MINUTES OF THE TOWN OF FLORENCE COUNCIL MEETING HELD ON TUESDAY, JULY 5, 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.

Mr. Gem Cox, Florence Resident, discussed the Streetscape Project and asked that the plans and detailed information for the Streetscape Project be available online with depictions of what the benches and lights will look like. He would like details regarding the types of lights that will be installed and if they will be historic lights or replicas. He would like for the public to be informed of the project as well. He stated that the last project that was completed on Main Street was for the bulb-outs, which came about pretty quickly as well as somewhat disruptive. He stated that the bulb-outs are great; however, it created some problems with damaged buildings. The same type of issues may occur with this upcoming project. It will be nice to have underground utilities in the area but is concerned about the activation of termites. The bulb-out project activated the termites and attacked building, including his, which has been treating. He asked that termite treatment be included as part of the project. He would like to see the historic lights left if possible.

Mr. Jim Tchida, Florence Resident, stated that there was discussion about the Town Development Code at the last meeting. He stated that Mr. Eckhoff did a good job of summarizing the Town Development Code in the local newspaper. He stated that it would be foolish to talk about a three year study for $500,000. The Town is not business friendly and has been this way for the last three years. It is very difficult for someone to start a business in Florence. The Town Code is one aspect of starting a business and the Code needs to be changed. The Town's behavior is like a bureaucracy. He stated that Florence is a small town and there is no need for the Town to be bureaucratic in the eyes of someone trying to start a

business. He stated that Councilmember Anderson wants a change and agrees with Mayor Rankin to make it as easy as possible to provide better opportunities for small businesses. He encouraged the Council to have a work session with the business owners and to meet with them one on one; this needs to be a priority.

Ms. Cathy Adam, Florence Resident and Historic District Advisory Commission (HDAC) Commissioner, spoke in favor of utilizing Community Development Block Grant (CDBG) funds to improve fire safety on Main Street. The Town has lost a lot of buildings due to fire. She stated that many buildings are attached to one another and when one catches fire, there is a likelihood that other buildings will catch fire as well. She stated that neighboring buildings have significant structural and water damage even if they don't catch fire due to putting out the fire and from the vibration from the demolition of the burnt building.

Ms. Adam stated that the buildings along historic Main Street are made up of adobe or brick and are susceptible to water damage and vibration damage.

Ms. Adam stated that there are several projects taking place throughout Florence and there are many hard working individuals working to complete the projects. She said a central focal point is missing and is needed. This individual should have a listing of all the projects happening within the Historical District and should ask the following with regards to each of the projects: why are we doing it, why now, and what do our key stakeholders think.

Ms. Adam stated that the Town should ask the business owners if proposed projects are a priority to them and if it will help them in their business. She stated that the proposed projects are good for the community but it will cause closures of streets and excessive vibration. She stated that once the building owner sees the damage to their building, it cannot be traced back to a specific project. She stated that the projects are planned during the low peaks; however, businesses are struggling. She asked that the Town not make it any harder for the businesses by closing down the streets during their prime selling time.

PUBLIC HEARING AND PRESENTATION

Public Hearing to receive citizens' comments on the proposed final budget for Fiscal Year 2016-2017.

Mr. Gabe Garcia, Finance Director, stated that the public hearing is to receive comments on the tentative budget that was approved on June 20, 2016. There have been no changes to the budget as it was presented to the Council.

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

Presentation on the history of fires in the Town of Florence.

Mr. David Strayer, Fire Chief, provided a presentation regarding fires in the downtown area, which included:

- Background
  - Five major fires have occurred in historic buildings in Florence in a 21 year period

