

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 19, 2015, 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: Rankin __, Walter __, Woolridge __, Hawkins __,
Guilin __, Anderson __, Wall ____.

3. MOMENT OF SILENCE

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. PRESENTATIONS

a. Presentation regarding the U.S. Supreme Court decision of *Reed v. Town of Gilbert*, 135 S.Ct. 2218 (U.S. 2015) and the potential implications of the *Reed Case*.

b. Presentation by the Greater Florence Chamber of Commerce recognizing People's Mortgage as the Business of the Month.

7. 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 of the** 2015 Groundwater Savings Agreement with Pinal County Water Augmentation Authority and Central Arizona Irrigation and Drainage District.

b. **Authorization to** enter into an Intergovernmental Agreement with Pinal County for election services.

- c. **Approval of the donation** of four Panasonic Tough Book computers to the City of Globe Fire Department.
- d. **Approval of the** resignation of Billie Jo Garcia from the Planning and Zoning Commission.
- e. **Approval of the** resignation of Bruce Fenstermaker from the Planning and Zoning Commission
- f. Approval of the **September 8,** and **September 14, 2015** Council minutes.
- g. Receive and file the following board and commission minutes:
 - i. **July 22** and **September 16, 2015** Historic District Advisory Commission minutes.
 - ii. **July 15, 2015** Library Advisory Board minutes.
 - iii. **August 27, 2015** Parks and Recreation Advisory Board minutes

8. UNFINISHED BUSINESS

- a. **Ordinance No. 640-15:** Discussion/Approval/Disapproval of an AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING A ZONE CHANGE ON .36 ACRES, FROM NEIGHBORHOOD MULTIPLE FAMILY ZONING DISTRICT TO HIGHWAY BUSINESS COMMERCIAL ZONING DISTRICT (APN 200-47-001B). (First reading October 5, 2015)

9. NEW BUSINESS

- a. **Discussion/Approval/Disapproval** of approving Task Order Nos. 7, 9 and 10, with Water Works Engineers for design of upgrades to the booster pump station, northern area pressure zones within Florence Gardens and replacement of the booster pumps at Well No. 5, for a total cost not to exceed \$261,575.

10. **MANAGER'S REPORT**

11. CALL TO THE PUBLIC

12. CALL TO THE COUNCIL – CURRENT EVENTS ONLY

13. ADJOURN TO EXECUTIVE SESSION

- a. For the purpose of discussion of the public body in accordance with A.R.S. §38-431.03 (A)(1) to review the applications received for the position of Town Manager and discuss candidates to be interviewed.
- b. For the purpose of discussion of the public body in accordance with A.R.S. 38-431.03(A)(3) and (A)(4) for legal advice and to consider the Town's position and instruct its attorneys in regard to pending litigation in

Maricopa County Superior Court: Town of Florence v. Florence Copper, Inc. CV 2015-0001325.


14. ADJOURN FROM EXECUTIVE SESSION

15. 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, 2015, 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 19, 2015 DEPARTMENT: Public Works STAFF PRESENTER: Wayne J. Costa, P.E. Public Works Director SUBJECT: 2015 Groundwater Saving Agreement		<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:

Approval of the 2015 Groundwater Saving Agreement with Pinal County Water Augmentation Authority (PCWAA) and Central Arizona Irrigation and Drainage District, (CAIDD).

BACKGROUND/DISCUSSION:

Each year, the Town enters into a Groundwater Savings Agreement with the Pinal County Water Augmentation Authority (PCWAA) and a drainage district. This year, the Town will contract with Central Arizona Irrigation and Drainage District.

The Town is allocated 2048 acre feet of Central Arizona Project (CAP) water annually through a subcontract with Central Arizona Water Conservation District (CAWCD), but does not actually take physical delivery of the water. The agreement allows the PCWAA to purchase the water in the Town’s name and CAIDD to actually take physical delivery of the water.

In return, the Town will accrue stored water credits in its long-term storage account with the Arizona Department of Water Resources (ADWR). These credits allow the Town to avoid paying replenishment fees to the Central Arizona Groundwater Replenishment District, which the Town has never done.

The CAIDD pays for the CAP water in lieu of pumped groundwater within its District in the Pinal Active Management Area. Then PCWAA pays for the storage permit and the implementation of the agreement.

FINANCIAL IMPACT:

The Town will pay \$78 per acre foot for the water, but will receive long-term storage credits. Valuation of similar water rights is at least \$400 per acre-foot.

STAFF RECOMMENDATION:

Staff recommends entering into a Groundwater Savings Agreement with the PCWAA and the CAIDD. The Town Attorney has reviewed and approved the Agreement as to form.

ATTACHMENTS:

2015 Groundwater Saving Agreement

GROUNDWATER SAVINGS PROJECT AGREEMENT

PARTIES:

This Agreement is made this _____ day of _____, 2015, by and between the **Pinal County Water Augmentation Authority** (the "Authority"), the **Town of Florence** (the "Town"), and **Central Arizona Irrigation & Drainage District** (the "District"), to create and implement a Groundwater Savings Project ("GWSP").

RECITALS:

WHEREAS:

A. The Town has a 2,048 acre-feet per year allocation of CAP water pursuant to a subcontract with the CAWCD, which is presently not being directly used, but desires to recharge at least the minimum amount necessary to meet its M&I requirements.

B. The District desires to use a portion of the Town's CAP allocation for agricultural irrigation as an affordable alternative to pumping ground water.

C. The Authority is charged with guiding and coordinating the development of water augmentation and water conservation efforts within the Pinal Active Management Area (AMA) in conjunction with local governmental entities and the Arizona Department of Water Resources.

D. The parties desire to develop and participate in a Groundwater Savings Project as a method of facilitating an affordable interim use of a portion of the Town's CAP allocation thereby preserving the ground water underlying the Pinal AMA, according to the terms and conditions set forth herein.

COVENANTS:

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. **Intergovernmental Agreement.** This Intergovernmental Agreement ("Agreement") is entered into pursuant to the provisions of Arizona Revised Statutes §11-951, et seq.

2. **Definitions.**

2.1 "ADWR" shall mean the Arizona Department of Water Resources.

2.2 "BOR" shall mean the Bureau of Reclamation of the United States Department of the Interior.

2.3 "CAP Water" shall mean Central Arizona Project water that is part of the Town's allocation or other Central Arizona Project water which the Town has the legal right to use.

2.4 "CAWCD" shall mean the Central Arizona Water Conservation District.

2.5 "Facility Permit" shall mean permit issued by ADWR to the District and any amendments or supplements thereto.

2.6 "GWSP" shall mean the Ground Water Savings Project contemplated by this Agreement, whereby CAP water purchased by Town is delivered to the District for its direct use in order to preserve the Pinal AMA groundwater.

2.7 "GWS Water" shall mean CAP water purchased by the Authority on behalf of the Town and Delivered to the District under this Agreement.

2.8 "Pumped Water" shall mean water withdrawn from any of the wells within the District service area as shown on Exhibit "A".

2.9 "Storage Permit" shall mean the permit issued by ADWR to the Authority for storage of in lieu water pursuant to the Facility Permit issued to the District.

2.10 "Stored Water Credits" shall mean those credits accrued by the Town pursuant to this Agreement and Arizona Revised Statutes §45-852.01.

2.11 "Water Delivery System" shall mean the District turnout facilities at the CAP aqueduct used to deliver water to the District canals, including existing and future turnouts and pumps.

3. **Delivery of GWS Water.** Pursuant to the Storage Permit, and in quantities and on delivery dates scheduled by the District, up to two thousand forty eight acre feet (2,048 af) of CAP Water shall be purchased in the name of the Town during the term of this Agreement, unless otherwise agreed, and its delivery shall be directed to the District. The District shall take delivery of the GWS Water at the delivery points agreed upon by the District and CAWCD. The parties shall pay the charges and fees for the purchase of the GWS Water in the manner set forth below. The District shall use such water for agricultural irrigation in lieu of pumped water within the District's service area within the Pinal AMA. The District shall use the GWS Water delivered under the Agreement in lieu of Pumped Water on a gallon-for-gallon substitute basis. The Town shall be entitled under this Agreement and Arizona law to the Stored Water Credits to the extent of GWS Water used by the District.

4. **Individual and Shared Expenses.** During the term of this Agreement the parties shall bear responsibility for individual and shared expenses as follows:

4.1 **District Expenses.**

4.1.1 Pay all the expenses of the delivery after receipt of GWS Water

within the District beyond the Water Delivery System.

4.1.2 Absorb the District's legal and internal operating and administrative fees and expenses, relating to the receipt and use of GWS Water under this Agreement, including legal fees incurred by the District in the development and implementation of this Agreement.

4.2 **Town Expenses.**

4.2.1 Pay all of the M&I capital charges portion of the annual water rate charged by CAWCD for GWS Water under this Agreement.

4.2.2 Absorb its legal and internal operating and administrative fees and expenses relating to the development and implementation of this Agreement.

4.3 **Authority Expenses.**

4.3.1 Authority shall pay any and all costs for the Authority to obtain a Storage Permit.

4.3.2 Absorb its legal and internal operating and administrative fees and expenses relating to the development and implementation of this Agreement.

4.4 **Shared Expenses.** Based upon the annual M&I Water Rate charged by CAWCD, less the capital charges to be paid by the Town, the parties shall pay as follows for the GWS Water used by the District:

4.4.1 The District shall pay Forty-nine and no/100 (\$49.00) Dollars per acre foot.

4.4.2 The Town shall pay Seventy-eight and no/100 (\$78.00) Dollars per acre foot (based on Central Arizona Project Final 2015-2016 Rate Schedule, June 5, 2014).

4.4.3 The Authority shall pay the remaining balance of Thirty and no/100 (\$30.00) Dollars per acre-foot, subject to the terms and conditions set forth herein, as well as receipt of Legislative funding as implemented by the Arizona Department of Water Resources.

5. **GWS Water Delivery Point and Measurement.**

5.1 GWS Water furnished to the District pursuant to this Agreement shall be delivered to the District at its Water Delivery System.

5.2 All water delivered to the Water Delivery System shall be measured using the CAWCD water measuring equipment on site. The results of such measurements shall be provided to the Authority and the Town.

6. **Ordering and Billing.**

6.1 The Town shall schedule GWS Water deliveries from CAWCD in accordance with CAWCD's procedures and at the same time shall notify and deliver to the Authority and the District a copy of the Town's schedule.

6.2 The Town shall prepay charges for said GWS Water based on the schedule of deliveries and otherwise comply with the CAWCD rules and regulations concerning payment and security of payment for said water.

6.3 The District will attempt to take delivery and use not more than the Town's annual allocation of CAP water.

6.4 The parties acknowledge the interruptible nature of the CAP water supply to be furnished under this Agreement. No party shall be liable to the other(s) for any damages resulting from curtailment, interruptions, discontinuances or reductions in supply or undeliverable water which are beyond the control of the party.

7. **Payment.** The Town shall issue a bill to the Authority and the District for the GWS Water delivered under this Agreement. The bill will be for the actual amount of GWS Water scheduled to be delivered to the Water Delivery System pursuant to Paragraphs 6.1 and 6.2 above and for which the Town has been billed and has paid. The amount billed shall be paid within Forty Five (45) days from the date of the bill. Late payments shall incur interest at the rate of 12% per annum from the date of delinquency of any such payment. The Authority and the District shall prepay in whole or in part their respective share of the cost for the GWS Water to be delivered under this Agreement. The District shall reimburse the other parties for any payments made for the delivery of water later canceled or not accepted by the District.

8. **Final Accounting.** In the event there is determined to have been an overpayment or underpayment for GWS Water by any party, the Parties will make any appropriate adjustment to the amount paid hereunder within forty five (45) days of the determination.

9. **Hold Harmless.** The Authority and the Town shall not be responsible for the control, carriage, handling, use, disposal, or distribution of GWS Water. The Parties shall hold each other harmless from damages or claims attributable to the negligent acts of a particular party arising out of the use of the GWS Water, any damages payable, or obligations arising as a result of such negligent acts shall be the sole responsibility of the negligent party.

10. **Quality of Water.** No Party makes any warranty as to the quality of any GWS Water and no Party is under any obligation to construct or furnish water treatment facilities to maintain or better the quality of any GWS Water.

11. **Accrual and Recovery of Town's Stored Water Credits.**

11.1 Pursuant to the Storage Permit, the Authority shall accrue Stored Water Credits for and on behalf of the Town in a long term storage account with ADWR for in lieu water delivered to the District. The Town may use such credits at its sole discretion consistent with this Agreement.

11.2 Recovery of Stored Water Credits shall be allowed from wells that the Town is permitted to recover Central Arizona Project water from, subject to the requirements and constraints of the recovery well permit, including any subsequent amendments.

12. **Records and Reporting.** The parties will maintain records and accounts of deliveries, storage and uses of water under this Agreement, on the basis of information received from CAWCD and the District. The District will furnish the Authority and the Town with all groundwater pump reports and information required. The Authority will file any reports required by the Storage Permit. Copies of all such records, accounts and reports shall be made available to the other parties upon request.

13. **Effective Date.** This Agreement shall become effective on the date first written above or the date it is filed with the Pinal County Recorder as required by Arizona Revised Statutes §11-952(G), whichever is later, when fully executed by the Parties and upon the receipt of all regulatory and other approvals necessary for the implementation thereof. The deliveries of GWS Water under this Agreement shall commence as soon after the issuance of the Storage Permit as possible.

14. **Term of Agreement.** This Agreement shall remain in effect for a period of one (1) year from the Effective Date set forth in Paragraph 13 above, unless sooner terminated in accordance with Paragraph 16 below. The parties further agree that this Agreement may be

extended for additional one (1) year periods, subject to termination as set forth herein, and subject to acceptability of CAP M&I water pricing, availability of revenue for the purposes of this Agreement, availability of water, and the level of participation of other operating units in the GWSP contemplated by this Agreement.

15. **Compliance with Repayment Contract.** The parties acknowledge that the provisions of this Agreement shall in all respects comply with the terms of the Contract between the United States and CAWCD for Delivery of Water and Repayment of Costs of the Central Arizona Project, Contract No.: 14-06-W-245, Amendment No.1, dated December 1, 1988.

16. **Termination.** If any party fails to perform any obligation under this Agreement, including the payment of any charges required of the party, the other party or parties may terminate this Agreement, which termination shall be effective thirty (30) days after mailing written notice of default to the defaulting party. The defaulting party shall remain obligated to pay all charges required to be paid under this Agreement through and including the last day of the term of this Agreement.

17. **Notices.** Any notice, demand or request authorized or required by this Agreement shall be deemed to have been given when mailed, postage prepaid, or delivered as follows:

If to Town: Town of Florence
 Town Manager
 P.O. Box 2670
 Florence, AZ 85132

If to the District: General Manager
 Central Arizona Irrigation & Drainage District

P.O. Box 605
Eloy, Arizona 85131

If to the Authority: Pinal County Water Augmentation Authority
Post Office Box 12684
Casa Grande, Arizona 85130

The designation of the addressee or the address may be changed by notice given in the same manner as provided in this paragraph.

18. **General Provisions.**

18.1 **Time is of the Essence.** Time is of the essence in this Agreement and each term, provision and condition hereof.

18.2 **Waiver.** No waiver by any Party of any default or breach by any other Party hereto shall be deemed to be or constitute a waiver of any other or subsequent default or breach.

18.3 **Binding Effect.** All terms, provisions and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

18.4 **Entire Agreement.** This Agreement, and all other documents contemplated or described herein which are or have been or shall be executed by the Parties hereto, accurately and completely reflect the mutual understanding of the Parties as to all matters addressed herein and therein, and there exists no other agreements, understandings, written or oral, between the Parties and no expectations which are not specifically set forth herein.

18.5 **Attorney's Fees and Costs.** In the event of a dispute, the successful party

shall be entitled to reasonable attorney's fees and costs.

18.6 **Counterpart Executions.** This Agreement may be executed in multiple counterparts, and when a counterpart has been executed by each of the Parties hereto, such counterparts, taken together, shall constitute a single agreement. Duplicate originals may also be utilized, each of which shall be deemed an original document.

18.7 **Conflict of Interest.** The parties acknowledge that the Town may be entitled to terminate this Agreement in the event of a conflict of interest pursuant to the provisions of A.R.S. § 38-511, Arizona Revised Statutes.

18.8 **Acknowledgment of Dual Representation of Legal Counsel.** The Authority and Town each acknowledge that the law firm of Cooper & Rueter, L.L.P. represents the Authority and the Town of Florence in a similar Agreement and that legal counsel for the Authority did not draft this Agreement but has reviewed this Agreement as to form and state law requirements for Intergovernmental Agreements. The Authority and Town hereby waives any claim as to conflict of interest as a result of the law firm of Cooper & Rueter, L.L.P. representing the Authority and if applicable the City of Eloy.

THIS AGREEMENT EXECUTED this _____ Day of _____, 2015.

