

**MINUTES OF THE TOWN OF FLORENCE COUNCIL MEETING HELD ON MONDAY, JUNE 20, 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 6:01 pm.

**ROLL CALL:**

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

**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. Bonnie Bariola, Florence Preservation Foundation President, stated that she has been restoring historic properties since 1988. She provided an update on the 2016 Historic Preservation Conference that was held last week. She stated that she is a member of the Conference Planning Committee, on behalf of the Florence Preservation Foundation. She stated that Mr. Eckhoff, Community Development Director, facilitated a session in which he discussed the Silver King Marketplace and Padilla Park. She and Regis McKay provided a workshop on adobe construction and rehabilitation. She explained what the presentation and workshop entailed and that the Florence Preservation Foundation provided funding for the printing of "The Book on Adobe" for each person.

Ms. Bariola stated that she, Stephanie Rowe, Architect, and Gem Cox, property owner, did a presentation on the Smith Building, formerly known as Gentry's Market and now houses Conquest Arms. She discussed the history of Florence and how Main Street evolved. Ms. Rowe discussed the architectural components of the building and Mr. Cox discussed the project from the owner's perspective and the unique aspects of the building. She stated that the next phase of the project is to complete the façade on the front of the building. She expressed the importance of completing the interior and bringing it up to code first in order to have a business occupy the building and then to start work on the façade.

Ms. Bariola stated that it would be beneficial for the Council and the public to see the presentation and requested a work session in the late summer or early fall.

Ms. Bariola stated that the Arizona Preservation Conference is one of the best historic preservation conferences in the United States and there were over 300 people in attendance with some attendees from other countries. The Florence Preservation Foundation has been a conference sponsor for five years.

Ms. Bariola thanked the Florence Parks and Recreation Committee for the colored brochures on Florence's events that were included in the conference bags. She stated she has sought donations for the fees for the conference bags for several years and now has a permanent donor for the bags.

Mr. Jim Tchida, Florence Resident, thanked the Council for discussing the facade improvement for residences, and not only those of commercial buildings as well as for researching funding options. He stated the Town of Queen Creek and the City of Maricopa have done something similar to what is being proposed. He stated the legwork has already been done and provided copies to Mr. Brent Billingsley, Town Manager, and Lisa Garcia, Deputy Town Manager/Town Clerk.

## **PUBLIC HEARINGS AND PRESENTATIONS**

**Continuation of the June 6, 2016 Public Hearing on an application received from Kevin Arnold Kramber, Green Tree Inn & Suites, located at 240 W. Highway 287, Florence, Arizona, for a transfer of a Type 7 Beer and Wine Liquor License, and for Council recommendation for approval or disapproval of stated license. (Lisa Garcia)**

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, stated that the public hearing was started on June 6, 2016 and staff recommended that the public hearing be tabled until the June 20, 2016, Council meeting after receiving notification that the Town needed to meet with the State. The meeting with the State took place on June 13, 2016, and the issues were discussed. She stated that the applicant is pulling their application for this license. It is requested that Council continue with the public hearing, receive comments, and close the public hearing without making a recommendation.

Mayor Rankin opened the public hearing from June 6, 2016. There were no public comments Mayor Rankin closed the public hearing.

**Presentation on the status of the Town's Strategic Plan effort and introduction of the facilitator, Karalea Cox with Common Sense Facilitation, selected to assist the Town with this project. (Mark Eckhoff)**

Mr. Mark Eckhoff, Community Development Director, provided a brief update on the Strategic Plan Project, which included:

- Project is on schedule
- Working on the development stakeholder list
- Working on stakeholder questions
- Reviewing surveys and questionnaires
- Setting up community meetings

- Public meetings are scheduled to start in August 2016
- Web based survey will be online in the near future
  - Target date is July 4, 2016
    - May be paper survey and will also contain information as to where they can fill out the survey online.
- Working with a facilitator and Town Manager on the development of a citizens' panel which will be comprised of a diverse group of individuals who represent various geographic areas of the community.
- Facilitator has started questionnaire process with the Council and prospective members of Council

Mr. Eckhoff stated that all of the information will be incorporated into the formulation of the Strategic Plan. He stated that a lot of the existing documents will be reviewed and will form some basis for the Plan.