        - Four of the fires were in the downtown area
        - Two of the fires occurred within the last five years
        - All were total losses with the exception of the Silver King
    - The Town of Florence was sued over the General Store fire
- Spur Theater Fire
    - Year of fire: 1994
    - Cause: Children playing with matches in the back of the building
    - Biggest scar in the downtown area
    - Loss Estimate: Total Loss
- Silver King Fire
    - Year of fire: 1996
    - Cause: Undermined
    - Loss Estimate: 300' x 15' Row of hotel rooms
- General Store Fire
    - Year of fire: 2011
    - Cause: accidental/electrical
    - Loss Estimate: Total Loss
    - The Town and the Fire Department was sued over General Store Fire
        - Town prevailed in the lawsuit; however, it took five years
- Florence High School Gymnasium Fire
    - Year of fire : 1997
    - 30,000 square foot building behind the main building at the high school
    - Cause: accidental/electrical
    - Loss Estimate: Total Loss
- Pinal County Elections Building Fire
    - Year of fire: 2015
    - Cause: accidental/electrical
    - Loss Estimate: Total Loss $1.2 million
- Location of Downtown
    - From 12th Street to Ruggles, there is approximately 144,000 square feet of total floor area
    - In the last 21 years, 30,000 square feet have been burnt down in the downtown area, or 20% of the area.
- W. C. Smith & Co. Building, Florence Commercial Store, was built in 1890
    - The upstairs of the building burnt due to how the building was constructed.
    - Conquest Arms is currently located in the building.
- Conclusion
    - A great deal of work has been completed in the Historic District, but there is more to do. These historic buildings are irreplaceable.
    - The current level of fire loss is unsustainable. At the current fire loss rate of one major fire every 4.3 years, the entire downtown will be gone in 50 years or less.
    - The potential for a catastrophic fire exists. (recent example: Whiskey Row, Prescott)
    - The General Store fire occurred approximately three to four years after a major occupancy reclassification (retail store to restaurant).
    - True Value installed a fire sprinkler system shortly after, and as a direct result of, the General Store fire.
    - A number of buildings in the downtown area already have fire detection and/or fire sprinkler systems.

- International Fire Code
  - [A] 102.6 Historic buildings. The provisions of this code relating to the construction, alteration, repair, enlargement, restoration, relocation or moving of buildings or structures shall not be mandatory for existing buildings or structures identified and classified by the state or local jurisdiction as historic buildings when such buildings or structures do not constitute a distinct hazard to life or property. Fire protection in designated historic buildings and structures shall be provided in accordance with an approved fire protection plan.
  - There are several factors that must be considered
- Fire Protection Plan Elements
  - Fire sprinkler systems (gold standard)
  - Monitored fire detection systems
  - Appropriate code enforcement (specifically for historical buildings)
  - Regular fire inspections (annually)
  - Property owner fire-safety education
- Historic Buildings in the Downtown area with monitored Fire Detection and/or Fire Sprinkler Systems
  - Florence True Value (full sprinkler system)
  - McFarland State Park (monitoring system)
  - Main Street Vault (monitoring system)
  - Florence Post Office (monitoring system)
  - Silver King Marketplace (full sprinkler system)
- Town of Florence, Arizona, Code of Ordinances
  - §91.03 Fire Chief; Appointment and Powers and Duties
    - (H) Enforce or cause to be enforced all ordinances, laws and regulations of the town and state, insofar as they pertain to fire and safety, in accordance with the adopted Uniform Fire Code (Prior Code Ch. 7, Art II, §7-28) (Ord. 299-00 Passed 10-16-2000).
- Ideas for moving forward
  - CDBG Grant opportunity
  - Education session with the business community
  - Fire safety assessments for commercial property owners

Mr. Brent Billingsley, Town Manager, stated that there is an agenda item to be presented later in tonight's meeting for CDBG and their use in the Town of Florence. Several business owners, building owners, and HDAC members have approached him, needing help regarding life safety requirements, specifically with fire protection in buildings. He stated that people would love to have some of the tools, which were discussed by the Fire Chief, in the downtown area. He stated that financially, it is a very difficult thing to provide. There is more motivation after a disaster; however, the Town cannot have any more disasters.

Mr. Billingsley stated that the Town receives the CDBG funds every other year and they are typically used for housing rehabilitation. One of the options is to utilize the funds for housing rehabilitation. He stated that staff is submitting a proposal to utilize the CDBG funds for fire protection for improvements to not only assist the downtown area but the Town of Florence as a whole, as well as the Town's life safety responders.

