

# TOWN OF FLORENCE SPECIAL MEETING AGENDA

Mayor Tara Walter  
Vice-Mayor Vallarie Woolridge  
Councilmember John Anderson  
Councilmember Bill Hawkins  
Councilmember Kristen Larsen  
Councilmember Karen Wall



Florence Town Hall  
775 N. Main Street  
Florence, AZ 85132  
(520) 868-7500  
www.florenceaz.gov  
Meet 1<sup>st</sup> and 3<sup>rd</sup> Mondays

**Monday, December 16, 2019**

**6:00 PM**

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Pursuant to A.R.S. § 38-431.02, notice is hereby given to the Town of Florence Council and to the general public that a Special Meeting of the Florence Town Council will be held on Monday, December 16, 2019, at 6:00 p.m., in the Florence Town Council Chambers, located at 775 N. Main Street, Florence, Arizona. The agenda for this meeting is as follows:

**1. CALL TO ORDER**

**2. ROLL CALL:** Tara Walter, John Anderson, Bill Hawkins, Karen Wall, Kristen Larsen, Michelle Cordes, Judy Hughes

**3. MOMENT OF SILENCE**

**4. PLEDGE OF ALLEGIANCE**

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

**6. ADJOURNMENT TO MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO 1.**

- a. Discussion and possible action accepting the Annual Financial Statement for Fiscal Year 2018-2019. (Becki Jimenez)
- b. Discussion and possible action to approve the Professional Services Agreement with EPS Group, Inc., for Merrill Ranch Community Facilities District No. 1 engineering services, in an amount not to exceed \$100,000. (Chris Salas)
- c. Discussion and possible action to approve Merrill Ranch Community Facilities District No. 1 September 16 and October 7, 2019 Special Meeting minutes.

**7. ADJOURNMENT FROM MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO 1.**

## 8. ADJOURNMENT TO MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO 2.

- a. Discussion and possible action of accepting the Annual Financial Statement for Fiscal Year 2018-2019. (Becki Jimenez)
- b. Discussion and possible action to approve the Professional Services Agreement with EPS Group, Inc., for Merrill Ranch Community Facilities District No. 2 engineering services, in an amount not to exceed \$100,000. (Chris Salas)
- c. Discussion and possible action to approve Merrill Ranch Community Facilities District No. 2 November 4, 2019 Special Meeting minutes.

## 9. ADJOURNMENT FROM MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO 2.

## 10. PRESENTATIONS

- a. Presentation of Years of Service Award to Lisa Garcia, Deputy Town Manager/Town Clerk, for 25 years of service. (Mayor Tara Walter/Brent Billingsley)
- b. Presentation and Discussion/Approval/Disapproval of accepting the Comprehensive Annual Financial Statement and Expenditure Limitation Report. (Rebecca Jimenez)

## 11. CONSENT: All items on the consent agenda will be handled by a single vote as part of the consent agenda, unless a Councilmember or a member of the public objects at the time the agenda item is called.

- a. Adoption of the Parks and Recreation Comprehensive Plan. (Bryan Hughes)
- b. Approval of expenditures over \$24,999, and authorization for future expenditure not to exceed \$75,000, with Brown Associates, to provide building safety services that include, but not limited to, inspections, plan review and Code interpretations. (Larry Harmer)
- c. Approval of Final Plat for DR Horton, Anthem at Merrill Ranch Unit 33. (Larry Harmer)
  1. Resolution No. 1723-19: Adoption of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM AT MERRILL RANCH UNIT 33; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.
- d. Approval of the Final Plats for Franklin, Anthem at Merrill Ranch Units 47, 49 and 51. (Larry Harmer)
  1. Resolution No. 1724-19: Adoption of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM AT MERRILL RANCH UNIT 47; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.
  2. Resolution No. 1725-19: Adoption of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM AT



MERRILL RANCH UNIT 49; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.

3. **Resolution No. 1726-19:** Adoption of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM AT MERRILL RANCH UNIT 51; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.
- e. **Approval of Final Plats** for Pulte, Anthem at Merrill Ranch Units 57 and 66. (Larry Harmer)
1. **Resolution No. 1727-19:** Adoption of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM AT MERRILL RANCH UNIT 57; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.
  2. **Resolution No. 1728-19:** Adoption of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM AT MERRILL RANCH UNIT 66; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.
- f. **Resolution No. 1729 -19:** Adoption of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, DESIGNATING REBECCA JIMENEZ, INTERIM FINANCE DIRECTOR OF THE TOWN OF FLORENCE, ARIZONA, AS INTERIM CHIEF FINANCIAL OFFICER, DESIGNATED TO OFFICIALLY SUBMIT THE EXPENDITURE LIMITATION REPORT FOR THE TOWN OF FLORENCE, ARIZONA. (Rebecca Jimenez)
- g. **Discussion on the Notice** of Task Order/Change Order issued for On-Call Engineering pursuant to Council approved contract for WestLand Resources. (Bryan Hughes)
- h. Approval of the **October 28, November 4, November 18** and **December 3, 2019** Town Council Meeting minutes.
- i. Receive and file the following board and commission minutes:
1. **October 10, 2019** Arts and Culture Commission Meeting minutes
  2. **September 5** and **September 16, 2019** Parks and Recreation Advisory Board Meeting minutes
  3. **November 7, 2019** Planning and Zoning Commission Meeting minutes
- j. **Approval of accepting** the register of demands ending October 31, 2019, in the amount of \$2,420,356.30. (Becki Jimenez)

## 12. NEW BUSINESS

- a. **Discussion/Approval/Disapproval** of the Florence Downtown Redevelopment Area Improvement Program. (Jennifer Evans)
- b. **Discussion/Approval/Disapproval** of the Administrative Services Contract with the Florence Industrial Development Authority (IDA) for Management of the Florence Downtown Redevelopment Area Improvement Program. (Jennifer Evans)

- c. **Discussion/Approval/Disapproval** to authorize the Town of Florence to purchase 4,960 extinguishment credits from Greenstone Water Credits, LLC, for Pinal Active, in an amount not to exceed \$434,135.25. (Brent Billingsley)
- d. **Discussion/Approval/Disapproval** of a Design Services Agreement with J2 Engineering, and Environmental Design, LLC, for Poston Butte Preserve Project, in an amount not to exceed \$153,335. (Bryan Hughes)

### **13. MANAGER'S REPORT**

### **14. DEPARTMENT REPORTS**

- a. **Community Services**
- b. **Community Development**
- c. **Courts**
- d. **Finance**
- e. **Fire**
- f. **Police**
- g. **Public Works**

### **15. CALL TO THE PUBLIC**

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

### **17. ADJOURNMENT TO EXECUTIVE SESSION**

For the purposes of discussions or consultations with designated representatives of the public body and/or legal counsel pursuant to A.R.S. Sections 38-431.03 (A)(1) to conduct evaluations of the following positions:

- a. Town Clerk
- b. Town Attorney
- c. Town Manager

### **18. ADJOURNMENT FROM EXECUTIVE SESSION**

### **19. ADJOURNMENT**

Council may go into Executive Session at any time during the meeting for the purpose of obtaining legal advice from the Town's Attorney(s) on any of the agenda items pursuant to A.R.S. § 38-431.03(A)(3). One or more members of Council may appear for part or all of the meeting including Executive Session telephonically.

**POSTED ON DECEMBER 12, 2019, BY MARIA HERNANDEZ, DEPUTY TOWN CLERK, AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA, AND AT [WWW.FLORENCEAZ.GOV](http://WWW.FLORENCEAZ.GOV).**

**\*\*\*PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (ADA), THE TOWN OF FLORENCE DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY REGARDING ADMISSION TO PUBLIC MEETINGS. PERSONS WITH A DISABILITY MAY REQUEST REASONABLE ACCOMMODATIONS BY CONTACTING THE TOWN OF**

**FLORENCE ADA COORDINATOR, AT (520) 868-7574 OR (520) 868-7502 TDD. REQUESTS SHOULD BE MADE AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE THE ACCOMMODATION.\*\***

# MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1 AGENDA

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the Merrill Ranch Community Facility District No. 1 Members and to the general public that a Special Meeting of the District Board will be held on Monday, December 16, 2019, at 6:00 p.m., or immediately following the Town of Florence Council Meeting, in the Florence Town Council Chambers, located at 775 N. Main Street, Florence, Arizona. The agenda for this meeting is as follows:

## 1. CALL TO ORDER

2. ROLL CALL: Tara Walter \_\_, John Anderson\_\_, Bill Hawkins\_\_, Karen Wall\_\_\_\_, Kristen Larsen\_\_\_\_, Michelle Cordes\_\_, Judy Hughes\_\_.

## 3. NEW BUSINESS

- a. Discussion and possible action accepting the Annual Financial Statement for Fiscal Year 2018-2019. (Becki Jimenez)
- b. Discussion and possible action to approve the Professional Services Agreement with EPS Group, Inc., for Merrill Ranch Community Facilities District No. 1 engineering services, in an amount not to exceed \$100,000. (Chris Salas)
- c. Discussion and possible action to approve Merrill Ranch Community Facilities District No. 1 September 16 and October 7, 2019 Special Meeting minutes.

## 4. ADJOURNMENT

The Merrill Ranch Community Facilities District No. 1 (MRCFD1) Board may go into Executive Session at any time during the meeting for the purpose of obtaining legal advice from the District's Attorney(s) on any of the agenda items pursuant to A.R.S. § 38-431.03(A)(3). One or more members of MRCFD1 Board may appear for part or all of the meeting including Executive Session telephonically.

**POSTED ON December 12, 2019, BY LISA GARCIA, DISTRICT CLERK, AT 775 N. MAIN STREET, ARIZONA AND [WWW.FLORENCEAZ.GOV](http://WWW.FLORENCEAZ.GOV).**

**\*\*\*PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (ADA), THE MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1 DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY REGARDING ADMISSION TO PUBLIC MEETINGS. PERSONS WITH A DISABILITY MAY REQUEST REASONABLE ACCOMMODATIONS BY CONTACTING THE TOWN OF FLORENCE ADA COORDINATOR, AT (520) 868-7574 OR (520) 868-7502 TDD. REQUESTS SHOULD BE MADE AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE THE ACCOMMODATION.\*\*\***

# MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2 AGENDA

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Pursuant to A.R.S. § 38-431.02, notice is hereby given to the Merrill Ranch Community Facility District No. 2 Members and to the general public that a Special Meeting of the District Board will be held on Monday, December 16, 2019, at 6:00 p.m., or immediately following the Town of Florence Council Meeting, in the Florence Town Council Chambers, located at 775 N. Main Street, Florence, Arizona. The agenda for this meeting is as follows:

## 1. CALL TO ORDER

2. ROLL CALL: Tara Walter \_\_, John Anderson\_\_, Bill Hawkins\_\_, Karen Wall\_\_\_\_, Kristen Larsen\_\_\_\_, Michelle Cordes\_\_, Judy Hughes\_\_.

## 3. NEW BUSINESS

- a. Discussion and possible action of accepting the Annual Financial Statement for Fiscal Year 2018-2019. (Becki Jimenez)
- b. Discussion and possible action to approve the Professional Services Agreement with EPS Group, Inc., for Merrill Ranch Community Facilities District No. 2 engineering services, in an amount not to exceed \$100,000. (Chris Salas)
- c. Discussion and possible action to approve Merrill Ranch Community Facilities District No. 2 November 4, 2019 Special Meeting minutes.

## 4. ADJOURNMENT

The Merrill Ranch Community Facilities District No. 2 (MRCFD2) Board may go into Executive Session at any time during the meeting for the purpose of obtaining legal advice from the District's Attorney(s) on any of the agenda items pursuant to A.R.S. § 38-431.03(A)(3). One or more members of MRCFD1 Board may appear for part or all of the meeting including Executive Session telephonically.

**POSTED ON December 12, 2019, BY LISA GARCIA, DISTRICT CLERK, AT 775 N. MAIN STREET, ARIZONA AND [WWW.FLORENCEAZ.GOV](http://WWW.FLORENCEAZ.GOV).**

**\*\*\*PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (ADA), THE MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2 DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY REGARDING ADMISSION TO PUBLIC MEETINGS. PERSONS WITH A DISABILITY MAY REQUEST REASONABLE ACCOMMODATIONS BY CONTACTING THE TOWN OF FLORENCE ADA COORDINATOR, AT (520) 868-7574 OR (520) 868-7502 TDD. REQUESTS SHOULD BE MADE AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE THE ACCOMMODATION.\*\*\***

MRCFD #1	Merrill Ranch Community Facilities District BOARD ACTION FORM	<u>AGENDA ITEM</u> 6a.
<b>MEETING DATE:</b> December 16, 2019  <b>DEPARTMENT:</b> Merrill Ranch Community Facilities District No. 1  <b>STAFF PRESENTER:</b> Rebecca Jimenez, Interim District Treasure/Ben Hur, Fester and Chapman, PLLC  <b>SUBJECT:</b> Audited Financial Statement		<input checked="" type="checkbox"/> <b>Action</b> <input type="checkbox"/> <b>Information Only</b> <input type="checkbox"/> <b>Public Hearing</b> <input type="checkbox"/> <b>Resolution</b> <input type="checkbox"/> <b>Ordinance</b> <input type="checkbox"/> <b>Regulatory</b> <input type="checkbox"/> <b>1<sup>st</sup> Reading</b> <input type="checkbox"/> <b>2<sup>nd</sup> Reading</b> <input type="checkbox"/> <b>Other</b>
<b>STRATEGIC PLAN REFERENCE:</b> <input type="checkbox"/> Community Vitality <input type="checkbox"/> Economic Prosperity <input type="checkbox"/> Leadership and Governance <input type="checkbox"/> Partnership and Relationships <input type="checkbox"/> Transportation and Infrastructure <input type="checkbox"/> Statutory <input checked="" type="checkbox"/> None		

**RECOMMENDED MOTION/ACTION:**

Accept the Annual Financial Statement for Fiscal Year 2018-2019.

**BACKGROUND/DISCUSSION:**

It was recommended by our Bond Counsel for the Merrill Ranch Community Facilities District (MRCFD No. 1), that an annual audit be performed. The report will provide financing entities, bond holders and the interested parties the financial status for MRCFD No. 1 and its operations. The report will also provide disclosure information for the District.

An annual audit provides more detailed accountability on the part of the District and the knowledge that an outside agency has provided a professional analysis on the District's financial records.

Fester and Chapman, PLLC of Scottsdale, Arizona, has been contracted by the Board to provide auditing services. Ben Hur will provide the results of the audit.

Any entity that has a loan or bonds with the Town requires annual financial reports. They evaluate the financial health of the District that is applicable to their financing.



**A VOTE OF NO WOULD MEAN:**

The District would not be able to provide necessary audited information on the District's financial status to interested entities, including the public.

**A VOTE OF YES WOULD MEAN:**

It would allow the District to submit to the Electronic Municipal Market Access (EMMA) its report to financing authorities and the public.

**FINANCIAL IMPACT:**

This year's audit cost \$8,500.

**ATTACHMENTS:**

Annual Audit Report

**Merrill Ranch Community Facilities**  
**District No. 1**  
**(A Component Unit of the Town of Florence, Arizona)**

Annual Financial Report

June 30, 2019

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Merrill Ranch Community Facilities District No. 1  
 (A Component Unit of the Town of Florence, Arizona)

Annual Financial Report

Year ended June 30, 2019

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## Independent Auditors' Report

To the Board of Directors of  
Merrill Ranch Community Facilities District No. 1  
Florence, Arizona

### **Report on the Financial Statements**

We have audited the accompanying financial statements of governmental activities and each major fund of the Merrill Ranch Community Facilities District No. 1 (the District), a component unit of the Town of Florence, Arizona, as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### ***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

### ***Auditors' Responsibility***

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the District's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



## **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the District, as of June 30, 2019, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Emphasis of Matter**

As discussed in Note 1, the financial statements of the District are intended to present the financial position and changes in financial position of only that portion of the governmental activities of the Town of Florence that is attributable to the transactions of the District. They do not purport to, and do not, present fairly the financial position of the Town of Florence as of June 30, 2019, and the changes in its financial position, for the year ended in conformity with accounting principles generally accepted in the United States. Our opinion is not modified with respect to this matter.

## **Other Matters**

### *Required Supplementary Information*

Management has omitted Management's Discussion and Analysis and budgetary comparison information that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

### *Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The continuing disclosure information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The continuing disclosure information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

*Fester & Chapman, PLLC*

November 26, 2019

## BASIC FINANCIAL STATEMENTS

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Merrill Ranch Community Facilities District No. 1  
(A Component Unit of the Town of Florence, Arizona)

Statement of Net Position

June 30, 2019

**ASSETS**

Pooled cash and investments	\$ 2,565,482
Restricted cash	1,164,956
Accounts receivable	4,493,920
Due from other governments	17,027
Prepays	<u>520,498</u>
Total assets	<u>8,761,883</u>

**LIABILITIES**

Accounts payable	10,397
Accrued interest payable	130,705
Other accrued liabilities	118,873
Noncurrent liabilities:	
Due within 1 year	379,367
Due in more than 1 year	<u>7,849,474</u>
Total liabilities	<u>8,488,816</u>

**NET POSITION**

Restricted for:	
Debt service	2,029,845
Highways and streets	1,315,732
Unrestricted (deficit)	<u>(3,072,510)</u>
Total net position	<u>\$ 273,067</u>

See accompanying notes to financial statements.

Merrill Ranch Community Facilities District No. 1  
(A Component Unit of the Town of Florence, Arizona)

Statement of Activities

Year ended June 30, 2019

**REVENUES**

Property taxes	\$	804,816
Special assessments		355,971
Investment income		74,850
Miscellaneous		<u>33,603</u>
Total revenues		<u>1,269,240</u>

**EXPENSES**

General government		144,697
Capital outlay		402,927
Interest and other charges		<u>360,628</u>
Total expenses		<u>908,252</u>
Change in net position		360,988
Net position, beginning of year		<u>(87,921)</u>
Net position, end of year	\$	<u><u>273,067</u></u>

See accompanying notes to financial statements.

Merrill Ranch Community Facilities District No. 1  
(A Component Unit of the Town of Florence, Arizona)

Balance Sheet - Governmental Funds

June 30, 2019

	General Fund	Debt Service Fund	Capital Improvements Fund	Total
<b>ASSETS</b>				
Pooled cash and investments	\$ 278,822	\$ 1,775,113	\$ 511,547	\$ 2,565,482
Restricted pooled cash and investments		360,804	804,152	1,164,956
Accounts receivable	946	4,492,941	33	4,493,920
Due from other governments	10,823	6,204		17,027
Prepaid		520,498		520,498
Total assets	<u>\$ 290,591</u>	<u>\$ 7,155,560</u>	<u>\$ 1,315,732</u>	<u>\$ 8,761,883</u>
<b>LIABILITIES</b>				
Accounts payables	\$ 10,397			\$ 10,397
Other liabilities		<u>\$ 118,873</u>		<u>118,873</u>
Total liabilities	<u>10,397</u>	<u>118,873</u>		<u>129,270</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Unavailable revenue - special assessments		<u>4,486,344</u>		<u>4,486,344</u>
Total deferred inflows of resources		<u>4,486,344</u>		<u>4,486,344</u>
<b>FUND BALANCES</b>				
Nonspendable:				
Prepaid items		520,498		520,498
Restricted:				
Debt service		2,029,845		2,029,845
Capital projects			\$ 1,315,732	1,315,732
Unassigned	<u>280,194</u>			<u>280,194</u>
Total fund balances	<u>280,194</u>	<u>2,550,343</u>	<u>1,315,732</u>	<u>4,146,269</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 290,591</u>	<u>\$ 7,155,560</u>	<u>\$ 1,315,732</u>	<u>\$ 8,761,883</u>

See accompanying notes to financial statements.



Merrill Ranch Community Facilities District No. 1  
 (A Component Unit of the Town of Florence, Arizona)  
 Reconciliation of the Governmental Funds Balance Sheet  
 to the Government-Wide Statement of Net Position  
 June 30, 2019

Fund balances - total governmental funds balance sheet	\$ 4,146,269
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Some receivables are not available to pay for current-period expenditures and, therefore, are reported as unavailable revenue in the funds.	
Special assessments	4,486,344
Long-term liabilities, including, bonds payable and their related costs, are not due and payable in the current period and therefore are not reported in the funds.	(8,228,841)
Interest payable on long-term debt is not reported in the funds	<u>(130,705)</u>
Net position of governmental activities	<u><u>\$ 273,067</u></u>

See accompanying notes to financial statements.

Merrill Ranch Community Facilities District No. 1  
(A Component Unit of the Town of Florence, Arizona)

Statement of Revenues, Expenditures, and Changes in Fund Balances  
Year ended June 30, 2019

	General Fund	Debt Service Fund	Capital Improvements Fund	Total
<b>REVENUES</b>				
Property taxes	\$ 73,391	\$ 731,425		\$ 804,816
Special assessments		511,165		511,165
Investment income	7,201	56,271	\$ 11,378	74,850
Miscellaneous	<u>33,603</u>			<u>33,603</u>
Total revenues	114,195	1,298,861	11,378	1,424,434
<b>EXPENDITURES</b>				
Current:				
General government	51,849	92,848		144,697
Capital outlay			402,927	402,927
Debt service:				
Principal		591,871		591,871
Interest and other charges		<u>402,580</u>		<u>402,580</u>
Total expenditures	<u>51,849</u>	<u>1,087,299</u>	<u>402,927</u>	<u>1,542,075</u>
Excess (deficiency) of revenues over (under) expenditures	<u>62,346</u>	<u>211,562</u>	<u>(391,549)</u>	<u>(117,641)</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	8,352	27,814		36,166
Transfers out	<u>(27,814)</u>	<u>(8,352)</u>		<u>(36,166)</u>
Total other financing sources (uses)	<u>(19,462)</u>	<u>19,462</u>		
Net change in fund balances	42,884	231,024	(391,549)	(117,641)
Fund balances, beginning of year	<u>237,310</u>	<u>2,319,319</u>	<u>1,707,281</u>	<u>4,263,910</u>
Fund balances, end of year	<u>\$ 280,194</u>	<u>\$ 2,550,343</u>	<u>\$ 1,315,732</u>	<u>\$ 4,146,269</u>

See accompanying notes to financial statements.

Merrill Ranch Community Facilities District No. 1  
(A Component Unit of the Town of Florence, Arizona)

Reconciliation of the Governmental Funds  
Statement of Revenues, Expenditures, and Changes in Fund Balances  
to the Government-Wide Statement of Activities

Year ended June 30, 2019

Net change in fund balances - total governmental funds	\$ (117,641)
Amounts reported for governmental activities in the Statement of Activities are different because:	
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds and revenues received in the current year that were accrued in the Statement of Activities in the prior years are reported as revenues in the funds.	(155,194)
Interest expense in the Statement of Activities differs from the amount reported in governmental funds because accrued interest was calculated for outstanding debt for the Statement of Activities, but is expensed when due for the governmental fund statements	41,952
Repayment of long-term debt are expenditures in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	
Bond principal retirement	<u>591,871</u>
Change in net position of governmental activities	<u>\$ 360,988</u>

See accompanying notes to financial statements.

Merrill Ranch Community Facilities District No. 1  
(A Component Unit of the Town of Florence, Arizona)

Notes to Financial Statements

June 30, 2019

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Merrill Ranch Community Facilities Districts No. 1 (the District), a component unit of the Town of Florence, Arizona (the Town), conform to generally accepted accounting principles applicable to government units adopted by the Governmental Accounting Standards Board (GASB). A summary of the District's significant accounting policies follows.

A. Reporting Entity

The District was formed by petition to the Town Council on December 19, 2005 (No. 1). The purpose of the District is to acquire or construct public infrastructure in specified areas of the Town. As special purpose district and separate political subdivisions under the Arizona Constitution, the District may levy taxes and issue bonds independently of the Town. Property owned in the designated areas is assessed for the District's property taxes, and thus for the costs of operating the District. The Town Council serves as the Board of Directors of the District. The Town has no liability for the District's debt. For reporting purposes, the transactions of the District are included as governmental type funds as if they were part of the Town's operations.

B. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e. the Statement of Net Position and the Statement of Activities) present financial information about the District as a whole. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which are normally supported by taxes, special assessments and miscellaneous revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The District had no business-type activities during the fiscal year.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Government-wide Financial Statements - The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flow.

Fund Financial Statements - Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District consider revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Merrill Ranch Community Facilities District No. 1  
(A Component Unit of the Town of Florence, Arizona)

Notes to Financial Statements

June 30, 2019

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt services expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. However, since debt service resources are provided during the current year for payment of governmental long-term principal and interest due early in the following year, the expenditures and related liabilities have been recognized in the Debt Service Fund.

Property taxes associated with the current fiscal period are considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. Interest is accrued in the current fiscal period when the revenue is earned. All other revenue items are considered to be measurable and available only when cash is received by the government.

Special assessments are recognized as revenue only to the extent that the individual installments are considered current assets. Annual installments not currently receivable are reflected as deferred inflows of resources.

The District reports the following major governmental funds:

- General Fund - This fund accounts for resources accumulated and used for the payment of general operating expenses for the District, which may include insurance, legal fees, and administration costs.
- Debt Service Fund - This fund accounts for resources accumulated and used for the payment of the District's long-term debt principal, interest, and related costs.
- Capital Improvements Fund - This fund accounts for resources accumulated and used for acquiring and improving public infrastructure.

D. Cash and Investments

The District participates in the Town's investment pool that is available for the use of all Town funds. The District's pool is reported on the financial statements as "pooled cash and investments". The District's portion of the pool is not identified within specific investments.

The District considers all highly liquid investments with a maturity of three months or fewer when purchased to be cash equivalents.

The District investments are stated at fair value. Fair value is based on quoted market prices as of the valuation date.

Merrill Ranch Community Facilities District No. 1  
(A Component Unit of the Town of Florence, Arizona)

Notes to Financial Statements

June 30, 2019

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

E. Restricted Assets

Certain proceeds of the District's bonds, as well as certain resources set aside for their repayments, are classified as restricted on the balance sheet because they are maintained in separate bank accounts and their use is limited by applicable debt covenants.

F. Capital Assets

Capital assets acquired or infrastructure assets constructed by the District is dedicated to the Town to maintain and operate. As a result, the District owns no capital assets.

G. Long-term Obligations

In the government-wide financial statements and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the Statement of Net Position. Bond premiums and discount are amortized over the life of the bonds using the straight line method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums, discounts, and issuance costs during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on the debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuances costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

H. Deferred Inflows

In addition to liabilities, the fund financial statements include a section for deferred inflows of resources. This represents an acquisition of fund balance that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District have only one item that qualifies for this category, which arises only under the modified accrual basis of accounting, unavailable revenue. These amounts are recognized as an inflow of resources in the period that the amounts become available.



Merrill Ranch Community Facilities District No. 1  
(A Component Unit of the Town of Florence, Arizona)

Notes to Financial Statements

June 30, 2019

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

I. Fund Balance

In the fund financial statements, governmental funds report nonspendable portions of fund balance related to prepaid expenses. Restricted funds are constrained from outside parties (statute, grantors, bond agreements, etc.). Committed fund balances are established and modified by a resolution approved by the Board of Directors. The Board of Directors passed a resolution authorizing the Town of Florence to assign fund balances and their intended uses. Unassigned fund balances are considered the remaining amounts. When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, it is the District's policy to use restricted first, then unrestricted fund balance. When an expenditure is incurred for purposes for which committed, assigned, and unassigned amounts are available, it is the District's policy to use committed first, then assigned, and finally unassigned amounts. Currently the District does not have any nonspendable, assigned or committed funds.

In the government-wide financial statements, net position is reported in two categories: restricted net position and unrestricted net position. Restricted net position accounts for the portion of net position restricted by externally imposed restrictions by grantors, contributors, or laws and regulations. Unrestricted net position is the remaining net position not included in the previous category.

J. Budgetary Information

The District adopts an annual operating budget for expenditures for the General Fund on essentially the same modified accrual basis of accounting used to record actual expenditures. Budgetary control over expenditures is exercised at the fund level.

K. Deficit Net Position

As described in Note A, the District was formed to finance and acquire or construct infrastructure assets that are subsequently dedicated to the Town for operation. The District does not own or operate infrastructure. Therefore, the Statement of Net Position includes long term debt without the corresponding capital assets.

L. Use of Estimates

In preparing financial statements in conformity with generally accepted accounting principles, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures (expenses) during the reporting period. Actual results could differ from those estimates.

Merrill Ranch Community Facilities District No. 1  
(A Component Unit of the Town of Florence, Arizona)

Notes to Financial Statements

June 30, 2019

NOTE 2 - POOLED CASH AND INVESTMENTS

The District participates in the pooled cash and investments of the Town for daily transactions. The Town then periodically requests reimbursement from the District's restricted funds held by the trustee. At June 30, 2019, the District had a balance of \$3,730,438 in the Town's pooled cash and investments. Restricted cash consists of the required debt service reserve fund and cash held by an outside agency for restricted use. Its future use will be for the repayments on outstanding bonds payable and capital improvements.

The Town's investment pool is not an SEC registered investment company, and there is no regulatory oversight of its operation. The pools' structure does not provide for shares, and the Town has not provided, nor obtained, any legally binding guarantees to support the value of participant's investments. The Town allocates interest earnings to each participating fund. The Town's investments are valued at fair value; however, the Town's investments are not identified with specific shares. The District does not have a separate investment policy and follows the Town's policies.

Below are the relevant policies with regard to interest rate risk, credit risk, concentration of credit risk and custodial credit risk

*Interest Rate Risk* - Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. The Town has no policy regarding interest rate risk. State law limits investments into securities having maturities no greater than five (5) years. The maximum maturity for investments in repurchase agreements is 180 days.

*Credit risk* – The Town does not have a formal investment policy regarding credit risk. However, the Town is prohibited by State law from investing in investments other than obligations of the U.S. Treasury and U.S. agencies, certificates of deposit in eligible depositories, repurchase agreements, obligations of the State of Arizona or any of its counties or incorporated cities, towns or duly organized school districts, improvement districts in this state and the State Treasurer's Local Investment Pool.

*Concentration of Credit Risk* - At June 30, 2019, the Town's investments include 34% invested in U.S. agency securities, 29% in Repurchase Agreements, 18% in corporate bonds, 8% in asset-backed securities, 7% in U.S. Treasury securities, 3% in investment-other, and 1% in the State Investment Pool (LGIP).

*Custodial credit risk* - To control custodial credit risk, State law and the Town's investment policy require all securities and collateral to be held by an independent third party custodian in the Town's name. The custodian provides the Town with monthly market values along with original safekeeping receipts.

Merrill Ranch Community Facilities District No. 1  
(A Component Unit of the Town of Florence, Arizona)

Notes to Financial Statements

June 30, 2019

NOTE 3 - ACCOUNTS RECEIVABLE

The Pinal County Treasurer (County) is responsible for collecting property taxes and special assessments for all governmental entities within the County. The County levies property taxes due to the District. In addition, the District provides the County with the special assessments to be billed. These taxes and assessments are billed to the property owners by the County in September. Two equal installments, payable in October and April, become delinquent after the first business days in November and May.

Property taxes are recognized as revenues in the fiscal year they are levied in the government-wide financial statements and represent a reconciling item between the government-wide and fund financial statements. In the fund financial statements, property taxes are recognized as revenues in the fiscal year they are levied and collected or if they are collected within 60 days subsequent to fiscal year-end. Property taxes not collected within 60 days subsequent to fiscal year-end or collected in advance of the fiscal year for which they are levied are reported as unavailable revenues.

Special Assessments are recognized as revenue only to the extent that the individual installments are considered current assets. Annual installments not currently receivable are reflected as deferred inflow of resources.

NOTE 4 - INTERFUND BALANCES AND ACTIVITY

Interfund transfers - Interfund transfers for the year ended June 30, 2019 were as follows:

Transfers from	Transfer to		
	General Fund	Debt Service Fund	Total
General fund		\$ 27,814	\$ 27,814
Debt service fund	\$ 8,352		8,352
Total	\$ 8,352	\$ 27,814	\$ 36,166

Merrill Ranch Community Facilities District No. 1  
(A Component Unit of the Town of Florence, Arizona)

Notes to Financial Statements

June 30, 2019

NOTE 5 - LONG TERM DEBT

The District is authorized under state law to issue General Obligation (GO) bonds and Special Assessment (SA) bonds to be repaid by property taxes and special assessments levied on property within the districts. The District is created by petition of the Town Council by property owners within the area to be covered by the districts and debt may be issued only after approval of the voters within the district.

Bonds payable from the District at June 30, 2019, consisted of the outstanding general obligation bonds and special assessment presented below.

**General obligation bonds:**

In February 2017 the Merrill Ranch Community Facilities District No. 1 issued \$3,245,000 of GO Series 2017 refunding bonds to advance refund a portion of outstanding GO 2008 Series A bonds. The net proceeds of \$3,245,000 together with a debt service contribution of \$300,000 were deposited in an irrevocable trust with an escrow agent to provide funds for the future debt service payments on the refunded bonds in three payments ending July 15, 2018. As a result, a portion of those GO 2008 Series A bonds are considered defeased and the liability for those bonds has been removed from the Statement of Net Position. Interest rate is 2.97%; semi-annual interest payments are due on July 15 and January 15. Principal payments are due annually on July 15 with final maturities on July 15, 2029.

**Special assessments bonds:**

In June 2006 the Merrill Ranch Community Facilities District No. 1 assessment area one issued \$2,464,000 of special assessment bonds to finance capital improvements within the district. These bonds will be repaid by the property owners within the district. Interest rates are 4.3% to 5.3%; semi-annual interest payments are due on July 1 and January 1. Principal payments are due annually on July 1 with final maturities on July 1, 2030.

In September 2009 the Merrill Ranch Community Facilities District No. 1 assessment area two issued \$353,500 of special assessment bonds to finance capital improvements within the district. Interest rate is 9.0%; semi-annual interest payments are due on July 1 and January 1. Principal payments are due annually on July 1 with final maturities on July 1, 2034.

In October 2010 the Merrill Ranch Community Facilities District No. 1 assessment area three issued \$290,500 of special assessment bonds to finance capital improvements within the district. Interest rates is 7.5%; semi-annual interest payments are due on July 1 and January 1. Principal payments are due annually on July 1 with final maturities on July 1, 2035.

Merrill Ranch Community Facilities District No. 1  
(A Component Unit of the Town of Florence, Arizona)

Notes to Financial Statements

June 30, 2019

NOTE 5 - LONG TERM DEBT - Continued

In July 2012 the Merrill Ranch Community Facilities District No. 1 assessment area five issued \$189,000 of special assessment bonds to finance capital improvements within the district. Interest rates is 6.88%; semi-annual interest payments are due on July 1 and January 1. Principal payments are due annually on July 1 with final maturities on July 1, 2037.

In July 2016 the Merrill Ranch Community Facilities District No. 1 assessment area eight issued \$987,000 of special assessment bonds to pay costs of acquiring certain public infrastructure within the boundaries of the District. Interest rates is 5.75%; semi-annual interest payments are due on July 1 and January 1. Principal payments are due annually on July 1 with final maturities on July 1, 2040.

In April 2018 the Merrill Ranch Community Facilities District No. 1 assessment area nine issued \$1,477,000 of special assessment bonds to pay costs of acquiring certain public infrastructure within the boundaries of the District. Interest rates is 6%; semi-annual interest payments are due on July 1 and January 1. Principal payments are due annually on July 1 with final maturities on July 1, 2042.

**Special assessments lien bonds:**

In January 2012, the Merrill Ranch Community Facilities District No. 1 assessment area four issued \$318,500 of special assessment lien bonds to finance capital improvements within the district. These bonds will be repaid by the property owners within the district. Interest rate is 7.5%; semi-annual interest payments are due on July 1 and January 1. Principal payments are due annually on July 1 with final maturities on July 1, 2036.

In July 2013, the Merrill Ranch Community Facilities District No. 1 assessment area six issued \$413,000 of special assessment lien bonds to finance capital improvements within the district. These bonds will be repaid by the property owners within the district. Interest rate is 7.25%; semi-annual interest payments are due on July 1 and January 1. Principal payments are due annually on July 1 with final maturities on July 1, 2038.

In October 2014, the Merrill Ranch Community Facilities District No. 1 assessment area seven issued \$728,000 of special assessment bonds to finance capital improvements within the district. These bonds will be repaid by the property owners within the district. Interest rate is 6.875%; semi-annual interest payments are due on July 1 and January 1. Principal payments are due annually on July 1 with final maturities on July 1, 2039.

Merrill Ranch Community Facilities District No. 1  
(A Component Unit of the Town of Florence, Arizona)

Notes to Financial Statements

June 30, 2019

NOTE 5 - LONG TERM DEBT - Continued

Bonds payable at year end consisted of the following outstanding bonds. The bonds are both callable and noncallable with interest payable semiannually.

Description	Original Amount Issued	Interest Rate	Maturity	Outstanding Principal - End of Year	Due Within One Year
<b>General obligation bonds:</b>					
CFD No.1 General Obligation Bonds 2008A	\$ 4,390,000	6.00-7.40%	07/15/2033	\$ 270,000	\$ 130,000
CFD No.1 General Obligation Bonds 2017	3,245,000	2.97%	07/15/2029	2,840,000	115,000
<b>Special assessment bonds:</b>					
CFD No.1 Special Assessment Bonds 2006	2,464,000	4.30-5.30%	07/01/2030	995,000	62,000
CFD No.1 Special Assessment Bonds 2009	353,500	9.00%	07/01/2034	241,730	7,170
CFD No.1 Special Assessment Bonds 2010	290,500	7.5%	07/01/2035	238,530	6,740
CFD No.1 Special Assessment Bonds 2012	189,000	6.88%	07/01/2037	157,000	4,000
CFD No.1 Special Assessment Bonds 2016	987,000	5.75%	07/01/2040	946,000	22,000
CFD No.1 Special Assessment Bonds 2018	1,477,000	6%	07/01/2042	1,477,000	
<b>Special assessment lien bonds:</b>					
CFD No.1 Special Assessment Lien Bonds 2012	318,500	7.5%	07/01/2036	189,590	7,837
CFD No.1 Special Assessment Lien Bonds 2013	413,000	7.25%	07/01/2038	333,157	9,080
CFD No.1 Special Assessment Lien Bonds 2014	<u>728,000</u>	6.875%	07/01/2039	<u>540,834</u>	<u>15,540</u>
Total	<u>\$14,855,500</u>			<u>\$ 8,228,841</u>	<u>\$ 379,367</u>

The annual debt service requirements to maturity on governmental bonds payable at June 30, 2019, are summarized as follows:

Year ending June 30:	General Obligation Bonds		Special Assessment Bonds		Special Assessment Lien Bonds	
	Principal	Interest	Principal	Interest	Principal	Interest
2020	\$ 245,000	\$ 97,810	\$ 101,910	\$ 258,943	\$ 32,457	\$ 94,779
2021	255,000	84,405	141,320	236,814	34,774	92,382
2022	260,000	73,656	149,840	228,268	37,256	89,814
2023	270,000	65,785	158,490	219,204	39,905	87,062
2024	270,000	57,767	167,280	209,646	42,755	84,114
Thereafter	<u>1,810,000</u>	<u>166,172</u>	<u>3,336,420</u>	<u>1,815,687</u>	<u>876,434</u>	<u>690,096</u>
Total	<u>\$ 3,110,000</u>	<u>\$ 545,595</u>	<u>\$ 4,055,260</u>	<u>\$ 2,968,562</u>	<u>\$ 1,063,581</u>	<u>\$ 1,138,247</u>

Merrill Ranch Community Facilities District No. 1  
(A Component Unit of the Town of Florence, Arizona)

Notes to Financial Statements

June 30, 2019

NOTE 5 - LONG TERM DEBT - Continued

The following schedule details the District's long-term liability and obligation activity for the fiscal year ended June 30, 2019:

	<u>Balance at July 1, 2018</u>	<u>Additions</u>	<u>Reductions</u>	<u>Balance at June 30, 2019</u>	<u>Due Within One Year</u>
Governmental activities:					
General obligation bonds	\$ 3,575,000	\$	\$ (465,000)	\$ 3,110,000	\$ 245,000
Special assessment bonds	4,151,880		(96,620)	4,055,260	101,910
Special assessment lien bonds	<u>1,093,832</u>		<u>(30,251)</u>	<u>1,063,581</u>	<u>32,457</u>
Total	<u>\$ 8,820,712</u>	<u>\$</u>	<u>\$ (591,871)</u>	<u>\$ 8,228,841</u>	<u>\$ 379,367</u>

CONTINUING DISCLOSURE INFORMATION



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Merrill Ranch Community Facilities District No. 1  
(A Component Unit of the Town of Florence, Arizona)  
June 30, 2019

Table 1

Prior to tax year 2015, secondary taxes were levied against "Net Full Cash Assessed Value" which is determined by excluding the value of property exempt from taxation from Full Cash Assessed Value of both locally assessed and centrally valued property and combining the resulting two amounts. The tables below indicate the Net Assessed Limited Property Value of the District, utilizing the new constitutional and statutory property valuation requirements as of 2015/16.

**NET DIRECT AND OVERLAPPING GENERAL OBLIGATION BONDED DEBT**  
**Merrill Ranch CFD No. 1**

2019/2020

Overlapping Jurisdiction	Assessed Valuation	Net Outstanding Bonded Debt as of FYE 2019	Portion Applicable to the District		Combined Tax Rate Per \$100 Assessed
			Percent	Amount	
			State of Arizona	\$66,157,233,693	
Pinal County (a)	2,521,252,051	None	1.18	None	4.5739
Pinal County Community College District	2,521,252,051	73,535,000	1.18	\$750,057	2.2132
Central Arizona Water Conservation District	2,521,252,051	None	1.18	None	0.1400
Central Arizona Valley Institute of Technology	1,587,955,998	None	1.87	None	0.0500
Florence Unified School District No. 1	469,176,515	59,163,250	6.33	3,295,393	5.7710
Town of Florence	108,643,238	None	27.35	None	1.0738
<b>MRCFD No. 1</b>	<b>29,709,728</b>	<b>2,865,000</b>	<b>100</b>	<b>None</b>	<b>0.7200</b>

(a) Includes State School Tax Equalization, Library District, Flood Control District and County Fire District tax rates.

Source: The various entities, *Property Tax Rates and Assessed Values*, Arizona Tax Research Association, *State and County Abstract of the Assessment Roll*, Arizona Department of Revenue and the Treasurer of the County.

**REMAINING AUTHORIZATIONS**

Table 2

Overlapping Jurisdiction	General Obligation Bonds Authorized but Unissued
MRCFD No. 1	\$1,294,516,000

**ANNUAL INFORMATION FOR AREA 1**

Principal Amount Outstanding \$842,000  
 Balance in the Reserve Fund \$110,331  
 Reserve Fund Requirement \$110,331  
 No delinquencies  
 No landowners with more than 20% ownership of the levy.

Source: The District.

**PROPERTY TAX COLLECTIONS**

Table 3

Ad Valorem Levy \$731,424

Source: Office of the Treasurer of the County.

Merrill Ranch Community Facilities District No. 1  
(A Component Unit of the Town of Florence, Arizona)  
June 30, 2019

PROPERTY VALUATIONS

Table 4

2019/20 Full Cash Value	2019/20 Net Limited Assessed Value
\$ 363,275,201	\$ 29,709,278

Source: *State and County Abstract of the Assessment Roll*, Arizona Department of Revenue and *Property Tax Rates and Assessed Values*, Arizona Tax Research Association.

NET LIMITED ASSESSED VALUE BY PROPERTY CLASSIFICATION

Table 5

Class	2019/20	%
Commercial, Industrial, Utilities & Mines	\$ 1,895,349	6%
Agricultural and Vacant	3,252,453	11%
Residential (owner occupied)	16,265,106	55%
Residential (rental)	8,296,370	28%
Totals	\$ 29,709,278	100.00%

Source: *State and County Abstract of the Assessment Roll*, Arizona Department of Revenue and *Property Tax Rates and Assessed Values*, Arizona Tax Research Association.

NET LIMITED ASSESSED VALUATION OF MAJOR TAXPAYERS

Table 6

Owner	2019/20 Assessed Value	% of Assessed Value
Pulte Home Corporation	\$ 1,586,342	5.3%
SWVP-GTIS MR LLC	\$ 1,317,867	4.4%
Poston Butte Golf Club	\$ 494,890	1.7%
Arizona Public Service Corp	\$ 359,406	1.2%
Florence Copper Inc	\$ 210,605	0.7%
Sandstone Solar LLC	\$ 180,000	0.6%
Johnson Utilities LLC	\$ 125,667	0.4%
Wanrack LLC	\$ 105,023	0.4%
Openn Door Property C LLC	\$ 59,395	0.2%
T Mobile	\$ 39,357	0.1%

Source: The Assessor of the County.

COMPARATIVE NET LIMITED ASSESSED PROPERTY VALUES

Table 7

Fiscal Year	MRCFD1	Town of Florence	Pinal County	State of Arizona
2019/20	\$29,709,728	\$108,643,238	\$2,521,252,051	\$66,157,233,693

Source: *State and County Abstract of the Assessment Roll*, Arizona Department of Revenue and *Property Tax Rates and Assessed Values*, Arizona Tax Research Association.

Merrill Ranch Community Facilities District No. 1  
(A Component Unit of the Town of Florence, Arizona)  
June 30, 2019

Table 8

OTHER DEBT OF THE DISTRICT

	Original <u>Amount</u>	<u>Date</u>	Final Maturity Date <u>(July 1)</u>	*Amount <u>Outstanding</u>
Special Assessment Lien Bonds (Assessment Area 1)	\$2,464,000	6/15/06	2030	\$842,000
Special Assessment Lien Bonds (Assessment Areas 2)	353,500	9/16/09	2034	\$178,560
Special Assessment Lien Bonds (Assessment Area 3)	290,500	10/19/10	2035	\$196,790
Special Assessment Lien Installment Purchase Agreement (Assessment Area 4)	318,500	1/25/12	2036	\$189,590
Special Assessment Lien Bonds (Assessment Area 5)	189,000	7/18/12	2037	\$131,000
Special Assessment Lien Installment Purchase Agreement (Assessment Area 6)	413,000	6/17/13	2038	\$333,157
Special Assessment Lien Installment Purchase Agreement (Assessment Area 7)	728,000	10/2/14	2039	\$540,834
Special Assessment Lien Bonds (Assessment Area 8)	987,000	7/7/16	2040	\$841,000
Special Assessment Lien Bonds (Assessment Area 9)	1,477,000	4/19/18	2042	\$1,477,000

\*The above Amount Outstanding includes payments made on July 1, 2019.

**Merrill Ranch Community Facilities**  
**District No. 1**  
**(A Component Unit of the Town of Florence, Arizona)**

Report to the Board of Directors

June 30, 2019



November 26, 2019

To the Board of Directors of  
Merrill Ranch Community Facilities District No. 1  
Town of Florence, Arizona

We have audited the financial statements of the governmental activities and each major fund of the Merrill Ranch Community Facilities District No. 1 (the District) for the year ended June 30, 2019 and have issued our report thereon dated November 26, 2019. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated September 13, 2019. Professional standards require that we provide you with the following information related to our audit.

#### Significant Audit Findings

##### *Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the District are described in Note 1 to the financial statements. No new accounting policies were adopted, and the application of existing policies was not changed during 2019. We noted no transactions entered into by the District during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

The disclosures in the financial statements are neutral, consistent, and clear. Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosure affecting the financial statements was the disclosure of long-term debt in Note 5 to the financial statements.

##### *Difficulties Encountered in Performing the Audit*

We encountered no significant difficulties dealing with management in performing and completing our audit.

##### *Corrected and Uncorrected Misstatements*

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. We are pleased to communicate that no such misstatements were identified during the course of our audit. However, management posted two post-closing journal entries after commencement of fieldwork.

### *Disagreements with Management*

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. We are pleased to report that no such disagreements arose during the course of our audit.

### *Management Representations*

We have requested certain representations from management that are included in the management representation letter dated November 26, 2019.

### *Management Consultations with Other Independent Accountants*

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the District's financial statements or a determination of the type of auditors' opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

### *Other Audit Findings or Issues*

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management prior to retention as the District's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

### Restriction on Use

This information is intended solely for the use of the Board of Directors and management of the Districts and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

*Fester & Chapman, PLLC*

MRCFD #1	Merrill Ranch Community Facilities District BOARD ACTION FORM	<u>AGENDA ITEM</u> 6b.
<p><b>MEETING DATE:</b> December 16, 2019</p> <p><b>DEPARTMENT:</b> Merrill Ranch Community Facilities District No. 1</p> <p><b>STAFF PRESENTER:</b> Chris Salas, P.E. District Engineer</p> <p><b>SUBJECT:</b> Professional Services Agreement with EPS Group, Inc. for Merrill Ranch Community Facilities District No. 1 Engineering Services</p>		<input checked="" type="checkbox"/> <b>Action</b> <input type="checkbox"/> <b>Information Only</b> <input type="checkbox"/> <b>Public Hearing</b> <input type="checkbox"/> <b>Resolution</b> <input type="checkbox"/> <b>Ordinance</b> <input type="checkbox"/> <b>Regulatory</b> <input type="checkbox"/> <b>1<sup>st</sup> Reading</b> <input type="checkbox"/> <b>2<sup>nd</sup> Reading</b> <input type="checkbox"/> <b>Other</b>
<p><b>STRATEGIC PLAN REFERENCE:</b></p> <p><input type="checkbox"/> Community Vitality    <input type="checkbox"/> Economic Prosperity    <input type="checkbox"/> Leadership and Governance</p> <p><input type="checkbox"/> Partnership and Relationships    <input type="checkbox"/> Transportation and Infrastructure</p> <p><input type="checkbox"/> Statutory    <input checked="" type="checkbox"/> None</p>		

**RECOMMENDED MOTION/ACTION:**

Motion to approve the Professional Services Agreement with EPS Group, Inc., for Merrill Ranch Community Facilities District No. 1 engineering services, in an amount not to exceed \$100,000.

**BACKGROUND/DISCUSSION:**

The Town of Florence’s Policy on the formation of a Community Facilities District (CFD) requires a Community Facilities District Engineer separate from Town Staff. The purpose of this arrangement is to protect both the developer and the Town and ensure the adequately sized infrastructure is installed. Typical duties assigned to the Community Facilities District Engineer are as follows;

- Ensure that all activities related to bidding and construction of the infrastructure improvements are conducted by the Developer in accordance with applicable statutes and Town CFD policies
- Verify acceptable completion of the eligible infrastructure and acceptance by the Town Engineer
- Review reimbursement documentation submitted by Developer and verify the cost of the infrastructure that is eligible for CFD financing or reimbursement to the Developer
- Coordinate with Town’s CFD Team including Manager, Town Engineer, Finance Director, Bond Counsel and Financial Advisor as well as the Developer with respect to bond issuance and other aspects of CFD infrastructure financing



- Attend Town Council and CFD Board meetings as needed to answer questions and present recommendations for acceptance of and reimbursement for eligible infrastructure

**A VOTE OF NO WOULD MEAN:**

The Town would not approve a Professional Service Agreement with EPS Group, Inc.

**A VOTE OF YES WOULD MEAN:**

The Town would enter a Professional Service Agreement with EPS Group, Inc. to serve as the CFD Engineer for MRCDF No. 1

**FINANCIAL IMPACT:**

The services in a not-to-exceed amount of \$100,000 and is to be funded through the Community Facilities budget, Professional Services line item.

**ATTACHMENTS:**

Professional Service Agreement with EPS Group, Inc.

**MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1  
ON CALL SERVICES CONTRACT**

THIS ON CALL SERVICES CONTRACT (“**Contract**”), is made and entered into as of December 16, 2019 (“**Effective Date**”), and is by and between the Merrill Ranch Community Facilities District No. 1, a district in the State of Arizona (“**District**”), and EPS Group, Inc. (“**Contractor**”). The District and the Contractor may be referred to in this Contract collectively as the “parties” and each individually as a “party”.

**RECITALS**

**WHEREAS**, the District desires to contract for On Call engineering services as specified in Exhibit “**A**”, and individual Task Orders issued by the District (“**Scope of Work**” or “**Services**”);

**WHEREAS**, Contractor is duly qualified to perform the requested Services;

**WHEREAS**, Contractor has agreed to perform the Services as set forth in Exhibit “**A**” and as set forth in individual Task Orders issued by the District attached hereto and incorporated herein;

**WHEREAS**, Contractor agrees that this Contract is entered into by the parties pursuant to the District’s issuance of a Request for Statement of Qualifications: Merrill Ranch Community Facilities District No. 1 On-Call Engineering & Professional Services (On-Call-CFD #1, SOQ 11042019-2)(the “**Solicitation**”) and all terms and conditions of the Solicitation are incorporated by reference into this Contract.

**NOW THEREFORE**, in consideration of the mutual promises and obligations set forth herein, the parties hereto agree as follows:

**AGREEMENTS**

**1.0 DESCRIPTION, ACCEPTANCE, DOCUMENTATION, PERFORMANCE**

Contractor shall act under the authority and approval of the Contract Administrator for the District, further named herein, to provide the professional services required by this Contract.

1.1 Service Description. The Contractor shall provide the requested services as set forth in Exhibit “**A**”, and as set forth in individual Task Orders (collectively the “**Services**”). This Contract includes this agreement, including any attachments, the RSQ and Solicitation documents, and any Task Orders that may be issued as agreed to by the parties to implement the Services requested by the District. The term Task Order means a specific written agreement between the District and Contractor for work to be performed under this Contract for an individual, mutually agreed upon scope of work, schedule and price. In response to Task Orders that may be mutually agreed upon and issued periodically by District, Contractor shall perform the Services, except as may be specified elsewhere in the Contract, which will be defined and further described as to specific project requirements in each Task Order. Contractor shall perform the Services in a good and workmanlike manner with due diligence and, at a minimum, in conformance with generally accepted industry standards and the standard of care for like professionals in the same geographic area. Contractor shall, except as may be specified elsewhere in the Contract, furnish all necessary labor, materials, tools, supplies, equipment, transportation, supervision, management, and perform all operations necessary and required for the engineering services

which will be defined and further described as to specific project requirements in each Task Order. Unless expressly excluded, in writing, in the Contract, the Services shall include any and all services reasonably contemplated, normally included, and necessary to complete the Services set forth in Exhibit “A” or the Task Order(s). Nothing contained herein shall be construed as requiring District to issue any Task Order, nor requiring Contractor to accept any Task Order, it being the intent that both parties must mutually agree to any specific Services before a Task Order may be issued. The amount paid to Contractor under this Contract, including reimbursable expenses, **shall not exceed \$100,000.**

1.2 Performance. Performance of the Services shall be undertaken only upon the issuance of written Task Orders by the District. Task Orders shall contain: (a) Contract number along with Contractor’s name; (b) Task Order number and date; (c) The agreed Services and applicable technical specifications; (d) The agreed period of performance and, if required by District, a work schedule; (e) The place of performance; (f) The agreed total price for the Services to be performed; (g) Submittal requirements; (h) District’s authorized representative who will accept the completed Services; (i) Signatures by the parties hereto signifying agreement with the specific terms of the Task Order; and (j) Any other information as may be necessary to perform and accept the Services. All Services under the Contract shall be performed in a skillful and workmanlike manner. The Contractor shall be responsible for obtaining any necessary licenses and permits, and for complying with any Federal, State and municipal laws, codes, and regulations applicable to the performance of the Services. Contractor shall promptly provide, at no additional cost to the District, any and all corrections, modifications, additional documents, or other items that may be necessary to correct any errors and/or omissions in the documents, designs, specifications, and/or drawings provided by Contractor. Contractor shall be responsible for coordinating the Services with the District’s Public Works Director and other departments or agencies within the District, other engineering professionals and other contractors involved in any project under a Task Order. Contractor shall also cooperate with the District in communicating with, obtaining necessary approvals or permits from, and responding to, any applicable government entity or regulatory agency, including participation in any hearings or meetings. Task Orders may be amended by District in the same manner as they are issued.

1.3 Acceptance, Documentation.

1.3.1 Each deliverable shall be reviewed and approved by the District Manager, or his designee, to determine acceptable completion. Final Completion of the Services shall be deemed to have occurred on the later of the dates that the work passes a final completion inspection and acceptance by the District Manager. Final Completion shall not be deemed to have occurred and no final payment shall be due the Contractor or any of its subcontractors or suppliers until the work has passed the Final Completion inspection and acceptance and all required Final Completion close-out documentation items has been produced to the District Manager by the Contractor.

1.3.2 The District shall provide all necessary information to the Contractor for timely completion of the tasks specified in Item 1.1 above.

1.3.3 All documents, including but not limited to, data compilations, studies, and/or reports, which are prepared in the performance of this Contract are to be and remain the property of the District and are to be delivered to the District Manager before final payment is made to the Contractor.

## **2.0 FEES, CATEGORIES OF SERVICE, PAYMENTS AND LICENSE**

2.1 Fees. Contractor will be paid within thirty (30) days of the receipt of an itemized invoice. Monthly payment may be made to Contractor on the basis of a progress report prepared and submitted to the District Manager by Contractor for the Services completed through the last day of the proceeding calendar month and for the production of the deliverables as described in Exhibit “A”, and the individual Task Order approved by the District. If a dispute over payment arises, and during all claims resolution proceedings, including mediation and arbitration, Contractor shall continue to render the Services in a timely manner. Payment by the District does not constitute acceptance by the District of the Services or Contractor’s performance, nor does payment constitute a waiver of any rights or claims by the District.

2.2 Categories of Services. Services means in response to Task Orders, including Exhibit “A”, that may be mutually agreed upon and issued periodically by the District. Contractor shall furnish all necessary work which will be defined and further described as to specific project requirements in each Task Order.

2.3 Payment Approval. Amounts set forth in Sections 1.1, 2.1, Exhibit “A” and individual Task Orders approved by the District represent the entire amounts payable under this Contract and shall be paid upon the submission of monthly invoices to and approved by the District. As a necessary precondition to any payment under the Contract, the District may require Contractor to provide such certifications, lien waivers, and proofs of performance, costs and/or percentage of completion as may be reasonably required by the District to ensure that payment is then due and owing pursuant to the payment terms set forth in this Contract.

2.4 Business License. Contractor will purchase and maintain a business license with the Town of Florence.

## **3.0 TERM, SCHEDULE AND TERMINATION**

3.1 Project Schedule. The Contractor shall perform the Scope of Work in accordance with the schedule(s) attached in Exhibit “A”, and any individual Task Order approved by the District.

### 3.2 Termination

3.2.1 Termination for Cause: District may also terminate this Contract with seven (7) calendar days’ prior written notice for cause in the event of any default by the Contractor, or if the Contractor fails to comply with any industry standards and customary practices terms and conditions of this Contract. Unsatisfactory performance as judged by industry standards and customary practices, and failure to provide District, upon request, with adequate assurances of future performance shall all be causes allowing District to terminate this Contract for cause. In the event of termination for cause, District shall not be liable to Contractor for any amount, and Contractor shall be liable to District for any and all damages sustained by reason of the default which gave rise to the termination.

3.2.2 Termination for Convenience. District may terminate performance of the Services under this Contract, in whole or, from time to time, in part, if District determines termination is in District’s interest. District shall effect such termination by delivering to Contractor a Notice of Termination specifying the extent of termination and the effective date. After receipt of a Notice of Termination, and except as directed by the District, Contractor shall immediately

proceed to stop work as specified in the notice and place no further subcontracts or orders. In the event the District terminates this Contract pursuant to this Section 3.2.2, then in that event the District agrees to pay for the Services performed prior to the date of termination. District may terminate this Contract, or any part thereof for its sole convenience, at any time without penalty or recourse.

3.2.3 Termination for Violation of Law. In the event Contractor is in violation of any Federal, State, County or District law, regulation or ordinance, the District may terminate this Contract immediately upon giving notice to the Contractor.

3.3 District's Right to Terminate. The rights and remedies of the District in this Section 3 are in addition to any other rights and remedies provided by law or under this Contract.

3.4 Contract Term. The term of this Contract shall commence on the Effective Date and shall continue for a period of two (2) years thereafter in accordance with the terms and conditions of this Contract. By mutual written contract amendment, the Contract may be extended for an additional period of up to one (1) year. Task Orders may be issued at any time during the term of this Contract. This Contract shall remain in full force and effect during the performance of any Task Order.

#### **4.0 GENERAL TERMS**

4.1 Entire Contract. This Contract constitutes the entire understanding of the parties and supersedes all previous representations, written or oral, with respect to the Services specified herein. This Contract may not be modified or amended except by a written document, signed by authorized representatives of each party.

4.2 Arizona Law. This Contract shall be governed by and construed in accordance with the substantive laws of the State of Arizona, without reference to choice of law or conflicts of laws principles thereof. Any action brought to interpret, enforce or construe any provision of this Contract shall be commenced and maintained in the Superior Court of the State of Arizona in and for the County of Pinal (or, as may be appropriate, in the Justice Courts of Pinal County, Arizona or in the United States District Court for the District of Arizona, if but only if, the Superior Court lacks or declines jurisdiction over such action). The parties irrevocably consent to jurisdiction and venue in such courts for such purposes and agree not to seek transfer or removal of any action commenced in accordance with the terms of this paragraph.

4.3 Modifications. Any amendment, modification or variation from the terms of this Contract shall be in writing and shall be effective only after approval of all parties signing the original Contract.

4.4 Assignment. Services covered by this Contract shall not be assigned or sublet in whole or in part without the prior written consent of the District Treasurer and Contract Administrator.

4.5 Successors and Assigns. This Contract shall extend to and be binding upon Contractor, its successors and assigns, including any individual, company, partnership or other entity with or into which Contractor shall merge, consolidate or be liquidated, or any person, corporation, partnership or other entity to which Contractor shall sell its assets.

4.6 Contract Administrator. The Contract Administrator for the District shall be the District Manager, or designee. The Contract Administrator shall oversee the execution of this

Contract, assist the Contractor in accessing the organization, audit billings, and approve payments. The Contractor shall channel reports and special requests through the Contract Administrator.

#### 4.7 Records and Audit Rights.

4.7.1 Contractor's records (hard copy, as well as computer readable data), and any other supporting evidence deemed necessary by the District to substantiate charges and claims related to this Contract shall be open to inspection and subject to audit and/or reproduction by District's authorized representative to the extent necessary to adequately permit evaluation and verification of cost of the Services, and any invoices, change orders, payments or claims submitted by the Contractor or any of his payees pursuant to the execution of the Contract. The District's authorized representative shall be afforded access, at reasonable times and places, to all of the Contractor's records and personnel pursuant to the provisions of this section throughout the term of this Contract and for a period of three years after last or final payment.

4.7.2 Contractor shall require all subcontractors, insurance agents, and material suppliers to comply with the provisions of this section by insertion of the requirements hereof in a written contract between Contractor and such subcontractors, insurance agents, and material suppliers.

4.7.3 If an audit in accordance with this section, discloses overcharges, of any nature, by the Contractor to the District in excess of one percent (1%) of the monthly billings, the actual cost of the District's audit shall be reimbursed to the District by the Contractor. Any adjustments and/or payments which must be made as a result of any such audit or inspection of the Contractor's invoices and/or records shall be made within a reasonable amount of time, not to exceed thirty (30) days from presentation of District's findings to Contractor.

4.8 Attorneys' Fees. In the event either party brings any action for any relief, declaratory or otherwise, arising out of this Contract, or on account of any breach or default hereof, the prevailing party shall be entitled to receive from the other party reasonable attorneys' fees and reasonable costs and expenses (including, but not limited to, attorney's fees, court costs, the costs of expert witnesses, transportation, lodging and meal costs of the parties and witnesses, cost of transcript preparation, and other reasonable and necessary direct and incidental costs of such dispute, and the cost of appellate proceedings), determined by the arbitrator or court sitting without a jury, which fees shall be deemed to have accrued on the commencement of such action and shall be enforceable whether or not such action is prosecuted to judgment.