Pinal County Water Augmentation Authority

Attest: _____
Secretary

By _____
Its Chairman

Approved as to Form:

Authority Attorney

Town of Florence

Attest: _____
Town Clerk

By _____
Mayor

Approved as to form:

Town Attorney

Central Arizona Irrigation & Drainage District

Attest: _____
Secretary

By: _____
Its President

Approved as to form:

District Attorney



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 7b.

MEETING DATE: October 19, 2015

DEPARTMENT: Administration

STAFF PRESENTER: Lisa Garcia
Interim Town Manager/Town Clerk

SUBJECT: IGA for election services

- Action
- Information Only
- Public Hearing
- Resolution
- Ordinance
- Other

RECOMMENDATION MOTION/ACTION

Approval of entering into an Intergovernmental Agreement (IGA) with Pinal County for election services.

BACKGROUND/DISCUSSION

The Town of Florence will hold a special election on May 17, 2016. The IGA will allow Pinal County to conduct an all-mail ballot election on behalf of the Town of Florence. The IGA is for election services authorizing the Town to utilize the voter registration information and election services for printing and election equipment.

FISCAL IMPACT

Staff has dollars in the budget for conducting a special election.

STAFF RECOMMENDATION:

Approval of the IGA with Pinal County for election services.

ATTACHMENTS:

Pinal County IGA



PINAL COUNTY RECORDER

VIRGINIA ROSS

Subject: Intergovernmental Agreements

In order to supply your Municipality with Election and Voter Registration services, please complete the attached Intergovernmental Agreement (IGA).

Fill in all applicable areas and obtain signatures from the appropriate parties (including your legal counsel).

Upon completion, please return the IGA to the address listed on the upper right hand corner of the Agreement. To ensure that all statutory and legal requirements are met (by all parties), the signed IGA must be in our office at least one hundred twenty days prior to the Election Date.

After all signatures have been obtained, and the IGA is approved by the Pinal County Board of Supervisors, you will receive an approved copy. If you have any questions, please contact our Voter Registration Department at 520 866-6861.

31 N PINAL ST BUILDING E * PO BOX 848 * FLORENCE, AZ 85132
PH (520) 866-6830 * FAX (520) 866-6831 * TDD (520) 866-6851
pinalcountyaz.gov/Departments/Recorder

To be completed by Municipality:

Contact name Lisa Garcia
Title Town Clerk
Address PO Box 2670
Florence, AZ 85132
Phone Number 520-868-7552

Completed Agreement filed and

returned to:
Pinal County Recorder
Voter Registration Dept
P. O. Box 848
Florence, AZ 85132

**INTERGOVERNMENTAL AGREEMENT FOR PROVISION OF
SERVICES BY THE PINAL COUNTY RECORDER
AND ELECTIONS DEPARTMENT**

THIS AGREEMENT is entered into this _____ day of _____, 20 _____,
between Pinal County, a political subdivision of the State of Arizona, hereinafter referred to as “County”,
and Town of Florence, hereinafter referred to as “Municipality”.

WHEREAS, A.R.S. Section 11-952 allows public agencies to contract for services and enter into
agreements; and,

WHEREAS, Municipality may hold Special/Regular elections for bond issues, recalls, overrides,
etc. pursuant to A.R.S. Sections 9-231, 9-523, 19-201 et seq., and,

WHEREAS, County is authorized, pursuant to A.R.S. Sections 11-251 (3), 16-172, and 16-511, et
seq., to perform services concerning elections, and,

WHEREAS, County and Municipality have determined that the use of certain services of the
Pinal County Elections Department and the Pinal County Recorder’s Office is in the public interest, and
the County agrees to provide such services.

NOW, THEREFORE, in consideration of the mutual covenants of and stipulations set forth
herein, the parties agree as follows:

1. The purpose of this Agreement is to secure the services of the County for the preparation and
conduct of Special Election election (s) to be held on May 17, 2016.
Name of election Date of election

2. The Services provided by the County Elections Department are:

- a. Prepare ballot formats for the Municipality to be approved by the Jurisdiction.
- b. Provide the sample ballots with the Municipality measures' positions according to precincts within the boundaries of the Municipality.
- c. Provide sample ballots, if required, for public distribution and issue them through the Municipality.
- d. Provide ballots to be used in each precinct, which will allow qualified electors to vote for the Municipality Candidates and/or Measures.
- e. Conduct logic and accuracy tests as required by law and publishing all legal notices in connection therewith.
- f. Tally official results of the election(s), utilizing paper ballots or electronic ballot counting equipment as mutually agreed upon between Municipality and County.
- g. Cause the precinct election boards to utilize the copies of precinct registers, prepared from the records of the County Recorder, for the purpose of identifying the electors qualified to vote in the above-mentioned election(s).

3. The Services provided by the County Recorder are:

- a. Provide copies of precinct registers of qualified electors for precincts contained partially or wholly within the Municipality limits. Said registers shall be prepared from the voter registration records of the County Recorder

b. Early Voting – Indicate only one below

Municipality authorizes County Recorder to handle all Early Voting Functions.

Municipality will be handling Early Voting functions. The County Recorder will provide the following:

- ◆ A list of qualified electors who are eligible to vote early: such lists are to be used solely by the Municipality for Early Voting, or such other election related purposes as may be specifically authorized by law.
- ◆ A list of permanent early voters within the Municipality that are to automatically be mailed an early ballot. Said lists shall be generated from the voter registration records of the County Recorder.

4. Obligation of Municipality. The Municipality or designate thereof agrees to:

- a. Provide the Elections Department with a certification of the measures to appear on the official ballot for the Special/Regular election.
- b. Provide a certified list of measures and the order of appearance of the measures to the Elections Department ninety (90) days prior to the election.
- c. Provide nomination petitions and other necessary information to prospective candidates for council positions.
- d. Accept candidates' nomination documents for filing.
- e. Accept candidates' financial disclosure statements.
- f. Accept all campaign finance statements and expenditure reports from candidates and/or candidates' campaign committees.
- g. Provide the County Elections Office with the names of any Write-in candidates as prescribed by law.
- h. Prepare and Issue certificates of the result of the election.
- i. Publish all legal notices in connection with a municipal election with the exception of the logic and accuracy test notification as described in Section 2 (e) of this agreement.
- j. If the Municipality chooses to conduct their own early voting, provide the County Recorder, upon receipt and prior to processing early ballots, copies of the complete Applications of Early Ballots for signature comparison by the County Recorder or other officer in charge of elections as required by A.R.S. Section 16-550 (A). These copies can be provided by mail, hand delivery, or fax as time constraints dictate.
- k. Pay to County, on a reimbursable basis, all costs of personnel, election materials, and supplies expended by County pursuant to this Agreement. Municipality will make said payment to County within fourteen (14) days after presentation by County of demand for said payment.
- l. If the Municipality chooses to conduct their own early voting, a list of all "Inactive Status" electors who voted in the election pursuant to A.R.S. Section 16-583 shall be provided to the County Recorder.
- m. Agree to be a point of contact regarding conditional provisional ballots – in that a voter of a conditional provisional ballot can take an acceptable type of personal identification to qualify the subject conditional provisional ballot; document what type of identification is provided indicating any identification numbers and issue dates; provide a daily receipt of identification forms from conditional provisional ballot holders by the Municipality

Clerk's office that will be forwarded to the Voter Registration Department of the Pinal County Recorder. This can be done by fax or hand-carried.

- 5. Manner of Financing and Budgeting.** Each party represents that it has sufficient funds available in its current fiscal year budget to discharge the funding obligation imposed by this Agreement, and agrees that such funds shall be solely available therefore.
- 6. Termination.** This Agreement shall terminate upon all matters connected with the election being resolved, legal challenges excepted or upon written notice by either party to the other within thirty (30) days of the effective date of this Agreement. Should the election herein be challenged or questioned for any reason whatsoever, then, in such event, Municipality shall be solely responsible for defending, legally or otherwise, said election.
- 7. Indemnification of County.** To the extent allowed by law, the County agrees to indemnify and hold harmless the District from all injuries to persons or property caused by the acts or omissions of the County arising out of the County's activities under this Agreement. To the extent allowed by law, the District agrees to indemnify and hold harmless the County from all injuries to persons or property caused by the acts or omissions of the District arising out of the District's activities under this Agreement.
- 8. Effective Date and Term of Agreement.** This Agreement shall be effective upon approval by the Pinal County Board of Supervisors, and shall terminate as provided in 6 above.
- 9. Nondiscrimination.** The parties shall comply with Executive Order 2009-9 and all other applicable State and Federal employment laws, rules, and regulations, mandating that all persons shall have equal access to employment opportunities, and that no person shall be discriminated against due to race, creed, color, religion, sex, national origin or disability.
- 10. Severability.** If any provisions of this Agreement or application thereof to the County, Municipality, person or circumstances is held invalid; such invalidity shall not affect other

provisions or applications of this Agreement, which can be given effect, without the invalid provision or application and to the end the provisions of the Agreement are declared to be severable.

- 11. E-Verify/Immigration.** The parties warrant and represent to each other that they are in compliance with the Federal Immigration and Nationality Act (FINA), A.R.S. Sections 41-4401 and 23-214, and all other federal and state immigration laws and regulations.
- 12. Cancellation.** This Agreement may be canceled by either party for conflict of interest pursuant to A.R.S. Section 38-511.
- 13. Governing Law.** This Agreement shall be construed under the laws of the State of Arizona and by applicable federal law.
- 14. Entire Agreement.** This Agreement contains the entire agreement between parties concerning its subject matter and any amendment to this Agreement shall not be made except by mutual written agreement of the parties.
- 15. Notices.** All notice required by this Agreement shall be sent by U.S certified mail, return receipt requested, or delivered by hand to the party at the address indicated or such other address requested by notice to the other party. A notice shall be considered given when received.

County: Pinal

Municipality: Town of Florence

Name, Title: Pinal County Recorder

Name, Title: Town Clerk

Address: P.O. Box 848, Florence AZ 85132 Address: P.O. Box 2470, Florence, AZ 85132 

- 17. Waiver.** A waiver by either party of any of the terms, conditions and covenants to be performed by the other shall not be construed to be a waiver of any succeeding breach, nor of any other term, condition, or covenant contained in this Agreement.

IN WITNESS WHEREOF, the parties hereby have executed this Agreement the day and year first above written.

MUNICIPALITY

Town of Florence

Printed Name

BY: _____
Name/Title

ATTEST:

BY: _____
Clerk, Municipality

Approved as to form:

And within the powers and authority granted under the laws of this State to the District

BY: _____
Attorney, Municipality

PINAL COUNTY

BY: _____
Virginia Ross
Pinal County Recorder

PINAL COUNTY BOARD OF SUPERVISORS

BY: _____
Chairman

ATTEST:

BY: _____
Clerk, Board of Supervisors

Approved as to form:

BY: _____
Deputy County Attorney



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 7c.

MEETING DATE: October 19, 2015

DEPARTMENT: Fire Department

STAFF PRESENTER: David Strayer, Fire Chief

SUBJECT: Donation of computers to the Globe Fire
Department

- Action
- Information Only
- Public Hearing
- Resolution
- Ordinance
 - Regulatory
 - 1st Reading
 - 2nd Reading
- Other

RECOMMENDED MOTION/ACTION:

Motion to approve the donation of four discontinued Panasonic Tough Book computers to the Globe Fire Department and to receive a donation of five Wildland Fire Shelters.

BACKGROUND/DISCUSSION:

The Panasonic Tough Book computers are two generations old and are no longer utilized by the Fire Department as they do not support the current operating software. In exchange for the computers, the Globe Fire Department will be donating five Wildland Fire Shelters to the Florence Fire Department. The shelters are needed to be in compliance with the Arizona State Forestry Cooperative Agreement, which requires the Fire Department to carry shelters for its' crew members. If the shelters were to be purchased, they would cost the Department \$380 each.

FINANCIAL IMPACT:


The current value of the computers is estimated at \$150 each or a total of \$600. The donation value of the shelters to the Fire Department is \$1,900. There is no financial impact to the Town.

STAFF RECOMMENDATION:

Staff recommends approval of the donation of the four Panasonic Tough Book computers to the Globe Fire Department in exchange for a donation of five Wildland Fire Shelters from the Globe Fire Department. The Town of Florence Information Technology Department supports the donation due to the "end of life" for this product within our organization.

ATTACHMENTS:

None

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 7d.
MEETING DATE: October 19, 2015 DEPARTMENT: Community Development STAFF PRESENTER: Mark Eckhoff, AICP Community Development Director SUBJECT: Resignation of Billie Jo Garcia from the Planning and Zoning Commission		<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"/> 1 st Reading <input type="checkbox"/> 2 nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

Motion to approve the resignation of Billie Jo Garcia from the Planning and Zoning Commission.

BACKGROUND/DISCUSSION:

In response to the letter of resignation of Billie Jo Garcia from the Planning and Zoning Commission, action is recommended to accept her resignation and to fill her vacated position.

With Ms. Garcia’s departure from the Planning and Zoning Commission due to personal reasons, that leaves the following active members on the Commission:

- Gary J. Pranzo (term expiring 12/31/2015)
- Larry Putrick (term expiring 12/31/2015)
- James Petty (term expiring 12/31/2015)
- Bruce Fenstermaker (term expiring 12/31/2017)

Currently, the Town of Florence has no alternate members available for the position of Planning and Zoning Commission seat.

FINANCIAL IMPACT:

No fiscal impact with this request.

RECOMMENDATION:

It is recommended that the resignation of Billie Jo Garcia from the Planning and Zoning Commission be accepted.

ATTACHMENTS:

Resignation letter

From: Billie Jo Garcia
Sent: Thursday, September 24, 2015 5:21 PM
Cc: Gilbert Olgin
Subject: Re: October 1st PZ Commission meeting

Hello Gilbert,

Given a recent change in my employment situation, I feel it is better to relinquish my seat on the commission. I am currently on the east coast and unsure if future employment will be in Arizona or elsewhere. I am grateful for the opportunity to serve the community of Florence as a P and Z commissioner and appreciative of the sincerity, integrity, passion and camaraderie of my fellow commissioners and the staff of ED for Florence. Thank you for giving me the opportunity and please forgive the inconvenience of filling my seat before the end of my term.

Billie Jo



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 7e.

MEETING DATE: October 19, 2015

DEPARTMENT: Community Development

STAFF PRESENTER: Mark Eckhoff, AICP
Community Development Director

SUBJECT: Resignation of Bruce Fenstermaker from the
Planning and Zoning Commission.

- Action
- Information Only
- Public Hearing
- Resolution
- Ordinance
 - Regulatory
 - 1st Reading
 - 2nd Reading
- Other

RECOMMENDED MOTION/ACTION:

Motion to approve the resignation of Bruce Fenstermaker from the Planning and Zoning Commission.

BACKGROUND/DISCUSSION:

In response to the letter of resignation of Bruce Fenstermaker from the Planning and Zoning Commission, action is recommended to accept his resignation and to fill his vacated position.

With Mr. Fenstermaker's departure from the Planning and Zoning Commission due to personal reasons, it leaves the following active members on the Commission:

Gary J. Pranzo (term expiring 12/31/2015)

Larry Putrick (term expiring 12/31/2015)

James Petty (term expiring 12/31/2015)

Currently, the Town of Florence has no alternate members available for the position of Planning and Zoning Commission seat.

FINANCIAL IMPACT:

No fiscal impact with this request.

RECOMMENDATION:

It is recommended that the resignation of Bruce Fenstermaker from the Planning and Zoning Commission be accepted.

ATTACHMENTS:

Resignation letter

From: Bruce Fenstermaker
Sent: Wednesday, October 14, 2015 12:54 PM
To: Lisa Garcia
Subject: Resignation

On this day October 14, 2015, I hereby resign my position as Commissioner on the Planning and Zoning Commission.

Signed,

Bruce Fenstermaker

MINUTES OF THE FLORENCE TOWN COUNCIL MEETING HELD ON TUESDAY, SEPTEMBER 8, 2015, 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 6:02 pm

ROLL CALL:

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

Absent: Woolridge

Ms. Lisa Garcia, Interim Town Manager/Town Clerk, explained that there were technical difficulties with the video equipment not properly working and that only the audio of the meeting was being recorded. She stated that if, and when, staff obtained a video camera, that portion of the meeting would be recorded.

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.

There were no public comments.

PUBLIC HEARING AND PRESENTATION

Public hearing on a request by Solar Star Arizona VII, LLC (a subsidiary of SunPower Corporation, Systems [SunPower]) for approval of an application proposing a zone change from initial comparable zoning, Single-Residential Ranchette (R1-R), to Planned Unit Development (PUD) zoning to develop a photovoltaic solar facility on approximately 282 acres of land. The Bonnybrooke Solar Project is a proposed utility-scale photovoltaic (PV) solar energy facility

planned for the subject site that is generally bounded by Diversion Dam Road to the south, the Bonnybrooke Road alignment to the north, Padilla Road to the west and the Quail Run Road alignment to the east; and First reading of Ordinance No. 637-15: AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE BONNYBROOKE SOLAR PROJECT PLANNED UNIT DEVELOPMENT (PZ 15-48 PUD).

