MINUTES OF THE FLORENCE TOWN MEETING HELD ON TUESDAY, SEPTEMBER 3, 2013, AT 5:00 P.M., IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

1. CALL TO ORDER

Mayor Rankin called the meeting to order at 5:02 p.m.

2. ROLL CALL:

Present: Rankin, Smith, Hawkins, Montaño, Walter (5:45 p.m.), Woolridge, **Celaya**

3. ADJOURN TO EXECUTIVE SESSION

For the purpose of discussion and consultation with the Town Attorney for legal advice regarding Curis Resources (Arizona) Inc., pursuant to A.R.S. § 38-431.03(A)(3).

On motion of Councilmember Hawkins, seconded by Vice-Mayor Smith, and carried to adjourn to Executive Session.

4. ADJOURN FROM EXECUTIVE SESSION

On motion of Vice-Mayor Smith, seconded by Councilmember Montaño, and carried to adjourn from Executive Session.

5. INVOCATION

A Moment of Silence was observed.

6. PLEDGE OF ALLEGIANCE

Mayor Rankin led the Pledge of Allegiance.

7. CALL TO THE PUBLIC

Call to the Public for public comment on issues within the jurisdiction of the Town Council. Council rules limit public comment to three minutes. Individual Councilmembers may respond to criticism made by those commenting, may ask staff to review a matter raised or may ask that a matter be put on a future agenda. However, members of 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.

Lina Austin, Florence Resident, requested that Council not take action on the TS zoning, and asked that it be referred back to the Planning and Zoning Commission so that those affected by it be better educated on it. She inquired if the Council has the procedural ability to move the zoning forward one block to 1st Street so that the

residents have the option to sell their property in the TS zoning. At some point the f the exclusive neighborhood that will be built in the TS zoning will need to be integrated with the abandoned part of Town. She loves living in a small town that offers rural excellence and asked that Council consider maintaining rural excellence.

8. PUBLIC HEARINGS AND PRESENTATIONS

a. Public Hearing on Ordinance No. 601-13:

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Resolution No. 601-13 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING THE TOWN OF FLORENCE CODE OF ORDINANCES, TITLE XV LAND USAGE, CHAPTER 150 DEVELOPMENT CODE, SECTIONS 150.031 DEFINED WORDS, SECTION 150.047 DISTRICT USE REGULATIONS TABLES (A), SECTION 150.055 MANUFACTURED HOME SUBDIVISION (MHS) AND SECTION 150.068 RECREATIONAL VEHICLE PARKS AND/OR SUBDIVISIONS (PZC-16-13-ORD).

Mr. Mark Eckhoff, Community Development Director, stated that the requested changes include updates to the manufactured home subdivision and the RV section of the Town Code, per the director of the Mayor and Council.

Mr. Eckhoff stated that staff received direction to review sections of the Town Code pertaining to manufactured homes and recreational vehicles. Upon review, staff found that there was an opportunity to update these sections.

Changes proposed are summarized as follows:

1. Within Section 150.031 Defined Words, staff redefined several of the defined words with modern definitions and added some additional words for clarity.

2. The text amendment proposes a change to the District Use Regulation Tables so that manufactured home is no longer considered a Conditionally Permitted Use within a Single-Family Residential (R1-6) Zoning District.

3. Section 150.055 Manufactured Home Subdivisions (MHS) proposes that a manufactured home placed on a Manufactured Home Subdivision lot be no more than 5 years old.

He said these changes are in the interest of general welfare, health and safety of the public and will complement recent text amendments processed. Other changes have been worked on and will be presented for discussion at a separate public hearing. This request has no direct or specific financial impacts.

He said the amendment was presented to the Planning and Zoning Commission on August 1, 2013, which forwarded a unanimous favorable recommendation on this case to the Town Council.

Councilmember Hawkins inquired if manufactured homes will only be allowed in areas that are zoned for manufactured homes.

Mr. Eckhoff stated that manufactured homes can be placed within rural zoning districts, manufactured home subdivision, and manufactured home parks.

Discussion occurred on existing manufactured homes, legal conforming properties, and the continuation to allow for the homes, as well as replacements.

Councilmember Celaya inquired about RV vehicles, and cannot live out of the RV in a residential area. He inquired if home owners will be allowed to keep their RVs and camping trailers on their property.

Mr. Eckhoff stated that the section of the Code, which is being modified, does not pertain to the storage of an RV. He stated the current provisions allow for residents to store their recreational vehicles, providing their lot can accommodate it.

Discussion occurred permanent and temporary living in an RV.

Councilmember Montaño inquired why the five year limit was chosen. He said there are RVs and manufactured homes that are older than five years that still meet the Code and look fine.

Mr. Eckhoff discussed the age limit and said the age limit can be changed. He said there is a difference once the age limit is ten years plus.

Councilmember Montaño asked why the age limit can be changed if the manufactured home still meets the building, and electrical codes.

Mr. Eckhoff stated that the manufactured homes do not age as well as a site built home. There five year was a number that was suggested and is fairly uniform in other jurisdictions. There have also been law cases that five years is a reasonable term if an age restriction is going to be applied.

Discussion occurred on the age limit, what the Town will allow, and what was allowed in the past.

Mayor Rankin discussed the homes that didn't pass inspection that were condemned.

Councilmember Hawkins explained the difference between mobile home and manufactured home.

Discussion occurred on how manufactured homes affect the values of surrounding homes, and the aesthetics of manufactured homes.

Mayor Rankin asked staff to provide information on age limits of other municipalities within the surrounding areas.