4.9 Ineligible Bidder. The preparer of specifications is not eligible to submit a bid or proposal on the solicitation for which they prepared the specification, nor is the preparer eligible to supply any product to a bidder or Contractor on the solicitation for which they prepared the specification.

#### 4.10 Independent Contractor.

4.10.1 The Services Contractor provides under the terms of this Contract to the District are that of an Independent Contractor, not an employee, or agent of the District. The District will report the value paid for these services each year to the Internal Revenue Service (I.R.S.) using Form 1099.

4.10.2 District shall not withhold income tax as a deduction from contractual payments. As a result of this, Contractor may be subject to I.R.S. provisions for payment of estimated income tax. Contractor is responsible for consulting the local I.R.S. office for current information on estimated tax requirements.

4.11 Conflict of Interest. The District may cancel any Contract or agreement, without penalty or obligation, if any person significantly involved in initiating, negotiating, securing, drafting or creating the Contract on behalf of the District's departments or agencies is, at any time while the Contract or any extension of the Contract is in effect, an employee of any other party to the Contract in any capacity or a consultant to any other party to the Contract with respect to the subject matter of the Contract. The cancellation shall be effective when written notice from the District is received by all other parties to the Contract, unless the notice specifies a later time (A.R.S. § 38-511).

4.12 Compliance with Federal and State Laws.

4.12.1 The Contractor understands and acknowledges the applicability to it of the American with Disabilities Act, the Immigration Reform and Control Act of 1986 and the Drug Free Workplace Act of 1989.

4.12.2 Under the provisions of A. R. S. § 41-4401, Contractor hereby warrants to the District that the Contractor and each of its subcontractors will comply with, and are contractually obligated to comply with, all Federal Immigration laws and regulations that relate to their employees and A. R. S. § 23-214 (A) (hereinafter "Contractor Immigration Warranty").

4.12.3 A breach of the Contractor Immigration Warranty shall constitute a material breach of this Contract and shall subject the Contractor to penalties up to and including termination of this Contract at the sole discretion of the District.

4.12.4 The District retains the legal right to inspect the papers of any Contractor or Subcontractor's employee who works on this Contract to ensure that the Contractor or Subcontractor is complying with the Contractor Immigration Warranty. Contractor agrees to assist the District in regard to any such inspections.

4.12.5 The District may, at its sole discretion, conduct random verification of the employment records of the Contractor and any subcontractors to ensure compliance with Contractor's Immigration Warranty. Contractor agrees to assist the District in regard to any random verifications performed.

4.12.6 Neither the Contractor nor any subcontractor shall be deemed to have materially breached the Contractor Immigration Warranty if the Contractor or subcontractor establishes that it has complied with the employment verification provisions prescribed by section 274A and 274B of the Federal Immigration and Nationality Act and the E-Verify requirements prescribed by A. R. S. § 23-214, Subsection A.

4.12.7 The provisions of this Section must be included in any contract the Contractor enters into with any and all of its subcontractors who provide services under this Contract or any subcontract. "Services" are defined as furnishing labor, time or effort in the State of Arizona by a Contractor or subcontractor. Services include construction or maintenance of any structure, building or transportation facility or improvement to real property.

4.12.8 The provisions of this Section 4.12 must be included in any contract the Contractor enters into with any and all of its subcontractors who provide services under this Contract or any subcontract.

4.13 Notices. All notices or demands required to be given pursuant to the terms of this Contract shall be given to the other party in writing, delivered by hand or registered or certified mail, at the addresses set forth below, or to such other address as the parties may substitute by written notice given in the manner prescribed in this paragraph.

In the case of Contractor:     EPS Group, Inc.  
  125 S. Avondale Blvd. Ste. 115  
  Avondale AZ 85323  
  Attn: Woodrow Scoutten, PE

In the case of District:       Merrill Ranch Community Facilities District No. 1  
  775 N, Main Street  
  PO Box 2670  
  Florence, AZ 85132  
  Attn: District Manager

Notices shall be deemed received on date delivered, if delivered by hand, or on the delivery date indicated on receipt if delivered by certified or registered mail.

4.14 Compliance. Contractor shall, without additional expense to the District, be responsible for obtaining any necessary business licenses for complying with any applicable Federal, State, County and District laws, codes and regulations in connection with the execution of the Services and this Contract. The responsible party for identifying, applying for, and obtaining permits, including payment of permit fees, required for construction of any work designed by the Contractor will be defined by the individual Task Orders executed under this Contract.

4.15 Taxes. Contractor shall be solely responsible for any and all tax obligations which may result out of the Contractor's performance of this Contract. The District shall have no obligation to pay any amounts for taxes, of any type, incurred by the Contractor.

4.16 Advertising. No advertising or publicity concerning the District using the Contractor's services shall be undertaken without prior written approval of such advertising or publicity by the Contract Administrator. Written approval is required until such time as the project is complete or any adjudication of claims relating to the Services provided herein is complete, whichever occurs later.

4.17 Counterparts. This Contract may be executed in one or more counterparts, and each originally executed duplicate counterpart of this Contract shall be deemed to possess the full force and effect of the original, but all of which together shall constitute one and the same instrument, binding on the parties. The parties agree that this Contract may be transmitted between them via facsimile or so called "PDF" signature. The parties intend that faxed or "PDF" signatures constitute original signatures and that a fully collated agreement containing the signatures (original, faxed or PDF) of the parties is binding upon the parties.



4.18 Captions. The captions used in this Contract are solely for the convenience of the parties, do not constitute a part of this Contract and are not to be used to construe or interpret this Contract.

4.19 Subcontractors. During the performance of the Contract, the Contractor may engage such additional subcontractors as may be required for the timely completion of this Contract. The addition of any Subcontractors shall be subject to the prior approval of the District. In the event of subcontracting, the sole responsibility for fulfillment of all terms and conditions of this Contract rests with the Contractor. The District acknowledges any sub-consultant(s) listed in Exhibit "A" and consents to the use of such sub-consultant(s).

4.20 Indemnification.

4.20.1 To the fullest extent permitted by law, Contractor, its successors, assigns and guarantors, shall indemnify, defend, hold harmless the Merrill Ranch Community Facilities District No. 1, its Chairman and board members and its agents, representatives, officers, directors, officials and employees from and against all allegations, demands, proceedings, suits, actions, claims, damages, losses, expenses, including but not limited to damages for personal injury or personal property damage, attorney fees, court costs, and the cost of appellate proceedings, and all claim adjusting and handling expenses, related to, arising from or out of, or resulting from any negligent or intentional actions, acts, errors, mistakes or omissions caused in whole or part by Contractor relating to work or services in the performance of this Contract, including but not limited to, any subcontractor or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable and any injury or damages claimed by any of Contractor's and subcontractor's employees.

4.20.2 Insurance provisions set forth in this Contract are separate and independent from the indemnity provisions of this section and shall not be construed in any way to limit the scope and magnitude of the indemnity provisions. The indemnity provisions of this section shall not be construed in any way to limit the scope and magnitude and applicability of the insurance provisions.

4.21 Changes in the Services.

4.21.1 The District may at any time, as the need arises, order changes within the Scope of the Work without invalidating the Contract. If such changes increase or decrease the amount due under the Contract documents, or in the time required for performance of the Services, an equitable adjustment shall be authorized by written Change Order.

4.21.2 The District will execute a formal Change Order based on detailed written quotations from the Contractor for work related changes and/or a time of completion variance. All Change Orders are subject to the prior written approval by the District.

4.21.3 Contract Change Orders are subject to the Rules and Procedures within the District's Procurement Code.

4.22 Alternative Dispute Resolution. If a dispute arises between the parties relating to this Contract, the parties agree to use the following procedure prior to either party pursuing other available remedies:

4.22.1 A meeting shall be held promptly between the parties, attended by individuals with decision-making authority regarding the dispute, to attempt in good faith to negotiate a resolution of the dispute.

4.22.2 If, within 30 days after such meeting, the parties have not succeeded in negotiating a resolution of the dispute, they will jointly appoint a mutually acceptable neutral person not affiliated with either of the parties (the “**neutral**”), seeking assistance in such regard if they have been unable to agree upon such appointment within 40 days from the initial meeting. The fees of the neutral shall be shared equally by the parties.

4.22.3 In consultation with the neutral, the parties will select or devise an alternative dispute resolution procedure (“**ADR**”) by which they will attempt to resolve the dispute, and a time and place for the ADR to be held, with the neutral making the decision as to the procedure, and/or place and time (but unless circumstances require otherwise, not later than 60 days after selection of the neutral if the parties have been unable to agree on any of such matters within 20 days after initial consultation with the neutral).

4.22.4. The parties agree to participate in good faith in the ADR to its conclusion as designated by the neutral. If the parties are not successful in resolving the dispute through the ADR, then the parties may agree to submit the matter to arbitration or a private adjudicator, or either party may seek an adjudicated resolution through the appropriate court.

4.23 District Provided Information and Services. The District shall furnish the Contractor available studies, reports and other data pertinent to the Contractor's Services; obtain or authorize the Contractor to obtain or provide additional reports and data as required; furnish to the Contractor services of others required for the performance of the Contractor's Services hereunder, and the Contractor shall be entitled to use and rely upon all such information and services provided by the District or others in performing the Contractor's Services under this Agreement.

4.24 Estimates and Projections. In providing opinions of cost, financial analyses, economic feasibility projections, and schedules for potential projects, the Contractor has no control over cost or price of labor and material; unknown or latent conditions of existing equipment or structures that may affect operation and maintenance costs; competitive bidding procedures and market conditions; time or quality of performance of third parties; quality, type, management, or direction of operating personnel; and other economic and operational factors that may materially affect the ultimate project cost or schedule. Therefore, the Contractor makes no warranty that the District's actual project costs, financial aspects, economic feasibility, or schedules will not vary from the Contractor's opinions, analyses, projections, or estimates.

4.25 Access. The District shall arrange for access to and make all provisions for the Contractor to enter upon public and private property as required for the Contractor to perform Services hereunder.

4.26 Third Parties. The services to be performed by the Contractor are intended solely for the benefit of the District. No person or entity not a signatory to this Agreement shall be entitled to rely on the Contractor's performance of its Services hereunder, and no right to assert a claim against the Contractor by assignment of indemnity rights or otherwise shall accrue to a third party as a result of this Contract or the performance of the Contractor's Services hereunder.

4.27 Time. Time is of the essence of the Contract. If a schedule is set forth in the Contract or any exhibits or Task Orders thereto, Contractor shall strictly comply with said schedule

and failure to do so shall be a material breach of the Contract. Contractor shall promptly respond (and in no event more than ten (10) calendar days after receiving the request) to any requests for approvals, information, or clarification within sufficient time to allow the District to timely respond to the Contractor or other parties involved in the Services, and so as to not delay the Services.

4.28 Cooperative Use of Contract. In addition to the District, and with the approval of the Contractor, this Contract may be extended for use by other municipalities, school districts and government agencies of the State. Any such usage by other entities must be in accordance with the ordinance, charter and/or procurement rules and regulations of the respective political entity. Payment for purchases made under this Contract will be the sole responsibility of each eligible political subdivision. The District shall not be responsible for any disputes arising out of transactions made by others.

4.29 Quality/Special Features. Contractor is responsible, to the extent necessary to perform the Services, at no additional charge to the District, to fully familiarize itself with the special and/or unique qualities and/or requirements of the Services and the District. The District's determination as to the level of quality required and on all aesthetic issues shall be final and binding.

4.30 Use of Documents. Upon execution of the Contract, the Contractor and all engineering professionals and sub-consultants working under or for Contractor, hereby grant to the District an irrevocable, exclusive, royalty-free perpetual license to reproduce and use any and all data, documents (including electronic documents and files), designs, drawings and specifications prepared or furnished by Contractor pursuant to this Contract (the "Instruments of Service"), for the purposes of construction and completing any Services, including for the use, sales, marketing, repair, maintenance, modification, expansion, remodeling and/or further development of the Services or any portion thereof (including making derivative works from Contractor's Instruments of Service), or for construction of the same type of Services at other locations, by the District, and others retained by the District for such purposes. This license shall extend to those parties retained by the District for such purposes, including other engineering professionals. The license granted hereunder shall include all things included in the definition of "Architectural Works" as used in the U.S. Architectural Works Copyright Protection Act, as amended from time to time. The Contractor shall obtain, in writing, similar non-exclusive licenses from its engineering professionals, and sub-consultants. The license granted hereunder shall survive any termination of the Contract and the completion of Services. Upon completion of the Services and/or termination of the Contract for any reason, Contractor shall deliver to the District full-sized and usable copies (including any and all CAD and/or computer files) of all data documents, designs, drawings and specifications generated by Contractor, including those generated by any suppliers, subcontractors or sub-consultants. The District shall retain all rights and ownership of all documents, designs, drawings, specifications, and/or styles provided to Contractor by the District in relation to the Contract and the Services, and Contractor shall not utilize any such material in relation to any other work or project.

4.31 Funding. Any contract entered into by the District, including this Contract and any Task Orders, is subject to funding availability. The fiscal years for the District are July 1 to June 30<sup>th</sup>. The District's Board approves all budget requests. If a specific funding request is not approved, the contract, including this Contract and any Task Orders, shall be terminated automatically.

4.32 Construction. The terms and provisions of this Contract represent the results of negotiations between the parties, each of which has been or has had the opportunity to be

represented by counsel of its own choosing, and neither of which has acted under any duress or compulsion, whether legal, economic or otherwise. Consequently, the terms and provisions of this Contract shall be interpreted and construed in accordance with their usual and customary meanings, and the parties each hereby waive the application of any rule of law which would otherwise be applicable in connection with the interpretation and construction of this Contract that ambiguous or conflicting terms or provisions contained in this Contract shall be interpreted or construed against the party whose attorney prepared the executed Contract or earlier draft of the same.

4.33 Survival. All representations and indemnifications by Contractor shall survive the completion, expiration or termination of this Contract for 3 years.

4.34 Completeness and Accuracy. The Contractor shall be responsible for and shall and hereby does warrant the completeness, accuracy and quality of all Services done pursuant to the Contract including, but not limited to, the work product, reports, survey work, plans, supporting data and special provisions prepared or compiled pursuant to Contractor's obligations under this Contract and any Task Order and shall correct at Contractor's expense all errors or omissions which may be discovered therein. District's acceptance or approval of the Contractor's Services shall in no way relieve Contractor of any of Contractor's responsibilities hereunder.

4.35 Incorporation by Reference. All exhibits and Task Orders are fully incorporated herein as though set forth at length herein.

4.36 Project Communications/Contract Administrator. The District's District Manager shall be the Contract Administrator designated by the District. All communications concerning the performance of the Services shall be provided to the designated Contract Administrator. Communications may be exchanged by e-mail upon the written agreement of the Contract Administrator, but e-mail communications are not binding upon the District and cannot change the terms of the Contract or the scope of Services, or effectuate any change that requires a written change order. The use of e-mails is for information only, and e-mails shall have no legal or binding effect.

## **5.0 INSURANCE**

5.1. General. Contractor agrees to comply with all District ordinances and state and federal laws and regulations. Without limiting any obligations or liabilities of Contractor, Contractor shall purchase and maintain, at its own expense, hereinafter stipulated minimum insurance with insurance companies duly licensed by the State of Arizona (admitted insurer) with an AM Best, Inc. rating of B ++ 6 or above or an equivalent qualified unlicensed insurer by the State of Arizona (non-admitted insurer) with policies and forms satisfactory to District. Failure to maintain insurance as specified may result in termination of this Contract at District's option. The Contractor is primarily responsible for the risk management of its Services under this Contract, including but not limited to obtaining and maintaining the required insurance and establishing and maintaining a reasonable risk control and safety program. District reserves the right to amend the insurance requirements herein at any time during the Contract. The Contractor shall require any and all subcontractors to maintain insurance as required herein naming the Merrill Ranch Community Facilities District No. 1 and Contractor as "Additional Insured" on all insurance policies, except Worker's Compensation and Errors & Omissions Liability, and this shall be reflected on the Certificate of Insurance and Endorsements. The Contractor's insurance coverage shall be primary insurance with respect to all available sources. Coverage provided by the Contractor shall not be limited to the liability assumed under the Indemnification provision of this

Contract. To the extent permitted by law, Contractor waives all rights of subrogation or similar rights against Merrill Ranch Community Facilities District No. 1, its representatives, agents, and employees. All insurance policies, except Workers' Compensation and Errors & Omissions Liability, required by this Contract, and self-insured retention or deductible portions, shall name, to the fullest extent permitted by law for claims arising out of performance of this Contract, Merrill Ranch Community Facilities District No. 1, its Chairman and Board members, agents, representatives, officers, directors, officials and employees as Additional Insureds and shall specify that any insurance coverage carried or self-insurance by the District, any department or employee shall be excess coverage and not contributory insurance to that provided by Contractor. The District reserves the right to continue payment of premium for which reimbursements shall be deducted from amounts due or subsequently due the Contractor. The District reserves the right to require complete copies of all insurance policies and endorsements required by this Contract at any time. Failure to maintain the insurance policies as required by this Contract, or to provide evidence of renewal, is a material breach of the Contract.

5.2 No Representation of Coverage Adequacy. By requiring insurance herein, the District does not represent that coverage and limits will be adequate to protect Contractor. Merrill Ranch Community Facilities District No. 1 reserves the right to review any and all of the insurance policies and/or endorsements cited in this Contract, but District has no obligation to do so. Failure to demand such evidence of full compliance with the insurance requirements set forth in this Contract or failure to identify any insurance deficiency shall not relieve Contractor from, nor be construed or deemed a waiver of, its obligation to maintain the required insurance at all times during the performance of this Contract.

5.3 Coverage Term. All insurance required herein shall be maintained in full force and effect until all Services required to be performed under the terms of this Contract is satisfactorily performed, completed and formally accepted by the Merrill Ranch Community Facilities District No. 1, unless specified otherwise in this Contract.

5.4 Policy Deductibles and or Self Insured Retentions. The policies set forth in these requirements may provide coverage which contain deductibles or self-insured retention amounts. Such deductibles or self-insured retention shall not be applicable with respect to the policy limits provided to Merrill Ranch Community Facilities District No. 1. Contractor shall be solely responsible for any such deductible or self-insured retention amount.

5.5 Use of Subcontractors. If any of the Services under this Contract is subcontracted in any way, Contractor shall execute written agreement with subcontractor containing the same Indemnification Clause and Insurance Requirements set forth herein protecting Merrill Ranch Community Facilities District No. 1 and Contractor. Contractor shall be responsible for executing the agreement with subcontractor and obtaining Certificates of Insurance and Endorsements verifying the insurance requirements.

5.6 Evidence of Insurance. Prior to commencing any Services under this Contract, Contractor shall furnish Merrill Ranch Community Facilities District No. 1 with Certificate(s) of Insurance, or formal Endorsements as required by this Contract, issued by Contractor's insurer(s) as evidence that policies are placed with acceptable insurers as specified herein and provide the required coverage's, conditions, and limits of coverage and that such coverage and provisions are in full force and effect.

5.7 Required Coverage.

5.7.1 Commercial General Liability. Contractor shall maintain "occurrence" form Commercial General Liability insurance with a limit of not less than \$1,000,000 for each occurrence, \$2,000,000 Products/Completed Operations and Contractual Liability Annual Aggregate, and \$2,000,000 General Aggregate Limit. The policy shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal injury and advertising injury. Coverage under the policy will be at least as broad as Insurance limited to, separation of insureds clause. If any Excess insurance is utilized to fulfill the requirements of this paragraph, such Excess insurance shall be "follow form" equal or broader to coverage scope than underlying.

5.7.2 Worker's Compensation Insurance. Contractor shall maintain Worker's Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction of Contractor's employees engaged in the performance of the Services under this Contract and shall also maintain Employer's Liability Insurance of not less than \$1,000,000 for each accident, \$1,000,000 disease for each employee and \$1,000,000 disease policy limit.

5.7.3 Commercial Auto Coverage. Auto Liability limits of not less than \$1,000,000 each accident, combined Bodily Injury and Property Damage Liability insurance. Certificate to reflect coverage for "Any Auto" or "All Owned, Scheduled, Hired and Non-Owned".

5.7.4 Errors & Omissions Liability Contractor shall maintain Professional Liability Engineering and Consulting insurance covering acts, errors, mistakes, omissions and other acts arising out of Services performed by Contractor, its employees, sub-consultants and agents. Coverage Amount: \$1,000,000 per occurrence/aggregate, unless higher coverage limits are required under the Solicitation documents, or any Task Orders, in which case such higher limits shall apply.

**6.0 SEVERABILITY**

6.1 Severability. If any term or provision of this Contract shall be found to be illegal or unenforceable, then notwithstanding such illegality or unenforceability, this Contract shall remain in full force and effect and such term or provision shall be deemed to be deleted.

IN WITNESS WHEREOF, the Merrill Ranch Community Facilities District No. 1 by its Chairman, Tara Walter, has hereunto subscribed his name this \_\_\_\_ day of \_\_\_\_\_, 2019.

Merrill Ranch Community Facilities District No. 1

By: \_\_\_\_\_  
Tara Walter, Chairman

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Lisa Garcia, District Clerk

Approved as to Form:

\_\_\_\_\_  
Clifford L. Mattice, District Attorney

By: \_\_\_\_\_  
Contractor

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit "A"**  
**Scope of Work/Services**

**PROPOSED SCOPE OF WORK for Community Facilities District (CFD) On-Call engineering services:**

The consultant will perform Community Facilities District (CFD) engineering services, including but not limited to, the following:

1. Coordinate with Town staff to obtain all necessary information needed to provide the services requested, such as assessor's files, copies of plats, boundary maps, assessments, bond sales and budget information. The Town will provide available information, such as maps, easements, right-of-ways, HOA information, street inventory, acceptance information, GIS data, etc. Maintain Arizona Registration as a Professional Engineer and stamp final plans, plats, reports and related documents upon approvals.
2. Examine phasing boundaries within the CFD, conduct analysis of benefit and proportionality, and apply appropriate methodology in conformance with state law and trends in recent court case rulings. The firm will propose, if appropriate, reconfiguration of any phasing or project boundaries. In undertaking this analysis, past CFD Engineer's Reports should be examined.
3. Prepare and submit to the District Clerk all aspects of the annual Engineer's Report, up to and including, the Final Report. The report must satisfy all legal requirements.
4. Provide all documents in digital format for posting on the Town's website, if necessary and take all steps necessary to ensure compliance with all requirements.
5. Attend up to two (2) Town Council meetings annually related to the CFD. Follow up and assist with administrative corrections to reports and/or tax roll. Attend meetings with Town staff, as requested by the Town.
6. Review facilities, engineer's estimates, invoices, plan sets, etc. within the CFD as necessary to assist District Staff with engineering analysis and recommendations.
7. Review properties that are eligible but are not currently included in any CFD, and provide recommendations as to how to best structure the current District so that these areas can be incorporated into the District in the future.
8. CFD engineer shall review and make recommendations for applications for changes in ownership of major landowners in districts; review, analyze and make recommendations related to developer requests for reimbursement; assist in reviews associated with development agreements and modifications to land use plans.



9. The consultant should review any proposals to increase or decrease assessment amounts, if appropriate, and make any and all necessary recommendations to the Town. The consultant will advise on the required tasks regarding assessments and provide assistance with the process.
10. Assist the Town in addressing property owners with questions concerning Special Districts, assessments, and other related CFD issues.

**MINUTES OF THE MERRILL RANCH COMMUNITY FACILITY DISTRICT NO. 1 SPECIAL MEETING OF THE DISTRICT BOARD HELD ON MONDAY, SEPTEMBER 16, 2019, AT 7:00 P.M., OR IMMEDIATELY FOLLOWING THE TOWN OF FLORENCE COUNCIL MEETING, IN THE FLORENCE TOWN COUNCIL CHAMBERS, LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.**

**CALL TO ORDER**

Chairman Walter called the meeting to order at 7:45 pm.

**ROLL CALL:**

Present: Tara Walter, John Anderson, Bill Hawkins, Karen Wall, Michelle Cordes

Absent: Kristen Larsen, Judy Hughes

**Discussion and possible action to approve Merrill Ranch Community Facilities District No.1 July 1, July 15, and September 3, 2019 Special Meeting minutes.**

On motion of District Board Member Anderson, seconded by District Board Member Hawkins, and carried (5-0) to approve the July 1, July 15, and September 3, 2019 Special Meeting minutes.

**Discussion and possible action to approve and ratify a legal services Engagement and Retention Agreement with Sims Mackin, LTD. and Cathy Bowman for legal representation of the Town of Florence, Merrill Ranch Community Facilities District No. 1 and Merrill Ranch Community Facilities District No. 2 for the purpose of defending claims and litigation, including alternative dispute resolution, discovery, trial, post-trial motions, appeals and authorization to enter into related common interest agreements.**

Mr. Clifford L. Mattice, District Counsel, stated the request is to retain the services of Sims Mackin, Ltd., and Cathy Bowman, to assist with specialized legal representation with regards to a lawsuit filed by the Merrill entities against Merrill Ranch Community Facilities District No. 1.

On motion of District Board Member Wall, seconded by District Board Member Anderson, and carried (5-0) to approve and ratify a legal services Engagement and Retention Agreement with Sims Mackin, LTD. and Cathy Bowman for legal representation of the Town of Florence, Merrill Ranch Community Facilities District No. 1 and Merrill Ranch Community Facilities District No. 2 for the purpose of defending claims and litigation, including alternative dispute resolution, discovery, trial, post-trial motions, appeals and authorization to enter into related common interest agreements.

**MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1 ADJOURNMENT TO EXECUTIVE SESSION**

**For the purposes of discussions or consultations with designated representatives of the public body and/or legal counsel pursuant to A.R.S. Sections 38-431.03 (A)(3), (A)(4) to consider its position and instruct its representatives and/or attorneys regarding a lawsuit filed against Merrill Ranch Community Facilities District No. 1. C20419-012347 dated September 6, 2019.**

Merrill Ranch Community Facilities District No. 1 Meeting Minutes

September 16, 2019

Page 1 of 2

On motion of District Board Member Cordes, seconded by District Board Member Hawkins, and carried (5-0) to adjourn to Executive Session.

**ADJOURNMENT FROM MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1 EXECUTIVE SESSION**

On motion of District Board Member Anderson, seconded by District Board Member Wall, and carried (5-0) to adjourn from Executive Session.

**ADJOURNMENT**

**The Merrill Ranch Community Facilities District No. 1 (MRCFD1) Board may go into Executive Session at any time during the meeting for the purpose of obtaining legal advice from the District's Attorney(s) on any of the agenda items pursuant to A.R.S. § 38-431.03(A)(3). One or more members of MRCFD1 Board may appear for part or all of the meeting including Executive Session telephonically.**

On motion of District Board Member Wall, seconded by District Board Member Anderson, and carried (5-0) to adjourn from the meeting.

---

Tara Walter, Chairman

**ATTEST:**

---

Lisa Garcia, District Clerk

I certify that the following is a true and correct copy of the minutes of the Merrill Ranch Community Facilities District No. 1 Special Meeting held on September 16, 2019, and that the meeting was duly called to order and that a quorum was present.

---

Lisa Garcia, District Clerk

# MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1 MINUTES

---

**MINUTES OF THE MERRILL RANCH COMMUNITY FACILITY DISTRICT NO. 1 SPECIAL MEETING HELD ON MONDAY, OCTOBER 7, 2019, AT 6:00 P.M., OR IMMEDIATELY FOLLOWING THE TOWN OF FLORENCE COUNCIL MEETING, IN THE FLORENCE TOWN COUNCIL CHAMBERS, LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.**

## **1. CALL TO ORDER**

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

## **2. ROLL CALL:**

Present: Tara Walter, John Anderson, Bill Hawkins, Karen Wall, Kristen Larsen, Michelle Cordes, Judy Hughes.

## **3. NEW BUSINESS**

- a. Resolution No. MRCFD1 141-19: Discussion and possible action on A RESOLUTION OF BOARD OF DIRECTORS OF MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ADOPTING THE BUDGET FOR FISCAL YEAR 2019-2020.**

Mr. Rey Sanchez, District Treasurer, stated that the request is for a \$100,000 budget increase to the Merrill Ranch Community Facilities District No. 1 (MRCFD1) budget. The increase will be used to cover legal fees and costs to defend the threatened claims against MRCFD1.

On motion of Vice-Chairman Anderson, seconded by Boardmember Larsen, and carried (6-0) to adopt Resolution No. MRCFD1 141-19.

## **4. ADJOURNMENT**

**The Merrill Ranch Community Facilities District No. 1 (MRCFD1) Board may go into Executive Session at any time during the meeting for the purpose of obtaining legal advice from the District's Attorney(s) on any of the agenda items pursuant to A.R.S. § 38-431.03(A)(3). One or more members of MRCFD1 Board may appear for part or all of the meeting including Executive Session telephonically.**

On motion of Boardmember Hawkins, seconded by Boardmember Larsen, and carried (6-0) to adjourn from Merrill Ranch Community Facilities District No. 1 meeting.

---

Tara Walter, Chairman

**ATTEST:**

---

Lisa Garcia, District Clerk

I certify that the following is a true and correct copy of the minutes of the Merrill Ranch Community Facilities District No. 1 Special Meeting held on October 7, 2019, and that the meeting was duly called to order and that a quorum was present.

---

Lisa Garcia, District Clerk

<p align="center"><b>MRCFD #2</b></p>	<p align="center"><b>Merrill Ranch Community Facilities District BOARD ACTION FORM</b></p>	<p align="center"><b><u>AGENDA ITEM</u> 8a.</b></p>
<p><b>MEETING DATE:</b> December 16, 2019</p> <p><b>DEPARTMENT:</b> Merrill Ranch Community Facilities District No. 2</p> <p><b>STAFF PRESENTER:</b> Rebecca Jimenez, Interim District Treasurer/Ben Hur, Fester and Chapman, PLLC</p> <p><b>SUBJECT:</b> Audited Financial Statement</p>		<p><input checked="" type="checkbox"/> <b>Action</b></p> <p><input type="checkbox"/> <b>Information Only</b></p> <p><input type="checkbox"/> <b>Public Hearing</b></p> <p><input type="checkbox"/> <b>Resolution</b></p> <p><input type="checkbox"/> <b>Ordinance</b></p> <p style="padding-left: 20px;"><input type="checkbox"/> Regulatory</p> <p style="padding-left: 20px;"><input type="checkbox"/> 1<sup>st</sup> Reading</p> <p style="padding-left: 20px;"><input type="checkbox"/> 2<sup>nd</sup> Reading</p> <p><input type="checkbox"/> <b>Other</b></p>
<p><b>STRATEGIC PLAN REFERENCE:</b></p> <p><input type="checkbox"/> Community Vitality    <input type="checkbox"/> Economic Prosperity    <input type="checkbox"/> Leadership and Governance</p> <p><input type="checkbox"/> Partnership and Relationships    <input type="checkbox"/> Transportation and Infrastructure</p> <p><input type="checkbox"/> Statutory    <input checked="" type="checkbox"/> None</p>		

**RECOMMENDED MOTION/ACTION:**

Accept the Annual Financial Statement for Fiscal Year 2018-2019.

**BACKGROUND/DISCUSSION:**

It was recommended by our Bond Counsel for the Merrill Ranch Community Facilities District No. 2 (MRCFS No. 2), that an annual audit be performed. The report will provide financing entities, bond holders and the interested parties the financial status of MRCFD No. 2 and its operations. The report will also provide disclosure information for the District.

An annual audit provides more detailed accountability on the part of the District and the knowledge that an outside agency has provided a professional analysis on the District's financial records.

Fester and Chapman, PLLC of Scottsdale, Arizona, has been contracted by the Board to provide auditing services. Ben Hur will provide the results of the audit.

Any entity that has a loan or bonds with the Town requires annual financial reports. They evaluate the financial health of the District that is applicable to their financing.

**A VOTE OF NO WOULD MEAN:**

The District would not be able to provide necessary audited information on the District's financial status to interested entities, including the public.

**A VOTE OF YES WOULD MEAN:**

It would allow the District to submit to the Electronic Municipal Market Access (EMMA) its report to financing authorities and the public.

**FINANCIAL IMPACT:**

This year's audit cost \$8,500.

**ATTACHMENTS:**

Annual Audit Report

**Merrill Ranch Community Facilities  
District No. 2  
(A Component Unit of the Town of Florence, Arizona)**

Annual Financial Report

June 30, 2019



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Merrill Ranch Community Facility District No. 2  
 (A Component Unit of the Town of Florence, Arizona)

Annual Financial Report

Year ended June 30, 2019

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## Independent Auditors' Report

To the Board of Directors of  
Merrill Ranch Community Facilities District No. 2  
Florence, Arizona

### **Report on the Financial Statements**

We have audited the accompanying financial statements of governmental activities and each major fund of the Merrill Ranch Community Facilities District No. 2 (the District), a component unit of the Town of Florence, Arizona, as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### ***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

### ***Auditors' Responsibility***

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the District's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

## **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the District, as of June 30, 2019, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Emphasis of Matter**

As discussed in Note 1, the financial statements of the District is intended to present the financial position and changes in financial position of only that portion of the governmental activities of the Town of Florence that is attributable to the transactions of the District. They do not purport to, and do not, present fairly the financial position of the Town of Florence as of June 30, 2019, and the changes in its financial position, for the year ended in conformity with accounting principles generally accepted in the United States. Our opinion is not modified with respect to this matter.

## **Other Matters**

### *Required Supplementary Information*

Management has omitted Management's Discussion and Analysis and budgetary comparison information that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

### *Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The continuing disclosure information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The continuing disclosure information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

*Fester & Chapman, PLLC*

November 26, 2019

## BASIC FINANCIAL STATEMENTS

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Merrill Ranch Community Facilities District No. 2  
( A Component Unit of the Town of Florence, Arizona)

Statement of Net Position

June 30, 2019

**ASSETS**

Pooled cash and investments	\$	529,419
Restricted cash		1,536,945
Accounts receivable		2,124,201
Internal balances		6,822
Prepays		<u>452,656</u>
Total assets		<u>4,650,043</u>

**LIABILITIES**

Accrued interest payable		265,894
Other accrued liabilities		59,336
Noncurrent liabilities:		
Due within 1 year		261,700
Due in more than 1 year		<u>9,506,241</u>
Total liabilities		<u>10,093,171</u>

**NET POSITION**

Restricted for:		
Debt service		513,121
Highways and streets		1,371,820
Unrestricted (deficit)		<u>(7,328,069)</u>
Total net position	\$	<u>(5,443,128)</u>

See accompanying notes to financial statements.



Merrill Ranch Community Facilities District No. 2  
( A Component Unit of the Town of Florence, Arizona)

Statement of Activities

Year ended June 30, 2019

**REVENUES**

Property taxes	\$ 625,731
Special assessments	150,598
Investment income	29,192
Miscellaneous	<u>33,603</u>
Total revenues	<u>839,124</u>

**EXPENSES**

General government	92,260
Capital outlay	1,120,952
Interest and other charges	<u>514,072</u>
Total expenses	<u>1,727,284</u>
Change in net position	(888,160)
Net position, beginning of year	<u>(4,554,968)</u>
Net position, end of year	<u><u>\$ (5,443,128)</u></u>

See accompanying notes to financial statements.

Merrill Ranch Community Facilities District No. 2  
(A Component Unit of the Town of Florence, Arizona)

Balance Sheet - Governmental Funds

June 30, 2019

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Improvements Fund</u>	<u>Total</u>
<b>ASSETS</b>				
Pooled cash and investments	\$ 132,847	\$ 334,850	\$ 61,722	\$ 529,419
Restricted pooled cash and investments		227,053	1,309,892	1,536,945
Accounts receivable	452	2,123,543	206	2,124,201
Due from other governments	421	6,401		6,822
Prepaid		<u>452,656</u>		<u>452,656</u>
Total assets	<u>\$ 133,720</u>	<u>\$ 3,144,503</u>	<u>\$ 1,371,820</u>	<u>\$ 4,650,043</u>
<b>LIABILITIES</b>				
Other liabilities		<u>\$ 59,336</u>		<u>\$ 59,336</u>
Total liabilities		<u>59,336</u>		<u>59,336</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Unavailable revenue - special assessments		<u>2,119,390</u>		<u>2,119,390</u>
Total deferred inflows of resources		<u>2,119,390</u>		<u>2,119,390</u>
<b>FUND BALANCES</b>				
Nonspendable:				
Prepaid items		452,656		452,656
Restricted:				
Debt service		513,121		513,121
Capital projects			\$ 1,371,820	1,371,820
Unassigned	<u>\$ 133,720</u>			<u>133,720</u>
Total fund balances	<u>133,720</u>	<u>965,777</u>	<u>1,371,820</u>	<u>2,471,317</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 133,720</u>	<u>\$ 3,144,503</u>	<u>\$ 1,371,820</u>	<u>\$ 4,650,043</u>

See accompanying notes to financial statements.

Merrill Ranch Community Facilities District No. 2  
 ( A Component Unit of the Town of Florence, Arizona)  
 Reconciliation of the Governmental Funds Balance Sheet  
 to the Government-Wide Statement of Net Position

June 30, 2019

Fund balances - total governmental funds balance sheet		\$ 2,471,317
<p>Amounts reported for governmental activities in the Statement of Net Position are different because:</p> <p>Some receivables are not available to pay for current-period expenditures and, therefore, are reported as unavailable revenue in the funds.</p>		
Special assessments		2,119,390
<p>Long-term liabilities, including, bonds payable and their related costs, are not due and payable in the current period and therefore are not reported in the funds.</p>		
Bonds payable	\$ (9,512,076)	
Premiums	<u>(255,865)</u>	(9,767,941)
Interest payable on long-term debt is not reported in the funds		<u>(265,894)</u>
Net position of governmental activities		<u>\$ (5,443,128)</u>

See accompanying notes to financial statements.

Merrill Ranch Community Facilities District No. 2  
( A Component Unit of the Town of Florence, Arizona)

Statement of Revenues, Expenditures, and Changes in Fund Balances

Year ended June 30, 2019

	General Fund	Debt Service Fund	Capital Improvements Fund	Total
<b>REVENUES</b>				
Property taxes	\$ 56,985	\$ 568,746		\$ 625,731
Special assessments		295,876		295,876
Investment income	4,146	24,436	\$ 610	29,192
Miscellaneous	<u>33,603</u>			<u>33,603</u>
Total revenues	<u>94,734</u>	<u>889,058</u>	<u>610</u>	<u>984,402</u>
<b>EXPENDITURES</b>				
Current:				
General government	42,202	50,058		92,260
Capital outlay			1,120,952	1,120,952
Debt service:				
Principal		940,778		940,778
Interest and other charges		<u>571,472</u>		<u>571,472</u>
Total expenditures	<u>42,202</u>	<u>1,562,308</u>	<u>1,120,952</u>	<u>2,725,462</u>
Excess (deficiency) of revenues over (under) expenditures	<u>52,532</u>	<u>(673,250)</u>	<u>(1,120,342)</u>	<u>(1,741,060)</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	5,010	23,759	2,535	31,304
Transfers out	<u>(25,935)</u>	<u>(5,010)</u>	<u>(359)</u>	<u>(31,304)</u>
Total other financing sources (uses)	<u>(20,925)</u>	<u>18,749</u>	<u>2,176</u>	
Net change in fund balances	31,607	(654,501)	(1,118,166)	(1,741,060)
Fund balances, beginning of year	<u>102,113</u>	<u>1,620,278</u>	<u>2,489,986</u>	<u>4,212,377</u>
Fund balances, end of year	<u>\$ 133,720</u>	<u>\$ 965,777</u>	<u>\$ 1,371,820</u>	<u>\$ 2,471,317</u>

See accompanying notes to financial statements.

Merrill Ranch Community Facilities District No. 2  
 ( A Component Unit of the Town of Florence, Arizona)

Reconciliation of the Governmental Funds  
 Statement of Revenues, Expenditures, and Changes in Fund Balances  
 to the Government-Wide Statement of Activities

Year ended June 30, 2019

Net change in fund balances - total governmental funds			\$ (1,741,060)
Amounts reported for governmental activities in the Statement of Activities are different because:			
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds and revenues received in the current year that were accrued in the Statement of Activities in the prior years are reported as revenues in the funds.			(145,278)
Interest expense in the Statement of Activities differs from the amount reported in governmental funds because accrued interest was calculated for outstanding debt in the Statement of Activities, but is expensed when due for the governmental fund statements.			45,863
Repayment of long-term debt is expenditures in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is issued, whereas these amounts are amortized in the Statement of Activities.			
Bond principal retirement	\$	940,778	
Amortization of bond premiums		<u>11,537</u>	<u>952,315</u>
Change in net position of governmental activities			\$ <u>(888,160)</u>

See accompanying notes to financial statements.

Merrill Ranch Community Facilities District No. 2  
( A Component Unit of the Town of Florence, Arizona)

Notes to Financial Statements

June 30, 2019

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Merrill Ranch Community Facilities Districts No. 2 (the District), a component unit of the Town of Florence, Arizona (the Town), conform to generally accepted accounting principles applicable to government units adopted by the Governmental Accounting Standards Board (GASB). A summary of the District's significant accounting policies follows.

A. Reporting Entity

The District was formed by petition to the Town Council on November 21, 2005. The purpose of the District is to acquire or construct public infrastructure in specified areas of the Town. As special purpose districts and separate political subdivisions under the Arizona Constitution, the District may levy taxes and issue bonds independently of the Town. Property owned in the designated areas is assessed for the District's property taxes, and thus for the costs of operating the District. The Town Council serves as the Board of Directors of the District. The Town has no liability for the District's debt. For reporting purposes, the transactions of the District is included as governmental type funds as if they were part of the Town's operations.

B. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e. the Statement of Net Position and the Statement of Activities) present financial information about the District as a whole. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which are normally supported by taxes, special assessments and miscellaneous revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The District had no business-type activities during the fiscal year.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Government-wide Financial Statements - The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flow.

Fund Financial Statements - Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Merrill Ranch Community Facilities District No. 2  
( A Component Unit of the Town of Florence, Arizona)

Notes to Financial Statements

June 30, 2019

NOTE I - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt services expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due. However, since debt service resources are provided during the current year for payment of governmental long-term principal and interest due early in the following year, the expenditures and related liabilities have been recognized in the Debt Service Fund.

Property taxes associated with the current fiscal period are considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. Interest is accrued in the current fiscal period when the revenue is earned. All other revenue items are considered to be measurable and available only when cash is received by the government.

Special assessments are recognized as revenue only to the extent that the individual installments are considered current assets. Annual installments not currently receivable are reflected as deferred inflows of resources.

The Districts reports the following major governmental funds:

- General Fund - This fund accounts for resources accumulated and used for the payment of general operating expenses for the District, which may include insurance, legal fees, and administration costs.
- Debt Service Fund - This fund accounts for resources accumulated and used for the payment of the Districts' long-term debt principal, interest, and related costs.
- Capital Improvements Fund - This fund accounts for resources accumulated and used for acquiring and improving public infrastructure.

D. Cash and Investments

The District participates in the Town's investment pool that is available for the use of all Town funds. The District's pool is reported on the financial statements as "pooled cash and investments". The District's portion of the pool is not identified within specific investments.

The District considers all highly liquid investments with a maturity of three months or fewer when purchased to be cash equivalents.

The District investments are stated at fair value. Fair value is based on quoted market prices as of the valuation date.

Merrill Ranch Community Facilities District No. 2  
( A Component Unit of the Town of Florence, Arizona)

Notes to Financial Statements

June 30, 2019

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

E. Restricted Assets

Certain proceeds of the District's bonds, as well as certain resources set aside for their repayments, are classified as restricted on the balance sheet because they are maintained in separate bank accounts and their use is limited by applicable debt covenants.

F. Capital Assets

Capital assets acquired or infrastructure assets constructed by the District are dedicated to the Town to maintain and operate. As a result, the District owns no capital assets.

G. Long-term Obligations

In the government-wide financial statements and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the Statement of Net Position. Bond premiums and discount are amortized over the life of the bonds using the straight line method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums, discounts, and issuance costs during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on the debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuances costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

H. Deferred Inflows

In addition to liabilities, the fund financial statements include a section for deferred inflows of resources. This represents an acquisition of fund balance that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has only one item that qualifies for this category, which arises only under the modified accrual basis of accounting, unavailable revenue. These amounts are recognized as an inflow of resources in the period that the amounts become available.



Merrill Ranch Community Facilities District No. 2  
( A Component Unit of the Town of Florence, Arizona)

Notes to Financial Statements

June 30, 2019

NOTE I - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

I. Fund Balance

In the fund financial statements, governmental funds report nonspendable portions of fund balance related to prepaid expenses. Restricted funds are constrained from outside parties (statute, grantors, bond agreements, etc.). Committed fund balances are established and modified by a resolution approved by the Board of Directors. The Board of Directors passed a resolution authorizing the Town of Florence to assign fund balances and their intended uses. Unassigned fund balances are considered the remaining amounts. When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, it is the District's policy to use restricted first, then unrestricted fund balance. When an expenditure is incurred for purposes for which committed, assigned, and unassigned amounts are available, it is the District's policy to use committed first, then assigned, and finally unassigned amounts. Currently the District does not have any nonspendable, assigned or committed funds.

In the government-wide financial statements, net position is reported in two categories: restricted net position and unrestricted net position. Restricted net position accounts for the portion of net position restricted by externally imposed restrictions by grantors, contributors, or laws and regulations. Unrestricted net position is the remaining net position not included in the previous category.

J. Budgetary Information

The District adopted an annual operating budget for expenditures for the General Fund on essentially the same modified accrual basis of accounting used to record actual expenditures. Budgetary control over expenditures is exercised at the fund level.

K. Deficit Net Position

As described in Note A, the District was formed to finance and acquire or construct infrastructure assets that are subsequently dedicated to the Town for operation. The District does not own or operate infrastructure. Therefore, the Statement of Net Position includes long term debt without the corresponding capital assets.

L. Use of Estimates

In preparing financial statements in conformity with generally accepted accounting principles, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures (expenses) during the reporting period. Actual results could differ from those estimates.

Merrill Ranch Community Facilities District No. 2  
( A Component Unit of the Town of Florence, Arizona)

Notes to Financial Statements

June 30, 2019

NOTE 2 - POOLED CASH AND INVESTMENTS

The District participates in the pooled cash and investments of the Town for daily transactions. The Town then periodically requests reimbursement from the District's restricted funds held by the trustee. At June 30, 2019, the District had a balance of \$2,066,364 in the Town's pooled cash and investments. Restricted cash consists of the required debt service reserve fund and cash held by an outside agency for restricted use. Its future use will be for the repayments on outstanding bonds payable and capital improvements.

The Town's investment pool is not an SEC registered investment company, and there is no regulatory oversight of its operation. The pools' structure does not provide for shares, and the Town has not provided, nor obtained, any legally binding guarantees to support the value of participant's investments. The Town allocates interest earnings to each participating fund. The Town's investments are valued at fair value; however, the Town's investments are not identified with specific shares. The District does not have a separate investment policy and follows the Town's policies.

Below are the relevant policies with regard to interest rate risk, credit risk, concentration of credit risk and custodial credit risk

*Interest Rate Risk* - Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. The Town has no policy regarding interest rate risk. State law limits investments into securities having maturities no greater than five (5) years. The maximum maturity for investments in repurchase agreements is 180 days.

*Credit risk* – The Town does not have a formal investment policy regarding credit risk. However, the Town is prohibited by State law from investing in investments other than obligations of the U.S. Treasury and U.S. agencies, certificates of deposit in eligible depositories, repurchase agreements, obligations of the State of Arizona or any of its counties or incorporated cities, towns or duly organized school districts, improvement districts in this state and the State Treasurer's Local Investment Pool.

*Concentration of Credit Risk* - At June 30, 2019, the Town's investments include 34% invested in U.S. agency securities, 29% in Repurchase Agreements, 18% in corporate bonds, 8% in asset-backed securities, 7% in U.S. Treasury securities, 3% in investment-other, and 1% in the State Investment Pool (LGIP).

*Custodial credit risk* - To control custodial credit risk, State law and the Town's investment policy require all securities and collateral to be held by an independent third party custodian in the Town's name. The custodian provides the Town with monthly market values along with original safekeeping receipts.

Merrill Ranch Community Facilities District No. 2  
( A Component Unit of the Town of Florence, Arizona)

Notes to Financial Statements

June 30, 2019

NOTE 3 - ACCOUNTS RECEIVABLE

The Pinal County Treasurer (County) is responsible for collecting property taxes and special assessments for all governmental entities within the County. The County levies property taxes due to the District. In addition, the District provides the County with the special assessments to be billed. These taxes and assessments are billed to the property owners by the County in September. Two equal installments, payable in October and April, become delinquent after the first business days in November and May.

Property taxes are recognized as revenues in the fiscal year they are levied in the government-wide financial statements and represent a reconciling item between the government-wide and fund financial statements. In the fund financial statements, property taxes are recognized as revenues in the fiscal year they are levied and collected or if they are collected within 60 days subsequent to fiscal year-end. Property taxes not collected within 60 days subsequent to fiscal year-end or collected in advance of the fiscal year for which they are levied are reported as unavailable revenues.

Special Assessments are recognized as revenue only to the extent that the individual installments are considered current assets. Annual installments not currently receivable are reflected as deferred inflow of resources.

NOTE 4 - INTERFUND BALANCES AND ACTIVITY

Interfund transfers - Interfund transfers for the year ended June 30, 2019 were as follows:

Transfers from	Transfer to			Total
	General Fund	Debt Service Fund	Capital Improvements Fund	
General fund		\$ 23,759	\$ 2,535	\$ 26,294
Debt service fund	\$ 5,010			5,010
Total	\$ 5,010	\$ 23,759	\$ 2,535	\$ 31,304

Merrill Ranch Community Facilities District No. 2  
( A Component Unit of the Town of Florence, Arizona)

Notes to Financial Statements

June 30, 2019

NOTE 5 - LONG TERM DEBT

The District is authorized under state law to issue General Obligation (GO) bonds and Special Assessment (SA) bonds to be repaid by property taxes and special assessments levied on property within the districts. The District is created by petition of the Town Council by property owners within the area to be covered by the districts and debt may be issued only after approval of the voters within the district.

Bonds payable from the District at June 30, 2019, consisted of the outstanding general obligation bonds and special assessment presented below.

**General obligation bonds:**

In November 2010 the Merrill Ranch Community Facilities District No. 2 assessment issued \$3,560,000 of Series 2010 GO bonds to finance capital improvements within the District. Interest rate is 5.86%; semi-annual interest payments are due on July 15 and January 15. Principal payments are due annually on July 15 with final maturities on July 15, 2035.

In December 2013 the Merrill Ranch Community Facilities District No. 2 issued \$1,850,000 of GO Series 2013 bonds at a premium to pay costs of acquiring certain public infrastructure within the boundaries of the District. Interest rates are 1.50% to 6.75%; semi-annual interest payments are due on July 15 and January 15. Principal payments are due annually on July 15 with final maturities on July 15, 2038.

In June 2016 the Merrill Ranch Community Facilities District No. 2 issued \$2,000,000 of GO Series 2016 bonds at a premium to pay costs of acquiring certain public infrastructure within the boundaries of the District. Interest rates are 2.0% to 5.25%; semi-annual interest payments are due on July 15 and January 15. Principal payments are due annually on July 15 with final maturities on July 15, 2040.

In November 2017 the Merrill Ranch Community Facilities District No. 2 issued \$1,440,000 of GO Series 2017 bonds to pay costs of acquiring certain public infrastructure within the boundaries of the District. Interest rates are 2.0% to 5.0%; semi-annual interest payments are due on July 15 and January 15. Principal payments are due annually on July 15 with final maturities on July 15, 2042.

Merrill Ranch Community Facilities District No. 2  
( A Component Unit of the Town of Florence, Arizona)

Notes to Financial Statements

June 30, 2019

NOTE 5 - LONG TERM DEBT - Continued

**Special assessments bonds:**

In June 2006 the Merrill Ranch Community Facilities District No. 2 assessment area one issued \$2,555,000 of special assessment bonds to finance capital improvements within the district. These bonds will be repaid by the property owners within the district. Interest rates are 4.3% to 5.3%; semi-annual interest payments are due on July 1 and January 1. Principal payments are due annually on July 1 with final maturities on July 1, 2030.

In September 2009 the Merrill Ranch Community Facilities District No. 2 assessment areas two and three issued \$829,500 of special assessment bonds to finance capital improvements within the district. Interest rates is 9.0%; semi-annual interest payments are due on July 1 and January 1. Principal payments are due annually on July 1 with final maturities on July 1, 2034.

In February 2010 the Merrill Ranch Community Facilities District No. 2 assessment area four issued \$203,000 of special assessment bonds to finance capital improvements within the district. Interest rates is 7.75%; semi-annual interest payments are due on July 1 and January 1. Principal payments are due annually on July 1 with final maturities on July 1, 2035.

In January 2018 the Merrill Ranch Community Facilities District No. 2 assessment area seven issued \$262,500 of special assessment bonds to pay costs of acquiring certain public infrastructure within the boundaries of the District. Interest rates is 6%; semi-annual interest payments are due on July 1 and January 1. Principal payments are due annually on July 1 with final maturities on July 1, 2042.

**Special assessments lien bonds:**

In May 2013, the Merrill Ranch Community Facilities District No. 2 assessment area one issued \$556,500 of special assessment bonds to finance capital improvements within the district. These bonds will be repaid by the property owners within the district. Interest rate is 6.750%; semi-annual interest payments are due on July 1 and January 1. Principal payments are due annually on July 1 with final maturities on July 1, 2038.

In July 2016, the Merrill Ranch Community Facilities District No. 2 assessment area six issued \$241,500 of special assessment bonds to finance capital improvements within the district. These bonds will be repaid by the property owners within the district. Interest rate is 6.0%; semi-annual interest payments are due on July 1 and January 1. Principal payments are due annually on July 1 with final maturities on July 1, 2040.

Merrill Ranch Community Facilities District No. 2  
( A Component Unit of the Town of Florence, Arizona)

Notes to Financial Statements

June 30, 2019

NOTE 5 - LONG TERM DEBT - Continued

Bonds payable at year end consisted of the following outstanding bonds. The bonds are both callable and noncallable with interest payable semiannually.

Description	Original Amount Issued	Interest Rate	Maturity	Outstanding Principal - End of Year	Due Within One Year
<b>General obligation bonds:</b>					
CFD No.2 General Obligation Bonds 2010	\$ 3,560,000	5.86%	07/15/2035	\$ 2,555,000	\$ 95,000
CFD No.2 General Obligation Bonds 2013	1,850,000	1.50-6.75%	07/15/2038	1,680,000	25,000
CFD No.2 General Obligation Bonds 2016	2,000,000	2.00-5.25%	07/15/2040	1,825,000	35,000
CFD No.2 General Obligation Bonds 2017	1,440,000	2.00-5.00%	07/15/2042	750,000	
<b>Special assessment bonds:</b>					
CFD No.2 Special Assessment Bonds 2006	2,555,000	4.30-5.30%	07/01/2030	1,111,000	69,000
CFD No.2 Special Assessment Bonds 2009	829,500	9.00%	07/01/2034	565,370	17,520
CFD No.2 Special Assessment Bonds 2010	203,000	7.75%	07/01/2035	153,270	4,280
CFD No.2 Special Assessment Bonds 2017	262,500	6%	07/01/2042	262,500	4,500
<b>Special assessment lien bonds:</b>					
CFD No.2 Special Assessment Lien Bonds 2013	556,500	6.75%	07/01/2038	404,352	6,060
CFD No.2 Special Assessment Lien Bonds 2016	<u>241,500</u>	6%	07/01/2040	<u>205,584</u>	<u>5,340</u>
<b>Total</b>	<b><u>\$13,498,000</u></b>			<b><u>\$ 9,512,076</u></b>	<b><u>\$ 261,700</u></b>

The annual debt service requirements to maturity on governmental bonds payable at June 30, 2019, are summarized as follows:

Year ending June 30:	General Obligation Bonds		Special Assessment Bonds		Special Assessment Lien Bonds	
	Principal	Interest	Principal	Interest	Principal	Interest
2020	\$ 155,000	\$ 375,714	\$ 95,300	\$ 134,324	\$ 18,190	\$ 47,917
2021	160,000	368,929	100,150	128,438	19,380	46,690
2022	165,000	361,614	106,700	122,179	20,650	45,383
2023	175,000	353,680	113,490	115,443	22,000	43,990
2024	185,000	345,133	120,510	108,241	23,430	42,506
Thereafter	<u>5,970,000</u>	<u>3,663,826</u>	<u>1,555,990</u>	<u>641,766</u>	<u>506,286</u>	<u>371,468</u>
<b>Total</b>	<b><u>\$ 6,810,000</u></b>	<b><u>\$ 5,468,896</u></b>	<b><u>\$ 2,092,140</u></b>	<b><u>\$ 1,250,391</u></b>	<b><u>\$ 609,936</u></b>	<b><u>\$ 597,954</u></b>

Merrill Ranch Community Facilities District No. 2  
( A Component Unit of the Town of Florence, Arizona)

Notes to Financial Statements

June 30, 2019

NOTE 5 - LONG TERM DEBT - Continued

The following schedule details the District's long-term liability and obligation activity for the fiscal year ended June 30, 2019:

	<u>Balance at July 1, 2018</u>	<u>Additions</u>	<u>Reductions</u>	<u>Balance at June 30, 2019</u>	<u>Due Within One Year</u>
Governmental activities:					
General obligation bonds	\$ 7,650,000	\$	\$ (840,000)	\$ 6,810,000	\$ 155,000
Special assessment bonds	2,177,790		(85,650)	2,092,140	95,300
Special assessment lien bonds	625,064		(15,128)	609,936	11,400
Premiums	<u>267,402</u>		<u>(11,537)</u>	<u>255,865</u>	
Total	<u>\$ 10,720,256</u>	<u>\$</u>	<u>\$ (952,315)</u>	<u>\$ 9,767,941</u>	<u>\$ 261,700</u>

CONTINUING DISCLOSURE INFORMATION



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Merrill Ranch Community Facilities District No. 2  
(A Component Unit of the Town of Florence, Arizona)  
June 30, 2019

Table 1

Prior to tax year 2015, secondary taxes were levied against "Net Full Cash Assessed Value" which is determined by excluding the value of property exempt from taxation from Full Cash Assessed Value of both locally assessed and centrally valued property and combining the resulting two amounts. The tables below indicate the Net Assessed Limited Property Value of the District, utilizing the new constitutional and statutory property valuation requirements as of 2015/16.

**NET DIRECT AND OVERLAPPING GENERAL OBLIGATION BONDED DEBT**

**Merrill Ranch CFD No. 2**

2019/2020

Overlapping Jurisdiction	Assessed Valuation	Net Outstanding Bonded Debt as of FYE 2019	Portion Applicable to the District		Combined Tax Rate Per \$100 Assessed
			Percent	Amount	
			State of Arizona	\$66,157,233,693	
Pinal County (a)	2,521,252,051	None	0.85	None	4.5739
Pinal County Community College District	2,521,252,051	73,535,000	0.85	\$588,280	2.2132
Central Arizona Water Conservation District	2,521,252,051	None	0.85	None	0.1400
Central Arizona Valley Institute of Technology	1,587,955,998	None	1.35	None	0.0500
Florence Unified School District No. 1	469,176,515	59,163,250	4.58	2,591,350	5.7710
Town of Florence	108,643,238	None	19.79	None	1.0738
MRCFD No. 2	21,500,529	6,655,000	100	None	3.5500

(a) Includes State School Tax Equalization, Library District, Flood Control District and County Fire District tax rates.

Source: The various entities, *Property Tax Rates and Assessed Values*, Arizona Tax Research Association, *State and County Abstract of the Assessment Roll*, Arizona Department of Revenue and the Treasurer of the County.

**REMAINING AUTHORIZATIONS**

Table 2

Overlapping Jurisdiction	General Obligation Bonds Authorized but Unissued
MRCFD No. 2	\$90,399,000

**ANNUAL INFORMATION - AREA 1**

Principal Amount Outstanding \$895,000  
Balance in the Reserve Fund \$131,254  
Reserve Fund Requirement \$131,254  
No delinquencies  
No landowners with more than 20% ownership of the levy.

**PROPERTY TAX COLLECTIONS**

Table 3

Ad Valorem Levy \$568,746

Source: Office of the Treasurer of the County.

Merrill Ranch Community Facilities District No. 2  
(A Component Unit of the Town of Florence, Arizona)  
June 30, 2019

PROPERTY VALUATIONS

Table 4

2019/20	2019/20
Full Cash Value	Net Limited Assessed Value
\$ 273,186,030	\$ 21,500,529

Source: *State and County Abstract of the Assessment Roll*, Arizona Department of Revenue and *Property Tax Rates and Assessed Values*, Arizona Tax Research Association.

NET LIMITED ASSESSED VALUE BY PROPERTY CLASSIFICATION

Table 5

Class	2019/20	%
Commercial, Industrial, Utilities & Mines	\$ 2,358,397	11%
Agricultural and Vacant	1,859,439	9%
Residential (owner occupied)	9,887,311	46%
Residential (rental)	7,346,520	34%
Property Improvements	48,862	0%
Totals	\$ 21,500,529	100%

Source: *State and County Abstract of the Assessment Roll*, Arizona Department of Revenue and *Property Tax Rates and Assessed Values*, Arizona Tax Research Association.

NET LIMITED ASSESSED VALUATION OF MAJOR TAXPAYERS

Table 6

Owner	2019/20 Assessed Value	% of Assessed Value
MPT of Florence LLC	\$ 2,257,941	10.5%
Pulte Home Corporation LLC	\$ 931,449	4.3%
DR Horton Inc	\$ 326,659	1.5%
Franklin 643 LLC	\$ 161,619	0.8%
Legacy Collateral Holdings LLC	\$ 116,802	0.5%
Florence Hospital at Anthem	\$ 111,295	0.5%
Church of Jesus Christ of LDS	\$ 79,604	0.4%
ALA Anthem LLC	\$ 48,862	0.2%
Hunt Highway Commercial	\$ 38,258	0.2%
Desert Blossum Holding	\$ 36,338	0.2%

Source: The Assessor of the County.

COMPARATIVE NET LIMITED ASSESSED PROPERTY VALUES

Table 7

Fiscal Year	MRCFD2	Town of Florence	Pinal County	State of Arizona
2019/20	\$21,500,529	\$108,643,238	\$2,521,252,051	\$66,157,233,693

Merrill Ranch Community Facilities District No. 2  
(A Component Unit of the Town of Florence, Arizona)  
June 30, 2019

Source: *State and County Abstract of the Assessment Roll*, Arizona Department of Revenue and *Property Tax Rates and Assessed Values*, Arizona Tax Research Association.

OTHER DEBT OF THE DISTRICT

Table 8

	<u>Original Amount</u>	<u>Date</u>	Final Maturity Date <u>(July 1)</u>	<u>*Amount Outstanding</u>
Special Assessment Bonds (Assessment Area 1)	\$2,555,000	6/28/06	2030	\$895,000
Special Assessment Bonds (Assessment Areas 2 and 3)	829,500	9/16/09	2034	\$442,850
Special Assessment Bonds (Assessment Area 4)	203,000	2/25/10	2035	\$113,990
Special Assessment Installment Purchase Agreement (Assessment Area 5)	556,500	5/22/13	2038	\$404,554
Special Assessment Installment Purchase Agreement (Assessment Area 6)	241,500	11/20/15	2040	\$205,584
Special Assessment Bonds (Assessment Area 7)	262,500	1/18/18	2042	\$256,500

\*The above Amount Outstanding includes payments made on July 1, 2019.