Mr. Mark Eckhoff, Community Development Director, stated that the request from Solar Star Arizona VII, LLC, a subsidiary of SunPower Corporation Systems, is to develop the Bonnybrooke Solar Project on a portion of the property in the proposed annexation. He stated that the request is for a zone change from initial comparable zoning, Single-Residential Ranchette (R1-R), to Planned Unit Development (PUD) zoning which would allow for the proposed utility-scale photovoltaic (PV) solar energy facility to be constructed and operated. He stated that the project will cover roughly 282 acres of land that may produce up to 50 megawatts (MW) of energy.

Mr. Eckhoff stated that the project is concurrently proceeding through the construction plan review process to allow for the project to commence upon approval of the pending annexation and minor zone change by Town Council.

Councilmember Anderson thanked SunPower Corporation Systems for the information they had provided Council and staff and for providing an on-site tour to educate Council regarding their project.

Mayor Rankin opened the public hearing. There were no public comments. Mayor Rankin closed the public hearing.

Presentation of a Years of Service Award to Tom Rankin for 12 years of service and dedication to effective local government in Arizona.

Councilmember Anderson presented Mayor Tom Rankin his 12-year service award on behalf of the League of Cities and Towns and the Town.

Mayor Rankin stated that he started working for the Town of Florence in 1980 and at that time the Town had a volunteer Fire Department, a seven member Police Department, a Public Works Department staffed by relatives and a Parks and Recreation program that was mainly the baseball/softball fields. He stated in 1980 the Town of Florence was two square miles and today it is slightly over 63 square miles and as the Town annexes in more land and communities, it will continue to grow and ensure the future of Florence. He stated that he is blessed to have been able to serve the Town of Florence and its citizens who have entrusted him to lead their town.

Presentation of a Years of Service Award to Tom Smith for 12 years of service and dedication to effective local government in Arizona.

Mayor Rankin presented to Mr. Tom Smith his 12-year service award stating that Town Council, staff and the citizens of Florence appreciates his work and dedication to the Town.

Mr. Tom Smith accepted his award.

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.

Proclamation of the Mayor declaring the week of September 17 through 23, 2015, as Constitution Week.

Proclamation of the Mayor declaring September 2015 as Grandfamily/Kinship Care Month.

Approval of accepting the register of demands ending July 31, 2015, in the amount of \$6,449,280.36.

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

NEW BUSINESS

Ordinance No. 635-15:

Ms. Garcia read Ordinance No. 635-15 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 (BONNYBROOKE SOLAR PROJECT ANNEXATION NO. 2015-02). (First Reading)

Ordinance No. 639-15:

Ms. Garcia read Ordinance No. 639-15 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING THE FLORENCE TOWN CODE BY STRIKING SECTION 10.15 AND 30.45 TO 30.51 AND CREATING NEW SECTION 10.15 AND 30.45 to 30.53 ENTITLED ORDINANCES AND RESOLUTIONS. (First Reading)

Ms. Garcia stated that staff is recommending modifications to the Town Code that better states how an ordinance or resolution is adopted, when publishing in the newspaper is required, where the posting locations are and which documents will be recorded in the Pinal County Recorder's Office. She stated that the ordinance sets standards for when an ordinance is required and specifies under what conditions.

Resolution No. 1560-15:

Ms. Garcia read Resolution No. 1560-15 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ESTABLISHING REGULAR MEETING LOCATIONS, DATES AND TIMES FOR TOWN OF FLORENCE TOWN COUNCIL AND TOWN BOARDS AND COMMISSIONS.

Ms. Garcia stated that this resolution would establish the regular meeting times for all Town boards and commissions moving their meeting location to the Library and Community Center, located at 778 N. Main Street, Florence, Arizona for the following:

- Arts and Culture Commission meetings
- Historic District Advisory Commission meetings
- Library Advisory Board meetings
- Parks and Recreation Advisory Board meetings

Ms. Garcia stated that Council Regular and Special Meetings and Planning and Zoning Commission Meetings will remain at Town Hall. Work Sessions and trainings that do not require filming will be moved to the Library and Community Center.

Mayor Rankin inquired if all board and commissions had been notified of the change in meeting location.

Ms. Garcia stated that all boards and commission have been advised of the location change and been provided a copy of the draft resolution, pending Council approval.

On motion of Vice-Mayor Walter, seconded by Councilmember Guilin, and carried to adopt Resolution No. 1560-15.

Resolution No. 1561-15

Ms. Garcia read Resolution No. 1561-15 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING THE FLORENCE TOWN COUNCIL RULES OF PROCEDURE, EFFECTIVE OCTOBER 8, 2015.

Ms. Garcia stated that she and Clifford L. Mattice, Town Attorney, reviewed the Florence Town Council Rules of Procedure that were amended by Council at the March 2, 2015 Council meeting. She stated that with the relocation of the library, which is a posting site for the Town, it became necessary to review the Rules of Procedure. She stated that the changes comply with the suggestions of the Arizona Ombudsmen.

Mayor Rankin suggested that Council review the recommended changes for action at a future meeting.

Ms. Garcia stated that staff is requesting adoption and advised Council of a few key changes which include updates recommended by the Arizona Ombudsmen Office that are in compliance with recent changes to State law.

Ms. Garcia stated that the Call to Council at the end of a meeting may only contain current events and that at a future meeting, staff will be coming back to Council to address elections and politicking on the floor. She stated that the laws have become very strict regarding these actions.

Councilmember Wall inquired as to what the definition of current events was.

Ms. Garcia stated that per the Arizona Ombudsmen Office, current events are items that are on the agenda or in a report for that particular meeting. She stated that if an action was taken during a meeting that was not on the agenda, then Council would have to go back and ratify that action. She stated that congratulating a high school sports team is not an action but a statement thus the Open Meeting Law had not been violated.

Mayor Rankin stated that he does not believe Council has violated the Open Meeting Law by supporting or congratulating local youth sports.

Ms. Clifford Mattice, Town Attorney, stated that in the opinion of the Arizona Ombudsmen, as long as there is not a discussion of items related to Town business, the intent of the meaning of current events in the Open Meeting Law is being adhered to.

Councilmember Anderson inquired as to when during a meeting is it appropriate for a Councilmember to request an item be placed on a future agenda.

Ms. Garcia stated that a Councilmember may make a request during the Call to the Public or Council which is clearly stated in the State Statute.
No action was taken.

Discussion/Approval/Disapproval of renewal and extension of Prosecutor Legal LLC, for prosecutor services with a term extending through October 31, 2015.

Mr. Mattice stated that it would be prudent to have Mr. Richard Husk continue providing legal services to the Town to assist with ongoing matters and with current cases.

On motion of Councilmember Guilin, seconded by Councilmember Hawkins, and carried to approve the extension of the Prosecutor Legal Services Agreement with Richard V. Husk, of the Law Offices of Richard V. Husk, LLC, for prosecutor services, in an amount not to exceed \$10,000 with a term extended through October 31, 2015.

Discussion/Approval/Disapproval of an Administrative Memorandum to temporarily lessen the enforcement of sign code regulations.

Ms. Garcia stated that she requested that Mr. Eckhoff, Community Development Director, place this item on the agenda in light of a recent Supreme Court decision pertaining to sign code regulations. She stated that based on this decision, the Town will need to make changes to the Town's Sign Code to become compliant.

Mr. Eckhoff stated that in the past year and half, the Town has been watching the court case which called into question the constitutionality of most sign codes throughout the United States. Staff has begun the process of reviewing the Town's sign code regulations, researching applicable legal issues and looking for recently adopted and or amended model codes that the Town can use for reference. Staff will draft a complete re-write of the Town's Sign Code, addressing the legal and constitutional issues and to create a more user-friendly code. The process will take some time so staff has prepared an Administrative Memorandum that seeks to temporarily lessen the enforcement of sign code regulations for a period effective September 9, 2015 and extending to no later than April 30, 2016, to not enforce regulations on existing permanent or temporary on-site commercial signs, except where enforcement of such signs is necessary for life safety purposes. He stated that during this time, the Town will continue to permit new signs that comply with applicable sign regulations and consult with the Town Manager and Town Attorney on any requests for new signs that may not appear to be in strict compliance with applicable codes, but may be allowable under the auspices of the recent Supreme Court decision.

Mr. Eckhoff stated that staff would like to hold a public hearing and a work session to allow for input from business owners, citizens and with Council to ensure the Town's Sign Code is user friendly and in compliance with the Supreme Court ruling.

Councilmember Hawkins stated that he would like to have a work session with the Planning and Zoning Commission to ensure everyone has the same thought process regarding the re-write of the codes.

Councilmember Anderson inquired if enforcement is going to occur regarding temporary signs that are placed in right-of-ways or are obstructing vehicular vision on the roadways.

Mr. Eckhoff stated that signs that are placed obstructing vehicular vision or causing a safety concern will be addressed.

Mayor Rankin inquired as to how the information would be brought back to Council.

Mr. Eckhoff stated that staff will be utilizing the model ordinance it has. They hope to obtain additional model ordinances from other municipalities and continue to work with the Town Attorney to create an ordinance that is reflective of Florence as well as be compliant with the Supreme Court ruling. Staff will provide the revised draft copy of the ordinance to Council and the Planning and Zoning Commission during a combined work session. He stated at that session Councilmembers or Commissioners can suggest changes, additions or modifications that they believe are in the best interest of Florence and in compliance with the Supreme Court ruling.

Mayor Rankin inquired if the Arizona Planning Association is involved in any code development in light of the Supreme Court ruling.

Mr. Eckhoff stated that the Arizona Planning Association held a workshop that he and the Town Attorney attended, with colleagues and representatives from the sign industry, which advised the attendees to proceed with caution without a full moratorium on signs until codes can be rewritten. He stated that the Arizona Planning Association, the International Sign Association, and the Municipal Attorney Association are all working on sign codes, based on the Supreme Court ruling, but not too many communities have come forward as the first to rewrite their code.

Mayor Rankin inquired as to how long staff believed it would take to re-write the Town's Sign Code.

Mr. Eckhoff stated he estimates that it will take six to eight months to complete the full re-write of the code. He stated during this time, signs requests will be reviewed and extra caution will be taken to ensure the request is compliant with the Supreme Court ruling and is good for the Town of Florence.

Mr. Clifford Mattice, Town Attorney, stated that the International Municipal Attorney Association has created a first draft of a model code and each municipality throughout the Country may use the draft code or choose to write their own as their legal counsel and local government interpret the Supreme Courts' ruling.

Ms. Garcia stated that during the six to eight months to complete the re-write process, Council and the Planning and Zoning Commission will be meeting with staff prior to and during the process to ensure the code is being written in a user-friendly compliant manner with the best interest of Florence.

Mayor Rankin stated that he would like to keep in mind that signs are the best form of advertising for businesses and the best way to locate a business when driving through town.

Councilmember Anderson stated that he hoped that signs that are not in compliance with the new code be identified and a plan is put in place on how those signs will be addressed.

On motion of Councilmember Guilin, seconded by Councilmember Hawkins, and carried to approve the Administrative Memorandum to temporarily lessen the enforcement of sign code regulations.

DEPARTMENT REPORTS

Manager's Report

Department Reports

Community Development

Courts

Finance

Fire

Library

Parks and Recreation

Police

Public Works

Councilmember Hawkins inquired as to what the status was of the land along State Route 79 that has a handmade sign saying Casa Taco which is located directly across the street from the location of the new Taco Bell that has been approved.

Mr. Eckhoff stated that the owner of the property who also owns the adjacent property was in negotiations with the restaurant but it appears they have stalled and the owner was premature in putting the sign up. He stated that staff will contact the owner and obtain an update to see if negotiations are still occurring or if the sign needs to be removed. He stated that the Taco Bell across the street from this location is proceeding forward. He stated that the plans have been approved and the developer is working with the Historical Society to relocate the ice box on the property and are in their final plans in securing a general contractor and should start construction this month.

Councilmember Anderson inquired as to what the results were from the traffic control analysis Public Works conducted on Merrill Ranch Parkway, Sun City Boulevard and Constitution.

Mr. Wayne Costa, Public Works Director, stated that they installed oversized stop signs. Pavement markers have been scheduled for installation denoting a stop ahead. Stop a head sign have been installed along Merrill Ranch Parkway. He stated in conjunction with Pulte, landscaping has been trimmed back or removed to allow for better visibility of traffic control signs and that the balance of the intersections have been reviewed and it was determined that they have adequate traffic control signage.

CALL TO THE PUBLIC

There were no comments.

CALL TO THE COUNCIL

Councilmember Guilin stated that she would like to express her appreciation to Mr. Tom Smith and Mayor Tom Rankin who have worked hard and are dedicated to the Town of Florence.

Councilmember Wall stated that she recently took a tour of the new Library/Community Center and encouraged everyone to take a moment and visit the facility and take advantage of the many offerings it has.

Mayor Rankin thanks Councilmember Guilin for her kind words and stated that it has been his pleasure to serve the Town for the past 12 years as a member of Council or as Mayor.

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 Hawkins, seconded by Councilmember Anderson, and carried to adjourn the meeting at 6:58 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 8, 2015, 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 SPECIAL MEETING HELD ON MONDAY, SEPTEMBER 14, 2015, AT 8:00 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 8:00 pm.

ROLL CALL:

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

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.

There were no public comments.

NEW BUSINESS

Resolution No. 1565-15:

Ms. Lisa Garcia, Interim Town Manager/Town Clerk, read Resolution No. 1565-15 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, GRANTING A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR IRRIGATION IMPROVEMENTS TO THE UNITED STATES OF AMERICA, BUREAU OF INDIAN AFFAIRS, SAN CARLOS IRRIGATION PROJECT AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.

Mr. Mark Eckhoff, Community Development Director, stated that the construction of the Territory Square Project required existing irrigation facilities be relocated and piped in a new alignment to the north and west of the Phase One development site. He stated upon review of the of the easement granted by Council through the adoption of Resolution No. 1525-15, the easement grantee is requiring a few minor modifications to the easement prior to accepting and recording of the easement. He stated that Resolution No. 1565-15 will override Resolution No. 1525-15.

Councilmember Anderson inquired as to what the requested changes were.

Mr. Eckhoff stated that the significant requested changes were to specify that the easement was perpetual and non-exclusive.

On motion of Vice-Mayor Walter, seconded by Councilmember Hawkins, and carried to adopt Resolution No. 1565-15.

ADJOURN TO EXECUTIVE SESSION

For the purpose of discussion of the public body in accordance with A.R.S. §38-431.03 (A) (1) to review the applications received for the position of Town Manager and discuss candidates to be interviewed.

Councilmember Hawkins stated that he did not believe that Council needed to go to Executive Session and recommended that Council accept applications for another 30 days.

On motion of Councilmember Woolridge, seconded by Councilmember Guilin, to adjourn to Executive Session.

Roll Call:

Boardmember Woolridge: Yes

Boardmember Guilin: No

Boardmember Anderson: No

Boardmember Wall: Yes

Boardmember Hawkins: No

Vice-Mayor Walter: No

Mayor Rankin: No

Motion failed: Yes: 2; No: 5

Mayor Rankin directed staff to schedule an Executive Session the second regularly scheduled Council Meeting in October.

Ms. Garcia inquired if Council would like staff to advertise the job opening for Town Manager with any other service other than those that are already being utilized.

Mayor Rankin inquired when was the last time staff received a resume for the position of Town Manager.

Ms. Garcia stated that a resume was received today.

Mayor Rankin stated that he would like staff to continue with existing postings, updating the notice with the new cut-off date and expand posting areas to all services available to the Town.

ADJOURN FROM EXECUTIVE SESSION

CALL TO THE PUBLIC

There were no public comments.

CALL TO THE COUNCIL - CURRENT EVENT

There were no comments.

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 Hawkins, seconded by Councilmember Woolridge, and carried to adjourn the meeting at 8:07 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 14, 2015, and that the meeting was duly called to order and that a quorum was present.

Lisa Garcia, Town Clerk

**TOWN OF FLORENCE
HISTORIC DISTRICT ADVISORY COMMISSION
SPECIAL MEETING MINUTES**

SPECIAL MEETING OF THE HISTORIC DISTRICT ADVISORY COMMISSION OF THE TOWN OF FLORENCE HELD WEDNESDAY, JULY 22, 2015, AT 6:00 PM, IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER

Chairman Wheeler called the meeting to order at 6:00 pm.

ROLL CALL:

Present: Chairman Wheeler, Vice-Chairman Adam, Commissioner Smith, Commissioner Reid, Commissioner Novotny, Commissioner Schmidt.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Smith.

DISCUSSION/APPROVAL/DISAPPROVAL of the minutes of the regular meeting conducted on June 24, 2015.

On motion of Commissioner Novotny, seconded by Commissioner Smith, and carried to approve the regular meeting minutes of June 24, 2015.

NEW BUSINESS

CASE CUEN BUILDING DESIGN REVIEW RE-SUBMITTAL (PZ-15-43 DR)

DISCUSSION/APPROVAL/DISAPPROVAL of a Design Review re-submittal application for the Cuen Building located at 145 North Main Street in Florence, Arizona.

