

MINUTES OF THE FLORENCE TOWN COUNCIL MEETING HELD ON MONDAY, JULY 6, 2015, AT 5:00 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 5:03 pm.

ROLL CALL:

Present: Rankin, Walter, Woolridge, Hawkins, Guilin, Anderson, Wall

WORK SESSION ON TOWN LEASING POLICY

Ms. Jennifer Evans, Management Analyst, stated that at the June 15, 2015 Town Council meeting, staff presented a draft Property Lease Policy. At that meeting, questions were raised regarding current lease rates for commercial properties on Main Street, operating costs for the Silver King Marketplace and conservation easements associated with the Silver King Marketplace and the Brunenkant building.

Ms. Evans stated that the average lease rate for properties on North Main Street is \$5.80 per square foot and the average lease rate for a suite at the Silver King Marketplace is \$3.00 per square foot. She stated that if the Town raised the lease rate it would experience up to a 36% increase in Suite 101 and an increase up to a 17% for Suite 201 based on the new rate. She stated that the average utility cost in 2014 for the Silver King Marketplace was \$955.27 and is averaging \$1,004.08 for 2015. The Town pays for the phone line that is required for the fire suppression system, which increased the Town's monthly utility costs to an average of \$1,093.84 in 2014 and \$1,143.98 in 2015, with the tenants contributing \$791.78 each month. The Town has been subsidizing the monthly utility costs at the Silver King Marketplace. Beginning this month, each suite has its own utility meter that tracks their actual usage and the tenants will be billed accordingly.

Ms. Evans stated that the Arizona State Parks Board places restriction on properties that benefit from Arizona Heritage Fund grants for historic preservation projects. Upon execution of the participant agreement, a conservation easement is recorded that runs with the property for a certain period of time. She stated that there are several deed restrictions in place on the Silver King Marketplace: one is for 15 years that will expire in November 2015 and there are two that were grouped together from 1993 and 1994 requiring a 30-year easement that was executed in 1995 and set to expire in 2025. She stated that the Brunenkant Building has two conservation easements with one easement expiring in December 2017 and the other in October 2025. She stated that the easements do not hinder the Town from selling the properties as the easements run with the land and would convey to the new owners.

Ms. Evans stated that staff is looking for a directive from Council if they would like to sell the buildings or to continue pursuing tenants and update the lease policy.

Councilmember Anderson inquired as to what is meant by not allowing non-retail businesses on the second floor of the Silver King Marketplace.

Ms. Evans explained that retail businesses are permitted on the first and second floors of the Silver King Marketplace and non-retail businesses are only permitted on the second floor, encouraging a greater amount of foot traffic to the building.

Mayor Rankin inquired as to what is considered normal for lease rates in the downtown area and along Highway 79.

Ms. Evans stated that the average lease rate in the downtown area is \$5.80 per square foot and the average lease rate along Highway 79 ranges from \$10.00 to \$12.00 per square foot. She stated that the leases along Highway 79 are triple-net leases which are not typically seen in the downtown area.

Mayor Rankin inquired as to how long the suites have been empty at the Silver King Marketplace.

Ms. Evans stated that Suite 102 had been vacant since March 2013 and Suite 202 has been vacant since January 2014.

Mayor Ranking inquired if there has been any interest in the suites.

Ms. Evans stated that there have been five to ten different businesses interested in the suites and two to three have inquired into the Brunenkant Building.

Mayor Rankin inquired if perspective tenants are being required to submit a business plan when they submit their request to lease and if this requirement is hindering leasing of the suites.

Ms. Evans stated that the lease requirements do request a business plan. She stated that only two interested parties, The Fudge Shop, and Bucks 4 Style, LLC, have reached the discussion phase of the lease and submitted a plan.

Mayor Rankin inquired if any other property owners are requesting a business plan from perspective tenants. He also inquired if the Town's Lease Agreement is too strict.

Ms. Evans stated that she did not have that information regarding requirements of other property owners in the downtown area. She stated that she does not believe the lease requirements are too strict. She explained that by developing a business plan it allows

a business owner to look at all the details of their business and plan how they are going to maintain and grow it.

