

MINUTES OF THE TOWN OF FLORENCE COUNCIL MEETING OF THE FLORENCE TOWN COUNCIL HELD ON MONDAY, MAY 16, 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 6:03 p.m.

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.

Mr. Brad Henton, El Dorado Holdings, representing El Dorado Arizona Farms, LLC, spoke in support of Item 13d – Arizona Farms annexation application. He stated the annexation has been narrowed down to something that is more manageable, more strategic and more in-line with what the Town is more comfortable with. He stated that they came before Council in August 2014, and obtained approval of their pre-annexation development agreements and zoning. He stated that the approval was rescinded one year later because of the failed annexations in which their property was in both the Magic Ranch and Arizona Farms annexations. He stated they are not happy with the time frame that has lapsed and are eager to be in the Town of Florence.

Mr. Henton stated that they are not happy having to renegotiate and start over with the three annexation agreements. Their hope is that it would be a quick and timely process to begin again with the annexation. They have spent the last ten months to get to this point and are not eager to renegotiate something that was previously unanimously approved. Although they want to be in the Town of Florence, they don't have to be. They will process with Pinal County if things continue to be prolonged any further.

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

On motion of Councilmember Woolridge, seconded by Councilmember Hawkins, and carried to adjourn to Merrill Ranch Community Facilities District No. 1 Board.

ROLL CALL

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

NEW BUSINESS

Discussion/Approval/Disapproval of ratifying an Engagement Agreement with Michael Cafiso and Greenberg Traurig LLP, for The Merrill Ranch Community Facilities District No. 1.

Mr. Clifford L. Mattice, Board Attorney, stated the the District routinely hires bond counsel for legal advice on the bonds issued for the benefit of the District. For many years, the District has engaged Michael Cafiso as its bond counsel. Mr. Cafiso's primary responsibility is to render an objective legal opinion with respect to the authorization and issuance of bonds for the District. Bond counsel opines, in writing, that the relevant bonds are binding, valid and payable from certain designated revenue sources. The fees for Mr. Cafiso's services are \$40,000 and will be paid at the closing out of proceeds of the sale of the bonds. A statement for such fees is customarily submitted by bond counsel at the time of closing. He stated that there are other bond counsels in Arizona.

Vice-Chairman Walter inquired if the \$40,000 is per bond or on an annual basis. She also inquired if the fee can exceed \$40,000 for the costs that are incurred.

Mr. Mattice stated that the fee is based on the processing of the issuance of those bonds and not an annual fee. He stated that the fee would be status quo, as indicated in the agreement.

Mr. Brent Billingsley, Board Manager, stated that the two bond issuances are different. He stated the Merrill Ranch Community Facilities District No. 1 is for Special Assessment (SA) Bonds and the Merrill Ranch Community Facilities District No. 2 is for General Obligation (GO) Bands. He stated that each of the bonds are for a different grade and are a different type of bond.

Mr. Billingsley stated that the GO Bonds will be sold in New York on the open market. The Town went to a rating agency for the GO Bonds to obtain a bond rating. The fee is capped at a not to exceed amount of \$80,000. The SA Bond fee is capped at a not to exceed amount of \$40,000.

Councilmember Walter inquired if the Town had gone out to bid for bond counsel prior to presenting this item to Council for consideration.

Mr. Mattice stated that this item is for ratification. Mr. Cafiso and his firm have been involved since the inception of the districts. They are intimately familiar with the Districts, improvements and all of the related development agreements and are uniquely qualified in this capacity to handle the Districts.

Mr. Billingsley explained that typically you have a bond counsel that is made up of a firm and they are the bond counsel throughout the life of the financing. Greenberg Traurig, LLP will likely be the bond counsel on all issuances having to do with these Community Facilities Districts (CFDs). The time frame will be a minimum of 30 years.

Boardmember Anderson inquired when the fee is payable.

Mr. Mattice stated that the amounts are paid out of the closing costs.

Mr. Gabe Garcia, Board Treasurer, stated that the bonds will go to sale shortly after the agreement is ratified and the other necessary steps have been completed to get the bonds ready to sell through private placement. This should be completed this fiscal year.

