

MINUTES OF THE TOWN OF FLORENCE COUNCIL MEETING HELD ON MONDAY, APRIL 18, 2016, AT 6:00 P.M., IN THE FLORENCE TOWN COUNCIL CHAMBERS, LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER

Mayor Rankin called the meeting to order at 6:04 pm.

ROLL CALL:

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

MOMENT OF SILENCE

Mayor Rankin called for a moment of silence.

PLEDGE OF ALLEGIANCE

Mayor Rankin led the Pledge of Allegiance.

CALL TO THE PUBLIC

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

Ms. Ruth Harrison, Florence Resident, stated that the proclamation for Arbor Day is included in the Consent Agenda and will not be read in its entirety. She stated that Arbor Day is a special day set aside for the planting of trees. Trees can reduce the erosion of the top soil, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen, and provide habitat for wildlife. Trees in the Town increase property values, enhance the economic vitality of business areas, and beautify the community. Trees, wherever they are planted, are a source of joy, spiritual renewal and shade. She stated that the Mayor urges all citizens to celebrate Arbor Day on April 29, 2016 and to support efforts to protect our trees and further urges all citizens to plant trees to gladden the heart and promote the well-being of present and future generations.

PUBLIC HEARINGS AND PRESENTATIONS

Public hearing on an application received from Kim Kenneth Kwiatkowski, Circle K Store # 3492, located at 255 S. Main Street, Florence, Arizona, for a new Type 10 Beer and Wine Liquor License, and for Council recommendation for approval or disapproval of said license.

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, stated that the Clerk's Office received an application for a Circle K that will be at a new location at 255 S. Main Street. The Clerk's Office has posted the building site for 20 days and has not received any input from the citizens for or against the application. A map has been included to indicate that the Florence K-8 School is 535 feet from the Circle K and the Florence Baptist Church is 350 feet from the Circle K.

Mayor Rankin opened the public hearing.

Mr. Ruth Harrison, Florence Resident, stated that she is concerned about the properties that will be abandoned on Main Street. She said the two stations are in pretty good places for traffic to drive in and out. They are situated in pretty good places in the downtown area. She said she is wondering what is going to happen to those properties. She inquired if the tanks have to be removed, which can be a big process. She inquired if the properties will be allowed to sit there and molder away or if there are actual plans for those properties. She is presenting her concerns to the Council for their consideration.

Mayor Rankin inquired if the distance is from the property or where the liquor license is being applied for.

Mr. Mark Eckhoff, Community Development Director, stated that the distance is measured from the building.

Mayor Rankin inquired how the business is conducive to what is being done on Main Street with the entrance facing south.

Mr. Eckhoff stated that a typical orientation of a building on Main Street would be toward Main Street; however the applicant is proposing to be perpendicular from Main Street, allowing them to meet the separation requirements to the church to the south. He stated that it is not ideal, but in the initial discussions with Circle K, they would work with the Town on the four sided architecture so the side and the back of the building are architecturally improved, as opposed to a typical store where they would only focus on the front of the store.

Mayor Rankin inquired about signage and asked if Circle K will use the same size of signs that they currently are using or will they use lower signs.

Mr. Eckhoff stated that Circle K said that there is 14 foot tall sign on the property. The Town will work with Circle K to have a sign that is taller than what the Town Code currently allows. He stated that in regards to the other two sites, there plan would be to remove the tanks and get them environmentally clean, and possibly, remove the canopies. Where possible, they would also place deed restrictions on those properties so that uses could not compete with Circle K. He stated that Circle K owns one store and leases the other. They would seek to get the stores sold or leased.

Councilmember Hawkins stated that the agenda item is on a liquor license application. It is not for zoning or a hearing on authorization to build, it is a liquor license application.

Mayor Rankin stated that he is trying to make up his mind on how he wants to vote due to the fact that the building is not in the location that faces Main Street, like the rest of the buildings on Main Street, plus the distance from the church. He stated that signage is another thing because you are going to have a church and store with the possibility of liquor advertisements there.

Councilmember Hawkins stated that he does not believe that this is what they should be discussing.

Mayor Rankin stated that he believes they should be discussing those items. He stated the items discussed fits in with the liquor license. He stated that there is a church in close proximity and there was discussion at the Call to the Public with regards to the buildings when they become vacant. He said the Town does not have anything to do with what happens to the buildings, with the exception of later down the road.