Mr. Billingsley stated that the Town does not know the full scope of what the project would entail until they cut into the lines. He stated that they are proposing joint risers for the buildings in the

historic downtown area or individual taps to the existing water mains for each building. The costs of the taps are approximately $6,000 per tap. He stated that the staff believes it would be beneficial to facilitate further investment by using CDBG Funds for fire protection in the downtown area.

Mr. Billingsley stated that there are fire hydrants in the downtown area with 3" and 4" water lines that come from the water main to feed the hydrants. These lines do not meet modern standards for fire flow or the ability to fight fires. He stated that once you start the improvements, other issues will occur such as water valves and water lines failing. He stated that an additional portion of the scope of work can be to replace valves and other associated infrastructure that will allow the actual infrastructure to be improved.

Mr. Billingsley stated that a booster is the last scope item to be provided for. Staff wants to ensure that if it installs a larger booster to pressurize the system or fire pumps, the booster can react to an emergency and meet 1500 gallons per minute, which is the commercial standard in the Fire Code. This will ensure that they can meet the commercial standard throughout the corridor.

Mr. Billingsley stated that he would like to receive Council's approval to provide this presentation or other presentations that relate to it to the business community and to the HDAC to educate them on the opportunities. He noted that five HDAC members were in the audience.

Mr. Billingsley stated that he and Chief Strayer have had discussions allowing for the provisions of fire safety assessments on commercial properties at no cost. They would love for business owners or those who own a historic building downtown to approach staff to do an evaluation of their building on how to protect their building moving forward.

Councilmember Anderson stated that this would be a valuable opportunity for the Town and he is pleased to see HDAC involved and thinks that having a Worksession is the correct way to move forward.

Vice-Mayor Walter inquired what the fire statistics are for vacant versus inhabited buildings with regards to fires.

Chief Strayer stated that he is unable to cite specific statistics because it depends on the type of building, the location of the building, etc. He stated that unoccupied buildings in certain cities have been a cause of a lot of firefighter deaths. He would need to research the statistics.

Vice-Mayor Walter inquired if the fire gets more out of control in uninhabited buildings than in inhabited buildings.

Chief Strayer stated that it is very difficult to extinguish a fire if it is not monitored and not witnessed and if the fire gets a foot hold in the building.

Vice-Mayor Walter inquired how many vacant buildings are located on Main Street.

Chief Strayer stated that he estimates that one-third to half of the buildings located on Main Street are vacant.

Vice-Mayor Walter stated that there is one owner that owns several properties in Florence and four of their properties located on Main Street seem to be unoccupied. She inquired what can the Town do to get in to those buildings to survey what is wrong with them and what can be done to fix the buildings. She inquired if the Fire Department goes in to those buildings.

Chief Strayer stated that they can legally go in to those buildings and inspect them; however, they would need to contact the owner. He stated that if it is an absentee owner there may be a legal route that the Town would need to pursue to get into the building if the owner was unavailable. He stated that every effort is made to contact the owner.

Vice-Mayor Walter inquired if they have had an opportunity to do inspections for any of the businesses on Main Street.

Mr. Strayer stated that they have done some inspections on Main Street; however, not through this process. There have been some complications and they are trying to address the issue more globally rather than individually. The goal is to preserve the downtown area.

Vice-Mayor Walter inquired if there would be a rubric in which someone would qualify for the grant.

Mr. Billingsley stated that the way it would be set up is that there would be no payback and the Town would provide uniform risers or individual taps for all of the properties on Main Street. The benefit would be provided to all of the properties hoping that the significant investment will parlay into fire sprinkler systems in some of those structures.

Vice-Mayor Walter stated that True Value is good example of what has been done in terms of prevention and maintenance of their buildings.

Councilmember Hawkins stated that utilizing the CDBG monies for fire protection for improvements is wise. He stated that it is important to help the businesses with the costs to avoid a large fire. He stated that the Town has rehabilitated several homes in the past and he would like to see the Town invest in saving Main Street.