Boardmember Anderson inquired if the fees are included in the budget.

Mr. Garcia stated that the fees are budgeted for.

Mr. Billingsley stated that they have a schedule for bond sales and have been consistent with the schedule, aside from one week by the bonding agency. He stated that the District is obtaining bond insurance to improve the bond rating. The calendar is to ensure that the bonds go to market prior to end of this fiscal year. The Town does not budget the fee; it is part of the sale, which are similar to closing costs. The fee is considered a processing fee.

On motion of Boardmember Guilin, seconded by Boardmember Anderson, to approve ratifying an Engagement Agreement with Michael Cafiso and Greenberg Traurig LLP, for The Merrill Ranch Community Facilities District No. 1.

Roll Call Vote:

Chairman Rankin: Yes

Vice-Chairman Walter: Yes

Boardmember Woolridge: Yes

Boardmember Hawkins: Yes

Boardmember Guilin: Yes

Boardmember Anderson: Yes

Boardmember Wall: Yes

Motion Passed: Yes: 7; No: 0

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

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

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

On motion of Councilmember Woolridge, seconded by Vice-Mayor Walter, and carried to adjourn to Merrill Ranch Community Facilities District No. 2 Board.

ROLL CALL

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

NEW BUSINESS

Discussion/Approval/Disapproval of ratifying an Engagement Agreement with Michael Cafiso and Greenberg Traurig LLP, for The Merrill Ranch Community Facilities District No. 2.

Mr. Mattice stated the the fee is based on the time spent by Mr. Cafiso and his law firm. The not to exceed amount is \$80,000.

On motion of Vice-Chairman Walter, seconded by Boardmember Guilin, to approve ratifying an Engagement Agreement with Michael Cafiso and Greenberg Traurig LLP, for The Merrill Ranch Community Facilities District No. 2.

Roll Call Vote:

Chairman Rankin: Yes

Vice-Chairman Walter: Yes

Boardmember Woolridge: Yes

Boardmember Hawkins: Yes

Boardmember Guilin: Yes

Boardmember Anderson: Yes

Boardmember Wall: Yes

Motion Passed: Yes: 7; No: 0

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

On motion of Boardmember Woolridge, seconded by Vice-Chairman Walter, and carried to adjourn from Merrill Ranch Community Facilities District No. 2 Board.

PRESENTATIONS

Proclamation declaring Florence's pride in those who have enlisted in the military and to urge all citizens to continue to support our military service personnel and the families of those who are serving in our armed forces.

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

Mayor Rankin declared Florence's pride in those who have enlisted in the military and urged all citizens to continue to support our military service personnel and families of those who are serving in our armed forces.

Mayor Rankin presented each of the students with their proclamation. He stated they are the future of our country and they need to make their parents, the community, and themselves proud of whom they are. He encouraged the enlistees to remember what it is they are doing for their community. He stated that many people will be dependent on them and to remember Florence has their back. Florence is very proud of them.

Councilmember Woolridge stated that she is very proud of each of them and will be praying for their success, safety and protection.

Mayor Rankin congratulated the parents for raising fine, young individuals.

Proclamation declaring May 20, 2016 as Advocates for Individuals with Disabilities Day in Florence, Arizona.

Mr. Brent Billingsley, Town Manager, read the proclamation for the record.

Mayor Rankin proclaimed May 20, 2016 as Advocates for Individuals with Disabilities Day in Florence, Arizona.

Presentation by the Greater Florence Chamber of Commerce recognizing Old Pueblo Restaurant, as the Business of the Month.

Ms. Jessica Moore, Executive Director, Greater Florence Chamber of Commerce, recognized Old Pueblo Restaurant as the business of the month. She stated that Old Pueblo has been serving authentic Mexican cuisine for over 30 years. They are active supporters of the Rotary Club, Lions Club and the Greater Florence Chamber of Commerce. She stated that they recently celebrated their 30 Year Anniversary and that they are grateful for their participation and assistance they have provided to the Chamber and to the community.

Mayor Rankin congratulated Old Pueblo Restaurant.