Mayor Rankin closed the public hearing.

On motion of Councilmember Anderson, seconded by Vice-Mayor Walter, and carried to forward a favorable recommendation to the Arizona Department of Liquor License and Control for an application from Kim Kenneth Kwiatkowski, Circle K Store # 3492 for a new Type 10 Beer and Wine Liquor License, located at 255 S. Main Street, Florence, Arizona.

Second Public Hearing to receive public comments on the Alternative Expenditure Limitation/Home Rule Option.

Mr. Gabe Garcia, Finance Director, stated that the second public hearing is to receive comments on the Alternative Expenditure Limitation/Home Rule Option, which will be for Fiscal Year 2017-2018 through Fiscal Year 2020-2021. He stated that there will be a measure on the fall election.

Mayor Rankin opened the public hearing. There being no comments, Mayor Rankin closed the public hearing.

Public Hearing to receive comments on a zone change request to change existing zoning from Neighborhood Office, Highway Business Commercial, Public/Institutional and Multi-Family Residential to Downtown Commercial zone; and First Reading of Ordinance No. 650-16:

Ms. Garcia read Ordinance No. 650-16 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE DOWNTOWN COMMERCIAL ZONE CHANGE LOCATED IN AN AREA GENERALLY BOUND BY RUGGLES STREET TO THE NORTH, BUTTE

AVENUE TO THE SOUTH, QUARTZ STREET TO THE WEST AND PINAL STREET TO THE EAST (PZ-15-52 ZC).

Mr. Eckhoff stated that this is the third sequence of zone changes in that section of the downtown area to convert properties to the DC zoning. The intent of the designation is to have the DC Zoning District be from Ruggles to Butte and from Pinal to Quartz. The intent is to allow mixed land uses to eliminate parking and set back requirements. He stated that many of the parcels within the area are extremely small and it would be extremely difficult to meet the setbacks. The DC Zoning District allows for multiple uses such as commercial and residential. He said a caveat is that those on Main Street could not have residential on the first floor. Residential can be behind the Main Street frontage, second story and above, and basement. He said residential can be a portion or the entire building so long as it is not on the Main Street frontage.

Mr. Eckhoff described the proposed areas to be brought into the DC Zoning District. He stated that there are some properties within the target area that will not be zoned DC zoning. He stated that this item went before the Planning and Zoning Commission and they have forwarded a favorable recommendation.

Councilmember Wall stated that the owner's permission accompanied most of the proposals, with the exception of Tom and Sandra Smith. She inquired if their permission was omitted in error.

Mr. Eckhoff apologized for the omission and stated that they had received the owner's permission and will include it for the next Council meeting.

Councilmember Anderson inquired about the buildings that are not included and asked if the owners did not want to be a part of the DC zoning.

Mr. Eckhoff stated that some of the buildings have changed ownership during this process, some owners have been difficult to reach, and some of the owners have been reluctant to go with the new zoning. He said throughout the entire process, staff has ensured that the owners were doing so willingly and wanting to receive the zoning. He said he believes the remaining property owners will want to obtain this type of zoning because their current zoning is very restrictive.

Mayor Rankin stated that he understands that there will be no residences on the first floor of a commercial building along the Main Street frontage. He inquired what is being done about the apartments on the first floor behind the buildings.

Mr. Eckhoff stated that residential can be anywhere else in the building on Main Street with the exception of the ground floor that is exposed to the walk through traffic along Main Street. He stated that the DC Zoning was specifically written to ensure that there were no non-conformities created by the change.

Mayor Rankin opened the public hearing.

Ms. Kathy Adam, Florence Resident, stated that she is supportive of the zone change and believes it is something positive. She stated that she is interested in preserving, not for preservation sake, but to make this an economically viable community. She would like the potential owners of businesses to appreciate the privilege of what the Town does for them. She stated that the flip side is that what she is asking for is the proposal or report that the Community Development staff completed for Mr. Brent Billingsley, Town Manager.

Ms. Adam stated that the Historic District Advisory Commission has been working for approximately two years to put some "bite" into the Town Code for those absentee land owners who are letting their buildings deteriorate and would rather demolish them than put any effort into them.