Ms. Karalea Cox, Common Sense Facilitation, thanked the Council for meeting with her and allowing her to interview them. She stated that she needs to interview Mayor Rankin. She appreciated their time and thoughtfulness as they answered her questions. She thanked Mr. Billingsley for considering her for the facilitation.

Mr. Brent Billingsley, Town Manager, stated that Ms. Cox is very intelligent, and very experienced in this type of work. He stated that he has worked with Ms. Cox several times before and has never been disappointed in her professionalism, candor and intelligence on these types of endeavors. He hopes Council will echo those same comments at the end of the process.

**Proclamation designating July 2016 as Park and Recreation Month. (Bryan Hughes)**

Mr. Billingsley read the proclamation into the record.

Mayor Rankin proclaimed July 2016 as Park and Recreation Month and provided the proclamation to Mr. Bryan Hughes, Parks and Recreation Director. He commended the Parks and Recreation Department for their hard work and dedication.

**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.**

**Authorization to enter into an Intergovernmental Agreement with Pinal County, for Judd Road, located between Quail Run Lane and Attaway Road, for construction, improvement and maintenance of the roadway. (Christopher Salas)**

**Approval of the May 9 Special Meeting, May 9 Worksession and May 16, 2016 Council minutes.**

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

**April 14, and May 19, 2016 Arts and Culture Commission minutes**  
**April 27, 2016 Historic District Advisory Commission minutes**

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On motion of Councilmember Woolridge, seconded by Councilmember Anderson, and carried to approve the Consent Agenda, as written.

## **NEW BUSINESS**

### **Discussion on possible need for amendment of the Town of Florence Development Code with special emphasis on the Design Review Code. (Mayor Tom Rankin and Councilmember John Anderson)**

Mayor Rankin stated that the Town needs to be more business friendly. He stated that sometimes being business friendly starts where the process begins and first impressions are important.

Councilmember Anderson stated that he previously sat on the Planning and Zoning Commission. Three years ago, while he was a Commissioner, the Code was modified to make it friendlier. The changes are a result of a project that was going on at that time in which the Planning and Zoning Commission did not get the opportunity to review the project. He stated that discussions took place regarding what was considered construction and vertical and what was in the Code. The Code was changed and it took a lot of the responsibility from the Planning and Zoning Commission and placed it with the Community Development Director. He noted that it is not saying anything disparaging about the Community Development Director, as he does an excellent job.

Councilmember Anderson stated that, as Town Council, they should be more involved in the overall planning and development of the community. He stated that for the last two years, Council has been so involved with the budget and elections and have lost sight of what they should be doing for the Town. He stated that it is his opinion that the Council should emphasize planning and development. He would like to see projects presented to Council and the Planning and Zoning Commission and to be more involved, like in the past. In the past, recommendations for projects in the Town were forwarded to Council at almost every Council meeting. This not only educated the Council but kept the Council involved as well. He would like the Council to revert to the previous version of the Code.

Councilmember Anderson stated that there has been some controversy regarding the Circle K project with regards to how the building will be situated. There are issues regarding the Community Facility Districts (CFDs) and there will not be a presentation regarding ownership of the land. He stated that he believes they need to be reviewed by Council and understand the total impact before decisions are made. He proposed to revert back to the Code that was in place three years ago with a few modifications to clarify some of the issues that they had at that time.

Mayor Rankin stated that the item is for discussion only. He stated that he reviewed Councilmember Anderson's suggestions and stated that the civil engineering plans bypasses the Planning and Zoning Commission and Council. He stated the Council, by law, is supposed to have three people; Town Clerk, Chief of Police, and Civil Engineer, as the only required positions. Engineering has to remain with the engineer.