Councilmember Woolridge stated that she is in favor of how the Town wishes to utilize the CDBG monies. It is important to save the historic buildings along Main Street. This will be beneficial to the entire town. Florence will lose its appeal if it loses its historic buildings.

Councilmember Hawkins stated that it is his understanding that the Streetscape Project is moving forward and suggested doing both projects simultaneously so not as to open the ground on two separate occasions and to minimize the vibrations as much as possible to avoid damage to the buildings. He stated that grant monies need to be spent within a certain time frame otherwise you lose the funding and this may pose an issue with having both projects done simultaneously.

Vice-Mayor Walter inquired if there can be a matching component attached to the grant or some type of promissory note in which the owner cannot turn around and sell the building once the Town invests money into the building.

Mr. Billingsley stated that the Town is not putting water into the building. He stated that it is a tap into the Town's line and does not add value to the building. It will only save the property owner approximately 33% of the cost if they choose to install a fire sprinkler system.

Vice-Mayor Walter inquired if the property owner would need to commit if the Town installed the tap.

Mr. Billingsley stated that the Town had not considered there to be a requirement and does not know if they can require a commitment. He stated that the request would be to improve the Town's system and provide the opportunity for property owners to utilize the Town's system.

Vice-Mayor Walter inquired if this is something that can be considered after the vote tonight.

Mr. Billingsley stated that the requirement would be separate from the grant. This would be a Town policy item that can be brought back at a future meeting.

Vice-Mayor Walter stated that she would like this brought back to a future meeting.

Councilmember Anderson stated that he would want taps installed for all of the buildings, regardless if the property owner wants to install a sprinkler system. He stated that he would like to see minimal disruption of opening the ground which is why it would be better to install the taps at the same time.

Vice-Mayor Walter inquired if the grant would cover the entire cost of the project.

Mr. Billingsley stated that the intent is to install a tap for each and every property along Main Street at the same time as one project. Staff believes that they can complete the project with the grant funds.

Councilmember Guilin stated that the project will be for Town infrastructure improvements to the Town of Florence. The taps will be made available and has nothing to do with the actual property owners at this time.

Councilmember Anderson inquired about the grant for $300,000.

Ms. Jennifer Evans, Management Analyst, stated that the $300,000 that is being referenced is for the State Special Projects (SSP) Fund and that it is the competitive grant round that comes open sometime in February. The Town could apply for those funds at that time to further any projects that the Town is undergoing with the CDBG RA funds.

Mr. Billingsley stated that the agenda item is specific to the Town's allotment of CDBG Funds. If the Town is successful with the CDBG component, it could be continued with an application through the SSP Funds, which is a state-wide competitive grant.

Mayor Rankin stated that it has been said that the Town is business unfriendly, and to a certain point, he agrees. He stated that when it comes to fire and safety, the Town cannot go backwards and the Town has to be able to provide the opportunity and option for fire sprinkler system within their buildings. He stated that the cost of owning a building on Main Street is

tremendous, plus you have to factor in the cost of renovating the building and the cost for the inventory.

Mayor Rankin discussed the various fires that have occurred in Florence and the conditions of the various buildings on Main Street. He stated that some of the vacant buildings on Main Street are fire hazards. He stated that it is great that the Town will be able to provide some assistance to the property owners and provide the ability for them to tap into the Town's main lines.

Chief Strayer stated that the Town Code allows for up to 54,000 square feet of coverage per riser, which means the Town could cover a great area with one riser.

Mr. Billingsley stated that in order to have a common riser you have to have buildings that share walls. He stated that every time there is a break you have to have a riser.

Discussion occurred on buildings who share walls and those who have walls built side by side.

Mayor Rankin stated that there is a building on Main Street that is for rent which has no way out except the front door. It has only one entry/exit point and you would not be able to get out of the building if it caught fire.

Vice-Mayor Walter inquired if the Town has looked at the possibility of having a riser, what the costs would be, and if the property owners would be required to install their part.

Chief Strayer stated that it would cost approximately $3.00 to $4.00 per square foot for sprinkler coverage, for the above ground portion. It would be presumed that the business owner would pay for this cost unless there was some other program in place to help with the cost.