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 a three-year Revocable License/Lease and Professional Service Agreement with the Greater Florence Chamber of Commerce for McFarland State Historic Park.

Acknowledgement of Interlocking Concrete Pavement Institute Southwest Chapter's top award for the paver design and installation work at the Phase One Territory Square project in Florence.

Adoption of Resolution No. 1584-16

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Resolution No. 1584-16 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ADOPTING THE TOWN OF FLORENCE RECOMMENDED FISCAL YEAR 2016-2017 EMPLOYEE COMPENSATION AND CLASSIFICATION PLANS.

Adoption of Resolution No. 1585-16:

Ms. Lisa Garcia read Resolution No. 1585-16 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE MAP OF DEDICATION FOR DIVERSION DAM ROAD AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.

Approval of entering into a one-year extension of the Emergency Ambulance Transportation Agreement between Southwest Ambulance of Casa Grande, Inc. (CON#85) (now American Medical Response) and the Town of Florence.

Approval of entering into an amended contract with Arizona Academy of Emergency Services (now Arizona Partnership for Paramedic Training) for paramedic training.

Approval of accepting the register of demands ending March 31, 2016, in the amount of \$1,859,057.11.

Approval of the April 4, April 11, and April 18, 2016 Council minutes.

Receive and file the following board and commission minutes:

March 10, 2016 Arts and Culture Commission minutes.

March 30, 2016 Historic District Advisory Commission minutes.

February 17, 2016 Library Advisory Board minutes.

March 17 and April 21, 2016 Planning and Zoning Commission minutes.

On motion of Councilmember Anderson, seconded by Councilmember Hawkins, and carried to approve the Consent Agenda, as written with the exception of Item 11c.

Adoption of Resolution No. 1584-16

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ADOPTING THE TOWN OF FLORENCE RECOMMENDED FISCAL YEAR 2016-2017 EMPLOYEE COMPENSATION AND CLASSIFICATION PLANS.

Councilmember Guilin stated that it is her understanding that all employees would receive a 3% stipend; however, it reads that it is based on performance. She inquired if everyone will receive the 3% stipend or will it be between 1% and 3%.

Mr. Billingsley stated that it is a 3% stipend. The compensation study is the same that was approved in the current fiscal year.

On motion of Councilmember Guilin, seconded by Councilmember Woolridge, and carried to adopt Resolution No. 1584-16.

UNFINISHED BUSINESS

Ordinance No. 650-16:

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, 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. Mark Eckhoff, Community Development Director, stated that the first reading and public hearing were conducted on May 2, 2016.

Mayor Rankin inquired if there are additional property taxes imposed on those in the Historical District.

Mr. Eckhoff stated that the Pinal County Assessor decides how to assess a property based on how the property is being used and the types of improvements that are on the property. He stated that if you are in the Historic District there is a way to go through Pinal County and the State to have incentives for being in the Historical District.

On motion of Councilmember Guilin, seconded by Councilmember Woolridge, and carried to adopt Ordinance No. 650-16.

NEW BUSINESS

Resolution No. 1583-16:

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Resolution No. 1583-16 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING A TOWN CORE INCENTIVE PLAN REQUEST FOR PINAL COUNTY ASSESSOR PARCEL NUMBER 200-44-0750 (CASE PZ 16-29 INF).

Mr. Eckhoff stated that Mr. Travis Armstrong, owns property with two potentially historic nonconforming homes on a single lot located at the intersection of 11th Street and Central. He stated that it is likely that one home was once an accessory structure to the larger home and built sometime in the 1970s. He stated that they researched the property and found that it is zoned single family residential. Based on the criteria for the zoning and size of the lot, only one home could be on the lot.

Mr. Eckhoff stated that staff did inspect the second home and it is a well-built home with all the necessary features. He stated that the zoning would allow it to be an accessory building or

mother-in-law type quarters. The second home has a kitchen, bedroom and dining facilities and cannot be allowed under the current zoning.

Mr. Eckhoff stated that it would be a good opportunity to apply the Infill Incentive Tool to allow them to have the two structures on the lot and have each home hooked up with their own utilities and their own address. This will allow Mr. Armstrong to have the second home occupied.