**Merrill Ranch Community Facilities**  
**District No. 2**  
**(A Component Unit of the Town of Florence, Arizona)**

Report to the Board of Directors

June 30, 2019



November 26, 2019

To the Board of Directors of  
Merrill Ranch Community Facilities District No. 2  
Town of Florence, Arizona

We have audited the financial statements of the governmental activities and each major fund of the Merrill Ranch Community Facilities District No. 2 (the District) for the year ended June 30, 2019 and have issued our report thereon dated November 26, 2019. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated September 13, 2019. Professional standards require that we provide you with the following information related to our audit.

#### Significant Audit Findings

##### *Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the District are described in Note 1 to the financial statements. No new accounting policies were adopted, and the application of existing policies was not changed during 2019. We noted no transactions entered into by the District during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

The disclosures in the financial statements are neutral, consistent, and clear. Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosure affecting the financial statements was the disclosure of long-term debt in Note 5 to the financial statements.

##### *Difficulties Encountered in Performing the Audit*

We encountered no significant difficulties dealing with management in performing and completing our audit.

##### *Corrected and Uncorrected Misstatements*

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. We are pleased to communicate that no such misstatements were identified during the course of our audit. However, management posted one post-closing journal entry after commencement of fieldwork.

### *Disagreements with Management*

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. We are pleased to report that no such disagreements arose during the course of our audit.

### *Management Representations*

We have requested certain representations from management that are included in the management representation letter dated November 26, 2019.

### *Management Consultations with Other Independent Accountants*

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the District's financial statements or a determination of the type of auditors' opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

### *Other Audit Findings or Issues*

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management prior to retention as the District's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

### Restriction on Use

This information is intended solely for the use of the Board of Directors and management of the Districts and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

*Fester & Chapman, PLLC*

<p style="text-align: center;"><b>MRCFD #2</b></p>	<p style="text-align: center;"><b>Merrill Ranch Community Facilities District BOARD ACTION FORM</b></p>	<p style="text-align: center;"><b><u>AGENDA ITEM</u> 8b.</b></p>
<p><b>MEETING DATE:</b> December 16, 2019</p> <p><b>DEPARTMENT:</b> Merrill Ranch Community Facilities District No. 2</p> <p><b>STAFF PRESENTER:</b> Chris Salas, P.E. MRCFD2 Engineer</p> <p><b>SUBJECT:</b> Professional Services Agreement with EPS Group, Inc. for Merrill Ranch Community Facilities District No. 2 Engineering Services</p>		<p><input checked="" type="checkbox"/> <b>Action</b></p> <p><input type="checkbox"/> <b>Information Only</b></p> <p><input type="checkbox"/> <b>Public Hearing</b></p> <p><input type="checkbox"/> <b>Resolution</b></p> <p><input type="checkbox"/> <b>Ordinance</b></p> <p style="padding-left: 20px;"><input type="checkbox"/> <b>Regulatory</b></p> <p style="padding-left: 20px;"><input type="checkbox"/> <b>1<sup>st</sup> Reading</b></p> <p style="padding-left: 20px;"><input type="checkbox"/> <b>2<sup>nd</sup> Reading</b></p> <p><input type="checkbox"/> <b>Other</b></p>
<p><b>STRATEGIC PLAN REFERENCE:</b></p> <p><input type="checkbox"/> Community Vitality    <input type="checkbox"/> Economic Prosperity    <input type="checkbox"/> Leadership and Governance</p> <p><input type="checkbox"/> Partnership and Relationships    <input type="checkbox"/> Transportation and Infrastructure</p> <p><input type="checkbox"/> Statutory    <input checked="" type="checkbox"/> None</p>		

**RECOMMENDED MOTION/ACTION:**

Motion to approve the Professional Services Agreement with EPS Group, Inc., for Merrill Ranch Community Facilities District No. 2 engineering services, in an amount not to exceed \$100,000.

**BACKGROUND/DISCUSSION:**

The Town of Florence’s Policy on the formation of a Community Facilities District (CFD) requires a Community Facilities District Engineer separate from Town Staff. The purpose of this arrangement is to protect both the developer and the Town and ensure the adequately sized infrastructure is installed. Typical duties assigned to the Community Facilities District Engineer are as follows;

- Ensure that all activities related to bidding and construction of the infrastructure improvements are conducted by the Developer in accordance with applicable statutes and Town CFD policies.
- Verify acceptable completion of the eligible infrastructure and acceptance by the Town Engineer.
- Review reimbursement documentation submitted by Developer and verify the cost of the infrastructure that is eligible for CFD financing or reimbursement to the Developer.



- Coordinate with Town's CFD Team including Manager, Town Engineer, Finance Director, Bond Counsel and Financial Advisor as well as the Developer with respect to bond issuance and other aspects of CFD infrastructure financing.
- Attend Town Council and CFD Board meetings as needed to answer questions and present recommendations for acceptance of and reimbursement for eligible infrastructure.

**A VOTE OF NO WOULD MEAN:**

The Town would not approve a Professional Service Agreement with EPS Group, Inc.

**A VOTE OF YES WOULD MEAN:**

The Town would enter a Professional Service Agreement with EPS Group, Inc. to serve as the CFD Engineer for CDF No. 2.

**FINANCIAL IMPACT:**

The services in a not-to-exceed amount of \$100,000 and is to be funded through the Community Facilities budget, Professional Services line item.

**ATTACHMENTS:**

Professional Service Agreement with EPS Group, Inc.

**MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2  
ON CALL SERVICES CONTRACT**

THIS ON CALL SERVICES CONTRACT (“**Contract**”), is made and entered into as of December 16, 2019 (“**Effective Date**”), and is by and between the Merrill Ranch Community Facilities District No. 2, a district in the State of Arizona (“**District**”), and EPS Group, Inc. (“**Contractor**”). The District and the Contractor may be referred to in this Contract collectively as the “**parties**” and each individually as a “**party**”.

**RECITALS**

**WHEREAS**, the District desires to contract for On Call engineering services as specified in Exhibit “**A**”, and individual Task Orders issued by the District (“**Scope of Work**” or “**Services**”);

**WHEREAS**, Contractor is duly qualified to perform the requested Services;

**WHEREAS**, Contractor has agreed to perform the Services as set forth in Exhibit “**A**” and as set forth in individual Task Orders issued by the District attached hereto and incorporated herein;

**WHEREAS**, Contractor agrees that this Contract is entered into by the parties pursuant to the District’s issuance of a Request for Statement of Qualifications: Merrill Ranch Community Facilities District No. 2 On-Call Engineering & Professional Services (On-Call-CFD #2, SOQ 11042019-3)(the “**Solicitation**”) and all terms and conditions of the Solicitation are incorporated by reference into this Contract.

**NOW THEREFORE**, in consideration of the mutual promises and obligations set forth herein, the parties hereto agree as follows:

**AGREEMENTS**

**1.0 DESCRIPTION, ACCEPTANCE, DOCUMENTATION, PERFORMANCE**

Contractor shall act under the authority and approval of the Contract Administrator for the District, further named herein, to provide the professional services required by this Contract.

1.1 Service Description. The Contractor shall provide the requested services as set forth in Exhibit “**A**”, and as set forth in individual Task Orders (collectively the “**Services**”). This Contract includes this agreement, including any attachments, the RSQ and Solicitation documents, and any Task Orders that may be issued as agreed to by the parties to implement the Services requested by the District. The term Task Order means a specific written agreement between the District and Contractor for work to be performed under this Contract for an individual, mutually agreed upon scope of work, schedule and price. In response to Task Orders that may be mutually agreed upon and issued periodically by District, Contractor shall perform the Services, except as may be specified elsewhere in the Contract, which will be defined and further described as to specific project requirements in each Task Order. Contractor shall perform the Services in a good and workmanlike manner with due diligence and, at a minimum, in conformance with generally accepted industry standards and the standard of care for like professionals in the same geographic area. Contractor shall, except as may be specified elsewhere in the Contract, furnish all necessary labor, materials, tools, supplies, equipment, transportation, supervision, management, and perform all operations necessary and required for the engineering services

which will be defined and further described as to specific project requirements in each Task Order. Unless expressly excluded, in writing, in the Contract, the Services shall include any and all services reasonably contemplated, normally included, and necessary to complete the Services set forth in Exhibit “A” or the Task Order(s). Nothing contained herein shall be construed as requiring District to issue any Task Order, nor requiring Contractor to accept any Task Order, it being the intent that both parties must mutually agree to any specific Services before a Task Order may be issued. The amount paid to Contractor under this Contract, including reimbursable expenses, **shall not exceed \$100,000.**

1.2 Performance. Performance of the Services shall be undertaken only upon the issuance of written Task Orders by the District. Task Orders shall contain: (a) Contract number along with Contractor’s name; (b) Task Order number and date; (c) The agreed Services and applicable technical specifications; (d) The agreed period of performance and, if required by District, a work schedule; (e) The place of performance; (f) The agreed total price for the Services to be performed; (g) Submittal requirements; (h) District’s authorized representative who will accept the completed Services; (i) Signatures by the parties hereto signifying agreement with the specific terms of the Task Order; and (j) Any other information as may be necessary to perform and accept the Services. All Services under the Contract shall be performed in a skillful and workmanlike manner. The Contractor shall be responsible for obtaining any necessary licenses and permits, and for complying with any Federal, State and municipal laws, codes, and regulations applicable to the performance of the Services. Contractor shall promptly provide, at no additional cost to the District, any and all corrections, modifications, additional documents, or other items that may be necessary to correct any errors and/or omissions in the documents, designs, specifications, and/or drawings provided by Contractor. Contractor shall be responsible for coordinating the Services with the District’s Public Works Director and other departments or agencies within the District, other engineering professionals and other contractors involved in any project under a Task Order. Contractor shall also cooperate with the District in communicating with, obtaining necessary approvals or permits from, and responding to, any applicable government entity or regulatory agency, including participation in any hearings or meetings. Task Orders may be amended by District in the same manner as they are issued.

1.3 Acceptance, Documentation.

1.3.1 Each deliverable shall be reviewed and approved by the District Manager, or his designee, to determine acceptable completion. Final Completion of the Services shall be deemed to have occurred on the later of the dates that the work passes a final completion inspection and acceptance by the District Manager. Final Completion shall not be deemed to have occurred and no final payment shall be due the Contractor or any of its subcontractors or suppliers until the work has passed the Final Completion inspection and acceptance and all required Final Completion close-out documentation items has been produced to the District Manager by the Contractor.

1.3.2 The District shall provide all necessary information to the Contractor for timely completion of the tasks specified in Item 1.1 above.

1.3.3 All documents, including but not limited to, data compilations, studies, and/or reports, which are prepared in the performance of this Contract are to be and remain the property of the District and are to be delivered to the District Manager before final payment is made to the Contractor.

## **2.0 FEES, CATEGORIES OF SERVICE, PAYMENTS AND LICENSE**

2.1 Fees. Contractor will be paid within thirty (30) days of the receipt of an itemized invoice. Monthly payment may be made to Contractor on the basis of a progress report prepared and submitted to the District Manager by Contractor for the Services completed through the last day of the proceeding calendar month and for the production of the deliverables as described in Exhibit “A”, and the individual Task Order approved by the District. If a dispute over payment arises, and during all claims resolution proceedings, including mediation and arbitration, Contractor shall continue to render the Services in a timely manner. Payment by the District does not constitute acceptance by the District of the Services or Contractor’s performance, nor does payment constitute a waiver of any rights or claims by the District.

2.2 Categories of Services. Services means in response to Task Orders, including Exhibit “A”, that may be mutually agreed upon and issued periodically by the District. Contractor shall furnish all necessary work which will be defined and further described as to specific project requirements in each Task Order.

2.3 Payment Approval. Amounts set forth in Sections 1.1, 2.1, Exhibit “A” and individual Task Orders approved by the District represent the entire amounts payable under this Contract and shall be paid upon the submission of monthly invoices to and approved by the District. As a necessary precondition to any payment under the Contract, the District may require Contractor to provide such certifications, lien waivers, and proofs of performance, costs and/or percentage of completion as may be reasonably required by the District to ensure that payment is then due and owing pursuant to the payment terms set forth in this Contract.

2.4 Business License. Contractor will purchase and maintain a business license with the Town of Florence.

## **3.0 TERM, SCHEDULE AND TERMINATION**

3.1 Project Schedule. The Contractor shall perform the Scope of Work in accordance with the schedule(s) attached in Exhibit “A”, and any individual Task Order approved by the District.

### 3.2 Termination

3.2.1 Termination for Cause: District may also terminate this Contract with seven (7) calendar days’ prior written notice for cause in the event of any default by the Contractor, or if the Contractor fails to comply with any industry standards and customary practices terms and conditions of this Contract. Unsatisfactory performance as judged by industry standards and customary practices, and failure to provide District, upon request, with adequate assurances of future performance shall all be causes allowing District to terminate this Contract for cause. In the event of termination for cause, District shall not be liable to Contractor for any amount, and Contractor shall be liable to District for any and all damages sustained by reason of the default which gave rise to the termination.

3.2.2 Termination for Convenience. District may terminate performance of the Services under this Contract, in whole or, from time to time, in part, if District determines termination is in District’s interest. District shall effect such termination by delivering to Contractor a Notice of Termination specifying the extent of termination and the effective date. After receipt of a Notice of Termination, and except as directed by the District, Contractor shall immediately

proceed to stop work as specified in the notice and place no further subcontracts or orders. In the event the District terminates this Contract pursuant to this Section 3.2.2, then in that event the District agrees to pay for the Services performed prior to the date of termination. District may terminate this Contract, or any part thereof for its sole convenience, at any time without penalty or recourse.

3.2.3 Termination for Violation of Law. In the event Contractor is in violation of any Federal, State, County or District law, regulation or ordinance, the District may terminate this Contract immediately upon giving notice to the Contractor.

3.3 District's Right to Terminate. The rights and remedies of the District in this Section 3 are in addition to any other rights and remedies provided by law or under this Contract.

3.4 Contract Term. The term of this Contract shall commence on the Effective Date and shall continue for a period of two (2) years thereafter in accordance with the terms and conditions of this Contract. By mutual written contract amendment, the Contract may be extended for an additional period of up to one (1) year. Task Orders may be issued at any time during the term of this Contract. This Contract shall remain in full force and effect during the performance of any Task Order.

#### **4.0 GENERAL TERMS**

4.1 Entire Contract. This Contract constitutes the entire understanding of the parties and supersedes all previous representations, written or oral, with respect to the Services specified herein. This Contract may not be modified or amended except by a written document, signed by authorized representatives of each party.

4.2 Arizona Law. This Contract shall be governed by and construed in accordance with the substantive laws of the State of Arizona, without reference to choice of law or conflicts of laws principles thereof. Any action brought to interpret, enforce or construe any provision of this Contract shall be commenced and maintained in the Superior Court of the State of Arizona in and for the County of Pinal (or, as may be appropriate, in the Justice Courts of Pinal County, Arizona or in the United States District Court for the District of Arizona, if but only if, the Superior Court lacks or declines jurisdiction over such action). The parties irrevocably consent to jurisdiction and venue in such courts for such purposes and agree not to seek transfer or removal of any action commenced in accordance with the terms of this paragraph.

4.3 Modifications. Any amendment, modification or variation from the terms of this Contract shall be in writing and shall be effective only after approval of all parties signing the original Contract.

4.4 Assignment. Services covered by this Contract shall not be assigned or sublet in whole or in part without the prior written consent of the District Treasurer and Contract Administrator.

4.5 Successors and Assigns. This Contract shall extend to and be binding upon Contractor, its successors and assigns, including any individual, company, partnership or other entity with or into which Contractor shall merge, consolidate or be liquidated, or any person, corporation, partnership or other entity to which Contractor shall sell its assets.

4.6 Contract Administrator. The Contract Administrator for the District shall be the District Manager, or designee. The Contract Administrator shall oversee the execution of this

Contract, assist the Contractor in accessing the organization, audit billings, and approve payments. The Contractor shall channel reports and special requests through the Contract Administrator.

#### 4.7 Records and Audit Rights.

4.7.1 Contractor's records (hard copy, as well as computer readable data), and any other supporting evidence deemed necessary by the District to substantiate charges and claims related to this Contract shall be open to inspection and subject to audit and/or reproduction by District's authorized representative to the extent necessary to adequately permit evaluation and verification of cost of the Services, and any invoices, change orders, payments or claims submitted by the Contractor or any of his payees pursuant to the execution of the Contract. The District's authorized representative shall be afforded access, at reasonable times and places, to all of the Contractor's records and personnel pursuant to the provisions of this section throughout the term of this Contract and for a period of three years after last or final payment.

4.7.2 Contractor shall require all subcontractors, insurance agents, and material suppliers to comply with the provisions of this section by insertion of the requirements hereof in a written contract between Contractor and such subcontractors, insurance agents, and material suppliers.

4.7.3 If an audit in accordance with this section, discloses overcharges, of any nature, by the Contractor to the District in excess of one percent (1%) of the monthly billings, the actual cost of the District's audit shall be reimbursed to the District by the Contractor. Any adjustments and/or payments which must be made as a result of any such audit or inspection of the Contractor's invoices and/or records shall be made within a reasonable amount of time, not to exceed thirty (30) days from presentation of District's findings to Contractor.

4.8 Attorneys' Fees. In the event either party brings any action for any relief, declaratory or otherwise, arising out of this Contract, or on account of any breach or default hereof, the prevailing party shall be entitled to receive from the other party reasonable attorneys' fees and reasonable costs and expenses (including, but not limited to, attorney's fees, court costs, the costs of expert witnesses, transportation, lodging and meal costs of the parties and witnesses, cost of transcript preparation, and other reasonable and necessary direct and incidental costs of such dispute, and the cost of appellate proceedings), determined by the arbitrator or court sitting without a jury, which fees shall be deemed to have accrued on the commencement of such action and shall be enforceable whether or not such action is prosecuted to judgment.

4.9 Ineligible Bidder. The preparer of specifications is not eligible to submit a bid or proposal on the solicitation for which they prepared the specification, nor is the preparer eligible to supply any product to a bidder or Contractor on the solicitation for which they prepared the specification.

#### 4.10 Independent Contractor.

4.10.1 The Services Contractor provides under the terms of this Contract to the District are that of an Independent Contractor, not an employee, or agent of the District. The District will report the value paid for these services each year to the Internal Revenue Service (I.R.S.) using Form 1099.

4.10.2 District shall not withhold income tax as a deduction from contractual payments. As a result of this, Contractor may be subject to I.R.S. provisions for payment of estimated income tax. Contractor is responsible for consulting the local I.R.S. office for current information on estimated tax requirements.

4.11 Conflict of Interest. The District may cancel any Contract or agreement, without penalty or obligation, if any person significantly involved in initiating, negotiating, securing, drafting or creating the Contract on behalf of the District's departments or agencies is, at any time while the Contract or any extension of the Contract is in effect, an employee of any other party to the Contract in any capacity or a consultant to any other party to the Contract with respect to the subject matter of the Contract. The cancellation shall be effective when written notice from the District is received by all other parties to the Contract, unless the notice specifies a later time (A.R.S. § 38-511).

4.12 Compliance with Federal and State Laws.

4.12.1 The Contractor understands and acknowledges the applicability to it of the American with Disabilities Act, the Immigration Reform and Control Act of 1986 and the Drug Free Workplace Act of 1989.

4.12.2 Under the provisions of A. R. S. § 41-4401, Contractor hereby warrants to the District that the Contractor and each of its subcontractors will comply with, and are contractually obligated to comply with, all Federal Immigration laws and regulations that relate to their employees and A. R. S. § 23-214 (A) (hereinafter "Contractor Immigration Warranty").

4.12.3 A breach of the Contractor Immigration Warranty shall constitute a material breach of this Contract and shall subject the Contractor to penalties up to and including termination of this Contract at the sole discretion of the District.

4.12.4 The District retains the legal right to inspect the papers of any Contractor or Subcontractor's employee who works on this Contract to ensure that the Contractor or Subcontractor is complying with the Contractor Immigration Warranty. Contractor agrees to assist the District in regard to any such inspections.

4.12.5 The District may, at its sole discretion, conduct random verification of the employment records of the Contractor and any subcontractors to ensure compliance with Contractor's Immigration Warranty. Contractor agrees to assist the District in regard to any random verifications performed.

4.12.6 Neither the Contractor nor any subcontractor shall be deemed to have materially breached the Contractor Immigration Warranty if the Contractor or subcontractor establishes that it has complied with the employment verification provisions prescribed by section 274A and 274B of the Federal Immigration and Nationality Act and the E-Verify requirements prescribed by A. R. S. § 23-214, Subsection A.

4.12.7 The provisions of this Section must be included in any contract the Contractor enters into with any and all of its subcontractors who provide services under this Contract or any subcontract. "Services" are defined as furnishing labor, time or effort in the State of Arizona by a Contractor or subcontractor. Services include construction or maintenance of any structure, building or transportation facility or improvement to real property.

4.12.8 The provisions of this Section 4.12 must be included in any contract the Contractor enters into with any and all of its subcontractors who provide services under this Contract or any subcontract.

4.13 Notices. All notices or demands required to be given pursuant to the terms of this Contract shall be given to the other party in writing, delivered by hand or registered or certified mail, at the addresses set forth below, or to such other address as the parties may substitute by written notice given in the manner prescribed in this paragraph.

In the case of Contractor:     EPS Group, Inc.  
  125 S. Avondale Blvd. Ste. 115  
  Avondale AZ 85323  
  Attn: Woodrow Scoutten, PE

In the case of District:        Merrill Ranch Community Facilities District No. 2  
  775 N, Main Street  
  PO Box 2670  
  Florence, AZ 85132  
  Attn: District Manager

Notices shall be deemed received on date delivered, if delivered by hand, or on the delivery date indicated on receipt if delivered by certified or registered mail.

4.14 Compliance. Contractor shall, without additional expense to the District, be responsible for obtaining any necessary business licenses for complying with any applicable Federal, State, County and District laws, codes and regulations in connection with the execution of the Services and this Contract. The responsible party for identifying, applying for, and obtaining permits, including payment of permit fees, required for construction of any work designed by the Contractor will be defined by the individual Task Orders executed under this Contract.

4.15 Taxes. Contractor shall be solely responsible for any and all tax obligations which may result out of the Contractor's performance of this Contract. The District shall have no obligation to pay any amounts for taxes, of any type, incurred by the Contractor.

4.16 Advertising. No advertising or publicity concerning the District using the Contractor's services shall be undertaken without prior written approval of such advertising or publicity by the Contract Administrator. Written approval is required until such time as the project is complete or any adjudication of claims relating to the Services provided herein is complete, whichever occurs later.

4.17 Counterparts. This Contract may be executed in one or more counterparts, and each originally executed duplicate counterpart of this Contract shall be deemed to possess the full force and effect of the original, but all of which together shall constitute one and the same instrument, binding on the parties. The parties agree that this Contract may be transmitted between them via facsimile or so called "PDF" signature. The parties intend that faxed or "PDF" signatures constitute original signatures and that a fully collated agreement containing the signatures (original, faxed or PDF) of the parties is binding upon the parties.



4.18 Captions. The captions used in this Contract are solely for the convenience of the parties, do not constitute a part of this Contract and are not to be used to construe or interpret this Contract.

4.19 Subcontractors. During the performance of the Contract, the Contractor may engage such additional subcontractors as may be required for the timely completion of this Contract. The addition of any Subcontractors shall be subject to the prior approval of the District. In the event of subcontracting, the sole responsibility for fulfillment of all terms and conditions of this Contract rests with the Contractor. The District acknowledges any sub-consultant(s) listed in Exhibit "A" and consents to the use of such sub-consultant(s).

4.20 Indemnification.

4.20.1 To the fullest extent permitted by law, Contractor, its successors, assigns and guarantors, shall indemnify, defend, hold harmless the Merrill Ranch Community Facilities District No. 2, its Chairman and board members and its agents, representatives, officers, directors, officials and employees from and against all allegations, demands, proceedings, suits, actions, claims, damages, losses, expenses, including but not limited to damages for personal injury or personal property damage, attorney fees, court costs, and the cost of appellate proceedings, and all claim adjusting and handling expenses, related to, arising from or out of, or resulting from any negligent or intentional actions, acts, errors, mistakes or omissions caused in whole or part by Contractor relating to work or services in the performance of this Contract, including but not limited to, any subcontractor or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable and any injury or damages claimed by any of Contractor's and subcontractor's employees.

4.20.2 Insurance provisions set forth in this Contract are separate and independent from the indemnity provisions of this section and shall not be construed in any way to limit the scope and magnitude of the indemnity provisions. The indemnity provisions of this section shall not be construed in any way to limit the scope and magnitude and applicability of the insurance provisions.

4.21 Changes in the Services.

4.21.1 The District may at any time, as the need arises, order changes within the Scope of the Work without invalidating the Contract. If such changes increase or decrease the amount due under the Contract documents, or in the time required for performance of the Services, an equitable adjustment shall be authorized by written Change Order.

4.21.2 The District will execute a formal Change Order based on detailed written quotations from the Contractor for work related changes and/or a time of completion variance. All Change Orders are subject to the prior written approval by the District.

4.21.3 Contract Change Orders are subject to the Rules and Procedures within the District's Procurement Code.

4.22 Alternative Dispute Resolution. If a dispute arises between the parties relating to this Contract, the parties agree to use the following procedure prior to either party pursuing other available remedies:

4.22.1 A meeting shall be held promptly between the parties, attended by individuals with decision-making authority regarding the dispute, to attempt in good faith to negotiate a resolution of the dispute.

4.22.2 If, within 30 days after such meeting, the parties have not succeeded in negotiating a resolution of the dispute, they will jointly appoint a mutually acceptable neutral person not affiliated with either of the parties (the “**neutral**”), seeking assistance in such regard if they have been unable to agree upon such appointment within 40 days from the initial meeting. The fees of the neutral shall be shared equally by the parties.

4.22.3 In consultation with the neutral, the parties will select or devise an alternative dispute resolution procedure (“**ADR**”) by which they will attempt to resolve the dispute, and a time and place for the ADR to be held, with the neutral making the decision as to the procedure, and/or place and time (but unless circumstances require otherwise, not later than 60 days after selection of the neutral if the parties have been unable to agree on any of such matters within 20 days after initial consultation with the neutral).

4.22.4. The parties agree to participate in good faith in the ADR to its conclusion as designated by the neutral. If the parties are not successful in resolving the dispute through the ADR, then the parties may agree to submit the matter to arbitration or a private adjudicator, or either party may seek an adjudicated resolution through the appropriate court.

4.23 District Provided Information and Services. The District shall furnish the Contractor available studies, reports and other data pertinent to the Contractor's Services; obtain or authorize the Contractor to obtain or provide additional reports and data as required; furnish to the Contractor services of others required for the performance of the Contractor's Services hereunder, and the Contractor shall be entitled to use and rely upon all such information and services provided by the District or others in performing the Contractor's Services under this Agreement.

4.24 Estimates and Projections. In providing opinions of cost, financial analyses, economic feasibility projections, and schedules for potential projects, the Contractor has no control over cost or price of labor and material; unknown or latent conditions of existing equipment or structures that may affect operation and maintenance costs; competitive bidding procedures and market conditions; time or quality of performance of third parties; quality, type, management, or direction of operating personnel; and other economic and operational factors that may materially affect the ultimate project cost or schedule. Therefore, the Contractor makes no warranty that the District's actual project costs, financial aspects, economic feasibility, or schedules will not vary from the Contractor's opinions, analyses, projections, or estimates.

4.25 Access. The District shall arrange for access to and make all provisions for the Contractor to enter upon public and private property as required for the Contractor to perform Services hereunder.

4.26 Third Parties. The services to be performed by the Contractor are intended solely for the benefit of the District. No person or entity not a signatory to this Agreement shall be entitled to rely on the Contractor's performance of its Services hereunder, and no right to assert a claim against the Contractor by assignment of indemnity rights or otherwise shall accrue to a third party as a result of this Contract or the performance of the Contractor's Services hereunder.

4.27 Time. Time is of the essence of the Contract. If a schedule is set forth in the Contract or any exhibits or Task Orders thereto, Contractor shall strictly comply with said schedule

and failure to do so shall be a material breach of the Contract. Contractor shall promptly respond (and in no event more than ten (10) calendar days after receiving the request) to any requests for approvals, information, or clarification within sufficient time to allow the District to timely respond to the Contractor or other parties involved in the Services, and so as to not delay the Services.

4.28 Cooperative Use of Contract. In addition to the District, and with the approval of the Contractor, this Contract may be extended for use by other municipalities, school districts and government agencies of the State. Any such usage by other entities must be in accordance with the ordinance, charter and/or procurement rules and regulations of the respective political entity. Payment for purchases made under this Contract will be the sole responsibility of each eligible political subdivision. The District shall not be responsible for any disputes arising out of transactions made by others.

4.29 Quality/Special Features. Contractor is responsible, to the extent necessary to perform the Services, at no additional charge to the District, to fully familiarize itself with the special and/or unique qualities and/or requirements of the Services and the District. The District's determination as to the level of quality required and on all aesthetic issues shall be final and binding.

4.30 Use of Documents. Upon execution of the Contract, the Contractor and all engineering professionals and sub-consultants working under or for Contractor, hereby grant to the District an irrevocable, exclusive, royalty-free perpetual license to reproduce and use any and all data, documents (including electronic documents and files), designs, drawings and specifications prepared or furnished by Contractor pursuant to this Contract (the "Instruments of Service"), for the purposes of construction and completing any Services, including for the use, sales, marketing, repair, maintenance, modification, expansion, remodeling and/or further development of the Services or any portion thereof (including making derivative works from Contractor's Instruments of Service), or for construction of the same type of Services at other locations, by the District, and others retained by the District for such purposes. This license shall extend to those parties retained by the District for such purposes, including other engineering professionals. The license granted hereunder shall include all things included in the definition of "Architectural Works" as used in the U.S. Architectural Works Copyright Protection Act, as amended from time to time. The Contractor shall obtain, in writing, similar non-exclusive licenses from its engineering professionals, and sub-consultants. The license granted hereunder shall survive any termination of the Contract and the completion of Services. Upon completion of the Services and/or termination of the Contract for any reason, Contractor shall deliver to the District full-sized and usable copies (including any and all CAD and/or computer files) of all data documents, designs, drawings and specifications generated by Contractor, including those generated by any suppliers, subcontractors or sub-consultants. The District shall retain all rights and ownership of all documents, designs, drawings, specifications, and/or styles provided to Contractor by the District in relation to the Contract and the Services, and Contractor shall not utilize any such material in relation to any other work or project.

4.31 Funding. Any contract entered into by the District, including this Contract and any Task Orders, is subject to funding availability. The fiscal years for the District are July 1 to June 30<sup>th</sup>. The District's Board approves all budget requests. If a specific funding request is not approved, the contract, including this Contract and any Task Orders, shall be terminated automatically.

4.32 Construction. The terms and provisions of this Contract represent the results of negotiations between the parties, each of which has been or has had the opportunity to be

represented by counsel of its own choosing, and neither of which has acted under any duress or compulsion, whether legal, economic or otherwise. Consequently, the terms and provisions of this Contract shall be interpreted and construed in accordance with their usual and customary meanings, and the parties each hereby waive the application of any rule of law which would otherwise be applicable in connection with the interpretation and construction of this Contract that ambiguous or conflicting terms or provisions contained in this Contract shall be interpreted or construed against the party whose attorney prepared the executed Contract or earlier draft of the same.

4.33 Survival. All representations and indemnifications by Contractor shall survive the completion, expiration or termination of this Contract for 3 years.

4.34 Completeness and Accuracy. The Contractor shall be responsible for and shall and hereby does warrant the completeness, accuracy and quality of all Services done pursuant to the Contract including, but not limited to, the work product, reports, survey work, plans, supporting data and special provisions prepared or compiled pursuant to Contractor's obligations under this Contract and any Task Order and shall correct at Contractor's expense all errors or omissions which may be discovered therein. District's acceptance or approval of the Contractor's Services shall in no way relieve Contractor of any of Contractor's responsibilities hereunder.

4.35 Incorporation by Reference. All exhibits and Task Orders are fully incorporated herein as though set forth at length herein.

4.36 Project Communications/Contract Administrator. The District's District Manager shall be the Contract Administrator designated by the District. All communications concerning the performance of the Services shall be provided to the designated Contract Administrator. Communications may be exchanged by e-mail upon the written agreement of the Contract Administrator, but e-mail communications are not binding upon the District and cannot change the terms of the Contract or the scope of Services, or effectuate any change that requires a written change order. The use of e-mails is for information only, and e-mails shall have no legal or binding effect.

## **5.0 INSURANCE**

5.1. General. Contractor agrees to comply with all District ordinances and state and federal laws and regulations. Without limiting any obligations or liabilities of Contractor, Contractor shall purchase and maintain, at its own expense, hereinafter stipulated minimum insurance with insurance companies duly licensed by the State of Arizona (admitted insurer) with an AM Best, Inc. rating of B ++ 6 or above or an equivalent qualified unlicensed insurer by the State of Arizona (non-admitted insurer) with policies and forms satisfactory to District. Failure to maintain insurance as specified may result in termination of this Contract at District's option. The Contractor is primarily responsible for the risk management of its Services under this Contract, including but not limited to obtaining and maintaining the required insurance and establishing and maintaining a reasonable risk control and safety program. District reserves the right to amend the insurance requirements herein at any time during the Contract. The Contractor shall require any and all subcontractors to maintain insurance as required herein naming the Merrill Ranch Community Facilities District No. 2 and Contractor as "Additional Insured" on all insurance policies, except Worker's Compensation and Errors & Omissions Liability, and this shall be reflected on the Certificate of Insurance and Endorsements. The Contractor's insurance coverage shall be primary insurance with respect to all available sources. Coverage provided by the Contractor shall not be limited to the liability assumed under the Indemnification provision of this

Contract. To the extent permitted by law, Contractor waives all rights of subrogation or similar rights against Merrill Ranch Community Facilities District No. 2, its representatives, agents, and employees. All insurance policies, except Workers' Compensation and Errors & Omissions Liability, required by this Contract, and self-insured retention or deductible portions, shall name, to the fullest extent permitted by law for claims arising out of performance of this Contract, Merrill Ranch Community Facilities District No. 2, its Chairman and Board members, agents, representatives, officers, directors, officials and employees as Additional Insureds and shall specify that any insurance coverage carried or self-insurance by the District, any department or employee shall be excess coverage and not contributory insurance to that provided by Contractor. The District reserves the right to continue payment of premium for which reimbursements shall be deducted from amounts due or subsequently due the Contractor. The District reserves the right to require complete copies of all insurance policies and endorsements required by this Contract at any time. Failure to maintain the insurance policies as required by this Contract, or to provide evidence of renewal, is a material breach of the Contract.

5.2 No Representation of Coverage Adequacy. By requiring insurance herein, the District does not represent that coverage and limits will be adequate to protect Contractor. Merrill Ranch Community Facilities District No. 2 reserves the right to review any and all of the insurance policies and/or endorsements cited in this Contract, but District has no obligation to do so. Failure to demand such evidence of full compliance with the insurance requirements set forth in this Contract or failure to identify any insurance deficiency shall not relieve Contractor from, nor be construed or deemed a waiver of, its obligation to maintain the required insurance at all times during the performance of this Contract.

5.3 Coverage Term. All insurance required herein shall be maintained in full force and effect until all Services required to be performed under the terms of this Contract is satisfactorily performed, completed and formally accepted by the Merrill Ranch Community Facilities District No. 2, unless specified otherwise in this Contract.

5.4 Policy Deductibles and or Self Insured Retentions. The policies set forth in these requirements may provide coverage which contain deductibles or self-insured retention amounts. Such deductibles or self-insured retention shall not be applicable with respect to the policy limits provided to Merrill Ranch Community Facilities District No. 2. Contractor shall be solely responsible for any such deductible or self-insured retention amount.

5.5 Use of Subcontractors. If any of the Services under this Contract is subcontracted in any way, Contractor shall execute written agreement with subcontractor containing the same Indemnification Clause and Insurance Requirements set forth herein protecting Merrill Ranch Community Facilities District No. 2 and Contractor. Contractor shall be responsible for executing the agreement with subcontractor and obtaining Certificates of Insurance and Endorsements verifying the insurance requirements.

5.6 Evidence of Insurance. Prior to commencing any Services under this Contract, Contractor shall furnish Merrill Ranch Community Facilities District No. 2 with Certificate(s) of Insurance, or formal Endorsements as required by this Contract, issued by Contractor's insurer(s) as evidence that policies are placed with acceptable insurers as specified herein and provide the required coverage's, conditions, and limits of coverage and that such coverage and provisions are in full force and effect.

5.7 Required Coverage.

5.7.1 Commercial General Liability. Contractor shall maintain "occurrence" form Commercial General Liability insurance with a limit of not less than \$1,000,000 for each occurrence, \$2,000,000 Products/Completed Operations and Contractual Liability Annual Aggregate, and \$2,000,000 General Aggregate Limit. The policy shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal injury and advertising injury. Coverage under the policy will be at least as broad as Insurance limited to, separation of insureds clause. If any Excess insurance is utilized to fulfill the requirements of this paragraph, such Excess insurance shall be "follow form" equal or broader to coverage scope than underlying.

5.7.2 Worker's Compensation Insurance. Contractor shall maintain Worker's Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction of Contractor's employees engaged in the performance of the Services under this Contract and shall also maintain Employer's Liability Insurance of not less than \$1,000,000 for each accident, \$1,000,000 disease for each employee and \$1,000,000 disease policy limit.

5.7.3 Commercial Auto Coverage. Auto Liability limits of not less than \$1,000,000 each accident, combined Bodily Injury and Property Damage Liability insurance. Certificate to reflect coverage for "Any Auto" or "All Owned, Scheduled, Hired and Non-Owned".

5.7.4 Errors & Omissions Liability Contractor shall maintain Professional Liability Engineering and Consulting insurance covering acts, errors, mistakes, omissions and other acts arising out of Services performed by Contractor, its employees, sub-consultants and agents. Coverage Amount: \$1,000,000 per occurrence/aggregate, unless higher coverage limits are required under the Solicitation documents, or any Task Orders, in which case such higher limits shall apply.

**6.0 SEVERABILITY**

6.1 Severability. If any term or provision of this Contract shall be found to be illegal or unenforceable, then notwithstanding such illegality or unenforceability, this Contract shall remain in full force and effect and such term or provision shall be deemed to be deleted.

IN WITNESS WHEREOF, the Merrill Ranch Community Facilities District No. 2 by its Chairman, Tara Walter, has hereunto subscribed his name this \_\_\_\_ day of \_\_\_\_\_, 2019.

Merrill Ranch Community Facilities District No. 2

By: \_\_\_\_\_  
Tara Walter, Chairman

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Lisa Garcia, District Clerk

Approved as to Form:

\_\_\_\_\_  
Clifford L. Mattice, District Attorney

By: \_\_\_\_\_  
Contractor

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit "A"**

## Scope of Work/Services

### **PROPOSED SCOPE OF WORK for Community Facilities District (CFD) On-Call engineering services:**

The consultant will perform Community Facilities District (CFD) engineering services, including but not limited to, the following:

1. Coordinate with Town staff to obtain all necessary information needed to provide the services requested, such as assessor's files, copies of plats, boundary maps, assessments, bond sales and budget information. The Town will provide available information, such as maps, easements, right-of-ways, HOA information, street inventory, acceptance information, GIS data, etc. Maintain Arizona Registration as a Professional Engineer and stamp final plans, plats, reports and related documents upon approvals.
2. Examine phasing boundaries within the CFD, conduct analysis of benefit and proportionality, and apply appropriate methodology in conformance with state law and trends in recent court case rulings. The firm will propose, if appropriate, reconfiguration of any phasing or project boundaries. In undertaking this analysis, past CFD Engineer's Reports should be examined.
3. Prepare and submit to the District Clerk all aspects of the annual Engineer's Report, up to and including, the Final Report. The report must satisfy all legal requirements.
4. Provide all documents in digital format for posting on the Town's website, if necessary and take all steps necessary to ensure compliance with all requirements.
5. Attend up to two (2) Town Council meetings annually related to the CFD. Follow up and assist with administrative corrections to reports and/or tax roll. Attend meetings with Town staff, as requested by the Town.
6. Review facilities, engineer's estimates, invoices, plan sets, etc. within the CFD as necessary to assist District Staff with engineering analysis and recommendations.
7. Review properties that are eligible but are not currently included in any CFD, and provide recommendations as to how to best structure the current District so that these areas can be incorporated into the District in the future.
8. CFD engineer shall review and make recommendations for applications for changes in ownership of major landowners in districts; review, analyze and make recommendations related to developer requests for reimbursement; assist in reviews associated with development agreements and modifications to land use plans.
9. The consultant should review any proposals to increase or decrease assessment



amounts, if appropriate, and make any and all necessary recommendations to the Town. The consultant will advise on the required tasks regarding assessments and provide assistance with the process.

10. Assist the Town in addressing property owners with questions concerning Special Districts, assessments, and other related CFD issues.

## **MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2**

**MINUTES OF THE MERRILL RANCH COMMUNITY FACILITY DISTRICT NO. 2 MEMBERS AND TO THE GENERAL PUBLIC THAT A SPECIAL MEETING OF THE DISTRICT BOARD WILL BE HELD ON MONDAY, NOVEMBER 4, 2019, AT 6:00 P.M., OR IMMEDIATELY FOLLOWING THE TOWN OF FLORENCE COUNCIL MEETING, IN THE FLORENCE TOWN COUNCIL CHAMBERS, LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.**

### **CALL TO ORDER**

Chairman Walter called the meeting to order at 6:00 p.m.

### **ROLL CALL:**

Present: Tara Walter, John Anderson, Bill Hawkins, Karen Wall, Kristen Larsen, Michelle Cordes, Judy Hughes

### **NEW BUSINESS**

**Discussion and possible action to approve Merrill Ranch Community Facilities District No. 2 September 16 and October 7, 2019 Special Meeting minutes.**

On motion of Boardmember Wall, seconded by Boardmember Larsen, and carried (7-0) to approve the Merrill Ranch Community Facilities District No. 2 September 16 and October 7, 2019 Special Meeting minutes.

**CONSIDERATION AND POSSIBLE ADOPTION OF RESOLUTION NO. MR CFD2 239-19: AUTHORIZING THE SALE AND ISSUANCE OF GENERAL OBLIGATION BONDS, TAXABLE SERIES 2019 OF THE DISTRICT; PRESCRIBING CERTAIN TERMS AND CONDITIONS OF SUCH BONDS; DELEGATING THE DETERMINATION OF CERTAIN TERMS AND AUTHORIZING THE SUBSEQUENT LEVYING OF AN AD VALOREM PROPERTY TAX WITH RESPECT TO SUCH BONDS. (Brent Billingsley)**

Michael Cafisio, Greenburg Traurig, stated the resolution is to provide financing to raise the proceeds to pay debt service on bonds that have already been issued by the District. The resolution sets the terms and conditions of the bond and provides for the forms of the bonds. The Town will buy the bonds which will be set at the market rate. There are parameters that are established by the resolution and the delegation of the District Manager to determine the final terms of the conditions of the bonds, which is for \$1.2 million for five years.

Boardmember Wall inquired if there will be any change made to the secondary tax rate levy.

Mr. Cafisio stated that there will be no change made to the secondary tax rate levy.

On motion of Vice-Chairman Anderson, seconded by Boardmember Wall, and carried (7-0) to adopt Resolution No. MR CFD2 239-19: authorizing the sale and issuance of General Obligation

Bonds, Taxable Series 2019 of the District; prescribing certain terms and conditions of such bonds; delegating the determination of certain terms and authorizing the subsequent levying of an ad valorem property tax with respect to such bonds.

## **ADJOURNMENT**

**The Merrill Ranch Community Facilities District No. 2 (MRCFD2) Board may go into Executive Session at any time during the meeting for the purpose of obtaining legal advice from the District's Attorney(s) on any of the agenda items pursuant to A.R.S. § 38-431.03(A)(3). One or more members of MRCFD2 Board may appear for part or all of the meeting including Executive Session telephonically.**

On motion of Vice-Chairman Anderson, seconded by Boardmember Cordes, and carried (7-0) to adjourn the meeting.

---

Tara Walter, Chairman

ATTEST:


---

Lisa Garcia, District Clerk

I certify that the following is a true and correct copy of the minutes of the Merrill Ranch Community Facilities District No. 2 Board Meeting held on November 4, 2019, and that the meeting was duly called to order and that a quorum was present.

---

Lisa Garcia, District Clerk

	<b>TOWN OF FLORENCE COUNCIL ACTION FORM</b>	<b><u>AGENDA ITEM</u> 10b.</b>
<b>MEETING DATE:</b> December 16, 2019  <b>DEPARTMENT:</b> Finance  <b>STAFF PRESENTER:</b> Rebecca Jimenez, Interim Finance Director/Ben Hur, Fester and Chapman, PLLC  <b>SUBJECT:</b> Comprehensive Annual Financial Statement		<input checked="" type="checkbox"/> <b>Action</b> <input type="checkbox"/> <b>Information Only</b> <input type="checkbox"/> <b>Public Hearing</b> <input type="checkbox"/> <b>Resolution</b> <input type="checkbox"/> <b>Ordinance</b> <input type="checkbox"/> <b>Regulatory</b> <input type="checkbox"/> <b>1<sup>st</sup> Reading</b> <input type="checkbox"/> <b>2<sup>nd</sup> Reading</b> <input type="checkbox"/> <b>Other</b>
<b>STRATEGIC PLAN REFERENCE:</b> <input type="checkbox"/> Community Vitality <input type="checkbox"/> Economic Prosperity <input type="checkbox"/> Leadership and Governance <input type="checkbox"/> Partnership and Relationships <input type="checkbox"/> Transportation and Infrastructure <input type="checkbox"/> Statutory <input checked="" type="checkbox"/> None		

**RECOMMENDED MOTION/ACTION:**

Accept the Comprehensive Annual Financial Statement for Fiscal Year 2018-2019.

**BACKGROUND/DISCUSSION:**

Each year, an annual audit is performed to provide Town Council, management and the public a performance evaluation of the Town’s financial status and accounting activities. Fester and Chapman, PLLC of Scottsdale, Arizona, has been contracted by the Town to provide auditing services. The audit was very well organized and efficient. Ben Hur will be providing the results of the audit.

Any entity that has a loan or bonds with the Town requires annual financial reports. They evaluate the financial health of the town that is applicable to their financing.

The Town’s financial position is very healthy, and we are working within our expenditure limitation.

**A VOTE OF NO WOULD MEAN:**

The Town would be unable to provide a Comprehensive Annual Financial Report to the Auditor General, financial institutions and to the public. The Town would be in violation of state law and not enable the Town to provide necessary information on the Town’s financial status to interested entities, including the public.

**A VOTE OF YES WOULD MEAN:**

The Town would be in compliance with the statutory requirement and would be allowed to submit the current year's Expenditure Limitation Report. It would also allow the Town to submit its report to the Electronic Municipal Market Access (EMMA), financing authorities and for possible award to Government Financial Officers Award for excellence in reporting.

**FINANCIAL IMPACT:**

The Town paid \$31,300 for the 2018-2019 Audit.

**ATTACHMENTS:**

Report to the Mayor and Town Council, Comprehensive Annual Financial Report, Expenditure Limitation Report, Single Audit Reporting Package, Summary of Prior Audit Findings.

# **Town of Florence, Arizona**

Report to the Honorable Mayor and Town Council

June 30, 2019



November 26, 2019

To the Honorable Mayor and Town Council  
Town of Florence, Arizona

We have audited the financial statements of the governmental activities, the business-type activities, and each major fund of the Town of Florence, Arizona (the Town) for the year ended June 30, 2019 and have issued our report thereon dated November 26, 2019. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards* and the Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated September 13, 2019. Professional standards require that we provide you with the following information related to our audit.

### Significant Audit Findings

#### *Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Town are described in Note 1 to the financial statements. No new accounting policies were adopted, and the application of existing policies was not changed during 2019. We noted no transactions entered into by the Town during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

The net pension liability (asset) for ASRS and PSPRS was calculated using actuarial valuations as disclosed in Note 11 to the financial statements.

Management's estimate of the allowance for doubtful accounts for customer accounts is based on calculations performed by management using historical collection rates.

Management's estimate of the useful lives of capital assets used to calculate depreciation expense is based on management's experience in accounting for depreciable capital assets.

We evaluated the key factors and assumptions used to develop these estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

The disclosures in the financial statements are neutral, consistent, and clear. Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosure affecting the financial statements was:

The disclosure of retirement plans in Note 11 to the financial statements is based on actuarial valuations involving estimates of the funding status of the Town's retirement plans.

#### *Difficulties Encountered in Performing the Audit*

We encountered no significant difficulties in dealing with management in performing and completing our audit.

#### *Corrected and Uncorrected Misstatements*

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. There were two adjusting journal entries detected as a result of audit procedures and corrected by management. Management also posted 15 post-closing journal entries after commencement of field work.

#### *Disagreements with Management*

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. We are pleased to report that no such disagreements arose during the course of our audit.

#### *Management Representations*

We have requested certain representations from management that are included in the management representation letter dated November 26, 2019.

#### *Management Consultations with Other Independent Accountants*

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Town's financial statements or a determination of the type of auditors' opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.



*Other Audit Findings or Issues*

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management prior to retention as the Town's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention. We have issued the "Single Audit Reporting Package" dated November 26, 2019, noting a significant deficiency.

*Other Matters*

We applied certain limited procedures to Management's Discussion and Analysis, the Budgetary Comparison Schedules, and the Pension Plan Schedules, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

Restriction on Use

This information is intended solely for the use of the Mayor, Town Council, and management of the Town of Florence, Arizona, and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

*Fester & Chapman, PLLC*

# **Town of Florence, Arizona**



## **Comprehensive Annual Financial Report Fiscal Year Ending June 30, 2019**



# **Town of Florence, Arizona**

Comprehensive Annual Financial Report

For the fiscal year ended June 30, 2019



Prepared by:  
Finance Department

Rebecca Jimenez  
Interim Finance Director



Town of Florence, Arizona  
Comprehensive Annual Financial Report  
Year ended June 30, 2019

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Comprehensive Annual Financial Report  
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Comprehensive Annual Financial Report  
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## **INTRODUCTORY SECTION**





## Town of Florence

P.O. Box 2670, Florence, AZ 85132, (520) 868-7500, (520) 868-7501 Fax, (520) 868-7502 TDD

November 26, 2019

To the Honorable Mayor, Members of the Town Council and Citizens of the Town of Florence:

We are pleased to submit for your information and review, the Comprehensive Annual Financial Report (CAFR) of the Town of Florence, Arizona (the Town) for the year ended June 30, 2019. State law requires that the Town publishes, within six months of the close of each fiscal year, a complete set of financial statements presented in conformity with Generally Accepted Accounting Principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to this requirement, Fester & Chapman, PLLC a firm of licensed certified public accountants, has audited the Town's financial statements. The independent auditor has issued an unmodified opinion on the Town's financial statements for the year ended June 30, 2019. Their report is presented as the first component of the financial section of this CAFR.

This report consists of management's representations concerning the finances of the Town. Responsibility for both the accuracy of the prepared data and the completeness and fairness of the presentation, including all disclosures, rests with the Town. To provide a reasonable basis for making those representations, management of the Town has established an internal control framework that is designed to both protect the assets of the Town from loss, theft or misuse. In addition, the framework allows for the compiling of sufficient reliable information for the preparation of the Town's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the Town's comprehensive framework of internal controls has been designed to provide reasonable, rather than absolute, assurance that the financial statements are free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

Management's discussion and analysis (MD&A) immediately follows the independent auditors' report and provides a narrative introduction, overview and analysis of the basic financial statements. The MD&A complements this letter of transmittal and they should be read in conjunction with it.

## PROFILE OF THE TOWN

The Town of Florence, Arizona is in Pinal County and is located between Phoenix and Tucson. Colonel Levi Ruggles, an Indian Agent, staked and platted the Town in 1866 and by the mid-1920s the area had become the agricultural center of Pinal County. Florence is the sixth oldest European settlement in the State of Arizona. The Town was incorporated in 1900. Its downtown is designated as an official "Historic District". Florence is the county seat and has been since its formation in 1875.

Florence, elevation 1,493 feet, was built along the Gila River surrounded by the beautiful Sonoran Desert and the Superstition and Pinal Mountains, which provide scenic views for the enjoyment of life in a peaceful community. Additionally, Florence enjoys year-round sunshine, which provides an ideal place for retirement.



The Town currently encompasses an area of 62.7 square miles and an estimated population of 26,074. State statutes empower the Town to levy a property tax on real and personal property within its boundaries. The Town also has the power by state statute to extend its corporate limits by annexation, which is done periodically when deemed appropriate by the Town Council.

The Town of Florence operates under a council-manager form of government. The Mayor is elected, and all members of Town Council are elected at large on a nonpartisan basis. The Mayor is elected every four years and Town Council members are elected to staggered four-year terms, with three members elected every two years. The Town Council is responsible for setting public policy, approving the Town's annual budget, approving agreements, providing policy leadership, approving planning and development decisions and adopting new codes and ordinances. The Town Council appoints the Town Manager, who implements policy and directs daily operations. The Town Council also appoints the Town Attorney, Town Clerk, and Town Magistrate.

The financial reporting entity of the Town includes all its funds and its blended component units, Merrill Ranch Community Facilities District No. 1 and Merrill Ranch Community Facilities District No. 2 (CFDs). Component units are legally separate entities that the primary government is financially accountable.

The CFDs were formed in 2005 by the Town pursuant to the Community Facilities District Act of 1988, constituting Title 48, Chapter 4, Article 6 of the Arizona Revised Statutes and in response to a petition by the owners of land within the district area. The districts were formed to provide a method of financing (including the issuance of general obligation bonds and special assessment bonds) certain public infrastructure within the district. These component units are included in the Town's financial statements because the Town Council members serve as the Board of Directors for each district.



For more information on these legally separate entities, please refer to Note 1.A in the notes to the financial statements.

The Town provides a full range of services, including police and fire protection, construction and maintenance of highways, streets and other infrastructure; cultural and recreational activities; and water and wastewater utilities.

State law requires that on or before the third Monday in July of each fiscal year, the Town Council must adopt a tentative budget. Once the tentative budget has been adopted, the expenditures may not be increased upon final adoption; however, they may be decreased. The tentative budget sets the Town's maximum limits for expenditure. There is no specific date set by state law for adoption of the budget; however, due to the state law required deadline for the adoption of the property tax levy, the deadline for adoption of the final budget effectively becomes the first Monday in August.

## LOCAL ECONOMY

Since 1909, the corrections industry has been a source of employment for people in Florence. This industry alone provides employment opportunities and consists of Arizona State Prison facilities, Core Civic and GEO Group. Florence is also home to several local, county, state and federal agencies, which provide full-time employment opportunities. These agencies include the Town of Florence, Pinal County, the Florence Unified School District, the Arizona National Guard and the United States Immigration and Customs Enforcement.

Florence is a major employment area with approximately 75 percent of its work force commuting into the area daily. It is estimated that over 7,000 commuters travel to Florence for work daily. Additionally, many agricultural products, including cotton, alfalfa, cattle, grains and grapes are cultivated in the area and the Town's primary business district still resides on Main Street.

The annexation of Merrill Ranch in 2004, added 8,970 acres of land, which is planned to be developed as a mixed use, master-planned community. Anthem at Merrill Ranch is one of the State's largest master-planned communities. To date, there are over 2,950 single-family homes including other amenities, such as two community centers, an 18-hole golf course, as well as, an outdoor swimming pool and water park. With commercial expansion and another 6,500 homes planned, Anthem is sure to add to the Town's economy.



The Town's unemployment rate is 5.8%. This is significantly lower than previous years.

The makeup of Town's general fund revenue has remained relatively consistent over the past ten years, with state-shared revenue, local sales tax, property tax and charges for services being the largest sources. State-shared revenue is primarily based on population and represented approximately 50 percent of the total 2019 fiscal year revenue.

## STRATEGIC PLAN

The Town Council approved the Strategic Plan during the fiscal year 2017-2018. The priorities of the plan included:

- Community Vitality
- Economic Prosperity
- Leadership and Governance
- Partnership and Relationships
- Transportation and Infrastructure

## MAJOR INITIATIVES

**Investment in Capital Assets:** During the 2018-2019 fiscal year, the Town of Florence focused on completing existing capital improvement projects. These projects included roadway improvements and utility upgrades that improve the quality of life for the residents.

- **Wastewater Treatment Facility:** The Town's north wastewater treatment facility is undergoing upgrades that includes system expansion. The south wastewater system is undergoing a recharge project and headworks improvements to facilitate processing efficiency.
- **Water Utility:** The Town continues to work on improving existing infrastructure that needs immediate attention. This year was a grant provided funding for a 12-inch loop in the downtown area. The Town also accomplished waterline replacements, rehabilitation work on Wells #2B, #4 and #5.
- **Streets:** Improvements to the Town's streets consisted of 1<sup>st</sup> Street paving project, Florence Gardens streets, Butte Avenue Bridge, pavement preservation, Spirit Loop Bridge, Anthem Unit 3 paving, concrete and storm drainage.

**Alternative Expenditure Limitation (Home Rule Option)** The Town voters approved Home Rule in August of 2016 which allowed the Town Council the ability to set the expenditure annually for the next four fiscal years beginning in fiscal year 2017-2018.

Subsequently on August 28, 2018, the Town held an election for Proposition 422, to approve an **Alternative Expenditure Limitation (Permanent Base Adjustment)**. This provides for the Town to set their expenditure limitation using a higher base than initially established in the early 1970's. Town Council adopted Resolution No. 1679-18 on September 17, 2018. This will be effective beginning fiscal year 2019-2020

## RELEVANT FINANCIAL POLICIES

The Town's fund balance policy covers the General Fund, Highway User Revenue Fund, and enterprise funds. The fund balance in the General Fund must retain \$500,000 for emergencies, 10 percent of revenues for operational reserves, of which 20 percent is for facility maintenance. The fund balance in the Highway User Revenue Fund must be reserved for operational reserves in the amount of 15 percent of the operating revenues, and the fund balances in the enterprise funds are reserved as recommended in the most recent rate study completed and as required by debt covenants. If no recommendation is made, fund balance will be reserved based on annual depreciation expense and two months of operating expenditures, in addition to debt covenants.

## AWARDS AND ACKNOWLEDGEMENTS

The Town has applied for the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association (GFOA) for its Comprehensive Annual Financial Report (CAFR) for the fiscal year ended June 30, 2018. As of yet, we have not received this award. To be awarded a Certificate of Achievement, the Town had to publish an easily readable and efficiently organized CAFR that satisfied both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for one year. We believe that our current CAFR meets the Certificate of Achievement requirements and we are submitting the Town's CAFR to the GFOA to determine its eligibility for another certificate.

The preparation of this report would not have been possible without the efficient and dedicated service of the entire staff of the Town's Finance Department. We would also like to extend our appreciation to all members of the departments who assisted and contributed to the preparation of this report. We must give credit to the Mayor and Town Council for their leadership and unfailing support in maintaining the highest professionalism in the management of the Town's finances. We appreciate the dedication and hard work of the accounting staff during the audit process.