As initially constructed, the Cuen building was L-shaped, with two one room wide wings. The building interior was extensively remodeled in 1910 for use as Florence's first telephone central office. For the past few decades, the building has been unoccupied and continually deteriorating.

Unfortunately, multiple penetrations into the building have allowed the elements to accelerate deterioration (bricks, plaster, adobe, etc.) and permitted pigeons to roost in the building. The north wall, roof and chimney cannot be saved. The building is gutted

inside. Beyond structural concerns, these conditions present aesthetic and other issues that are repeatedly noted by downtown visitors and patrons of the Fitness Center.

Over the past seven years, a few improvements have been made to stabilize the structure on an interim basis. A recent external and internal assessment of the facility with Town staff and Swan Architects confirmed that prompt action needs to be taken to demolish, rehabilitate or re-construct the subject building.

On May 27, 2015, staff held a work session with the Historic District Advisory Commission (HDAC) on the application submitted by the property owner to determine the validity of the application.

On June 24, 2015, staff presented the Cuen Building design review application (PZ 15-39 DR) to the HDAC and the application was disapproved.

The owner of the Cuen building is required to follow a set of Town requirements for the recipient of the auctioned building that were described as Phase 1.

Phase 1:

The subject building must be stabilized within one hundred days of the successful bidder taking title to the building. A one-time thirty day extension to complete the stabilization may be granted upon special circumstances authorized by the Town of Florence. Stabilization, at a minimum shall mean that the building is considered structurally safe and sound though not yet occupiable; the building is generally weather-proofed; the pigeon infestation is adequately addressed; windows and doors on the building are exposed; and exterior walls are repaired, surface and painted.

Staff contended that the new submittal, by Mr. Smallidge (PZ 15-43 DR), had adequately addressed the Town's requirements for stabilization for Phase 1 and has started down the right path for Historic Rehabilitation. The application still had some minor concerns, however the new application does paint the picture of a restored historic building.

Staff listed the items that needed to be addressed within the application for reconsideration by the HDAC:

- Stabilization-
 - The use of glulam beams on each side of a vintage skylight with post and beam support, roof rafters to be reinforced with OBS sheathing on both sides and 2' x 6' beams to create a truss system.
 - Use of the original roof rafters.
 - Owner will mechanically attach rafters to top of west brick wall and to east wood frame wall.

- Mechanical–
 - Provide new 14 seer three ton air conditioning system.
- Plumbing–
 - Provide new restroom, if required.
- Electrical–
 - Remove existing electrical box, wiring and fixtures.
 - Provide new service, distribution of wiring evenly in both rooms.
 - Reduce outlets by 50% in adobe area so not to cause damage to adobe and plaster walls.
- Roofing–
 - The existing corrugated iron roofing requires further investigation of physical conditions.
 - Historic photographic documentation prior to final determination of treatment.
 - If the existing roofing is prior to the era of significance and is in salvageable condition, owner will probably rehabilitate.
- Doors and Windows–
 - Three historic windows with one over one, double hung wood framed windows
 - One historic door in place on the west and north facades and will be restored/refinished.
 - The non-historic door on the north façade will be removed to allow for reconstruction of a replica.
 - Remove and replace with period/era wood for all fascia windows and door eastings to provide historic authenticity.
- Finishes–
 - Will not remove non-weathered/damaged stucco from the walls (removal of stucco may damage existing clay bricks and adobe block).
 - Restore stucco finish.
 - Remove all un-adhered stucco, cut-out cracks in stucco, clean
 - Prepare adobe and brick appropriately to provide maximum adhesion.
 - Re-point all clay brick with lime mortar.
 - Repair and pack all raw adobe voids with lime based stucco (This action will ensure historic materials are being used).
 - Fiberglass webbing will be used on cracks to add durability.
 - A lime based stucco scratch coat will be spread over early stucco and then final lime stucco will be added to provide a historic texture and authentic finish.

- The colors for the exterior of the building are “Earth Tones” and shall have a minimum impact to surrounding business owners.

Staff contends that this rehabilitation will not only preserve the Cuen Building for future generations, but also enhance the appearance so the properties blend into the Downtown Commercial Zoning District on Main Street and retains a level of individuality.

- The new application is sensitive to the integrity of the historic adobe building and the Historic District.
- Florence Townsite Historic District Preservation Guidelines have been utilized for the rehabilitation.
- The “Cuen Building” will be saved and turned into a commercial business.

Staff found that this request was in compliance with applicable Town codes, Secretary of the Interior’s Standards for the Treatment of Historic Properties and Florence Townsite Historic District Preservation Guidelines and hereby recommended approval to the Historic District Advisory Commission for the Design Review application PZ 15-43 DR, subject to the following conditions:

1. Construction on the Cuen Building shall conform to the exhibit presented on July 22, 2015.
2. Project shall comply with all applicable Town codes, Interior’s Standards for the Treatment of Historic Properties, Florence Townsite Historic District Preservation Guidelines and all applicable building, fire and engineering codes.
3. Any exterior lighting on the property shall be in compliance with applicable light control restrictions.
4. Compliance with this HDAC design review application approval shall be required prior to issuance of “Final Certificate of Occupancy”.

Vice-Chairman Adam recused herself due to personal interest.

Commissioners had concerns regarding replica items (i.e. doors) and wished to have the applicant answer some of their questions. The applicant answered that it is his desire to reface the front exterior of the door to match the original door in the front. It would be the same door, simply refaced.

On motion of Vice-Chairman Adam, seconded by Commissioner Smith, and carried to approve the re-submitted design review for the Cuen Building case PZ-15-43.

CASE RUIZ REHABILITATION DESIGN REVIEW RE-SUBMITTAL (PZ-15-44 DR)

DISCUSSION/APPROVAL/DISAPPROVAL of a Design Review re-submittal application for the Ruiz Rehabilitation Project located at 321 East Ruggles Street in Florence, Arizona.

Under Town Council direction, Town staff obtained two grants from the State Housing Fund (HOME) and the Community Development Block Grant (CDBG). The grants were used to conduct owner-occupied housing rehabilitation projects within the limits of the Town.

The “Jennie Lopez Residence” (listed as F1-92 Historic District) was the recipient on the said grants and on March 25, 2015 the Historic District Advisory Commission (HDAC) had approved the design review application request to rehabilitate her home.

The Town of Florence Owner Occupied Housing Rehabilitation Program contracted with BBAR Enterprises, LLC to conduct the rehabilitation services. BBAR inspected the property consisting of an old adobe with block addition located within the town’s historic district. The inspection revealed a myriad of health and safety items that needed to be addressed in order to bring the unit up to Town and building codes and acceptable living standards.

The initial environmental review included and obtained approvals from the State Historic Preservation Office (SHPO) as well as the local Historic District governing body. BBAR Enterprises, LLC began procurement and on May 22, 2015, received no bids. A second attempt did produce three proposals; however, they exceeded both estimates and allowable grant assistance (proposals ranged from \$174,000 to \$278,000).

Since then, several attempts to reconcile code, historic preservation, grant fiscal parameters and cost were made to no benefit. The basic health and safety items to make the unit livable still exceeded the maximum grant limits.

Staff and the Town of Florence Owner Occupied Housing Rehabilitation Program proposed, and the grant sources approved, an addition to the south of the property that meets code and houses all the living areas and in turn, would preserve the existing historic structure for accessory use only, reduce wear and prevent any disturbance to the existing adobe caused by new wiring, plumbing and mechanical tasks. The addition will be sensitive to the architectural fabric of the Historic District therefore proposed a simple Sonoran style home with straight gable and shed metal roofs with round rough-sawn posts supporting the front porch area.

The addition would provide the homeowner with a living space that is three bedrooms and two baths; comparable in size to the current living space, which consists of three bedrooms and one bath. The grant sources being used generally ask that a homeowner be left with a similar size living space upon completion of construction. The second bath is a more common element in three bedroom homes and will not create an increase in the size of the living space for the client.

The efforts undertaken by staff to arrive at the decision to make the new request took into consideration the current living conditions the property owner is living in and the preservation of the "Jennie Lopez Residence". Various attempts were made to create a plan to repair the existing building but in the end, the cost would exceed the funding amount available. The current request would allow the homeowner to live comfortably for several years.

Staff contended that this rehabilitation will not only preserve the home for future generations, but also enhance the appearance so the properties blend into the Historic District and retain a level of individuality.

Finding:

- New plans are sensitive to the integrity of the historic adobe building and the Historic District.
- Florence Townsite Historic District Preservation Guidelines have been utilized for the new addition.
- The "Jennie Lopez Residence" will be saved and turned into an accessory structure in order to preserve the integrity of the structure.

Staff found that this request is in compliance with applicable Town codes, Secretary of the Interior's Standards for the Treatment of Historic Properties and Florence Townsite Historic District Preservation Guidelines and recommended approval to the Historic District Advisory Commission for the Design Review application PZ 15-44 DR, subject to the following conditions:

1. Construction on the new addition shall conform to the exhibits presented on July 22, 2015.
2. Design Review approval shall expire in one (1) year from this approval (July 22, 2015) if a building permit is not issued for the subject site/project within said period.

3. The "Jennie Lopez Residence"(321 East Ruggles Street/APN 200-48-0570) will only be used as an "Accessory Building" as stated in the Town of Florence Code of Ordinances, Title XV Land Usage, Chapter 150 Development Code, 150.174 Accessory Buildings once construction of the new addition receives a Certificate of Occupancy (CofO).
4. The property owner agrees to remove all plumbing and plumbing fixtures to the "Jennie Lopez Residence"(321 East Ruggles Street/APN 200-48-0570) prior to issuance of a CofO on the new addition.

Commissioners had various questions such as if anything was being done with the old building, which staff stated not at this time, however the option to do something with it at a later date if funds become available would be there.

Commissioners were concerned that nothing was going to be done with the original structure. Alton Bruce of BBAR Enterprises, Inc. spoke to the Commission regarding the original structure stating the problems that will cause continued deterioration would be continued occupancy. He stated that the wiring in the home is dangerous causing the potential for a fire. The plumbing also is in poor shape which could cause continued damage causing the adobe to collapse, among other items that would be typical to an older home. According to Mr. Bruce, by converting the original structure to storage, as long as the roof is dry, it should last for a long time. He believes by removing occupancy of the original structure it will help preserve the structure longer than having it continued to be occupied.

Ernie Feliz, Town of Florence Grants Coordinator, explained to the Commission that many of the items the Commission would like addressed, such as painting, new windows, and other like items are not possible to do under the grant funding that has been awarded for the property. Mr. Feliz also stated that to date he has not been able to find additional funding that would address these items. Commission would really like to see the original structure painted at the very least.

On motion of Vice-Chair Adam, seconded by Commissioner Smith and carried to approve the re-submittal of the Ruiz Rehabilitation project Design Review, case PZ-15-44.

CALL TO THE PUBLIC/COMMISSION RESPONSE

Call to the Public for Comment is limited to issues within the jurisdiction of the Town of Florence Historic District Advisory Commission. Individual Commission members may respond to criticism made by those commenting, may ask staff liaison to review a matter raised, or may ask that a matter be put on a future agenda.

Bruce Fenstermaker, Florence resident, stated he and his wife have been working on a project. He pointed out that since either he or his wife are on other boards/commissions they are not permitted to be on the HDAC Commission, however they would like to donate their time to help rehabilitate Adamsville Cemetery. Mr. Fenstermaker stated that Washington state has allowed volunteers to come into some of their cemeteries to help rehabilitate them. He believes that the Town would be proud to have a cemetery that looked like a cemetery instead of a place that looks like it is falling apart. It is very difficult for him to see remains that had been loved by a family and are now being exposed to the elements. Mr. Fenstermaker would like to see a committee formed in order to help with this project.

CALL TO THE COMMISSION

Commissioner Smith stated she has spoken with APS who has told her she can have her metal posts made to look rusty, which in her opinion makes it look like a tree, however he also said that APS would install it underground if the Town paid to dig up the street. She would like the Town to possibly put this on a future budget to dig up Bailey Street and some of the streets that have multiple power poles. She stated that most of the wooden poles are becoming old and are starting to lean and when APS replaces them they will all be replaced with metal poles unless the Town has them put underground. She personally does not want metal poles to be in the Historic District. She also is still unhappy with the house across the street from her that used to be the lawyer's office and is now a termite disaster with broken windows. Her fear is that someone will break into the home and start a fire. She believes the owners can afford to fix it, and would like the Town to have the building inspector go out and demand that it is a health and safety issue.

Commission members agreed they would like to have the home across the street from Commissioner Smith as a future agenda item in order to find out what the Town could do to intervene.

Commissioner Adam stated that many of the historic buildings are crumbling and architects are coming in and stating to the owners that they cannot get a return on investment to bring the buildings up to current code. The Silver King had a significant federal grant, Town money, and work and effort. The Cuen Building that was basically a fire sale, and he is still having trouble doing the right thing with the architect and general contractor. She would like both buildings to be an example to the Commission to learn from and see if they are barking up a dead tree trying to get Main Street to come up to code because of the overall cost. She would like to get to the buildings before the roofs are caving in and the adobe is crumbling, otherwise they are basically unaffordable. Commissioner Adam appreciates the Town's efforts, but she would like to look at it in the broader picture and try to understand how the rest of the buildings on Main street and in the Historic District can be saved.

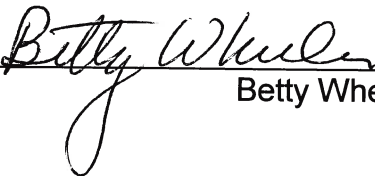
The Commission inquired from the Council liaison if she had been successful in taking some of their previous concerns to Council and what the outcome of that was.

Councilmember Rebecca Guilin stated that she forwarded an email to the Town Clerk's office as well as to the Town Manager telling them of the Commission's concerns and they assured her that they would forward the email onto the proper department to address their concerns. She had not received a response at the time of the HDAC meeting.

Commissioner Novotny is happy that the Adamsville Cemetery will be put on a future agenda as she has expressed interest in that previously as well.

ADJOURNMENT

Chairman Wheeler adjourned the meeting at 6:50 pm.

x  _____
Betty Wheeler

**TOWN OF FLORENCE
HISTORIC DISTRICT ADVISORY COMMISSION
SPECIAL MEETING
MEETING MINUTES**

SPECIAL MEETING OF THE HISTORIC DISTRICT ADVISORY COMMISSION OF THE TOWN OF FLORENCE HELD WEDNESDAY, SEPTEMBER 16, 2015, AT 5:30 PM, IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER

Vice-Chairman Adam called the meeting to order at 5:30 pm.

ROLL CALL:

Present: Vice-Chairman Adam, Commissioner Smith, Commissioner Reid, Commissioner Novotny, Commissioner Schmidt

Absent: Chairman Wheeler

PLEDGE OF ALLEGIANCE

Will Randolph led the Pledge of Allegiance.

DISCUSSION/APPROVAL/DISAPPROVAL of the minutes of the special meeting conducted on July 22, 2015.

On motion of Commissioner Reid, seconded by Commissioner Novotny, and carried to approve the special meeting minutes of July 22, 2015.

NEW BUSINESS

DISCUSSION/APPROVAL/DISAPPROVAL of an application for a demolition request for the Celaya/Long/Sweeney Residence located at 170 East Ruggles in Florence, Arizona.

Will Randolph, Town Planner, stated that The RossBow, LLC requested approval of a demolition application for the Celaya/Long/Sweeny Residence located at 170 East Ruggles Street in Florence, Arizona 85132.

As initially constructed, the 1876 Celaya/Long/Sweeny Residence was a single story detached dwelling, nearly square in design. The approximate building dimensions for this building are 32 ft wide (E-W) by 48 ft deep (N-S). Exterior walls consist of stucco

on adobe and the corrugated metal roof is corrugated metal on a wood-framed pyramidal design.

This dwelling, together with its neighbors, forms an essential part of a unique ensemble of historic structures within the Historic District along Ruggles Street between Willow and Florence Streets.

A recent surge of monsoon storms have come through the Town of Florence, unfortunately causing significant damage to this property and several other structures within the Town. The attached roof which was attached to prevent water damage to the historic structure has blown off of the subject building. A recent external and internal assessment of the facility with Town staff confirmed that prompt action needs to be taken to rehabilitate the Historic building in order to prevent any more damage.

The owners of the property had requested that the Town's Senior Building Inspector determine if the property posed an immediate threat to the public. As stated in a letter from the Senior Building Inspector, no immediate threat exists to the public however; the owners had asked staff to proceed with the proposed demolition of the subject property. The cost of the roof repair and the additional cost to rehabilitate the rest of the home has proven to be a great burden which the owners no longer wish to bear.

Staff contended that rehabilitation of the subject property would be the best option for this historic property, however not financially feasible at this time for the current owners.

The demolition application request is in the interest of general welfare, health and safety of the public.

The owners of the Celaya/Long/Sweeny Residence are considering options on property conveyance.

Staff found the request is in the interest of general welfare, health and safety of the public and therefore recommended that the Historic District Advisory Commission approve the Demolition application, subject to the following conditions:

1. If it is found that the structure can be preserved in terms of economic and physical feasibility, but the owner of the structure continues to want it demolished, the Historic District Advisory Commission shall have up to 180 days to attract a buyer for the property who will preserve it. At the end of this 180 days, if a buyer for the property has not been found, the Commission shall notify the Planning Director and a demolition permit shall be issued.