Councilmember Anderson stated that his concern is sometimes civil engineering is done and approved without Council's knowledge. He stated that the staff works for the Council and the Council should be involved in some way before a major project is approved by engineering.

Mayor Rankin agreed that the current Code does not resolve the customer issues.

Discussion occurred regarding it being cost prohibitive to bring the buildings along Main Street up to Code, unless the property owner wants to do historic preservation. The problem is also the size of the buildings and the cost to purchase the building.

Discussion occurred on having the Codes be flexible to accommodate various types of plans.

Councilmember Anderson stated that the façade program can be part of the rehabilitation of some of the buildings along Main Street.

Mayor Rankin stated that the Planning and Zoning Commission does not make decisions, but rather recommendations to the Town Council.

Councilmember Hawkins stated that he received the information right before the meeting began and has not had a chance to review it. He does not believe the Council is prepared to discuss this item as time was not allowed to prepare for it.

Mayor Rankin stated that there are options available to the Council:

- Remain status quo
- Have staff work on the changes
- Hire a consultant to do the entire Town Code; however, this item was not budgeted for.

Mayor Rankin asked that Council provide their opinion to Mr. Billingsly so that he can get a consensus as to when to bring the item back to Council for consideration.

Councilmember Anderson suggested that Council have a Worksession with the Planning and Zoning Commission and staff.

Councilmember Wall inquired if the revisions will be for Design Review Code or the entire Building Code. She stated that she does not have the technical expertise and would need to rely on the professional staff who understands those matters. She would like to know what the goal to be accomplished is.

Mayor Rankin stated that he is referring to the entire Town Code. They have piece milled the revisions to the Code in the past.

Mr. Billingsley stated that he and Mr. Eckhoff are professional in the Code and have the expertise in implementing the many components that go with planning, development and zoning. He stated that there are so many factors that need to be considered as no two developments are the same. He concurs with Mayor Rankin in that you cannot piece mill the revisions to the Code.

Mr. Billingsley pointed out three comments in the handout that he wanted to address, which included:

1. "There was and still is an issue that civil engineering plans bypassing the Planning and Zoning Commission and the Town Council."

Mr. Billingsley stated that the Planning and Zoning Commission and the Town Council are not registered engineers in the State of Arizona and do not have a legal right to review or approve engineering plans. He noted that you have to be a registered civil engineer in the State of Arizona and you have to apply the standards of the State, the federal requirements to design roads, drainages, etc. This has nothing to do with plan design review or planning and zoning. The Planning and Zoning Commission should be the independent oversight on all major construction projects. He stated that the Planning and Zoning Commission, under the Town Code, is an advisory role. They do not approve anything and do not oversee major construction projects. There are technical professionals, who are licensed and have an education and necessary background to oversee the projects. He stated that there are many components to a project and many codes and requirements that they need to abide by.

Mr. Billingsley stated that Council needs to consider if they want to make this a priority because it is a very large project. He highly advocates for looking at everything and its interface and to modernize the Town's Code so that we can be competitive in the development environment. He stated that he started this process in motion in Maricopa years ago, and it was only recently adopted. It cost Maricopa approximately \$500,000 and took more than three years to complete. He stated Council can also consider focusing on individual issues.

Mr. Billingsley stated that if Council makes this a priority, they will need to put other projects on the backburner and assign staff to make the review of these Codes and the interface a priority.

Mr. Billingsley stated that if the Council wishes to move forward, they will need to decide if they would prefer to do the project internally or externally. Normally, an external consultant is hired who specializes in this type of work. He stated that the project is a multi-year process and typically done by a consultant. He stated that the tentative budget does not include this project. He stated that he would need time to look at what the challenges will be and it would be beneficial if Council will let him know what the concerns are and if they can be resolved internally and does the Town need to re-invent themselves.