Councilmember Woolridge stated that she agreed with Ms. Evans as the development of a business plan allows the individual to look at their business and to make sure the leasing of the space is the right thing to do at that time and for the longevity of the business they have or will be starting.

Ms. Evans stated that she has worked with small businesses for the past 15 year and the two weaknesses she has seen are the lack of market research and understanding their market and finances.

Mayor Rankin inquired if the utilities have been properly divided per suite.

Ms. Evans stated that there are five electrical meters at the Silver King Marketplace which allows for usage billing for each suite. There are now separate water meters for Suites 101, 201 and 102. She stated that there is no water access for suite 202.

Mayor Rankin stated that the Silver King has two leasers and they are paying \$0.61 per square foot for utilities and the Town is currently picking up a large portion of the utility bills for this building.

Ms. Evans stated that Mayor Rankin was correct as the Town is currently paying an average of \$352.20 per month for utilities at the Silver King Marketplace.

Mayor Rankin inquired if the 2,682 square feet for the Brunenkant Building included the loft and if the flooding issues in the basement had been rectified.

Ms. Evans stated that the 2,682 square feet includes the second floor and the basement as the basement is finished. She stated that she was not aware of any water collection issues in the basement and requested Mr. Costa to address that issue.

Mr. Wayne Costa, Public Works Director, stated that the basement has been sealed during the last restoration project on the building and there had not been any leakage since that time.

Mayor Rankin inquired if the basement was viable for business use or more appropriate for storage.

Ms. Evans stated that the basement space of the Brunenkant Building is climate controlled and could be utilized for a business but it is not ADA compliant as the access to the area is from a very steep staircase. She stated that it is functional and could be leased separately but would not recommend it as it would hinder the leasing of the main floor.

Mayor Rankin inquired if the basement is fire compliant as a stand-a-lone rental area.

Mr. David Strayer, Interim Fire Chief, stated that depending on the occupancy, you would need to have more than 50 people before a second ingress and egress would be required. The building would need to be inspected before he could provide a 100% accurate assessment of the Brunenkant Building with regards to ADA and other requirements.

Councilmember Hawkins inquired what the lengths of the leases were at the Silver King Marketplace.

Ms. Evans stated that the lease for the initial rental period is for one year with the option for two one-year renewals.

Mayor Rankin inquired if Ms. Evans had received comments from realtors regarding the lease fees.

Ms. Evans stated that she had not received any comments lately but had received comments in the past from property owners who are not happy with the low lease rates the Town is offering as it is perceived that the low rates are lowering the average market rate for the area and undermining the rate the owner can request for their building. She stated that the lease rates for downtown range from \$2 per square foot to \$9 per square foot.

Vice-Mayor Walter inquired as to what the monthly tax revenue is for the tenants at the Silver King Marketplace.

Ms. Evans stated that she would need to research the monthly tax revenue from the tenants and forward the information to the Council.

Councilmember Woolridge inquired if all the suites were filled, would the Town no longer need to subsidize the Silver King Marketplace on a monthly basis.

Ms. Evans stated that when the Town started renting out spaces at the Silver King Marketplace, it was with the philosophy that the space would be used to incubate businesses that would then move on to other locations to grow their businesses. She stated that the reality is that the Town has two stable tenants who have been there for several years. She stated that Council needs to determine if they want to continue with the incubator philosophy or continue with long-term rental goals and raise the lease rate.

Mayor Rankin inquired if the Town is subsidizing the utility use of the current tenants.

Ms. Evans stated that the current lease states that the tenants will pay the Town a specific cost per square foot of the suite they lease. The proposed lease changes would allow for each suite to pay the Town their actual usage of utilities as individual meters have been installed. She stated that the Town will continue to pay utility costs for all common areas and for the fire suppression system.

Mayor Rankin inquired as to how well the building is insulated.

Ms. Evans stated that the building is constructed of brick and has minimal insulation.