Ms. Adam asked Council to look at both sides when doing positive things. She does not want it to be tough to do business, but everyone knows there are land owners who are taking advantage of the Town. She stated that she would like the property owner to provide proof that they have at least tried to sell their property before applying to demolish the building. Currently, the property owner just has to wait 180 days and then they can demolish the building. She stated that this may enhance the community before it loses more buildings.

Ms. Adam stated that the Historic District Advisory Commission currently has a request for a permit to demolish a building, and the building will likely be demolished. She said she does not want to see any more empty spaces in the Historic District. The Town bends over backwards to provide them an opportunity to make a very viable commercial business.

Mr. Jim Tchida, Florence Resident, stated that he does not need to be made aware of the advantages of DC zoning as he went through it approximately two years ago when he contemplated building on a lot that he owns. He knows the advantages but said it needs to be clarified if a person needs to hire a commercial contractor if they want to do improvements and are zoned DC zoning.

Mayor Rankin closed the public hearing.

**Congressional Recognition to Mayor and Council for 150 Years as a Town.
(Penny Pew on behalf of Congressman Paul Gosar)**

Ms. Penny Pew, Representative for Congressman Paul Gosar, read the Congressional Record that was read in on the House Floor:

"Mr. Speaker, today I would like to recognize the historic Town of Florence, Arizona. Founded in 1866. Florence is one of the oldest European settlements in the State and is celebrating its 150th anniversary this year. Scenic Florence is home to many prominent geographical landmarks that contribute to Arizona's picturesque beauty, such as the Gila River, Box Canyon, and the Casa Grande Ruins.

Florence serves as the final resting place for the father of Arizona, Charles D. Poston. Moreover, the Town admirably provides the state with employees for the mine and nine correction operations in Florence. It also serves as the connection point for three major transportation corridors in the state.

Over time, Florence has developed a bountiful history as a model wild west establishment. Its notable downtown, old Silver Bell Mine and wonderfully preserved fuel coke ovens from the mid-19th century, attract visitors from all over.

I would like to take the time to show my appreciation to the Town of Florence for their positive additions to Arizona through timeless beauty, employment and state pride. Florence's distinctive history over the last 150 years contributes to the unique characteristics shared in the State of Arizona.

It is my honor to serve the Town of Florence and wish them a Happy 150th Anniversary, Paul A. Gosar."

Mayor Rankin thanked Congressman Gosar and Ms. Pew for the recognition.

Proclamation declaring May 2016 as Water Safety Month in the Town of Florence, Arizona. (Bryan Hughes)

Mayor Rankin proclaimed May 2016 as Water Safety Month in the Town of Florence, Arizona. He expressed the importance of water safety and drowning prevention.

Mr. Erasmo Mendivil, Recreation Programmer, invited everyone to the "Spring in to Water Safety Day", on Saturday, April 30, 2016. They will be promoting the aquatic programs and swim lessons and well as having various vendors. The event is free.

Presentation by the Greater Florence Chamber of Commerce recognizing Toogood's Tax and Accounting as Business of the Month.

Ms. Jessica Moore, Executive Director, Greater Florence Chamber of Commerce (Chamber), recognized Toogood's Tax and Accounting as the business of the month. Doug and Linda Toogood have owned and operated the business since 2012. She stated that the Toogood's are very involved in the community and donate a substantial amount of time and resources to local non-profit organizations.

Ms. Toogood thanked the Chamber for the recognition. She stated that she is a licensed CPA in Arizona, and was previously licensed in Connecticut. She loves what she does and provides a multitude of services, such as accounting, various tax returns, trust, bookkeeping, payroll, and sales tax reporting.

ADJOURN TO A SPECIAL MEETING

On motion of Councilmember Woolridge, seconded by Councilmember Hawkins, and carried to adjourn to a Special Meeting.

Resolution No. 1582-16:

Ms. Garcia read Resolution No. 1582-16 by title only.

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA,
PROPOSING THE ALTERNATIVE EXPENDITURE LIMITATION.**

On motion of Vice-Mayor Water, seconded by Councilmember Guilin, and carried to adopt Resolution No. 1582-16.

ADJOURN FROM A SPECIAL MEETING

On motion of Councilmember Woolridge, seconded by Vice-Mayor Walter, and carried to adjourn from a Special Meeting.