2. "We need to go back to the old Code and the way that we used to do things."

Mr. Billingsley stated that this comment is challenging for a professional because he always wants to move forward and be on the cutting edge. People want to modernize and add efficiency.

3. We want to take the power out of the staff's hand for approvals and that the decisions should be made by the Planning and Zoning Commission and Council at every level.

Mr. Billingsley stated that this is the opposite of streamlining things. It will slow down the development process if the Community Development Director and Public Works Director do not have the ability to approve items and staff needs to come before Council for every submittal that is made.

Mr. Billingsley stated that this is an important topic and staff needs to listen to the ideas of the Council and come up with a comprehensive solution. Guidance has to be given to staff and the resources or the priority necessary to allow staff to move in that direction.

Mr. Billingsley asked the Council how they would like to proceed.

Councilmember Anderson responded that his proposal of reverting back to the old Code is not always the wrong thing to do. He was not proposing the changing of the building codes, as it is a very complicated process. His goal was to have Town Council be involved in the planning and development of the Town. He stated the old Code was one page long and simple and it is now six pages long and more complicated. The new Code was intended to reduce cycle time and make the Town more business friendly, which it hasn't done. He suggested going to something simpler because Florence is a small Town and needs to be able to respond quickly and do things in an efficient manner. He would like to see it condensed to a half page long for the design review. He stated that he is not referring to the technical aspects, civil engineering, or the building of bridges. He wants Council to have the opportunity to see what is going on and the impact of those items, such as 28 foot streets in Johnson Ranch. He reiterated that he is not trying to dictate to staff what they should or should not approve but Council should provide the guidelines and policies.

Councilmember Hawkins stated that deciding on the width of the street is done by engineering and it has to adhere to federal and state codes.

Councilmember Woolridge stated this project is something that will need to be done eventually but she does not see it as a priority at this time. She suggested that this project be put on the back burner and to deal with it at a later time. She stated they may need to hire consultants and this was not budgeted for.

Councilmember Hawkins stated that Council can direct staff to notify them of all projects so Council can provide input and have discussions.

Mayor Rankin stated that the Planning and Zoning Commission meets with the developers and they come up with the plans for the development. The Community Development Director also meets with the developers. The Town must also consider the developers because they are trying to utilize as much of their property as they can for resale. He would like this item brought back to Council in one month.

Councilmember Hawkins stated that he agrees with Councilmember Woolridge. He stated that Council needs to communicate with staff.

Mr. Billingsley stated that discussion is important. He explained how large the project can get and provided an example in which the discussion had started with design code and turned into street widths. He stated the Council adopted the Maricopa Association of Governments (MAG) standards for street widths. He stated that Arizona Department of Transportation (ADOT) standards are used for highways. He explained how the guidelines would be changed if the Town elected not to use MAG standards. He stated it is vital that Council come to him or Ms. Garcia and provide their bulleted list of their concerns with regards to the Codes. His advice, as a professional, is to hire an outside consultant to look at things comprehensively if there are several challenges, from the Council, across the various Codes and guidelines.

Mayor Rankin stated that the Council wants to make it as easy as possible to get new businesses into Town, especially into the Historical District.

Mr. Billingsley stated that the concept is difficult to understand because sustainability may sound simple but there are several definitions for it.

Councilmember Wall stated that there is no funding in the budget for this project. She is not opposed to fixing some immediate needs or emergencies that need to be addressed.

Mr. Billingsley asked Council if they can provide specific projects in which they felt things have gone wrong because there may have been reasons why things were held up that relate to the Town Codes. This would help staff provide a better answer when they come back next month. He stated Johnson Ranch is not within the Town of Florence.

Councilmember Anderson stated that he referred to Johnson Ranch as one of the issues with street width. When he was on the Planning and Zoning Commission he was told that the standard for Florence was a fifty foot wide street. He does not know what the standard is.