Councilmember Hawkins stated that the ceiling is insulated and the suites have double-pane windows. He stated that he believes the lease policy should remain on a yearly basis.

Ms. Evans stated that there is a weight capacity on the floors as the building has wood joists which limit what can be placed on them. She stated that one potential tenant wanted to operate a decorative tile business but the pallets of tiles would be too heavy for the floors. She stated another concern has been the dimension or size of the suite.

Councilmember Wall stated that she would like to see all tenants pay fair market lease rate and pay their actual usage of the utilities. She stated that she would like to see the rental philosophy for the Silver King Marketplace change from a business incubator subsidy program to a for-profit/break even business plan.

Mayor Rankin stated that he started the conversation on possibly selling the two historical buildings as they are costing the Town money to sustain them. He inquired if the cost outweighs the historical value of the buildings.

Councilmember Hawkins stated that both businesses have proven they are viable and it is time to negotiate a higher lease rate that will allow the Town to recoup its expenses and to make it more equitable with the other businesses in the area.

Councilmember Anderson stated that he would like to see the current and future tenants pay a competitive rate.

Mayor Rankin inquired if the current tenants were notified of the meeting this evening regarding the lease rate work session.

Ms. Evans stated that she did not specifically notify the tenants of the meeting as she was uncertain on how the conversation with Council would evolve and if their participation would be needed.

Mayor Rankin stated that he would like to speak with the tenants regarding lease rates and the length of the lease before any decision is made.

Vice-Mayor Walter stated that she agreed with Mayor Rankin and would like to have the information regarding tax revenues before a decision is made.

Councilmember Guilin stated that the Town cannot disclose what a tax payer is paying as it is against the law and comes with heavy fines.

Ms. Garcia stated that staff can verify if the tenants are paying taxes but cannot disclose the actual dollar amount collected by the tenants of the Silver King Marketplace as that would not be permitted by law. She reminded Council that the common area and corridors of the Silver King Marketplace are required to be open to the public, and as such, the Town is obligated to pay the expenses for those areas.

Councilmember Wall inquired if the Town's Attorney had reviewed the Property Lease Policy.

Ms. Evans stated that the Town's prior Attorney, Mr. Jim Mannato, had reviewed the policy when it was first drafted late last year.

Councilmember Wall stated that she believed staff was in a better position to negotiate lease increases with the tenants than Council.

Ms. Garcia stated that all leases are currently expired and are currently on a month-to-month contract with the Town pending approval of the new Property Lease Policy for which negotiations would be done in accordance with that policy.

Ms. Evans stated that the intent of the Property Lease Policy is to provide staff with general parameters on how Council would like staff to approach leases as it is in everyone's best interest that the businesses stay profitable and that the Town recoup their expenses, as stated in the lease.

Mayor Rankin stated that this is why he would like to speak with the tenants to determine if the businesses would need to relocate if the fees were raised.

Councilmember Woolridge stated that she can understand wanting to work with the tenants but also thinks it is Council's duty to ensure the Town is properly being paid for the space and the utilities based on the fair market rate.

Mayor Rankin stated that he agreed with Councilmember Woolridge but is concerned that an empty building is more of a concern than raising lease rates. He stated that losing two businesses on Main Street would not be in the best interest of the Town.

Councilmember Woolridge suggested that staff should have a conference with the tenants and report back to Council on what the positive and/or negative ramifications

would be to increasing the lease rates for Town owned properties. She stated that financial discussion pertaining to the profitability of the businesses is not a conversation that should occur during a Council meeting but during a one-on-one meeting with staff.

Ms. Garcia stated that the tenants are aware that the Town is working on updating the lease policy. The tenants are on a month-to-month lease until such time as a renewal of an annual lease can be provided.

Councilmember Anderson inquired if there would be any issues with scheduling another work session on this topic.

Ms. Garcia stated that a work session can be scheduled.

Mayor Rankin stated that a work session will be added to the agenda for July 20, 2015 with the meeting starting at 5:00 p.m.

MOMENT OF SILENCE

Mayor Rankin called 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.