Mr. Eckhoff stated that this item went before the Planning and Zoning Commission and they are forwarding their support.

Councilmember Hawkins stated that this is a good example of utilizing the Infill Incentive Tool to help solve some of the problems in the Town core.

On motion of Councilmember Guilin, seconded by Vice-Mayor Walter, and carried to adopt Resolution No. 1583-16.

Discussion regarding potential treatments at intersections on north Main Street and adjoining crosswalks, to properly accommodate equestrian traffic.

Mr. Billingsley stated that Council asked staff to check on a number of things pertaining to potential treatments for the intersections on north Main Street and adjoining crosswalks, which included:

- Sealants
- Sandblasting so the concrete treatments would not turn black with traffic
- To contact other communities that have parades with equestrian entries
- Reach out to vendors to see what potential treatments the Town could do to beautify the intersections while protecting pedestrian and equestrian safety

Mr. Billingsley stated a number of entities were contacted, specifically the vendors who do the treatments in Scottsdale. He stated one of vendors, Decorative Paving Solutions, is present and has displayed samples for Council to review. He stated that with regards to treatments, the Town could do:

- Sandblasting with no sealant
- Sandblasting or grinding and providing a sealant
 - Two different types were tested
- Grinding, priming and adding a polymer coating with sand for those specific intersections that can be colored

Mr. Billingsley stated that there are a number of options available, including:

- Leave status quo
- Selection of one of the above-mentioned alternatives
- Modification of the parade route so they do not go across the decorative intersections

Vice-Mayor Walter stated that there have been incidents in which pedestrians fell and inquired if the Town has any documentation on the incidents of anyone being hurt.

Mr. Billingsley stated that he did not believe any claims were submitted.

Mayor Rankin stated to the best of his knowledge, two horses had issues, but no claims were submitted.

Councilmember Hawkins expressed his opinion that the Town should do the sandblasting and leave the color status quo. He does not believe that it will turn black; however, if it does turn black, staff can power wash the road. He stated that normally rubber boots are put on animals when they are on any hard surfaces such as pavement and concrete. He stated that this would be the most cost efficient method.

Vice-Mayor Walter stated that she agrees with Councilmember Hawkins that the horses can wear rubber boots for the parades. She stated that it was confirmed that there are no known incidents that have occurred. The Town paid \$240,000 in 2013 to have it installed and cannot see the rush to sandblast it and spend an additional \$17,000 to \$40,000.

Councilmember Hawkins stated that they are not only worried about the horses; they are also concerned about slippage when it rains as this could pose a liability for the Town. He stated that he was surprised that epoxy was installed. He has seen sealant placed on stamped concrete but has never seen epoxy added before. He noted that Main Street is concrete and does not have a coating on it.

Vice-Mayor Walter stated that it has remained the same for three years and there have been no incidents.

Councilmember Hawkins stated that claims may not have been submitted; however, he has heard reports where people have slipped on it.

Councilmember Anderson stated that he has slipped on it and have seen other people slide as well, as the surface is very slick. He stated the epoxy coating was added to make the intersections more recognizable so people would see the crosswalks when they were driving. He stated that he does not have a problem with the sandblasting but feels that the intersections should be striped.

Councilmember Hawkins stated that the concrete is a different color and is visible. He stated that the color is in the concrete and goes down six inches. His understanding is that they are only sandblasting the clear coat off and the sandblasting will not remove the color.

Mr. Billingsley stated that the concrete is colored. The only part that is not colored is the grey concrete strips where the striping is for the crosswalks. He stated that the grey areas could be striped with glass beads.

Councilmember Hawkins stated that you could stain the grey concrete strips. He stated that the beads will wear off and then they are back to the slickness again.

Mayor Rankin inquired what the life expectancy is for the beads.

A representative from Decorative Paving Solutions stated that they use the same system in the City of Scottsdale for non-slip pedestrian and horse crossing. This product is made for heavy

traffic. It has been installed on Scottsdale Road, which takes approximately 45,000 + cars per day and they have not had to do any touch ups in seven years. The coating is a much different product than sealant on concrete. He stated that the life expectancy is approximately seven years before you need to recoat and believes the life expectancy will be longer in Florence because of the use.