Respectfully submitted,



Brent Billingsley  
Town Manager



Rebecca Jimenez  
Interim Finance Director







# **Town Council, Appointed Officials and Senior Management Staff**

## **Town Council**

Tara Walter – Mayor

John Anderson – Vice Mayor – Michelle Cordes – Councilmember

Kristen Larsen – Councilmember - William Hawkins – Councilmember

Karen Wall – Councilmember - Judy Hughes – Councilmember

## **Appointed Officials**

Brent Billingsley – Town Manager

Lisa Garcia – Town Clerk

Clifford Mattice – Town Attorney

Roger Valdez – Town Magistrate

## **Senior Management**

Lisa Garcia – Deputy Town Manager/Town Clerk

Benjamin Bitter – Assistant Town Manager

Vacant – Human Resources Director

Chris Salas – Public Works Director

Larry Harmer – Community Development Director

Bryan Hughes – Community Services Director

Rebecca Jimenez – Interim Finance Director

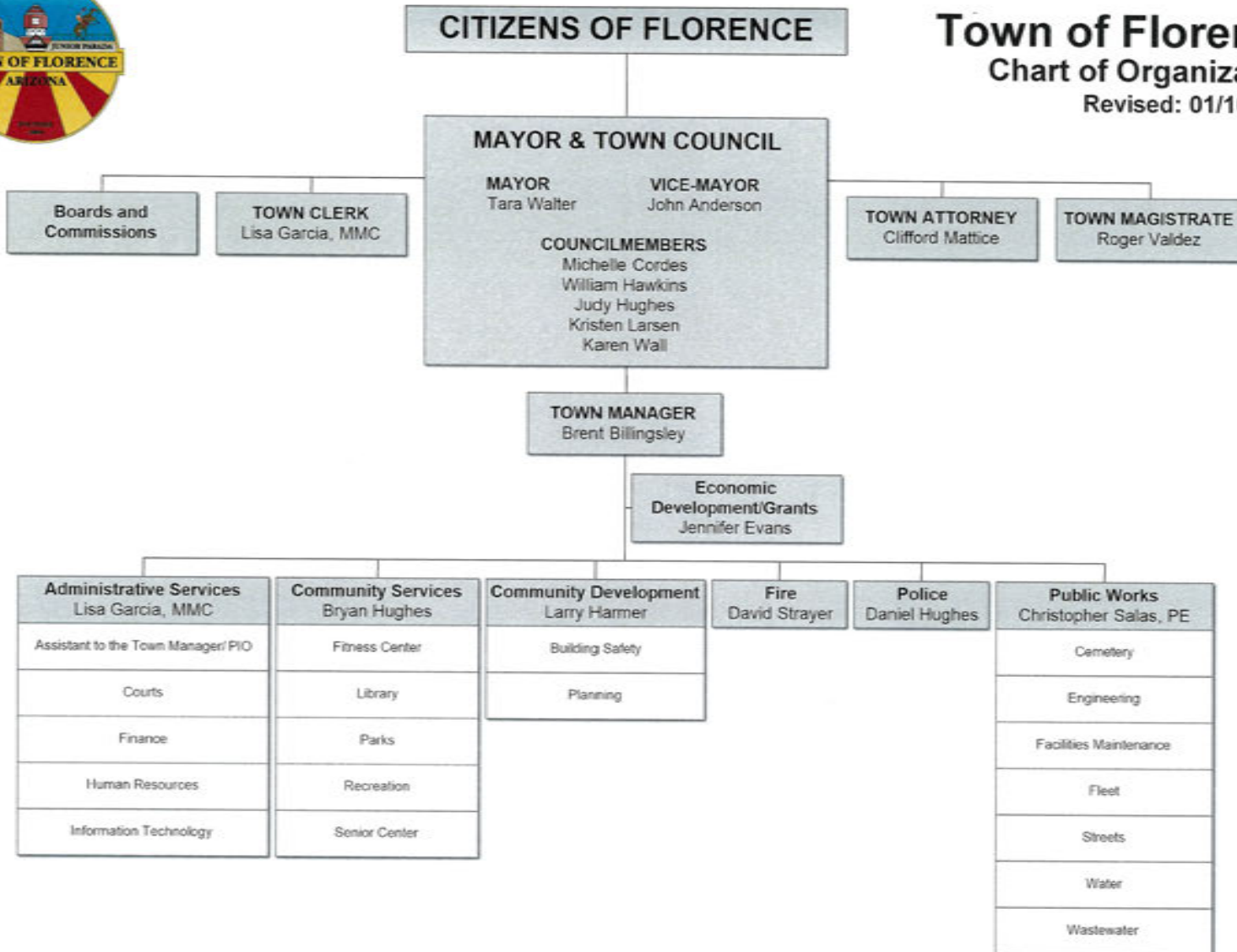
Daniel Hughes – Police Chief David Strayer – Fire Chief



# Town of Florence

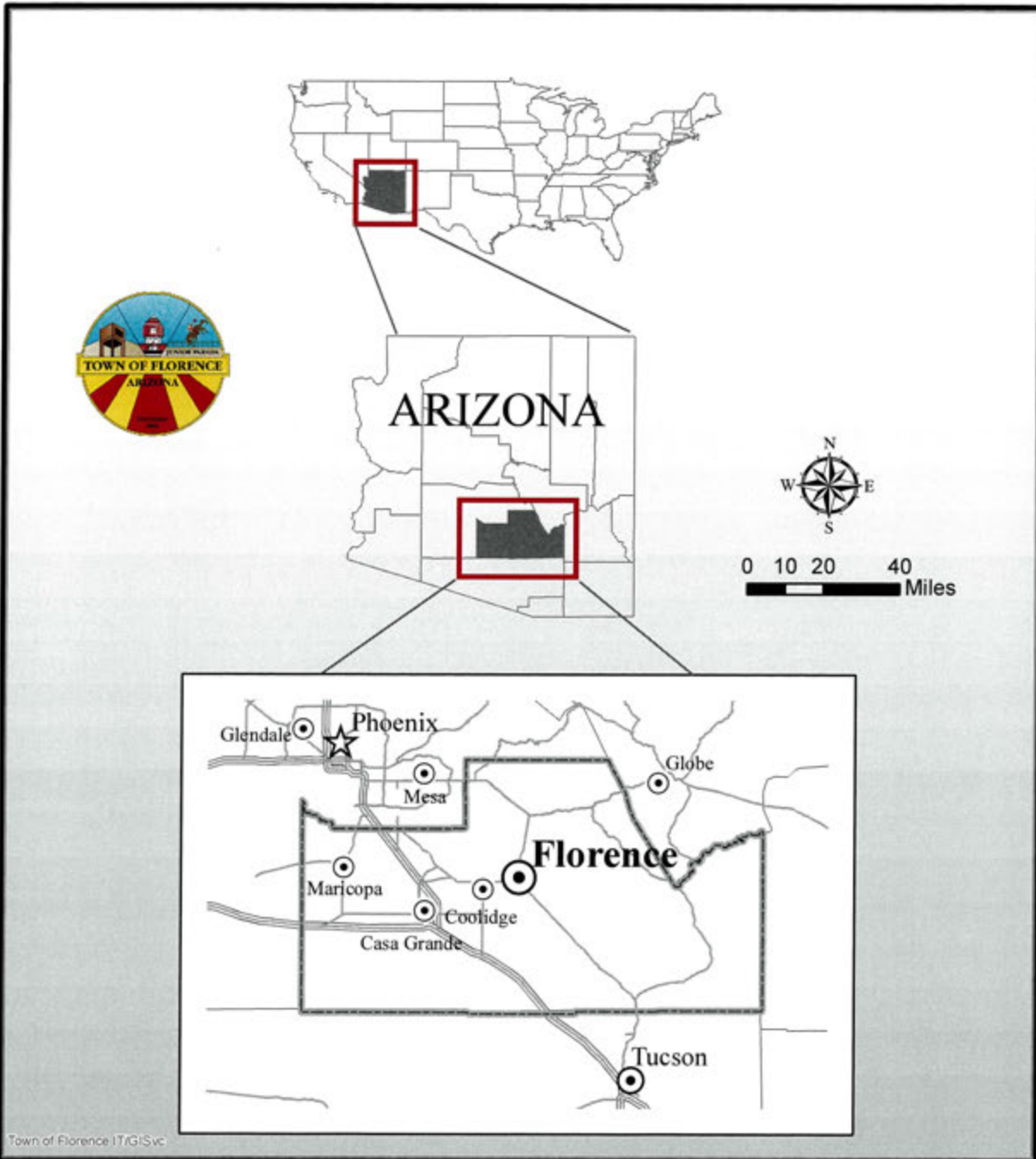
## Chart of Organization

Revised: 01/10/2019



# TOWN OF FLORENCE

## PINAL COUNTY, ARIZONA LOCATION MAP



**FINANCIAL SECTION**





## Independent Auditors' Report

To the Honorable Mayor and Town Council of  
Town of Florence  
Florence, Arizona

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the Town of Florence, Arizona (the Town), as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

### **Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditors' Responsibility**

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Town's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.



## **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the Town as of June 30, 2019, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and the required supplementary information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### *Supplementary and Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town's basic financial statements. The combining and individual fund financial statements and schedules and the introductory and statistical sections listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual fund statements and schedules are management's responsibility and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

### *Compliance over the Use of Highway User Revenue Fund and Other Dedicated State Transportation Revenue Monies*

In connection with our audit, nothing came to our attention that caused us to believe that the Town failed to comply with authorized transportation purposes, insofar as they relate to accounting matter, for highway user revenue fund monies it received pursuant to Arizona Revised Statutes, Title 28, Chapter 18, Article 2, and any other dedicated state transportation revenues it received. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the Town's noncompliance with the authorized transportation purposes referred to above, insofar as they relate to accounting matters.

The communication related to compliance over the use of highway user revenue fund and other dedicated state transportation revenue monies in the preceding paragraph is intended solely for the information and use of the members of the Arizona State Legislature, the Town Council, management, and other responsible parties within the Town and is not intended to be and should not be used by anyone other than these specified parties.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have issued our report dated November 26, 2019 on our consideration of the Town's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control over financial reporting and compliance.

*Fester & Chapman, PLLC*

November 26, 2019



**FINANCIAL SECTION**

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

(Required Supplementary Information)



Town of Florence, Arizona  
Management's Discussion and Analysis (MD&A)  
Year ended June 30, 2019

## INTRODUCTION

As management of the Town of Florence, we offer readers of the Town of Florence's financial statements this narrative overview and analysis of the financial activities of the Town of Florence for the fiscal year ended June 30, 2019. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages i - v of this report.

## FINANCIAL HIGHLIGHTS

- The assets and deferred outflows of the Town exceeded its liabilities and deferred outflows at the close of the most recent fiscal year by \$149.4 million (net position). Of this amount, \$28.5 million (unrestricted net position) may be used to meet the Town's ongoing obligations to citizens and creditors.
- The Town's total net position increased \$5,533,819, from \$143,880,704 million to \$149,414,523 million, which represents a 2 percent increase from the prior fiscal year. Net position in governmental activities increased \$2,112,709 million as the Town spent money to improve roadway, water and wastewater infrastructure and net position in business-type activities increased \$3,421,110 million with assets increasing due to investment in infrastructure and an increase in both personnel costs.
- At the close of the current fiscal year, the Town's governmental funds reported combined fund balances of \$42.6 million, an increase of \$260,418 in comparison with the prior year. This is primarily due to an investment in infrastructure and an increase in revenue.
- Approximately 27 percent of this amount (\$11.4 million) is available for spending at the Town's discretion (unassigned fund balance).
- The Town's investment in capital assets (net of depreciation) decreased \$1,547,635.
- At the end of the current fiscal year, the Town had \$24.8 million in debt outstanding compared to the \$27.9 million last year. The Town did not issue bonds for Community Facilities District. Unrestricted fund balance (the total of the assigned and unassigned components of fund balance) for the General Fund was \$24.8 million, or approximately 77 percent of total General Fund expenditures.
- The Town's total outstanding long-term debt decreased by \$1.5 million during the current fiscal year primarily due to an decrease in Community Facilities District Debt.

Town of Florence, Arizona  
Management's Discussion and Analysis (MD&A)  
Year ended June 30, 2019

OVERVIEW OF FINANCIAL STATEMENTS

The discussion and analysis provided here are intended to serve as an introduction to the Town's basic financial statements. The Town's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) the notes to financial statements. This report also includes required supplementary information intended to furnish additional detail to support the basic financial statements themselves.

**Government-wide financial statements** are designed to provide readers with a broad overview of the Town of Florence's finances, in a manner that is similar to a private-sector business.

The *Statement of Net Position* presents information on the Town's assets, liabilities and deferred inflows/outflows of resources with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Town is improving or deteriorating. However, it is important to consider other non-financial factors such as changes in the Town's privilege tax or property tax base or the condition of roads, parks and libraries to accurately assess the overall health of the Town.

The *Statement of Activities* presents information showing how the Town's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in a future period (e.g. uncollected taxes and earned but unused vacation leave).

The government-wide financial statements differentiate functions of the Town that are primarily supported by taxes and intergovernmental revenues (governmental activities) from those functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the Town include general government, public safety, highways and streets, culture and recreation, and community development. The business-type activities of the Town include water, sewer and sanitation utility services.

The government-wide financial statements include the Town itself and the Merrill Ranch Community Facilities District No. 1 and Merrill Ranch Community Facilities District No. 2 blended component units.

The government-wide financial statements can be found on pages 17 and 20 of this report.

**Fund financial statements** follow the government-wide statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Town, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The funds of the Town can be divided into three categories: governmental funds, proprietary funds and fiduciary funds.

Town of Florence, Arizona  
Management's Discussion and Analysis (MD&A)  
Year ended June 30, 2019

*Governmental funds* are used to account for essentially the same functions that are reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating the Town's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the impact of the Town's near-term financing decisions. Both the governmental funds balance sheet and governmental funds statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The Town maintains 13 individual governmental funds. Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures and changes in fund balances for the General Fund, Highway User Revenue Fund, Community Facilities District Debt Service Fund, Community Facilities District Capital Improvements Fund, Impact Fees Fund and the Capital Improvements Fund, all of which are major funds. Data from the remaining 7 governmental funds are aggregated into a single "non-major governmental funds" column. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report.

The basic governmental fund financial statements can be found on pages 22 through 27 of this report.

The Town adopts an annual appropriated budget for all funds, except fiduciary funds. To demonstrate compliance, a budgetary comparison statement is provided for the General Fund and the Highway User Revenue Fund. Similar budgetary compliance schedules are provided for the other funds elsewhere in this report.

*Proprietary funds* are used to report the same functions as presented in the business-type activities in the government-wide financial statements. The Town uses enterprise funds, a type of proprietary fund, to account for the water, sewer and sanitation utility functions. Proprietary fund financial statements provide information on the Water Utility Fund, Sewer Utility Fund and Sanitation Utility Fund and with the same type of information as the government-wide financial statements, only in more detail.

The basic proprietary fund financial statements can be found on pages 32 - 35 of this report.

*Fiduciary funds* are used to account for resources held for the benefit of parties outside of the Town. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the Town's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

The fiduciary fund financial statements can be found on pages 37 and 38 of this report.

**Notes to the financial statements** provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 39 - 71 of this report.

**Combining statements** (referred to earlier as with non-major governmental funds) are presented following the notes to the financial statements. Combining statements and individual fund schedules can be found on pages 82 - 85 of this report.



Town of Florence, Arizona  
Management's Discussion and Analysis (MD&A)  
Year ended June 30, 2019

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position - As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the Town, assets and deferred outflows exceeded liabilities and deferred inflows by \$149.4 million at the close of the most recent fiscal year.

The following table presents a summary of the Town's net position for the fiscal years ended June 30, 2019 and 2018.

	Governmental Activities		Business-type Activities		Total Government	
	2019	2018	2019	2018	2019	2018
Current and other assets	\$ 52,169,527	\$ 52,432,455	\$ 22,125,640	\$ 20,905,336	\$ 74,295,167	\$ 73,337,791
Capital assets, net	<u>93,300,406</u>	<u>91,694,703</u>	<u>21,498,334</u>	<u>19,429,846</u>	<u>114,798,740</u>	<u>111,124,549</u>
Total assets, net	<u>145,469,933</u>	<u>144,127,158</u>	<u>43,623,974</u>	<u>40,335,182</u>	<u>189,093,907</u>	<u>184,462,340</u>
Deferred outflows of resources	<u>2,925,093</u>	<u>2,993,518</u>	<u>167,129</u>	<u>174,587</u>	<u>3,092,222</u>	<u>3,168,105</u>
Long-term liabilities outstanding	32,209,537	32,977,802	4,145,223	4,827,541	36,354,760	37,805,343
Other liabilities	<u>3,453,196</u>	<u>3,729,573</u>	<u>838,763</u>	<u>328,228</u>	<u>4,291,959</u>	<u>4,057,801</u>
Total liabilities	<u>35,662,733</u>	<u>36,707,375</u>	<u>4,983,986</u>	<u>5,155,769</u>	<u>40,646,719</u>	<u>41,863,144</u>
Deferred inflows of resources	<u>1,920,239</u>	<u>1,713,956</u>	<u>204,648</u>	<u>172,641</u>	<u>2,124,887</u>	<u>1,886,597</u>
Net investment in capital assets	68,281,400	72,398,506	18,542,906	15,973,435	86,824,306	88,371,941
Restricted	30,814,908	31,839,643	3,226,046	3,206,134	34,040,954	35,045,777
Unrestricted	<u>11,715,746</u>	<u>4,461,196</u>	<u>16,833,517</u>	<u>16,001,790</u>	<u>28,549,263</u>	<u>20,462,986</u>
Total net position	<u>\$ 110,812,054</u>	<u>\$ 108,699,345</u>	<u>\$ 38,602,469</u>	<u>\$ 35,181,359</u>	<u>\$ 149,414,523</u>	<u>\$ 143,880,704</u>

The largest portion of the Town's net position reflects its investment in capital assets (e.g., land, buildings, improvements, machinery, equipment, and construction in progress), less any related outstanding debt that was used to acquire those assets. The Town uses these capital assets to provide a variety of services to its citizens. Accordingly, these assets are not available for future spending. Although the Town's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

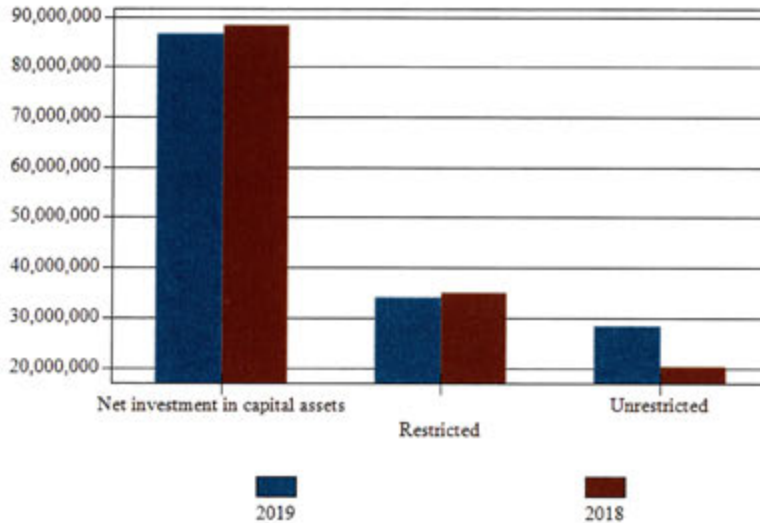
An additional portion of the Town's net position represents resources that are subject to external restrictions on how they may be used. These resources are restricted for the following purposes: information systems, judicial activities, law enforcement activities, jail facilities and operations, waste tire program, fair and racing program and roads and schools.

Total governmental activities liabilities had a net decrease of \$1,044,642 primarily due to reduction to Community Facilities District debt.

Town of Florence, Arizona  
 Management's Discussion and Analysis (MD&A)  
 Year ended June 30, 2019

As illustrated in both the table above and table below, the Town's overall financial position showed an increase in net position during this fiscal year as reflected by increased fiscal conservativeness by the Town. The Town's total net position increased \$5.5 million from \$143.9 million to \$149.4 million. Net position in governmental activities increased \$2.1 million going from \$108.7 million to \$110.8 million. Net position in business-type activities increased \$3.4 million from \$35.2 million to \$38.6 million.

Net Position - Comparison  
 June 30, 2019 and 2018



During the current fiscal year, net position increased \$5.5 million from the prior fiscal year for an ending balance of \$149.4 million.

The Town's financial position is the product of several financial transactions including the net result of activities, the acquisition and payment of debt, the acquisition and disposal of capital assets, and the depreciation of capital assets. The following are significant transactions that have had an impact on the Statement of Net Position for the fiscal year ended June 30, 2019

- Increase of \$3,674,191 in Capital Assets.
- Decrease of \$1,450,583 in long-term liabilities.

Town of Florence, Arizona  
Management's Discussion and Analysis (MD&A)  
Year ended June 30, 2019

Changes in net position - The Town's total revenues for the fiscal year ended June 30, 2019 were \$26.7 million. The total cost of all programs and services was \$25.6 million. The following table presents a summary of the changes in net position for the fiscal years ended June 30, 2019 and 2018.

	<u>Governmental Activities</u>		<u>Business-type Activities</u>		<u>Total Government</u>	
	<u>Year Ended June 30,</u>		<u>Year Ended June 30,</u>		<u>Year Ended June 30,</u>	
	<u>2019</u>	<u>2018</u>	<u>2019</u>	<u>2018</u>	<u>2019</u>	<u>2018</u>
<b>Revenues:</b>						
Program revenues:						
Charges for services	\$ 2,409,560	\$ 4,352,718	\$ 9,072,521	\$ 7,737,962	\$ 11,482,081	\$ 12,090,680
Operating grants and contributions	4,195,953	3,355,713			4,195,953	3,355,713
Capital grants and contributions	2,087,051	512,720	282,323	4,120	2,369,374	516,840
General revenues:						
Property taxes	2,538,072	2,446,349			2,538,072	2,446,349
Town sales taxes for general purposes	5,399,335	4,611,413			5,399,335	4,611,413
Other taxes	649,202	631,107			649,202	631,107
Share of state sales taxes	2,625,587	2,478,688			2,625,587	2,478,688
Share of state urban revenue sharing	3,157,558	3,192,974			3,157,558	3,192,974
Share of state vehicle license tax	1,585,339	1,498,824			1,585,339	1,498,824
Investment income	1,211,692	154,851	646,319	66,060	1,858,011	220,911
Other	861,194	233,113	178,223	49,151	1,039,417	282,264
<b>Total revenues</b>	<u>26,720,543</u>	<u>23,468,470</u>	<u>10,179,386</u>	<u>7,857,293</u>	<u>36,899,929</u>	<u>31,325,763</u>
<b>Expenses:</b>						
General government	6,316,487	3,349,953			6,316,487	3,349,953
Public safety	8,911,563	7,731,003			8,911,563	7,731,003
Highways and streets	3,553,676	4,038,910			3,553,676	4,038,910
Public works	542,936	567,470			542,936	567,470
Culture and recreation	2,874,100	2,409,680			2,874,100	2,409,680
Community development	2,394,984	1,865,240			2,394,984	1,865,240
Interest on long-term debt	960,585	1,134,030			960,585	1,134,030
Water			2,435,118	2,350,125	2,435,118	2,350,125
Sewer			2,437,818	2,263,515	2,437,818	2,263,515
Sanitation			938,843	884,367	938,843	884,367
<b>Total expenses</b>	<u>25,554,331</u>	<u>21,096,286</u>	<u>5,811,779</u>	<u>5,498,007</u>	<u>31,366,110</u>	<u>26,594,293</u>
Increase in net position before transfer	1,166,212	2,372,184	4,367,607	2,359,286	5,533,819	4,731,470
Transfers	946,497	1,007,688	(946,497)	(1,007,688)		
Change in net position	2,112,709	3,379,872	3,421,110	1,351,598	5,533,819	4,731,470
Net position, beginning, restated	108,699,345	105,319,473	35,181,359	33,829,761	143,880,704	139,149,234
<b>Net position, ending</b>	<u>\$ 110,812,054</u>	<u>\$ 108,699,345</u>	<u>\$ 38,602,469</u>	<u>\$ 35,181,359</u>	<u>\$ 149,414,523</u>	<u>\$ 143,880,704</u>

The following are significant transactions that have had an impact on the change in net position during the fiscal year ended June 30, 2019.

- Charges for services in business-type activities increased due to rate increases in both water and wastewater user fees. Charges for service decreased in governmental activities due to reduction in assessment pre-payments from the previous year. The net affect was a reduction in charges for services of \$608,599.
- Operating grants and contributions increased \$840,240 primarily due to CDBG, Department of Homeland Security, CMAQ grants for equipment and personnel costs.
- Property taxes increased by \$91,723 due to increase in the overall property tax levy.
- Town sales taxes for general purposes increased by \$787,922 due to construction.
- State shared sales tax increased by \$146,899 due to an increase in economic growth within the State.

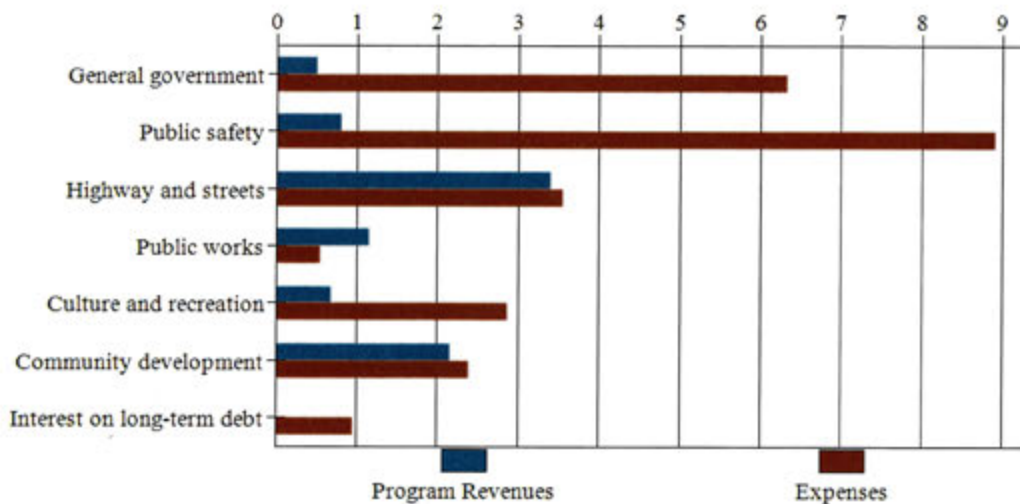
Town of Florence, Arizona  
 Management's Discussion and Analysis (MD&A)  
 Year ended June 30, 2019

- General government expenses increased \$3.0 million primarily due to General Fund legal expenses and personnel costs.
- The increase of \$1.2 million in the public safety expenditures was a result of the capital outlay and grant funding for programs. Certified Police Officers was at full staff this year which increased personnel costs within the General Fund.
- The increase of \$464,420 in the Culture and Recreation was mainly due to expenditure of \$325,027 in the Parks and Recreation Comprehensive Plan and Parks Trails and Open Space Plan.
- Debt service payment increased by \$906,911 due to payment to bond holders for assessment bonds.

The following table presents the cost of the Town's major functional activities. The table also shows each function's net cost (total cost less charges for services generated by the activities and intergovernmental aid and contributions provided for specific programs). The net cost shows the financial burden that was placed on the state and Town's taxpayers by each of these functions.

Governmental Activities	2019		2018	
	Total Expenses	Net (Expense)/ Revenue	Total Expenses	Net (Expense)/ Revenue
General government	\$ 6,316,487	\$ (5,828,519)	\$ 3,349,953	\$ (951,714)
Public safety	8,911,563	(8,097,032)	7,731,003	(7,300,305)
Highway and streets	3,553,676	(149,899)	4,038,910	(872,822)
Public works	542,936	604,014	567,470	632,731
Culture and recreation	2,874,100	(2,197,503)	2,409,680	(1,957,396)
Community development	2,394,984	(232,243)	1,865,240	(1,291,599)
Interest on long-term debt	960,585	(960,585)	1,134,030	(1,134,030)
<b>Total</b>	<b>\$ 25,554,331</b>	<b>\$ (16,861,767)</b>	<b>\$ 21,096,286</b>	<b>\$ (12,875,135)</b>

Expenses and Program Revenues - by category (in millions)  
 Year ended June 30, 2019



Town of Florence, Arizona  
 Management's Discussion and Analysis (MD&A)  
 Year ended June 30, 2019

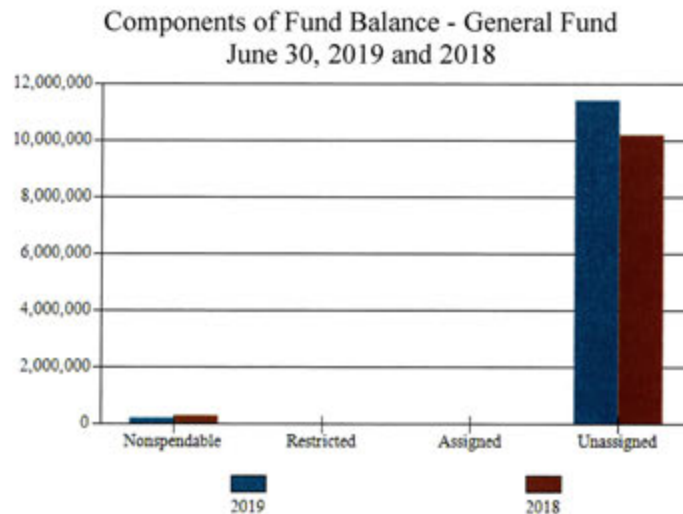
- The cost of all governmental activities this year was \$25.6 million.
- Federal and state governments and charges for services subsidized certain programs with grants and contributions and other local revenues of \$6.6 million.
- Net cost of governmental activities of \$18.9 million was financed by general revenues, which are made up primarily of taxes of \$11.2 million, shared state tax revenues of \$4.7 million, and grants and contributions not restricted to specific programs of \$1.2 million.

FINANCIAL ANALYSIS OF THE TOWN'S FUNDS

As noted earlier, the Town uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds - The focus of the Town's *governmental funds* is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Town's financing requirements. In particular, unassigned fund balance may serve as a useful measure of the Town's net resources available for discretionary use as they represent the portion of fund balance which has not yet been limited to use for a particular purpose by either an external party, the Town itself, or a group or individual that has been delegated authority to assign resources for use for particular purposes by the Town's Council.

At June 30, 2019, the Town's governmental funds reported a combined fund balance of \$42.6 million, an increase of \$260,418 in comparison with the prior year. Approximately 27 percent of this amount (\$11.4 million) constitutes *unassigned fund balance*, which is available for spending at the Town's discretion. The remainder of the fund balance is unspendable (\$31.2 million).



The General Fund is the chief operating fund of the Town. At the end of the current fiscal year, unassigned fund balance of the General Fund was \$11.5 million, while total fund balance increased to \$11.7 million. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total General Fund expenditures. Unassigned fund balance represents approximately 76 percent of total General Fund expenditures, while total fund balance represents approximately 77 percent of that same amount.

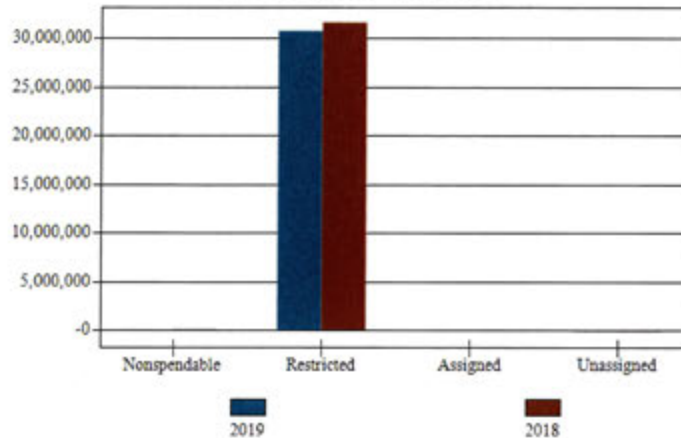
The fund balance of the Town's General Fund increased \$1,187,827 during the current fiscal year. The increase was due primarily to an increase in sales tax revenue, property taxes, intergovernmental revenues and investment income.



Town of Florence, Arizona  
 Management's Discussion and Analysis (MD&A)  
 Year ended June 30, 2019

FINANCIAL ANALYSIS OF THE TOWN'S FUNDS - Continued

Components of Fund Balance - Other Governmental Funds  
 June 30, 2019 and 2018



*Highway User Revenue Fund.* The Highway User Revenue Fund, a major fund, ended the current year with a total fund balance of \$9.2 million, consisting of \$9.2 million restricted fund balance. Revenues must be used for streets and highway purposes.

*Impact Fees Fund.* The Impact Fees Fund, a major fund, ended the current year with a total fund balance of \$2.4 million, an increase of \$592,657. This is due to increase in housing in the Anthem area and an increase in impact fees based upon our latest study. The entire fund balance is restricted.

*Capital Improvements Fund.* The Capital Improvements Fund, a major fund, ended the current year with a total fund balance of \$7.7 million, an increase of \$952,845 over the prior year. This increase is primarily due to the Town collecting additional revenue from construction tax and not expending all budgeted expenditures.

Proprietary Funds - The Town of Florence's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

Unrestricted net position for each fund at the end of the year is as follows: Water - \$7.8 million, Sewer - \$7.8 million and Sanitation - \$1.2 million. The unrestricted net position of each fund consists of a majority of their respective total net positions.

Total net position in the Water Utility Fund increased by \$1.7 million. Operating revenue increased, and operating expenses increased resulting in operating income of \$1.6 million.

The total net position in the Sewer Utility fund grew by \$1.7 million primarily due to an increase in operating revenue and an increase in operating expenses, resulting in operating income of \$1.9 million.

Total net position increased in the Sanitation Fund by \$17,546 mainly due to an operating income of \$28,029. The Town of Florence outsource the operation several years ago but retains some oversight responsibility and capital outlay.

Town of Florence, Arizona  
Management's Discussion and Analysis (MD&A)  
Year ended June 30, 2019

GENERAL FUND BUDGETARY HIGHLIGHTS

The significant difference between estimated revenues and expenditures and actual revenues and expenditures for the General Fund were as follows:

- Sales taxes exceeded estimates by \$139,777 due to additional transaction privilege and food tax revenues.
- Charge for service revenues exceeded estimates by \$146,401 due to Civil Engineering Inspection increasing by \$154,500 over budget.
- Miscellaneous revenue increased due to AMRRP dividend payments.
- Legal expenditures increased due to ongoing cost of legal fees. A budget adjustment from another fund was authorized by Town Council to offset expenditures.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital assets - The Town's investment in capital assets as of June 30, 2019 totaled \$36.7 million (net of accumulated depreciation). This investment includes land, infrastructure, buildings, improvements, machinery, equipment, and construction in progress. The total increase in capital assets for the current fiscal year was approximately (16) percent.

The following schedule presents a summary of capital asset balances (net of accumulated depreciation) as of June 30, 2019 and 2018.

	Governmental Activities		Business-type Activities		Total Government	
	2019	2018	2019	2018	2019	2018
Land	\$ 32,551,312	\$ 32,546,409	\$ 448,914	\$ 394,073	\$ 33,000,226	\$ 32,940,482
Buildings, infrastructure and improvements	54,070,460	55,104,306	17,049,383	17,268,452	71,119,843	72,372,758
Vehicles, furniture and equipment	2,611,085	2,275,875	477,644	561,560	3,088,729	2,837,435
Construction in progress	<u>4,067,549</u>	<u>1,768,113</u>	<u>3,522,393</u>	<u>1,205,761</u>	<u>7,589,942</u>	<u>2,973,874</u>
Total capital assets, net	<u>\$ 93,300,406</u>	<u>\$ 91,694,703</u>	<u>\$ 21,498,334</u>	<u>\$ 19,429,846</u>	<u>\$ 114,798,740</u>	<u>\$ 111,124,549</u>

Major capital asset events during the current fiscal year included, buildings and infrastructure, including a water well, bridge, paving, concrete and storm drain in Anthem, additions to construction in progress, land, vehicles and equipment for the police and Public works departments totaling \$7.7 million and total depreciation expense for the year of \$4 million.

Additional information on the Town's capital assets can be found in Note 4 in the notes to the financial statements.

Town of Florence, Arizona  
Management's Discussion and Analysis (MD&A)  
Year ended June 30, 2019

CAPITAL ASSETS AND DEBT ADMINISTRATION - Continued

Long-term debt - At the end of the current fiscal year, the Town had \$21.7 million in capital lease long-term debt outstanding, with \$1,050,857 due within one year. This represents a net decrease of \$(2,007,649) offset by the principal payments totaling \$(2,007,649).

	Governmental Activities		Business-type Activities		Total Government	
	2019	2018	2019	2018	2019	2018
General obligation bonds - CFDs	\$ 9,920,000	\$ 11,225,000	\$ -	\$ -	\$ 9,920,000	\$ 11,225,000
Excise tax revenue obligation	3,961,000	4,436,000	-	-	3,961,000	4,436,000
Special assessment debt - CFDs	7,820,917	8,048,566	-	-	7,820,917	8,048,566
Notes payable	181,170	236,715	2,955,428	3,941,530	3,136,598	4,178,245
Total long-term debt	<u>\$ 21,883,087</u>	<u>\$ 23,946,281</u>	<u>\$ 2,955,428</u>	<u>\$ 3,941,530</u>	<u>\$ 24,838,515</u>	<u>\$ 27,887,811</u>

Additional information on the Town's long-term debt can be found in Note 7 in the notes to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The Town's unemployment rate is 5.8 percent, slightly higher than the prior year. This is significantly lower than the past five years, which averaged 6.48 percent.

Most of the General Fund's resources come from stateshared revenues (49%). As with all Arizona municipalities, the Town receives those revenues based on population. More than half of the Town's population is comprised of prisoners in correctional facilities located within Town limits. Local sales tax is the next largest source of revenue in General Fund (21%). Budgetary estimates for the Town's stateshared revenues are provided by the League of Arizona Cities and Towns, which are based on estimates obtained from the state.

A water and sewer rate study, which provides recommended rates to be escalated annually, was adopted in 2018. The 2018 study provided incremental increases in both water and wastewater up to fiscal year 2027. Normally updates for rates and fees for utilities are provided every 3 to 5 years, as infrastructure needs may change and operational expenditures significantly change, including debt issued for infrastructure projects.

The Town's total budget for FY2019-2020 is \$45.2 million, Community Facilities District No. 1 is \$4,447,321 and Community Facilities District No. 2 is \$3,899,607. Community Facilities Districts are political subdivisions of the town are excluded from its expenditure limitation. All budgets total \$53,598,259.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the Town of Florence's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Town of Florence - Finance Department, P.O. Box 2670, Florence Arizona 85132 or by email at [finance@florenceaz.gov](mailto:finance@florenceaz.gov).





**FINANCIAL SECTION**  
**BASIC FINANCIAL STATEMENTS**



**FINANCIAL SECTION**  
**GOVERNMENT-WIDE FINANCIAL STATEMENTS**



Town of Florence, Arizona  
Statement of Net Position  
June 30, 2019

	Governmental Activities	Business-type Activities	Total
<b>ASSETS</b>			
Cash and investments	\$ 36,650,012	\$ 20,800,632	\$ 57,450,644
Receivables (net of allowance for uncollectibles)	567,309	1,142,759	1,710,068
Special assessment receivable	6,605,734	-	6,605,734
Due from other governments	1,356,766	-	1,356,766
Internal balances	(177,557)	177,557	-
Prepays	1,260,244	4,692	1,264,936
Restricted cash equivalents	5,907,019	-	5,907,019
Capital assets, not being depreciated	36,618,861	3,971,307	40,590,168
Capital assets, being depreciated, net	<u>56,681,545</u>	<u>17,527,027</u>	<u>74,208,572</u>
Total assets	145,469,933	43,623,974	189,093,907
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Deferred outflows related to pensions	<u>2,925,093</u>	<u>167,129</u>	<u>3,092,222</u>
Total deferred outflows of resources	2,925,093	167,129	3,092,222
<b>LIABILITIES</b>			
Accounts payable and other current liabilities	2,226,580	615,394	2,841,974
Accrued wages and benefits	324,184	22,607	346,791
Customer deposits	4,723	136,241	140,964
Accrued interest payable	440,566	47,111	487,677
Other accrued liabilities	457,143	17,410	474,553
Noncurrent liabilities:			
Due within 1 year	1,534,272	555,272	2,089,544
Due in more than 1 year	<u>30,675,265</u>	<u>3,589,951</u>	<u>34,265,216</u>
Total liabilities	35,662,733	4,983,986	40,646,719
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred inflows related to pensions	<u>1,920,239</u>	<u>204,648</u>	<u>2,124,887</u>
Total deferred inflows of resources	1,920,239	204,648	2,124,887
<b>NET POSITION</b>			
Net investment in capital assets	68,281,400	18,542,906	86,824,306
Restricted for:			
Debt service	3,467,748	3,148,359	6,616,107
Highways and streets	9,196,040	-	9,196,040
Capital projects	17,246,505	77,687	17,324,192
Community development	309,836	-	309,836
Culture and recreation	19,710	-	19,710
Community facilities	413,914	-	413,914
Public safety	99,923	-	99,923
Assigned	61,232	-	61,232
Unrestricted	<u>11,715,746</u>	<u>16,833,517</u>	<u>28,549,263</u>
Total net position	<u>\$ 110,812,054</u>	<u>\$ 38,602,469</u>	<u>\$ 149,414,523</u>

See accompanying notes to financial statements.

Town of Florence, Arizona  
Statement of Activities  
Year ended June 30, 2019

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary government				
Governmental activities:				
General government	\$ 6,316,487	\$ 487,968	\$ -	\$ -
Public safety	8,911,563	252,892	561,639	-
Highways and streets	3,553,676	-	3,403,777	-
Public works	542,936	1,146,950	-	-
Culture and recreation	2,874,100	441,986	230,537	4,074
Community development	2,394,984	79,764	-	2,082,977
Interest on long-term debt	<u>960,585</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total governmental activities	<u>25,554,331</u>	<u>2,409,560</u>	<u>4,195,953</u>	<u>2,087,051</u>
Business-type activities:				
Water	2,435,118	3,968,990	-	278,043
Sewer	2,437,818	4,174,214	-	4,280
Sanitation	<u>938,843</u>	<u>929,317</u>	<u>-</u>	<u>-</u>
Total business-type activities	<u>5,811,779</u>	<u>9,072,521</u>	<u>-</u>	<u>282,323</u>
Total primary government	<u>\$ 31,366,110</u>	<u>\$ 11,482,081</u>	<u>\$ 4,195,953</u>	<u>\$ 2,369,374</u>

General revenues:

Property taxes  
Sales and use taxes  
Franchise taxes

Shared revenues:

State sales taxes  
Urban revenue sharing  
Auto-in-lieu  
Investment income  
Miscellaneous

Transfers in (out)

Total general revenues and transfers

Change in net position

Net position, beginning of year

Net position, end of year

See accompanying notes to financial statements.

Net (Expense) Revenue and Changes in Net Position

<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>
\$ (5,828,519)	\$ -	\$ (5,828,519)
(8,097,032)	-	(8,097,032)
(149,899)	-	(149,899)
604,014	-	604,014
(2,197,503)	-	(2,197,503)
(232,243)	-	(232,243)
<u>(960,585)</u>	<u>-</u>	<u>(960,585)</u>
<u>(16,861,767)</u>		<u>(16,861,767)</u>
-	1,811,915	1,811,915
-	1,740,676	1,740,676
-	<u>(9,526)</u>	<u>(9,526)</u>
-	<u>3,543,065</u>	<u>3,543,065</u>
<u>(16,861,767)</u>	<u>3,543,065</u>	<u>(13,318,702)</u>
2,538,072	-	2,538,072
5,399,335	-	5,399,335
649,202	-	649,202
2,625,587	-	2,625,587
3,157,558	-	3,157,558
1,585,339	-	1,585,339
1,211,692	646,319	1,858,011
861,194	178,223	1,039,417
<u>946,497</u>	<u>(946,497)</u>	<u>-</u>
<u>18,974,476</u>	<u>(121,955)</u>	<u>18,852,521</u>
2,112,709	3,421,110	5,533,819
<u>108,699,345</u>	<u>35,181,359</u>	<u>143,880,704</u>
<u>\$ 110,812,054</u>	<u>\$ 38,602,469</u>	<u>\$ 149,414,523</u>





**FINANCIAL SECTION**  
**FUND FINANCIAL STATEMENTS**  
Governmental Fund Financial Statements

Town of Florence, Arizona  
Balance Sheet - Governmental Funds  
June 30, 2019

	General Fund	Highway User Fund	Community Facilities Districts - Debt Service Fund
	<u>          </u>	<u>          </u>	<u>          </u>
<b>ASSETS</b>			
Cash and investments	\$ 13,058,372	\$ 5,642,799	\$ 2,109,963
Receivables (net of allowance for uncollectibles)	346,338	99,446	6,616,484
Due from other governments	1,025,290	301,184	12,605
Due from other funds	450,053	1,456,944	-
Prepays	217,342	-	973,154
Restricted cash and cash equivalents	-	3,205,118	587,857
Total assets	<u>\$ 15,097,395</u>	<u>\$ 10,705,491</u>	<u>10,300,063</u>
<b>LIABILITIES</b>			
Accounts payable and other current liabilities	\$ 637,322	\$ 1,440,585	\$ -
Accrued wages and benefits	307,825	16,359	-
Customer deposits	4,723	-	-
Due to other funds	2,233,227	-	-
Other liabilities	226,415	52,507	178,209
Total liabilities	<u>3,409,512</u>	<u>1,509,451</u>	<u>178,209</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Unavailable revenues-special assessments	-	-	6,605,734
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>6,605,734</u>
<b>FUND BALANCES</b>			
Nonspendable:			
Prepaid items	217,342	-	973,154
Restricted:			
Public safety	-	-	-
Debt service	-	-	2,542,966
Capital projects	-	3,205,118	-
Highways and streets	-	5,990,922	-
Economic development	-	-	-
Culture and recreation	-	-	-
Community Facilities Districts operations	-	-	-
Assigned	-	-	-
Unassigned	11,470,541	-	-
Total fund balances	<u>11,687,883</u>	<u>9,196,040</u>	<u>3,516,120</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 15,097,395</u>	<u>\$ 10,705,491</u>	<u>\$ 10,300,063</u>

See accompanying notes to financial statements.

Community Facilities Districts - Capital Improvements Fund	Impact Fees Fund	Capital Improvements Fund	Non-Major Governmental Funds	Total Governmental Funds
\$ 573,269	\$ 2,431,487	\$ 7,627,832	\$ 5,206,290	\$ 36,650,012
239	8,001	24,367	78,168	7,173,043
-	-	-	17,687	1,356,766
-	-	125,167	138,377	2,170,541
-	-	-	69,748	1,260,244
<u>2,114,044</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,907,019</u>
<u>\$ 2,687,552</u>	<u>\$ 2,439,488</u>	<u>\$ 7,777,366</u>	<u>\$ 5,510,270</u>	<u>\$ 54,517,625</u>
\$ -	\$ -	\$ 125,167	\$ 23,506	\$ 2,226,580
-	-	-	-	324,184
-	-	-	-	4,723
-	-	-	114,871	2,348,098
-	-	-	-	457,131
<u>-</u>	<u>-</u>	<u>125,167</u>	<u>138,377</u>	<u>5,360,716</u>
-	-	-	12	6,605,746
-	-	-	12	6,605,746
-	-	-	69,748	1,260,244
-	-	-	99,923	99,923
-	-	-	-	2,542,966
2,687,552	2,439,488	7,652,199	4,467,266	20,451,623
-	-	-	-	5,990,922
-	-	-	309,836	309,836
-	-	-	19,710	19,710
-	-	-	413,914	413,914
-	-	-	61,232	61,232
-	-	-	(69,748)	11,400,793
<u>2,687,552</u>	<u>2,439,488</u>	<u>7,652,199</u>	<u>5,371,881</u>	<u>42,551,163</u>
<u>\$ 2,687,552</u>	<u>\$ 2,439,488</u>	<u>\$ 7,777,366</u>	<u>\$ 5,510,270</u>	<u>\$ 54,517,625</u>



Town of Florence, Arizona  
 Reconciliation of the Governmental Funds Balance Sheet  
 to the Government-wide Statement of Net Position  
 June 30, 2019

Fund balances - total governmental funds balance sheet		\$ 42,551,163
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds.		
Governmental capital assets	\$ 131,740,052	
Less accumulated depreciation	<u>(38,439,646)</u>	93,300,406
Some receivables are not available to pay for current-period expenditures and, therefore, are reported as unavailable revenue in the funds.		
Special assessments		6,605,734
Long-term liabilities, including net pension/OPEB liabilities, bonds payable, and their related costs, are not due and payable in the current period and, therefore, are not reported in the funds.		
Net pension liability	(7,871,128)	
Claims and judgment	(1,700,000)	
Compensated absences	(499,457)	
Bonds payables	(21,701,917)	
Notes payable	(181,170)	
Premiums	<u>(255,865)</u>	(32,209,537)
Deferred outflows and inflows of resources related to pensions/OPEB are applicable to future reporting periods and, therefore, are not reported in the funds.		
Deferred outflows of resources related to pensions	2,925,093	
Deferred inflows of resources related to pensions	<u>(1,920,239)</u>	1,004,854
Interest payable on long-term debt is not reported in the funds		<u>(440,566)</u>
Net position of governmental activities		\$ <u>110,812,054</u>

See accompanying notes to financial statements.

Town of Florence, Arizona  
Statement of Revenues, Expenditures, and Changes in Fund Balances  
Year ended June 30, 2019

	General Fund	Highway User Fund	Community Facilities Districts - Debt Service Fund	Community Facilities Districts - Capital Improvements Fund
<b>REVENUES</b>				
Sales taxes	\$ 3,139,777	\$ -	\$ -	\$ -
Property taxes	1,107,525	-	1,300,171	-
Franchise fees	649,202	-	-	-
Licenses and permits	788,507	-	-	-
Intergovernmental revenues	7,368,484	3,403,777	-	-
Charges for services	972,651	-	-	-
Fines and forfeits	158,343	-	-	-
Special assessments	-	-	807,041	-
Investment income	363,950	317,350	80,707	11,988
Contribution and donations	15,808	-	-	-
Miscellaneous	510,578	187,028	-	-
Total revenues	<u>15,074,825</u>	<u>3,908,155</u>	<u>2,187,919</u>	<u>11,988</u>
<b>EXPENDITURES</b>				
Current:				
General government	4,038,411	-	142,906	-
Public safety	7,224,807	-	-	-
Highways and streets	145,938	1,823,498	-	-
Public works	542,936	-	-	-
Culture and recreation	2,386,832	-	-	-
Community development	751,839	-	-	-
Capital outlay	-	2,383,589	-	1,523,879
Debt service:				
Principal	-	394,000	1,532,649	-
Interest and fiscal charges	-	92,308	974,052	-
Total expenditures	<u>15,090,763</u>	<u>4,693,395</u>	<u>2,649,607</u>	<u>1,523,879</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(15,938)</u>	<u>(785,240)</u>	<u>(461,688)</u>	<u>(1,511,891)</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	1,294,609	8,665	51,573	2,535
Transfers out	(90,844)	(343,991)	(13,362)	(359)
Sales of capital assets	-	9,411	-	-
Total other financing sources (uses)	<u>1,203,765</u>	<u>(325,915)</u>	<u>38,211</u>	<u>2,176</u>
Net change in fund balances	1,187,827	(1,111,155)	(423,477)	(1,509,715)
Fund balances, beginning of year	10,500,056	10,307,195	3,939,597	4,197,267
Fund balances, end of year	<u>\$ 11,687,883</u>	<u>\$ 9,196,040</u>	<u>\$ 3,516,120</u>	<u>\$ 2,687,552</u>

See accompanying notes to financial statements.

Impact Fees Fund	Capital Improvements Fund	Non-Major Governmental Funds	Total Governmental Funds
\$ -	\$ 1,840,078	\$ 419,480	\$ 5,399,335
-	-	130,376	2,538,072
-	-	-	649,202
-	-	-	788,507
-	-	796,250	11,568,511
540,216	-	-	1,512,867
-	-	12,002	170,345
-	-	79,764	886,805
66,743	219,783	151,171	1,211,692
-	-	-	15,808
-	-	<u>120,546</u>	<u>818,152</u>
<u>606,959</u>	<u>2,059,861</u>	<u>1,709,589</u>	<u>25,559,296</u>
-	375,141	94,051	4,650,509
-	357,047	236,996	7,818,850
-	-	-	1,969,436
-	-	-	542,936
-	325,027	20,548	2,732,407
14,302	-	110,952	877,093
-	-	605,485	4,512,953
-	-	136,545	2,063,194
-	-	<u>21,048</u>	<u>1,087,408</u>
<u>14,302</u>	<u>1,057,215</u>	<u>1,225,625</u>	<u>26,254,786</u>
<u>592,657</u>	<u>1,002,646</u>	<u>483,964</u>	<u>(695,490)</u>
-	44,704	206,559	1,608,645
-	(94,505)	(119,087)	(662,148)
-	-	-	<u>9,411</u>
-	<u>(49,801)</u>	<u>87,472</u>	<u>955,908</u>
592,657	952,845	571,436	260,418
<u>1,846,831</u>	<u>6,699,354</u>	<u>4,800,445</u>	<u>42,290,745</u>
<u>\$ 2,439,488</u>	<u>\$ 7,652,199</u>	<u>\$ 5,371,881</u>	<u>\$ 42,551,163</u>



Town of Florence, Arizona  
 Reconciliation of the Governmental Funds  
 Statement of Revenues, Expenditures, and Changes in Fund Balances  
 to the Government-wide Statement of Activities  
 Year ended June 30, 2019

Net change in fund balances - total governmental funds \$ 260,418

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. Also, assets contributed to the Town are not reported in the fund statements but are reported in the Statement of Activities.

Capital outlay	\$ 4,760,926	
Depreciation expense	<u>(3,101,087)</u>	1,659,839

Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds and revenues received in the current year that were accrued in the Statement of Activities in the prior years are reported as revenues in the funds.

Special assessments	(373,792)	
Sale of property	<u>(6,179)</u>	(379,971)

Interest expense in the Statement of Activities differs from the amount reported in governmental funds because accrued interest was calculated for outstanding debt for the Statement of Activities, but is expensed when due for the governmental fund statements.

126,823

Pension/OPEB contributions are reported as expenditures in the governmental funds when made. However, they are reported as deferred outflows of resources in the Statement of Net Position because the reported net pension/OPEB liability is measured a year before the Town's report date. Pension/OPEB expense, which is the change in the net pension liability adjusted for changes in deferred outflows and inflows of resources related to pension/OPEB, is reported in the Statement of Activities.

Town pension contributions	1,116,023	
Pension expense	<u>(996,955)</u>	119,068

Repayment of long-term debt are expenditures in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.

Note payable principal retirement	55,545	
Bond principal retirement	2,007,649	
Amortization of bond premium	<u>11,537</u>	2,074,731

Under the modified accrual basis of accounting used in the governmental funds, expenditures are not recognized for transactions that are not normally paid with expenditures available resources. In the statement of activities, however, which is presented on the accrual basis of accounting, expenses are reported regardless of when the financial resources are available.

Increase in compensated absences	(48,199)	
Increase in claims and judgments	<u>(1,700,000)</u>	(1,748,199)

Change in net position of governmental activities \$ 2,112,709

See accompanying notes to financial statements.

Town of Florence, Arizona  
Statement of Revenues, Expenditures, and Changes in Fund Balance- Budget to Actual  
General Fund  
Year ended June 30, 2019

	Budgeted Amounts		Actual amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Sales taxes	\$ 3,000,000	\$ 3,000,000	\$ 3,139,777	\$ 139,777
Property taxes	1,104,481	1,104,481	1,107,525	3,044
Franchise fees	584,640	584,640	649,202	64,562
Licenses and permits	748,900	748,900	788,507	39,607
Intergovernmental revenues	7,325,680	7,325,680	7,368,484	42,804
Charges for services	826,250	826,250	972,651	146,401
Fines and forfeits	172,000	172,000	158,343	(13,657)
Investment income	70,000	70,000	363,950	293,950
Contribution and donations			15,808	15,808
Miscellaneous	39,820	39,820	510,578	470,758
Total revenues	<u>13,871,771</u>	<u>13,871,771</u>	<u>15,074,825</u>	<u>1,203,054</u>
<b>EXPENDITURES</b>				
Current:				
General government:				
Town council	151,680	151,680	120,495	31,185
Administration	1,731,450	1,731,450	1,323,025	408,425
Legal	339,210	339,210	1,050,226	(711,016)
Finance	811,290	811,290	813,980	(2,690)
Human resources	255,900	255,900	251,582	4,318
Information technology	489,120	489,120	479,103	10,017
Public safety:				
Courts	221,590	221,590	213,417	8,173
Police	3,827,250	3,827,250	3,677,579	149,671
Fire	3,316,960	3,316,960	3,333,811	(16,851)
Highways and Streets:				
Fleet services	152,610	152,610	145,938	6,672
Public works				
Engineering	149,260	149,260	38,425	110,835
Facilities maintenance	473,890	473,890	504,511	(30,621)
Culture and recreation:				
Parks and recreation	2,161,910	2,161,910	2,074,376	87,534
Library	325,390	325,390	301,242	24,148
Cemetery	8,900	8,900	11,214	(2,314)
Community development:				
Planning	629,380	629,380	593,689	35,691
Economic development	139,830	139,830	158,150	(18,320)
Total expenditures	<u>15,185,620</u>	<u>15,185,620</u>	<u>15,090,763</u>	<u>94,857</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(1,313,849)</u>	<u>(1,313,849)</u>	<u>(15,938)</u>	<u>1,297,911</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	1,391,780	1,391,780	1,294,609	(97,171)
Transfers out			(90,844)	(90,844)
Total other financing sources (uses)	<u>1,391,780</u>	<u>1,391,780</u>	<u>1,203,765</u>	<u>(188,015)</u>
Net change in fund balances	77,931	77,931	1,187,827	1,109,896
Fund balances, beginning of year	<u>10,500,056</u>	<u>10,500,056</u>	<u>10,500,056</u>	<u>-</u>
Fund balances, end of year	<u>\$ 10,577,987</u>	<u>\$ 10,577,987</u>	<u>\$ 11,687,883</u>	<u>\$ 1,109,896</u>

See accompanying notes to financial statements.

Town of Florence, Arizona  
Statement of Revenues, Expenditures, and Changes in Fund Balance- Budget to Actual  
Highway User Fund  
Year ended June 30, 2019

	Budgeted Amounts		Actual amounts	Variance with Final Budget -
	Original	Final		Positive (Negative)
<b>REVENUES</b>				
Intergovernmental	\$ 3,163,530	\$ 3,163,530	\$ 3,403,777	\$ 240,247
Investment income			317,350	317,350
Miscellaneous	<u>74,780</u>	<u>74,780</u>	<u>187,028</u>	<u>112,248</u>
Total revenues	3,238,310	3,238,310	3,908,155	669,845
<b>EXPENDITURES</b>				
Current:				
Highways and streets	7,966,495	7,966,495	1,823,498	6,142,997
Capital outlay			2,383,589	(2,383,589)
Debt service:				
Principal			394,000	(394,000)
Interest and fiscal charges			<u>92,308</u>	<u>(92,308)</u>
Total expenditures	<u>7,966,495</u>	<u>7,966,495</u>	<u>4,693,395</u>	<u>3,273,100</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(4,728,185)</u>	<u>(4,728,185)</u>	<u>(785,240)</u>	<u>3,942,945</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in			8,665	8,665
Transfers out	(283,310)	(283,310)	(343,991)	(60,681)
Sale of capital assets			<u>9,411</u>	<u>9,411</u>
Total other financing sources (uses)	<u>(283,310)</u>	<u>(283,310)</u>	<u>(325,915)</u>	<u>(42,605)</u>
Net change in fund balances	(5,011,495)	(5,011,495)	(1,111,155)	3,900,340
Fund balances, beginning of year	<u>10,307,195</u>	<u>10,307,195</u>	<u>10,307,195</u>	<u>10,307,195</u>
Fund balances, end of year	<u>\$ 5,295,700</u>	<u>\$ 5,295,700</u>	<u>\$ 9,196,040</u>	<u>\$ 3,900,340</u>

See accompanying notes to financial statements.

**FINANCIAL SECTION**  
**FUND FINANCIAL STATEMENTS**  
Proprietary Fund Financial Statements

Town of Florence, Arizona  
Statement of Net Position  
Proprietary Funds  
June 30, 2019

	Business-type Activities - Enterprise Funds			
	Water	Sewer	Sanitation	Total
<b>ASSETS</b>				
Current assets				
Cash and investments	\$ 8,144,130	\$ 11,386,494	\$ 1,270,008	\$ 20,800,632
Receivables, net of uncollectibles	554,930	517,669	70,160	1,142,759
Due from other funds	50,321	119,580	7,656	177,557
Prepays	4,692	-	-	4,692
Total current assets	<u>8,754,073</u>	<u>12,023,743</u>	<u>1,347,824</u>	<u>22,125,640</u>
Noncurrent assets				
Capital assets:				
Land	153,253	273,973	21,688	448,914
Buildings and improvements	12,074,943	13,360,261	-	25,435,204
Machinery and equipment	955,755	652,793	44,604	1,653,152
Construction in progress	2,076,659	1,445,734	-	3,522,393
Less accumulated depreciation	(4,932,688)	(4,601,177)	(27,464)	(9,561,329)
Total capital assets, net	<u>10,327,922</u>	<u>11,131,584</u>	<u>38,828</u>	<u>21,498,334</u>
Total assets	<u>19,081,995</u>	<u>23,155,327</u>	<u>1,386,652</u>	<u>43,623,974</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>				
Deferred outflows related to pensions	<u>85,660</u>	<u>74,968</u>	<u>6,501</u>	<u>167,129</u>
Total deferred outflows of resources	<u>85,660</u>	<u>74,968</u>	<u>6,501</u>	<u>167,129</u>
<b>LIABILITIES</b>				
Current liabilities				
Accounts payable	227,721	381,003	6,670	615,394
Accrued wages and benefits	13,539	8,082	986	22,607
Customer deposits	72,927	-	63,314	136,241
Accrued interest payable	-	47,111	-	47,111
Other accrued liabilities	694	16,683	33	17,410
Compensated absences	25,503	10,084	2,317	37,904
Notes payable	-	517,369	-	517,369
Total current liabilities	<u>340,384</u>	<u>980,332</u>	<u>73,320</u>	<u>1,394,036</u>
Noncurrent liabilities				
Compensated absences	4,500	1,780	409	6,689
Notes payable	-	2,438,059	-	2,438,059
Net pension liability	586,953	513,695	44,554	1,145,202
Total noncurrent liabilities	<u>591,453</u>	<u>2,953,534</u>	<u>44,963</u>	<u>3,589,950</u>
Total liabilities	<u>931,837</u>	<u>3,933,866</u>	<u>118,283</u>	<u>4,983,986</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred inflows related to pensions	<u>104,888</u>	<u>91,798</u>	<u>7,962</u>	<u>204,648</u>
Total deferred inflows of resources	<u>104,888</u>	<u>91,798</u>	<u>7,962</u>	<u>204,648</u>
<b>NET POSITION</b>				
Net investment in capital assets	10,327,922	8,176,156	38,828	18,542,906
Restricted for:				
Debt service	-	3,148,359	-	3,148,359
Capital projects	2,718	74,969	-	77,687
Unrestricted	7,800,290	7,805,147	1,228,080	16,833,517
Total net position	<u>\$ 18,130,930</u>	<u>\$ 19,204,631</u>	<u>\$ 1,266,908</u>	<u>\$ 38,602,469</u>

See accompanying notes to financial statements.

Town of Florence, Arizona  
Statement of Revenues, Expenses, and Changes in Fund Net Position  
Proprietary Fund  
Year Ended June 30, 2019

	Business-type Activities - Enterprise Funds			
	Water	Sewer	Sanitation	Total
<b>OPERATING REVENUES</b>				
Water sales	\$ 3,357,171	\$ -	\$ -	\$ 3,357,171
Water connection fees	5,715	-	-	5,715
Service establishment fees	22,330	-	-	22,330
Sewer service fees	-	3,069,128	-	3,069,128
Sewer connection fees	-	5,740	-	5,740
DOC usage fees	-	1,099,346	-	1,099,346
Water standpiper	4,807	-	-	4,807
Central Arizona Project	523,166	-	-	523,166
Refuse collection fees	-	-	929,317	929,317
Effluent charges	55,801	-	-	55,801
Miscellaneous	92,177	48,491	37,555	178,223
Total operating revenues	<u>4,061,167</u>	<u>4,222,705</u>	<u>966,872</u>	<u>9,250,744</u>
<b>OPERATING EXPENSES</b>				
Personnel services	568,473	571,959	70	1,140,502
Supplies	57,842	173,137	3,566	234,545
Contractual services and maintenance	1,383,974	1,046,330	834,105	3,264,409
Depreciation	410,055	494,917	4,563	909,535
Miscellaneous	14,774	57,251	96,539	168,564
Total operating expenditures	<u>2,435,118</u>	<u>2,343,594</u>	<u>938,843</u>	<u>5,717,555</u>
Operating income	<u>1,626,049</u>	<u>1,879,111</u>	<u>28,029</u>	<u>3,533,189</u>
<b>NONOPERATING REVENUES (EXPENSE)</b>				
Interest income	271,877	334,331	40,111	646,319
Interest expense	-	(94,224)	-	(94,224)
Total nonoperating revenues (expenses)	<u>271,877</u>	<u>240,107</u>	<u>40,111</u>	<u>552,095</u>
Income before development fees and transfers	1,897,926	2,119,218	68,140	4,085,284
Capital contribution	274,083	-	-	274,083
Development fees	3,960	4,280	-	8,240
Transfers in	-	-	14,138	14,138
Transfers out	(432,850)	(463,053)	(64,732)	(960,635)
Change in net position	<u>1,743,119</u>	<u>1,660,445</u>	<u>17,546</u>	<u>3,421,110</u>
Net position, beginning of year	<u>16,387,811</u>	<u>17,544,186</u>	<u>1,249,362</u>	<u>35,181,359</u>
Net position, end of year	<u>\$ 18,130,930</u>	<u>\$ 19,204,631</u>	<u>\$ 1,266,908</u>	<u>\$ 38,602,469</u>

See accompanying notes to financial statements.

Town of Florence, Arizona  
Statement of Cash Flows  
Proprietary Fund  
June 30, 2019

	Business-type Activities Enterprise Funds			Totals
	Water Fund	Sewer Fund	Sanitation Fund	
Cash flows from operating activities:				
Receipts from customers	\$ 3,855,786	\$ 4,179,899	\$ 956,587	\$ 8,992,272
Payments to suppliers	(1,319,901)	(897,723)	(939,141)	(3,156,765)
Payments to employees	(625,192)	(583,758)	(78,278)	(1,287,228)
Net cash provided (used) by operating activities	<u>1,910,693</u>	<u>2,698,418</u>	<u>(60,832)</u>	<u>4,548,279</u>
Cash flows from noncapital financing activities:				
Cash (paid)/received from other funds for interfund borrowing	13,293	(117,572)	43,036	(61,243)
Transfer to other funds	(432,850)	(463,053)	(64,732)	(960,635)
Transfers from other funds	-	-	14,138	14,138
Net cash used by noncapital financing activities	<u>(419,557)</u>	<u>(580,625)</u>	<u>(7,558)</u>	<u>(1,007,740)</u>
Cash flows from capital and related financing activities:				
Purchase of capital assets	(1,882,049)	(800,203)	(21,688)	(2,703,940)
Interest paid on capital debt	-	(102,416)	-	(102,416)
Principal paid on capital debt	-	(500,983)	-	(500,983)
Development fees received	3,960	4,280	-	8,240
Net cash used by capital and related financing activities	<u>(1,878,089)</u>	<u>(1,399,322)</u>	<u>(21,688)</u>	<u>(3,299,099)</u>
Cash flows from investing activities:				
Interest received	271,877	334,331	40,111	646,319
Net cash provided by investing activities	<u>271,877</u>	<u>334,331</u>	<u>40,111</u>	<u>646,319</u>
Net increase/(decrease) in cash and cash equivalents	(115,076)	1,052,802	(49,967)	887,759
Cash and cash equivalents, beginning of year	<u>8,259,206</u>	<u>10,333,692</u>	<u>1,319,975</u>	<u>19,912,873</u>
Cash and cash equivalents, end of year	<u>\$ 8,144,130</u>	<u>\$ 11,386,494</u>	<u>\$ 1,270,008</u>	<u>\$ 20,800,632</u>

See accompanying notes to financial statements.