Mr. Billingsley stated that there is a fifty foot wide design width for the right-of-way for local streets, which is the property dedication.

Discussion occurred on the various widths for the various types of streets.

#### **Resolution No. 1587-16:**

Ms. Lisa Garcia read Resolution No. 1587-16 by title only.

#### **A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ADOPTING REVISIONS TO THE TOWN OF FLORENCE PERSONNEL POLICY. (Scott Barber)**

Mr. Scott Barber, Human Resources Director, stated that the current Personnel Policy was first adopted in April 2013 for July 1, 2014 implementation, and was last amended in October 2014. He stated that there are four provisions that will be amended:

- Nepotism Policy
  - Use the same kind of language that is in common usage in relationship to law, policy regulation and procedure concerning less formal relationships that exist between individuals in the workplace.
- Overtime Policy
  - Reflect a decision that was made by a previous Town Manager in 2014 regarding a grant program which has been implemented
  - To formalize language concerning use of flex time within a particular given work period.
  - Current Town Manager has asked for specific language to bring clarity.
- Sick Leave
  - How the Town applies or uses available leave time for employees who are injured on the job.

- The proposed amendment alters the way the Town charges non-public safety employees for leave time when they miss work due to an on-the-job injury. Currently, non-public safety employees are charged accrued sick and vacation time for absences when they are hurt at work.
- These changes would not begin charging leave time until the 7<sup>th</sup> day of any covered absence and then will allow the employee to supplement compensation received under workers' compensation insurance with available leave time.
- State law requires the Town to maintain compensation for a public safety employee injured on the job for a period of six months and prohibits the Town from charging the injured employee any available accrued leave time.

Mr. Barber stated that in the last three full calendar years, the Town has only had four public safety employees lose work time because of an injury, and only one of the four was significant.

- Leave Pay

- The policy specifically requires approval by the Town Manager for any leave without pay.
- The proposed change simplifies how employees may be granted leave without pay by empowering the department head to grant leave without pay for up to five working days.
- The situations that are encountered typically involve much shorter periods of time and should not require the Town Manager's approval.

On motion of Councilmember Woolridge, seconded by Councilmember Wall, and carried to adopt Resolution No. 1587-16.

**Resolution No. 1589-16:**

Ms. Garcia read Resolution No. 1589-16 by title only.

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ADOPTING THE TENTATIVE ESTIMATES OF THE AMOUNT REQUIRED FOR THE PUBLIC EXPENSE FOR THE TOWN OF FLORENCE FOR FISCAL YEAR 2016-2017; ADOPTING A TENTATIVE ANNUAL BUDGET; SETTING FORTH THE RECEIPTS, EXPENDITURES AND THE AMOUNT PROPOSED TO BE EXPENDED FOR VARIOUS PURPOSES; GIVING NOTICE OF THE TIME FOR PUBLIC HEARING FOR TAXPAYERS ON THE ADOPTION OF THE FINAL BUDGET; ADOPTING THE BUDGET IN ACCORDANCE WITH THE STATE-IMPOSED EXPENDITURE LIMITATION AND VOTER-APPROVED EXCESS AMOUNT; DECLARING AN EMERGENCY. (Gabe Garcia)**

Mr. Billingsley stated that in order to meet the Town's commitment under State law; the Town must approve a tentative budget before June 30<sup>th</sup>. The tentative budget sets a cap on expenditures. Any changes occurring to the tentative budget, if approved, until the final budget is adopted cannot exceed the dollar amount for expenditures, as shown in the tentative budget. He stated staff and Budget Committee members were confronted with some very difficult challenges.