Ms. Denise Kollert, Florence resident, stated that she had a chance to tour the new Aquatic Center and wanted to thank all those who fought for it as it is a beautiful facility that the Town can be proud of. She stated that the pool usage has been great and that there were people waiting in line on July 4th as the pool reached capacity.

Mr. Damon Anderson, General Manager of the Holiday Inn Express, stated that Hunt Highway will soon be a four lane expressway leading up to Copper Basin. The East Valley is growing and will soon reach the levels experienced prior to the 2008 economic crisis. He congratulated Council for their ability to balance the preservation of historic Florence with the inevitable growth of the Town by identifying buildings and spaces that have significant historical value. He stated that Council is making the decision needed

to manage growth that will soon be knocking on the Town's front door. The community wants to preserve the small-town historical attributes of Florence and believes the beautification of Main Street, paving of roadways and building a regional aquatic center and heavy involvement by organizations planning the growth is exactly where the Town needs to be focused. He stated that the separation of population in Town is real and has been for so many years. The separation is quickly going to close as the Town will be contending with east valley residents and San Tan Valley. By preparing for building infrastructure today is key for when the expansion arrives. He commended Council and staff for preparing the Town for future growth and preserving the historical value of Florence.

Ms. Ruth Harrison, Florence resident, congratulated Council on a successful opening of the Aquatic Center. She stated that she would like to see the Town work with APS during their electrical pole replacement project to ensure the poles in the historic district are replaced with wood poles instead of metal poles, which is the intent of APS. She stated that HDAC Commissioners stated in their last meeting that they would like to see the Town take a more pro-active approach in preserving the historical buildings by taking the necessary steps to improve their condition and require owners to maintain them and resolve any deficiencies.

Mr. Gem Cox, Florence resident, stated that it is a pleasure to see the Town coming together and moving the Town forward. He stated that he was impressed with the quick opening of the Aquatic Center and the successful grand opening over the 4th of July. He recommended Council keep the lease rates low at the Silver King Marketplace as it is more beneficial to everyone that the businesses stay profitable and successful. An empty building is never a good thing for anyone. He stated that he has a tenant for the grocery store building on Main Street and thanked Council and Town staff for all of their help in getting the project to this point.

PRESENTATIONS

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read the proclamation for the record.

Proclamation declaring July 2015 as Parks and Recreation Month in the Town of Florence, Arizona.

Mr. Brian Hughes, Parks and Recreation Director, had Ms. Alison Feliz, Recreational Programmer, accept the award on behalf of the Department.

Mayor Rankin stated that the timing of the Proclamation could not be better with the opening of the Aquatic Center. The staff's marketing efforts for the facility was shown in the attendance numbers on 4th of July. He stated that the region knows about the Aquatics Center and is making Florence a destination for water recreation. He stated it

is not only the Aquatic Center but the programming that the Department is doing throughout Town. The programs are improving the lifestyle of the citizens, our neighbors and guests and this raising the Town above all others.

Mayor Rankin proclaimed July 2015 as Parks and Recreation Month in the Town of Florence, Arizona.

Presentation highlighting the designation of the Town of Florence as a Playful City USA Community.

Mr. John Nixon, Recreation Coordinator, stated that the Playful City USA is a program sponsored by the Humana Foundation, in partnership with KaBoom!, a national non-profit dedicated to children receiving balanced, daily active play. He stated that since 1996, KaBoom! has built, opened or improved 16,300 playgrounds nationwide and honors communities that make play a priority and demonstrates a commitment to ensuring all kids get the balance of play necessary to their physical and social development. He stated that selection criteria focused on community partnerships, infrastructure investments and a dedication to the social and physical benefits of active play for children.

Mr. Nixon stated that the national recognition as a Playful City USA community makes the Town eligible to apply for local and national grants and awards programs, funding support from KaBoom! and the Humana Foundation. KaBoom! also provides marketing recognition to the general public, national organizations and potential funders and the website provides educational and networking opportunities. He stated that one of the submittal requirements was to submit letters of support for which staff collected six.