Town of Florence, Arizona  
Statement of Cash Flows  
Proprietary Fund  
June 30, 2019

(Continued)

	Business-type Activities Enterprise Funds			Totals
	Water Fund	Sewer Fund	Sanitation Fund	
Reconciliation of operating income to net cash provided by operating activities:				
Operating income	\$ 1,626,049	\$ 1,879,111	\$ 28,029	\$ 3,533,189
Adjustments to reconcile operating income to net cash provided by operations:				
Depreciation	410,055	494,917	4,563	909,535
Changes in assets, deferred outflows of resources, liabilities, and deferred inflows of resources:				
Net pension liability	(86,330)	(26,574)	(73,681)	(186,585)
Deferred outflows of resources related to pensions	2,602	(4,143)	8,999	7,458
Deferred inflows of resources related to pensions	17,610	21,763	(7,366)	32,007
Accounts receivable, net	(192,172)	(59,483)	(14,955)	(266,610)
Prepays	(4,692)	-	-	(4,692)
Accounts payable	141,381	378,995	(4,931)	515,445
Accrued wages and benefits	656	(3,476)	(2,036)	(4,856)
Customer deposits	(2,203)	-	4,677	2,474
Other accrued liabilities	(11,006)	16,677	(7)	5,664
Compensated absences	8,743	631	(4,124)	5,250
Net cash provided (used) by operating activities	<u>\$ 1,910,693</u>	<u>\$ 2,698,418</u>	<u>\$ (60,832)</u>	<u>\$ 4,548,279</u>
Cash and investments:				
Unrestricted cash and investments	\$ 8,144,130	\$ 11,386,494	\$ 1,270,008	\$ 20,800,632
Non-cash financing transactions:				
Capital contributions	\$ 274,083	\$	\$	\$ 274,083

See accompanying notes to financial statements.





**FINANCIAL SECTION**  
**FUND FINANCIAL STATEMENTS**  
Fiduciary Fund Financial Statements



Town of Florence, Arizona  
Statement of Fiduciary Net Position  
Fiduciary Fund  
June 30, 2019

	Pension Trust
<b>ASSETS</b>	
Investment - other	\$ 2,747
U.S. Government bonds	224,451
Equities	75,801
Total assets	302,999
 <b>NET POSITION</b>	
Net position restricted for pensions	\$ 302,999

See accompanying notes to financial statements.

Town of Florence, Arizona  
Statement of Changes in Fiduciary Net Position  
Fiduciary Fund  
Year ended June 30, 2019

	Pension Trust
ADDITIONS:	
Contributions	\$ 9,445
Investment income	15,547
Total additions	24,992
DEDUCTIONS:	
Pension withdrawals	20,989
Total deductions	20,989
Change in net position	4,003
Net position, beginning of year	298,996
Net position, end of year	\$ 302,999

See accompanying notes to financial statements.

**FINANCIAL SECTION**  
**NOTES TO FINANCIAL STATEMENTS**



Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Town of Florence, Arizona (Town) have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

A. Reporting Entity

The Town is a municipal entity governed by an elected Mayor and council. The basic financial statements of the Town include the funds of all organizational entities for which the Town Council has oversight responsibility or financial accountability and are consequently determined to be included in the Town's financial reporting entity in accordance with Governmental Accounting Standards Board, Accounting Standards Codification. The Town provides basic government services to its citizens including roads, water, sewer, sanitation, parks and recreation facilities, police and fire.

Individual Component Units – Blended

The Merrill Ranch Community Facilities District #1 and Merrill Ranch Community Facilities District #2 (the Districts) were formed by petition to the Town Council on December 19, 2005 and November 21, 2005, respectively. The purpose of the Districts is to acquire or construct public infrastructure in specified areas of the Town. As special purpose districts and separate political subdivisions under the Arizona Constitution, the Districts may levy taxes and issue bonds independently of the Town. Property owned in the designated areas is assessed for the Districts' property taxes, and thus for the costs of operating the Districts. The Town Council serves as the Board of Directors of the Districts. The Town has no liability for the District's debt. For reporting purposes, the transactions of the Districts are included as governmental type funds as if they were part of the Town's operations. Separate financial statements were prepared for the Districts and available at the Town of Florence's Finance Department.

B. Government-Wide and Fund Financial Statements

The government-wide financial statements present financial information about the primary government (the Town) and its component units. The statement includes a statement of net position and a statement of activities. These statements report the overall government financial activities, except for fiduciary activities. These statements are to distinguish between the governmental and business-type activities of the Town. Governmental activities normally are supported by taxes and intergovernmental revenues, and are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes, state-shared revenues, investment income and other items not included among program revenues are reported instead as general revenues.



Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

Generally, the effect of interfund activity has been eliminated from the government-wide financial statement to minimize the double-counting of internal activities. However, charges for interfund service provided and used are not eliminated if the prices approximate their external exchange values.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

C. Fund Balances – Governmental Funds

As of June 30, 2019, fund balances of the governmental funds are classified as follows:

Nonspendable - amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact.

Restricted - amounts that can be spent only for specific purposes because of constitutional provisions or enabling legislation or because of constraints that are externally imposed by creditors, grantors, contributors, or the laws or regulations of other governments.

Committed - amounts that can be used only for specific purposes determined by a formal action of Town Council. Town Council is the highest level of decision-making authority for the Town. Commitments may be established, modified, or rescinded only through resolutions approved by Town Council.

Assigned - amounts that do not meet the criteria to be classified as restricted or committed but that are intended to be used for specific purposes. Under the Town's adopted policy, only Town Council, the Town's Manager or the Town's Finance Director may assign amounts for specific purposes.

Unassigned - all other spendable amounts. The General Fund is the only fund that reports a positive unassigned fund balance amount.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the Town considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the Town considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless Town Council, the Town's Manager or the Town's Finance Director has provided otherwise in its commitment or assignment actions.

The General Fund has Unassigned Funds consisting of a Stabilization Arrangement in the amount of \$2,007,483. The Stabilization Arrangement was legislated by the Town Council to set aside resources to cover unanticipated deficits or revenue reductions that may be caused by adverse economic conditions or public emergency. The amount of the Stabilization Arrangement is equal to at least \$500,000 plus 10% of the operating revenues.

Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

D. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Governmental-wide Financial Statements - The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the grantor or provider have been met. As a general rule the effect of internal activity has been eliminated from the government-wide financial statements.

Fund Financial Statements - Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Town considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt services expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, sales taxes, franchise taxes, licenses and permits, charges for service, special assessments and investment income associated with the current fiscal period are considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. Grants and similar awards are recognized as revenues as soon as all eligibility requirements imposed by the grantor or provider have been met. Miscellaneous revenue is not susceptible to accrual because generally they are not measurable until received in cash. Deferred revenues also arise when the Town receives resources before it has legal claim to them, as when grant monies are received prior to meeting all eligibility requirements imposed by the provider.

Delinquent property taxes have been recorded as deferred revenue. Receivables that will not be collected within the available period have also been reported as deferred revenue on the governmental fund financial statements.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Town's enterprise funds are charges to customers for water, wastewater, and sanitation services and the Town's internal service funds are charges for fleet maintenance and facilities maintenance. Operating expenses for these funds include the cost of sales and services, administrative expenses and depreciation. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

The Town reports the following major governmental funds:

Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

General Fund - This fund is the general operating fund of the Town. It accounts for all financial resources of the Town, except those required to be accounted for in other funds.

Highway User Fund – Special Revenue Fund - This fund is used to account for the Town's share of tax revenues that are legally restricted to the maintenance of highways within the Town's boundaries.

Community Facilities Districts - Debt Service Fund - This fund accounts for the debt portion of the Town's Community Facilities Districts which are component units that provide general infrastructure and capital assets for the property within each District's boundaries.

Community Facilities Districts - Capital Improvements Fund - This fund accounts for all the acquisition and construction portion of the Town's Community Facilities Districts which are component units that provide general infrastructure and capital assets for the property within each District's boundaries.

Impact Fees Fund - This fund collects fees to help defray the costs of development of infrastructure.

Capital Improvements Fund - This fund accounts for all the acquisition and construction of major capital facilities other than those financed by proprietary funds.

*Enterprise funds* account for the operations, including debt service, 1) that are financed and operated in a manner similar to private business enterprises where the intent of the Town Council is that the costs (including depreciation) of providing goods and services to the general public on a continuing basis be financed primarily through user charges and fees, or 2) where the Town Council has decided that periodic determination of revenues earned, expenses incurred, and net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes. The Town currently operates the following enterprise funds:

Water Fund - This fund is used to account for the Town's water related operations.

Sewer Fund - This fund is used to account for the Town's sewer related operations.

Sanitation Fund - This fund is used to account for the activities of the Town's sanitation operations.

The Town reports the following fiduciary fund:

Pension Trust Fund - This Pension Trust Fund is used to account for the Town's Volunteer Firefighter's Pension Fund, a defined contribution plan for which the assets are held by the Town in a trustee account. The Town as well as the Town's firefighters make contributions to the fund. The Town's matching contribution is based on revenue received from the Firefighters Relief Fund but cannot be less than 1/2% of total compensation of all participants. If a participant terminates employment before being fully vested, then the non-vested portion of the terminated participant's account balance remains in the plan as a forfeiture. Forfeitures will be first used to pay any administrative expenses with the remaining used to reduce any the Town's contribution.

Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

E. Cash and Cash Equivalents

Cash represents amounts in demand deposits and amounts held in trust by financial institutions. The funds held in trust are available to the Town upon demand. Cash equivalents are defined as short-term (original maturities of three months or less), highly liquid investments that are 1) readily convertible to known amounts of cash and 2) so near maturity that they present insignificant risk of changes in value because of changes in interest rates.

F. Investments

Arizona Revised Statutes (A.R.S.) authorize the Town to invest public monies in the State Treasurer's Local Government Investment Pool, interest-bearing savings account, certificates of deposit, and repurchase agreements in eligible depositories; bonds or other obligations of the U.S. government that are guaranteed as to principal and interest by the U.S. government; and bonds of the State of Arizona counties, cities, school districts, and special districts as specified by statute.

The Town's investments are reported at fair value. The State's investment pool is managed by the State Treasurer's office with no regulatory oversight. The pool is not required to register with the Securities and Exchange Commission under the 1940 Investments Advisors Act. The activity and performance of the pool is reviewed monthly by the State Board of Investment in accordance with A.R.S. §35-311. The Arizona State Treasurer issues a publicly available financial report that includes financial statements and required supplementary information. Copies may be obtained by contacting the Arizona State Treasurer, 1700 West Washington, Phoenix, Arizona 85007. The fair value of a participant's position in the pool approximates the value of that participant's pool share.

G. Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of the interfund loans).

All trade and property tax receivables are shown net of allowance for uncollectibles. Trade accounts receivable in excess of 180 days comprise the trade accounts receivables allowance for uncollectibles.

Property taxes are levied by the Town and collected by the Pinal County Treasurer. Property taxes are levied no later than the third Monday in August and are payable in two installments due October 1 of the current year and March 1 of the subsequent year. Taxes become delinquent after the first business day of November and May, respectively. Interest attaches on installments after the delinquent date. Pursuant to A.R.S., a lien against assessed real and personal property attaches on the first day of January preceding assessment and levy; however according to case law, an enforceable legal claim to the asset does not arise.

Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

H. Prepaid Items

Certain payments to vendors reflect the cost applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed (consumption method).

I. Capital Assets

Capital assets, which include land, buildings, improvements other than buildings, vehicles, machinery, equipment, construction in progress, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. The Town defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life of more than three years. Such assets are recorded at historical cost. However, donated capital assets are reported at their acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

Certain capital assets of the Town are depreciated using the straight-line method over the following estimated useful lives:

Asset	Estimated Useful Life
Buildings	40 years
Improvements	20-70 years
Vehicles, machinery, and equipment	3-10 years

J. Compensated Absences

The Town's employee vacation and sick leave policies provide for granting vacation and sick leave with pay. Sick leave and vacation benefits accrue at the employee's current rate of pay. The current and long-term liabilities for accumulated vacation are reported on the government-wide financial statements and in the proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee leave, resignation and retirements. Resources from the General Fund are generally used to liquidate the governmental funds liabilities for compensated absences.

K. Long-term Obligations

In the government-wide financial statements and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position.

Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

L. Interfund Activity

Flows of cash from one fund to another without a requirement for repayment are reported as interfund transfers. Interfund transfers between governmental funds are eliminated in the Statement of Activities. Interfund transfers in the fund statements are reported as other financing sources/uses in governmental funds and after nonoperating revenues/expenses in proprietary funds.

M. Estimates

The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

N. Budgetary Data

According to the laws of the State of Arizona, all operating budgets must be approved by their governing board on or before the second Monday in August to allow sufficient time for legal announcements and hearings required for the adoption of the property tax levy on the third Monday in August.

In April, the proposed budget for the following fiscal year is presented by the Town Manager to the Town Council. The budget includes proposed expenditures and the means of financing them. Public meetings are held to obtain citizen comment.

Prior to June 30, the Town Council legally enacts the budget, through the passage of an ordinance. The ordinance sets the limit for expenditures for the year, within the voter mandated state expenditure limitation. However, on May 17, 2016, the Town held a special election to approve an amount in excess of the State imposed expenditure limitation for the fiscal year ended June 30, 2019 in which the voters approved the measure. Additional expenditures may be authorized if directly necessitated by a natural or man-made disaster as prescribed in the state constitution. The Town did not exceed their one-time approved expenditure override during the year ended June 30, 2019.

The maximum legal expenditure permitted for the year is the total budget as adopted. All funds of the Town have legally adopted budgets. The initial budget for the fiscal year may be amended during the year in a legally permissible manner. The Town adopts the budget by departments for the General Fund and by fund for all others.

The Town Manager is generally authorized to transfer budgeted amounts within any specific department's expenditure appropriation. Any budget revisions requiring a transfer between departments in the General Fund or a transfer between any other fund must be approved by the Town Council.

All unencumbered expenditure appropriations lapse at the end of the fiscal year.

Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

Encumbered amounts are re-appropriated in the following year as deemed appropriate and necessary after review by the Budget Office. Budgetary carry forwards are approved by the Town Council.

The Town approves its annual budget consistent with Generally Accepted Accounting Principles (GAAP). GAAP requires that budgetary comparison statements for the General Fund and major governmental funds be presented in the annual financial statements. These statements must display original budget, amended budget and actual results (on a budgetary basis). The Town has also shown this information as supplementary schedules for other non-major governmental funds as well as enterprise funds.

O. Excess of Expenditures over Appropriations and Deficit Fund Balance

For the year ended June 30, 2019, expenditures exceeded appropriations in the following General Fund departments (the legal level of budgetary control):

Fund	Deficit
General Fund:	
General government:	
Legal	\$ 711,016
Finance	2,690
Public safety:	
Fire	16,851
Public works:	
Facility maintenance	30,621
Culture and recreation:	
Cemetery	2,314
Community development:	
Economic development	<u>18,320</u>
Total	<u>\$ 781,812</u>

NOTE 2 - CASH AND INVESTMENTS

A. Deposits

*Custodial Credit Risk* – In the case of deposits, this is the risk that in the event of bank failure, the Town's deposits may not be returned. As of June 30, 2019, the carrying amount of deposits was \$5,749,262 and the bank balance was \$7,486,426. As of June 30, 2019, the Town's deposits were fully insured by the Federal Deposit Insurance Corporation or covered by collateral held by the pledging financial institution's trust department in the Town's name.

Restricted cash consists of the required debt service reserve fund and cash held by an outside agency for restricted use. Its future use will be for the repayments on outstanding revenue bonds payable and capital improvements.

Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 2 - CASH AND INVESTMENTS - Continued

B. Investments

The Town's investments at June 30, 2019, categorized within the fair value hierarchy established by generally accepted accounting principles, were as follows:

<u>Investment by Fair Value Level</u>	<u>Total</u>	<u>Fair Value Measurement Using</u>	
		<u>Level 1</u>	<u>Level 2</u>
U.S. Treasury securities	\$ 3,816,180	\$ 3,816,180	\$ -
U.S. agency securities	19,747,901	19,747,901	-
Assets-backed securities	4,676,880	4,676,880	-
Corporate bonds	<u>10,345,162</u>	-	<u>10,345,162</u>
Total investments by Fair Value Level	<u>38,586,123</u>	<u>\$ 28,240,961</u>	<u>\$ 10,345,162</u>
<u>External Investment Pool Measured at Fair Value</u>			
Equity	75,801		
State Investment Pool (LGIP)	<u>776,100</u>		
Total Investments Measured at Fair Value	<u>39,438,024</u>		
<u>Investments Measured at Amortized Costs</u>			
Repurchase Agreement	16,496,996		
Investment - Other	<u>1,673,381</u>		
Investments Measured at Amortized Costs	<u>18,170,377</u>		
Total Investments	<u>\$ 57,608,401</u>		

Investments are categorized as Level 1 inputs are valued using prices quoted in active markets for those investments. The investment categorized at Level 2 of the fair value hierarchy are valued using a conservative methodology based on multiple criteria, including asset class and observability of price. Inputs are observable but do not solely rely on quoted market prices to establish fair value. Investment in the State Treasurer's investment pools are valued at the pool's share price multiplied by the number of shares the Town held. The fair value of a participant's position in the pools approximates the value of the participant's pool shares. The State Board of Investment provides oversight for the State Treasurer's investment pools.

The Town utilizes a pooled investment concept for all its funds to maximize its investment program. Investment income from this internal pooling is allocated to the respective funds based upon the sources of funds invested.

Other investments that the Town owns belong to the Town's Volunteer Fire Department. Funds totaling \$302,999 are held by Securian Retirement Services and consist of a money market fund, government bonds and equity securities.

*Interest Rate Risk* - Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. Information about the sensitivity of the fair values of the Town's investments to market interest rate fluctuations is provided by the following table that shows the distribution of Town's investments by maturity:



Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 2 - CASH AND INVESTMENTS - Continued

Investment type	Total	Remaining maturity (in months)			Not applicable
		12 months or less	13 to 24 months	25 to 60 months	
Primary Government					
Repurchase Agreement	\$16,496,996	\$16,496,996	\$ -	\$ -	\$ -
Investment - Other	\$ 1,670,634	\$ 456,232	\$ 1,214,402	\$ -	\$ -
LGIP Pool 5	265,151	265,151	-	-	-
LGIP Pool 7	510,949	510,949	-	-	-
Corporate bonds	10,345,162	745,005	4,003,794	5,596,363	-
Asset-backed Security	4,676,880	-	126,018	4,550,862	-
U.S. Treasury securities	3,816,180	-	-	3,816,180	-
U.S. agency securities	<u>19,523,450</u>	-	<u>6,467,027</u>	<u>13,056,423</u>	-
	<u>57,305,402</u>	<u>18,474,333</u>	<u>11,811,241</u>	<u>27,019,828</u>	-
Fiduciary Fund					
Investment - Other	2,747	2,747	-	-	-
U.S. Government Bonds	224,451	-	-	224,451	-
Equities	<u>75,801</u>	-	-	-	<u>75,801</u>
	<u>302,999</u>	<u>2,747</u>	-	<u>224,451</u>	<u>75,801</u>
Total	<u>\$57,608,401</u>	<u>\$18,477,080</u>	<u>\$11,811,241</u>	<u>\$27,244,279</u>	<u>\$ 75,801</u>

The Town has no policy regarding interest rate risk. State law limits investments into securities having maturities no greater than five (5) years. The maximum maturity for investments in repurchase agreements is 180 days.

*Credit risk* – Custodial credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The Town does not have a formal investment policy regarding credit risk. However, the Town is prohibited by State law from investing in investments other than obligations of the U.S. Treasury and U.S. agencies, certificates of deposit in eligible depositories, repurchase agreements, obligations of the State of Arizona or any of its counties or incorporated cities, towns or duly organized school districts, improvement districts in this state and the State Treasurer’s Local Investment Pool.

Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 2 - CASH AND INVESTMENTS - Continued

Presented below is the actual rating as of year-end for each investment type.

Investment	Total	Rating	Agency
Primary Government			
Repurchase Agreement	\$ 16,496,996	Unrated	N/A
Investment - Other	1,670,634	Unrated	N/A
LGIP Pool 5	265,151	AAA/S1+	Standard and Poor's
LGIP Pool 7	510,949	Unrated	N/A
Corporate bonds	605,274	AAA	Standard and Poor's
Corporate bonds	444,785	AA+	Standard and Poor's
Corporate bonds	523,041	AA	Standard and Poor's
Corporate bonds	960,114	AA-	Standard and Poor's
Corporate bonds	1,384,769	A+	Standard and Poor's
Corporate bonds	3,106,675	A	Standard and Poor's
Corporate bonds	1,962,908	A-	Standard and Poor's
Corporate bonds	1,357,596	BBB+	Standard and Poor's
Asset-backed Security	3,364,120	AAA	Standard and Poor's
Asset-backed Security	1,312,760	Unrated	Standard and Poor's
U.S. Treasury securities	3,816,180	AA+	Standard and Poor's
U.S. agency securities	<u>19,523,450</u>	AA+	Standard and Poor's
	<u>57,305,402</u>		
Fiduciary Fund			
Investment - Other	2,747	Unrated	N/A
U.S. Government Bonds	224,451	AA+	Standard and Poor's
Equities	<u>75,801</u>	Unrated	N/A
	<u>302,999</u>		
Total	<u>\$ 57,608,401</u>		

*Concentration of Credit Risk* - At June 30, 2019, the Town's investments are included as follows:

Investment type	Total	Concentration
Repurchase Agreement	\$ 16,496,996	28.64%
Investment - Other	1,673,381	2.90%
LGIP	776,100	1.35%
Asset-backed Security	4,676,880	8.12%
U.S. Treasury securities	3,816,180	6.62%
U.S. agency securities	19,747,901	34.28%
Corporate bonds	10,345,162	17.96%
Equity	<u>75,801</u>	<u>0.13%</u>
	<u>\$ 57,608,401</u>	<u>100.00%</u>

*Custodial credit risk-investments* - For an investment, this is the risk that, in the event of the failure of the counterparty, the Town will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The Town has a custodial credit risk exposure of \$40,032,307 because the related instruments are uninsured, unregistered, and held by the Town's brokerage firm. The Town held repurchase agreements of \$16,496,996 of which the underlying securities are held by the investments' counterparty, not in the name of the Town. The Town does not have a formal investment policy regarding custodial credit risk.

Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 3 - RECEIVABLES

The Pinal County Treasurer (County) is responsible for collecting property taxes and special assessments for all governmental entities within the County. The County levies property taxes due to the Districts. In addition, the Districts provide the County with the special assessments to be billed. These taxes and assessments are billed to the property owners by the County in September. Two equal installments, payable in October and March, become delinquent after the first business days in November and May.

Property taxes are recognized as revenues in the fiscal year they are levied in the government-wide financial statements and represent a reconciling item between the government-wide and fund financial statements. In the fund financial statements, property taxes are recognized as revenues in the fiscal year they are levied and collected or if they are collected within 60 days subsequent to fiscal year-end. Property taxes not collected within 60 days subsequent to fiscal year-end or collected in advance of the fiscal year for which they are levied are reported as unavailable revenues.

Special Assessments are recognized as revenue only to the extent that the individual installments are considered current assets. Annual installments not currently receivable are reflected as deferred inflow of resources.

The following table summarizes the Town's receivables for the enterprise funds as of June 30, 2019.

Receivables:	Water Fund	Sewer Fund	Sanitation Fund	Total
Interest	\$ 29,160	\$ 39,748	\$ 4,607	\$ 73,515
Accounts	<u>531,770</u>	<u>481,521</u>	<u>67,253</u>	<u>1,080,544</u>
	560,930	521,269	71,860	1,154,059
Less:				
Allowance	<u>(6,000)</u>	<u>(3,600)</u>	<u>(1,700)</u>	<u>(11,300)</u>
	<u>\$ 554,930</u>	<u>\$ 517,669</u>	<u>\$ 70,160</u>	<u>\$ 1,142,759</u>

Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 4 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended June 30, 2019, was as follows.

<u>Governmental activities:</u>	<u>July 1, 2018,</u>	<u>Increases</u>	<u>Decreases</u>	<u>June 30, 2019</u>
Capital assets not being depreciated:				
Land	\$ 32,546,409	\$ 6,446	\$ (1,543)	\$ 32,551,312
Construction in progress	<u>1,768,113</u>	<u>2,299,436</u>	<u>-</u>	<u>4,067,549</u>
Total capital assets not being depreciated	<u>34,314,522</u>	<u>2,305,882</u>	<u>(1,543)</u>	<u>36,618,861</u>
Capital assets being depreciated:				
Buildings, infrastructure, and improvements	82,551,137	1,625,013	-	84,176,150
Vehicles, furniture, and equipment	<u>10,346,242</u>	<u>793,028</u>	<u>(194,229)</u>	<u>10,945,041</u>
Total	<u>92,897,379</u>	<u>2,418,041</u>	<u>(194,229)</u>	<u>95,121,191</u>
Less accumulated depreciation for:				
Buildings, infrastructure, and improvements	(27,446,831)	(2,658,859)	-	(30,105,690)
Vehicles, furniture, and equipment	<u>(8,070,367)</u>	<u>(442,228)</u>	<u>178,639</u>	<u>(8,333,956)</u>
Total	<u>(35,517,198)</u>	<u>(3,101,087)</u>	<u>178,639</u>	<u>(38,439,646)</u>
Total capital assets being depreciated, net	<u>57,380,181</u>	<u>(683,046)</u>	<u>(15,590)</u>	<u>56,681,545</u>
Governmental activities capital assets, net	<u>\$ 91,694,703</u>	<u>\$ 1,622,836</u>	<u>\$ (17,133)</u>	<u>\$ 93,300,406</u>
<u>Business-type activities:</u>	<u>July 1, 2018</u>	<u>Increases</u>	<u>Decreases</u>	<u>June 30, 2019</u>
Capital assets not being depreciated:				
Land	\$ 394,073	\$ 54,841	\$ -	\$ 448,914
Construction in progress	<u>1,205,761</u>	<u>2,716,463</u>	<u>(399,831)</u>	<u>3,522,393</u>
Total capital assets not being depreciated	<u>1,599,834</u>	<u>2,771,304</u>	<u>(399,831)</u>	<u>3,971,307</u>
Capital assets being depreciated:				
Buildings, infrastructure, and improvements	24,872,321	562,883	-	25,435,204
Vehicles, machinery, and equipment	<u>1,636,640</u>	<u>59,258</u>	<u>(42,746)</u>	<u>1,653,152</u>
Total	<u>26,508,961</u>	<u>622,141</u>	<u>(42,746)</u>	<u>27,088,356</u>
Less accumulated depreciation for:				
Buildings and improvements	(7,603,869)	(781,952)	-	(8,385,821)
Vehicles, machinery, and equipment	<u>(1,075,080)</u>	<u>(127,583)</u>	<u>27,155</u>	<u>(1,175,508)</u>
Total	<u>(8,678,949)</u>	<u>(909,535)</u>	<u>27,155</u>	<u>(9,561,329)</u>
Total capital assets being depreciated, net	<u>17,830,012</u>	<u>(287,394)</u>	<u>(15,591)</u>	<u>17,527,027</u>
Business-type capital assets, net	<u>\$ 19,429,846</u>	<u>\$ 2,483,910</u>	<u>\$ (415,422)</u>	<u>\$ 21,498,334</u>

Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 4 - CAPITAL ASSETS (continued)

Depreciation expense was charged to functions as follows:

Governmental activities:	
General government	\$ 692,385
Public safety	589,264
Highways and streets	1,665,259
Culture and recreations	<u>154,179</u>
Total	<u>\$ 3,101,087</u>
Business-type activities:	
Water	\$ 410,055
Sewer	494,917
Sanitation	<u>4,563</u>
Total	<u>\$ 909,535</u>

NOTE 5 - NOTES PAYABLE

The Town has a note payable to a private party for the purchase of land. The note is payable in annual installments of \$69,747 including interest at 6%. The note is secured by a deed of trust, assignments of rents, security agreement and fixture. The balance was \$181,170 at June 30, 2019.

The Town signed a promissory note from Water Infrastructure Finance Authority (WIFA) to be used for construction of a new sewer plant in the amount of \$7,500,000. As of June 30, 2019, the Town has an outstanding balance of \$2,153,454. Payments are due semi-annually including interest at 3.339%.

The Town signed a promissory note from the Water Infrastructure Finance Authority (WIFA) to be used for construction of sewer plant improvements in the amount of \$1,300,000. As of June 30, 2019, the Town has an outstanding balance of \$801,974. Payments are due semi-annually including interest at 3.750%.

The annual debt service requirements to maturity as of June 30, 2019, are as follows:

Year ending June 30:	Governmental Activities		Business-type Activities	
	Principal	Interest	Principal	Interest
2020	\$ 58,877	\$ 10,870	\$ 517,369	\$ 56,865
2021	62,410	7,338	534,291	46,589
2022	59,883	3,593	551,769	35,980
2023	-	-	814,067	22,781
2024	-	-	70,666	13,987
Thereafter	-	-	<u>467,266</u>	<u>40,053</u>
Total	<u>\$ 181,170</u>	<u>\$ 21,801</u>	<u>\$ 2,955,428</u>	<u>\$ 216,255</u>

Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 6 - BONDS PAYABLE

*Bonds payable from the Town* at June 30, 2019, consisted of the outstanding special assessment and excise tax revenue obligation bonds presented below.

In December 2015 the Town issued \$4,740,000 of pledged excise tax revenue obligation series 2015 bonds at a stated interest rate of 2.22% to finance transportation capital projects within the Town. The bonds are secured and payable from pledged excise tax revenues. The bonds mature in July 2027.

*Bonds payable from Community Facilities Districts (CFDs)*, special purpose districts created specifically to acquire or construct public infrastructure within specified areas of the Town, are authorized under state law to issue General Obligation (GO) and Special Assessment bonds to be repaid by property taxes levied on property within the districts. CFDs are created by petition of the Town Council by property owners within the area to be covered by the district and debt may be issued only after approval of the voters within the district.

**General obligation bonds:**

In November 2010 the Merrill Ranch Community Facilities District No. 2 assessment issued \$3,560,000 of Series 2010 GO bonds to finance capital improvements within the District. Interest rate is 5.86%; semi-annual interest payments are due on July 15 and January 15. Principal payments are due annually on July 15 with final maturities on July 15, 2035.

In December 2013 the Merrill Ranch Community Facilities District No. 2 issued \$1,850,000 of GO Series 2013 bonds at a premium to pay costs of acquiring certain public infrastructure within the boundaries of the District. Interest rates are 1.50% to 6.75%; semi-annual interest payments are due on July 15 and January 15. Principal payments are due annually on July 15 with final maturities on July 15, 2038.

In June 2016 the Merrill Ranch Community Facilities District No. 2 issued \$2,000,000 of GO Series 2016 bonds at a premium to pay costs of acquiring certain public infrastructure within the boundaries of the District. Interest rates are 2.0% to 5.25%; semi-annual interest payments are due on July 15 and January 15. Principal payments are due annually on July 15 with final maturities on July 15, 2040.

In February 2017 the Merrill Ranch Community Facilities District No. 1 issued \$3,245,000 of GO Series 2017 refunding bonds to advance refund a portion of outstanding GO 2008 Series A bonds. The net proceeds of \$3,245,000 together with a debt service contribution of \$300,000 were deposited in an irrevocable trust with an escrow agent to provide funds for the future debt service payments on the refunded bonds in three payments ending July 15, 2018. As a result, a portion of those GO 2008 Series A bonds are considered defeased and the liability for those bonds has been removed from the statement of net position. Interest rate is 2.97%; semi-annual interest payments are due on July 15 and January 15. Principal payments are due annually on July 15 with final maturities on July 15, 2029.

In November 2017 the Merrill Ranch Community Facilities District No. 2 issued \$1,440,000 of GO Series 2017 bonds to pay costs of acquiring certain public infrastructure within the boundaries of the District. Interest rates are 2.0% to 5.0%; semi-annual interest payments are due on July 15 and January 15. Principal payments are due annually on July 15 with final maturities on July 15, 2042.

Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 6 - BONDS PAYABLE - Continued

**Special assessments bonds:**

In June 2006 the Merrill Ranch Community Facilities District No. 1 assessment area one issued \$2,464,000 of special assessment bonds to finance capital improvements within the district. These bonds will be repaid by the property owners within the district. Interest rates are 4.3% to 5.3%; semi-annual interest payments are due on July 1 and January 1. Principal payments are due annually on July 1 with final maturities on July 1, 2030.

In June 2006 the Merrill Ranch Community Facilities District No. 2 assessment area one issued \$2,555,000 of special assessment bonds to finance capital improvements within the district. These bonds will be repaid by the property owners within the district. Interest rates are 4.3% to 5.3%; semi-annual interest payments are due on July 1 and January 1. Principal payments are due annually on July 1 with final maturities on July 1, 2030.

In September 2009 the Merrill Ranch Community Facilities District No. 1 assessment area two issued \$353,500 of special assessment bonds to finance capital improvements within the district. Interest rate is 9.0%; semi-annual interest payments are due on July 1 and January 1. Principal payments are due annually on July 1 with final maturities on July 1, 2034.

In September 2009 the Merrill Ranch Community Facilities District No. 2 assessment areas two and three issued \$829,500 of special assessment bonds to finance capital improvements within the district. Interest rates is 9.0%; semi-annual interest payments are due on July 1 and January 1. Principal payments are due annually on July 1 with final maturities on July 1, 2034.

In February 2010 the Merrill Ranch Community Facilities District No. 2 assessment area four issued \$203,000 of special assessment bonds to finance capital improvements within the district. Interest rates is 7.75%; semi-annual interest payments are due on July 1 and January 1. Principal payments are due annually on July 1 with final maturities on July 1, 2035.

In October 2010 the Merrill Ranch Community Facilities District No. 1 assessment area three issued \$290,500 of special assessment bonds to finance capital improvements within the district. Interest rates is 7.5%; semi-annual interest payments are due on July 1 and January 1. Principal payments are due annually on July 1 with final maturities on July 1, 2035.

In July 2012 the Merrill Ranch Community Facilities District No. 1 assessment area five issued \$189,000 of special assessment bonds to finance capital improvements within the district. Interest rates is 6.88%; semi-annual interest payments are due on July 1 and January 1. Principal payments are due annually on July 1 with final maturities on July 1, 2037.

In July 2016 the Merrill Ranch Community Facilities District No. 1 assessment area eight issued \$987,000 of special assessment bonds to pay costs of acquiring certain public infrastructure within the boundaries of the District. Interest rates is 5.75%; semi-annual interest payments are due on July 1 and January 1. Principal payments are due annually on July 1 with final maturities on July 1, 2040.

In January 2018 the Merrill Ranch Community Facilities District No. 2 assessment area seven issued \$262,500 of special assessment bonds to pay costs of acquiring certain public infrastructure within the boundaries of the District. Interest rates is 6%; semi-annual interest payments are due on July 1 and January 1. Principal payments are due annually on July 1 with final maturities on July 1, 2042.

Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 6 - BONDS PAYABLE - Continued

In April 2018 the Merrill Ranch Community Facilities District No. 1 assessment area nine issued \$1,477,000 of special assessment bonds to pay costs of acquiring certain public infrastructure within the boundaries of the District. Interest rates is 6%; semi-annual interest payments are due on July 1 and January 1. Principal payments are due annually on July 1 with final maturities on July 1, 2042.

**Special assessments lien bonds:**

In January 2012, the Merrill Ranch Community Facilities District No. 1 assessment area four issued \$318,500 of special assessment lien bonds to finance capital improvements within the district. These bonds will be repaid by the property owners within the district. Interest rate is 7.5%; semi-annual interest payments are due on July 1 and January 1. Principal payments are due annually on July 1 with final maturities on July 1, 2036.

In July 2013, the Merrill Ranch Community Facilities District No. 1 assessment area six issued \$413,000 of special assessment lien bonds to finance capital improvements within the district. These bonds will be repaid by the property owners within the district. Interest rate is 7.25%; semi-annual interest payments are due on July 1 and January 1. Principal payments are due annually on July 1 with final maturities on July 1, 2038.

In October 2014, the Merrill Ranch Community Facilities District No. 1 assessment area seven issued \$728,000 of special assessment bonds to finance capital improvements within the district. These bonds will be repaid by the property owners within the district. Interest rate is 6.875%; semi-annual interest payments are due on July 1 and January 1. Principal payments are due annually on July 1 with final maturities on July 1, 2039.

In May 2013, the Merrill Ranch Community Facilities District No. 2 assessment area one issued \$556,500 of special assessment bonds to finance capital improvements within the district. These bonds will be repaid by the property owners within the district. Interest rate is 6.750%; semi-annual interest payments are due on July 1 and January 1. Principal payments are due annually on July 1 with final maturities on July 1, 2038.

In July 2016, the Merrill Ranch Community Facilities District No. 2 assessment area six issued \$241,500 of special assessment bonds to finance capital improvements within the district. These bonds will be repaid by the property owners within the district. Interest rate is 6.0%; semi-annual interest payments are due on July 1 and January 1. Principal payments are due annually on July 1 with final maturities on July 1, 2040.

Bonds payable at year end consisted of the following outstanding bonds. The bonds are both callable and noncallable with interest payable semi-annually.



Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 6 - BONDS PAYABLE - Continued

A summary of long-term bond debt payable at June 30, 2019, follows:

Description	Original Amount Issued	Interest Rate	Maturity	Outstanding Principal - End of Year	Due Within One Year
<b>Revenue bonds:</b>					
Town of Florence Pledge Excise Tax Revenue Obligation, Series 2015	\$ 4,740,000	2.22%	07/01/2027	\$ 3,961,000	\$ 403,000
<b>General obligation bonds:</b>					
CFD No.1 General Obligation Bonds 2008A	4,390,000	6.00-7.40%	07/15/2033	270,000	130,000
CFD No.2 General Obligation Bonds 2010	3,560,000	5.86%	07/15/2035	2,555,000	95,000
CFD No.2 General Obligation Bonds 2013	1,850,000	1.50-6.75%	07/15/2038	1,680,000	25,000
CFD No.2 General Obligation Bonds 2016	2,000,000	2.00-5.25%	07/15/2040	1,825,000	35,000
CFD No.1 General Obligation Bonds 2017	3,245,000	2.97%	07/15/2029	2,840,000	115,000
CFD No.2 General Obligation Bonds 2017	1,440,000	2.00-5.00%	07/15/2042	750,000	-
<b>Special assessment bonds:</b>					
CFD No.1 Special Assessment Bonds 2006	2,464,000	4.30-5.30%	07/01/2030	995,000	62,000
CFD No.2 Special Assessment Bonds 2006	2,555,000	4.30-5.30%	07/01/2030	1,111,000	69,000
CFD No.1 Special Assessment Bonds 2009	353,500	9.00%	07/01/2034	241,730	7,170
CFD No.2 Special Assessment Bonds 2009	829,500	9.00%	07/01/2034	565,370	17,520
CFD No.2 Special Assessment Bonds 2010	203,000	7.75%	07/01/2035	153,270	4,280
CFD No.1 Special Assessment Bonds 2010	290,500	7.5%	07/01/2035	238,530	6,740
CFD No.1 Special Assessment Bonds 2012	189,000	6.88%	07/01/2037	157,000	4,000
CFD No.1 Special Assessment Bonds 2016	987,000	5.75%	07/01/2040	946,000	22,000
CFD No.2 Special Assessment Bonds 2018	262,500	6%	07/01/2042	262,500	4,500
CFD No.1 Special Assessment Bonds 2018	1,477,000	6%	07/01/2042	1,477,000	-
<b>Special assessment lien bonds:</b>					
CFD No.1 Special Assessment Lien Bonds 2012	318,500	7.5%	07/01/2036	189,590	7,837
CFD No.1 Special Assessment Lien Bonds 2013	413,000	7.25%	07/01/2038	333,157	9,080
CFD No.1 Special Assessment Lien Bonds 2014	728,000	6.875%	07/01/2039	540,834	15,540
CFD No.2 Special Assessment Lien Bonds 2013	556,500	6.75%	07/01/2038	404,352	12,850
CFD No.2 Special Assessment Lien Bonds 2016	241,500	6%	07/01/2040	205,584	5,340
<b>Total</b>	<b>\$ 33,093,500</b>			<b>\$ 21,701,917</b>	<b>\$ 1,050,857</b>

The annual debt service requirements to maturity on governmental bonds payable at June 30, 2019, are summarized as follows:

Year ending June 30:	Governmental Activities	
	Principal	Interest
2020	\$ 1,050,857	\$ 1,092,949
2021	1,121,624	1,032,084
2022	1,160,446	986,104
2023	1,208,885	940,909
2024	1,247,975	893,505
Thereafter	15,912,130	7,432,608
Total	<b>\$ 21,701,917</b>	<b>\$ 12,378,159</b>

Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 7 - CHANGES IN LONG-TERM LIABILITIES

The following schedule details the Town's long-term liability and obligation activity for the fiscal year ended June 30, 2019:

	Balance at July 1, 2018	Additions	Reductions	Balance at June 30, 2019	Due Within One Year
Governmental activities:					
Bonds payable	\$ 23,709,566	\$ -	\$ (2,007,649)	\$ 21,701,917	\$ 1,050,857
Notes payable	236,715	-	(55,545)	181,170	58,877
Compensated absences	451,258	445,163	(396,964)	499,457	424,538
Claims and judgment	-	1,700,000	-	1,700,000	-
Net pension liability	8,312,861	-	(441,733)	7,871,128	-
Premiums	<u>267,402</u>	<u>-</u>	<u>(11,537)</u>	<u>255,865</u>	<u>-</u>
Governmental activities long-term liabilities	<u>\$ 32,977,802</u>	<u>\$ 2,145,163</u>	<u>\$ (2,913,428)</u>	<u>\$ 32,209,537</u>	<u>\$ 1,534,272</u>
Business-type activities:					
Notes payable	\$ 3,456,411	\$ -	\$ (500,983)	\$ 2,955,428	\$ 517,369
Compensated absences	39,343	22,645	(17,395)	44,593	37,903
Net pension liability	<u>1,331,787</u>	<u>-</u>	<u>(186,585)</u>	<u>1,145,202</u>	<u>-</u>
Business-type activities long-term liabilities	<u>\$ 4,827,541</u>	<u>\$ 22,645</u>	<u>\$ (704,963)</u>	<u>\$ 4,145,223</u>	<u>\$ 555,272</u>

Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 8 - INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

At June 30, 2019, all interfund balances consisted of short term loans made to cover operating cash deficits by the General Fund. At June 30, 2019, interfund receivables/payables consisted of the following:

Fund	Receivable Amounts	Payable Amounts
General Fund	\$ 450,053	\$ 2,233,227
Highway User	1,456,944	-
Capital Improvements	125,167	-
Non-Major Governmental Funds	138,377	114,871
Water	50,321	-
Sewer	119,580	-
Sanitation	7,656	-
Total	<u>\$ 2,348,098</u>	<u>\$ 2,348,098</u>

At June 30, 2019, there were the following interfund transfers:

Fund	Transfers In	Transfers out
General Fund	\$ 1,294,609	\$ 90,844
Highway User	8,665	343,991
CFD Debt Service	51,573	13,362
CFD Capital Improvements	2,535	359
Capital Improvements	44,704	94,505
Non-Major Governmental Funds	206,559	119,087
Water	-	432,850
Sewer	-	463,053
Sanitation	14,138	64,732
Total	<u>\$ 1,622,783</u>	<u>\$ 1,622,783</u>

All transfers made during the year were to cover operations or debt service as approved during budget development, or were necessary for grant matching purposes.

Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 9 - RISK MANAGEMENT

The Town is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters. The Town's insurance protection is provided by the Arizona Municipal Risk Retention Pool, of which the Town is a participating member.

The Arizona Municipal Risk Retention Pool is structured such that member premiums are based on an actuarial review that will provide adequate reserves to allow the pool to meet its expected financial obligations. The pool has authority to assess its members additional premiums should reserve and annual premiums be insufficient to meet the pool's obligations. The Town has no known claims in excess of \$250,000 for the fiscal year ending June 30, 2019.

The maximum liability for the Town for the fiscal year is \$500,000 and the deductible is \$250,000 per occurrence. The Town is insured by the Workers' Compensation Insurance Fund for potential worker-related accidents.

NOTE 10 - CONTINGENT LIABILITIES

Federal and State grants and loans – The Town has received a number of grants and loans from both the Federal and State governments. Although the programs have been audited, not all audits have been approved as of June 30, 2019; however, the Town expects no material disallowances of expenditures.

At June 30, 2019, the Town accrued \$1.7 million in anticipation of a settlement payment from a court order.

NOTE 11 - PENSIONS AND OTHER POSTEMPLOYMENT BENEFITS

The Town contributes to the plans described below. The plans are component units of the State of Arizona.

At June 30, 2019, the Town reported the following aggregate amounts related to pensions for all plans to which it contributes:

Statement of Net Position and Statement of Activities	Governmental Activities	Business-type Activities	Total
Net pension liabilities	\$ 7,871,128	\$ 1,145,202	\$ 9,016,330
Deferred outflows of resources	2,925,093	167,129	3,092,222
Deferred inflows of resources	1,920,239	204,648	2,124,887
Pension expense	996,955	(42,786)	954,169

The Town did not disclose the OPEB plan separately because of its insignificance to the City's financial statements. The Town's accrued payroll and employee benefits includes \$25,510 of outstanding pension and OPEB contribution amounts payable to all plans for the year ended June 30, 2019.

Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 11 - PENSIONS AND OTHER POSTEMPLOYMENT BENEFITS - Continued

The Town reported \$1,116,023 of pension and OPEB contributions as expenditures in the governmental funds related to all pension plans to which it contributes.

A. Arizona State Retirement System

Plan Description - The Town's employees that are not covered by the other pension plans described after this section participate in the Arizona State Retirement System (ASRS). The ASRS administers a cost-sharing multiple-employer defined benefit pension plan, a cost-sharing multiple-employer defined benefit health insurance premium benefit (OPEB) plan, and a cost-sharing multiple-employer defined benefit long-term disability (OPEB) plan. The Arizona State Retirement System Board governs the ASRS according to the provisions of A.R.S. Title 38, Chapter 5, Articles 2 and 2.1. The ASRS issues a publicly available financial report that includes its financial statements and required supplementary information. The report is available on the ASRS website at [www.azasrs.gov](http://www.azasrs.gov).

Benefits Provided - The ASRS provides retirement, health insurance premium supplement, long-term disability, and survivor benefits. State statute establishes benefit terms. Retirement benefits are calculated on the basis of age, average monthly compensation, and service credit as follows:

ASRS	Retirement	
	Initial membership date:	
	Before July 1, 2011	On or after July 1, 2011
Years of service and age required to receive benefit	Sum of years and age equals 80 10 years, age 62 5 years, age 50* any years, age 65	30 years, age 55 25 years, age 60 10 years, age 62 5 years, age 50* any years, age 65
Final average salary is based on	Highest 36 consecutive months of last 120 months	Highest 60 consecutive months of last 120 months
Benefit percent per year of service	2.1% to 2.3%	2.1% to 2.3%

\*With actuarially reduced benefits.

Retirement benefits for members who joined the ASRS prior to September 13, 2013, are subject to automatic cost-of-living adjustments based on excess investment earnings. Members with a membership date on or after September 13, 2013, are not eligible for cost-of-living adjustments. Survivor benefits are payable upon a member's death. For retired members, the retirement benefit option chosen determines the survivor benefit. For all other members, the beneficiary is entitled to the member's account balance that includes the member's contributions and employer's contributions, plus interest earned.

Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 11 - PENSIONS AND OTHER POSTEMPLOYMENT BENEFITS - Continued

Health insurance premium benefits are available to retired or disabled members with 5 years of credited services. The benefits are payable only with respect to allowable health insurance premiums for which the member is responsible. For members with 10 or more years of service, benefits range from \$100 per month to \$260 per month depending on the age of the member and dependents. For members with 5 to 9 years of service, the benefits are the same dollar amounts as above, multiplied by a vesting fraction based on completed years of service.

Active members are eligible for a monthly long-term disability benefit equal to two-thirds of monthly earnings. Members receiving benefits continue to earn service credit up to their normal retirement dates. Members with long-term disability commencement dates after June 30, 1999, are limited to 30 years of service or the service on record as of the effective disability date if their service is greater than 30 years.

Contributions - In accordance with state statutes, annual actuarial valuations determine active member and employer contribution requirements. The combined active member and employer contribution rates are expected to finance the costs of benefits employees earn during the year, with an additional amount to finance any unfunded accrued liability. For the year ended, June 30, 2019, statutes required active ASRS members to contribute at the actuarially determined rate of 11.8 percent (11.64 percent for retirement and 0.16 percent for long-term disability) of the members' annual covered payroll and statutes required the Town to contribute at the actuarially determined rate of 11.8 percent (11.18 percent for retirement, 0.46 percent for health insurance premium benefit, and 0.16 percent for long-term disability) of the active members' annual covered payroll. The Town's contributions to the pension, health insurance premium benefit, and long-term disability plans for the year ended June 30, 2019 were \$609,182, \$0, and \$8,042, respectively.

During fiscal year 2019, the Town paid for ASRS pension and OPEB contributions as follows: 69 percent from the General Fund, 15 percent from Highway User Fund, 8 percent from the Water Fund, 7 percent from Sewer Fund, and 1 percent from the Sanitation Fund.

Liability - At June 30, 2019, the Town reported a liability of \$7,169,812 for its proportionate share of the ASRS' net pension/OPEB liability. The net asset and liabilities were measured as of June 30, 2018. The total liability used to calculate the net asset or liability was determined using update procedures to roll forward the total liability from an actuarial valuation as of June 30, 2017, to the measurement date of June 30, 2018. The total liabilities as of June 30, 2018, reflects changes in the actuarial assumptions based on the results of an actuarial experience study for the 5-year period ended June, 30, 2016, including decreasing the discount rate from 8 percent to 7.5 percent, changing the projected salary increases from 3-6.75 percent to 2.7-7.2 percent, decreasing the inflation rate from 3 percent to 2.3 percent, and changing the mortality rates.

The Town's proportion of the net asset or net liability was based on the Town's actual contributions to the plan relative to the total of all participating employers' contributions for the year ended June 30, 2018. The Town's proportion measured as of June 30, 2018 was 0.05 percent, which was the same proportion as in the prior year.

Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 11 - PENSIONS AND OTHER POSTEMPLOYMENT BENEFITS - Continued

Expense and Deferred Outflows/Inflows of Resources - For the year ended June 30, 2019, the Town recognized pension and OPEB expense for ASRS of \$(141,392) and reported deferred outflows of resources and deferred inflows of resources related to pensions and OPEB from the following sources:

ASRS	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 197,981	\$ 56,623
Changes of assumptions or other inputs	231,145	634,967
Net difference between projected and actual earnings on pension plan investments		211,923
Changes in proportion and differences between Town contributions and proportionate share of contributions		377,737
Town contributions subsequent to the measurement date	<u>617,224</u>	
Total	<u>\$ 1,046,350</u>	<u>\$ 1,281,250</u>

The amounts reported as deferred outflows of resources related to ASRS pensions and OPEB resulting from contributions subsequent to the measurement date, as reported in the table above, will be recognized as a reduction of the net pension liability in the year ended June 30, 2020. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to ASRS pension and OPEB will be recognized as expenses as follows:

<u>Year ending June 30,</u>	<u>Pension/OPEB</u>
2020	\$ (219,699)
2021	(293,208)
2022	(268,459)
2023	(75,844)
2024	3,254
Thereafter	1,832

Actuarial Assumptions - The significant actuarial assumptions used to measure the total ASRS pension/OPEB liability are as follows:

ASRS	
Actuarial valuation date	June 30, 2017
Actuarial roll forward date	June 30, 2018
Actuarial cost method	Entry age normal
Investment rate of return	7.5%
Projected salary increases	2.7-7.2% for pensions/not applicable for OPEB
Inflation	2.3%
Permanent benefit increase	Included for pensions/not applicable for OPEB
Mortality rates	2017 SRA Scale U-MP for pensions and health insurance premium benefit
Recovery rates	2012 GLDT for long-term disability
Healthcare cost trend rate	Not applicable

Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 11 - PENSIONS AND OTHER POSTEMPLOYMENT BENEFITS - Continued

The actuarial assumptions used in the June 30, 2017 valuation were based on the results of an actuarial experience study for the five-year period ended June 30, 2016.

The long-term expected rate of return on ASRS plan investments was determined to be 7.5 percent using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

ASRS	Target	Long-term
<u>Asset class</u>	<u>allocation</u>	<u>geometric real</u>
		<u>rate of return</u>
Equity	50%	5.50%
Fixed income	30%	3.83%
Real estate	20%	5.85%
Total	<u>100%</u>	

Discount Rate - At June 30, 2018, the discount rate used to measure the ASRS total pension/OPEB liability was 7.5 percent, which was a decrease of 0.5 from the discount rate used as of June 30, 2017. The projection of cash flows used to determine the discount rate assumed that contributions from participating employers will be made based on the actuarially determined rates based on the ASRS Board's funding policy, which establishes the contractually required rate under Arizona statute. Based on those assumptions, the plans' fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension/OPEB liability.

Sensitivity of the Proportionate Share of the Net Pension/OPEB (Asset) Liability to Changes in the Discount Rate - The following presents the Town's proportionate share of the net pension/OPEB (asset) liability calculated using the discount rate of 7.5 percent, as well as what the proportionate share of the net pension/OPEB (asset) liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.5 percent) or 1-percentage-point higher (8.5 percent) than the current rate:

ASRS	1% Decrease	Current Discount	1% Increase
	<u>(6.5%)</u>	<u>Rate (7.5%)</u>	<u>(8.5%)</u>
Town's proportionate share of the net pension/OPEB liability	\$ 10,305,166	\$ 7,169,812	\$ 4,548,414

Plan Fiduciary Net Position - Detailed information about the plans' fiduciary net position is available in the separately issued ASRS financial report.



Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 11 - PENSIONS AND OTHER POSTEMPLOYMENT BENEFITS - Continued

B. Public Safety Personnel Retirement System

Plan Descriptions - Town police department employees who are regularly assigned hazardous duty participate in the Public Safety Personnel Retirement System (PSPRS) or employees who became members on or after July 1, 2017, may participate in the Public Safety Personnel Defined Contribution Retirement Plan (PSPDCRP). The PSPRS administers agent and cost-sharing multiple-employer defined benefit pension plan and agent and cost-sharing multiple-employer defined benefit health insurance premium benefit (OPEB) plans. A 9-member board known as the Board of Trustees and the participating local boards govern the PSPRS according to the provisions of A.R.S. Title 38, Chapter 5, and Article 4.

The PSPRS issues publicly available financial reports that include financial statements and required supplementary information for the PSPRS plans. The report is available on the PSPRS website at [www.psprs.com](http://www.psprs.com).

Benefits Provided - The PSPRS provides retirement, health insurance premium supplement, disability, and survivor benefits. State statute establishes benefits terms. Retirement, disability, and survivor benefits are calculated on the basis of age, average monthly compensation, and service credit as follows:

PSPRS	Initial membership date:	
	Before January 1, 2012	On or after January 1, 2012 and before July 1, 2017
<b>Retirement and Disability:</b>		
Years of service and age required to receive benefit	20 years of service, any age 15 years of service, age 62	25 years of service or 15 years of credited service, age 52.5
Final average salary is based on	Highest 36 consecutive months of last 20 years	Highest 60 consecutive months of last 20 years
Benefit percent		
Normal Retirement	50% less 2.0% for each year of credited service less than 20 years OR plus 2.0% to 2.5% for each year of credited service over 20 years, not to exceed 80%	1.5% to 2.5% per year of credited service, not to exceed 80%
Accidental Disability Retirement	50% or normal retirement, whichever is greater	
Catastrophic Disability Retirement	90% for the first 60 months then reduced to either 62.5% or normal retirement, whichever is greater	
Ordinary Disability Retirement	Normal retirement calculated with actual years of credited service or 20 years of credited service, whichever is greater, multiplied by years of credited service (not to exceed 20 years) divided by 20	
<b>Survivor Benefit:</b>		
Retired Members	80% to 100% of retired member's pension benefit	
Active Members	80% to 100% of accidental disability retirement benefit or 100% of average monthly compensation if death was the result of injuries received on the job	

Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 11 - PENSIONS AND OTHER POSTEMPLOYMENT BENEFITS - Continued

Retirement and survivor benefits are subject to automatic cost-of-living adjustments based on inflation. PSPRS also provides temporary disability benefits of 50 percent of the member's compensation for up to 12 months

Health insurance premium benefits are available to retired or disabled members with 5 years of credited service. The benefits are payable only with respect to allowable health insurance premiums for which the member is responsible. Benefits range from \$100 per month to \$260 per month depending on the age of the member and dependents.

Employees Covered by Benefit Terms - At June 30, 2019, the following employees were covered by the agent plans' benefit terms:

	PSPRS - Police	PSPRS - Fire
Inactive employees or beneficiaries currently receiving benefits	7	2
Inactive employees entitled to but not yet receiving benefits	9	2
Active employees	24	25
Total	<u>40</u>	<u>29</u>

Contributions - State statutes establish the pension contribution requirements for active PSPRS employees. In accordance with state statutes, annual actuarial valuations determine employer contribution requirements for PSPRS and health insurance premium benefits. The combined active member and employer contribution rates are expected to finance the costs of benefits employees earn during the year, with an additional amount to finance any unfunded accrued liability. Contributions rates for the year ended June 30, 2019, are indicated below. Rates are a percentage of active members' annual covered payroll.

	PSPRS - Police	PSPRS - Fire
Active members – pension:		
PSPRS members with an initial date on or before July 19, 2011	7.65%	7.65%
Town of Florence		
Pension	18.22%	16.22%
Health insurance premium benefit	0%	0.38%

For the agent plan, the contributions to the pension plan for the year ended June 30, 2019 were:

	PSPRS- Police	PSPRS- Fire
Contributions made	\$ 290,235	\$ 307,150

During the fiscal year 2019, the Town paid for PSPRS and OPEB contributions from the General Fund.

Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 11 - PENSIONS AND OTHER POSTEMPLOYMENT BENEFITS - Continued

Liability - At June 30, 2019, the Town reported the following net pension liabilities:

	<u>Net pension liability</u>
PSPRS - Police	\$ 994,299
PSPRS - Fire	852,219

The net liabilities were measured as of June 30, 2018, and the total liability used to calculate the net liability was determined by an actuarial valuation as of that date.

Actuarial Assumptions - The significant actuarial assumptions used to measure the total pension/OPEB liability are as follows:

*PSPRS*

Actuarial valuation date	June 30, 2018
Actuarial cost method	Entry age normal
Investment rate of return	7.4%
Wage inflation	3.5% for pensions/not applicable for OPEB
Price inflation	2.5% for pensions/not applicable for OPEB
Cost-of-living adjustment	Included for pensions/not applicable for OPEB
Mortality rates	RP-2014 tables using MP-2016 improvement scale with adjustments to match current experience.
Healthcare cost trend rate	Not applicable

Actuarial assumptions used in the June 30, 2018, valuation were based on the results of an actuarial experience study for the five-year period ended June 30, 2016.

Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 11 - PENSIONS AND OTHER POSTEMPLOYMENT BENEFITS - Continued

The long-term expected rate of return on PSPRS pension plan investments was determined to be 7.4 percent using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of plan investment expenses and inflation) are developed for each major asset class. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

PSPRS and CORP Asset Class	Target Allocation	Long-term expected geometric real rate of return
Short term investments	2%	0.25%
Risk parity	4%	5.00%
Fixed income	5%	1.25%
Real assets	9%	4.52%
GTS	12%	3.96%
Private credit	16%	6.75%
Real estate	10%	3.75%
Private equity	12%	5.83%
Non-U.S. equity	14%	8.70%
U.S. equity	<u>16%</u>	7.60%
Total	<u>100%</u>	

Discount Rates - At June 30, 2018, the discount rate used to measure the PSPRS total pension/OPEB liabilities was 7.4 percent, which was the same as the discount rate used as of June 30, 2017. The projection of cash flows used to determine the discount rates assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between the actuarially determined contribution rate and the member rate. Based on those assumptions, the plans' fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension/OPEB liability.

Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 11 - PENSIONS AND OTHER POSTEMPLOYMENT BENEFITS - Continued

Changes in the Agent Plan's Net Pension/OPEB Liability:

PSPRS - Police	Increase (decrease)		
	Total		Net
	pension/OPEB liability (a)	Plan fiduciary net position (b)	pension/OPEB (asset) liability (a) - (b)
Balances at June 30, 2018	\$ 6,948,036	\$ 6,011,105	\$ 936,931
Changes for the year:			
Service cost	321,000	-	321,000
Interest on the total liability	517,225	-	517,225
Changes of benefit terms	-	-	-
Differences between expected and actual experience in the measurement of the liability	(132,323)	-	(132,323)
Changes of assumptions or other inputs	-	-	-
Contributions - employer	-	314,163	(314,163)
Contributions - employee	-	147,044	(147,044)
Net investment income	-	417,202	(417,202)
Benefit payments, including refunds or employee contributions	(238,034)	(238,034)	-
Hall/Parker settlement	-	(222,896)	222,896
Administrative expense	-	(7,050)	7,050
Other changes	-	71	(71)
Net changes	467,868	410,500	57,368
Balances at June 30, 2019	\$ 7,415,904	\$ 6,421,605	\$ 994,299

Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 11 - PENSIONS AND OTHER POSTEMPLOYMENT BENEFITS - Continued

PSPRS - Fire	Increase (decrease)		
	Total		Net
	pension/OPEB liability (a)	Plan fiduciary net position (b)	pension/OPEB (asset) liability (a) - (b)
Balances at June 30, 2018	\$ 5,439,254	\$ 4,942,312	\$ 496,942
Changes for the year:			
Service cost	355,429	-	355,429
Interest on the total liability	414,355	-	414,355
Changes of benefit terms	-	-	-
Differences between expected and actual experience in the measurement of the liability	143,551	-	143,551
Changes of assumptions or other inputs	-	-	-
Contributions - employer	-	310,483	(310,483)
Contributions - employee	-	144,528	(144,528)
Net investment income	-	347,282	(347,282)
Benefit payments, including refunds or employee contributions	(35,145)	(35,145)	-
Hall/Parker settlement	-	(238,304)	238,304
Administrative expense	-	(5,986)	5,986
Other changes	-	55	(55)
Net changes	878,190	522,913	355,277
Balances at June 30, 2019	\$ 6,317,444	\$ 5,465,225	\$ 852,219

Sensitivity of the Net Pension/OPEB (asset) Liability to Changes in the Discount Rate - The following table presents the Town's net pension/OPEB (asset) liabilities calculated using the discount rate of 7.4 percent, as well as what the Town's net pension/OPEB (asset) liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.4 percent) or 1-percentage-point higher (8.4 percent) than the current rate:

	1% Decrease (6.40%)	Current Discount Rate (7.40%)	1% Increase (8.40%)
PSPRS - Police			
Net pension/OPEB liability	\$ 2,103,635	\$ 994,299	\$ 95,478
PSPRS - Fire			
Net pension/OPEB (asset) liability	2,058,217	852,219	(107,990)

Plan Fiduciary Net Position - Detailed information about the plans' fiduciary net position is available in the separately issued PSPRS financial report.

Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 11 - PENSIONS AND OTHER POSTEMPLOYMENT BENEFITS - Continued

Expense - For the year ended June 30, 2019, the Town recognized the following pension and OPEB expense:

	Pension expense
PSPRS - Police	\$ 508,435
PSPRS - Fire	587,126

Deferred Outflows/Inflows of Resources - At June 30, 2019, Town of Florence, Arizona reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
<b>PSPRS - Police</b>		
Differences between expected and actual experience	\$ 8,594	\$ 537,194
Changes of assumptions or other inputs	452,391	6,570
Net difference between projected and actual earnings on pension plan investments	71,550	4,712
Town contributions subsequent to the measurement date	290,235	-
Total	\$ 822,770	\$ 548,476
<b>PSPRS - Fire</b>		
Differences between expected and actual experience	\$ 553,706	\$ 287,300
Changes of assumptions or other inputs	308,380	5,430
Net difference between projected and actual earnings on pension plan investments	53,866	2,431
Town contributions subsequent to the measurement date	307,150	-
Total	\$ 1,223,102	\$ 295,161

The amounts reported as deferred outflows of resources related to pensions and OPEB resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net liability in the year ending June 30, 2020. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension and OPEB as expenses as follows:

	PSPRS - Police	PSPRS - Fire
Year ending June 30,		
2020	\$ 86,950	\$ 114,586
2021	48,500	87,168
2022	(33,218)	31,306
2023	(44,409)	67,191
2024	(42,355)	62,204
Thereafter	(31,409)	258,336

Town of Florence, Arizona  
Notes to Financial Statements  
June 30, 2019

NOTE 11 - PENSIONS AND OTHER POSTEMPLOYMENT BENEFITS - Continued

C. Florence Volunteer Firefighter Retirement Profit Sharing Plan and Trust Fund

The Florence Volunteer Firefighter Retirement Profit Sharing Plan and Trust Fund is a profit sharing thrift plan, which was approved by the Town Council on January 1, 1992, under Arizona Revised Statutes Section §9-981. The authority to establish and amend benefit provisions rests with the Town Council. In January, 2009, the council revised the pension and benefit program for the part-time firefighters.

The assets of the plan are valued annually and the earnings or loss is distributed among the participant's accounts in the plan. The only expenditures being made from this fund are administration fees, benefit payments, and refunds to those firefighters who leave the service of the Fire Department before becoming eligible for pension benefits. The cost of administering the plan is financed from the plans assets. Retirement with full benefits can be through termination of employment for reasons other than death, disability, or normal retirement. This plan was fully vested as of June 30, 2019. The Town's required matching contributions for the plan were covered by the accumulated forfeited funds for the year ended June 30, 2019. As of June 30, 2019, there were seven eligible employees participating in the plan. The plan is administered by Securian Financial.

The plan has never had an actuarial valuation; however, benefits cannot exceed plan assets. The fair values of mutual funds are determined from readily available market quotations. The fund uses the accrual basis of accounting. Contributions are recognized when earned; benefits and refunds are expensed when incurred. Separate audited financial statements of this employee benefit plan are not available.

NOTE 12 - CONSTRUCTION AND OTHER SIGNIFICANT COMMITMENTS

Construction commitments - The Town has active construction projects as of June 30, 2019. As discussed earlier in Note 1.N, Budgetary Data, the encumbrances and related appropriation lapse at the end of the year, but are re-appropriated and become part of the subsequent year's budget because performance under the executory contract is expected in the next fiscal year.

Encumbrances - As discussed in Note 1.N, Budgetary Data, encumbrance accounting is utilized to the extent necessary to assure effective budgetary control and accountability and to facilitate effective cash planning and control.

At year end the Town did not have commitments with contractors or any amount of encumbrances expected to be honored upon performance by the vendor in the next year.





OTHER REQUIRED SUPPLEMENTARY INFORMATION



Town of Florence, Arizona  
Schedule of the Proportionate Share of the Net Pension/OPEB Liability  
Cost-Sharing Plan  
June 30, 2019

ASRS

	Reporting Fiscal Year (Measurement Date)					2014 through 2010
	2019 (2018)	2018 (2017)	2017 (2016)	2016 (2015)	2015 (2014)	
Town's proportion of the net pension/OPEB liability	0.05 %	0.05 %	0.06 %	0.06 %	0.06 %	Information not available
Town's proportionate share of the net pension/OPEB liability	\$ 7,169,812	\$ 8,220,537	\$ 9,043,805	\$ 9,160,327	\$ 8,332,184	
Town's covered payroll	\$ 5,516,752	\$ 5,347,532	\$ 5,369,134	\$ 5,439,862	\$ 5,072,813	
Town's proportionate share of the net pension/OPEB liability as a percentage of its covered payroll	129.96 %	153.73 %	168.44 %	168.39 %	164.25 %	
Plan fiduciary net position as a percentage of the total pension/OPEB liability	73.40 %	69.92 %	67.06 %	68.35 %	69.49 %	

See the accompanying notes to this schedule.

Town of Florence, Arizona  
Schedule of Changes in the Pension/OPEB Liability and Related Ratios  
Agent Plans  
June 30, 2019

	Reporting Fiscal Year (Measurement Date)					2014 through 2010
	2019 (2018)	2018 (2017)	2017 (2016)	2016 (2015)	2015 (2014)	
<b>PSPRS - Police Pension/OPEB</b>						
Total pension/OPEB liability:						
Service cost	\$ 321,000	\$ 384,568	\$ 365,808	\$ 342,618	\$ 318,072	Information not available
Interest on the total pension/OPEB liability	517,225	491,657	439,533	400,319	316,736	
Changes of benefit terms	-	102,492	325,653	-	69,287	
Differences between expected and actual experience in the measurement of the pension liability	(132,323)	(291,736)	(282,127)	(65,501)	23,569	
Changes of assumptions or other inputs	-	125,108	271,137	-	506,321	
Benefit payments, including refunds of employee contributions	<u>(238,034)</u>	<u>(454,388)</u>	<u>(207,846)</u>	<u>(171,147)</u>	<u>(191,863)</u>	
Net change in total pension liability	467,868	357,701	912,158	506,289	1,042,122	
Total pension liability—beginning	<u>6,948,036</u>	<u>6,590,335</u>	<u>5,520,163</u>	<u>5,013,874</u>	<u>3,971,752</u>	
Total pension liability—ending (a)	<u>\$ 7,415,904</u>	<u>\$ 6,948,036</u>	<u>\$ 6,432,321</u>	<u>\$ 5,520,163</u>	<u>\$ 5,013,874</u>	
<b>Plan fiduciary net position:</b>						
Contributions—employer	\$ 314,163	\$ 256,748	\$ 278,284	\$ 225,441	\$ 221,399	
Contributions—employee	147,044	195,543	215,558	208,870	192,212	
Net investment income	417,202	635,515	29,001	167,656	518,949	
Benefit payments, including refunds of employee contributions	(238,034)	(454,388)	(207,846)	(171,147)	(191,863)	
Hall/Parker settlement	(222,896)	-	-	-	-	
Administrative expense	(7,050)	(6,023)	(4,574)	(4,474)	-	
Other changes	<u>71</u>	<u>67</u>	<u>(20,975)</u>	<u>(3,606)</u>	<u>(117,115)</u>	
Net change in plan fiduciary net position	410,500	627,462	289,448	422,740	623,582	
Plan fiduciary net position—beginning	<u>6,011,105</u>	<u>5,383,643</u>	<u>4,879,960</u>	<u>4,457,220</u>	<u>3,833,638</u>	
Plan fiduciary net position—ending (b)	<u>\$ 6,421,605</u>	<u>\$ 6,011,105</u>	<u>\$ 5,169,408</u>	<u>\$ 4,879,960</u>	<u>\$ 4,457,220</u>	
Town's net pension/OPEB liability - ending (a) - (b)	\$ 994,299	\$ 936,931	\$ 1,262,913	\$ 640,203	\$ 556,654	
Plan fiduciary net position as a percentage of the total pension liability	86.59 %	86.52 %	80.37 %	88.40 %	88.90 %	
Covered payroll	\$ 1,515,788	\$ 1,737,141	\$ 1,866,376	\$ 1,846,771	\$ 1,713,615	
Town's net pension/OPEB liability as a percentage of covered payroll	65.60 %	53.94 %	67.67 %	34.67 %	32.48 %	

See the accompanying notes to this schedule.

Town of Florence, Arizona  
Schedule of Changes in the Pension/OPEB Liability and Related Ratios  
Agent Plans  
June 30, 2019

	Reporting Fiscal Year (Measurement Date)					2014 through 2010
	2019 (2018)	2018 (2017)	2017 (2016)	2016 (2015)	2015 (2014)	
<b>PSPRS - Fire Pension/OPEB</b>						
Total pension/OPEB liability:						
Service cost	\$ 355,429	\$ 372,082	\$ 286,511	\$ 334,719	\$ 256,499	Information not available
Interest on the total pension/OPEB liability	414,355	347,018	282,339	217,485	164,612	
Changes of benefit terms	-	72,237	452,222	-	(9,051)	
Differences between expected and actual experience in the measurement of the pension liability	143,551	75,199	(357,287)	312,802	204,613	
Changes of assumptions or other inputs	-	147,470	213,139	-	27,389	
Benefit payments, including refunds of employee contributions	(35,145)	(31,219)	(10,192)	(19,275)	-	
Net change in total pension/OPEB liability	878,190	982,787	866,732	845,731	644,062	
Total pension liability—beginning	<u>5,439,254</u>	<u>4,456,467</u>	<u>3,458,516</u>	<u>2,612,785</u>	<u>1,968,723</u>	
Total pension liability—ending (a)	<u>\$ 6,317,444</u>	<u>\$ 5,439,254</u>	<u>\$ 4,325,248</u>	<u>\$ 3,458,516</u>	<u>\$ 2,612,785</u>	
<b>Plan fiduciary net position:</b>						
Contributions—employer	\$ 310,483	\$ 204,107	\$ 204,006	\$ 182,645	\$ 176,996	
Contributions—employee	144,528	184,243	189,829	213,250	161,991	
Net investment income	347,282	499,446	22,354	122,465	323,597	
Benefit payments, including refunds of employee contributions	(35,145)	(31,219)	(10,192)	(19,275)	-	
Hall/Parker settlement	(238,304)	-	-	-	-	
Administrative expense	(5,986)	(4,820)	(3,617)	(3,377)	(2,627)	
Other changes	55	46	(155,705)	230,497	179,386	
Net change in plan fiduciary net position	522,913	851,803	246,675	726,205	839,343	
Plan fiduciary net position—beginning	<u>4,942,312</u>	<u>4,090,509</u>	<u>3,730,811</u>	<u>3,004,606</u>	<u>2,165,263</u>	
Plan fiduciary net position—ending (b)	<u>\$ 5,465,225</u>	<u>\$ 4,942,312</u>	<u>\$ 3,977,486</u>	<u>\$ 3,730,811</u>	<u>\$ 3,004,606</u>	
Town's net pension/OPEB liability - ending (a) - (b)	\$ 852,219	\$ 496,942	\$ 347,762	\$ (272,295)	\$ (391,821)	
Plan fiduciary net position as a percentage of the total pension/OPEB liability	86.51 %	90.86 %	91.96 %	107.87 %	115.00 %	
Covered payroll	\$ 1,852,449	\$ 1,631,760	\$ 1,643,709	\$ 1,761,335	\$ 1,594,559	
Town's net pension/OPEB liability as a percentage of covered payroll	46.00 %	30.45 %	21.16 %	(15.46)%	(24.57)%	

See the accompanying notes to this schedule.

Town of Florence, Arizona  
Schedule of Pension/OPEB Contributions  
All Pension Plans  
June 30, 2019

	2019	2018	2017	2016	2015	2014	2013 through 2010
ASRS - Pension/OPEB							
Statutorily required contribution	\$ 617,224	\$ 634,427	\$ 576,464	\$ 582,551	\$ 591,857	\$ 542,791	
Contribution in relation to the statutorily required contribution	<u>617,224</u>	<u>634,427</u>	<u>576,464</u>	<u>582,551</u>	<u>591,857</u>	<u>542,791</u>	Information not available
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Town's covered payroll	\$ 5,230,712	\$ 5,516,752	\$ 5,347,532	\$ 5,369,134	\$ 5,439,862	\$ 5,072,813	
Contributions as a percentage of covered payroll	11.80 %	11.50 %	10.78 %	10.85 %	10.88 %	10.70 %	
PSPRS - Police Pension/OPEB							
Actuarially required contribution	\$ 290,235	\$ 301,945	\$ 260,050	\$ 280,703	\$ 219,027	\$ 221,399	
Contribution in relation to the actuarially required contribution	<u>290,235</u>	<u>301,945</u>	<u>260,050</u>	<u>280,703</u>	<u>219,027</u>	<u>221,399</u>	Information not available
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Town's covered payroll	\$ 1,592,947	\$ 1,515,788	\$ 1,737,141	\$ 1,866,376	\$ 1,846,771	\$ 1,713,615	
Contributions as a percentage of covered payroll	18.22 %	19.92 %	14.97 %	15.04 %	11.86 %	12.92 %	
PSPRS - Fire Pension/OPEB							
Actuarially required contribution	\$ 307,150	\$ 294,169	\$ 187,326	\$ 185,246	\$ 185,997	\$ 176,996	
Contribution in relation to the actuarially required contribution	<u>307,150</u>	<u>294,169</u>	<u>187,326</u>	<u>185,246</u>	<u>185,997</u>	<u>176,996</u>	Information not available
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Town's covered payroll	\$ 1,850,301	\$ 1,852,449	\$ 1,631,760	\$ 1,643,709	\$ 1,761,335	\$ 1,594,559	
Contributions as a percentage of covered payroll	16.60 %	15.88 %	11.48 %	11.27 %	10.56 %	11.10 %	

See the accompanying notes to this schedule.

Town of Florence, Arizona  
Notes to Required Supplementary Information  
June 30, 2019

NOTE 1 - ACTUARIALLY DETERMINED CONTRIBUTION RATES

Actuarial determined contribution rates for PSPRS are calculated as of June 30 two years prior to the end of the fiscal year in which contributions are made. The actuarial methods and assumptions used to establish the contribution requirement are as follows:

Actuarial cost method	Entry age normal
Amortization method	Level percent-of-pay, closed
Remaining amortization period as of the 2017 actuarial valuation	20 years for unfunded actuarial accrued liability, 19 years for excess
Asset valuation method	7-year smoothed market value; 80%/120% market corridor
Actuarial assumptions:	
Investment rate of return	In the 2017 actuarial valuation, the investment rate of return was decreased from 7.5% to 7.4%. In the 2016 actuarial valuation, the investment rate of return was decreased from 7.85% to 7.5%. In the 2013 actuarial valuation, the investment rate of return was decreased from 8.0% to 7.85%
Projected salary increases	In the 2017 actuarial valuation, projected salary increases were decreased from 4%-8% to 3.5%-7.5%. In the 2014 actuarial valuation, projected salary increases were decreased from 4.5%-8.5% to 4.0%-8.0%. In the 2013 actuarial valuation, projected salary increases were decreased from 5.0%-9.0% to 4.5%-8.5%.
Wage growth	In the 2017 actuarial valuation, wage growth was decreased from 4% to 3.5%. In the 2014 actuarial valuation, wage growth was decreased from 4.5% to 4.0%. In the 2013 actuarial valuation, wage growth was decreased from 5.0% to 4.5%.
Retirement age	Experience-based table of rates that is specific to the type of eligibility condition. Last updated for the 2012 valuation pursuant to an experience study of the period July 1, 2006 - June 30, 2011.
Mortality	In the 2017 actuarial valuation, changed to RP-2014 tables, with 75% of MP-2016 fully generational projection scales. RP-2000 mortality table (adjusted by 105% for both males and females)



Town of Florence, Arizona  
Notes to Required Supplementary Information  
June 30, 2019

NOTE 2 - FACTORS THAT AFFECT TRENDS

Arizona courts have ruled that provision of a 2011 law that changes the mechanism for funding permanent pension benefit increases and increased employee pension contributions rates were unconstitutional or a breach of contract because those provisions apply to individuals who were members as of the law's effective date. As a result, the PSPRS changed benefits terms to reflect the prior mechanism for funding permanent benefit increases for those members and revise actuarial assumptions to explicitly value future permanent benefit increases. PSPRS also reduced those members' employee contribution rates. These charges are reflected in the plans' pension liabilities for fiscal year 2015 (measurement date 2014) for members who were retired as of the law's effective date and fiscal year 2018 (measurement date 2017) for members who retired or will retire after the law's effective date. These changes also increased the PSPRS required pension contributions beginning in fiscal year 2016 for members who were retired as of the law's effective date. These changes increased the PSPRS required contributions beginning in fiscal year 2019 for members who retired or will retire after law's effective date.

NOTE 3 - OPEB DISCLOSURE

No OPEB pension plan schedules were provided separately as it was considered insignificant to the financial statements.

**OTHER SUPPLEMENTARY INFORMATION**  
**COMBINING NON-MAJOR FUNDS FINANCIAL STATEMENTS**



NON-MAJOR GOVERNMENT FUNDS  
FINANCIAL STATEMENTS

**Special Revenue Funds**

- Grants Fund - accounts for revenues and expenditures of grants received by the Town from various federal, state, and other agencies.
- Economic Development Fund - accounts for ad valorem property tax collected to pay for the operation of the Streetlight Improvement Districts.
- Community Services Fund - accounts for fines and fee revenue collected by the municipal court. These funds are to be spent for purposes authorized by the Arizona Supreme Court or Arizona Revised Statutes.
- Community Facilities Districts Fund - accounts for ad valorem property tax collected to pay for the administration costs of these special districts, which were formed for the purpose of financing the acquisition, construction, operation, and maintenance of the public infrastructure benefiting the community.

**Debt Service Fund**

- This fund accounts for the accumulation of resources and the servicing of long-term debt not financed by proprietary funds. Revenues are transferred from the Capital Improvements Fund.

**Capital Projects Funds**

- Construction Tax Fund - accounts for Town sale tax collected for governmental construction projects. Funds are transferred to the Capital Improvements Fund for specific projects and must be used for improvements to Town recreational grounds and facilities.
- Food Tax - accounts for town sales tax collected on sales of food for home consumption. Funds are transferred to the Capital Improvement Fund for specific projects and must be used for improvements to Town recreational grounds and facilities.

TOWN OF FLORENCE, ARIZONA  
Combining Balance Sheet - Nonmajor Governmental Funds  
June 30, 2019

	Special Revenue			
	Grants	Economic Development	Community Services	Community Facilities Districts
<b>ASSETS</b>				
Cash and investments	\$ -	\$ 244,521	\$ 97,028	\$ 411,669
Receivables (net of allowance for uncollectibles)	50,568	11,688	320	1,398
Due from other governments	16,349	-	491	847
Due from other funds	5,889	122,091	-	10,397
Prepaid items	-	-	-	-
Total assets	<u>\$ 72,806</u>	<u>\$ 378,300</u>	<u>\$ 97,839</u>	<u>\$ 424,311</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 5,889	\$ 7,220	\$ -	\$ 10,397
Due to other funds	45,123	-	-	-
Total liabilities	<u>51,012</u>	<u>7,220</u>	<u>-</u>	<u>10,397</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Unavailable revenue-special assessments	-	12	-	-
Total deferred inflows of resources	<u>-</u>	<u>12</u>	<u>-</u>	<u>-</u>
Fund balances:				
Nonspendable	-	-	-	-
Restricted:				
Public safety	2,084	-	97,839	-
Capital projects	-	-	-	-
Economic development	-	309,836	-	-
Community facilities	-	-	-	-
Culture and recreation	19,710	-	-	-
District operations	-	-	-	413,914
Assigned	-	61,232	-	-
Unassigned	-	-	-	-
Total fund balances	<u>21,794</u>	<u>371,068</u>	<u>97,839</u>	<u>413,914</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 72,806</u>	<u>\$ 378,300</u>	<u>\$ 97,839</u>	<u>\$ 424,311</u>

Capital Projects

<u>Debt Service</u>	<u>Construction Tax</u>	<u>Food Tax</u>	<u>Totals</u>
\$ -	\$ 3,782,311	\$ 670,761	\$ 5,206,290
-	11,878	2,316	78,168
-	-	-	17,687
-	-	-	138,377
<u>69,748</u>	<u>-</u>	<u>-</u>	<u>69,748</u>
<u>\$ 69,748</u>	<u>\$ 3,794,189</u>	<u>\$ 673,077</u>	<u>\$ 5,510,270</u>

\$ -	\$ -	\$ -	\$ 23,506
<u>69,748</u>	<u>-</u>	<u>-</u>	<u>114,871</u>
<u>69,748</u>	<u>-</u>	<u>-</u>	<u>138,377</u>

<u>-</u>	<u>-</u>	<u>-</u>	<u>12</u>
<u>-</u>	<u>-</u>	<u>-</u>	<u>12</u>

69,748	-	-	69,748
-	-	-	99,923
-	3,794,189	673,077	4,467,266
-	-	-	309,836
-	-	-	-
-	-	-	19,710
-	-	-	413,914
-	-	-	61,232
<u>(69,748)</u>	<u>-</u>	<u>-</u>	<u>(69,748)</u>
<u>-</u>	<u>3,794,189</u>	<u>673,077</u>	<u>5,371,881</u>
<u>\$ 69,748</u>	<u>\$ 3,794,189</u>	<u>\$ 673,077</u>	<u>\$ 5,510,270</u>

TOWN OF FLORENCE, ARIZONA

Combining Statement of Revenues, Expenditures, and Changes in Fund Balances

Nonmajor Governmental Funds

Year Ended June 30, 2019

	Special Revenue			
	Grants	Economic Development	Community Services	Community Facilities Districts
<b>REVENUES</b>				
Sales taxes	\$ -	\$ -	\$ -	\$ -
Property taxes	-	-	-	130,376
Intergovernmental	796,250	-	-	-
Fines and forfeits	-	-	12,002	-
Special assessment	-	-	-	-
Investment income	-	11,836	2,872	11,347
Miscellaneous	-	53,340	-	67,206
Total revenues	796,250	65,176	14,874	208,929
<b>EXPENDITURES</b>				
General government	-	-	-	94,051
Public safety	228,683	-	8,313	-
Culture and recreation	20,548	-	-	-
Community development	7,015	97,407	-	-
Capital outlay	605,485	-	-	-
Principal	-	-	-	-
Interest and other charges	-	-	-	-
Total expenditures	861,731	97,407	8,313	94,051
Excess (deficiency) of revenues over (under) expenditures	(65,481)	(32,231)	6,561	114,878
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	136,811	-	-	-
Transfers out	(582)	(25,035)	-	(40,387)
Total other financing sources (uses)	136,229	(25,035)	-	(40,387)
Net change in fund balances	70,748	(57,266)	6,561	74,491
Fund balances, July 1, 2018	(48,954)	428,334	91,278	339,423
Fund balances, June 30, 2019	\$ 21,794	\$ 371,068	\$ 97,839	\$ 413,914

Capital Projects

Debt Service	Construction Tax	Food Tax	Totals
\$ -	\$ 419,480	\$ -	\$ 419,480
-	-	-	130,376
-	-	-	796,250
-	-	-	12,002
79,764	-	-	79,764
1,335	103,633	20,148	151,171
-	-	-	120,546
<u>81,099</u>	<u>523,113</u>	<u>20,148</u>	<u>1,709,589</u>
-	-	-	94,051
-	-	-	236,996
-	-	-	20,548
6,530	-	-	110,952
-	-	-	605,485
136,545	-	-	136,545
<u>21,048</u>	<u>-</u>	<u>-</u>	<u>21,048</u>
<u>164,123</u>	<u>-</u>	<u>-</u>	<u>1,225,625</u>
<u>(83,024)</u>	<u>523,113</u>	<u>20,148</u>	<u>483,964</u>
69,748	-	-	206,559
<u>(53,083)</u>	<u>-</u>	<u>-</u>	<u>(119,087)</u>
<u>16,665</u>	<u>-</u>	<u>-</u>	<u>87,472</u>
(66,359)	523,113	20,148	571,436
<u>66,359</u>	<u>3,271,076</u>	<u>652,929</u>	<u>4,800,445</u>
<u>\$ -</u>	<u>\$ 3,794,189</u>	<u>\$ 673,077</u>	<u>\$ 5,371,881</u>





**OTHER SUPPLEMENTARY INFORMATION**  
**BUDGETARY COMPARISON SCHEDULES**  
**MAJOR GOVERNMENTAL FUNDS**



TOWN OF FLORENCE, ARIZONA

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual

Community Facilities Districts - Debt Service Fund

Year Ended June 30, 2019

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Property taxes	\$ 1,409,070	\$ 1,409,070	\$ 1,300,171	\$ (108,899)
Special assessment	820,140	820,140	807,041	(13,099)
Investment income	<u>18,900</u>	<u>18,900</u>	<u>80,707</u>	<u>61,807</u>
Total revenues	<u>2,248,110</u>	<u>2,248,110</u>	<u>2,187,919</u>	<u>(60,191)</u>
<b>EXPENDITURES</b>				
General government	-	-	142,906	(142,906)
Principal	3,192,940	3,192,940	1,532,649	1,660,291
Interest and other charges	<u>-</u>	<u>-</u>	<u>974,052</u>	<u>(974,052)</u>
Total expenditures	<u>3,192,940</u>	<u>3,192,940</u>	<u>2,649,607</u>	<u>543,333</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(944,830)</u>	<u>(944,830)</u>	<u>(461,688)</u>	<u>483,142</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	-	-	51,573	51,573
Transfers out	<u>-</u>	<u>-</u>	<u>(13,362)</u>	<u>(13,362)</u>
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>38,211</u>	<u>38,211</u>
Net change in fund balances	(944,830)	(944,830)	(423,477)	521,353
Fund balances, July 1, 2018	<u>3,939,597</u>	<u>3,939,597</u>	<u>3,939,597</u>	<u>-</u>
Fund balances, June 30, 2019	<u>\$ 2,994,767</u>	<u>\$ 2,994,767</u>	<u>\$ 3,516,120</u>	<u>\$ 521,353</u>

TOWN OF FLORENCE, ARIZONA

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual

Community Facilities Districts - Capital Improvements Fund

Year Ended June 30, 2019

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Investment income	\$ 13,500	\$ 13,500	\$ 11,988	\$ (1,512)
Total revenues	13,500	13,500	11,988	(1,512)
<b>EXPENDITURES</b>				
Capital outlay	5,731,240	5,731,240	1,523,879	4,207,361
Total expenditures	5,731,240	5,731,240	1,523,879	4,207,361
Excess (deficiency) of revenues over (under) expenditures	(5,717,740)	(5,717,740)	(1,511,891)	4,205,849
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	-	-	2,535	2,535
Transfers out	-	-	(359)	(359)
Other financing sources - bonds	3,000,000	3,000,000	-	(3,000,000)
Total other financing sources (uses)	3,000,000	3,000,000	2,176	(2,997,824)
Net change in fund balance	(2,717,740)	(2,717,740)	(1,509,715)	1,208,025
Fund balances, July 1, 2018	4,197,267	4,197,267	4,197,267	-
Fund balances, June 30, 2019	\$ 1,479,527	\$ 1,479,527	\$ 2,687,552	\$ 1,208,025

TOWN OF FLORENCE, ARIZONA

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual

Impact Fees Fund

Year Ended June 30, 2019

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Charges for service	\$ 407,700	\$ 407,700	\$ 540,216	\$ 132,516
Investment income	-	-	66,743	66,743
Total revenues	407,700	407,700	606,959	199,259
<b>EXPENDITURES</b>				
Community development	775,000	775,000	14,302	760,698
Total expenditures	775,000	775,000	14,302	760,698
Excess (deficiency) of revenues over (under) expenditures	(367,300)	(367,300)	592,657	959,957
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers out	(77,500)	(77,500)	-	77,500
Total other financing sources (uses)	(77,500)	(77,500)	-	77,500
Net change in fund balance	(444,800)	(444,800)	592,657	1,037,457
Fund balances, July 1, 2018	1,846,831	1,846,831	1,846,831	-
Fund balances, June 30, 2019	\$ 1,402,031	\$ 1,402,031	\$ 2,439,488	\$ 1,037,457

TOWN OF FLORENCE, ARIZONA

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual

Capital Improvements Fund

Year Ended June 30, 2019

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Sales taxes	\$ 1,200,000	\$ 1,200,000	\$ 1,840,078	\$ 640,078
Investment income	<u>30,000</u>	<u>30,000</u>	<u>219,783</u>	<u>189,783</u>
Total revenues	1,230,000	1,230,000	2,059,861	829,861
<b>EXPENDITURES</b>				
General government	1,457,638	1,457,638	375,141	1,082,497
Public safety	-	-	357,047	(357,047)
Culture and recreation	-	-	325,027	(325,027)
Community development	<u>20,000</u>	<u>20,000</u>	<u>-</u>	<u>20,000</u>
Total expenditures	<u>1,477,638</u>	<u>1,477,638</u>	<u>1,057,215</u>	<u>420,423</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(247,638)</u>	<u>(247,638)</u>	<u>1,002,646</u>	<u>1,250,284</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	-	-	44,704	44,704
Transfers out	<u>(184,540)</u>	<u>(184,540)</u>	<u>(94,505)</u>	<u>90,035</u>
Total other financing sources (uses)	<u>(184,540)</u>	<u>(184,540)</u>	<u>(49,801)</u>	<u>134,739</u>
Net change in fund balance	(432,178)	(432,178)	952,845	1,385,023
Fund balances, July 1, 2018	<u>6,699,354</u>	<u>6,699,354</u>	<u>6,699,354</u>	<u>-</u>
Fund balances, June 30, 2019	<u>\$ 6,267,176</u>	<u>\$ 6,267,176</u>	<u>\$ 7,652,199</u>	<u>\$ 1,385,023</u>

**OTHER SUPPLEMENTARY INFORMATION**  
**BUDGETARY COMPARISON SCHEDULES**  
**NON-MAJOR GOVERNMENTAL FUNDS**





TOWN OF FLORENCE, ARIZONA

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual

Grants

Year Ended June 30, 2019

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Intergovernmental	\$ 4,378,080	\$ 4,378,080	\$ 796,250	\$ (3,581,830)
Total revenues	4,378,080	4,378,080	796,250	(3,581,830)
<b>EXPENDITURES</b>				
Public safety	4,378,080	4,378,080	228,683	4,149,397
Culture and recreation	-	-	20,548	(20,548)
Community development	-	-	7,015	(7,015)
Capital outlay	-	-	605,485	(605,485)
Total expenditures	4,378,080	4,378,080	861,731	3,516,349
Excess (deficiency) of revenues over (under) expenditures	-	-	(65,481)	(65,481)
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	-	-	136,811	136,811
Transfers out	-	-	(582)	(582)
Total other financing sources (uses)	-	-	136,229	136,229
Net change in fund balance	-	-	70,748	70,748
Fund balances, July 1, 2018	(48,954)	(48,954)	(48,954)	-
Fund balances, June 30, 2019	\$ (48,954)	\$ (48,954)	\$ 21,794	\$ 70,748

TOWN OF FLORENCE, ARIZONA

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual

Economic Development

Year Ended June 30, 2019

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Investment income	\$ 3,000	\$ 3,000	\$ 11,836	\$ 8,836
Miscellaneous	-	-	53,340	53,340
Total revenues	3,000	3,000	65,176	62,176
<b>EXPENDITURES</b>				
Community development	79,420	79,420	97,407	(17,987)
Total expenditures	79,420	79,420	97,407	(17,987)
Excess (deficiency) of revenues over (under) expenditures	(76,420)	(76,420)	(32,231)	44,189
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers out	(780)	(780)	(25,035)	(24,255)
Total other financing sources (uses)	(780)	(780)	(25,035)	(24,255)
Net change in fund balance	(77,200)	(77,200)	(57,266)	19,934
Fund balances, July 1, 2018	428,334	428,334	428,334	-
Fund balances, June 30, 2019	\$ 351,134	\$ 351,134	\$ 371,068	\$ 19,934

TOWN OF FLORENCE, ARIZONA

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual

Community Services

Year Ended June 30, 2019

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Fines and forfeits	\$ 14,970	\$ 14,970	\$ 12,002	\$ (2,968)
Investment income	-	-	2,872	2,872
Total revenues	14,970	14,970	14,874	(96)
<b>EXPENDITURES</b>				
Public safety	6,700	6,700	8,313	(1,613)
Total expenditures	6,700	6,700	8,313	(1,613)
Net change in fund balance	8,270	8,270	6,561	(1,709)
Fund balances, July 1, 2018	91,278	91,278	91,278	-
Fund balances, June 30, 2019	\$ 99,548	\$ 99,548	\$ 97,839	\$ (1,709)

TOWN OF FLORENCE, ARIZONA

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual

Community Facilities Districts

Year Ended June 30, 2019

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Property taxes	\$ -	\$ -	\$ 130,376	\$ 130,376
Investment income	1,100	1,100	11,347	10,247
Miscellaneous	<u>700</u>	<u>700</u>	<u>67,206</u>	<u>66,506</u>
Total revenues	1,800	1,800	208,929	207,129
<b>EXPENDITURES</b>				
General government	<u>65,020</u>	<u>65,020</u>	<u>94,051</u>	<u>(29,031)</u>
Total expenditures	<u>65,020</u>	<u>65,020</u>	<u>94,051</u>	<u>(29,031)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(63,220)</u>	<u>(63,220)</u>	<u>114,878</u>	<u>178,098</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers out	<u>(42,550)</u>	<u>(42,550)</u>	<u>(40,387)</u>	<u>2,163</u>
Total other financing sources (uses)	<u>(42,550)</u>	<u>(42,550)</u>	<u>(40,387)</u>	<u>2,163</u>
Net change in fund balance	(105,770)	(105,770)	74,491	180,261
Fund balances, July 1, 2018	<u>339,423</u>	<u>339,423</u>	<u>339,423</u>	-
Fund balances, June 30, 2019	<u>\$ 233,653</u>	<u>\$ 233,653</u>	<u>\$ 413,914</u>	<u>\$ 180,261</u>

TOWN OF FLORENCE, ARIZONA

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual

Debt Services

Year Ended June 30, 2019

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Special assessment	\$ 79,200	\$ 79,200	\$ 79,764	\$ 564
Investment income	-	-	1,335	1,335
Total revenues	<u>79,200</u>	<u>79,200</u>	<u>81,099</u>	<u>1,899</u>
<b>EXPENDITURES</b>				
Community development	-	-	6,530	(6,530)
Principal	164,025	164,025	136,545	27,480
Interest and other charges	-	-	21,048	(21,048)
Total expenditures	<u>164,025</u>	<u>164,025</u>	<u>164,123</u>	<u>(98)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(84,825)</u>	<u>(84,825)</u>	<u>(83,024)</u>	<u>1,801</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	69,750	69,750	69,748	(2)
Transfers out	-	-	(53,083)	(53,083)
Total other financing sources	<u>69,750</u>	<u>69,750</u>	<u>16,665</u>	<u>(53,085)</u>
Net change in fund balance	(15,075)	(15,075)	(66,359)	(51,284)
Fund balances, July 1, 2018	<u>66,359</u>	<u>66,359</u>	<u>66,359</u>	-
Fund balances, June 30, 2019	<u>\$ 51,284</u>	<u>\$ 51,284</u>	<u>\$ -</u>	<u>\$ (51,284)</u>

TOWN OF FLORENCE, ARIZONA

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual

Construction Tax

Year Ended June 30, 2019

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Sales taxes	\$ 130,000	\$ 130,000	\$ 419,480	\$ 289,480
Investment income	30,000	30,000	103,633	73,633
Miscellaneous	<u>1,000</u>	<u>1,000</u>	<u>-</u>	<u>(1,000)</u>
Total revenues	161,000	161,000	523,113	362,113
Net change in fund balance	161,000	161,000	523,113	362,113
Fund balances, July 1, 2018	<u>3,271,076</u>	<u>3,271,076</u>	<u>3,271,076</u>	<u>-</u>
Fund balances, June 30, 2019	<u>\$ 3,432,076</u>	<u>\$ 3,432,076</u>	<u>\$ 3,794,189</u>	<u>\$ 362,113</u>

TOWN OF FLORENCE, ARIZONA

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual

Food Tax

Year Ended June 30, 2019

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Investment income	\$ 1,700	\$ 1,700	\$ 20,148	\$ 18,448
Total revenues	1,700	1,700	20,148	18,448
Net change in fund balance	1,700	1,700	20,148	18,448
Fund balances, July 1, 2018	652,929	652,929	652,929	-
Fund balances, June 30, 2019	<u>\$ 654,629</u>	<u>\$ 654,629</u>	<u>\$ 673,077</u>	<u>\$ 18,448</u>





## STATISTICAL SECTION

This part of the Town of Florence's Comprehensive Annual Financial Report give detailed information to help readers better understand what the information in the financial statements, note disclosures and required supplemental information says about the Town's overall financial health.

<b>Contents</b>	<b>Page</b>
<b>Financial Trends</b> These schedules contain trend information to help the reader understand how the Town's financial performance and well-being have changed over time.	100-111
<b>Revenue Capacity</b> These schedules contain information to help the reader assess the Town's most significant local revenue sources, sales tax.	112-113
<b>Debt Capacity</b> These schedules present information to help the reader assess the affordability of the Town's current levels of outstanding debt and the Town's ability to issue additional debt in the future.	114-116
<b>Demographics and Economics Information</b> These schedules offer demographic and economic indicators to help the reader understand the environment within the Town's financial activities take place and to help make comparisons over time and with other governments.	117-119
<b>Operations</b> These schedules contain service and infrastructure data to help the reader understand how the information in the Town's financial report relates to the services the Town provides and the activities it performs.	120-122

**Town of Florence, Arizona**  
**Table 1**  
**Government-wide**  
**Net Position**  
(Accrual Basis of Accounting)  
Last Ten Fiscal Years

	2010	2011	2012	2013
<b>Governmental Activities</b>				
Net investment in capital assets	\$ 58,303,000	\$ 54,390,000	\$ 56,527,095	\$ 55,769,932
Restricted	25,772,000	33,045,000	22,880,295	23,628,884
Unrestricted	18,248,000	14,628,000	26,882,692	26,821,517
Total governmental activities net position	<u>102,323,000</u>	<u>102,063,000</u>	<u>106,290,082</u>	<u>106,220,333</u>
<b>Business-type Activities</b>				
Net investment in capital assets	6,012,000	6,053,000	6,032,112	6,199,045
Restricted	987,000	1,047,000	2,162,035	2,208,022
Unrestricted	10,290,000	13,206,000	15,156,389	18,071,833
Total business-type activities net position	<u>17,289,000</u>	<u>20,306,000</u>	<u>23,350,536</u>	<u>26,478,900</u>
<b>Net Position</b>				
Net investment in capital assets	64,315,000	60,443,000	62,559,207	61,968,977
Restricted	26,759,000	34,092,000	25,042,330	25,836,906
Unrestricted	28,538,000	27,834,000	42,039,081	44,893,350
Total net position	<u>\$ 119,612,000</u>	<u>\$ 122,369,000</u>	<u>\$ 129,640,618</u>	<u>\$ 132,699,233</u>

2014	2015	2016	2017	2018	2019
\$ 61,395,040	\$ 75,421,775	\$ 69,337,465	\$ 73,657,354	\$ 72,398,506	68,281,400
28,844,637	26,798,037	31,503,936	29,399,230	31,839,643	30,814,908
21,371,306	1,885,480	2,795,259	2,262,889	4,461,196	11,715,746
<u>111,610,983</u>	<u>104,105,292</u>	<u>103,636,660</u>	<u>105,319,473</u>	<u>108,699,345</u>	<u>110,812,054</u>
6,375,459	13,129,903	15,097,040	15,416,500	15,973,435	18,542,906
2,677,331	2,903,176	2,816,813	3,057,946	3,206,134	3,226,046
19,085,727	12,394,686	13,304,470	15,355,315	16,001,790	16,833,517
<u>28,138,517</u>	<u>28,427,765</u>	<u>31,218,323</u>	<u>33,829,761</u>	<u>35,181,359</u>	<u>38,602,469</u>
67,770,499	88,551,678	84,434,505	89,073,854	88,371,941	86,824,306
31,521,968	29,701,213	34,320,749	32,457,176	35,045,777	34,040,954
40,457,033	14,280,166	16,099,729	17,618,204	20,462,986	28,549,263
<u>\$ 139,749,500</u>	<u>\$ 132,533,057</u>	<u>\$ 134,854,983</u>	<u>\$ 139,149,234</u>	<u>\$ 143,880,704</u>	<u>\$ 149,414,523</u>

**Town of Florence, Arizona**  
**Table 2**  
**Government-wide**  
**Changes in Net Position**  
 (Accrual Basis of Accounting)  
 Last Ten Fiscal Years

	2010	2011	2012	2013
<b>EXPENSES</b>				
<b>Governmental activities</b>				
General government	6,683,000	6,932,444	3,452,054	4,055,352
Public safety	5,571,657	5,313,251	4,008,506	5,528,833
Highways and streets	3,478,242	2,960,896	3,064,386	3,001,939
Public works	28,195	41,693	202,167	293,202
Culture and recreation	1,394,734	1,257,819	1,450,633	1,684,400
Community development	623,087	630,865	2,407,647	1,082,103
Interest on long-term debt	615,090	685,365	911,203	888,193
Total governmental activities	<u>18,394,005</u>	<u>17,822,333</u>	<u>15,496,596</u>	<u>16,534,022</u>
<b>Business-type activities</b>				
Water	1,390,873	1,321,927	1,293,664	1,362,620
Sewer	1,900,408	1,806,536	1,819,735	1,747,616
Solid waste	663,473	661,964	699,249	682,078
Total business-type activities	<u>3,954,754</u>	<u>3,790,427</u>	<u>3,812,648</u>	<u>3,792,314</u>
Total primary government expenses	<u>22,348,759</u>	<u>21,612,760</u>	<u>19,309,244</u>	<u>20,326,336</u>

2014	2015	2016	2017	2018	2019
8,262,562	4,818,029	3,850,698	4,048,228	3,349,953	6,316,487
4,816,583	8,081,544	9,790,715	9,109,350	7,731,003	8,911,563
2,728,013	3,409,782	3,961,384	4,148,226	4,038,910	3,553,676
579,857	805,196	714,647	827,149	567,470	542,936
1,699,128	2,813,496	2,513,486	2,358,257	2,409,680	2,874,100
858,152	948,650	1,138,496	873,892	1,865,240	2,394,984
816,839	949,903	861,319	1,333,967	1,134,030	960,585
<u>19,761,134</u>	<u>21,826,600</u>	<u>22,830,745</u>	<u>22,699,069</u>	<u>21,096,286</u>	<u>25,554,331</u>
1,618,878	1,783,823	1,418,370	1,441,641	2,350,125	2,435,118
2,140,836	2,486,417	2,021,295	2,094,994	2,263,515	2,437,818
825,239	812,811	827,655	863,346	884,367	938,843
<u>4,584,953</u>	<u>5,083,051</u>	<u>4,267,320</u>	<u>4,399,981</u>	<u>5,498,007</u>	<u>5,811,779</u>
<u>24,346,087</u>	<u>26,909,651</u>	<u>27,098,065</u>	<u>27,099,050</u>	<u>26,594,293</u>	<u>31,366,110</u>

(continued)

**Town of Florence, Arizona**  
**Table 2**  
**Government-wide**  
**Changes in Net Position**  
(Accrual Basis of Accounting)  
Last Ten Fiscal Years

	2010	2011	2012	2013
<b>PROGRAM REVENUES</b>				
<b>Governmental activities</b>				
Charges for services:				
General government	942,808	947,188	733,487	875,429
Public safety	298,993	306,789	310,166	331,103
Highway and streets	-	-	-	-
Culture and recreation	10,390	9,466	7,401	4,316
Community development	1,429,227	474,938	525,659	798,678
Operating grants and contributions	3,182,649	3,179,055	2,579,917	2,700,108
Capital grants and contributions	3,429,189	1,339,952	1,500,250	953,145
<b>Total governmental activities</b>	<b>9,293,256</b>	<b>6,257,388</b>	<b>5,656,880</b>	<b>5,662,779</b>
<b>Business-type activities</b>				
Charges for services:				
Water	2,597,067	2,961,152	2,793,341	2,691,199
Sewer	2,665,332	3,218,251	3,165,051	3,536,085
Solid waste	916,984	979,401	1,019,021	1,082,281
Water impact fees	11,101	-	-	-
Liquid waste	13,684	27,369	-	-
Solid waste	30,660	16,058	5,580	-
Operating grants and contributions	20,000	-	-	-
Capital grants and contributions	-	-	-	28,503
<b>Total business-type activities</b>	<b>6,254,828</b>	<b>7,202,231</b>	<b>6,982,993</b>	<b>7,338,068</b>
<b>Total primary government program revenues</b>	<b>15,548,084</b>	<b>13,459,619</b>	<b>12,639,873</b>	<b>13,000,847</b>
<b>NET REVENUE (EXPENSE)</b>				
Governmental activities	(9,100,749)	(11,564,945)	(9,839,716)	(10,871,243)
Business-type activities	2,300,074	3,411,804	3,170,345	3,545,754
<b>Total primary government</b>	<b>(6,800,675)</b>	<b>(8,153,141)</b>	<b>(6,669,371)</b>	<b>(7,325,489)</b>

2014	2015	2016	2017	2018	2019
1,117,187	1,374,728	1,412,182	1,360,404	2,398,239	487,968
216,740	175,084	173,282	215,601	241,362	252,892
41	41	33	-	1,200,201	1,146,950
8,964	9,882	8,672	9,805	451,995	441,986
507,094	427,676	619,027	558,946	60,921	79,764
2,810,427	3,254,978	3,844,596	3,671,227	3,355,713	4,195,953
5,403,053	1,404,328	691,397	2,764,448	512,720	2,087,051
<u>10,063,506</u>	<u>6,646,717</u>	<u>6,749,189</u>	<u>8,580,431</u>	<u>8,221,151</u>	<u>8,692,564</u>
2,834,647	2,738,692	2,920,345	2,956,627	2,914,294	3,968,990
3,824,435	3,891,568	4,162,105	4,169,513	3,943,049	4,174,214
678,596	716,166	746,862	809,521	854,067	929,317
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	3,718	20,118	24,238	4,120	282,323
<u>7,337,678</u>	<u>7,350,144</u>	<u>7,849,430</u>	<u>7,959,899</u>	<u>7,715,530</u>	<u>9,354,844</u>
<u>17,401,184</u>	<u>13,996,861</u>	<u>14,598,619</u>	<u>16,540,330</u>	<u>15,936,681</u>	<u>18,047,408</u>
(9,697,628)	(15,179,883)	(16,081,556)	(14,118,638)	(12,875,135)	(16,861,767)
2,752,725	2,267,093	3,582,110	3,559,918	2,217,523	3,543,065
<u>(6,944,903)</u>	<u>(12,912,790)</u>	<u>(12,499,446)</u>	<u>(10,558,720)</u>	<u>(10,657,612)</u>	<u>(13,318,702)</u>

(continued)



**Town of Florence, Arizona**  
**Table 2**  
**Government-wide**  
**Changes in Net Position**  
(Accrual Basis of Accounting)  
Last Ten Fiscal Years

	2010	2011	2012	2013
<b>GENERAL REVENUES</b>				
<b>Governmental activities</b>				
Taxes				
Sales taxes	3,707,169	3,099,031	4,907,353	3,671,468
Property taxes	2,096,826	1,832,156	1,863,163	1,565,087
Franchise taxes	371,537	371,757	373,761	385,591
State shared revenues	5,443,456	4,852,275	5,231,428	5,811,613
Investment income	334,969	195,754	766,154	(259,780)
Miscellaneous	254,305	272,229	179,340	34,430
Loss on sale of capital assets	-	-	-	-
Transfers in (out)	703,556	681,590	745,275	445,415
Total governmental activities	<u>12,911,818</u>	<u>11,304,792</u>	<u>14,066,474</u>	<u>11,653,824</u>
<b>Business-type activities</b>				
Investment income	101,815	64,367	278,145	(111,009)
Loss on sale of capital assets	-	-	-	-
Miscellaneous	149,025	223,339	340,737	139,034
Transfers in (out)	(703,556)	(681,590)	(745,275)	(445,415)
Total business-type activities	<u>(452,716)</u>	<u>(393,884)</u>	<u>(126,393)</u>	<u>(417,390)</u>
<b>CHANGES IN NET POSITION</b>				
Governmental activities	12,911,818	(260,153)	4,226,758	782,581
Business-type activities	(452,716)	3,017,920	3,043,952	3,128,364
Total primary government	<u>\$ 12,459,102</u>	<u>\$ 2,757,767</u>	<u>\$ 7,270,710</u>	<u>\$ 3,910,945</u>

2014	2015	2016	2017	2018	2019
4,059,769	3,827,397	4,314,061	4,392,219	4,611,413	5,399,335
1,716,952	1,941,594	2,015,288	2,133,736	2,446,349	2,538,072
520,410	571,559	548,613	617,196	631,107	649,202
6,257,959	6,701,102	6,930,903	8,276,216	7,170,486	7,368,484
795,796	315,395	354,952	46,699	225,899	1,211,692
250,318	(224,556)	-	-	-	861,194
-	377,242	317,887	166,374	303,828	-
1,485,165	1,049,532	1,006,670	1,050,588	1,007,688	946,497
<u>15,086,369</u>	<u>14,559,265</u>	<u>15,488,374</u>	<u>16,683,028</u>	<u>16,396,770</u>	<u>18,974,476</u>
339,968	212,020	189,556	44,885	71,048	646,319
-	(45,949)	-	-	-	-
52,089	64,631	25,562	57,223	70,715	178,223
(1,485,165)	(1,049,532)	(1,006,670)	(1,050,588)	(1,007,688)	(946,497)
<u>(1,093,108)</u>	<u>(818,830)</u>	<u>(791,552)</u>	<u>(948,480)</u>	<u>(865,925)</u>	<u>(121,955)</u>
5,388,741	(620,618)	(593,182)	2,564,390	3,521,635	2,112,709
1,659,617	1,448,263	2,790,558	2,611,438	1,351,598	3,421,110
<u>\$ 7,048,358</u>	<u>\$ 827,645</u>	<u>\$ 2,197,376</u>	<u>\$ 5,175,828</u>	<u>\$ 4,873,233</u>	<u>\$ 5,533,819</u>

(concluded)

**Town of Florence, Arizona**  
**Table 3**  
**Governmental Funds**  
**Fund Balances**  
(Modified Accrual Basis of Accounting)  
Last Ten Fiscal Years

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
<b>GENERAL FUND</b>				
Nonspendable	\$ -	\$ 64,468	\$ 66,671	\$ 66,700
Unassigned	-	12,094,137	14,703,424	11,357,149
Unreserved	<u>11,107,505</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total General Fund	<u>11,107,505</u>	<u>12,158,605</u>	<u>14,770,095</u>	<u>11,423,849</u>
<b>ALL OTHER GOVERNMENTAL FUNDS</b>				
Nonspendable	-	-	652,624	1,151,553
Restricted	-	21,509,635	17,149,931	17,635,228
Committed	-	652,292	10,865,249	14,946,996
Assigned	-	7,537,864	595,691	710,956
Unassigned	-	-	-	-
Unreserved	<u>27,050,641</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total all other governmental funds	<u>27,050,641</u>	<u>29,699,791</u>	<u>29,263,495</u>	<u>34,444,733</u>
Total governmental funds	<u>\$ 38,158,146</u>	<u>\$ 41,858,396</u>	<u>\$ 44,033,590</u>	<u>\$ 45,868,582</u>

Notes:

- The Town implemented GASB 54 for the year ended June 30, 2011. GASB 54 requires a new way of reporting the components of fund balance that focuses on the extent to which the Town is bound to honor constraints on the specific purposes for which the amounts in fund balance can be spent. Prior to fiscal year 2011, fund balance was reported with a focus on the extent to which financial resources are available for appropriation.

<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
\$ 63,968	\$ 42,742	\$ 166,575	\$ 80,004	\$ 273,960	\$ 217,342
8,433,419	8,061,736	8,564,249	9,816,926	10,226,096	11,470,541
-	-	-	-	-	-
<u>8,497,387</u>	<u>8,104,478</u>	<u>8,730,824</u>	<u>9,896,930</u>	<u>10,500,056</u>	<u>11,687,883</u>
14,238	-	57,291	-	199,980	1,042,902
26,633,138	20,760,864	26,209,011	27,289,548	31,639,663	29,890,126
-	-	-	-	-	-
9,893,863	992,190	1,131,708	728,182	-	-
(54,351)	-	-	-	(48,954)	(69,748)
-	-	-	-	-	-
<u>36,486,888</u>	<u>21,753,054</u>	<u>27,398,010</u>	<u>28,017,730</u>	<u>31,790,689</u>	<u>30,863,280</u>
<u>\$ 44,984,275</u>	<u>\$ 29,857,532</u>	<u>\$ 36,128,834</u>	<u>\$ 37,914,660</u>	<u>\$ 42,290,745</u>	<u>\$ 42,551,163</u>

**Town of Florence, Arizona**  
**Table 4**  
**Governmental Funds**  
**Changes in Fund Balances**  
(Modified accrual basis of accounting)  
Last Ten Fiscal Years

	2010	2011	2012	2013
<b>REVENUES</b>				
Taxes*	\$ 9,090,410	\$ 8,197,401	\$ 9,511,918	\$ 8,153,474
Intergovernmental	5,728,725	5,230,895	6,123,769	6,306,573
Fines and forfeits	132,006	155,862	149,668	175,058
Licenses and permits	425,005	352,062	291,697	389,434
Charges for services	2,094,688	1,189,716	1,100,044	1,425,455
Investment income	334,969	191,295	766,154	(259,780)
Contributions	40,051	30,713	100,522	16,206
Special assessments	810,148	866,452	840,591	905,924
Miscellaneous	203,882	265,314	164,893	113,512
Total revenues	<u>18,859,884</u>	<u>16,479,710</u>	<u>19,049,256</u>	<u>17,225,856</u>
<b>EXPENDITURES</b>				
Current:				
General government	3,314,037	3,429,221	2,944,893	3,469,628
Public safety	5,214,936	4,966,311	5,423,446	5,791,565
Highways and streets	1,823,091	1,528,943	1,653,929	1,596,838
Public works	2,427	1,425	168,975	167,397
Culture and recreation	1,298,065	1,134,885	1,362,291	1,623,120
Community development	712,206	710,314	925,382	757,219
Capital outlay	4,632,680	4,397,001	3,321,325	2,311,315
Debt Service:				
Principal	971,769	366,849	879,340	804,176
Interest and debt cost	672,634	786,733	942,200	909,081
Total expenditures	<u>18,641,845</u>	<u>17,321,682</u>	<u>17,621,781</u>	<u>17,430,339</u>
Excess of revenues over (under) expenditures	218,039	(841,972)	1,427,475	(204,483)
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	2,006,197	1,223,451	2,412,935	6,618,130
Transfers out	(1,302,641)	(541,861)	(1,667,660)	(6,172,715)
Sale of capital assets	289	10,161	2,414	5,060
Issuance of long-term debt	1,386,000	3,850,500	-	1,589,000
Bond premium	-	-	-	-
Total other financing sources (uses)	<u>2,089,845</u>	<u>4,542,251</u>	<u>747,689</u>	<u>2,039,475</u>
<b>NET CHANGE IN FUND BALANCES</b>	<u>\$ 2,307,884</u>	<u>\$ 3,700,279</u>	<u>\$ 2,175,164</u>	<u>\$ 1,834,992</u>
Debt service as a percentage of noncapital expenditures	11.74%	8.93%	12.69%	11.21%

Notes:

\* Taxes consist of sales, property, and franchise taxes

2014	2015	2016	2017	2018	2019
\$ 8,930,412	\$ 9,176,916	\$ 9,894,218	\$ 10,534,469	\$ 7,688,869	7,937,407
6,767,071	7,381,412	8,026,260	8,608,027	10,526,199	11,568,511
198,608	157,016	150,043	189,626	176,232	170,345
438,522	526,694	613,337	591,611	768,691	1,437,709
1,124,212	1,237,474	1,379,260	1,298,244	1,487,839	1,512,867
658,692	419,208	356,840	79,523	154,851	1,211,692
20,618	15,657	46,066	10,507	17,478	15,808
1,017,577	1,185,546	1,148,340	891,243	1,303,375	886,805
246,829	382,504	646,315	200,198	263,986	818,152
<u>19,402,541</u>	<u>20,482,427</u>	<u>22,260,679</u>	<u>22,403,448</u>	<u>22,387,520</u>	<u>25,559,296</u>
5,183,343	5,608,718	3,602,024	\$ 3,824,907	\$ 4,230,432	4,650,509
7,008,249	7,954,879	7,587,217	8,438,411	7,092,024	7,818,850
1,947,936	2,752,728	2,177,138	2,666,597	2,291,343	1,969,436
481,598	746,264	636,982	679,029	567,470	542,936
1,636,101	2,026,120	2,402,639	2,302,276	2,269,158	2,732,407
707,699	932,867	1,140,574	763,459	816,136	877,093
5,028,258	14,135,118	4,330,642	1,002,552	2,826,316	4,512,953
839,790	1,580,563	1,151,732	4,300,926	1,156,285	2,063,194
886,179	945,302	872,928	1,116,458	1,033,970	1,087,408
<u>23,719,153</u>	<u>36,682,559</u>	<u>23,901,876</u>	<u>25,094,615</u>	<u>22,283,134</u>	<u>26,254,786</u>
(4,316,612)	(16,200,132)	(1,641,197)	(2,691,167)	104,386	(695,490)
9,320,084	8,433,435	3,403,348	2,049,250	2,351,426	1,608,645
(7,834,919)	(7,383,903)	(2,396,678)	(998,662)	(1,343,738)	(662,148)
72,973	(100,693)	-	22,181	1,624	9,411
1,850,000	-	6,740,000	4,232,000	3,163,950	-
24,167	-	165,829	-	98,437	-
<u>3,432,305</u>	<u>948,839</u>	<u>7,912,499</u>	<u>5,304,769</u>	<u>4,271,699</u>	<u>955,908</u>
<u>\$ (884,307)</u>	<u>\$ (15,251,293)</u>	<u>\$ 6,271,302</u>	<u>\$ 2,613,602</u>	<u>\$ 4,376,085</u>	<u>\$ 260,418</u>
9.55%	11.71%	9.37%	22.51%	11.26%	16.95%

**Town of Florence, Arizona**  
**Table 5**  
**Sales Tax Revenue by Industry**  
**Current Year and Nine Years Ago**

Industry	2019			2010		
	Tax Paid	Rank	Percentage of Total	Tax Paid	Rank	Percentage of Total
Construction	\$ 2,258,557	1	43.08%	\$ 1,184,381	1	63.20%
Retail Trade	\$ 1,570,581	2	29.96%	\$ 147,976	4	7.90%
Communications and Utilities	\$ 552,674	3	10.54%	\$ 194,802	2	10.39%
Restaurants and Bars	\$ 316,270	5	6.03%	\$ 89,512	5	4.78%
All Other	\$ 334,341	4	6.38%	\$ 164,998	3	8.80%
Real Estate, Rental & Leasing	\$ 193,875	6	3.70%	\$ 49,813	6	2.66%
Services	\$ 16,453	7	0.31%	\$ 42,570	7	2.27%
<b>Total</b>	<b>\$ 5,242,750</b>		<b>100.00%</b>	<b>\$ 1,874,052</b>		<b>100.00%</b>

Source: Arizona Department of Revenue

**Town of Florence, Arizona**  
**Table 6**  
**Direct and Overlapping Sales Tax Rates**  
As of June 30, 2019

Type of Tax	Rates		
	Town	State and Pinal County	Combined
Privilege tax, except retail, utilities and telecommunication	2.00%	7.20%	9.20%
Retail	2.00%	7.20%	9.20%
Hotel/Motel	4.00%	7.20%	11.20%
Restaurant/Bar	2.00%	7.20%	9.20%
Utilities/Telecommunications	2.00%	7.20%	9.20%
Construction	4.00%	7.20%	11.20%

Sources: Town of Florence Department of Finance, Arizona Department of Revenue



**Town of Florence, Arizona**  
**Table 7**  
**Ratios of Outstanding Debt by Type**  
**Last Ten Fiscal Years**

<b>Governmental Activities</b>								
<b>Fiscal Year Ended June 30</b>	<b>Certificates of Participation</b>	<b>Special Assessment Bonds</b>	<b>Pledged Excise Tax Revenue Obligation</b>	<b>Notes Payable</b>	<b>Capital Leases</b>	<b>GO Bonds - CFDs</b>	<b>Special Assessment Bonds - CFDs</b>	
2019	\$ -	\$ -	\$ 3,961,000	\$ 181,170	\$ -	\$ 9,920,000	\$ 7,820,917	
2018	-	81,000	4,355,000	236,117	-	9,785,000	7,769,670	
2017	-	154,000	4,740,000	289,116	-	10,125,000	4,764,240	
2016	-	218,000	4,740,000	338,551	285,746	10,523,101	3,922,390	
2015	-	282,000	-	385,188	567,382	8,563,200	4,476,850	
2014	-	337,000	-	429,185	844,967	8,809,167	5,435,830	
2013	-	388,000	-	470,690	1,118,561	7,105,000	5,739,520	
2012	-	440,000	-	509,847	-	7,265,000	5,822,100	
2011	-	482,000	-	546,788	-	7,770,000	6,117,500	
2010	-	610,000	-	581,637	-	4,285,000	5,956,000	

**Business-type**

<b>Fiscal Year Ended June 30</b>	<b>Notes Payable</b>	<b>Total Primary Government</b>	<b>Percentage of Personal Income</b>	<b>Per Capita</b>
2019	\$ 2,955,428	\$ 24,838,515	7.20%	941.66
2018	3,456,411	25,683,198	8.66%	977.39
2017	3,827,611	23,899,967	8.64%	920.99
2016	3,429,462	23,457,250	6.66%	884.75
2015	3,827,612	18,102,232	5.33%	693.60
2014	4,212,898	20,069,047	5.29%	764.10
2013	4,601,319	19,423,090	5.78%	703.38
2012	4,977,189	19,014,136	6.09%	708.32
2011	6,591,457	21,507,745	7.38%	815.15
2010	6,992,889	18,425,526	6.83%	721.52

**Notes:**

- Details regarding the Town's outstanding debt can be found in the notes to the financial statements.
- See the Demographic and Economic Statistics (Table 7) for personal income and population data.

**Town of Florence, Arizona**  
**Table 8**  
**Direct and Overlapping Governmental Activities Debt**  
As of June 30, 2019

<b>Governmental Unit</b>	<b>Debt Outstanding</b>	<b>Estimated Percentage Applicable (1)</b>	<b>Estimated Share of Overlapping Debt</b>
<b>Debt repaid with property taxes:</b>			
Pinal County Community College District	\$ 73,535,000	1.02%	\$ 750,057
Florence Unified School District No. 1	59,163,250	5.57%	3,295,393
Merrill Ranch Community Facilities District No. 1	3,110,000	100.00%	3,110,000
Merrill Ranch Community Facilities District No. 2	6,810,000	100.00%	6,810,000
Total Overlapping Debt			<u>13,965,450</u>
Town of Florence Direct Debt	None	100%	-
Total Direct and overlapping debt			<u>\$ 13,965,450</u>

Sources: Pinal County Treasurer's Office, Stifel, Nicolaus & Co. Inc., and Official Statements.