Mr. Billingsley provided a presentation, in which he outlined the following:

- Fiscal Year 2015/2016 Overview
  - Challenges:

- \$1,200,000 of reserves budgeted to balance 2015/2016 Budget
- The need for the May Special Election for expenditure limitation to enable Town to move forward due the the home rule election that failed in 2014 and to approve a budget for Fiscal Year 2016/2017.
- Accomplishments:
  - Budget Target with three phases of implementation
  - Voters passed Special Election for next fiscal year to continue Town operations
- Fiscal year 2015/2016 Fund Balance

<b>Projected Fund Balance FY 2015/2016 (Revised)</b>	<b>\$5,507,591</b>
Revenues	\$14,150,647
Expenditures	\$14,145,341
Projected Ending Fund Balance FY 2016/2017	\$5,512,897
Projected Net Change to Fund Balance	\$5,306

- The Projected Fund Balance has been achieved without utilization of the approved “One Time Revenue” Tool.
- Fiscal Year 2016/2017 Overview
  - Challenges:
    - Balance 2016/2017 Budget
    - Home Rule Election
  - Accomplishments:
    - Providing balanced Tentative Budget for approval that includes \$67,064 revenues exceeding expenditures
    - Home Rule will take place in August 2016
- Updates Fiscal Year 2016/2017
  - The following changes have been added to the FY 2016/2017 budget following the last council meeting to include the following Council recommendations:
    - General Fund:
      - Added East Valley Partnership \$2,500
      - Removed Pinal Governmental Alliance (\$1,500)
      - **Net change to General Fund \$1,000**
    - HURF:
      - Added up to \$40,000 for intersection solution
      - **Net change to HURF \$40,000**
    - Grants:
      - Included Façade Program and lighted crosswalk beacons to be in the miscellaneous grants portion of the budget (if funding becomes available)
      - **Net Change to General Fund \$0**

- Fiscal Year 2016/2017 Fund Balance

<b>Projected Fund Balance FY 2015/2016 (Revised)</b>	<b>\$5,512,897</b>
Revenues	\$14,784,648
Expenditures	\$14,717,584
Projected Ending Fund Balance FY 2016/2017	\$5,579,961
Net Change to Fund Balance	\$67,064

- The Tentative Budget revenues are projected to exceed expenditures by \$67,064 for the Fiscal Year 2016/2017

On motion of Councilmember Anderson, seconded by Councilmember Guilin, to adopt Resolution No. 1589-16.

Roll Call Vote:

Councilmember Anderson: Yes

Councilmember Guilin: Yes

Councilmember Hawkins: Yes

Councilmember Wall: Yes

Councilmember Woolridge: Yes

Mayor Rankin: Yes

Motion Passed: Yes: 6; No: 0

**Discussion/Approval/Disapproval on adoption of Policy Guidelines and Application Procedures for change in ownership of land in Community Facilities Districts. (Clifford Mattice)**

Mr. Clifford Mattice, Town Attorney, stated that the procedures are meant to complement the initial set of procedures that were adopted in 2007 in the formation of the facility districts for the Town. There have been recent changes in ownership of large parcels in the area subject to the facility district benefits. As part of those discussions, and in consultation with the Board's Bond Counsel, they helped develop these set of procedures, in which there is some overlap.

Mr. Mattice stated that the intent is when there is a major change in ownership of land and the new owner intends to seek the benefits of the District and to be added as a party to, or to amend for its purposes, development agreements or existing obligation, which affects the district and the property, the owner would need to follow the new policies, which are geared with some more specifics to help with the process. This set of procedures adds some timelines on the process to help keep things moving along with pertinent information that is needed by the staff. It includes such things as a feasibility report and other items that are required when an owner first comes into the District, but with an update what may be new infrastructure and new development plan changes.

Mayor Rankin inquired if Mr. Cafiso has reviewed the procedures.

Mr. Mattice stated that Mr. Cafiso developed the procedures.

Councilmember Anderson inquired if the current homeowners had any input in the new procedures.

Mr. Mattice explained that the developer/new owner of property in the District is required to provide the form of notification that they will be giving to property owners who purchase property that will be subject to the assessments or the taxes. This is an item that is dealt with up front. Addition to the feasibility study, they will need to address the impact on the community including the owners of property that are existing within the District.