Vice-Mayor Walter stated that it should be a partnership where all the stakeholders come together and contribute something to the process.

Mayor Rankin stated that the owners need to have pride in their buildings. He stated that the owners need to take advantage of this and put systems in their buildings.

Mr. Billingsley stated that this is getting complicated regarding the gift clause and use of federal funds. By no means is staff saying that the Town should be installing private improvements on private properties. He stated that staff has discussed providing access to water from the Town's mains for potential improvements by individual property owners.

Vice-Mayor Walter stated that this is why it is important to bring all of the different people together. The Town could do one part, another organization could do another part, and the owners do the third part. She stated that this is how something great can happen.

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.

Authorize the Town Manager to contract for auditing services to Henry and Horne, LLP, in an amount not to exceed $35,500, for one year with the option for extending two more years.

Approval of accepting the register of demands ending May 31, 2016, in the amount of $2,235,790.42.

Mayor Rankin asked for clarification on the Request for Council Action Form for Item 7a. He stated that Fiscal Year 2018 is missing. He stated that it goes from Fiscal Year 2017 to Fiscal Year 2019.

Mr. Gabe Garcia, Finance Director, stated that Fiscal Year 2019 was a typographical error and should reflect Fiscal Year 2018.

On motion of Councilmember Wall, seconded by Vice-Mayor Walter, and carried to approve the Consent Agenda, with correction of Item 7a., as well as with the exception of Item 7b.

Approval of accepting the register of demands ending May 31, 2016, in the amount of $2,235,790.42.

Councilmember Anderson inquired about the temporary vendors listed on the warrant register along with the amount of overpayments.

Mr. Garcia explained that the payments are for reimbursements for overpayments made by the residents for sewer and trash. He stated that they are not consistent vendors which are why they are paid as temporary vendors.

Councilmember Anderson inquired about the Colt Commando 232 11" barrel gun for $1000 that was purchased by the Police Department.

Lieutenant Terry Tryon explained that the rifle is a replacement rifle for the existing rifle that had a catastrophic malfunction due to faulty ammunition. The ammunition company reimbursed the Town the cost to replace the rifle, which is what the purchase was for. The rifle is used by the Police Officer that is assigned to the Task Force.

Councilmember Anderson asked Mr. Billingsley to elaborate on the $329,000 payment to Central Arizona Project (CAP).

Mr. Billingsley explained the water settlements under the CAP when it was built. He explained that a number of people were gifted water rights on the CAP when it was built. One of the benefactors was cities and towns in the State of Arizona. Each was given a right to certain acreage of water. The Town does not have to use the water at this time and does not want to lose the right to utilize that water sometime in the future. The Town pays for that water and enters into a separate agreement with the Pinal Water Augmentation Authority (PCWAA) to bank the water purchased with them. A drainage district purchases the water from PCWAA and sells it to farmers for agricultural use. This is done on an annual basis.

On motion of Councilmember Anderson, seconded by Vice-Mayor Walter, and carried to approve the register of demands ending May 31, 2016, in the amount of $2,235,790.42.

ADJOURN TO A SPECIAL MEETING OF THE MAYOR AND COUNCIL

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

Resolution No. 1590-16

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Resolution No. 1590-16 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ADOPTING THE BUDGET FOR FISCAL YEAR 2016-2017.

Mr. Garcia stated that there have been no changes to the tentative budget and staff is seeking approval of the budget as it was presented.

Mayor Rankin thanked the Budget Committee and staff for their hard work and dedication in presenting a balanced budget.

On motion of Councilmember Hawkins, seconded by Vice-Mayor Walter, to adopt Resolution No. 1590-16.

Roll Call Vote:

Councilmember Hawkins: Yes
Vice-Mayor Walter: Yes
Councilmember Wall: Yes
Councilmember Woolridge: Yes
Councilmember Anderson: Yes
Councilmember Guilin: Yes
Mayor Rankin: Yes

Motion Passed: Yes: 7; No: 0

ADJOURN FROM A SPECIAL MEETING OF THE MAYOR AND COUNCIL

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

ADJOURN TO MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1

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

Public Hearing to receive citizens' comments on the proposed final budget for Merrill Ranch Community Facility District No. 1.