Mr. Nixon read a letter to Council, on behalf of Mrs. Tracey Celaya, which spoke to the depth and breadth of activities offered by the Parks and Recreation Department for the citizens, neighbors and guests of Florence.

Mr. Nixon recognized the continued support from Council, Town staff and the citizens, stating that the Parks and Recreation Department is one of 14 Arizona communities and 241 national communities to receive this recognition.

Mayor Rankin congratulated the Parks and Recreation Department and stated that government is more than police and fire services; it is about providing a lifestyle for all members and ages of the community. He stated that he looks forward to seeing what new opportunities this recognition provides the Town to further enhance our facilities and services.

CONSENT: All items on the consent agenda 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 to ratify the Map of Dedication to allow the widening of the Adamsville Road right-of-way in accordance with Resolution No. 1517-15, adopted on April 20, 2015, thereby accepting non-exclusive public road right-of-way from the Florence Unified School District.**
- b. **Approval of accepting a \$10,000 donation from Mr. Arnold Salazar and proceed with Phase II of the cemetery expansion.**
- c. **Approval of accepting the register of demands ending May 31, 2015, in the amount of \$5,258,051.73.**

On motion of Councilmember Hawkins, seconded by Councilmember Guilin, and carried to approve the Consent Agenda, as written, with the exception of items 8b.

- b. **Approval of accepting a \$10,000 donation from Mr. Arnold Salazar and proceed with Phase II of the cemetery expansion.**

Councilmember Anderson stated that he is so pleased that the Salazar family made the donation to the Town's cemetery and wanted to recognize them for their generous donation.

Mayor Rankin stated that the Salazar family is a long-time member of the community.

On motion of Councilmember Anderson, seconded by Vice-Mayor Walter, and carried to approve item 8b of the Consent Agenda.

NEW BUSINESS

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk read Ordinance No. 630-15 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, LEVYING THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE TOWN OF FLORENCE SUBJECT TO TAXATION OF CERTAIN SUM UPON EACH \$100 OF VALUATION SUFFICIENT TO RAISE THE AMOUNT ESTIMATED TO BE RECEIVED FROM FUNDS FOR GENERAL MUNICIPAL EXPENSES FOR THE FISCAL YEAR ENDING THE 30th DAY OF JUNE 2016, AND DECLARING AN EMERGENCY.

Mr. Charles Montoya, Town Manager, stated that the proposed property tax rate of \$1.1182 per \$100 of Net Assessed Valuation (NAV) is the same as what was levied last year. He stated that the Arizona Department of Revenue has calculated a rate of \$1.0982 per \$100 NAV and because the Town is recommending a higher rate, a Truth-in-Taxation (TNT) hearing is required. He stated that the TNT hearing will be held on

Florence Town Council Meeting Minutes

July 6, 2015

Page 10 of 16

July 13, 2015, at the current rate of \$1.1182, the proposed property tax levy for the 2015-2016 Fiscal Year is \$893,721.

Mr. Montoya stated that the Town levies a secondary property tax for the Merrill Ranch Streetlight Improvement Districts No. 1, No. 2, and No. 3, but due to adequate funding at this time, there will be no levy this year.

Councilmember Anderson stated that the advertisement that ran in the paper for the TNT hearing stated that there will be an increase. He explained that the increase will be over what the State has calculated; however, there will not be an increase over last year. He stated that he believes the advertisement is confusing to the citizens.

Mr. Montoya stated Councilmember Anderson is correct but by law the notice has to show that the Town will be charging a rate higher than the rate that was calculated by the State.

Mayor Rankin stated that the rate is staying the same but it is higher than what the State calculated. He stated if the value of one's property has increased then the owner would see an increase in their property tax bill.

Mr. Jess Knudson, Assistant Town Manager, stated that the State Statute clearly defines how the Truth-in-Taxation advertisement is to read and the municipality basically fills in the blanks.

Mayor Rankin stated that he is probably guilty for not clearly stating that the rate is not increasing and requested Mr. Knudson to place a notice clearly stating that the rate is not increasing.

