concerned about Town matches and the use of the building. Per the donators, the building is not to be used for governmental offices. He stated tonight meeting is to

see if the Mayor and Council would commit to match up to \$50,000 to be used for stabilization of the Cuen building and not to use the building for governmental offices.

Mr. Eckhoff stated the probable stabilization estimate is approximately \$91,000, and asked the Council to consider this estimate as a starting point for the Cuen building. He stated it could be possible to complete the restoration of the building once the economy turns around and funding becomes available.

Councilmember Celaya inquired about remaining funding from the Brunenkant project.

Mr. Eckhoff stated that the amount of funds set aside for the Brunenkant building is more than what is need to complete the project and therefore the savings may be used for the Cuen building. He stated there are monies in the budget from this project and possibly from others projects as well.

Councilmember Montaña inquired how much it would cost to demolish the Cuen building if it cannot be saved.

Mr. Eckhoff stated the demolition of the Cuen building would be approximately \$6,000 to \$8,000 and does not include removal of the asbestos.

Councilmember Montaña inquired if the Council approves to stabilize the Cuen building would it also take care of the asbestos.

Mr. Eckhoff stated if the Council approves to stabilize the Cuen building it will also take care of the asbestos.

Councilmember Montaña inquired about the amount the Town will have to contribute.

Mr. Eckhoff stated the goal is to obtain as much funding as possible, however, the IDA hasn't committed to any amount. The Town could also meet with other entities and show the Town's willingness to match their contribution. Once the funds are at a certain point, the Town can pursue an RFQ and then find someone to do the work.

Councilmember Montaña inquired how many unbudgeted projects has the Town completed in this current fiscal year.

Mr. Eckhoff stated the Town will not spend more money than has been budgeted this fiscal year. There is a \$100,000 savings from the Brunenkant restoration project that can be utilized for the Cuen project.

Vice-Mayor Smith inquired if the IDA has authorized a donation up to \$50,000 for the Cuen building.

Mr. Eckhoff stated the IDA board met to discuss the Cuen building and have concerns; therefore they did not commit to any amount. The IDA will make a decision at their next board meeting; which will be a board authorized donation.

Mayor Rankin stated he does not agree with the IDA dictating how the Town can use the Cuen building once the IDA contributes a donation.

Mr. Montoya stated the Town intends to put a retailer or small coffee shop in the building once it is renovated. The Town does not want another vacant building downtown. He said the Town has to have the ability to put something in the Cuen building. The Town's first act will not include governmental offices in the Cuen building.

Councilmember Montaña stated if the Town needed the building for offices it can be used as such.

Mr. Montoya stated that the Town would have the ability to use the building for offices if need be.

Mayor Rankin stated the Town cannot use the Cuen building for governmental offices if the Town agrees to the terms that the IDA has outlined.

Councilmember Montaña stated the Council makes the motion.

Councilmember Hawkins inquired if the Town is only committing to match up to \$50,000 if the IDA donates \$50,000.

Mayor Rankin stated the Town is committing to match up to \$50,000.

On motion of Councilmember Montaña, seconded by Councilmember Walter, and carried to approve the commitment of matching funds up to \$50,000 to be used towards the restoration of the Cuen building.

## **MANAGER'S REPORT**

No manager's report.

## **CALL TO THE PUBLIC**

Ms. Denise Kollert, Florence Resident, stated that there are no changes as to how the bulk trash is being picked up where she lives. The citizens have to make a phone call to schedule pickup.

Mr. Ron Escott, Florence Resident, stated debris in the alleys is a deterrent for people to buy homes in Florence.

Mr. Chris Reed, Florence Resident, thanked the Council for their decision to move forward to save the Cuen Building. She stated the building currently looks pitiful and it can be something beautiful if it is renovated.

### **CALL TO THE COUNCIL**

Councilmember Montaña stated the Super Stop is opening soon.

Councilmember Walter invited everyone to attend the Junior Parada.

Vice-Mayor thanked those in attendance at the Council meeting and the staff.

Mayor Rankin stated the tour at McFarland State Park is very interesting and everyone should see it.

### **ADJOURNMENT**

On motion of Councilmember Montaña, seconded by Councilmember Walter, and carried to adjourn the meeting at 7:06 p.m.

  
\_\_\_\_\_  
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 November 18, 2013, and that the meeting was duly called to order and that a quorum was present.

  
\_\_\_\_\_  
Lisa Garcia, Town Clerk