Councilmember Wall inquired if any of the samples provided includes glass beads.

Mr. Billingsley stated that none of the samples provided have the glass beads. The glass bead method will be a hybrid of all three samples. This would entail sandblasting with no sealant and the coating for the crosswalks will be done in white with glass beads.

Councilmember Wall inquired what the cost will be.

Mr. Billingsley stated the estimated cost is between \$22,000 -\$30,000.

Mayor Rankin stated that the liability on people is more than the liability of horses. He inquired if the concrete will deteriorate faster without the seal coat.

Mr. Billingsley stated that the concrete installed is 4,000 psi. He stated that it will expose some of the aggregate, but it will not make a huge difference. He stated that the proposed coating is better than what is currently applied. The main difference is not the roughness; it is a deeper color because it impregnates the concrete in a different way, and has sheen.

Mayor Rankin stated that he would prefer not to have the sheen as horses back away from the shine. He would like Council to authorize \$30,000 for this project and have Council review the samples and collectively decide which option to pursue.

Councilmember Hawkins stated that he would prefer that this item be tabled and for Council to have a work session between now and Jr. Parada to further discuss this issue.

Vice-Mayor Walter would prefer to have a work session as well.

Mayor Rankin stated that the Town is considering having a parade in October for the 150th Celebration.

On motion of Councilmember Hawkins, seconded by Vice-Mayor Walter, and carried to table choosing potential treatments at intersections on north Main Street to a work session.

Discussion/Approval/Disapproval of authorizing the Town's membership to East Valley Partnership.

Mayor Rankin introduced Mr. John Lewis, Mayor of Gilbert and Director of East Valley Partnership. He stated that the East Valley Partnership is an organization that he believes the Town should be a member of. There are several things coming the Town's way such as the North South Corridor. He stated the residents want more job opportunities and the Town needs the contacts with various entities such as East Valley Partnership.

Mr. John Lewis, Mayor of Gilbert and Director of East Valley Partnership, stated that East Valley Partnership started in 1982 and is comprised of businesses, education, government and community leaders. He stated that there are 120 organizations that are part of the East Valley Partnership.

Mr. Lewis explained the value Gilbert has received by being part of the East Valley Partnership. He explained what has transpired in the last 30 years for Gilbert, including size, growth and population. He stated that it is expected that approximately one million more people will be added to the population and the population will continue to spread north and into the Superstition Vistas. He stated that the Partnership puts a lot of emphasis on education, transportation planning, and advocacy with other governmental and community leaders and economic development. He provided a packet for Council to review.

Councilmember Wall stated that she has not had an opportunity to review the packet. She would prefer to review the packet before a motion is made to join.

Mr. Lewis stated that there are monthly board meetings as well as quarterly meetings which are larger gatherings that include breakfast with the Governor, a Statesman Lunch which includes the Congress leaders from Washington DC, Salt River Project, Arizona Public Service and Cox.

Mayor Rankin stated that Florence is the most eastern community of the east valley. Growth is coming towards Florence which is why Florence is doing annexations. He stated that he believes Florence should join this organization and the budget will allow for the membership fee. He stated that the benefits include the economic driver as well as the political support with regards to the North South Corridor. He stated that communication with Pinal County sometimes breaks down and referenced an article that appeared in the Casa Grande Dispatch which referenced foreign investors looking for a place for their business and Pinal County showcased San Tan Valley and Casa Grande.

Mayor Rankin stated that what is offered in the membership outweighs the cost and reiterated the benefits of joining the East Valley Partnership.

Councilmember Hawkins stated that he is in agreement with Councilmember Wall and would prefer to have an opportunity to review the material before making a decision. He does see that it would be beneficial to join; however he would still prefer to do his due diligence first.

Councilmember Anderson asked what benefits has the City of Gilbert received as a result of being a member.

Mr. Lewis stated the benefit they receive is a team effort with representation and benefits with growth. They were also a strong advocate for transportation.

Councilmember Woolridge stated that she sees where it will be a benefit for Florence but would like to see this on the next agenda. This would provide an opportunity for the Council to review the material.