Notes:

(1) The percentage of overlapping debt applicable to the Town is computed on the ratio of secondary assessed valuation.

**Town of Florence, Arizona**  
**Table 9**  
**Pledged Revenue Coverage**  
Last Ten Fiscal Years

Fiscal Year Ended June 30	Special Assessment Bonds				Coverage
	Special Assessment Collections	Debt Service			
		Principal	Interest		
2019	79,764	81,000	6,845	0.91	
2018	55,277	73,000	13,013	0.64	
2017	54,575	64,000	18,421	0.66	
2016	64,352	64,000	23,829	0.73	
2015	70,134	55,000	28,477	0.84	
2014	67,161	51,000	32,786	0.80	
2013	93,503	52,000	37,180	1.05	
2012	83,252	42,000	42,335	0.99	
2011	87,323	45,000	49,644	0.92	
2010	97,723	45,000	53,446	0.99	

- \*The nature of the revenue pledged for the above revenue bond was excise

- Information regarding debt can be found in the "Ratios of Outstanding Debt by Type" Table of the Statistical Section of the CAFR, and the Notes to the Financial Statements.

**Town of Florence, Arizona**  
**Table 10**  
**Demographic and Economic Statistics**  
 Last Ten Fiscal Years

Fiscal Year	Population	Estimated Personal Income (In thousands)	Estimated Per Capita Personal Income	October Enrollment School Enrollment	Education Level in Years of Schooling	Town Unemployment Rate
2019	26,419	345,666	13,084	2,533	13 to 16	5.80%
2018	26,221	295,773	11,280	2,191	13 to 16	5.40%
2017	26,074	277,818	10,655	2,268	13 to 16	5.4%
2016	26,513	352,252	13,286	2,417	13 to 16	7.1%
2015	26,099	339,783	13,019	2,466	13 to 16	7.0%
2014	26,265	379,634	14,454	2,346	13 to 16	7.5%
2013	27,614	336,183	12,174	2,469	13 to 16	18.1%
2012	26,920	312,128	11,595	2,368	13 to 16	18.5%
2011	26,385	291,236	10,038	2,411	13 to 16	21.3%
2010	25,537	269,695	10,561	2,568	13 to 16	11.6%
2009	25,944	285,999	11,024	3,038	13 to 16	12.1%
2008	24,161	238,457	9,870	3,479	13 to 16	7.1%

Sources: Central Arizona Governments, Bureau of Economic Analysis, Arizona Department of Commerce, Bureau of Labor and Statistics, Arizona Department of Education, US Census Bureau.

**Town of Florence, Arizona**  
**Table 11**  
**Principal Employers**  
Current Year and Nine Years Ago

Major Employer	2019			2010		
	Employees	Rank	Percentage of Total Town Employment	Employees	Rank	Percentage of Total Town Employment
State of Arizona	1,667	2	28.47%	3,037	1	43.51%
Pinal County Government	1,910	1	32.62%	2,263	2	32.42%
Correctional Corporation of America	922	3	15.75%	853	3	12.22%
DHS/ICE/DOJ - Federal Government	577	4	9.85%	292	4	4.18%
GEO - Private Prison System	328	5	5.60%	129	6	1.85%
Florence Schools	300	6	5.12%	291	5	4.17%
Town of Florence	151	7	2.58%	115	7	1.65%
<b>Total Town Employment</b>	<u>5,855</u>		100.00%	<u>6,980</u>		100.00%

Source: Town of Florence Official Statements, Employer Human Resource Departments

**Town of Florence, Arizona**  
**Table 12**  
**Full-time Equivalent Town Government Employees by Function**  
**Last Ten Fiscal Years**

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Fiscal Year	Function/Program							Total
	General Government	Public Safety	Highways and Streets	Culture and Recreation	Community Development	Water and Sewer	Sanitation	
2019	32.40	77.88	25.00	33.56	9.10	13.00	-	190.94
2018	26.16	70.24	22.00	30.65	4.07	11.00	1.00	165.12
2017	33.32	81.34	26.00	33.17	8.00	12.00	1.00	194.83
2016	29.74	95.32	19.62	34.57	7.25	12.43	1.06	199.99
2015	31.88	79.75	22.33	20.25	6.00	14.55	1.55	176.31
2014	30.42	76.48	20.46	22.76	5.00	14.55	1.55	171.22
2013	30.70	72.50	20.80	19.25	6.00	11.00	5.00	165.25
2012	30.70	71.50	20.30	16.25	6.00	10.50	5.00	160.25
2011	28.00	65.00	30.00	15.00	6.00	14.00	5.00	163.00
2010	27.00	65.00	32.00	16.00	7.00	14.00	5.00	166.00

**Town of Florence, Arizona**  
**Table 13**  
**Operating Indicators by Function**  
**Last Ten Fiscal Years**

Function	2008	2009	2010	2011
<b>Police</b>				
Total arrests	308	400	406	278
Moving violation citations	981	105	1,000	836
Total calls for service	7,314	7,456	5,757	4,996
Total 911 calls	4,501	5,125	5,849	5,392
Total part I crimes	430	402	351	296
<b>Fire</b>				
All emergency responses	1,902	2,105	2,042	2,074
Fire and hazmat responses	83	127	108	102
Emergency medical responses	1,376	1,605	1,654	1,239
Other responses	443	373	280	733
<b>Highways and Streets</b>				
Street resurfacing (miles)	2.50	2.90	1.40	3.40
Potholes repaired (estimate)	5,968	5,094	5,730	2,978
Streets maintained (miles)	99.22	99.22	108.08	108.08
<b>Community Development</b>				
Building permits issued	703	606	436	465
Code enforcement cases	125	126	80	43
<b>Parks, Recreation and Library</b>				
Attendance at aquatics facilities	3,081	3,216	2,561	2,441
Attendance at other facilities	19,008	30,000	24,444	33,936
Library visits	119,564	154,645	130,636	119,254
Library materials checked out	77,756	98,114	103,277	65,120
<b>Sanitation</b>				
Homes serviced	2,643	2,603	3,246	3,446
Tons of refuse and garbage hauled	5,771	5,468	5,569	5,319
<b>Water</b>				
Water service connections	3,266	3,278	3,287	3,295
Water consumption (millions gallons/day)	1.91	1.87	1.90	1.98
Water consumption (millions gallons/year)	697	683	694	723
<b>Sewer</b>				
Sewer service connections	3,241	3,251	3,260	3,268
Sewage treated (millions gallons per day)	1.68	2.02	2.04	2.06
Sewage treated (millions gallons per year)	613	737	745	753

2012	2013	2014	2015	2016	2017	2018	2019
264	597	599	563	706	587	574	536
701	931	1,637	908	1,519	1,403	1,432	1,511
5,450	6,341	11,429	11,291	13,453	12,458	13,375	13,276
5,023	5,796	1,962	1,187	1,069	2,024	2,489	2,590
214	363	243	263	306	214	266	216
2,083	3,469	3,036	2,691	2,885	2,993	2,874	3,236
114	133	91	117	123	99	61	39
1,290	1,941	1,900	1,905	2,024	1,972	1,797	2,103
679	1,395	1,042	669	738	922	1,016	1,094
-	2.00	0.50	1.75	3.70	21.85	15.10	3.75
4,869	6,000	6,600	6,600	7,500	12,200	1,040	120
108.08	110.00	110.00	114.50	126.33	151.10	154.56	161
78	135	337	615	626	895	944	1,009
19	70	23	148	39	98	121	332
2,840	1,578	5,000	1,313	27,943	19,997	22,117	17,929
22,116	30,604	32,600	21,054	56,502	56,365	92,504	86,519
118,121	99,943	102,623	85,210	N/A	37,462	63,330	69,023
60,550	60,091	67,726	61,187	70,993	71,941	80,702	104,147
3,519	3,400	3,550	3,700	3,873	4,056	4,249	4,442
5,096	5,165	4,003	4,714	N/A	N/A	N/A	6,087
3,295	3,257	3,292	3,327	3,366	3,403	3,440	3,481
2.04	1.37	1.71	1.40	1.40	1.46	1.46	1.46
745	500	624	518	511	533	533	531
3,268	3,230	3,236	3,242	3,248	3,254	3,260	3,266
2.07	1.63	1.64	1.60	1.60	1.40	1.40	1.53
757	594	599	584	584	510	510	560



**Town of Florence, Arizona**  
**Table 14**  
**Capital Asset Statistics by Function**  
**Last Ten Fiscal Years**

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
<b>Public Safety</b>												
Police stations	1	1	1	1	1	1	2	2	2	2	2	2
Police vehicles	29	34	38	41	42	44	48	57	48	54	44	48
Fire stations	2	2	2	2	2	2	2	2	2	2	2	2
Fire apparatus	5	8	8	6	6	7	6	7	6	8	8	8
Other fire vehicles	4	4	4	4	5	5	6	5	6	6	5	5
<b>Highways and Streets</b>												
Street (miles)	99	99	99	108	108	108	108	113	113	113	113	113
Streetlights	889	964	985	1,039	1,039	1,060	1,060	1,182	1,182	1,182	1,182	1,182
Traffic signals own	1	1	1	1	1	2	2	2	2	2	2	2
Traffic signals don't own	2	2	2	2	2	2	2	2	2	3	3	3
<b>Culture and Recreation</b>												
Parks	7	8	8	8	8	8	8	8	11	10	10	10
Parks acreage	289	289	289	289	289	289	341	343	349	348	348	348
Fitness center	1	1	1	1	1	1	1	1	1	1	1	1
Swimming pool-school owned	1	1	1	1	1	1	1	1	1	1	1	1
Libraries - owned by school	1	1	1	1	1	1	1	1	1	1	1	1
<b>Wastewater</b>												
Sanitary sewers (miles)	46	46	46	46	46	46	46	55	55	55	55	55
Storm sewers (miles)	5	7	7	8	8	8	8	8	8	8	8	8
Treatment capacity (thousands of gallons)	1,920	2,920	2,920	2,920	2,920	2,920	2,920	2,920	2,920	2,920	2,920	2,920

**Town of Florence, Arizona**  
**Single Audit Reporting Package**  
**Year Ended June 30, 2019**

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Independent Auditors' Report on Internal Control over Financial Reporting and  
on Compliance and Other Matters Based on an Audit of Financial Statements  
Performed in Accordance with *Government Auditing Standards*

To the Honorable Mayor and Town Council of  
Town of Florence, Arizona

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Florence, Arizona, (the Town) as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements, and have issued our report thereon dated November 26, 2019.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Town's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, we do not express an opinion on the effectiveness of the Town's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies, and therefore, material weaknesses or significant deficiencies may exist that have not been identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We did identify a certain deficiency in internal control, described in the accompanying schedule of findings and questioned costs as item 2019-001, that we consider to be a significant deficiency.

## **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Town's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

## **Town Response to the Finding**

The Town's response to the finding identified in our audit is presented in the corrective action plan at the end of this report. The Town is responsible for preparing a corrective action plan to address each finding. The Town's response and corrective action plan were not subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we express no opinion on it.

## **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Fester & Chapman, PLLC*

November 26, 2019



Independent Auditors' Report on Compliance for Each Major Federal Program;  
Report on Internal Control over Compliance; and Report on Schedule of Expenditures of  
Federal Awards Required by the Uniform Guidance

To the Honorable Mayor and Town Council of  
Town of Florence, Arizona

**Report on Compliance for Each Major Federal Program**

We have audited the Town of Florence, Arizona (the Town)'s compliance with the types of compliance requirements described in the *U.S. Office of Management and Budget (OMB) Compliance Supplement* that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2019. Town's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

**Management's Responsibility**

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

***Auditors' Responsibility***

Our responsibility is to express an opinion on compliance for each of the Town's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Town's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Town's compliance.

***Opinion on Each Major Federal Program***

In our opinion, the Town complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2019.

## **Report on Internal Control Over Compliance**

The Town's management is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Town's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Town's internal control over compliance.

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

## **Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance**

We have audited the financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the Town as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements. We issued our report thereon dated November 26, 2019, that contained an unmodified opinion on those financial statements. Our audit was conducted for the purpose of forming our opinions on the financial statements that collectively comprise the Town's basic financial statements. The accompanying schedule of expenditures of federal awards is presented for the purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of the Town's management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

**Purpose of This Report**

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

*Fester & Chapman, PLLC*

November 26, 2019



Town of Florence, Arizona  
Schedule of Expenditures of Federal Awards  
Year Ended June 30, 2019

Federal Agency/ CFDA Number	Federal Program Name	Cluster Title	Pass-Through Grantor	Pass-Through Grantor's Number	Expenditures	Passed Through to Subrecipients
<b>U.S. Department of Housing and Urban Development</b>						
14.228	Community Development Block Grants / State's Program and Non- Entitlement Grants in Hawaii		Arizona Department of Housing	111-118, 126-19	\$ 280,473	_____
<b>U.S. Department of Justice</b>						
16.607	Bulletproof Vest Partnership Program		N/A	N/A	3,486	_____
<b>U.S. Department of Transportation</b>						
20.205	Highway Planning and Construction	Highway Planning and Construction Cluster	Maricopa Association of Governments	None	214,451	_____
20.513	Enhanced Mobility of Seniors and Individuals with Disabilities	Transit Services Programs Cluster	Arizona Department of Transportation	GRT-18-0007148-T	4,074	_____
20.600	State and Community Highway Safety	Highway Safety Cluster	Arizona Governor's Office of Highway Safety	2018-405B-003, 2018- 405D-016, 2019-405B- 003, 2019-405D-014, 2019-PTS-016	11,396	_____
<b>Total U.S. Department of Transportation</b>					<u>229,921</u>	_____
<b>Executive Office of the President of the United States</b>						
95.001	High Intensity Drug Trafficking Areas Program		City of Tucson	HT-17-2723, HT-18-2822	78,228	_____
<b>Department of Homeland Security</b>						
97.067	Homeland Security Grant Program		Arizona Department of Homeland Security	170430-01, 180429-01	187,556	_____
<b>Total Expenditures of Federal Awards</b>					<u>\$ 779,664</u>	_____

See accompanying notes to schedule.

Town of Florence, Arizona  
Notes to Schedule of Expenditures of Federal Awards  
Year Ended June 30, 2019

NOTE 1 - BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the Town of Florence, Arizona (the Town), for the year ended June 30, 2019. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.*

Expenditures reported on the schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

NOTE 2 - CATALOG OF FEDERAL DOMESTIC ASSISTANCE (CFDA) NUMBERS

The program titles and CFDA numbers were obtained from the federal or pass-through grantor or the 2019 *Catalog of Federal Domestic Assistance.*

NOTE 3 - INDIRECT COST RATE

The Town did not elect to use the 10 percent de minimis cost rate as allowed under the Uniform Guidance.

Town of Florence, Arizona  
 Schedule of Findings and Questioned Costs  
 Year Ended June 30, 2019

**Section I - Summary of Auditors' Results**

Financial Statements:

Type of auditors' report issued:	<u>Unmodified</u>	
	<u>Yes</u>	<u>No</u>
Internal control over financial reporting:		
Material weakness(es) identified?	_____	<u>X</u>
Significant deficiency(ies) identified?	<u>X</u>	_____
		(none reported)
Noncompliance material to the financial statements noted?	_____	<u>X</u>

Federal Awards:

Internal control over major programs:		
Material weakness(es) identified?	_____	<u>X</u>
Significant deficiency(ies) identified?	_____	<u>X</u>
		(none reported)
Type of auditors' report issued on compliance for major programs:	<u>Unmodified</u>	
Any audit findings disclosed that are required to be reported in accordance with 2 §CFR 200.516(a)	_____	<u>X</u>

Identification of major programs:

<u>CFDA Number</u>	<u>Name of Federal Program or Cluster</u>
14.228	Community Development Block Grants / State's Program and Non-Entitlement Grants in Hawaii
20.205	Highway Planning and Construction Cluster Highway Planning and Construction

Dollar threshold used to distinguish between type A and type B programs:	\$ 750,000
Auditee qualified as low-risk auditee?	_____ <u>X</u> _____

Other Matters:

Auditee's Summary Schedule of Prior Audit Findings required to be reported in accordance with 2 CFR §200.511(b)	_____ <u>X</u> _____
---	----------------------

Town of Florence, Arizona  
Schedule of Findings and Questioned Costs  
Year Ended June 30, 2019

(Continued)

**Section II - Financial Statement Findings**

2019-001 INTERNAL CONTROLS OVER ACCOUNTS PAYABLE PROCESS

Criteria: The Town should have adequate internal controls in place to help mitigate risks of improper payments.

Condition: During the audit, we identified that the Town made an overpayment for a construction project totaling \$79,800, which was subsequently refunded to the Town.

Cause: The Town did not have sufficient internal control procedures to prevent or detect an error in the accounts payable process for a long-term project in a timely manner.

Effect: An audit adjustment was necessary to properly state the Town's financial statements for corresponding capital assets and accounts receivable for the refund received in a subsequent fiscal year.

Recommendation: The Town should evaluate its accounts payable process for long-term projects to help mitigate risks of improper payments. The Town should accumulate expenditures in a separate subsidiary ledger for each construction project, review the contractor's invoices for accuracy by comparing them to the authorized purchase orders, and regularly reconcile subsidiary ledgers to the accounts payable records and approved budget.

**Section III - Federal Award Findings and Questioned Costs**

None

## Town of Florence

PO Box 2670  
775 North Main Street  
Florence, Arizona 85132

Phone (520) 868-7500  
Fax (520) 868-7501  
TDD (520) 868-7502

[www.florenceaz.gov](http://www.florenceaz.gov)

### TOWN SERVICES

---

Building Safety  
868-7556

Community Development  
868-7575

Finance  
868-7624

Fire  
868-7609

Grants  
868-7549

Human Resources  
868-7553

Library  
868-8311

Municipal Court  
868-7514

Community Services  
868-7589

Police  
868-7681

Public Works  
868-7620

Senior Center  
868-7622

Town Attorney  
868-7557

Utility Billing  
868-7680

## CORRECTIVE ACTION PLAN

November 26, 2019

We have prepared the following corrective action plan as required by the standards applicable to financial audits contained in Government Auditing Standards and by the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards* (Uniform Guidance). Specifically, for each finding we are providing you with the names of the contact people responsible for corrective action, the corrective action planned, and the anticipated completion date.

### Financial Statement Finding

2019-001 Internal Controls over Accounts Payable Process

**Recommendation:** The Town should evaluate its accounts payable process for long-term projects to help mitigate risks of improper payments. The Town should maintain and accumulate expenditures in a separate subsidiary ledger for each construction project, review the contractor's invoices for accuracy by comparing them to the authorized purchase orders, and regularly reconcile subsidiary ledgers to the accounts payable records and approved budget.

**Action Taken:** Town concurs and has implemented the recommendation.

**Contact Person:** Becki Jimenez, Interim Finance Director

**Anticipated  
Completion Date:** June 30, 2020

**Town of Florence**  
PO Box 2670  
775 North Main Street  
Florence, Arizona 85132

Phone (520) 868-7500  
Fax (520) 868-7501  
TDD (520) 868-7502

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**TOWN SERVICES**

---

Building Safety  
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Police  
868-7681

Public Works  
868-7620

Senior Center  
868-7622

Town Attorney  
868-7557

Utility Billing  
868-7680

**SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS**

Year Ended June 30, 2019

**Status of Financial Statement Findings**

Internal Controls over Financial Reporting

Finding No.: 2018-001

Status: Fully corrected.

Internal Control over Capital Assets

Finding No.: 2018-002

Status: Fully corrected.

Internal Control over Long-Term Liabilities


Finding No.: 2018-003

Status: Fully corrected.

Internal Control over Special Assessment Billing

Finding No.: 2018-004

Status: Fully corrected.

	<b>TOWN OF FLORENCE COUNCIL ACTION FORM</b>	<b><u>AGENDA ITEM</u></b> <b>11a.</b>
<b>MEETING DATE:</b> December 16, 2019  <b>DEPARTMENT:</b> Community Services  <b>STAFF PRESENTER:</b> Bryan Hughes, Community Services Director  <b>SUBJECT:</b> Parks and Recreation Comprehensive Plan		<input checked="" type="checkbox"/> <b>Action</b> <input type="checkbox"/> <b>Information Only</b> <input type="checkbox"/> <b>Public Hearing</b> <input type="checkbox"/> <b>Resolution</b> <input type="checkbox"/> <b>Ordinance</b> <input type="checkbox"/> <b>Regulatory</b> <input type="checkbox"/> <b>1<sup>st</sup> Reading</b> <input type="checkbox"/> <b>2<sup>nd</sup> Reading</b> <input type="checkbox"/> <b>Other</b>
<b>STRATEGIC PLAN REFERENCE:</b> <input checked="" type="checkbox"/> Community Vitality <input type="checkbox"/> Economic Prosperity <input type="checkbox"/> Leadership and Governance <input type="checkbox"/> Partnership and Relationships <input type="checkbox"/> Transportation and Infrastructure <input type="checkbox"/> Statutory <input type="checkbox"/> None		

**RECOMMENDED MOTION/ACTION:**

Adoption of the Parks and Recreation Comprehensive Plan

**BACKGROUND/DISCUSSION:**

The Town has been working with our consulting team led by GreenPlay LLC (GreenPlay) for the past nine months on the Parks and Recreation Comprehensive Plan. The GreenPlay team is led by principal Pat O’Toole, with assistance from Dan Seder and Becky Dunlap; Aaron Allen from J2 Engineering and Environment Design; Felipe Zubia from Matrix Design Group; and RRC Associates.

The project began in January 2019 and included meetings with staff, key stakeholders and public meetings. From those meetings, a survey was developed and distributed throughout the community, initially by mail to random households, then available online to those that were not initially included in the survey process. Over 400 responses were received. In June, the consultants presented the results of the survey to staff and at a public meeting. The results were also made available on the Town’s website.

The draft plan was presented to both the Parks and Recreation Advisory Board and the Town Council on September 16, 2019. Town staff requested feedback by October 4, 2019, so we could incorporate any changes into the document. The action plan portion of the document was presented again at a Town Council Work Session on November 4, 2019.

The final version of the Parks and Recreation Comprehensive Plan was presented to the Parks and Recreation Advisory Board on November 14, 2019. The Parks and Recreation Advisory Board approved the Plan unanimously and recommended approval by the Town Council.

The final version is included for your consideration.

**A VOTE OF NO WOULD MEAN:**

Staff would continue to work with the consultant to amend the Plan as desired. Additional funding may be required.

**A VOTE OF YES WOULD MEAN:**

The Parks and Recreation Comprehensive Plan would be adopted and be included in the update of the Town's General Plan next year.

**FINANCIAL IMPACT:**

Recommendations from the Plan, both operating and capital expenditures, will be included in future budgets.

**ATTACHMENTS:**

Parks and Recreation Comprehensive Plan



# Parks and Recreation Comprehensive Plan Florence, Arizona

November 2019



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# Acknowledgements

## **Mayor and Town Council**

Tara Walter, Mayor  
John Anderson, Vice-Mayor  
William “Bill” Hawkins  
Karen Wall  
Kristen Larsen  
Michelle Cordes  
Judy Hughes

## **Administration**

Brent Billingsley, Town Manager  
Lisa Garcia, Deputy Town Manager/Town Clerk  
Benjamin Bitter, Assistant to Town Manager/PIO  
Jennifer Evans, Management Analyst

## **Parks and Recreation Advisory Board**

Tom Smith, Chairman  
Doug Stinson, Vice-Chair  
Donald Woolridge  
Kelly Williams  
Andrea Hild

## **Community Services Staff**

### ***Administration***

Bryan Hughes, Director  
Teresa Graciano-Bustillos, Administrative Assistant

### ***Senior Center***

Tonya Jaquette, Recreation Coordinator  
Rhoda Feierstein, Recreation Programmer  
Alicia Marrufo, Recreation Programmer

### ***Library***

Jasper Halt, Library Manager  
Gloria Moreno, Librarian  
Kaitlyn Nolan, Librarian  
Nicole Hernandez, Library Assistant

### **Consultant Team**

GreenPlay, LLC  
J2 Engineering & environmental Design, LLC  
Matrix Design Group, Inc.  
RRC Associates

### ***Recreation***

John Nixon, Recreation Superintendent  
Alison Feliz, Recreation Coordinator  
Erasmio Mendivil, Recreation Coordinator  
Megan Cetta, Recreation Coordinator

### ***Parks***

Ray Hartzel, Parks Superintendent  
Mike Lopez, Jr., Maintenance Worker  
Greg Gholston, Maintenance Worker  
Michael Groves, Maintenance Worker  
Elijah White, Maintenance Worker

*For more information about this document, contact GreenPlay, LLC  
1021 E. South Boulder Road, Suite N, Louisville, Colorado 80027, Telephone: 303-439-8369  
Email: [info@greenplayllc.com](mailto:info@greenplayllc.com) [www.greenplayllc.com](http://www.greenplayllc.com)*





# Executive Summary

## A. Purpose of this Plan

The Parks and Recreation Comprehensive Plan is a critical tool that helps guide the Florence Community Services Department. The Department's current Parks, Trails, and Open Space Master Plan was adopted in 2008. This plan updates the current 2008 document and will provide direction to the Department in the provision of facilities, programs, and services.

### Project Vision

The primary role of the process is to engage the community in a meaningful way. Implementing this plan will increase the quality of life in the Town of Florence by allowing the community to take an active role in identifying future needs for parks and recreation services.



In addition, the Comprehensive Plan will also recommend improvements to three existing park sites to address the current and future needs of the community. Those park sites include Heritage Park, Little League Park, and Main Street Park. Community involvement and needs analysis helped to guide planning efforts for each site.

### Critical Success Factors

The Town, along with the consultant team, identified critical success factors that would lead to a successful plan. Those critical success factors include:

- Involve the community throughout the process and seek their input, while communicating with them in all decision making as the plan progresses.
- Identify priorities that consider the cultural, economic, and physical conditions that make up the community.
- Identify overlaps or gaps between the Town system and those offered by other service providers.
- Provide a plan that encompasses prioritization of park and facility needs and review existing guidelines for Trails and Open Space.
- Provide recommendations that will best address livability and enhance economic vitality.

- Identify sustainable strategies.
- Identify opportunities/improvements for partnerships.
- Benchmark best practices between the Town of Florence and other communities of similar size and demographics.
- Identify trends that will impact the community in the next 10 years and how they will impact the community.

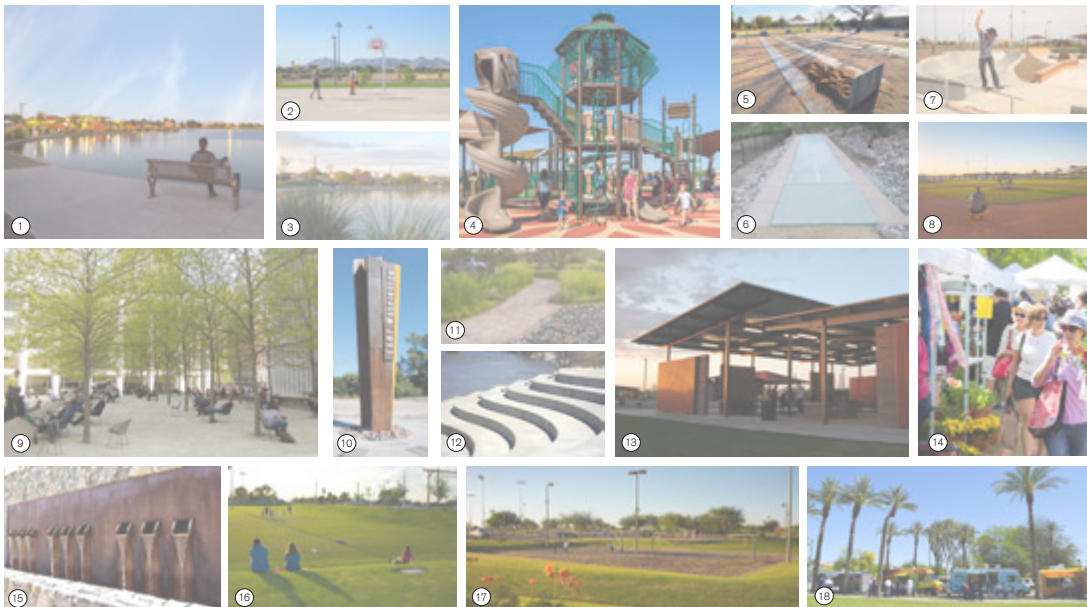
## Site-Specific Master Plans

The success of the site-specific plans includes determining the most appropriate improvement for each park that will increase the current and future needs of the community. The Town will actively engage the community through focus groups and consider feedback in designing each park site. The probable costs for each park site improvement will be identified for the Town to move forward with appropriate budgeting steps to meet the needs of the community.

The following site-specific critical success factors were determined to deliver the most appropriate improvements for each site:

### Heritage Park

- Determine upgrades that are most appropriate for the site.
- Address safety or needed repair to ball field fencing and dugouts.
- Design a destination playground and most appropriate site for the element.
- Determine other amenities that best fit the need of the park, including skate park, basketball, sand volleyball, and horseshoe pits.
- Evaluate connectivity, specifically the south and to Main Street.
- Address the lack of irrigation system and best solution to this problem.
- Determine if additional 1.5 acres is most appropriate for use as a maintenance yard.



## Imagery



### **Main Street Park**

- Determine upgrades that are most appropriate for the site.
- Provide maintainable turf area that minimizes overspray in unnecessary areas of the park including park elements.
- Determine if permanent acquisition, or long-term lease, is most appropriate for the Town.

### **Little League Park**

- Identify most important improvements to address safety.
- Determine if removal of maintenance yard to add additional parking is beneficial.
- Keep in place historical scoreboard, historic structure, and ball field fence line at 200 feet.
- Maintain a park site that takes into account the importance of the downtown community and its importance to the community.

## **B. Planning Process Summary**

The process utilized in developing this Comprehensive Plan included the formation of an integrated project team of select staff from the Town of Florence, the consultant team of GreenPlay, J2 Engineering, Matrix Design, RRC Associates, and local Town leadership and stakeholders. The project team provided detailed input to the consultant team throughout the project. This process allowed a collaborative approach to create a plan that blends consultant expertise with the local knowledge of community members and stakeholders.

The development of this plan included the following tasks:

- Document Collection and Review
- Needs Assessment
- Community Engagement
- Organizational/Program Analysis
- Financial Analysis
- Facility Inventory and Level of Service Analysis
- Recommendations: Goals, Objectives, and Action Plan



## **C. Key Issues Summary**

Key issues detailed in this section were identified through public input and information gathering and compiled into categories as opportunities for the Town of Florence Community Services Department.

### **Organizational and Administrative**

- Awareness/Communication
- Marketing/Branding
- Sustainability



## Program and Service Delivery

- Teen programs
- Special events
- Special Interest/Non-Traditional programs
- Outdoor recreation programs
- Program accommodations/Therapeutic recreation
- Programming hours
- Farmer's market
- Fitness programs
- Program feedback

## Facilities and Amenities

- Trails and connectivity
- Recreation Center
- Pickleball courts
- Community parks
- ADA Accessibility
- Shade structures

## Main Street Park

- Ramadas
- Restroom
- Circulation

## Little League Park

- Field and dugout
- Dog park equipment
- Restroom/Concession building
- Dog park water fountain
- Lighting

## Heritage Park

- Restroom/Concession building
- Ballfield fencing
- Ramadas
- Lighting
- Parking lot
- Irrigation system
- Park circulation
- General park amenities

## Level of Service

- Partnerships

## Financial

- Bond referendum
- Grants
- Budget planning
- Fee structure

## D. Inventory Assessment Summary

Site visits and an inventory assessment of the Town’s Parks and Recreation maintained facilities was conducted by J2 Engineering and Environmental Design, LLC (J2). The Town of Florence has 15 recreation facilities that it manages. The facilities range from active multi-use and active parks, outdoor recreation, and indoor community facilities. In all, the Town manages over 341 acres of parks, outdoor recreation areas, indoor areas and one special area for RV and high-profile vehicle parking in the downtown area, west of Main St. on Quartz St., south of 8th St. **Table 1** lists the 15 Town managed facilities as well as the site acreage for each facility.

**Table 1: Town Facilities**

Recreation Facility	Acres
Poston Butte	153
Tennis, Pickleball and Multi-use	5.7
Aquatic Center	2.0
Library & Community Center	3.5
Heritage Park	22.5
Padilla Park	1.0
Senior Center	1.5
Little League Park	2.3
Jaques Square	0.2
RV Parking	0.8
Arriola Square	0.3
Fitness Center	0.1
Main Street Park	1.3
Aero Modeler Park	54.2
Whitlow Rodeo Grounds	93
<b>TOTAL</b>	<b>341.4</b>

Each of the 15 facilities have varying levels of site improvements. For the purpose of this report, a site improvement is an improvement that enhances the usability or aesthetic appeal of the facility. In this study, the project team identified 22 different types of site improvements in one or more of the 15 facilities.

Each site was assessed for the improvements offered at the facility. There are a range of improvements that were identified, including site lighting, field lighting, and sidewalks as well as play fields, recreational and competitive sporting areas and swimming and splash pad areas. The 15 recreation facilities include outdoor recreation areas, indoor areas and one special area for RV and high-profile vehicle parking in the downtown area. Illustrated in **Table 2** is a list of each of the site improvements that were found at each of the 15 Town managed facilities.

**Table 2: Facility Site Improvements**

Recreation Facility	Sidewalks	Trails Parking	Restroom/Concessions	Ramadas	Benches/Bleachers	Trash Receptacles	Playgrounds	Baseball Fields	Basketball Courts	Volleyball Courts	Skate Park	Drinking Fountain	Dog Park	Site Lighting	Sports Lighting	Horseshoes	Pools	Splash Pad	Amphitheater	Tennis Courts	Pickleball Courts	Multi-Use Fields	
Poston Butte		X	X				X																
Tennis, Pickleball and Multi-use	X		X			X	X						X		X	X				X	X	X	
Aquatic Center	X		X	X	X	X	X						X		X			X					
Library & Community Center	X		X	X		X	X								X								
Heritage Park	X		X	X	X	X	X	X	X	X	X	X	X		X	X	X						X
Padilla Park	X		X	X		X	X								X				X	X			
Senior Center	X		X	X		X	X								X								
Little League Park	X			X		X	X		X					X	X	X							
Jaques Square	X		X	X		X	X																
RV Parking	X		X	X																			
Arriola Square	X					X	X																
Fitness Center	X		X	X			X																
Main Street Park	X		X		X	X	X	X					X		X								
Aero Modeler Park			X	X	X	X	X																
Whitlow Rodeo Grounds			X	X	X	X	X																

## E. Recommendations and Action Plan Summary Table

<b>Goal 1: Organizational and Administrative</b>			
<b><i>Objective 1.1: Improve level of communication and awareness of the Department with all residents of Florence</i></b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
1.1.a Enhance awareness of programs and facilities to the Town of Florence, Anthem, Sun City, and Florence Gardens.	N/A	Staff Time	Short-Term
1.1.b Continue to serve core of Florence while reaching out to non-core areas.	N/A	Staff Time	Short-Term
1.1.c Consider innovative solutions to bridge awareness gaps.	N/A	Staff Time	Mid-Term
<b><i>Objective 1.2: Enhance and improve marketing and branding with residents and visitors</i></b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
1.2.a Develop strategic marketing and branding plan to establish identity of Community Services, staying consistent with the standards of the Town of Florence.	N/A	Staff Time or \$25,000 if contracted	Short-Term
1.2.b Update signage standards.	\$20,000	Staff Time	Mid-Term
1.2.c Budget additional funds for event promotions.	N/A	\$2,500 per event	Short-Term
<b><i>Objective 1.3: Address and identify opportunities for sustainability</i></b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
1.3.a Research and develop conservation measures that are ecologically beneficial.	N/A	Staff Time	Mid-Term
1.3.b Develop best practices for sustainability throughout Community Services Department, including water conservation and open space preservation.	N/A	Staff Time	Mid-Term
<b>Goal 2: Program and Service Delivery</b>			
<b><i>Objective 2.1: Enhance programming for teens</i></b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
2.1.a Build upon teen advisory council, engaging them to understand and adopt this generation's desires.	N/A	Staff Time	Short-Term

2.1.b Consider teen classes such as fitness/health programs, beginner gymnastics, community volunteerism, video game tournaments, kids theater, and technology classes.	N/A	Staff Time	Short-Term
<b>Objective 2.2: Increase opportunities for special events/community gatherings</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
2.2.a Continue to provide high-quality special events for the entire community.	N/A	Staff Time Volunteers	Short-Term
2.2.b Provide opportunities for produce and artisanal offerings through a variation of a local market (Farmers Market).	N/A	Staff Time Volunteers	Mid-Term
<b>Objective 2.3: Increase opportunities for special interest and non-traditional programming</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
2.3.a Continue to offer more special interest programs that offer non-traditional programs such as cooking, theater, STEM programs, and tech/vocational training.	N/A	Staff Time \$25 per hour instructors	Mid-Term
<b>Objective 2.4: Enhance opportunities for Outdoor Recreation and Fitness programming</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
2.4.a Develop outdoor recreation programs, or partner with other organizations, to offer experiences in nature. Examples include Hiking, Biking, Disc Golf, Geocaching, Archeology, ASU (partner).	N/A	Staff Time Volunteers	Mid-Term
2.4.b Capitalize on natural resources such as Poston Butte, River Corridors, and the trails mentioned in the Active Transportation Plan.	N/A	Staff Time Volunteers	Short-Term
2.4.c Continue expanding on fitness offerings and offer classes such as yoga, Zumba, barbell, HIIT, etc.	N/A		Short-Term
<b>Objective 2.5: Address opportunity for therapeutic recreation and program accommodations</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
2.5.a Develop accommodations for people with disabilities.	N/A	Staff Time \$25 per hour instructors	Short Term- Ongoing
2.5.b Consider therapeutic recreation programs for the 12 - 18% of population that requires accessibility.	N/A	Staff Time \$25 per hour instructors	Short-Term

<b>Objective 2.6: Reevaluate program delivery/hours/locations</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
2.6.a Consider extending hours of operations to address earlier morning and later evening availability to accommodate participates in fitness and aquatics programs.	N/A	\$10,000	Short-Term
<b>Objective 2.7: Improve program evaluation process</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
2.7.a Implement standardized feedback system, such as an online survey that is sent to all participants after the program.	N/A	Staff Time	Short-Term
<b>Goal 3: Facilities/Amenities/Level of Service</b>			
<b>Objective 3.1: Improve trail and path connectivity</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
3.1.a Acquire acreage for multi-use trails for activities such as hiking, mountain biking, ATV, and equestrian.	TBD Per Acreage Cost Range	Staff Time	Long-Term
3.1.b Improve Poston Butte Hiking trails and walking paths by working collaboratively with County.	TBD Capital Cost Range	Staff Time	Mid-Term
3.1.c Ensure new development is connected with trails and greenways based on current plans, esp. with Active Transportation Plan.	TBD Per Mile Cost	Staff Time	Long-Term
3.1.d Connect Florence with Anthem/Sun City area via trail.	TBD Per Mile Cost	\$5,000	Long-Term
3.1.e Expand and improve existing pedestrian paths and bikeways to promote health, recreation and connectivity among neighborhoods.	TBD Per Mile Cost	\$1,000 per mile	Long-Term
<b>Objective 3.2: Address opportunities for recreation center improvements</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
3.2.a Pursue feasibility study for multi-generational recreation center.	\$57,000	Staff Time	Short-Term
3.2.b Provide space for classes, fitness/health, kitchen, gymnasium, senior programs, etc.	Feasibility will determine		Mid-Term
3.2.c Develop modern, ADA accessible fitness gym.	Feasibility will determine	Staff Time	Long-Term
3.2.d Sell or repurpose current fitness and senior facility, both of which need extensive repairs.	Capital Gains TBD	TBD	Long-Term

<b>Objective 3.3: Build upon demand and success for pickleball</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
3.3.a Consider building additional pickleball courts to accommodate demand.	Cost per Court	\$1,500 per court	Mid-Term
<b>Objective 3.4: Plan and strategize for additional community parks</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
3.4.a Identify land and acquire space for community/pocket parks in North Florence.	TBD \$30K-\$40K/a.c.	Staff Time	Long-Term
3.4.b Develop strategy for utilization of Development Impact Fees.	N/A	Staff Time	Long-Term
<b>Objective 3.5: Address accessibility</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
3.5.a Develop ADA transition plan for parks and facilities to accommodate the 12-18% of population who require ADA accessibility.	TBD	Staff Time	Short-Term
<b>Objective 3.6: Plan for existing and future park amenity improvements</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
3.6.a Plan and provide shade structures in facilities and parks.	Cost per Ramada	Staff Time	Short-Term
3.6.b Develop a replacement program for amenities in need of repair/replacement (Examples: benches, trash cans, etc.).	Cost per amenity (bench, trash cans, etc.)	Staff Time	Mid-Term
3.6.c Establish Town standards for all amenities to ensure consistent styles, brands, etc. are at used throughout the facilities.	N/A	Staff Time	Mid-Term
<b>Objective 3.7: Improve partnerships and relationships to increase level of service</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
3.7.a Create strong partnerships with alternative providers through public private partnerships to increase service and provide specialized programs, as well as increase quality and quantity of youth sports.	N/A	Staff Time	Mid-Term
3.7.b Create opportunities to better utilize existing resources to offer inclusive programs and events.	N/A	Staff Time Volunteers	Mid-Term

<b>Goal 4: Financial</b>			
<i>Objective 4.1: Consider financing opportunities for capital funding, future growth , and improvement projects</i>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
4.1.a Consider bond referendum for future capital projects.	TBD	Staff Time	Long-Term
4.1.b Increase resources toward grants and/or philanthropic efforts.	N/A	Staff Time Or \$30,000 new position	Mid-Term
4.1.c Ensure staff, utility, and supply budgets increases with new development and improvements.	N/A	3% per year minimally	Mid-Term
<i>Objective 4.2: Reevaluate current budget policies and consider establishing new policies that address future growth and development</i>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
4.2.a Establish fund or funds to ensure deferred maintenance, repair, replacements, and capital projects are addressed and funded properly.	N/A	Staff Time	Long-Term
4.2.b Ensure cost recovery policy consistently guides pricing for programs, special events, rentals, and public private partnerships.	N/A	Staff Time Or \$40,000 if contracted	Mid-Term



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# 1 Purpose and Background: Plan Introduction

## A. Purpose of this Plan

The Parks and Recreation Comprehensive Plan is a critical tool that helps guide the Florence Community Services Department. The Department's current Parks, Trails, and Open Space Master Plan was adopted in 2008. This plan will update the current 2008 document and will provide direction to the Department in the provision of facilities, programs, and services.

### Project Vision

The primary role of the process is to engage the community in a meaningful way. Implementing this plan will increase the quality of life in the Town of Florence by allowing the community to take an active role in identifying future needs for parks and recreation services.



In addition, the Comprehensive Plan will also recommend improvements to three existing park sites to address the current and future needs of the community. Those park sites include Heritage Park, Little League Park, and Main Street Park. Community involvement and needs analysis helped to guide planning efforts for each site.

### Critical Success Factors

The Town, along with the consultant team, identified critical success factors that would lead to a successful plan. Those critical success factors include:

- Involve the community throughout the process and seek their input, while communicating with them in all decision making as the plan progresses.
- Identify priorities that take into account the cultural, economic, and physical conditions that make up the community.
- Identify overlaps or gaps between the Town system and those offered by other service providers.

- Provide a plan that encompasses prioritization of park and facility needs and review existing guidelines for Trails and Open Space.
- Provide recommendations that will best address livability and enhance economic vitality.
- Identify sustainable strategies.
- Identify opportunities/improvements for partnerships.
- Benchmark best practices between the Town of Florence and other communities of similar size and demographics.
- Identify trends that will impact the community in the next 10 years and how they will impact the community.

### **Site-Specific Master Plans**

The success of the site-specific plans include determining the most appropriate improvement for each park that will increase the current and future needs of the community. The Town will actively engage the community through focus groups and take into account feedback in designing each park site. The probable costs for each park site improvement will be identified in order for the Town to move forward with appropriate budgeting steps to meet the needs of the community.

The following site-specific critical success factors were determined to deliver the most appropriate improvements for each site:

#### **Heritage Park**

- Determine upgrades that are most appropriate for the site.
- Address safety or needed repair to ball field fencing and dugouts.
- Design a destination playground and most appropriate site for the element.
- Determine other amenities that best fit the need of the park, including skate park, basketball, sand volleyball, and horseshoe pits.
- Evaluate connectivity, specifically from the south and to Main Street.
- Address the lack of irrigation system and best solution to this problem.
- Determine if additional 1.5 acres is most appropriate for use as a maintenance yard.

#### **Main Street Park**

- Determine upgrades that are most appropriate for the site.
- Provide maintainable turf area that minimizes overspray in unnecessary areas of the park including park elements.
- Determine if permanent acquisition, or long-term lease, is most appropriate for the Town.

#### **Little League Park**

- Identify most important improvements to address safety.
- Determine if removal of maintenance yard to add additional parking is beneficial.
- Keep in place historic structure and ball field fence line at 200 feet.
- Maintain a park site that takes into account the importance of the downtown community and its importance to the community.

## B. History of Department

Florence was selected in 1875 as the first county seat in Pinal County and remains so today. Florence is also the oldest town in Pinal County and in fact, one of the oldest towns in Arizona being founded in 1866. Most of old town Florence is designated on the National Register of Historic Places with more than 100 buildings listed on the National Register. The Community Services Department has a long history of providing quality services to the community. The development of Heritage Park began with an Arizona State Parks Heritage Grant in 1993. The first phase of development on the 25-acre park included two ball fields with lights and a restroom/concession building. The next phase, made possible through a federal Land and Water Conservation Fund (LWCF) grant, included basketball courts and lighting.



*EN Fish and Brown House (Historic Building)*

Through the early 2000s, the Town developed the Florence Aero Modeler Park in cooperation with the Florence Aero Modeler Club. The runway and related amenities were dedicated Bohn Field in honor of Lyle Bohn, the aero modeler club president that lobbied the Town and led to the development of the facility. In 2008, the Florence Aero Modeler Park was recognized with the Outstanding Facility Award (population under 25,000) from the Arizona Parks and Recreation Association.

From 2010 to the present, the Town accomplished many milestones in developing parks and facilities for the community, including the following accomplishments:

- 2014: The Town developed Padilla Park behind the historic Silver King Hotel. The pocket park is named after Ophelia Padilla, who owned the land and worked with the Town to make it a park. The 1 ½-acre park contains open turf, a concrete pad for entertainment, restrooms, picnic tables and a seasonal splash pad.
- 2014: The Town added lights to Heritage Park Ball Field #3.
- 2015: Opening of Aquatic Center on July 4th. The facility includes two bodies of water, a competition pool with diving well, a play pool with water slides and an aquatic play unit, a bathhouse with locker rooms, and a meeting room.
- 2015: The Library and Community Center opened on August 31st. The 28,000 square foot building includes the public library, spacious lobby, meeting rooms, teen room, craft room, study rooms, and administrative office for the parks and recreation department.
- 2015: Padilla Park was recognized with the Outstanding Facility Award (population 25,000-100,000) from the Arizona Parks and Recreation Association.
- 2016: The Town celebrated 150 years since its founding in 1866. Parks and Recreation took the lead in coordinating many of the activities, culminating with a New Year's Eve Celebration in Historic Downtown.
- 2017: The Florence Community Library merged with Parks and Recreation under the new Community Services Department.

# FLORENCE COMMUNITY SERVICES MISSION, VISION, AND VALUES STATEMENT

## **MISSION:**

Provide programs, services, and facilities that enrich the quality of life for all residents.

## **VISION:**

The Town of Florence, Arizona has a rich and diverse history while serving as the county seat for Pinal County. Florence Parks and Recreation Department recognizes the town's heritage and emergence as a regional leader, and embraces our role in providing quality of life experiences for our citizens and visitors. We will continue to provide quality, affordable programming and events, as well as picture perfect parks and other park and recreation facilities. The Department will provide complete recreation centers, new and expanded parks and safe, developed trails. Parks and Recreation will continue to be a major partner in tourism opportunities as well as economic and cultural prospects.

## **VALUES:**

**Exceptional Customer Service**

We are committed to providing you, our residents and visitors, with the level of service you deserve.

### **Professionalism**

We are committed to parks and recreation and strive to be the best professionals we can be through continuing education, training, and certifications.

### **Partnerships**

We are committed to working with organizations that align with our Mission, Vision, and Values to provide programs, services, and facilities and prevent duplication.

### **Health and Wellness**

We are committed to providing programs, parks, and facilities that improve the health and wellness of our residents.

### **Quality**

We are committed to providing high quality programs, parks, and facilities at a reasonable cost for residents and visitors.

### **Fun!**

We are committed to helping our residents and visitors have fun, while participating in our programs or visiting our parks and facilities.

## C. Department Overview

The Town of Florence employs 18 full-time, 34 part-time and 40 temporary/seasonal staff to operate the Community Services Department. The Department oversees park maintenance and recreational programming in various capacities including:

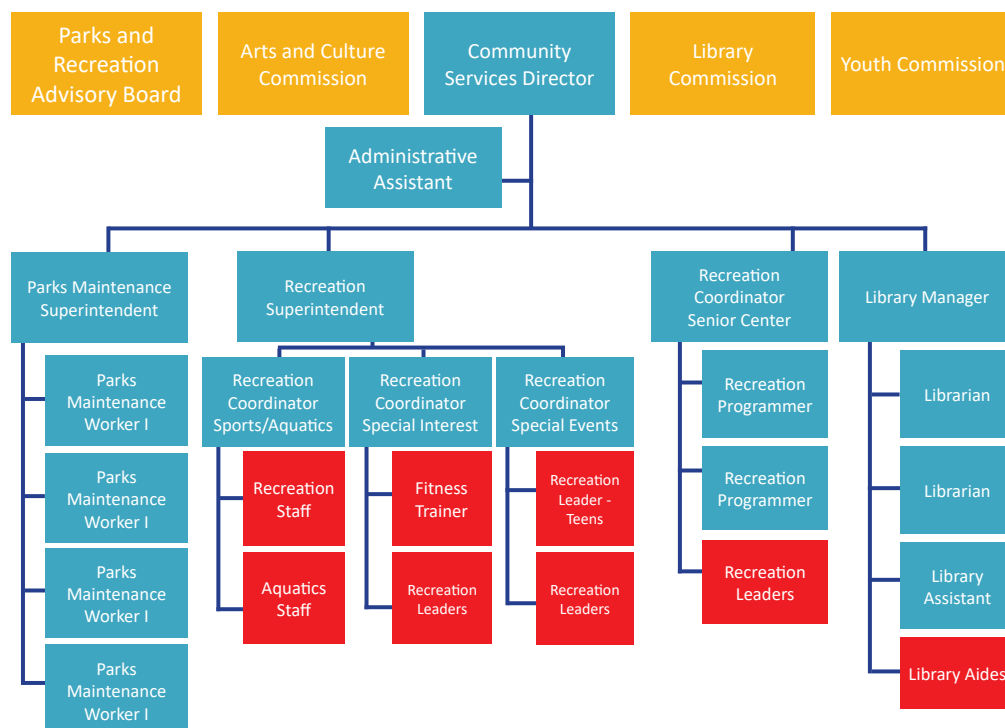
- Aquatics
- Sports
- Special interest classes
- Special events
- Senior activities
- Library

In addition to programming, the Department manages the following parks and amenities:

- Heritage Park
- Little League Park
- Main Street Park
- Padilla Park
- Poston Butte
- Aero Modeler Park
- Whitlow Rodeo Grounds
- Florence Aquatic Center
- Fitness Center
- Florence Library and Community Center
- Dorothy Nolan Senior Center
- Jaques Square
- Arriola Square
- RV Parking

The Department has four board/commissions that assist and provide input in terms of operation: the Parks and Recreation Advisory Board, the Arts and Culture Commission, the Library Commission, and the Youth Commission. The Community Services Director oversees the operation of the Department and has four employees that report directly, including the Parks Maintenance Superintendent, the Recreation Superintendent, the Recreation Coordinator-Senior Center, and the Library Manager. Each of these four employees have the benefit of additional full-time, part-time staff, and seasonal/temporary staff to administer programs and operate and maintain facilities and amenities in their area of responsibility as noted in the organizational structure of the Department (**Figure 1**).

**Figure 1: Town of Florence Organizational Chart**



## D. Related Planning Efforts and Integration

As part of the information gathering phase, information from recent and current planning work has been integrated into the plan, including (but not limited to):

- Florence Transportation Plan
- North-South Corridor Study
- Bicycle, Pedestrian, and Trails Active Transportation Plan
- Safe Routes to School
- North End Framework Vision Plan
- Florence Historic District
- Town Council Strategic Plan 2017-2022
- Territorial Square Zoning District
- Pinal County Open Space and Trails Master Plan
- Pinal County CAP Recreation Trail Master Plan
- Department organizational structure and service levels
- Intergovernmental agreements related to park and facility use
- Department Fee Philosophy and Pricing Policy
- Other plans, budgets, forecasts, and other information as applicable

## E. Methodology of this Planning Process

The process utilized in developing this Comprehensive Plan included the formation of an integrated project team of select staff from the Town of Florence, the consultant team of GreenPlay, J2 Engineering, Matrix Design, RRC Associates, and local Town leadership and stakeholders. The project team provided detailed input to the consultant team throughout the project. This process allowed a collaborative approach to create a plan that blends consultant expertise with the local knowledge of community members and stakeholders.

The development of this plan included the following tasks:

- Document Collection and Review
- Needs Assessment
- Community Engagement
- Organizational/Program Analysis
- Financial Analysis
- Facility Inventory and Level of Service Analysis
- Recommendations: Goals, Objectives, and Action Plan

### Document Collection and Review

The Town of Florence provided the consultants with information related to Department operations to assist with the analysis and preparation of the plan including:

- Facility inventory
- Parks inventory
- Programs
- Other service providers
- Department operations
- Department budget
- Policies and procedures
- Previous planning efforts
- Comparative analysis



## Needs Assessment and Analysis

- Consideration of the community's profile and demographics, including population growth and projections of demographic changes that are expected to occur and influence the Town population
- Further analysis of the statistically-valid community interest and opinion survey as well as open link survey
- Research trends related to Florence and the surrounding communities and national, regional, and local lifestyle trends to help guide the efforts to improve the delivery of parks and recreation services

## Community Engagement

Providing a variety of methods for the community to participate results in useful data for analysis, using the following methods:

- Focus groups
- Stakeholder meetings
- Community-wide public meetings
- Statistically-valid community interest and opinion survey
- Open link survey

## Organizational/Program Analysis

- Evaluation of current program offerings
- Statistically-valid community interest and opinion survey
- Identification of alternative providers
- Identification of potential partner organizations
- Identification of opportunities that exist for expansion and improvement within the Department

## Financial Analysis

- Review of current operational and CIP budgeting process
- Introduction and evaluation of potential financing and cost recovery opportunities
- Analysis of financing future park site development and CIP needs

## Facility Inventory and Level of Service Analysis

A full inventory of parks and facilities using existing mapping and on-site visits to verify amenities and assess the condition of the facilities and surrounding areas, along with the following assessments:

- Interviews with staff to provide information about parks and recreation facilities and services, along with insight regarding the current practices and experiences in serving residents and visitors
- Identification of alternative providers of recreation services to determine market needs and opportunities in the area for potential new facilities and services
- Targeting a level of service that is both feasible and aligned with the desires of citizens as expressed through the statistically-valid survey and other public outreach methods



## Recommendations: Goals, Objectives, and Action Plan

- Identification and categorization of recommendations into themes with goals, objectives, and an action plan for implementation
- Development of an action plan for capital improvements, including operational impacts, and timeframe to support the implementation of the plan

The process allows the Town to understand the current context of the Department and the community with regard to parks, recreation, and open space. All individuals in the community were given an opportunity to provide input through community meetings, the open link survey, and public meetings. All information gathered through the process is taken into account to identify the needs and desires of the community and used to construct a plan that will benefit the Town of Florence for the next ten years, while addressing the anticipated projected growth of the community.

# 2 Identified Needs of the Florence Community

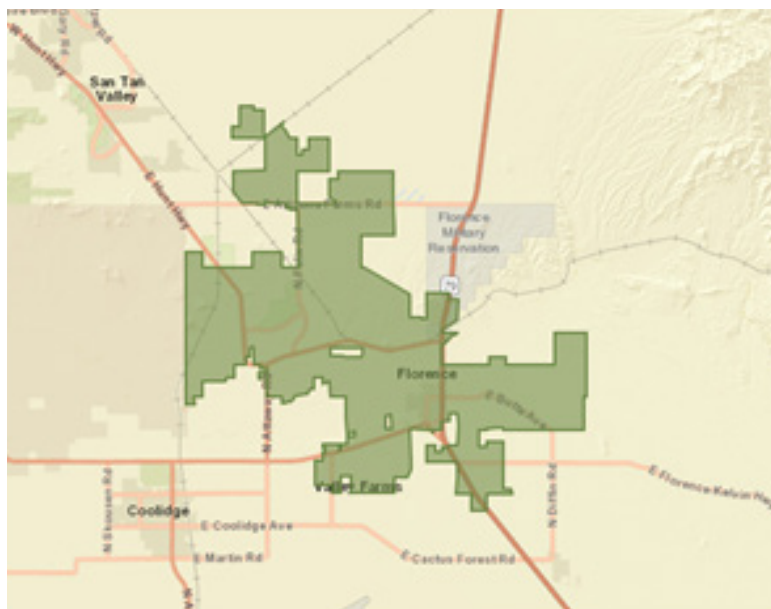
## A. Demographic Profile

By analyzing population data, trends emerge that can aid decision-making and resource allocation strategies for the provision of parks, recreation, and open space management. This demographic profile was compiled in April 2019 from a combination of sources including Esri Business Analyst, the American Community Survey, the Maricopa Association of Governments, the U.S. Census, and other planning documents. The following topics will be covered in detail in this report:

Population	Age and Gender Distribution	Ethnic/Racial Diversity	Household Income	Education and Employment	Health Ranking
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### Population and Demographic Trends

Figure 2: Florence Population Boundary Map



Growth rates can be a strong comparative indicator of an area's potential for economic development. According to the U.S. Census, from 2000 to 2010, the population of Florence grew by about 0.6 percent annually each year. Between 2010 to 2018, the growth rate increased to 0.91 percent. That number is projected to increase to about 1.04 percent between 2018 and 2023, as seen in **Figure 3** on the following page.

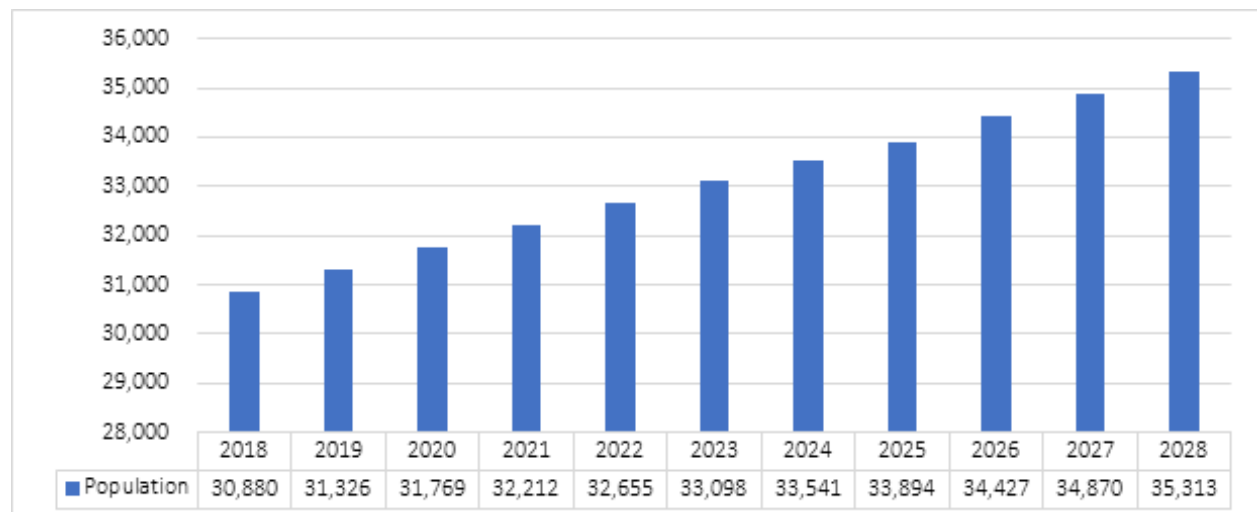
According to the State Demographer, in 2018 Florence had an estimated population of 27,507. This included the prison population. However, the population without including the prison population is estimated at 10,483. That number was projected to increase consistently for the next ten years.

By 2028, the population is expected to reach 35,313, an increase of over 4,000 people, as seen in **Figure 4**.

**Figure 3: Projected Population Annual Growth Rates (2018 – 2023)**



**Figure 4: Townwide Projected Population**



Source: U.S. Census Bureau

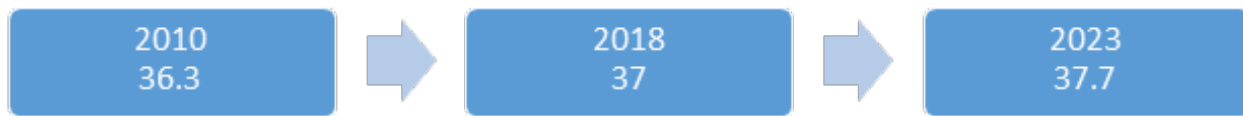
## Age & Gender Distribution

Looking first at gender, Florence is primarily male (77%) compared to female (23%). However, it is important to understand the reasons behind the imbalance of sexes. Arizona State Prison has an all-male facility in Florence that, according to Pinal Central, housed 10,047 prisoners. In 2017, that number decreased to 9,770. Therefore, it makes sense that the male population as a whole is over 75 percent.

	Florence, AZ	Arizona	USA
2018 Female Population (%)	23.14%	50.32%	50.77%
2018 Male Population (%)	76.86%	49.68%	49.23%

The median age in Florence in 2018 was 37 years old, which is almost the same as the median age of the state of Arizona (37.2). The median age in both Florence and the state is expected to increase by 1 to 2 years over the next five years.