The Commissioners stated they would like to do the 180 day waiting period, but do not want the public to be at risk. Staff indicated that it is not suspected there are any safety issues with the building.

There were concerns stated regarding additional rain going into the building and it was brought up that other adobe buildings have deteriorated, but over a long period of time.

Commissioners inquired if the properties could be periodically inspected in order to prevent the buildings getting to a "falling down" state. Staff pointed out that the properties are private properties and Staff would need permission to do anything like that. This would be a question for the Town attorney.

Vice-Chairman Adam recognized the public to speak on the specific topic.

Eva Proa, Florence resident, lives next door to this property and the roof blew into her yard. She stated that she spoke with the owners and they told her that they had an insurance adjuster coming over and they were going to take care of the problem on her property. They are going to reimburse her for her fence. She continued that on the top of the building there is wood, so the inside is not exposed to the elements. They also told her that they were looking into securing the building somehow so that it would not end up with further damage until they could find a new owner. It was also stated that the scaffolding is not supporting the wall. She called and spoke to someone at the Town regarding some of the issues. She believes that if you look at the roof when it blew over the right tie downs are not there, so she wasn't sure if it is a permit issue with the new roofs falling off, but she believes it was not properly fastened in the beginning. She is curious if there was a permit for it. Ms. Proa continued that she called the Town regarding saving the Historic buildings and she was told basically the Town cannot do anything other than code compliance complaints. She is not sure she wants to do that.

Ruth Harrison, Florence resident, put forth the idea of starting a fund put together by the residents of the Town and numerous people contributing the same amount of money and with that the project could be accomplished. Once the property is sold, the money that comes out of the sale of the home would go towards the next project. She believes if things could go along this way, then the funds would never go away. Ms. Harrison does not believe that the building should be demolished. She would like that to be put off and it should be worked on in the meantime.

On motion of Vice-Chair Adam, seconded by Commissioner Novotny, and carried to table the demolition request for the Celaya/Long/Sweeney Residence located at 170 East Ruggles, Florence until the September 30, 2015 regular meeting.

STAFF REPORT

CODE COMPLIANCE UPDATE

Will Randolph, Town Planner, stated that the property at 175 N. Bailey Street has had a compliance letter sent to them dated July 29, 2015 which was in response to a complaint that a window is broken facing Bailey Street.

CUEN BUILDING UPDATE

The Cuen Building located at Main Street and 11th Street submitted their design review resubmittal on July 22, 2015. The owner chose a contractor and they have applied for a building permit.

STATUS OF HISTORICAL MARKERS PLACEMENT

There are three properties that were going to have historical markers, the W.Y. Price House, Carminati Perhman House, and the Suter Guerrero House. The three properties have been blue staked and staff has been in contact with the signage company. The marker installation should be occurring in approximately one week.

UPDATE ON THE PROPOSED ADDITIONAL MARKER FOR THE AMERICAN LEGION BUILDING

Gilbert Olgin, Senior Town Planner, stated that staff was asked if they could speak with the American Legion as they have funding left from a grant that they received from the Gila River Indian Community in the amount of approximately \$250. A Commissioner requested if a marker could be placed on the site in response to history that occurred on the site with an area being a classroom for children during the time of segregation. Staff is unsure as to what the marker will say at this time, however, staff has spoken with the American Legion Commander. The American Legion is in agreement and they are in favor of the proposal. Staff stated that the marker that is chosen will not be the same as the Historic Markers. Staff is looking into a smaller historical marker in a different color to be a separate type of history since it isn't as much about the physical building, but rather what occurred inside of the building. The markers are approximately \$300-\$400.

UPDATE ON NEGLECTED HISTORIC PROPERTIES INVENTORY

Will Randolph stated that staff has been researching new methods of adding potential historic properties to the Town historic properties list. The possibilities are surveying methods, records searches or various other ways to find potential historic properties. There is also the potential to expand the Historic District boundary and staff has plans to put together a list of the existing properties on the register that are most important to least important so there can be a tracking system.

CALL TO THE PUBLIC/COMMISSION RESPONSE

Call to the Public for Comment is limited to issues within the jurisdiction of the Town of Florence Historic District Advisory Commission. Individual Commission members may respond to criticism made by those commenting, may ask staff liaison to review a matter raised, or may ask that a matter be put on a future agenda.

Ruth Harrison, a Florence resident, stated that if what she heard this evening regarding the Town relying on the public to publicly report building problems is true, she has an issue with that. She believes the Town should take responsibility for keeping up with code compliance issues and for noting the issues. She stated that even if some of it is brought to the Town's attention that the Town itself should take responsibility for approaching the owners and to not have it rest on the residents. She also would like to create a type of project that would allow people to contribute monetarily to the homes that need to be rehabilitated. She would like the money to live on from project to project.

Gilbert Olgin, a Florence employee, stated that one option he has been given is to engage Mr. Garrison from SHPO on this topic. He would like to sit down with him, along with the Commission, to speak with him and ask what is out there, how does this work, and what could everyone do about it. He believes that Mr. Garrison would have the most insight on what the Commission and/or Town could do legally.

Vice-Chairman Adam, HDAC Commissioner, stated that she thinks that is a brilliant idea. She would like to extend that invitation to Mr. Garrison along with his structural engineer and his team of choice because to put together a team of people in a room who can quickly come to an assessment is it bigger than a breadbox or is this not going to happen. She stated that you will always be trying to evaluate the old buildings and they know every way it has been done and what can be done reasonably within financial limitations. She believes if they pooled their knowledge and gave them a couple of the Commission's examples and talk about approaches and how the Commission/Town might work with the homeowner, then they may be able to avoid demo permits in the future.

Various Commission members agreed.

CALL TO THE COMMISSION

Commissioner Novotny questioned if the Commission can tour the buildings that are brought to the Commission for a response on a case, such as the Ruggles building. She would like to be able to go into the building and look at it as the pictures are not as good as seeing it first hand for her.

Commissioner Reid stated that in response to Ruth Harrison's comment, the Town has the Florence Preservation Group that has done a lot of work in Town and is able to find financing at times. She suggested that Ms. Harrison contact the preservation group to

see if they would be interested in getting behind her project idea. She stated it is the Florence Preservation Foundation with Bonnie Bariola and other interested parties. She also recommended the Future of Florence Foundation who may be interested.

ADJOURNMENT

On motion of Commissioner Reid, seconded by Commissioner Novotny, and carried to adjourn the meeting at 6:25 pm.

x 
_____ Betty Wheeler

FLORENCE COMMUNITY LIBRARY
Joint-Use Library Advisory Board
1000 S. Willow St. / P. O. Box 985
Florence, AZ 85132

Minutes

Regular Meeting

July 15, 2015 – 6:00 p.m.

1. The meeting was called to order at 6:00 pm by Chairperson Kollert.
2. Members present were: Kamian Harmon, Talma Harmon, Eugene Horan, Denise Kollert, Trudy Kelm, Vallarie Woolridge, and Rosemary Bebris
Members absent were: Sheree Berger
3. A motion was made by Member Horan, seconded by Member Talma Harmon, and carried to approve the June 17, 2015 minutes.
4. The Library Director's report included the following:
 - The Florence Community Library closed out its 2015 Arizona Summer Reading Program, "Ever Hero Has a Story!" with magician Craig Davis. Patrons came out and enjoyed an afternoon of comedy, magic, and juggling.

Florence's youth read a combined total of more than 35,000 minutes this summer. Isabelle Wang was our top children's reader. Nathaniel Wang was our 2nd place reader. Abigail Johnson was our 3rd place reader. Each of them received "Every Hero Has a Story Canvas Prize Bags" filled with a book, Arizona Cardinal Hat & T-Shirt, stretch book covers, crayon candle set, pens, pencils, folders, posters, balloons, trucks, mini flashlights, magnets, puzzles, suction balls, lanyards, bracelets, finger puppets, playing cards, stickers, clappers, and McDonalds and Chipotle family-friendly coupons. Miki Ysaguirre was our top teen reader. She received an "Unmasked Canvas Prize Bag" filled with an age appropriate book, stretch book covers, superhero pens and pencils, and McDonalds and Chipotle family-friendly coupons.

Other readers of note include: George Crespín, America Reynolds, Leticia Crespín, Arcel Lopez, Haley Lopez, Dakota Beck, Kayden Beck: Andi McEvoy, Lily Bobko, Ripley Bobko, Annabelle Bobko, Violet Horn, Briana Johnson, Alexa Lopez, Noah Christenson, Daisy Mistico, Jared Johnson, Kendra Johnson, Brooklyn Yates, Seth Shoemaker, Kyle Johnson, Kaeden Christenson, Abdel Flores, David Moreno, JesusFernando Moreno, and Brooke Harris. Josh McEvoy was our children's raffle winner, and Chasity Denton was our teen raffle winner. They each took home a "Superhero" prize bag, with age appropriate books and Chipotle coupons for the whole family. Everyone who turned in their reading logs received a book and a prize bag full of goodies.

The Adult Summer Reading Program, "Escape the Ordinary," was also a success. Participants read 83 total books during the program's month-long run. Denise Kollert was our top adult reader with 16 books read. R. Seraphima Brees placed second with 14 books, and Kathy Sichling placed third with 8 books read.

The Florence Community Library would like to take this opportunity to thank all of our "Superheroes" who took part in making this program a success: The Friends of the Florence Community Library, Florence Fire Department, Florence Police Department Arizona Cardinals, B&D Restaurants, Inc. /McDonald's, Chipotle Mexican Grill, Dave Fjosee at Papa Murphy's Pizza, the University of Arizona Sensory Program Screeners from the Cooperative Extension Pinal County Satellite Office, and Canines with Class. We would like to also thank our wonderful community volunteers: Melanie Crouse, Dakota Leonard, Debra Croft, Lisa Messinger, and Trevor Downing. We applaud and appreciate all of your superhero efforts!

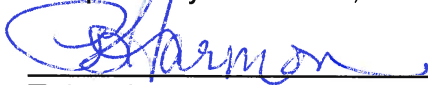
- Rose Bebris met with consultants from Wholonomy Consulting regarding the "Making a Difference with Community Engagement" project on June 19th and July 8th. There will be two 3 hour trainings on August 27 and September 3 for a 2 part series on Community and Civic Engagement.
- Veronica Felix has resigned from her PT Library Aide position. She has accepted a FT position at Heartland Ranch School. Her last day will be June 27, 2015.

5. Ms. Rosemary Bebris, Library Director, provided an update on the new library facility. Construction meetings regarding the new library continue with Low Mountain Construction, Inc. The facility is now on track for an August 17, 2015 move-in date, although there will be additional work that needs to be completed before the facility can be opened to the public.

7. The next meeting was scheduled for August 19, 2015.

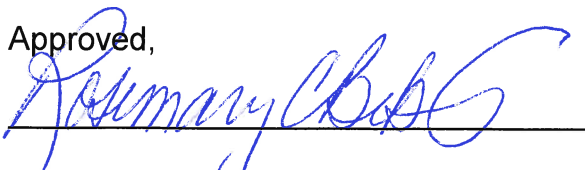
8. A motion was made by Member Horan seconded by Member Talma Harmon, and carried to adjourn the meeting at 6:18 pm.

Respectfully submitted,



Talma Harmon, Secretary

Approved,



Rosemary Bebris, Director

TOWN OF FLORENCE PARKS AND RECREATION ADVISORY BOARD

MINUTES FROM THE REGULAR MEETING HELD ON THURSDAY, AUGUST 27, 2015 AT 6:00 P.M. IN THE COUNCIL CHAMBER OF TOWN HALL, LOCATED AT 775 N. MAIN STREET, FLORENCE, AZ.

1. CALL TO ORDER

Chairman Gibson called the meeting to order at 6:03 P.M.

2. ROLL CALL:

Present: Don Pinson, Shawn Gibson, Linda Fenstermaker, Donald Woolridge,

Absent: Robert Smidt, Vice-Mayor Tara Walter

3. NEW BUSINESS

a. Discussion/Approval/Disapproval of June 25, 2015 meeting minutes

On motion by Vice-Chair Pinson and seconded by Board member Woolridge, and carried to approve the June 25, 2015 meeting minutes.

b. Update on Territory Square-Library/Recreation Complex Project

Mr. Hughes updated the Board on the Territory square progress. The hydra seed didn't take on the new fields, so they will have to spray it again. The Pickle ball courts are complete and ready for use. The inside of the Library/Community Center is about 95% complete. Facility will be open to the public on Monday, August 31, 2015. Recreation and Fitness classes are already in place to start next week.

Vice-Chair Pinson asked if someone wants to play pickle ball what should they do.

Mr. Hughes said if someone is interested in using the courts, they have to request it at the Community Center. Customers will be considered a drop-in customer, and there will be no fee, but we do want to track usage of the facility.

Vice-Chair Pinson and Chairman Gibson asked where the Library gets their books, and if they are in need of more books.

Mr. Hughes said the books belong to the Town of Florence, Pinal County provides the computers. Mr. Hughes suggested to the Board members to inquire with Rose Bebris, Library Director if the Library needs more books.

c. Aquatic Center/Library and Community Center Grand Opening-October 3, 2015

Mr. Hughes invited the Board members to attend the Grand Opening on October 3, 2015. The festivities will start at 10:00 A.M., with the ribbon cutting to follow at 11:00 A.M.

d. Discussion/Approval/Disapproval of Recreation and Senior Programming by Programming Subcommittee

Staff Members Alison Feliz and Megan Cetta discussed that they met with Board member Fenstermaker and updated her on all the programs and events the Recreation Department has planned. Ms. Feliz and Mrs. Cetta also explained how every program and event is budgeted for and afterwards they do an evaluation. The evaluation helps to determine what needs to be added or omitted from an event or program; or even if the event or program should be put on again.

In addition, Mrs. Cetta commented that she received a lot of feedback from Board member Fenstermaker for future programming ideas, i.e. Spanish and/or a photography class.

Board member Fenstermaker conveyed she is very enthusiastic on all the programs and events that our Department has planned, and believes we need to adhere to the cost recovery policy. Board member Fenstermaker advised possibly implementing an online survey to get ideas from the public for programming; maybe Genealogy would be well received.

**Discussion only; no action taken*

e. Discussion/Approval/Disapproval of proposed Capital Improvement Projects by Facilities Subcommittee

Vice-Chair Pinson met with Mr. Hughes and toured our Parks and Recreation facilities for ideas on future Capital Improvement Projects. Mr. Hughes noted that the Florence Aero Modelers facility is in dire need of improvements. Mr. Hughes and Vice-Chair Pinson spoke about possible improvements to all Parks including restrooms and new ramadas at Main Street Park, "F" Mountain trails, along with many other improvements which are consistent with the 2008 Master Plan.

**Discussion only; no action taken*

f. Parks and Recreation Department Accomplishments FY15

g. Open Meeting Law Training- August 31, 2015

Mr. Hughes invited the Advisory Board to attend the "Open Meeting Law" training here at Town Hall at 6:00 P.M. Mr. Hughes advised the Board that the Clerk's office will be contacting everyone with all the details about the training.

4. UNFINISHED BUSINESS

a. Update on Tree City USA program

Mr. Hughes advised the Board that in December our Department will apply to get re-certified for the Tree City USA program.

5. STAFF REPORTS

a. Parks and Recreation Director

Mr. Hughes mentioned Staff attended the annual Arizona Parks and Recreation Association (APRA) Conference and Expo. This year it was held in Tucson. Padilla Park was awarded Excellent Park award for populations 25,000-100,000

6. CALL TO THE PUBLIC/BOARD RESPONSE

None

CALL TO THE PUBLIC FOR PUBLIC COMMENT ON ISSUES WITHIN THE JURISDICTION OF THE TOWN OF FLORENCE PARKS AND RECREATION ADVISORY BOARD. COUNCIL RULES LIMIT PUBLIC COMMENT TO THREE MINUTES. INDIVIDUAL MEMBERS MAY RESPOND TO CRITISIM 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 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.

7. CALL TO THE BOARD

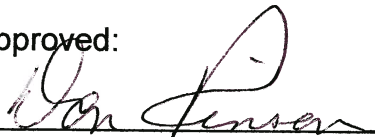
Chairman Gibson announced she is resigning from the Parks and Recreation Parks and Recreation Board. Ms. Gibson has moved out of City limits, which disqualifies her; only Florence Town residents may be on Boards and Commissions for the Town of Florence.

Board member Fenstermaker requested Cruise Night at the Rodeo Grounds be put on the next meeting's agenda for discussion.

8. ADJOURNMENT

On motion by Vice-Chair Pinson, seconded by Boardmember Fenstermaker, and carried to adjourn the meeting at 6:52 P.M.