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

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

Ordinance No. MRCFD1 112-15:

Ms. Garcia, District Clerk, read Ordinance No. MRCFD1 112-15 by title only.

AN ORDINANCE OF MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1, PINAL COUNTY, ARIZONA, LEVYING THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE COMMUNITY FACILITIES DISTRICT SUBJECT TO TAXATION OF CERTAIN SUM UPON EACH \$100 OF VALUATION SUFFICIENT TO RAISE THE AMOUNT ESTIMATED TO BE RECEIVED FROM FUNDS FOR

COMMUNITY FACILITIES EXPENSES FOR THE FISCAL YEAR ENDING THE 30th DAY OF JUNE 2016, AND DECLARING AN EMERGENCY.

Mr. Montoya, District Manager, stated that the District Board has authorized a secondary property tax levy for the payment of debt service, infrastructure and operations and maintenance of the District. He stated that the current rate is \$3.55 per \$100 NAV, totaling \$602,400.

Mayor Rankin inquired if the rate is the same as last year.

Mr. Montoya stated that the rate is the same as last year.

Vice-Mayor Walter requested that an expenditure report be provided for the Community Facilities District (CFD) showing revenues versus expenses.

Councilmember Guilin stated that monthly expenditures can be located in the warrant register provided in Council's monthly packet.

Vice-Mayor Walter stated that she would like a separate report specific to the CFD that would be easy for citizens to identify CFD revenues and expenses.

Mr. Montoya stated that staff had previously requested a CFD work session to set up policies and procedures and specific reports can be created as a part of that directive.

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

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

MOTION TO ADJOURN TO MERRILL RANCH COMMUNITY FACILITY DISTRICT NO. 2 BOARD.

On motion of Councilmember Woolridge, seconded by Councilmember Guilin, and carried to adjourn to the Merrill Ranch Community Facility District No. 2 Board.

Ordinance No. MRCFD2 212-15:

Ms. Garcia, District Clerk, read Ordinance No. MRCFD2 212-15 by title only.

AN ORDINANCE OF MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2, PINAL COUNTY, ARIZONA, LEVYING THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE COMMUNITY FACILITIES DISTRICT SUBJECT TO TAXATION OF CERTAIN SUM UPON EACH \$100 OF VALUATION SUFFICIENT TO

RAISE THE AMOUNT ESTIMATED TO BE RECEIVED FROM FUNDS FOR COMMUNITY FACILITIES EXPENSES FOR THE FISCAL YEAR ENDING THE 30th DAY OF JUNE 2016, AND DECLARING AN EMERGENCY.

Mr. Montoya stated that this levy is the same as that of District No. 1 with the property tax rate being \$3.55 per \$100 of NAV, with a total of \$564,800 levied on the District.

Councilmember Anderson inquired as to why the Town is declaring an emergency regarding this ordinance.

Ms. Garcia stated that the law requires that the Town submit all tax information and valuations by a certain date to Pinal County and by declaring an emergency, it allows the Town a better timeline for a public hearing and two readings of the ordinance before adoption.

MOTION TO ADJOURN FROM MERRILL RANCH COMMUNITY FACILITY DISTRICT NO. 2 BOARD.

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

DEPARTMENT REPORTS

Manager's Report

Department Reports

Community Development

Courts

Finance

Fire

Library

Parks and Recreation

Police

Public Works

Vice-Mayor Walter inquired as to when the islands on Hunt Highway, in front of Anthem at Merrill Ranch, will be landscaped and is concerned that the trees that are currently being planted may interfere with the underground utility lines in the same location.

Mr. Costa stated that Pulte is responsible for landscaping the islands and the landscaping should be completed by September. He stated he would look into the concerns regarding the trees and report back to Council.

CALL TO THE PUBLIC

Ms. Delaine Coleman, Florence resident, submitted a list of questions for Council and staff and asked that she receive a response to her questions.