Chairman Rankin opened the public hearing. There being no public comment, Chairman Rankin closed the public hearing.

Resolution No. MRCFD1 134-16:

Ms. Lisa Garcia, District Clerk, read Resolution No. MRCFD1 134-16 by title only.

A RESOLUTION OF THE MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1, PINAL COUNTY, ARIZONA, ADOPTING THE BUDGET FOR FISCAL YEAR 2016-2017.

Mr. Garcia stated that there have been no changes since the tentative budget was presented.

On motion of Boardmember Guilin, seconded by Boardmember Hawkins, and carried to adopt Resolution No. MRCFD1 134-16.

Ordinance No. MRCFD1 113-16:

Ms. Garcia read Ordinance No. MRCFD1 113-16 by title only.

AN ORDINANCE OF THE MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1, PINAL COUNTY, ARIZONA, LEVYING THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE COMMUNITY FACILITIES DISTRICT, SUBJECT TO TAXATION OF CERTAIN SUM UPON EACH $100 OF VALUATION SUFFICIENT TO RAISE THE AMOUNT ESTIMATED TO BE RECEIVED FROM FUNDS FOR COMMUNITY FACILITIES EXPENSES FOR THE FISCAL YEAR ENDING 30TH DAY OF JUNE, 2017, AND DECLARING AN EMERGENCY.

Mr. Garcia stated that staff is recommending to not raise the secondary tax levy. The amount is to remain at $3.25 per $100 of net assessed value for debt service and $0.30 per $100 of net assessed value for operations and maintenance.

ADJOURN FROM MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1

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

ADJOURN TO MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2

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

Public Hearing to receive citizens' comments on the proposed final budget for Merrill Ranch Community Facility District No. 2.

Mr. Garcia stated that there have been no changes to the proposed budget, as presented.

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

Resolution No. MRCFD2 228-16:

Ms. Garcia read Resolution No. MRCFD2 226-16 by title only.

A RESOLUTION OF THE MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2, PINAL COUNTY, ARIZONA, ADOPTING THE BUDGET FOR FISCAL YEAR 2016-2017.

Mr. Garcia stated that there have been no changes to the Merrill Ranch Community Facilities District No. 2 Budget.

On motion of Boardmember Guilin, seconded by Vice-Chairman Walter, and carried to adopt Resolution No. MRCFD2 228-16.

Ordinance No. MRCFD2 213-16:

Ms. Garcia read Ordinance No. MRCFD2 213-16 by title only.

AN ORDINANCE OF MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2, PINAL COUNTY, ARIZONA, LEVYING THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE COMMUNITY FACILITIES DISTRICT, SUBJECT TO TAXATION OF CERTAIN SUM UPON EACH $100 OF VALUATION SUFFICIENT TO RAISE THE AMOUNT ESTIMATED TO BE RECEIVED FROM FUNDS FOR COMMUNITY FACILITIES EXPENSES FOR THE FISCAL YEAR ENDING 30TH DAY OF JUNE, 2017, AND DECLARING AN EMERGENCY.

ADJOURN FROM MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2

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

NEW BUSINESS

Ordinance No. 651-16:

Ms. Garcia read Ordinance No. 651-16 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, LEVYING THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE TOWN OF FLORENCE SUBJECT TO TAXATION OF CERTAIN SUM UPON EACH $100 OF VALUATION SUFFICIENT TO RAISE THE AMOUNT ESTIMATED TO BE RECEIVED FROM FUNDS FOR GENERAL MUNICIPAL EXPENSES FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE, 2017, AND DECLARING AND EMERGENCY.