Vice-Mayor Walter stated that she would like this item tabled until the next meeting.

On motion of Vice-Mayor Walter, seconded by Councilmember Wall, and carried to table the Town's membership to East Valley Partnership to the June 6, 2016 Town Council meeting.

Discussion/Approval/Disapproval of directing staff to commence Pre-Annexation and Development negotiations with all applicable parties seeking annexation into the Town of Florence, per the proposed 2016 Arizona Farms annexation application.

Mr. Eckhoff stated that the Town has received an application from El Dorado, Arizona Farms, LLC, on behalf of several parties. Staff has been working with El Dorado since 2013 and worked with the Town on the Arizona Farms and Magic Ranch annexations. They have now filed an application to annex in the northern area of the Town's planning boundary and northern area of the corporate limits. He stated that the land is undeveloped or farm land.

Mr. Eckhoff stated that the subject site was previously included within both the Magic Ranch and Arizona Farms annexation areas. Though those annexations were not successful, all of the above entities remain interested in the opportunity to develop their properties within the Town, subject to the successful negotiations of PADAs and zone changes. This revised annexation area, which its descriptive name is expected to be changed to the 'El Dorado Langley Annexation', runs along the south side of Arizona Farms Road, generally bounded by the Quail Run Lane alignment to the west, Felix Road to the east and the Heritage Road alignment to the south. The site consists of farm land with no structures. A portion of the Copper Basin Railroad is located within the annexation area (Copper Basin retains a neutral position on annexation).

Mr. Eckhoff stated that there is a land use map that was provided with the application in 2014 with the assumption that the land use map would be similar going forward. Some smaller properties would be added to the plan.

Mr. Eckhoff stated that approximately one year ago, Council and staff had discussions regarding annexations and fiscal impacts associated with annexations and the necessity to obtain Council direction prior to filing for annexations. Staff is presenting El Dorado's application for Council's direction to pursue the PADAs and to consider the fiscal implications with regards to the annexation of this magnitude.

Mr. Eckhoff stated items to be included in the PADAs include:

- Infrastructure
- Phasing
- Parks
- Services provided by the Town of Florence
- How services would provided
- Impacts to the community
- Importance of the North South Corridor
 - How the Town would work with the property owners and guarantee that the Town could reserve that alignment and work towards getting that right-of-way permit reserved.

Mr. Eckhoff stated that there is much more certainty on the corridor and the alignment that when they first started the application process. He explained the alignment of the North South Corridor and the delicacy of where the freeway would have to thread through due to various infrastructure and sub-stations. He stated that another potential that has evolved is working with

Central Arizona Association of Governments and Pinal County to develop a parkway system within the corridor in advance of Arizona Department of Transportation having the funds and the capacity to build the actual freeway infrastructure within the corridor.

Mr. Eckhoff stated that the project is very strategic and there are benefits to annexing them into the Town. He stated that because growth will not be here in the near future, the Town must consider how the Town will provide services adequately to the development and how the Town will be able to do that in a way that is fiscally responsible.

Mr. Eckhoff stated that if Council authorized staff to move forward, the plan would be to present to Council a variety of scenarios. The two most likely scenarios are:

- The negotiated PADAs are approved, or approved with changes, and staff is directed to proceed with the filing of the proposed Arizona Farms annexation.
- The PADAs are not approved (or negotiations cease to occur or to be productive) and staff is directed to not file the proposed Arizona Farms annexation.

Mr. Eckhoff explained the risks should Council elects to postpone the process until a later date, which includes:

- Developer chooses to develop the property in the unincorporated area of Pinal County
- Possible annexation in the San Tan Valley area

Mr. Eckhoff stated that the recommendation is for Council to authorize staff to commence discussions and negotiations on the PADAs with all applicable parties.

Councilmember Hawkins stated that due to the upcoming Council seat elections, it would be best if all annexations are postponed until after the new Council is seated and let them make the decision.

Councilmember Anderson stated that he does not see an issue with staff to start the study and negotiations but would rather wait for the new Council to vote on the annexation.