Mr. Eckhoff stated that he will provide the requested information. There is no code or law regarding the aesthetics.

Mayor Rankin opened the Public Hearing.

Ms. Denise Kollert, Florence Gardens Resident, stated that the Florence Gardens HOA requires a home that is being brought in to the park to be five years or newer. She said mobile homes have a bad reputation. He said manufactured homes and modular homes are built better, and can last if they are properly maintained. She said the manufactured homes have to follow HUD standards and are built much better than the past.

Mayor Rankin stated that there are manufactured homes in the Florence Gardens area that have sold for more than $100,000. He said there are homes in Florence that are built for less than $100,000, so the value of the home is irrelevant.

Ms. Kollert inquired if there could be a code which would require the homes to be ground set so they blend in with the surrounding homes.

Mayor Rankin would like the homes to be ground set.

Ms. Kollert stated that the ground set homes look more like a home. They can be stuccoed to appear more like the other homes.

Mayor Rankin closed the Public Hearing

b. Public Safety Presentation by Florence Fire Department.

Mr. Peter Zick, Fire Chief, stated that the Fire Department is very busy for a two station fire department.

Chief Zick stated they received approximately 3,200 calls between January 1, 2013 and July 31, 2013, with approximately 2,000 of the calls being EMS calls. The call increases each year, and they expect to have responded to 4,200 by year end.

Chief Zick stated that he did a three month evaluation and found that the staff is very dedicated, knowledgeable, and professional. Staff has received newer equipment and a new station is being built. They also have a great working relationship with law enforcement. He said one weakness noted is the recording system which is very

difficult to gather information and export the information to useable data. He said he is evaluating different systems.

Chief Zick provided an overview on their strengths, weaknesses, calls that they responded to, on-going training for staff, operations, capital improvements and vehicles.

Chief Zick stated that they have a training agreement with CAC in which Florence uses their own instructors and have the trainings at their facility, while getting the staff free college credit. They participate in active shooter trainings with other entities. They are also evaluating the radio communications with other communities. They hired a Battalion Chief as well.

Chief Zick explained the status of the Fire Station No. 2 building progress and said they should be completed by February or March 2014.

Councilmember Hawkins inquired what emergency stand-by means.

Chief Zick stated that they are move ups to move personnel to cover areas when they must stand by for other agencies.

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

a. *Authorization to enter into an Intergovernmental Agreement for sharing aerial photography and topographic mapping between the Pinal County Flood Control District and the Town of Florence.

b. *Receive and file the 2013 Florence Municipal Court Independent Audit.

c. *Approval of accepting the register of demands ending July 31, 2013, in the amount of $3,079,662.30.

Mayor Rankin inquired why this audit is on the Consent Agenda.

Ms. Garcia explained that this audit is an independent audit for the Courts, and not the annual financial audit.

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

10. UNFINISHED BUSINESS

a. Discussion/Approval/Disapproval of Ordinance No. 602-13:

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Ordinance No. 602-13 by title only.

b. AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE TERRITORY SQUARE ZONE CHANGE (PZC-01-13-ZC) (First Reading held August 19, 2013).

Councilmember Hawkins stated the development will help the Town as a whole, and the headline regarding in the newspaper about the Town redlining property owners out of prosperity is incorrect.

Councilmember Celaya and Councilmember Walter concurred with Councilmember Hawkins concurred with Councilmember Hawkins.

Discussion occurred on zoning of the properties within the area and one parcel of property that is being excluded due to discussions between the owner and Pinal County.

On motion of Councilmember Woolridge, seconded by Councilmember Celaya, and carried to adopt Ordinance No. 602-13.

11. DEPARTMENT REPORTS

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

Councilmember Walter inquired about the flooding in front of the hospital on Hunt Highway.

Mr. Wayne Costa, Public Works Director, stated the flooding was due to two plugged conduits that were across Hunt Highway that was installed by Pulte, which is still part of the Pulte Project. He explained measures that will be taking place to resolve the issue.

Councilmember Hawkins inquired about the curbs that are set at the banks on Butte which have not been poured.

Mr. Eckhoff said that the projects will start this week. He explained the reason for the delays.

Mayor Rankin inquired about a status update with the two ADOT projects at the roundabout.

Mr. Costa stated that his last conversation with the District Engineer with the project on SH79 is that they are still in the design phase. Once the design is finalized, they will construct and they were unable to provide a time period for completion.

Mr. Costa said the project on SH 287, ADOT Local Government Section needs to choose a consultant for the design. They are meeting on Thursday for both roundabouts.

Mayor Rankin assigned Mr. Costa to contact the District Engineer for a date of completion, and to advise him that the Mayor will be attending the next Transportation Board meeting.

The Department Reports were received and filed.

CALL TO THE PUBLIC

There were no comments.

12. CALL TO THE COUNCIL

Councilmember Montaño stated that he attended the Florence Unified School District's First Annual Inaugural Event. It was very nice that all the schools united and the main focus of doing more with less. They are in need of support for the next override election. He said the Town can look at to assist with the kids to get a better education.

Councilmember Walter also attended the Inaugural Event and they had a wonderful turnout.

Vice-Mayor Smith stated the school district's boundary has grown quite a bit in a few years. He thanked the Police volunteers for their assistance.

Mayor Rankin commended the Public Works Staff for their work on the Main Street Project. He said he along with two Councilmembers attended the League of Arizona Cities and Towns. It was very informative and the training was very good.

13. ADJOURNMENT

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

Tom J. Rankin

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 3, 2013, and that the meeting was duly called to order and that a quorum was present.

Lisa Garcia, Town Clerk