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 declaring April 21, 2016 as PowerTalk 21[®] Day in the Town of Florence, Arizona. (Lisa Garcia)

Proclamation declaring April 29, 2016 as Arbor Day in the Town of Florence, Arizona, and recognition of the Town of Florence as a Tree City USA community for the 10th consecutive year. (Bryan Hughes)

Approval of the Second Amendment to the Intergovernmental Agreement with the Central Arizona College, City of Coolidge, and Pinal County to authorize funding and responsibilities for operating the Central Arizona Regional Transit regional transit system. (Jess Knudson)

Approval of the March 7, March 21, and March 29, 2016 Council minutes.

Receive and file the following board and commission minutes:

February 24, 2016 Historic District Advisory Commission minutes.

February 25, 2016 Parks and Recreation Advisory Board minutes.

February 18, 2016 Planning and Zoning Commission minutes.

On motion of Councilmember Hawkins, seconded by Councilmember Woolridge, and carried to approve the Consent Agenda, as written, with the exception of Item 9a.

- a. Proclamation declaring April 21, 2016 as PowerTalk 21[®] Day in the Town of Florence, Arizona.**

Councilmember Anderson stated that the proclamation is affiliated with the Mothers Against Drunk Driving Organization (MADD) and does not want this proclamation taken lightly. He stated that MADD does a lot for the community as well as the youth.

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On motion of Councilmember Anderson, seconded by Councilmember Hawkins, and carried to proclaim April 21, 2016 as PowerTalk 21[®] Day in the Town of Florence, Arizona.

NEW BUSINESS

Discussion/Approval/Disapproval of the Fiscal Year 2016-2017 employee benefit program with United Healthcare of Arizona for medical; Teladoc for 24/7 physician access benefits; Principal Financial Group for dental and life insurance; Vision Service Plan for vision insurance; EAP Preferred for Employee Assistance Program, AFLAC for supplemental insurance products, and Infinisource to administer our Section 125 flexible benefit account plan.

Mr. Eric Johnson, Agent/Broker Representative with Gary L. Johnson and Associates, stated that the benefits will remain the same with additional benefits added. He stated that United Healthcare is a fully insured plan and will offer a special rewards program as well. Teledoc will remain a benefit and will assist in keeping the rates low. He stated that the staff must be educated on the benefits of using Teledoc. United Healthcare will also offer a wellness benefit, which will be presented later in the year in the form of a wellness initiative. This will allow the employees an opportunity to earn some money that United Healthcare has already funded.

Mr. Scott Barber, Human Resources Director, stated that for a number of years, the Town was insured through a high deductible health savings account program, which was partially self-insured. He explained that the Town switched to Blue Cross and Blues Shield two years ago, and is now going with United Healthcare as they have provided a 9% reduction in rates. He stated that the saving realized will be earmarked and saved for future years in the event of an increase in rates.

Mr. Billingsley thanked Mr. Johnson for his assistance. He stated that initially the Town was preparing for a 9% increase and asked Mr. Johnson to try for an increase of no more than 5%, with the understanding that the town would need to plan for a 6% increase. The Town was pleasantly surprised with the 9% reduction while still being able to maintain the same level of service with additional benefits. He stated that the savings will help the Town in coming before Council with a balanced budget.

On motion of Councilmember Hawkins, seconded by Councilmember Woolridge, and carried to approve the Fiscal Year 2016-2017 employee benefit program with United Healthcare of Arizona for medical; Teladoc for 24/7 physician access benefits; Principal Financial Group for dental and life insurance; Vision Service Plan for vision insurance; EAP Preferred for Employee Assistance Program, AFLAC for supplemental insurance products, and Infinisource to administer our Section 125 flexible benefit account plan.

Discussion/Approval/Disapproval of submitting a Letter of Commitment to fulfill program requirements as part of the 2015 Federal Emergency Management Agency Staffing for Adequate Fire and Emergency Response program grant application. (Jennifer Evans)

Ms. Jennifer Evans, Management Analyst, stated that the Town submitted a Federal Emergency Management Agency (FEMA) Staffing for Adequate Fire and Emergency Response (SAFER) program grant application last month to fund two firefighter positions for the next two years. As part of the grant program, the Town is required to submit a letter of commitment that states that the Town is willing to follow the parameters of the grant, will maintain staffing levels during the period of performance, and will not lay off those firefighters during the period of performance. The letter is waiting Council's approval.

Mayor Rankin inquired what transpires after the two year period.