Councilmember Hawkins stated he does not see the purpose of having staff expend time and resources on an issue that the Council has not decided if they want to move forward on.

Mayor Rankin stated that he agrees with Councilmember Anderson as the negotiations take time. He stated that this is an opportunity for the Town if they want the Town to continue to grow and does not agree that they should postpone this. He would prefer that staff move forward and bring back their findings to the Council.

Vice-Mayor Walter stated that at the call to the public Mr. Henton stated that the Council had previously approved the PADA. She stated that he is correct, but the Council did not have all of the information at that time and there have been changes with staff and Council. She stated that the annexations are valuable and the community that they want to bring is also valuable for the Town.

Councilmember Hawkins stated that he does not think that the economy is going to boom next year. He does not understand why Council wants to spend time and resources on something that the new Council may not want to do. He would prefer that the new Council make that decision.

Vice-Mayor Walter inquired if there are costs incurred for negotiations.

Mr. Eckhoff responded that there would be costs associated with the annexation and development agreement discussions in the fact that they would be spending staff time and resources. If supplemental information is needed, the applicant would be asked to provide it at their cost.

Mayor Rankin inquired if staff time would be the bulk of the expense.

Mr. Eckhoff stated that staff time would be the bulk of the expense.

Mr. Billingsley stated aside from staff time, the other costs that the Town may occur include costs for a fiscal analysis if the applicant was unwilling to provide for it. There may be costs associated with this if Council asks staff to hire an outside specialist in land use law to assist in the development agreement.

Mayor Rankin asked if the costs could be negotiated with the developers.

Mr. Billingsley stated that they could ask the developers to contribute to the cost; however, there is nothing that requires them to do so.

Councilmember Wall stated that she was not on the Council in 2013 when the annexation efforts took place. It was her understanding that the development agreements were all cancelled as a result of the failure of those annexations. She stated that her concern would be that the Town has two elections coming up where the future of the Town's budgetary limitations are at stake. Even though staff time seems to be the most significant cost in this phase, the Town does not know what the financial situation will be until after tomorrow's election and the August election.

Vice-Mayor Walter stated that if the Town moved forward they would only be utilizing the current staff time. There would be nothing to lose. The Town has the ability to grow because they are not land locked and they have an opportunity to work with someone who wants to come into Florence and stimulate economic development. She stated that she does not see any issues with moving forward with negotiations.

Councilmember Guilin stated that it is most important that you have an independent financial analysis by an outside consultant as well as specialized counsel for this. She stated that she does not feel comfortable going forward without those two items set in place and that would be a significant expense.

Vice-Mayor Walter stated that they could always come back to Council if they needed to expend funds for those items.

Councilmember Hawkins stated outside research will cost money.

On motion of Councilmember Hawkins, seconded by Councilmember Wall, to table this annexation and all further annexations, including negotiations, until after the November 2016 election.

Vice-Mayor Walter asked for clarification if the motion put everything on hold or if it excludes negotiations.

Councilmember Hawkins stated that his motion puts everything on hold as everything will cost money.

Councilmember Anderson stated that the Town should not be in negotiations at this time. He asked for staff to provide some type of study as to what the requirements would be for an annexation.

Councilmember Hawkins calls for the question and ends the debate.

Ms. Garcia explained that a "Yes" vote means that the discussion should be ended. A "No" vote means that discussion continues.

Roll Call Vote on the Call to the Question:

Councilmember Hawkins: Yes

Councilmember Wall: Yes

Councilmember Anderson: Yes

Councilmember Guilin: Yes

Councilmember Woolridge: Yes

Vice-Mayor Walter: Yes

Mayor Rankin: No

Motion Passed: Yes: 6; No: 1

On motion of Councilmember Hawkins, seconded by Councilmember Wall, to table this annexation and all further annexations, including negotiations, until after the November 2016 election.

Roll Call Vote:

Councilmember Hawkins: Yes

Councilmember Wall: Yes

Councilmember Anderson: Yes

Councilmember Guilin: Yes

Councilmember Woolridge: Yes

Vice-Mayor Walter: Yes

Mayor Rankin: No

Motion Passed: Yes: 6; No: 1

TOWN MANAGER'S REPORT

Mr. Billingsley reminded the public that the election is tomorrow. The tentative results can be found online at the Pinal County website. The results that will be shown tomorrow will be unofficial until all ballots have been processed.