Approved:



Don Pinson, Board Vice-Chair

Posted 28th day of August, 2015, by Maria Hernandez, Deputy Town Clerk, at 775 North Main Street and 1000 South Willow Street, Florence, Arizona 85132 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 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> 8a.
MEETING DATE: October 19, 2015 DEPARTMENT: Community Development STAFF PRESENTER: Mark Eckhoff, AICP Community Development Director SUBJECT: Ordinance No. 640-15: 1 st Street Zone Change (PZ-15-50-ZC)		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Regulatory <input type="checkbox"/> 1 st Reading <input checked="" type="checkbox"/> 2 nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

Motion to adopt Ordinance No. 640-15: AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING A ZONE CHANGE ON .36 ACRES, FROM NEIGHBORHOOD MULTIPLE FAMILY ZONING DISTRICT (R-2) TO HIGHWAY BUSINESS COMMERCIAL ZONING DISTRICT (B-2) (APN 200-47-001B).

REQUEST:

Piero Buccellato requests approval of the following application:

A zone change request to change the zoning on approximately .36 acres, located at 680 East 1st Street, Florence, Arizona, from Neighborhood Multi-Family Zoning District (R-2) to Highway Business Commercial Zoning District (B-2) (APN 200-47-001B).

BACKGROUND/DISCUSSION:

The Buccellato family has operated the popular A & M Pizza restaurant for years. The family is now looking at a potential opportunity to expand their business presence in Florence on the subject and adjacent site.

Piero and Paolo Buccellato have purchased two properties off of 1st Street and State Route 79. One lot is zoned Highway Business Commercial Zoning District (B-2) and the other lot is zoned Neighborhood Multi-Family Zoning District (R-2).

The intent of this application is to rezone the subject R-2 zoned property and then expand on to the existing development on the B-2 lot by adding parking, landscaping and other needed improvements. Finding suitable sites off of State Route 79 has been an ongoing task until the opportunity to combine these two parcels became a viable option.

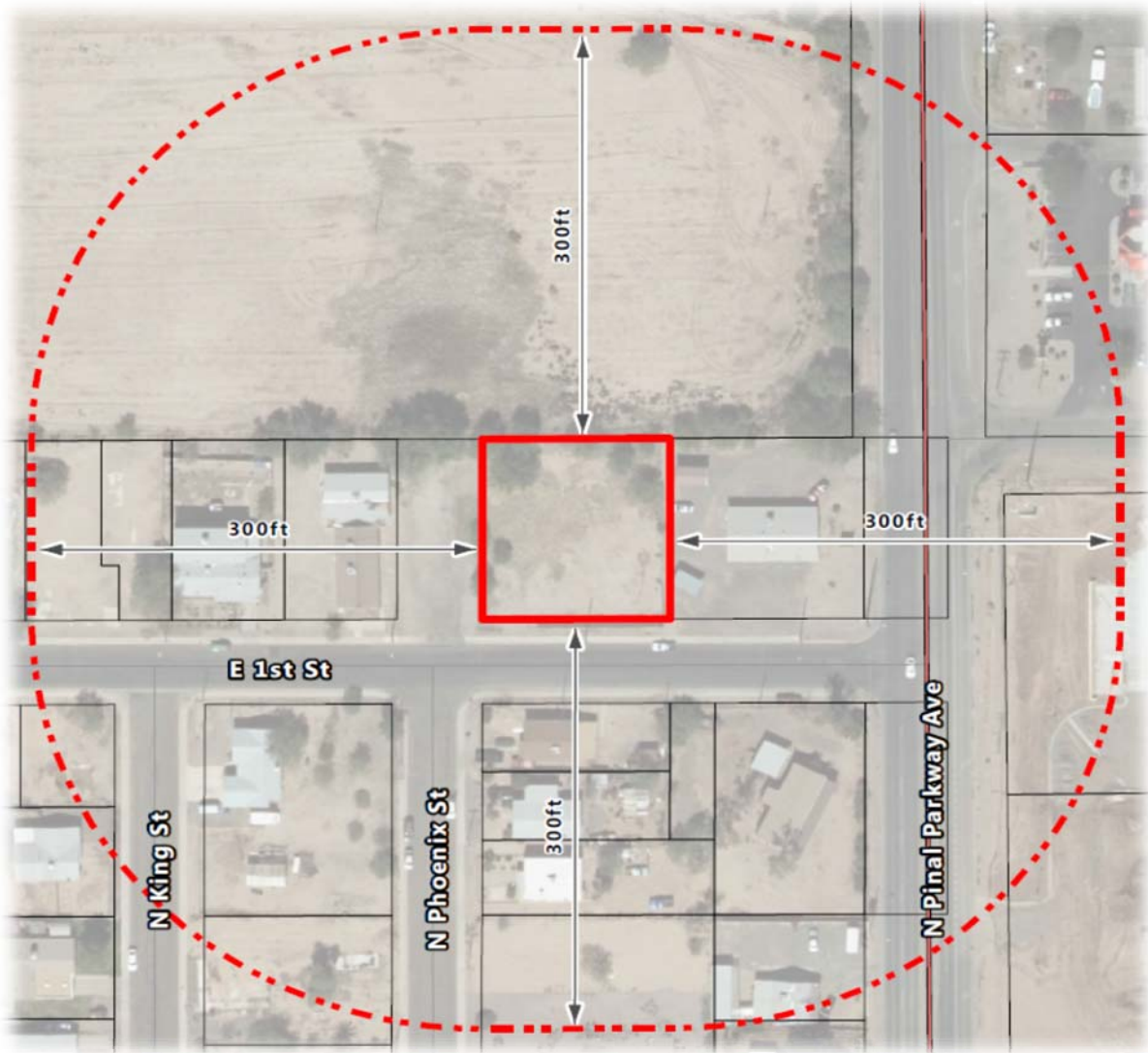
This combination of lots is vital to the proposed commercial/retail uses in order to accommodate site improvements, setbacks and Arizona Department of Transportation (ADOT) required right-of-way. The subject parcels are designated as Highway Mixed Use (HMU) in the Town 2020 General Plan and the HMU designation is primarily intended to assist with the revitalization of older areas and to provide for a mix of highway-oriented retail goods and commercial services for commuters, workers and residents.

The public hearing and first reading of Ordinance No. 640-15 was held on October 5, 2015.

ANALYSIS:

Surrounding Land Uses and Zoning Districts:		
	Zoning Classification	Existing Use
North	Territory Square Planned Unit Development Zoning District (PUD)	Town Facilities
East	Highway Business Commercial Zoning District (B-2)	Commercial Retail/Professional Office
South	Neighborhood Multi-Family Zoning District (R-2)	Residential
West	Single-Family Residential (R1-6)	Residential
On-Site	Neighborhood Multi-Family Zoning District (R-2)	Commercial Retail

Map of the Area



The overall development site consists of two parcels: one parcel is situated fronting State Route 79 and the second parcel is located behind the highway frontage property. The front lot is zoned Highway Business Commercial Zoning District (B-2) and the rear lot is zoned Neighborhood Multi-Family Zoning District (R-2). The subject R-2 parcel has no permanent structure(s) on site. The applicant will combine the two parcels if the zone change is approved by the Town Council.

The applicant has attended Technical Review Committee (TRC) meetings with staff and has worked diligently to respond to staff concerns. The Design Review application for a proposed parking, landscaping and other improvements for the restaurant are anticipated soon.

FINDINGS:

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, specifically the Highway Mixed Use (HMU) designation.
2. The proposed zoning and development of the site should facilitate ongoing revitalization and redevelopment efforts along the State Route 79 Corridor.
3. Minimal impact will result to surrounding property owners from proposed zone change.

PUBLIC PARTICIPATION:

A notice for the Planning and Zoning Commission public hearing was mailed to all property owners within 300 feet of the site. Property posting for notice of public hearings was posted on site and advertisements in the local Town paper per Town requirements. Under Arizona Revised Statutes, Title 9, Section-462.04 and Town of Florence Development Code, a public hearing is required for a Zone Change.

The applicant conducted a neighborhood meeting on August 26, 2015. Additionally, staff notes that, as of this writing, no public comments have been received for or against the zone change.

HEARING DATES:

The tentative Planning and Zoning Commission/Town Council meeting schedule for this application is as follows:

August 26, 2015	Neighborhood Meeting
August 26, 2015	Special Planning and Zoning Meeting/ Public Hearing
October 5, 2015	Town Council Public Hearing and 1 st Reading
October 19, 2015	Town Council and 2 nd Reading/Action

All meetings, except for the neighborhood meeting, will be held at Town Hall Council Chambers, 775 North Main Street, Florence, Arizona 85132. The neighborhood meeting was held at the Community Development Department Office located at 224 West 20th Street on August 26, 2015.

FINANCIAL IMPACT:

Approval of this zone change will allow the Buccellato brothers to proceed with the development of their proposed restaurant, which will have a positive impact on the Town.

RECOMMENDATION:

The Planning and Zoning Commission found that the zone change for (PZ-15-50-ZC) is in compliance with the Town's 2020 General Plan and is in the interest of general welfare, health and safety of the public. The Planning and Zoning Commission has forwarded a unanimous favorable recommendation on this zone change to the Mayor and Town Council, subject to the following conditions:

1. The development of the subject site, as described in Exhibit A attached, shall be in conformance to any applicable 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. Any additional conditions deemed necessary by the Town Council.

ATTACHMENTS:

Ordinance No. 640-15
Application Materials
Exhibit A
Exhibit B

ORDINANCE NO. 640-15

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING A ZONE CHANGE ON .36 ACRES, FROM NEIGHBORHOOD MULTIPLE FAMILY ZONING DISTRICT (R-2) TO HIGHWAY BUSINESS COMMERCIAL ZONING DISTRICT (B-2) (APN 200-47-001B).

WHEREAS, a request to change the existing zoning on the subject property from Neighborhood Multi-Family Zoning District (R-2) to Highway Business Commercial Zoning District (B-2) has been proposed and a public hearing has been held by the Planning and Zoning Commission; and

WHEREAS, the Planning and Zoning Commission has found the zone change is in conformance with the 2020 Town's General Plan; and

WHEREAS, the Planning and Zoning Commission has forwarded the Mayor and Council of the Town of Florence a favorable recommendation for the Zone Change, subject to certain conditions; and

WHEREAS, said proposal has been considered by the Mayor and Council of the Town of Florence and the recommended zone change has been found to be appropriate and further found to promote the health, safety and welfare of the residents of the Town and its orderly growth.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the Town of Florence, Arizona, as follows:

The Zoning Map of Florence, Arizona, is hereby amended by changing the zoning classification of the parcel of land depicted on Exhibit A, attached hereto, from Neighborhood Multi-Family Zoning District (R-2) to Highway Business Commercial Zoning District (B-2), subject to the following conditions:

1. The development of the subject site, as described in Exhibit A attached, shall be in conformance to any applicable 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.

PASSED AND ADOPTED by the Mayor and Council of the Town of Florence, Arizona, this 19th day of October 2015.

Tom J. Rankin, Mayor

ATTEST:

APPROVED AS TO FORM:

Lisa Garcia, Town Clerk

Clifford L. Mattice, Town Attorney

APPLICATION FOR REZONING

PROJECT NAME: 1st Street Zone Change

APPLICATION TYPE: Rezoning PUD PUD Amendment

1. 1) Property Owner: Name: Piero Buccellato
Address: 10099 East Hayloft
Florence, Arizona 85132
Phone: 520-431-2505 Fax:
Email: Pbuccellato@gmail.com

2) Property Owner: Name: Paolo Buccellato
Address: 10099 East Hayloft
Florence, Arizona 85132
Phone: Fax:
Email: Pbuccellato@gmail.com

2. Applicant/Developer: Name: Piero Buccellato
Address: Same as above
Phone: Fax:
Email:

3. Address or Location of Property: 680 east 1st Street, Florence, Arizona 85132

4. Legal Description of Property: If applicable, include Lot(s), Block(s), and Subdivision Name:

Tax Parcel Numbers: APN 200-47-001B

Gross Acres: .36 Net Acres:

5. Current Zoning District: Multi-Family Zoning District (R-2)

6. Proposed Zoning District: Highway Business Commercial Zoning District (B-2)



SIGNATURE OF PROPERTY OWNER or REPRESENTATIVE

July 27, 2015
DATE

FOR STAFF USE ONLY:

CASE NO. <u>PZ 15-50 ZC</u>	APPLICATION DATE <u>July 27, 2015</u>
PZC HEARING DATE <u>August 26, 2015</u>	FEE \$ <u>536.00</u>
1 st TC HEARING DATE <u>October 5, 2015</u>	
2 nd TC MEETING DATE <u>October 19, 2015</u>	REVIEWED BY: <u>Gilbert Olgin, Senior Planner</u>

APPLICATION FOR REZONING

PROJECT NAME: 1st Street Zone Change

APPLICATION TYPE: Rezoning PUD PUD Amendment

1. 1) Property Owner: Name: Piero Buccellato
Address: 10099 East Hayloft
Florence, Arizona 85132
Phone: 520-431-2505 Fax: _____
Email: Pbuccellato@gmail.com

2) Property Owner: Name: Paolo Buccellato
Address: 10099 East Hayloft
Florence, Arizona 85132
Phone: _____ Fax: _____
Email: Pbuccellato@gmail.com

2. Applicant/Developer: Name: Piero Buccellato
Address: Same as above
Phone: _____ Fax: _____
Email: _____

3. Address or Location of Property: 680 east 1st Street, Florence, Arizona 85132

4. Legal Description of Property: If applicable, include Lot(s), Block(s), and Subdivision Name: _____

Tax Parcel Numbers: APN 200-47-001B

Gross Acres: .36 Net Acres: _____

5. Current Zoning District: Multi-Family Zoning District (R-2)

6. Proposed Zoning District: Highway Business Commercial Zoning District (B-2)



SIGNATURE OF PROPERTY OWNER OR REPRESENTATIVE

July 27, 2015
DATE

FOR STAFF USE ONLY:

CASE NO. <u>PZ 15-50 ZC</u>	APPLICATION DATE <u>July 27, 2015</u>
PZC HEARING DATE <u>August 26, 2015</u>	FEE \$ <u>536.00</u>
1 st TC HEARING DATE <u>October 5, 2015</u>	
2 nd TC MEETING DATE <u>October 19, 2015</u>	REVIEWED BY: <u>Gilbert Olgin, Senior Planner</u>



Exhibit A: Parcel 200-47-001B Zone Change

-  Site Location
-  Parcel Lines
-  Town Limits



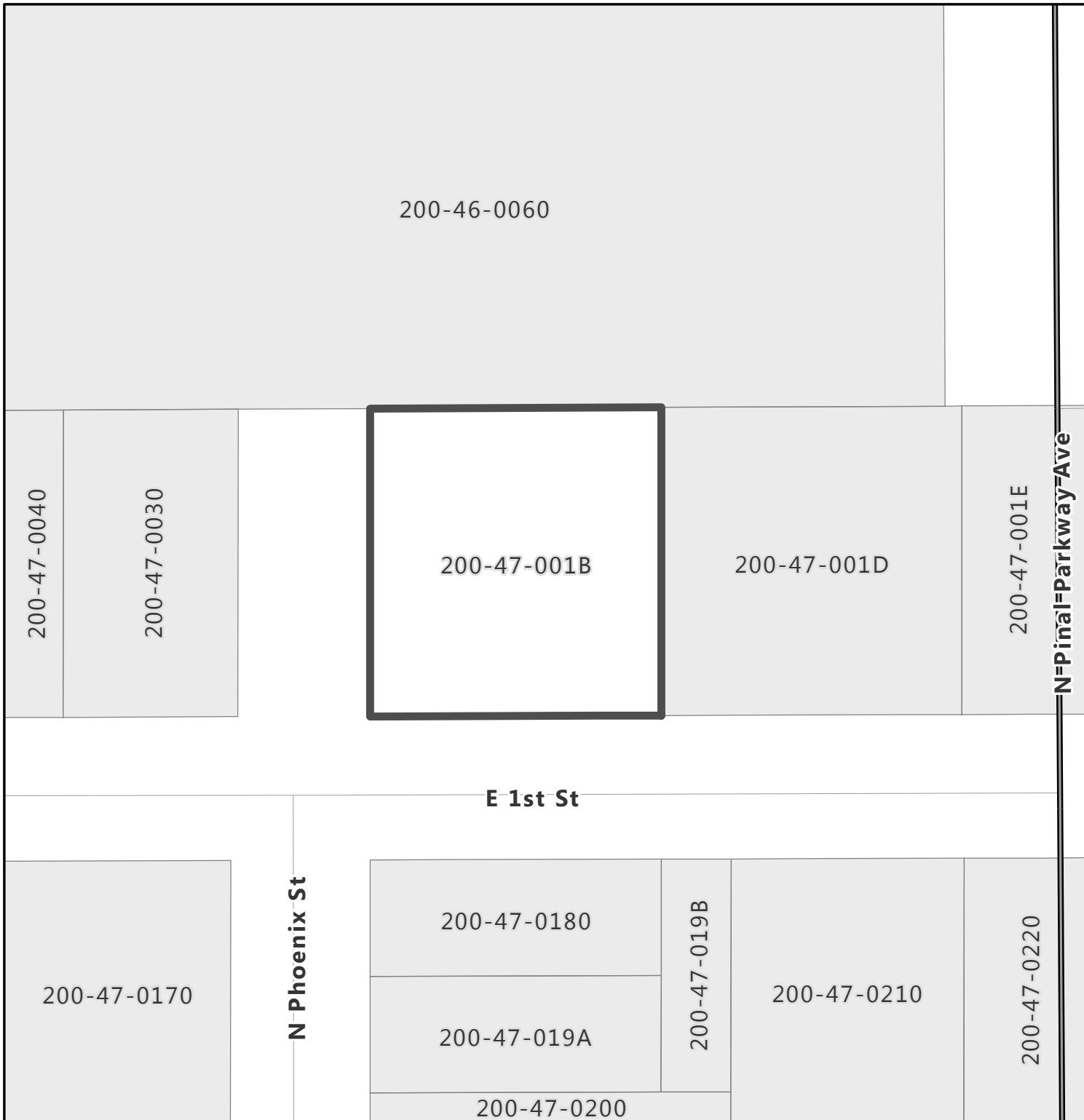
Legal Description

All of Block 2, of TOWNSITE OF FLORENCE, according to the plat recorded in the office of the County Recorder of Pinal Count, Arizona, recorded in Book 1 of Maps, Page 1.