Discussion/Approval/Disapproval of selecting a Community Development Block Grant Project: (Jennifer Evans)

Resolution No. 1591-16, Option A,

Ms. Garcia read Resolution No. 1591-16 Option A by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AUTHORIZING THE SUBMISSION OF APPLICATION(S) FOR FISCAL YEAR 2016

STATE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS, CERTIFYING THAT SAID APPLICATION(S) MEETS THE COMMUNITY'S PREVIOUSLY IDENTIFIED HOUSING AND COMMUNITY DEVELOPMENT NEEDS AND THE REQUIREMENTS OF THE STATE CDBG PROGRAM, AND AUTHORIZING ALL ACTIONS NECESSARY TO IMPLEMENT AND COMPLETE THE ACTIVITIES OUTLINED IN SAID APPLICATION FOR INFRASTRUCTURE IMPROVEMENTS.

Resolution No. 1591-16 , Option B:
Ms. Garcia read Resolution No. 1591-16 Option B by title only.

A RESOLUTION OF THE THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AUTHORIZING THE SUBMISSION OF APPLICATION(S) FOR FISCAL YEAR 2016 STATE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS, CERTIFYING THAT SAID APPLICATION(S) MEETS THE COMMUNITY'S PREVIOUSLY IDENTIFIED HOUSING AND COMMUNITY DEVELOPMENT NEEDS AND THE REQUIREMENTS OF THE STATE CDBG PROGRAM, AND AUTHORIZING ALL ACTIONS NECESSARY TO IMPLEMENT AND COMPLETE THE ACTIVITIES OUTLINED IN SAID APPLICATION FOR OWNER OCCUPIED HOUSING REHABILITATION.

Ms. Jennifer Evans, Management Analyst, stated that the Town is eligible to apply for $278,482 in CDBG Regional Account Funds for Fiscal Year 2016. She stated that the second required public hearing was held on June 6, 2016 for projects for this round of CDBG funds. Council is being asked to select a project for the application by choosing either Option A which is for infrastructure improvement or Option B which is for owner-occupied housing rehabilitation.

Councilmember Anderson inquired if Option A includes the standpipes.

Ms. Evans stated that Option A includes the water line improvements along with the taps, etc.

Mr. Billingsley clarified that staff never discussed standpipes. He stated that standpipes are a completely different technology. He stated that the discussion included lines, hydrant, valves, and taps to individual properties and would provide the ability to install a riser and sprinkler system.

Councilmember Wall inquired how much detail must be provided to CDBG in requesting the funds.

Ms. Evans stated that enough detail must be provided so that they have a clear idea of what the project will entail. A finalized scope of work is not required.

Mayor Rankin expressed his support in Option A as it will benefit more people and will allow the Town to be more business friendly.

On motion of Councilmember Anderson, seconded by Councilmember Woolridge, and carried to adopt Resolution No. 1591-16, Option A - Public Infrastructure and Improvements.

TOWN MANAGER'S REPORT

Mr. Billingsley congratulated Alison Feliz on the birth of her son, Layton Knox, born at 12:02 am on July 5, 2016. He congratulated the family on their new addition.

Mr. Billingsley provided an update on the Summer Reading Program:

- Kids under the age of 13 read 37,800 minutes of books in June 2016
  - Exceed total time of reading program from last year of 25,864 minutes
  - Does not include July total reading time
- Schedule of Events
  - Mega Reading Block Party on Mondays
  - Teen Tuesdays
  - Family Story Time on Wednesdays
  - Crafts on Thursdays
  - Family Flick on Fridays

Mr. Billingsley stated that the new contract with the Academy of Emergency Services was recently approved by Council. The Town has been granted tuition of $7,000 for paramedic training. Mr. Brad Kells has been chosen to attend the next paramedic class.

Mr. Billingsley stated that Mr. Bill Bruin, Mike Sherm and Jason Penrod recently completed Fire Inspector I Certification. Mr. Bruin attended the National Fire Academy and is the first member of the Fire Department to do so. The training was provided to Florence at no cost

Mr. Billingsley stated that the Town has been awarded scholarships to the Arizona State Fire Training – Arizona Firefighters Fund two years in a row. Six scholarships were received last year and six this year. Certificates of Completion are issued to those who attend.