CALL TO THE COUNCIL

Councilmember Anderson expressed his appreciation to the Parks and Recreation staff for their hard work with the opening of the Aquatics Center and the success they had with their programming throughout Town. He stated that he appreciated the citizens who regularly attend and participate in the Council meetings.

Councilmember Guilin stating the Town has spent many years planning and saving for such a facility along with the library. She thanked staff for seeing the plans come to fruition and for Mayor Rankin promoting and not giving up on facility plans.

Councilmember Hawkins thanked Parks and Recreation for a great 4th of July celebration.

Councilmember Wall stated that as a new Councilmember, Ms. Garcia arranged for a tour of all Town facilities to allow her the opportunity to become familiar with the assets and responsibilities of the Town and obtain direct knowledge from each of the Department Heads. She expressed her gratitude to Wayne Costa, Public Works Director, Bryan Hughes, Parks and Recreation Director, Mark Eckhoff, Community Development Director, Dan Bennington, IT Director, Interim Fire Chief David Strayer and Police Chief Daniel Hughes.

Councilmember Woolridge agreed with all that had been said by Council.

Vice-Mayor Walter stated that the 4th of July festivities were delightful and well executed. She stated that at previous meetings she had expressed concerns regarding the employee structure and job classifications and asked that Council consider having an independent company review the departmental structure and employee classification for the betterment of the Town employees. She stated that the cost would be approximately \$30,000. She recommended that an Advisory Board be put in place for each CFD to allow the citizens and businesses living within a CFD to have a voice as to how the CFD business is handled.

Mayor Rankin stated that when you have a dream and you see it come to fruition, it is quite an amazing feeling. He stated that when people heard about the Aquatic Center project they could only envision a swimming pool but working with Mr. Montoya and together seeing the need of the Town, the center became a reality. He stated that the Main Street extension was also a dream that he had wanted to see completed for many years and having the connection to Highway 79 will serve the Town and its citizens as it provides an additional access route to Historic Downtown and Territory Square. He thanked staff and Council for supporting the Main Street Extension Project and the

Aquatic Center. He stated that the center will bring new visitors to Town who will support local businesses which will then increase tax revenues for the Town and provide for new business opportunities and growth. He thanked staff for their hard work and the Aquatic staff for their excellent training and dedication ensuring the facility is as safe as possible for the patrons. He did ask that the umbrellas for the lifeguards be expedited.

ADJOURN TO EXECUTIVE SESSION

An Executive Session, pursuant to A.R.S. Section 38-431.03(A)(1)(3) and (4) to discuss the following:

1. Effluent Agreement
2. Position of Town Attorney
3. Position of Town Magistrate
4. Position of Town Manager

On motion of Councilmember Hawkins, seconded by Councilmember Woolridge, and carried to adjourn to Executive Session.

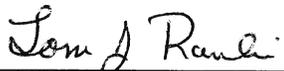
ADJOURN FROM EXECUTIVE SESSION

On motion of Councilmember Wall, seconded by Councilmember Anderson, and carried to adjourn from Executive Session.

ADJOURNMENT

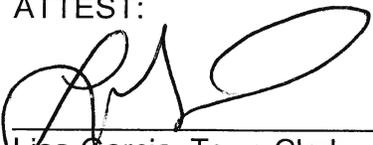
Council may go into Executive Session at any time during the meeting for the purpose of obtaining legal advice from the Town's Attorney(s) on any of the agenda items pursuant to A.R.S. § 38-431.03(A)(3).

On motion of Councilmember Anderson, seconded by Councilmember Hawkins, and carried to adjourn the meeting at 9:32 pm.



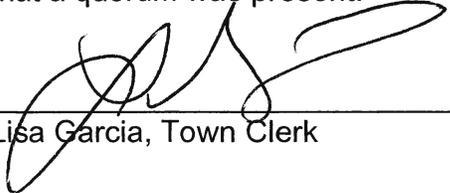
Tom J. Rankin, Mayor

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 July 6, 2015, and that the meeting was duly called to order and that a quorum was present.



Lisa Garcia, Town Clerk