This map is created for reference purposes only and is to be used at your own risk. The Town of Florence makes no warranty as to the accuracy or completeness of the information contained in this map and assumes no liability for any errors or omissions contained therein, nor for any direct, indirect, or consequential damages which may be caused by its use. It is the user's responsibility to verify all information conatined herein.

5/5/2015

2015-68

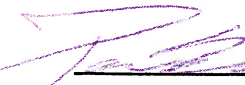



Dear Town of Florence officials:


My brother and I own a vacant parcel of land in Florence that we are seeking commercial zoning on so that we may use this property to benefit our adjacent commercially zoned and developed property. The subject vacant land is located at 680 E. 1st St. and is also known as Pinal County Assessor Parcel 200-47-001B. For the purposes of any required planning applications and/or building permits needed for this subject property, including but not limited to Zone Change and Design Review applications, please let the record show that my brother,

Paolo Buccellato, has authorized me
Piero Buccellato, to act on his behalf.

Our signatures attesting to the aforementioned agreement are provided below. Thank you for making this a part of your records as may be necessary.

 Paolo Buccellato 9/21/15
Sign Name Print Name Date

 Piero Buccellato 9/21/15
Sign Name Print Name Date

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 9a.
MEETING DATE: October 19, 2015 DEPARTMENT: Public Works Department STAFF PRESENTER: Wayne J. Costa, P.E. Public Works Director SUBJECT: Approval of Task Orders No. 7, 9 and 10 with Water Works Engineers for the North Tank Booster Pump Station, northern area pressure zones in Florence Gardens and replacement of the booster pumps at Well No. 5.		<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 Task Order Nos. 7, 9 and 10 with Water Works Engineers for design of upgrades to the booster pump station, northern area pressure zones within Florence Gardens and replacement of the Booster Pumps at Well No. 5

BACKGROUND/DISCUSSION:

Water Works Engineers has a Professional Service Agreement, authorized by Council, for Professional Engineering services. Water Works Engineers would provide engineering services to the Public Works Department for the following projects:

Task Order No. 7

The two booster pumps (pictures attached) at Well No. 5 have deteriorated to a point where one pump is not functioning while the other pump is operating at a maximum of 60% capacity. Replacement of these pumps is essential to a total operating water distribution system.

In addition, the Transmission Main Project from Well No. 4 to Well No. 5 was curtailed at the entrance to Well No. 5 site; hence, the main is capped and does not serve as a crucial backup water supply to the water tanks at Well No. 5. Miscellaneous site piping improvements will allow proper connections to the existing Well No. 5 tank site distribution system as well as the sand separator. Further connection and upsizing of the distribution system from Well No. 5 will allow installation of a properly sized water main to both Main Street and Adamsville Road for water demands and fire flow.

Site improvements also will include replacement of the sand separator, which is 28 years old, and a ground grid for a lightning protection system for the entire site, which was recently and previously struck by lightning.

Task Order No. 7 Scope

- a. Design of two larger sized pumps
- b. Piping header system modification of the pump suction and discharge headers.
- c. Modify yard piping and fill connections to existing tank.
- d. Supervisory Control and Data Acquisition System (SCADA)
- e. Replacement of Sand Separator
- f. Lightning protection system with ground grid.

Task Orders No. 9 & 10

Installation of the 560,000 gallon tank at the North Tank Reservoir and Booster Pump Project only addressed the flow demands of water usage and fire and not the pressure. The Design Report for this installation clearly indicated the need for: a) eight inch water line loop, and b) Pressure Relief Valve (PRV) to address the two pressure zones (north and south of Arizona Boulevard). These installations were not adhered to as the Project Manager advised the Engineer that others would address these issues.

The resultant installation of the volutes and impellers within the existing booster pumps will increase the pressure from the booster pumps and the looped water line system will address the “trouble spots” in the existing water distribution system during normal operations resolving low pressure and high loss head issues.

Based on the design report, installation of Pressure Relief Valves and a new eight inch water line from the North Tank distribution system just north of Arizona Boulevard will resolve all the issues in the area north of Arizona Boulevard. Immediate low pressure issues would be resolved with the upgrading of the existing booster pump by installation of volutes to the discharge port of the pumps.

The area below Arizona Boulevard will be evaluated based upon the existing condition of small diameter pipes in the area consisting of two inch, four inch, and six inch sizes. Thus, the water line distribution system in this area will also require a loop system, upsizing of additional water lines and strategic placement of fire hydrants within Florence Gardens area.

Task Order No. 9 Scope

- a. Upgrading two booster pumps with higher pressure volutes (frame/motors to remain).
- b. Miscellaneous yard piping for new pumps.
- c. North Tank site lightning protection system.
- d. Hydraulic modelling of designed service area to include PRV stations.

Task Order No. 10 Scope

- a. Design of approximately 1,200 lineal feet of eight inch water line along Pennsylvania alignment west to Washington and North Tank site.

Water Works Engineers will complete Task Orders No. 7, 9 and 10, pursuant to the Professional Services Agreement, between the Town of Florence and Water Works Engineers, dated October 7, 2013. The fee for this task order is \$261,575.

1. Task Order No 7	\$133,500
2. Task Order No 9	\$ 90,575
3. <u>Task Order No. 10</u>	<u>\$ 37,500</u>
Total:	\$261,575

FINANCIAL IMPACT:

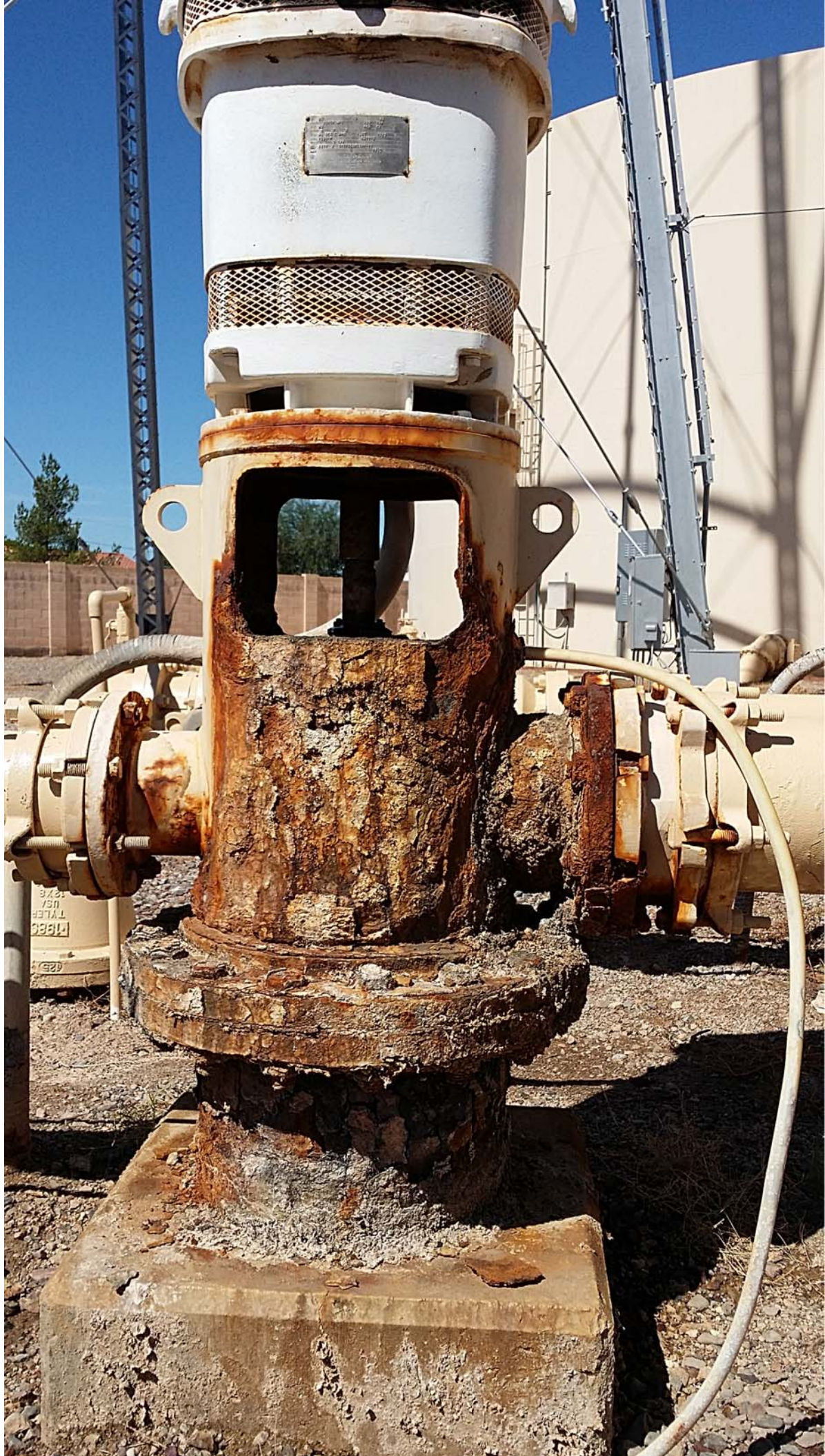
There is \$2,130,000 in the Water Fund Carryover Contingency Line Item 051-581-507 and \$1,074,200 in the Capital Projects Placeholder Line Item 051-581-598 available in the current Fiscal Year 2015/2016 budget for this essential work to be performed.

STAFF RECOMMENDATION:

Staff recommends approval of Task Order Nos. 7, 9 and 10 with Water Works Engineers.

ATTACHMENTS:

- Pictures of Boosters at Well No. 5
- Task Order No. 7
- Task Order No. 9
- Task Order No. 10







TOWN OF FLORENCE

Task Order No. 7

Well 5 Booster Station Upgrades

Modeling, Design, Bidding, Programming/Integration and Construction Administration Services

This Task Order No. 7 is issued by THE TOWN OF FLORENCE and accepted by WATER WORKS ENGINEERS, LLC pursuant to the mutual promises, covenants and conditions contained in the Agreement between the above named parties dated the 9th day of July 2015.

SCOPE OF SERVICES

Water Works Engineers will provide engineering services for the Town of Florence Utility Department for water system modeling, design, bidding, programming/integration and construction administration for the Well 5 Booster Station.

This scope of work will include completion of the water system modeling, design, permitting, programming/integration, bidding and assistance during construction.

The project will include the following elements:

- Replacement of the existing pumps (2) with larger sized pumps (estimated at 75HP),
- Limited replacement of the pump suction and discharge headers to facilitate construction
- Correct current deficiencies within site yard piping and design tank fill connection.
- New soft-starters (non-VFD)
- Instrumentation, programming and controls to interface with the Town SCADA system
- Miscellaneous site piping improvements to connect to the existing transmission main and sand separator drain
- Design removal and replacement of existing sand separator
- Performance specification and grounding for lightning protection system

Water Works Engineers scope of work includes the following tasks:

Task Series 1000	Project Management
Task Series 2000	Design and Bidding Phase
Task 2100	Water System Modeling
Task 2200	Complete Design
Task 2300	ADEQ Permitting
Task 2400	Develop Front End Documents
Task 2500	Design Review Meetings
Task 2600	Attend Pre-Bid Meeting
Task 2700	Answer Questions and Develop Addenda
Task 2800	Develop Conformed Documents
Task Series 3000	Engineering Services During Construction
Task 3100	Engineering Support (RFIs/RFCs)
Task 3200	Shop Drawings Reviews
Task 3300	Site Visits
Task 3400	As-Builts and Permitting
Task Series 4000	Field Services
Task 4100	Inspections
Task 4200	Coordination w Contractor/Progress Meetings

Task 4300	Issue Resolutions
	Specialty Inspection
Task Series 5000	Startup and Commissioning
Task Series 6000	Programming and Integration (Ripple Ind)

The fee associated with the tasks is as follows:

Well 5 Booster Station Upgrades	
Task Series 1000 – Project Management	\$3,000
Task Series 2000	
Water System Modeling	\$7,500
Engineering / Design	\$57,000
Permitting (ADEQ and TOF)	\$5,000
Bidding	\$5,000
Task Series 3000 – Engineering Support During Construction	\$20,000
Task Series 4000 – Field Services (Special Inspections and as requested site visits)	\$9,000
Task Series 5000 – Startup and Commissioning	\$7,000
Task Series 6000 – Programming and Integration (Ripple Ind)	\$20,000
Total:	\$133,500

SCHEDULE

Time of performance for services for completion of design and bidding for project is Fiscal Year 2015 – 2016. Construction will occur in Fiscal Year 2015 – 2016.

PAYMENT

The payment terms will be in compliance with the Master Agreement between the Owner and Engineer.

EFFECTIVE DATE

IN WITNESS WHEREFORE, duly authorized representatives of the parties have executed this Task Order with the effective date of October ____, 2015.

Town of Florence

Water Works Engineers, LLC

By: _____
Wayne Costa, Utilities Director Date

By: _____
John Mata, Principal Date

TOWN OF FLORENCE

Task Order No. 9

North Tank Booster Pump Station

Design, Bidding, Programming/Integration and Construction Administration Services

This Task Order No. 9 is issued by THE TOWN OF FLORENCE and accepted by WATER WORKS ENGINEERS, LLC pursuant to the mutual promises, covenants and conditions contained in the Agreement between the above named parties dated the 9th day of July 2015.

SCOPE OF SERVICES

Water Works Engineers will provide engineering services for the Town of Florence Utility Department for booster pump station modifications design, bidding, programming/integration and construction administration for the North Tank Booster Pump Station.

This scope of work will include completion of the water system design, permitting, programming/integration, bidding and assistance during construction.

The project will include the following elements:

- Replacement of existing volutes (2) with higher pressure volutes
 - Same frame and motor to remain
- Programming and controls to interface with the Town SCADA system
- Miscellaneous site piping improvements to connect the new pumps with existing headers
- Performance specifications for lightning protection system
- Hydraulic modeling for pressure zones within North Florence service area and location, sizing and design of PRV station (configuration to be determined)
 - No power or communication connection is required at the PRV site

Water Works Engineers scope of work includes the following tasks:

Task Series 1000	Project Management
Task Series 2000	Design and Bidding Phase
Task 2100	Complete Design
Task 2200	Hydraulic Modeling
Task 2300	Permitting
Task 2400	Develop Front End Documents
Task 2500	Design Review Meetings
Task 2600	Attend Pre-Bid Meeting
Task 2700	Answer Questions and Develop Addenda
Task Series 3000	Engineering Services During Construction
Task 3100	Engineering Support (RFIs/RFCs)
Task 3200	Shop Drawings Reviews
Task 3300	Site Visits
Task 3400	As-Builts and Permitting
Task Series 4000	Field Services
Task 4100	Inspections
Task 4200	Coordination w Contractor/Progress Meetings
Task 4300	Issue Resolutions
Task 4400	Specialty Inspection
Task Series 5000	Startup and Commissioning
Task Series 6000	Programming and Integration (Ripple Ind)

The fee associated with the tasks is as follows:

North Tank Booster Station Upgrades	
Task Series 1000 – Project Management	\$2,000
Task Series 2000	
Hydraulic Modeling	\$10,000
Engineering / Design	\$22,000
Permitting (ADEQ and TOF)	\$5,000
Bidding	\$3,000
Task Series 3000 – Engineering Support During Construction	\$8,000
Task Series 4000 – Field Services (Special Inspections and as requested site visits)	\$7,500
Task Series 5000 – Startup and Commissioning	\$7,500
Task Series 6000 – Programming and Integration (Ripple Ind)	\$25,575
Total:	\$90,575

SCHEDULE

Time of performance for services for completion of design and bidding for project is Fiscal Year 2015 – 2016. Construction will occur in Fiscal Year 2015 – 2016.

PAYMENT

The payment terms will be in compliance with the Master Agreement between the Owner and Engineer.

EFFECTIVE DATE

IN WITNESS WHEREFORE, duly authorized representatives of the parties have executed this Task Order with the effective date of October ____, 2015.