Councilmember Anderson clarified that he is inquiring about the current residents and new owners.

Mayor Rankin stated that the developer gets the CFD. He inquired how a future homeowner would be involved with the development of the CFD.

Councilmember Anderson stated that he is referencing the current owners in the CFD. He stated it appears as though the developers have all of the involvement and little involvement by the people who are paying off the bond.

Ms. Garcia explained that when the CFD was formed there was one property owner and the owner signed for every parcel. She stated that was the initial notification. There is a development agreement in place that allows for future owners of the property, when it is sold, to have the same rights that went into place with that the development agreement as it runs with the land. She stated the owner gets a say when the CFD is formed.

Ms. Garcia stated that with this procedure, it means that parcels have traded hands from the original property owner and they have sold it and someone else is going to come in and develop it. Each of the individual parcels have already signed off on being involved in the Community Facility District and the Development Agreement already exists on the land. It is just the application process that it has to go through to ensure that they have the financial wherewithal to protect the Town of Florence and the CFDs by participating. The Town is going through this process to ensure that the Town of Florence has done its due diligence in deciding who can be part of this process.

On motion of Councilmember Guilin, seconded by Councilmember Woolridge, and carried to adopt Policy Guidelines and Application Procedures for change in ownership of land in Community Facilities Districts.

#### **ADJOURN TO MERRILL RANCH COMMUNITY FACILITY DISTRICT NO. 1.**

On motion of Councilmember Woolridge, seconded by Councilmember Wall, and carried to adjourn to Merrill Ranch Community Facility District No. 1.

#### **Acknowledgment of Policy Guidelines and Application Procedures for change in ownership of land in Community Facilities Districts. (Clifford Mattice)**

On motion of Boardmember Guilin, seconded by Boardmember Woolridge, and carried to acknowledge the Policy Guidelines and Application Procedures for change in ownership of land in Community Facilities Districts.

## **ADJOURN FROM MERRILL RANCH COMMUNITY FACILITY DISTRICT NO. 1.**

On motion of Boardmember Woolridge, seconded by Boardmember Guilin, and carried to adjourn from Merrill Ranch Community Facility District No. 1.

## **ADJOURN TO MERRILL RANCH COMMUNITY FACILITY DISTRICT NO. 2.**

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

## **Acknowledgment of Policy Guidelines and Application Procedures for change in ownership of land in Community Facilities Districts. (Clifford Mattice)**

On motion of Boardmember Guilin, seconded by Boardmember Hawkins, and carried to acknowledge the Policy Guidelines and Application Procedures for change in ownership of land in Community Facilities Districts.

## **ADJOURN FROM MERRILL RANCH COMMUNITY FACILITY DISTRICT NO. 2.**

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

## **MANAGER'S REPORT**

Mr. Billingsley stated that he has been having meetings with a local group about the need to discuss redevelopment, infill, historic properties, and how to preserve while at the same time providing redevelopment. He was asked to put an educational field trip for the members of the Historic District Advisory Commission (HDAC). The field trip is planned for tomorrow and will entail a trip to Tucson. Those in attendance will include the HDAC Commissioners, one member of Council and and himself. He stated they will go to Repp Mclain Design as well as site tours to three different properties that have been successful adaptive reuse projects in the City of Tucson. They will also attend presentations by local Tucson architects and Mr. Jonathan Mabery, Tucson Historic Preservation Officer.

Mr. Billingsley stated that Megan Cetta, Recreation Programmer, had her first child, Jonathan, who was born on June 12<sup>th</sup>. Both mom and baby are doing well and he congratulated the Cetta family.

Mr. Billingsley stated that they have had a variety of meetings pertaining to teens. The first event that the teens are sponsoring is a pool party on June 24, 2016 from 6:00 pm to 9:00 pm. The event is free of charge.