DEPARTMENT REPORTS

Community Development
Courts
Finance
Fire
Library
Parks and Recreation
Police

Councilmember Wall inquired of Mr. Mark Eckhoff, Community Development Director, if the Sandstone Project was completed. She asked if a permanent sign will be placed at the facility.

Mr. Eckhoff responded that Sandstone received their Certificate of Occupancy last week. He stated that they do not have property along Hunt Highway so their permanent sign is set back from the road. The temporary signs will come down and there will not be a permanent sign replacing those signs.

Councilmember Anderson asked Mr. Eckhoff to provide an update to the Superstition Vistas Project.

Mr. Eckhoff stated that after an approximate year of inactivity, they recently had a refresher meeting. The Superstition Vistas planning area has been excluded from all of the municipal planning areas and it is within Pinal County's planning unincorporated area. They have gone

through a comprehensive plan for the property. East Valley Partnership and many other stakeholders are trying to bring it to light and are very motivated to move forward.

Mr. Eckhoff stated that they had a setback with a parcel of State Land along the US 60. The deal with the developer did not go through and they are marketing that property to find another purchaser.

The Department Reports were received and filed.

CALL TO THE PUBLIC

Ms. Kathy Adam, Florence Resident, thanked the Council for their vote on the use of CDBG funds. She stated that she was at Ms. Ruiz's, one of the recipients of the owner-occupied rehabilitation projects, when they turned over the keys to Ms. Ruiz. She stated that the Town has done a wonderful job with the rehabilitation projects but feels that this is the right option to use the CDBG funds for Main Street. She thanked Vice-Mayor Walter for raising the issues with absentee property owners. She hopes the Fire Chief can get involved. She stated that the HDAC is very concerned about the buildings on Main Street and it is a constant topic of discussion. She stated that it is important to invite the property owners to participate in the process and educate them on what the Town is doing for them.

CALL TO THE COUNCIL – CURRENT EVENTS ONLY

Mayor Rankin stated that the Fourth of July event was successful. He stated that the Parks and Recreation Department did a tremendous job and the fireworks show was one of the best the Town has had.

Councilmember Anderson asked that a presentation be done on the Capital Improvement Plan at the next meeting.

Councilmember Guilin acknowledged all of the departments that worked to put on a great event for Fourth of July.

Councilmember Hawkins stated that people keep saying that the Town is not business friendly. He would like to hear the specifics of how the Town is not business friendly. He stated that Council would then be able to address the specific issues. There are certain laws and procedures that the Town must comply with regards to new businesses that the Town cannot override.

Councilmember Wall stated that Main Street is the cornerstone of the Town and the Town needs to make sure that it is doing everything it can to improve it and encourage people to come to Florence and start businesses. The buildings need to be improved.

Councilmember Woolridge stated that the band at the Fourth of July event was wonderful and would like to see them come back every year. She would have liked for the public restrooms to be open and not to have to have used the outhouses.

Vice-Mayor Walter stated that she is in support of Option A to utilize the CDBG Funds; however, she has an issue with the absentee landlords. The Town has done its part to improve roads,

added crosswalks, and improved crosswalks. She stated that it does no good when a resident walks down the sidewalk and a façade falls on them. She stated that great things can happen when you have a good landlord, there is communication with the Town and resources are pulled together. One of her goals is to see those buildings be safe, be inhabited, and to bring businesses to Main Street.

Mayor Rankin stated the vibrations along Main Street have been addressed. He stated that truck traffic was taken off of Main Street because of the vibrations. He stated that they will not use a jackhammer on the upcoming project on Main Street, and they will saw cut instead. He stated that fire and safety issues remain a priority. He stated that commercial contractors must be utilized when repairs are being made; you are unable to utilize a handyman.

ADJOURNMENT

On motion of Councilmember Hawkins, seconded by Vice-Mayor Walter, and carried to adjourn the meeting at 7:34 pm.

Tom J. Rankin, Mayor

ATTEST:

Lisa Garcia, Town Clerk

I certify that the following is a true and correct copy of the minutes of the Florence Town Council meeting held on July 5, 2016, and that the meeting was duly called to order and that a quorum was present.

Lisa Garcia, Town Clerk