Town of Florence

Water Works Engineers, LLC

By: _____
Wayne Costa, Utilities Director Date

By: _____
John Mata, Principal Date

TOWN OF FLORENCE

Task Order No. 10

Florence North

8-inch Waterline Extension from Pennsylvania to North Tank Site

This Task Order No. 10 is issued by THE TOWN OF FLORENCE and accepted by WATER WORKS ENGINEERS, LLC pursuant to the mutual promises, covenants and conditions contained in the Agreement between the above named parties dated the 9th day of July 2015.

SCOPE OF SERVICES

Water Works Engineers will provide engineering services for the Town of Florence Utility Department for booster pump station modifications design, bidding, programming/integration and construction administration for the North Tank Booster Pump Station.

This scope of work will include completion of the water system modeling, design, permitting, bidding and assistance during construction.

The project will include the following elements:

- Survey and design of approximately 1,200ft of 8-inch waterline in Florence Gardens
 - Pennsylvania west to Washington and connecting into North Tank Site Pump Station Discharge.
- Hydraulic modeling for pressure zones within North Florence service area and location of isolation valves
 - If existing valves are not functioning or available, Insert-a-Valves will be designed
- Town to provide available asbuilts and secure all right-of-way.

Water Works Engineers scope of work includes the following tasks:

Task Series 1000	Project Management
Task Series 2000	Design and Bidding Phase
Task 2100	Complete Design
Task 2200	Hydraulic Modeling
Task 2300	Permitting
Task 2400	Develop Front End Documents
Task 2500	Design Review Meetings
Task 2600	Attend Pre-Bid Meeting
Task 2700	Answer Questions and Develop Addenda
Task Series 3000	Engineering Services During Construction
Task 3100	Engineering Support (RFIs/RFCs)
Task 3200	Shop Drawing Reviews
Task 3300	Site Visits
Task 3400	As-Builts and Permitting
Task Series 4000	Field Services
Task 4100	Inspections
Task 4200	Coordination w Contractor/Progress Meetings
Task 4300	Issue Resolutions
Task 4400	Specialty Inspection

The fee associated with the tasks is as follows:

Florence North 8-inch Waterline Extension	
Task Series 1000 – Project Management	\$1,500
Task Series 2000	
Hydraulic Modeling	\$5,000
Engineering / Design	\$15,000
Surveying	\$3,500
Permitting (ADEQ and TOF)	\$3,000
Bidding	\$2,000
Task Series 3000 – Engineering Support During Construction	\$5,000
Task Series 4000 – Field Services (Special Inspections and as requested site visits)	\$2,500
Total:	\$37,500

SCHEDULE

Time of performance for services for completion of design and bidding for project is Fiscal Year 2015 – 2016. Construction will occur in Fiscal Year 2015 – 2016.

PAYMENT

The payment terms will be in compliance with the Master Agreement between the Owner and Engineer.

EFFECTIVE DATE

IN WITNESS WHEREFORE, duly authorized representatives of the parties have executed this Task Order with the effective date of October ____, 2015.

Town of Florence

Water Works Engineers, LLC

By: _____
Wayne Costa, Utilities Director Date

By: _____
John Mata, Principal Date

MEMORANDUM

To: Mayor and Town Council
From: Lisa Garcia, Interim Town Manager
Copy: Department Heads
Date: October 19, 2015
Re: Bi-Weekly Update



Arts and Culture Commission

The Arts and Culture Commission has a little more work to do on the Public Art Guidelines and should be able to review the final draft in late October. The commission continues to work on their Annual Project Plan, which should be finalized in November. The commission had a table at the Library/Community Center grand opening on October 3rd to raise awareness of the arts in Florence and survey the public for additional information that can be added to the arts and culture inventory.

Budget Calendar

A modified budget calendar is attached.

Business Licenses

Staff is reviewing the business license structure and seeking out best practices from other communities to streamline the process and make the program business-friendly.

Community Facilities District Sessions

Community Facilities District (CFD) Work Session: A work session has been scheduled at the Sun City Ballroom on October 26, 2015 (from 6:00 p.m. to 8:00 p.m.) to share Community Facilities District information with the residents. There will be a question and answer period after each session to address public questions.

Dates to Remember

October 19, 2015	Regular Town Council Meeting with Executive Session to review Town Manager applications.
October 26, 2015	CFD Work Session Anthem Sun City from 6:00 pm to 8:00 pm
November 2, 2015	Regular Council Meeting
November 9, 2015	CIP Meeting for Highway User Revenue Fund, Water, and Wastewater
November 16, 2015	Regular Council Meeting
December 7, 2015	Regular Council Meeting
December 14, 2015	Regular Council Meeting

Florence Farmers Market

The farmers market opened on Saturday, October 3rd at Arriola Square. The vendor application and regulations were finalized last week and are available at Town Hall and the Florence Visitors Center. Staff also can email the document to vendors. Ms. Debbie Keirn, a long-time market vendor, has volunteered to contact the list of potential vendors that has been assembled over the past several months. A few vendors will not participate until the

weather cools because their products are heat sensitive and others are winter residents who will join the market when they return to Florence. The goal is to have 10 to 12 vendors. Staff is working on publicity and logistics for the market.

Request for Proposals – Territory Square Development Project

Staff is preparing the draft Request for Proposals (RFP) soliciting proposals from qualified entities to acquire (through lease or purchase) and develop approximately ten acres, more or less (or a portion thereof) of undeveloped land north of the Library/Community Center. The goal is to encourage a development project or projects that is/are compatible with the Town of Florence 2020 Florence General Plan, the Florence Downtown Redevelopment Plan, the Territory Square Zoning District and other applicable adopted policies, plans and codes. The preferred project will be mixed-use and would ideally include a combination of the following: street level specialty retail, restaurants, residential, professional offices and/or recreational facilities.

Silver King Market Place

Three tenants currently lease space in the Silver King Marketplace. The separate water and electric meters are now operational in each of the suites. There have been no inquiries about leasing Suite 202 in the past several months.

Date	Date		Task	A.R.S	Comments
	Orig Date	Modified Date			
Ö	8/7/2015		✓ Draft Calendar Complete - Dates may change. All dates with ARS notice must be completed by the date listed		
B	8/12/2015		✓ Budget Meeting to Review Calendar		
B	8/17/2015		✓ Calendar Presented to Council at Manager's Report of Council Meeting		
B	8/21/2015		✓ CIP Meeting with Public Works -		
B	8/25/2015		✓ First CIP meeting with staff		
B	9/9/2015		✓ Second CIP Meeting with Staff		
B	9/11/2015		✓ Email to review budget forms		
B	9/16/2015		✓ Budget Committee Meeting for CIP		
B	9/23/2015		✓ Public Forum on CIP - Input from Citizens 9 a.m. and 6 p.m.		
B	9/28/2015	10/5/2015	✓ Council CIP Meeting		
B	10/5/2015	10/13/2015	✓ Budgets to Department Heads		
B		10/22/2015	Budget Committee meeting on CIP Cont.		
B	10/16/2015	10/27/2015	Budget Returned by Department Heads		
B	10/21/2015	11/9/2015	Budget Committee Meetings (two weeks as Necessary)		
B	11/2/2015		Work Session with Council Budget update/Special Election Information		
B		11/17/2015	Council CIP Meeting for HURF, Water, Wastewater		
B	11/18/2015		Budget Committee Meeting		
SE	12/3/2015		Ad to Paper on Public Hearing for Special Election		
SE	12/10/2015		Publish Public Hearing Notice on purposed action including amount and purpose		
B	12/16/2015		Budget Committee Meeting		
SE	12/17/2015		Publish Public Hearing Notice on purposed action including amount and purpose		
SE	12/21/2015		1st Public Hearing - on purposed action Special Election		
SE	12/21/2015	10/19/2015	IGA with County for Election Services		
SE	12/21/2015		Resolution - All Mail Ballot Election May 2016		
SE	12/31/2015		Publish PH Notice on purposed action including amount and purpose		
SE	1/4/2016		2nd Public Hearing - Special Election purposed action		
SE	1/4/2016		Convene into a Special Meeting to Vote on Expenditure Limit Amount		
SE	1/4/2016		Call of Special Election		
SE	1/7/2016		Notice of Vote on Expenditure Limitation to paper (include amount and purpose)		

Town of Florence
2015/2016 Calendar of Events

	Date	Task	A.R.S	Comments
SE	1/14/2016	Notice of Expenditure Limitation Vote in paper		
B	1/20/2016	Budget Committee Meeting		
SE	1/31/2016	Call of Election to Florence Reminder		
SE	2/1/2016	Require all Political Committee to file Jan 31 Campaign finance reports		
B	2/1/2016	Budget Update to Council (Work Session) Budget Issues and Priorities		
B	2/1/2016	Town to receive estimated state-imposed expenditure limitation for coming year		
SE	2/4/2016	First Publication of Call of Election 1 of 2		
B	2/9/2016	Receive estimated Total Net Assessed Valuation from Assessor and property tax levy limit worksheet	42-17052	on or before 2/10
SE	2/11/2016	Second Publication of Call of Election 2 of 2		
B	2/12/2016	Make property values available for public inspection	42-17055	on or before 2/15
B	2/17/2016	Budget Committee Meeting		
B	2/20/2016	Notify PTOC if Disagree with Ptax levy limit	42-17054	within 10 days of receipt
SE	2/25/2016	Send publication of Argument for or against Special Election to Paper		
SE	3/2/2016	Presentation of information on vote to exceed state-imposed limitation to Council		
SE	3/3/2016	AD for Arguments in paper 1 of 2		
B	3/2/2016	Presentation of information on vote to exceed state-imposed limitation to employees		
B	3/16/2016	Budget Committee Meeting		
SE	3/17/2016	AD for Arguments in paper 2 of 2		
P/G	3/17/2016	Ad to Newspaper on Public Hearing for Home Rule Option (primary)		
P/G	3/24/2016	Publish first notice of public hearing for Home Rule Option (primary)		
SE/	Mar/Apr	Presentation of information on vote to exceed state-imposed limitation to citizen groups		
P/G	3/24/2016	Publish Notice of Town accepting Arguments for or against the Home Rule Option (publish again on 3/30/2016)		
P/G	3/30/2016	Publish second notice of public hearing for Home Rule Option (primary)		
B	4/1/2016	Town receives actual state imposed expenditure limitation numbers		
P/G	4/4/2016	Hold first public hearing on Home Rule option		
SE	4/15/2016	Post Notice of Sample Ballots Available		
SE	4/18/2016	County Voter Registration Closes		
SE	4/18/2016	Arguments for publicity pamphlets due		
P/G	4/18/2016	Hold second public hearing on Home Rule Option		
B	4/20/2016	Budget Committee Meeting		
P/G	4/18/2016	Council adjourns to Special Meeting to vote on the proposed Home Rule Option		Adopt by Resolution
P/G	4/21/2016	Send publication of record of vote to the newspaper on Home Rule Option. Also include the amount of expenditure in excess of state imposed limitation and purpose for excess.		

	Date	Task	A.R.S	Comments
P/G	4/22/2016	Submit to Auditor General's Office required Information, including summary and detailed analyses		Time starts when A/G receives
SE	4/22/2016	Send out Publicity Pamphlets		
SE	4/25/2016	Send out Mail Ballots		
P/G	4/30/2016	Post notice of intention to increase property tax on Town website	9-499.15	60 days before TNT public hearing
P/G	5/2/2016	Nomination paper packets must be ready for distribution	16-311	120 days before Primary Election
P/G	5/5/2016	Call of Election delivered to the Florence Reminder		
P/G	5/12/2016	Call of Election in Paper 1 of 2		
SE	5/13/2016	Pre Election Campaign Report Due		
P/G	5/16/2016	Resolution Calling Election		
SE	5/17/2016	Election Day		
B	5/18/2016	Budget Committee Meeting		
P/G	5/19/2016	Call of Election in Paper 2 of 2		
P/G	5/19/2016	Receive reviewed details and summary analyses and summary analysis worksheets from Auditor General		
P/G	5/28/2016	Receive Arguments for or against Home Rule Option for Publicity Pamphlet		
P/G	6/1/2016	Candidate filing deadline	16-311	90 days before primary election
P/G	6/4/2016	Complete preparation of publicity pamphlet; send draft to Auditor General Office		
B	6/6/2016	Present Manager's recommended Annual Budget to Town Council (work session)		
SE	6/6/2016	Canvas the votes		
B	6/13/2016	Recommended Annual Budget follow-up discussion (work session) - If necessary		
SE	6/16/2016	Post Election Campaign Report Due		
B	6/15/2016	Recommended Annual Budget follow-up discussion (work session) - If necessary		
B	6/17/2016	Send ad to publish TNT notice (Exhibit H) with Gen Fund est. rev/exp (two dates as shown below) and issue press release		Friday before publishing TNT ad
B	6/20/2016	Adopt tentative budget	42-17101	on or before 3rd Monday in July
B	6/20/2016	Adopt alternative expenditure limitation (not required, citizen vote on this at the Special Election)	Art. IX, §20(9)	not applicable this year; Home Rule election failed 8/2014 meeting before 2nd reading
B	6/20/2016	First reading of property tax levy ordinance (TOF/CFDs)		
P/G	6/20/2016	IGA for Election Services with Pinal County	16-172	
B	6/23/2016	Publish 1st TNT notice	42-17107	between 14 and 20 days before TNT hearing
B	6/24/2016	Send ad to publish tentative budget, etc. for two consecutive weeks		Friday before 1st publication
B	6/24/2016	Post tentative budget on Town Web site for 60 months	42-17103	no later than 7 days following initial presentation to Council
P/G	6/27/2016	Send Publicity Pamphlet to the Printer		
B	6/30/2016	Publish 2nd TNT notice	42-17107	between 7 and 10 days before TNT hearing
P/G	6/30/2016	Publish adopted tentative budget, notice of hearing, library/website addresses	42-17103	after tentative budget adopted, 2x
P/G	6/30/2016	Campaign Finance Reports due		

Town of Florence
2015/2016 Calendar of Events

	Date	Task	A.R.S	Comments
B	7/1/2016	Submit information of involuntary tort judgments and appropriate documentation to PTOC for consideration	.A.C. 15-12-20	on or before 1st Monday in July
B	7/11/2016	Public hearing on TNT	42-17107	on or before final budget adoption
B	7/11/2016	Second reading of property tax levy ordinance (TOF/Cedes)		
B	7/11/2016	Public hearing on final budget (TOF/Cedes)	42-17104	on or before 14th day before adopting property tax levy
B	7/11/2016	Convene special meeting to adopt final budget	42-17105	after final budget public hearing
B	7/11/2016	Adopt property tax levy ROLL CALL VOTE (TOF/Cedes)	42-17107	on or after TNT hearing date
B	7/14/2016	Send property tax levy to County	42-17151	levy must be adopted by county supervisors by 3rd Monday in
B	7/14/2016	Mail copy of TNT, statement of its publication and result of Council roll call vote to PTOC	42-17151	3 days after final property tax levy
B	7/15/2016	Post final budget on Town Web site for 60 months	42-17103	no later than 7 days after final budget adoption
P/G	7/15/2016	Prepare and mail proof of sample ballot to candidates	16-461	45 days before election
P/G	7/21/2016	Receive nomination papers from write-in candidates.	16-312	Not later than 5:00 p.m., 40 days before election
B	7/21/2016	Must adopt Tentative Budget	42-17101	Last day to adopt by Law
P/G	7/22/2016	Mail Publicity Pamphlets		
P/G	7/24/2016	Post notice that sample ballots are available in clerk's office	16-461	30 days before election - Post in all locations required by law
P/G	7/31/2016	Distribute Early Ballots		
P/G	8/1/2016	Voter Registration closes	County	29 days before election
P/G	8/19/2016	Publish financial statement in local newspaper	9-246	
P/G	8/26/2016	Political committees to file pre-primary campaign finance report	16-913	
P/G	8/30/2016	PRIMARY ELECTION DAY	16-551	
P/G	9/6/2016	\$500 Threshold Termination Statements Due		
P/G	9/19/2016	Canvas the votes	16-642	
P/G	9/20/2016	Inform Auditor General of Election Results		
P/G	9/23/2016	Prepare and mail proof of sample ballot to candidates	16-461	45 days before election
P/G	9/23/2016	Receive nomination papers from write-in candidates.	16-312	Not later than 5:00 p.m., 40 days before election
P/G	9/29/2016	Political committees to file post primary campaign finance report	16-913	30 days after primary elections
P/G	10/7/2016	Post sample ballots	16-461	30 days before election - Post in all locations required by law
P/G	10/10/2016	Voter registration closes	County	29 days prior to election
P/G	11/4/2016	Political Committees to file post primary campaign finance report	16-913	
P/G	11/8/2016	GENERAL ELECTION DAY	16-551	
P/G	11/14-11/28	Canvas the votes	16-642	Not less then 6 days nor more than 20 after election.
P/G	12/8/2016	political committee statement of organization post election report	16-913	21 days after election
P/G	2/27/2017	political committee file termination statements \$500 thresholds.	16-904	