Mr. Billingsley presented to the Florence Police Department's Citizens Academy Class 1. He thanked Police Chief Hughes, police officers and those who participated in the Academy. He stated that the class lasted eight weeks and had 13 participants who ranged in age from 20 to 93. He stated that the academy covered a variety of topics. Graduation was done on May 11, 2016.

Mr. Billingsley read a letter received by one of the graduates, which read:

"Brent,

I just wanted to pass along to you how terrific this experience was. Before I went, I had a lot of ideas about what was or was not happening but there is nothing like experiencing policing from their own mouths to make you understand even just a piece of what they do and put up with and risk every day. Every single officer presented well and thoroughly and really made me proud of our force and much more comfortable of who is keeping us safe.

I would like to especially thank Chief Hughes for this program and Sergeant Campbell who led the program throughout. I know Sergeant Campbell went the extra mile to get us involved and able to participate especially in the firearms session. Every single sergeant and officer was just terrific.

My hope is that this will be offered again and I will do my best to spread the word to get more citizen participation."

Mr. Billingsley read a second note that was received which read:

We would like to thank Meghan Cetta and her staff from the Town of Florence Parks and Recreation Department for an amazing, affordable, functional and beautiful venue and their unbelievably amazing customer service. We couldn't have been happier. Thank you."

Mr. Billingsley stated that the Police Department is still issuing notice for parking violations. One of the things that he found interesting is that he has four weeks of data and what he sees occurring is the number of total warnings is significantly reducing over time. He stated that warnings were issued as follows:

Week 1	42 warnings
Week 2	23 warnings
Week 3	8 warnings
Week 4	9 warnings

Mr. Billingsley thanked the Police Officers and the volunteers for their efforts. Warnings are taking affect and drivers are heeding those warnings and are changing their behavior.

Mr. Billingsley stated that the Arizona Department of Environmental Control (ADEQ) will be conducting a public hearing regarding Florence Copper on Thursday, May 19, 2016, at 6:00 pm, at the Florence High School Gym.

DEPARTMENT REPORTS

Community Development

Courts

Finance

Fire

Library

Parks and Recreation

Police

Public Works

Councilmember Anderson stated that there are three individuals who are enrolled in the Fire Marshall's course. He thanked the Fire Department and the Building Inspector for enrolling.

The Department Reports were received and filed.

CALL TO THE PUBLIC

There were no public comments.

CALL TO THE COUNCIL – CURRENT EVENTS ONLY

Councilmember Hawkins encouraged everyone to come out and vote tomorrow. He also encouraged everyone to attend the ADEQ Public Hearing to voice their opinion or to have their questions answered.

Councilmember Woolridge stated that ADEQ has not issued a permit for Florence Copper. The permit will be issued after the hearing so they really need everyone to come out and give comments regarding the process that they want to do in our town that could possibly contaminate our water source. She asked that the public be present.

Councilmember Guilin complimented the Town Administration, Town Manager and Town staff for the improvements done on Butte Avenue and Adamsville Road. She stated that the pavement looks great and it is a real compliment to the Town to see that improvements are being made on our streets.

Vice-Mayor Walter stated that tomorrow is the last day to vote.

Mayor Rankin stated that the election and the ADEQ hearing are very important to the future of Florence. He stated that he was at the Aquatic Center on Saturday and there were approximately 250 to 300 people in attendance and not all of them were from the Florence core. He commended the Parks and Recreation staff for their work.

Mayor Rankin stated that he voted on no on two items and he votes for what he thinks is best for the Town of Florence. Each Councilmember does the same thing. He respects the decision given by the Council.

ADJOURNMENT

On motion of Vice-Mayor Walter, seconded by Councilmember Hawkins, and carried to adjourn the meeting at 7:55 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 May 16, 2016, and that the meeting was duly called to order and that a quorum was present.



Lisa Garcia, Town Clerk