Mr. Billingsley understands that approximately ten years ago, the Town had a Transportation Enhancement Project called the Main Street Lighting and Street Furniture Project, through ADOT. The project design is completed and went out to bid. He stated that they received seven bids on the project and the low bidder is under the budgeted amount. He anticipates that the ADOT board will approve the project in the next month. Construction should start in late summer or early fall.

Councilmember Anderson asked what the project was.

Mr. Billingsly explained that it would entail street lighting, street furniture, trash containers, and bike racks. The transportation program has not existed for four years and is a project that has been going for a long time. Mr. Knudson has been managing the project.

Mr. Billingsley stated that there has been much discussion regarding bond sales having to do with MRCFD No. 1 and MRCFD No. 2. The Board has been in the process of closing on the following:

- Special Assessment Bonds for MRCFD No. 1, which will sell \$987,000 worth of bonds for Units 50 and 53 in Anthem in July 2016.
- General Obligation (GO) Bonds for MRCFD No. 2, which have already gone to market
  - Bond underwriters provided a session on May 24, 2016 to discuss the potential of residents buying into the GO Bonds sales.
  - \$2 million worth of value of bonds were sold on the open market on June 2, 2016
  - Bond underwriters held the bonds at 5.29%
  - Prior to funds being released to Pulte, the Town will need to get project binders completed including signatures from engineers on both sides.

Mr. Billingsley stated that the Town will release a press release regarding the extreme heat. He acknowledged the good work that the members of the community and the Police Department are doing. The Town received donations of pallets of water from Theresa and Robert Van Cleave and other residents of Sun City Anthem for the Florence Police and Fire Departments to help those that could be suffering from heat exhaustion. In addition, Sgt. Tatlock of the Florence Police Department received water, ice and other donations from local businesses. Circle K Manager Sean Harrison, and Anthem Safeway Manager Barry Henson donated Styrofoam ice chests to distribute the water and ice. The Water Shed in Coolidge donated more than 90 pounds of ice. The water and ice are distributed by officers in the Florence Police Department to citizens who show any signs of ill effects from the extreme heat. This effort will continue through June 22, 2016 or as long as the temperatures remain above the 110 degrees.

Mayor Rankin asked that a letter of appreciation be sent to those who donated. He expressed the Council's appreciation for the donations and their generosity.

## **CALL TO THE PUBLIC**

There were no public comments.

## **CALL TO THE COUNCIL – CURRENT EVENTS ONLY**

Councilmember Anderson stated that he is the Council Representative on the Arts and Culture Committee and the 150<sup>th</sup> Anniversary. He thanked the public for attending those meetings and for their enthusiasm. He stated appreciation needs to be shown to the many people who attend the various Town meetings.

Mayor Rankin invited everyone to the Fourth of July celebration. He reminded everyone to use sunscreen because of the heat.

## **ADJOURN TO EXECUTIVE SESSION**

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**An Executive Session will be held during the Council Meeting for the following reasons:**

**For legal matters pursuant to A.R.S. Section 38-431.03(A)(3) and (A)(4) for the purpose of discussion and consultation with the Town's attorneys for legal advice and to consider the Town's position and instruct its attorneys in regard to contracts and pending or contemplated litigation involving land use in the Town.**

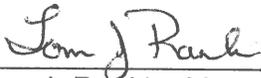
On motion of Councilmember Hawkins, seconded by Councilmember Woolridge, and carried to adjourn to Executive Session.

**ADJOURN FROM EXECUTIVE SESSION**

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

**ADJOURNMENT**

On motion of Councilmember Woolridge, seconded by Councilmember Wall, and carried to adjourn at 8:10 pm.



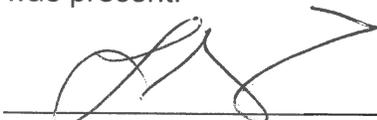
\_\_\_\_\_  
Tom J. Rankin, Mayor

**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 June 20, 2016, and that the meeting was duly called to order and that a quorum was present.



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