Ms. Evans stated that at the end of the grant period, the Town can elect to continue to pay for the firefighters or they can be laid off.

Mayor Rankin inquired if those two positions will fill all of the vacancies in the Fire Department.

Mr. David Strayer, Fire Chief, stated that the two positions will balance out the staffing levels between the stations.

Mayor Rankin inquired if the Town will be able to absorb those employees.

Mr. Billingsley stated that the budget has allotted for those positions should the grant not go through.

Mayor Rankin inquired when they will start awarding the grants.

Ms. Evans stated that they will start awarding grants in June 2016. She stated that the decision to award the grants happens in Washington DC and she has not had any feedback with regards to the grant.

On motion of Councilmember Hawkins, seconded by Councilmember Anderson, and carried to approve submitting a Letter of Commitment to fulfill program requirements as part of the 2015 Federal Emergency Management Agency Staffing for Adequate Fire and Emergency Response program grant application.

MANAGER'S REPORT

Mr. Billingsley read an email that he received early in the day, which read:

"The Florence Chamber of Commerce presented their 2015 Annual Report on February 16, 2016 at the Town Council meeting. Beth Beatty, Chair of the Board, was asked at that time to provide information to the Town Council about the number of Florence's businesses that are Chamber members. The Town just received the Chamber's First Quarter Report and it included that information. As of March 31st, there are a total of 259 members of the Greater Florence Chamber of Commerce, 101 of those members have a Florence address."

Mr. Billingsley stated various conversations have taken place regarding parking, parking violations, and the need to enforce the parking ordinance. He said a presentation of a memorandum was provided as part of the report in which the Police Department would provide warnings for the first 60 days. The police report received last week indicates that 103 warnings have been issued thus far.

Mr. Billingsley, read a letter from Governor Doug Ducey, which read:

“Whereas, the Town of Florence was founded in 1866 and is the sixth oldest European settlement in the State of Arizona; and is 61 miles southeast of Phoenix, in Pinal County, Arizona; and

Whereas, Florence is the County seat of Pinal County, and regarded as a National Historic District with over 25 buildings listed on the National Register for Historic Places by the Town of Florence Historic District Advisory Commission; and

Whereas, Levi Ruggles, the veteran of the American Civil War founded the Town of Florence on the southern boundary of the Gila River. Levi came to the Arizona territory in 1866 as a U.S. Indian Agent; and

Whereas, on March 2, 1866, Estevan Ramirez filed the first recorded homestead claim, marking the beginning of Florence; and

Whereas, the theme of this year’s celebration, “History Remembered, The Future Embraced”, celebrating 150 years; and

Whereas, The Town of Florence plans to celebrate this momentous occasion with celebrations and activities throughout the year.

Now, therefore, I, Douglas A. Ducey, Governor of the State of Arizona, do hereby congratulate the Town of Florence on its 150th Anniversary and establishment in the great State of Arizona. Doug Ducey and Michelle Regan”

Mayor Rankin inquired about Arizona Department of Environmental Quality (ADEQ) hearing that is to take place in Florence.

Mr. Billingsley stated that the hearing has not been officially announced, but it is his understanding that there will be a public hearing on May 19, 2016 at Florence High School regarding an aquifer protection permit application and tentative permit from ADEQ for Florence Copper. He stated that he will provide the information once official notification is received.

Mayor Rankin asked that the information be placed on the Town’s website.

CALL TO THE PUBLIC

There were no public comments.

CALL TO THE COUNCIL – CURRENT EVENTS ONLY

Councilmember Hawkins stated that the ADEQ meeting will be very important for the Town and he hopes that everyone who has an opinion attends the public hearing.

Mayor Rankin thanked everyone for a successful Country Thunder event. He stated that there was a low crime rate and low incident rate.

Vice-Mayor Walter invited everyone to attend the event on April 30, 2016. She stated that with regards to Circle K, she is excited for some of the opportunities for the Town and especially some businesses on Main Street.

ADJOURNMENT

On motion of Councilmember Hawkins, seconded by Vice-Mayor Walter, and carried to adjourn the meeting at 7:01 pm.



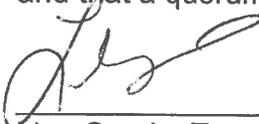
Tom J. Rankin, Mayor

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 April 18, 2016, and that the meeting was duly called to order and that a quorum was present.



Lisa Garcia, Town Clerk