**Figure 5: Median Age of Florence Compared to State of Arizona between 2010 and 2023**

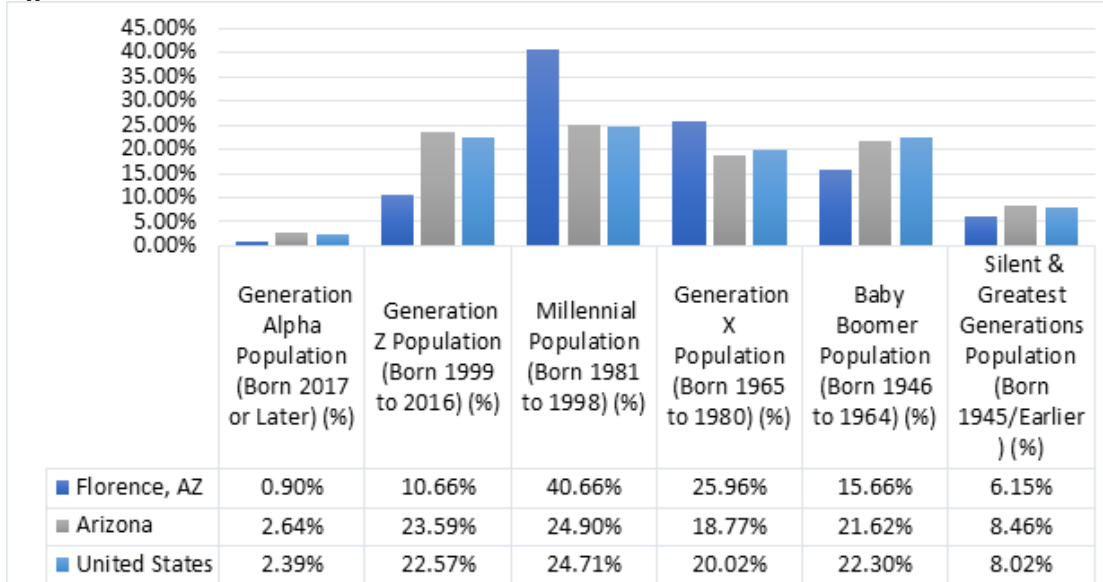


Source: Esri Business Analyst

The prison population not only impacts the distribution of gender, but also of age. In 2018, Florence had more people in the Baby Boomers and Silent/Greatest Generations than the state of Arizona and the United States. Baby Boomers are considered as those between the ages of 54 and 72 years old, while those in the Silent Generation are between 72 and 90 years old. This means that roughly 33 percent of the population was born before 1964. However, Millennials – which are those born between 1981 and 1996 made up the greatest percentage of the population, at 26 percent.

Generation Alpha	~ Born 2010 - ?
Generation Z	~ Born 1997 - 2010
Millennials	Born 1981 - 1996
Generation X	Born 1965 - 1980
Baby Boomers	Born 1946 - 1964
Silent Generation	Born 1928 - 1945

**Figure 6: 2018 Generational Breakdown in Florence**

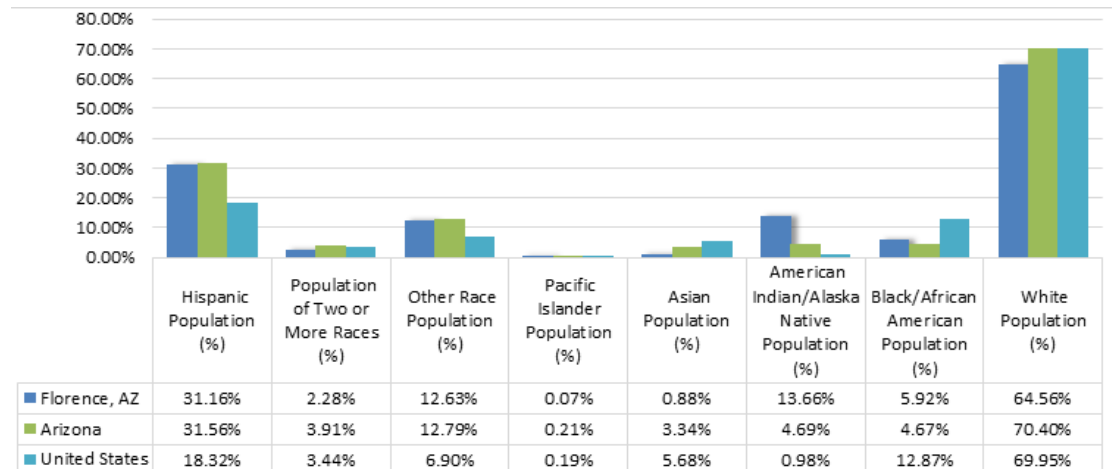


## Ethnic/Racial Diversity

In the United States, communities are generally becoming more diverse. Before comparing this data, it is important to note how the U.S. Census classifies and counts individuals who identify as Hispanic. The Census notes that Hispanic origin can be viewed as the heritage, nationality, lineage, or country of birth of the person or the person’s parents or ancestors before arrival in the United States. In the U.S. Census, people who identify as Hispanic, Latino, or Spanish may be of any race and are included in all of the race categories.

**Figure 7** reflects the approximate racial/ethnic population distribution. In 2018, the Florence population was primarily made up of White/Caucasians (65%) residents; however, almost a third of the population identified as Hispanic. Approximately 14 percent were of American Indian/Alaska Native population, while over 12 percent said that they were of “some other race.”

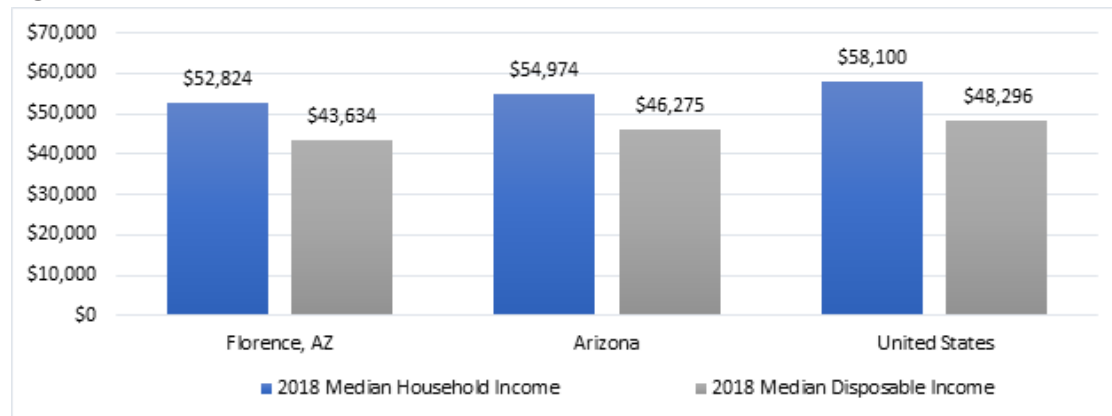
**Figure 7: 2018 Racial/Ethnic Diversity of Florence**



## Household Income

The next section of this report looks at median household income and net worth. Florence households bring in a median income of \$52,824 a year, compared to the state of Arizona at \$54,974 and the United States at \$58,100. The median and disposable income is similar between all three areas of comparison.

**Figure 8: 2018 Estimated Median Income**



Another comparison of households shows that roughly nine percent of Florence residents receive food stamps, compared to 13.25 percent in the state of Arizona. The average in the United States was similar to that of the state of Arizona.

Variable	Florence, AZ	Arizona	USA
2012-2016 ACS Households Receiving Food Stamps/SNAP (%)	9.23%	13.25%	13.05%

## Education & Employment

Analyzing the highest levels of educational attainment indicates that only 15 percent of Florence residents had a college degree. Of significance, 12 percent of the population had completed less than 9th grade, compared to only an approximate five percent in Arizona and the United States. According to a report by the Bureau of Justice Statistics entitled “Education and Correctional Populations,” only 20.5 percent of state prisoners on average had completed their high school diploma. The prison population influenced the education levels in Florence.

**Table 3: 2018 Florence Educational Attainment**

Level of Education	Florence	Arizona	USA
Graduate/Professional Degree (%)	4.58%	11.07%	12.18%
Bachelor's Degree (%)	4.73%	18.39%	19.60%
Associate's Degree (%)	5.62%	8.46%	8.45%
Some College/No Degree (%)	27.07%	25.51%	20.52%
GED/Alternative Credential (%)	12.35%	3.81%	3.96%
High School Diploma (%)	17.38%	19.81%	23.00%
9-12th Grade/No Diploma (%)	15.80%	7.43%	7.07%
Less than 9th Grade (%)	12.46%	5.52%	5.22%

According to the Maricopa Association of Governments, employment in the area is expected to increase significantly. From 12,200 jobs in 2015 to an expected 44,000 jobs in 2050, Florence and the surrounding communities will offer many more employment opportunities.

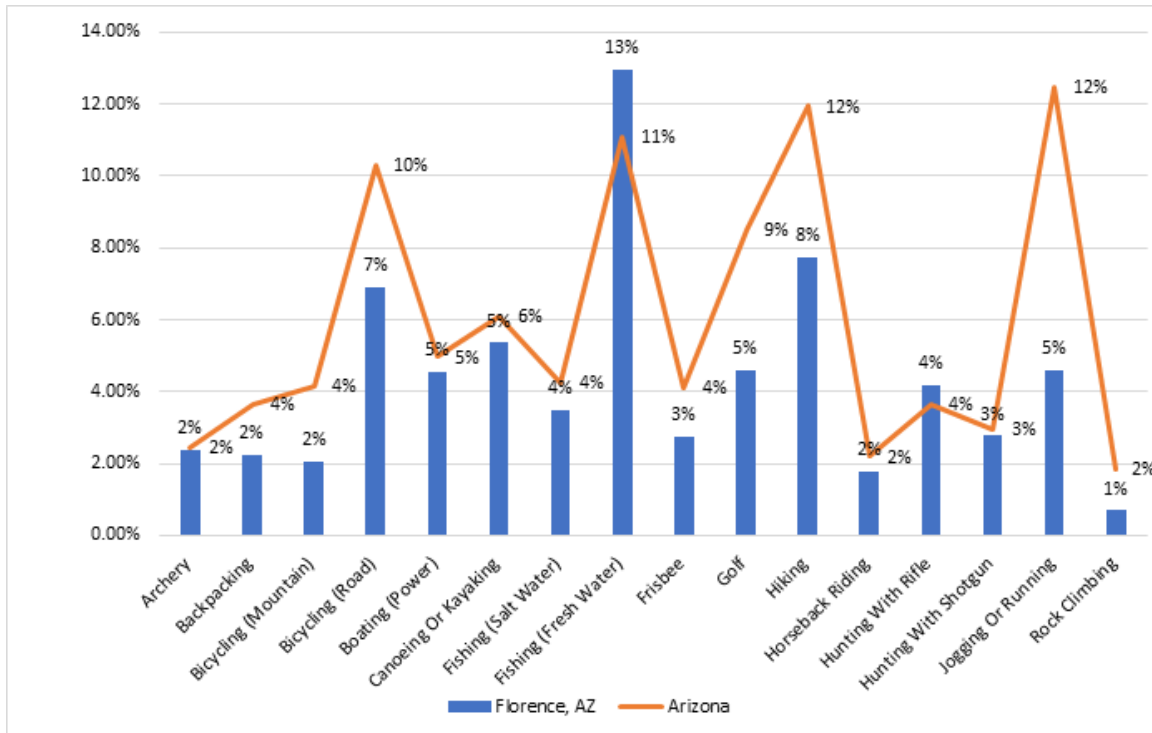
## B. Park and Recreation Influencing Trends

The changing pace of today’s world requires analyzing recreation trends from both a local and national level. Understanding the participation levels of town residents, using data from the U.S. Census Bureau, combined with research of relevant national recreation trends, provides critical insights that help to plan for the future of parks and recreation. These new shifts of participation in outdoor recreation, sports, and cultural programs are an important component of understanding and serving the community. The following are highlights of the trends most relevant to the Town of Florence. A full report has been provided to the Town as a staff document that provides more detailed information.

### Outdoor Recreation Behavior

In **Figure 9**, data from Esri Business Analyst shows popular outdoor recreation activity participation by households in Florence. Compared to the state, Florence had higher participation in hiking and jogging/running than the state. The only activity that Arizona had higher participation was fresh water fishing, hunting (with rifle), and power boating.

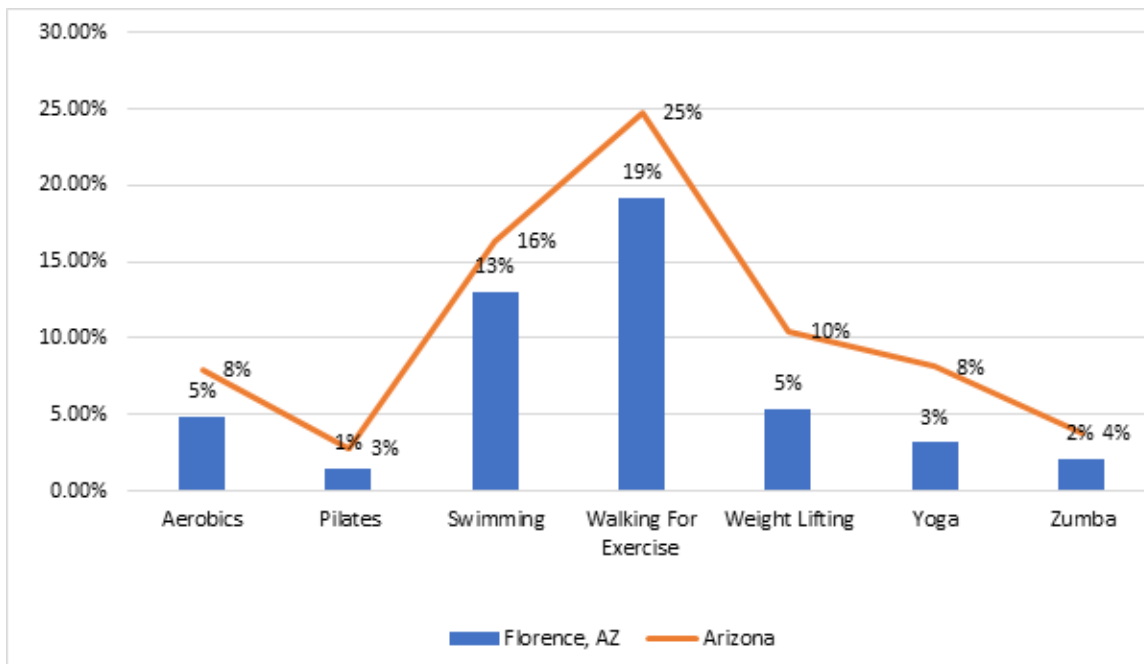
**Figure 9: Outdoor Recreation Behavior of Florence compared to the State of Arizona**



## Fitness and Health Behavior

The figure below shows household participation in various fitness activities. Participation was relatively consistent in Florence than it was in the state of Arizona, with the only major difference being “Walking for Exercise” was more popular in Florence.

**Figure 10: Fitness and Wellness Participation of Florence compared to the State of Arizona**

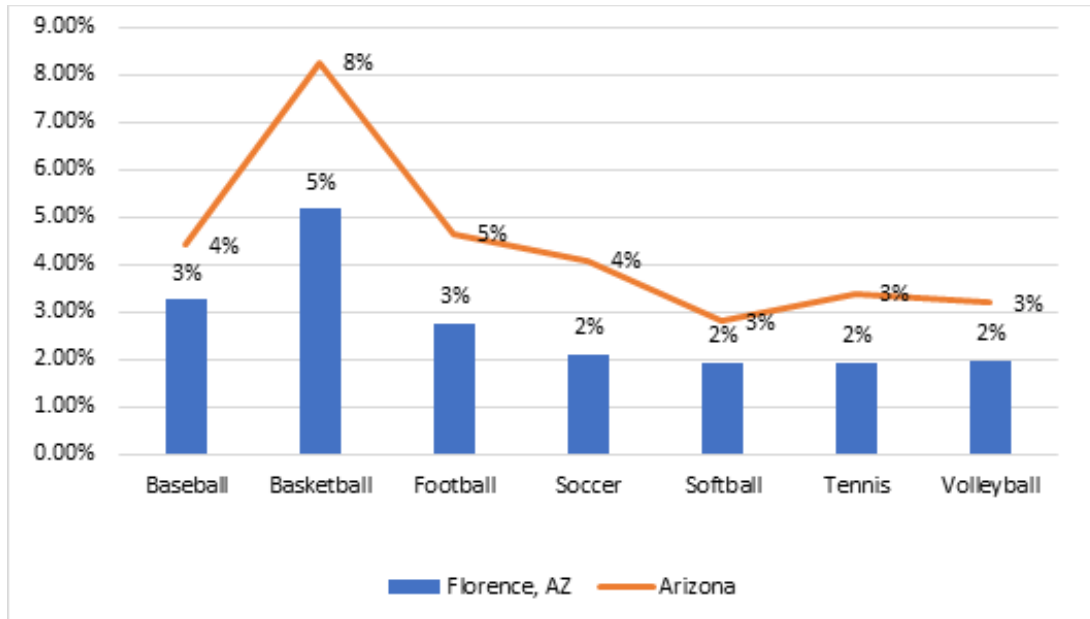




## Team Sport Participation

According to census data, households in Florence had high participation in basketball. All other sports had moderate participation that was consistent with participation in the state.

**Figure 11: Team Sport Household Participation in Florence compared to State of Arizona**

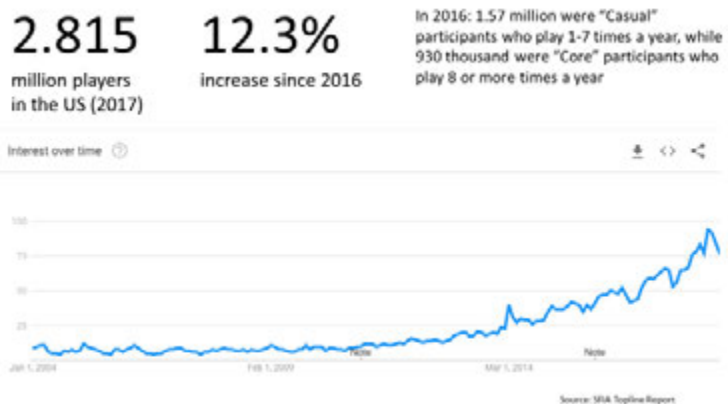


## Trends Relevant to Florence

The following summary highlights trends that were identified as key takeaways from the public meetings and community input. A more detailed summary that includes additional trends that may be beneficial to the Town has been provided as a staff document.

### Pickleball

Pickleball continues to be a fast-growing sport throughout America. Considered a mix between tennis, ping-pong, and badminton, the sport initially grew in popularity with older adults. However, now the sport is being taught in schools across the country. Pickleball will continue to grow, judging by its growth in just the last several years. From 2016 to 2017, pickleball grew 12.3 percent to 2.815 million players. Dedicated pickleball courts are desired by avid players, rather than playing on striped tennis courts.

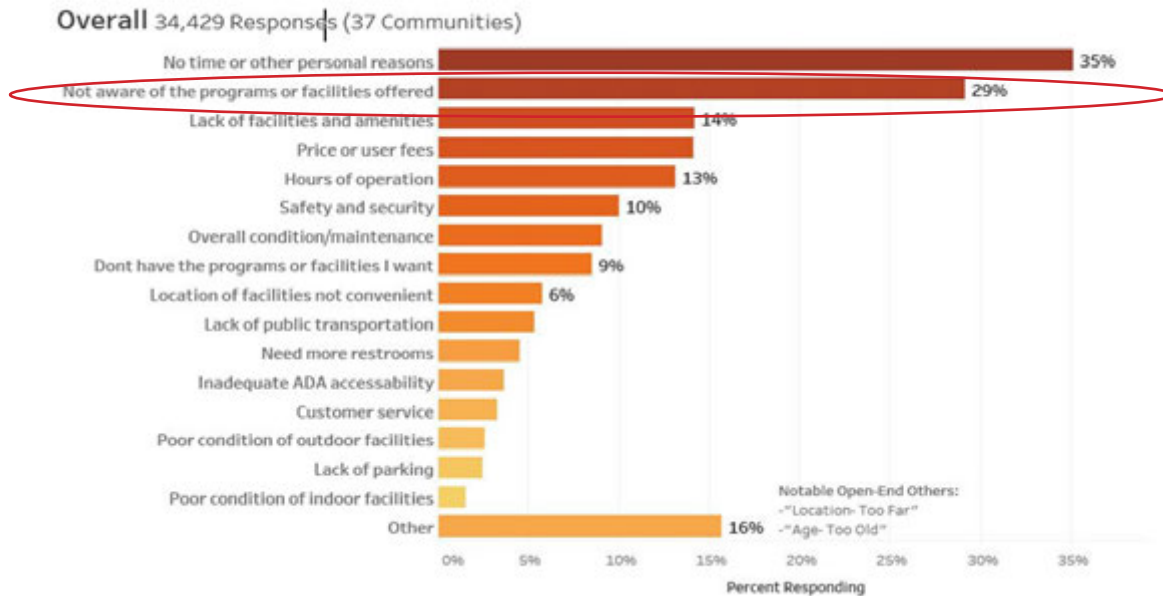




## Marketing and Social Media

Awareness of parks and recreation services is critical to the success of any agency. According to a study in collaboration with the National Recreation and Park Association and GP RED of approximately 35,000 responses, one of the primary reasons that patrons do not participate in programs and services is due to lack of awareness.

If you or anyone else in your household DOES NOT use parks or recreation offerings, why not?



In today's modern world, there is ample opportunity to promote and market parks and recreation services. It begins with a needs assessment that details how the community prefers to receive information. Then, a marketing plan should be developed that is catered to the agency's resources, including staff, time, and budget. This should guide the agency for one to three years.

Technology has made it easier to reach a wide-reaching, location-dependent audience, which can be segmented by demographics. However, it has also caused a gap in the way parks and recreation agencies are able to communicate. Agencies around the country have previously not dedicated substantial funding to marketing; however, it is becoming a critical piece to receiving participants. Without dedicated staff and support, it is difficult to keep up with social media trends, which seem to change daily. Furthermore, with an overarching desire to standardize a municipality's brand, there may be limitations to the access and control that a parks and recreation agency has over its marketing. It is essential that professionals become advocates for additional resources, training, and education. Having a strong presence on social networks, through email marketing, and through traditional marketing will help enhance the perception from the community.

## Signage and Wayfinding

To increase perception and advocacy, a parks and recreation professional needs to prioritize opportunities that impact the way the community experiences the system. This can start with signage, wayfinding, and park identity. The importance of signage, wayfinding, and park identity to encourage awareness of locations and amenities cannot be understated. A park system impacts the widest range of users in a community: reaching users, and non-users, across all demographic, psychographic, behavioral, and geographic markets. In a more narrow focus, the park system is the core service an agency can use to provide value to its community (ex. partnerships between departments or commercial/residential

development, high-quality and safe experiences for users, inviting community-landscaping contributing to the overall look or image of the community). Signage, wayfinding, and park identity can be the first step in continued engagement by the community, and a higher perception or awareness of a park system, which can lead to an increase in health outcomes.

Cary, North Carolina, provided samples of how the Town chose to implement a cohesive and comprehensive Wayfinding, Signage, and Identity Plan, with images included on the following pages. The key elements are that each sign and wayfinding device provides a cohesive identity that help residents identify parks and recreation holdings and point to their awareness. In a city of trees, such as Cary, staff believes this has greatly helped resident knowledge and awareness.

**Figure 12: Cary, NC Site-Specific Signage**

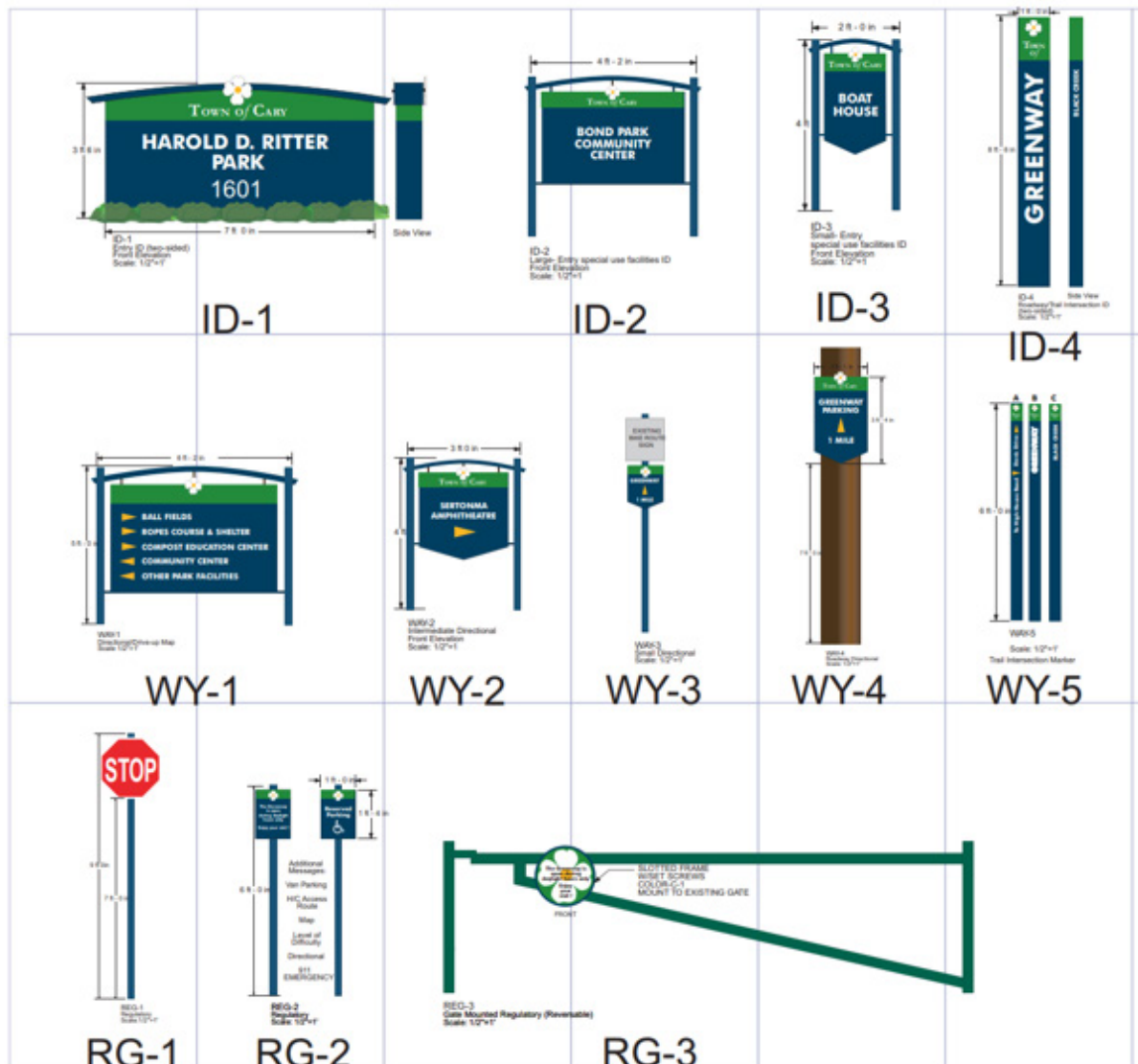
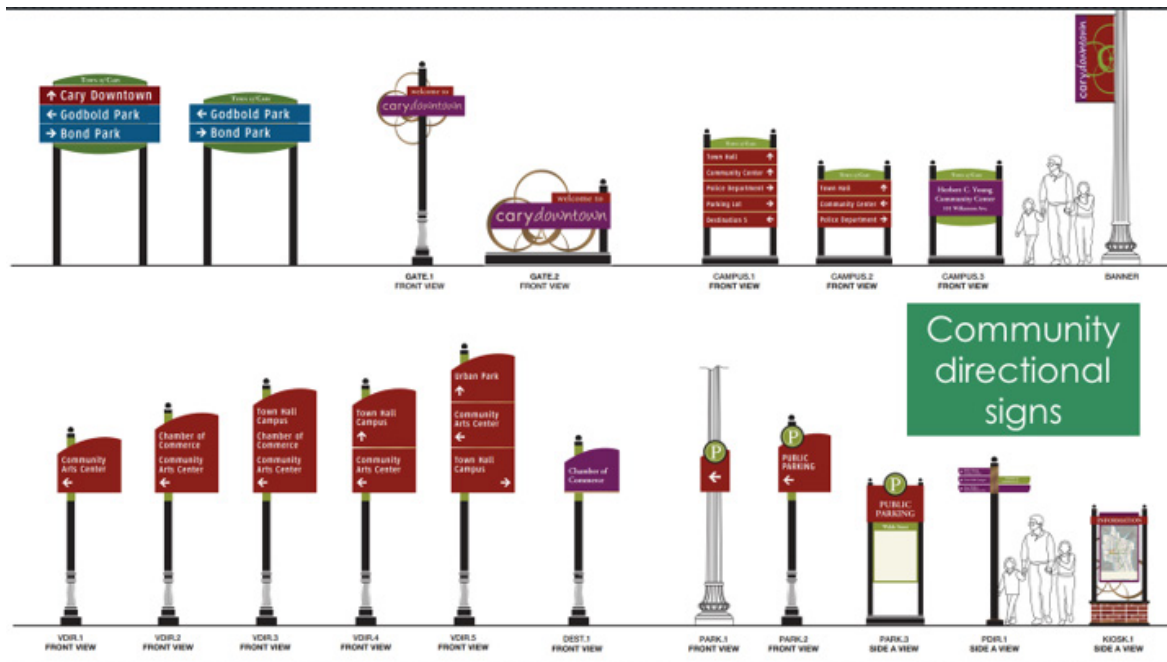


Figure 13: Cary, NC Community Directional Signage



### Economic and Health Benefits of Parks

In 2017, the Outdoor Industry Association estimated that national consumer spending on outdoor recreation generated \$887 billion in consumer spending, and directly supported 7.6 million jobs.

- Trails, parks, and playgrounds are among the most important community amenities considered when selecting a home.
- U.S. Forest Service research indicates that when the economic benefits produced by trees are assessed, the total value can be two to six times the cost for tree planting and care.<sup>1</sup>
- Nearly half of active Americans regard outdoor activities as their main source of exercise.<sup>2</sup>

“The Benefits of Parks: Why America Needs More City Parks and Open Space,” a report from the Trust for Public Land, makes the following observations about the health, economic, environmental, and social benefits of parks and open space<sup>3</sup>:

- Physical activity makes people healthier.
- Physical activity increases with access to parks.
- Contact with the natural world improves physical and psychological health.
- Residential and commercial property values increase.
- Value is added to community and economic development sustainability.
- Benefits of tourism are enhanced.
- Trees are effective in improving air quality and act as natural air conditioners.
- Trees assist with storm water control and erosion.
- Crime and juvenile delinquency are reduced.
- Recreational opportunities for all ages are provided.
- Stable neighborhoods and strong communities are created.

1 Nowak, David J., “Benefits of Community Trees,” Brooklyn Trees, USDA Forest Service General Technical Report

2 Outdoor Recreation Participation Report 2016

3 Paul M. Sherer, “The Benefits of Parks: Why America Needs More City Parks and Open Space,” The Trust for Public Land, San Francisco, CA, 2006

## National Healthy Lifestyle Trends

The population of the United States is becoming more diverse. As demographics are experiencing an age and ethnic shift, so too are landscapes, daily lifestyles, and habits changing. The number of adults over the age of 65 has increased, and lifestyle changes have encouraged less physical activity; collectively these trends have created profound implications for the way local governments conduct business. Below are examples of trends and government responses. More and more, local governments are accepting the role of providing preventative health care through park and recreation services. The following facts are from an International City/County Management local government survey<sup>4</sup>:

- Eighty-nine percent (89%) of respondents' parks and recreation departments should take the lead in developing communities conducive to active living.
- Eighty-four percent (84%) had already implemented recreation programs that encourage active living in their community.
- The highest priority selected for the greatest impact on community health and physical inactivity was a cohesive system of parks and trails and accessible neighborhood parks.

### Preventative Health

Research has shown conclusively that parks and recreation agencies can use systems thinking approaches to have a beneficial effect on modifiable health factors by helping to address:

- Increase physical activity
- Enhance social and parental engagement
- Improve nutrition
- Better transportation and access to facilities and spaces
- Perceptions of personal and community safety
- Reductions of smoking, alcohol, and drug use

These factors can be addressed through collaborations with a variety of community partners or “actors,” such as schools, public health, medical, other governmental agencies, private and non-profit sectors.<sup>5</sup>

**Figure 14: Healthy Community Approach**



(Penbrooke, 2017)

<sup>5</sup> Penbrooke, T.L. (2017). Local parks and recreation agencies use of systems thinking to address preventive public health factors. (Doctoral Dissertation). North Carolina State University, Raleigh, NC. Retrieved from: <http://www.gpred.org/resources/> under PhD Dissertations.

## Community Gardens

Communities around the country are building community gardens for a number of far-reaching environmental and social impacts. According to GreenLeaf Communities, which supports scientific research in environmental and human health, community gardens offer benefits including<sup>6</sup>:

Environmental	Social
<ul style="list-style-type: none"> <li>• Reducing waste through composting</li> <li>• Improving water infiltration</li> <li>• Increasing biodiversity of animals and plants</li> <li>• Improve air and soil quality</li> </ul>	<ul style="list-style-type: none"> <li>• Increase intake of vegetables and fruits</li> <li>• Promotes relaxation and improves mental health</li> <li>• Increases physical activity</li> <li>• Reduces risk of obesity and obesity-related diseases</li> </ul>

Some studies show that community gardens can improve the well-being of the entire community by bringing residents together and creating social ties. This activity can reduce crime, particularly if gardens are utilized in vacant lots. In fact, vacant land has the opposite effect of community gardens, including increased litter, chemical and tire dumping, drug use, and decreased property values. By creating community gardens, neighborhoods can teach useful skills in gardening, food production, selling, and business. The National Recreation and Park Association published an in-depth guide to building a community garden in parks through the Grow Your Park Initiative,<sup>7</sup> which can be found on the organization’s website.



*Community garden in Denver, Colorado*

## C. Community and Stakeholder Input

Community engagement and stakeholder input are valuable tools that provide the opportunity for residents, users, and all persons that have a stake in the community to offer input in the creation of the plan and future development of the Department. The Town wanted strong community engagement and plenty of opportunities for input during the planning process. For this plan, residents and stakeholders were invited to take part in three public meetings, four focus groups, and individual interviews during the information gathering stages in January 2019. The input provided by the community members assisted in developing the survey and needs assessment. In addition, citizens were provided the opportunity to review the findings and the draft documents as the plan came together.

During the information gathering stage, the residents provided their input to the strengths of the department and opportunities that they believe exist for making improvements. The following is a summary of the key findings from these meetings that provided additional information in the creation of the community survey.

<sup>6</sup> Katie DeMuro, “The Many Benefits of Community Gardens” Greenleaf Communities, <https://greenleafcommunities.org/the-many-benefits-of-community-gardens>, accessed January 2019

<sup>7</sup> Laurie Harmon and Laurel Harrington, “Building a Community Garden in Your Park: Opportunities for Health, Community, and Recreation.” National Recreation and Park Association, [https://www.nrpa.org/uploadedFiles/nrpa.org/Grants\\_and\\_Partners/Environmental\\_Conservation/Community-Garden-Handbook.pdf](https://www.nrpa.org/uploadedFiles/nrpa.org/Grants_and_Partners/Environmental_Conservation/Community-Garden-Handbook.pdf), accessed January 2019

## Key Strengths

The strengths focus on identifying and celebrating what the Town of Florence is doing well and the image of the Department in the eye of the public. The following are highlights that capture the public's view of Florence's identified strengths.

### The Department

- Approachable staff
- Strong leadership
- Great collaboration
- Teen council

### Programs

- Diverse offerings
- Excellent special events
- Youth sports
- Programs brochure

### Facilities

- Aquatics
- Library and community center
- Senior Center

## Key Opportunities

In order to move forward and provide a plan over the next 10 years, it is important to understand what opportunities exist that the Town may be able to take advantage of to continue to offer quality services to the residents of Florence. Opportunities can consist in various forms, including creating new programs, improving current amenities, entering strategic partnerships, and many other avenues that can guide the department as the community grows.

The following are highlights that capture the public's view of Florence's identified opportunities:

### Where are the Opportunities

- Advertising and communicating to public
- Extending facility hours for working residents
- Add multi-use trails and connector trails
- Update senior center and fitness center

### Recreation Opportunities

- More special events
- More fitness programs
- Outdoor recreation
- Non-Traditional programming
- Teen programs



### **Recreation Amenities**

- Multi use trails (hiking, biking, ATV, equestrian)
- Upgraded skate park
- Batting cages
- Improved community garden
- Outdoor auditorium
- Shuffleboard
- Multi-Generational Recreation Center
- Library and Community Center
- Senior Center

In addition to the understanding the strengths and opportunities for the Department, facilitated discussions lead to understand key issues within the community and identifying priorities for the next 5-10 years.

### **Key Issues and Values**

- Historical Town, Traditional
- Multiple Generations of Families
- Family Oriented, Safest in Arizona
- Sensitivities to Perceived Level of Services
- Geographic Boundaries
- Small Town Atmosphere

### **Who is Underserved**

- Teens and Tweens
- Outdoor Recreators
- Those without Transportation
- All Seniors
- Veterans
- Cyclists – No Safe Routes
- Unifying the Town as a whole

### **Priorities**

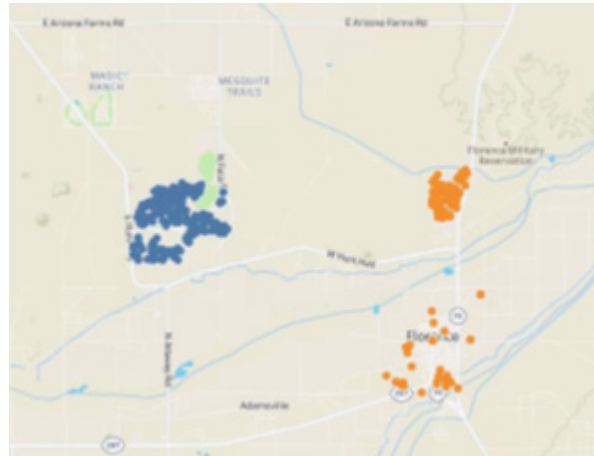
- Improve communication
- Add more community events
- Build cohesion
- Multi-Generational recreation center
- Outdoor recreation
- Connectivity through trails
- Focus on Economic Development

## D. Community Survey Summary

The purpose of this study was to gather community feedback on the Town of Florence's facilities, programs, open space, trails, future planning, communication, and more. This survey research effort and subsequent analysis was designed to assist the Town of Florence in developing a plan to reflect the community's needs and desires. The following is a summary of the survey results; a full report has been provided to the Town as a staff resource document.

Throughout the preliminary analysis of Florence's data, results indicated there were two separate populations of the community based on their perspectives and usage of parks and recreation facilities:

- Those that live in the core area of Florence
- Those who are not in the core area of Florence (e.g., Anthem, Sun City)
- Using GIS software, results for the invitation sample were separated into two unique geographical areas of the community.
- Due to these major differences, the results are presented in three groups instead of only two:
  - 1) Invitation sample - Core area of Florence (Historic Florence) in blue
  - 2) Invitation Sample - Non-core area of Florence (Anthem, Sun City, HOA areas)
  - 3) Open Link



### Key Findings

#### Two Separate Populations

Looking at Florence's parks and recreation offerings, the key takeaway is in the perceptions, use, and familiarity among different areas of the community. Those who live in the "core" area of Florence are much more likely to use and be aware of offerings. "Non-core" respondents, who live in Sun City/Anthem, are much less familiar and likely to participate.

#### Importance/Needs Met

Examining both core/non-core respondents combined, trails and pathways and a multi-use indoor facility have higher average importance than average needs met. For open link respondents, improvements could be made on youth and teen programs as well as the two previously mentioned.

#### Future Needs

Among future needs, the farmers market, trail and pathway connectivity, multi-use indoor facility, and special events were important across almost all samples. Core and non-core respondents were quite different in their overall importance for future needs.

#### Satisfaction

Satisfaction was strong to moderate for the Library and Community Center, special events, the Aquatic Center, and programs. However, the Florence Fitness Center received lower satisfaction ratings across all three groups.



### Individual Park Needs

Respondents rated the greatest needs for Heritage Park, Main Street Park, and Little League Park along with the ranking of those needs. Across all three groups, relative consensus on the major needs at all three sites were identified. This will provide Florence with goals for the future.

### Communication Effectiveness

Communication effectiveness varied by group. Those within the core of Florence gave moderate effectiveness ratings while non-core residents were much lower. Overall, Florence may need to look toward reaching out to these residents via multiple channels.

### Communication Methods

Communication varied by group, but brochures/newsletters and social media saw high importance for specific age groups. The primary takeaway found is that a diversity of methods are needed to capture various age ranges within the community.

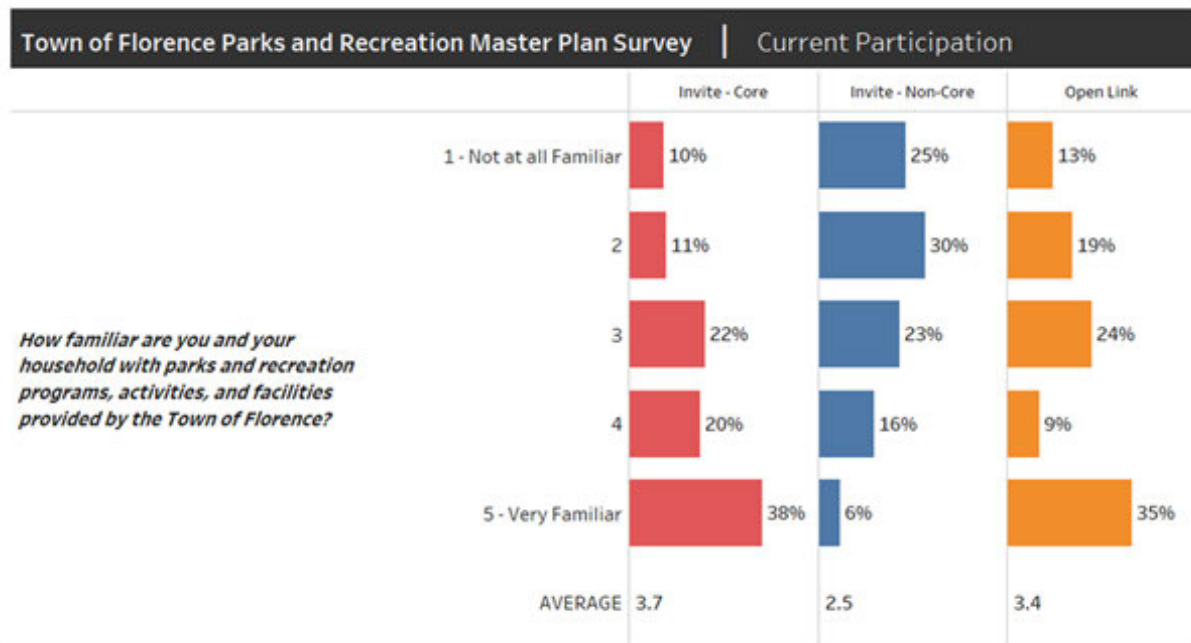
### Funding

The highest level of support for future funding options was given to grants and philanthropic efforts across all three groups. Non-core respondents were less likely to support most options, which is likely due to them receiving similar services near their home.

### Participation

The survey asked questions that provide data that allows the Town to understand how familiar residents are with their offerings and how often residents participate in their programs. The survey revealed that there is a discrepancy in the participation levels of the city programs based on core versus non-core residents. **Figure 15** identifies that core area respondents are moderately familiar with Florence’s parks and recreation offerings as compared to non-core respondents who are quite unfamiliar.

**Figure 15: Familiarity with Parks and Recreation**





### Importance vs. Needs Met of Programs and Activities

The survey allowed respondents to identify the current programs and activities that are most important to the resident and those that most meet the needs of the residents. The respondents were able to score each program and activity on a scale of 1-5 with 1 being low and 5 the highest.

With regard to importance of programs and activities, the overall importance of programs throughout the Town were rated higher by core residents than those respondents that were identified as non-core residents. A majority of the programs and activities rated above a moderate level (3.0), with the following rating the highest:

- Community Center rated most important for core (4.2) and non-core respondents (4.0)
- Special events (4.2 core, 3.8 non-core)
- Heritage Park (4.0 core, 3.2 non-core)

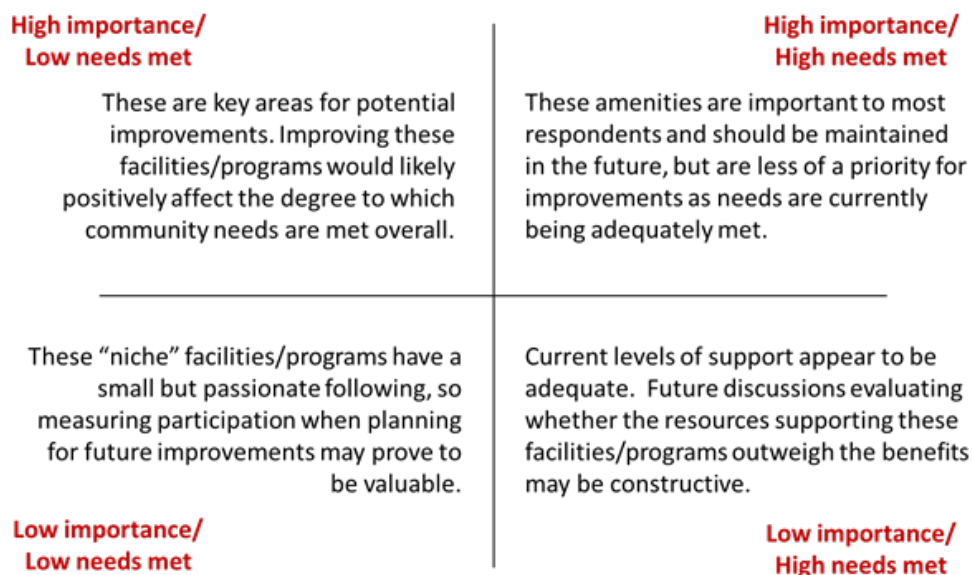
While most programs and activities rated in the survey scored above a moderate rating, the following programs fell into a moderate level to a low level of rating for importance:

- Athletic courts (3.3 core, 2.8 non-core)
- Adult recreation programs (2.9 core, 3.0 non-core)
- Padilla Park (3.0 core, 2.8 non-core)
- Senior recreation programs (2.3 core, 2.7 non-core)
- Other services (2.5 core, 2.5 non-core)
- Florence Senior Center (2.6 core, 2.5 non-core)

Respondents were then asked to rate how well these facilities/amenities are meeting the needs of Florence. By overall average, the Library and Community Center is rated highest (4.7 core, 4.2 non-core) followed by the Florence Senior Center (4.4 core, 3.9 non-core), special events (4.2 core, 4.0 non-core), and the Florence Aquatic Center (4.0 core, 4.1 non-core).

The importance versus needs met results allowed the Town to benefit from an Importance-Performance matrix that provides a tool for the Town to use as they identify future program/activities that will benefit the residents of the Town the most. The following figure defines the matrix:

**Figure 16: Importance-Performance Matrix**



The invite survey and the open link results showed similar results with trails/pathways, multi-use indoor facilities and youth recreation programs falling into the High Importance/Low Needs Met matrix, identifying these areas for potential improvements. The open link also identified teen programs as an area for potential improvement as noted in the results in **Figures 17 and 18**.

**Figure 17: Importance-Performance Matrix Results (Invite)**

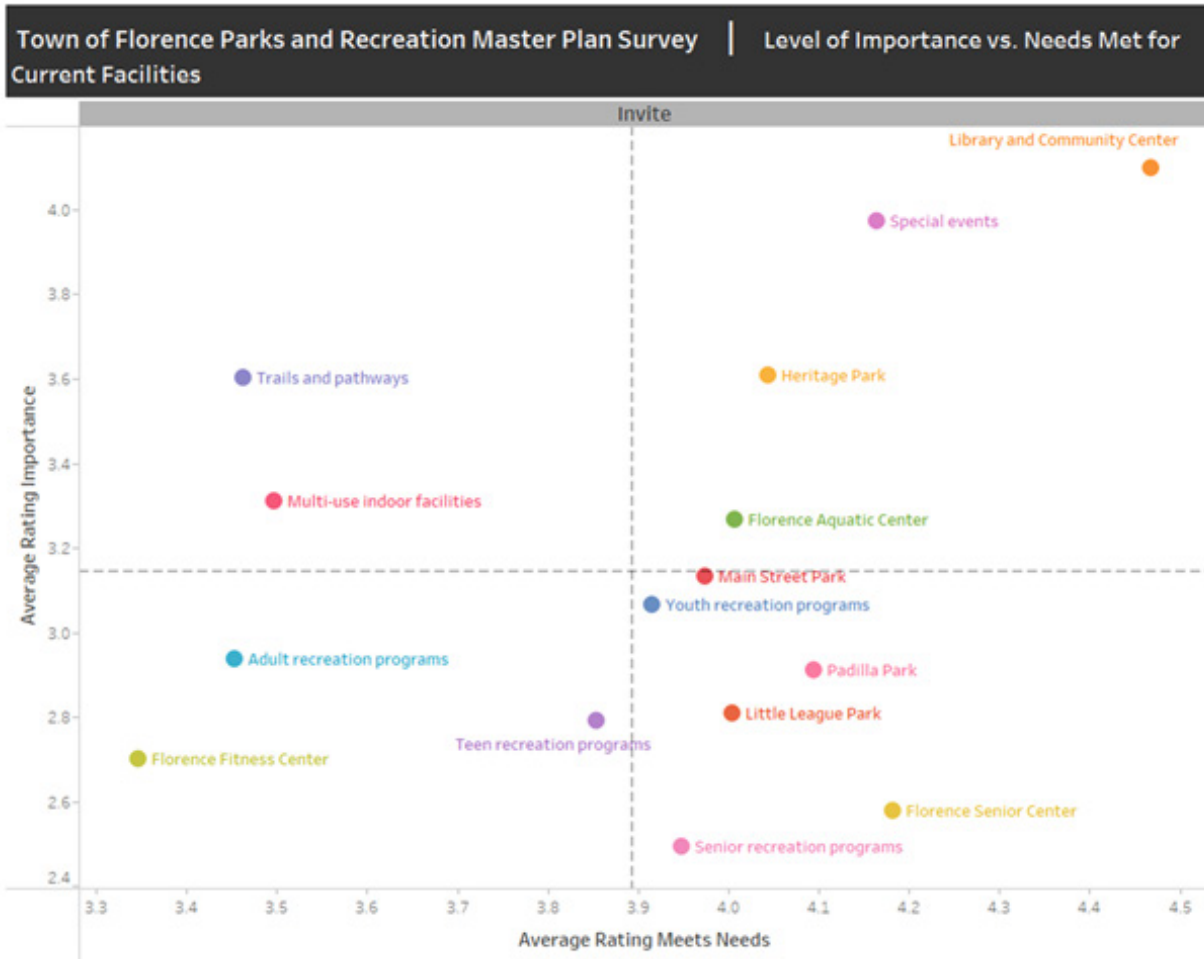
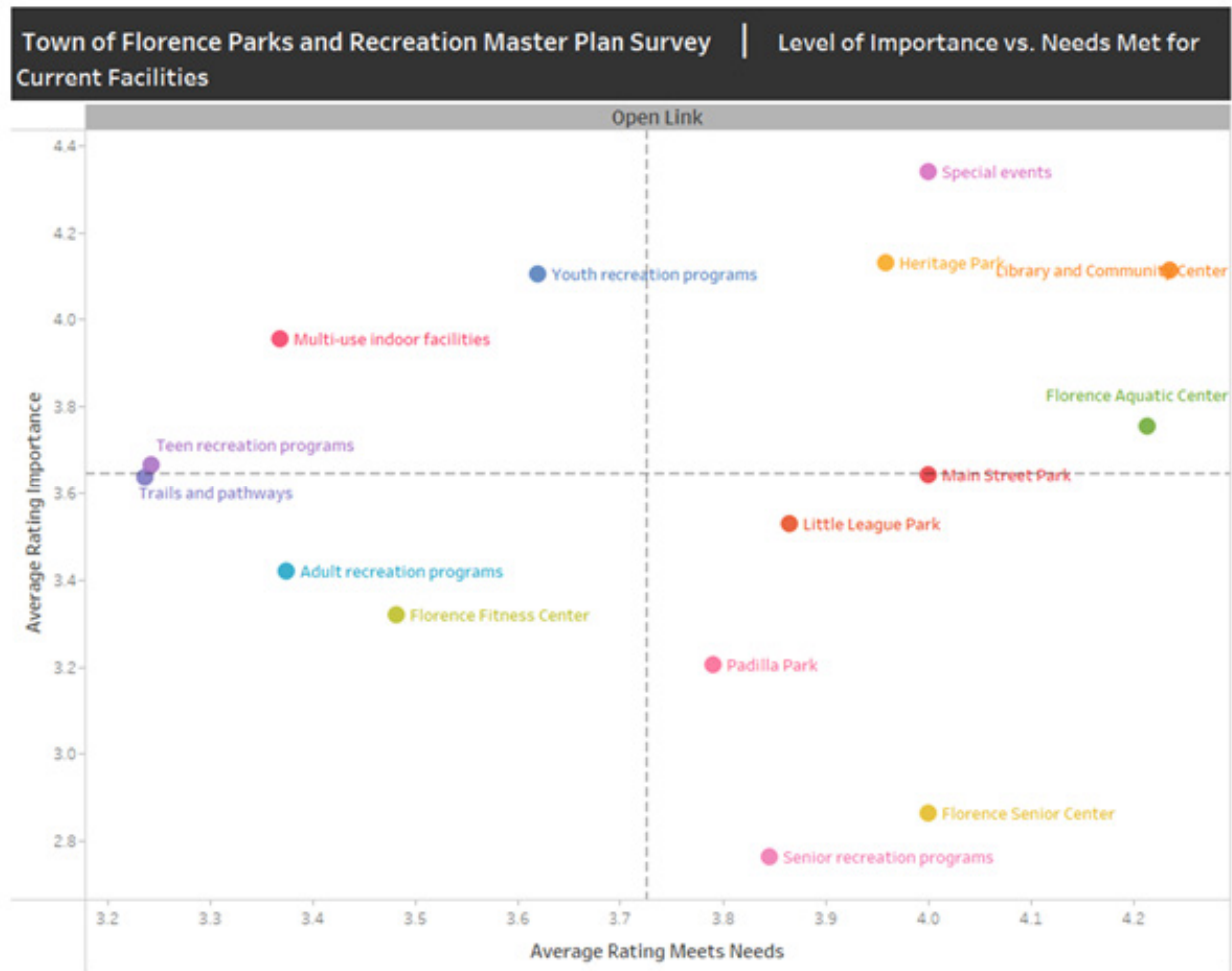


Figure 18: Importance-Performance Matrix Results (Open Link)



## Future Facilities, Amenities and Programs

When examining future needs for Florence, the highest overall average importance was given to the Farmers Market. For core respondents, the top needs are trail and pathway connectivity (4.3), multi-use indoor facility (4.3), and fitness/health programs (4.3). For non-core respondents, the Farmers Market (4.3) was far in front of other needs, but tennis courts (3.9) and special events (3.9) follow behind.

When asked to prioritize these future needs, core and non-core respondents placed the highest priority on the Farmers Market. However, core respondents then listed multi-use indoor facility as second highest priority with lower percentages when compared to non-core respondents. Non-core respondents highlighted special events as their second priority. Overall, priorities were very different between core and non-core respondents. This may be because non-core respondents receive many services close to home.



Figure 19: Greatest Needs for Future Facilities, Amenities, and Programs

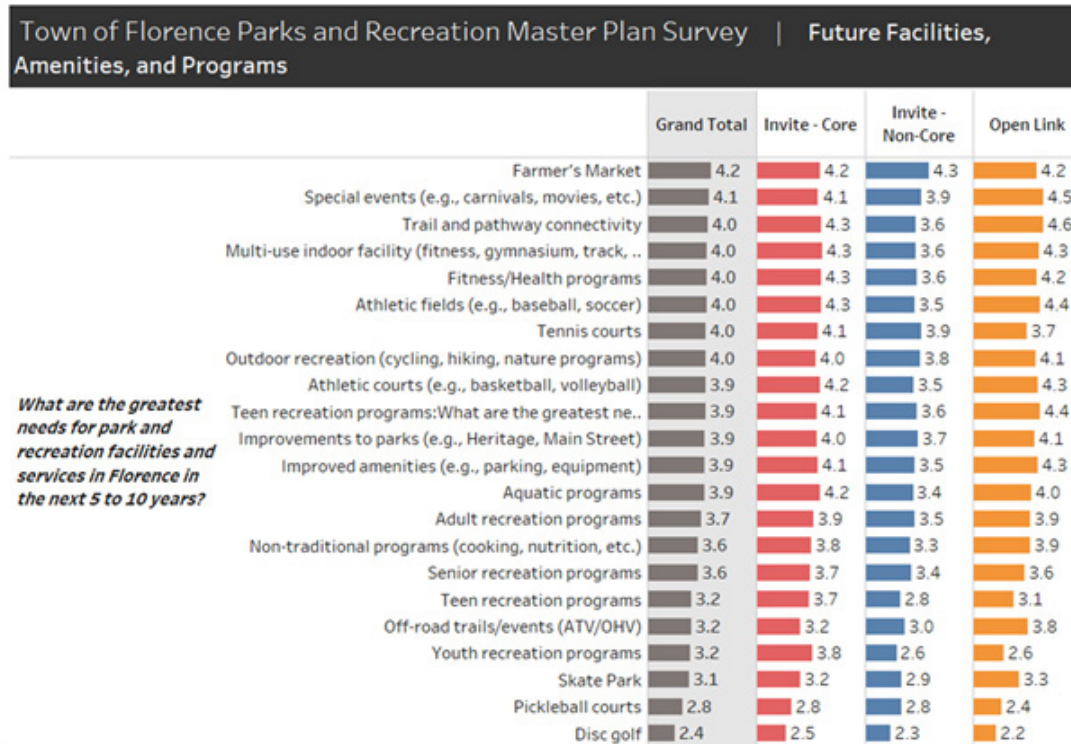
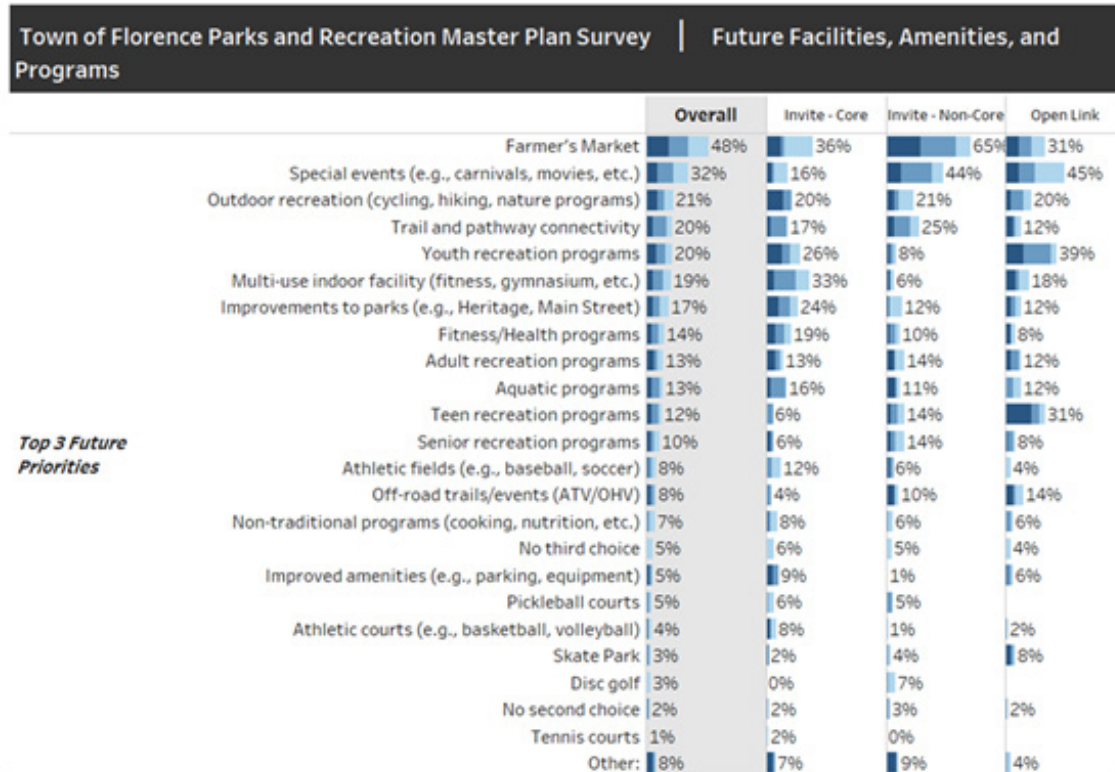


Figure 20: Top Three Future Priorities

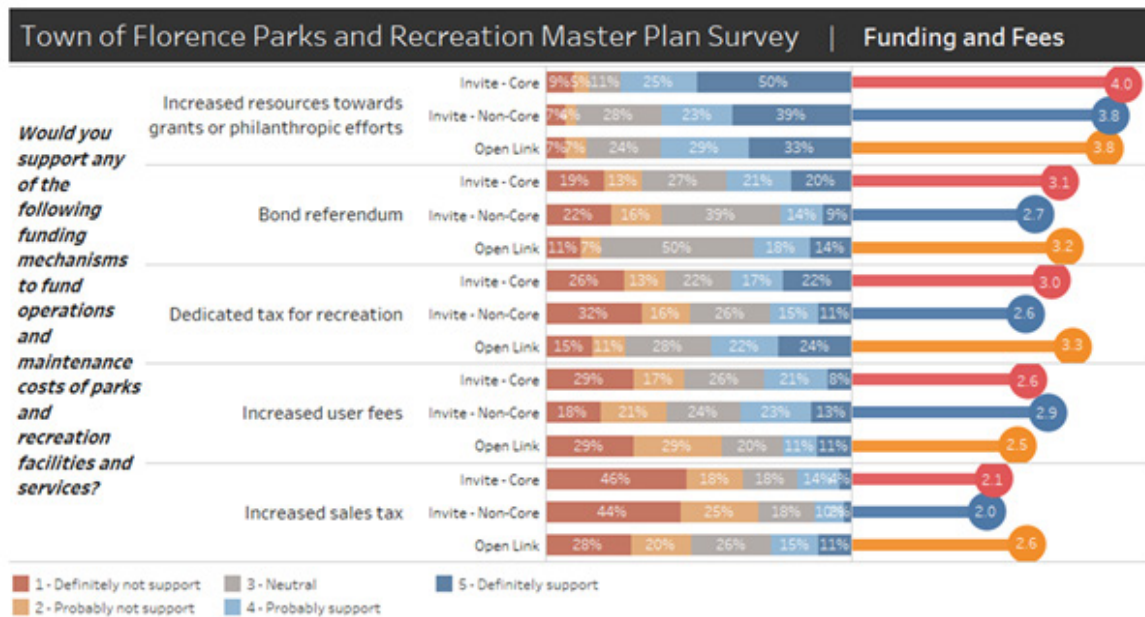


## Funding

Support for funding mechanisms was rather consistent across most items. The strongest support among all three groups was for increased resources toward grants or philanthropic efforts. A bond referendum was generally second in terms of overall support, except for non-core respondents who rated increased user fees slightly higher. A portion of the community did generally not support increased user fees and increased sales tax. Furthermore, support for a dedicated tax for recreation was inconsistent among all three groups.

In summary, the survey revealed key differences to the core and non-core areas in Florence. Many of the non-core residents benefit from services and programs offered within their privately managed communities and are not as aware or participate in Town programming compared to the core residents of Florence. Despite the differences, the Town will benefit by continuing to market, promote its programs and services to all areas of Florence, and take advantage of opportunities that may exist to connect and build partnerships/collaborative efforts to reach the non-core communities and expand service levels of the Town.

Figure 21: Funding and Fees



## E. Comparative Analysis

Comparative analysis (benchmarking) is an important tool that allows for comparison of certain attributes of the Department's management practices and fee structure. This process creates a deeper understanding of alternative providers, determines your place in the market, and varying fee methodologies, which may be used to enhance and improve the service delivery of parks and recreation.

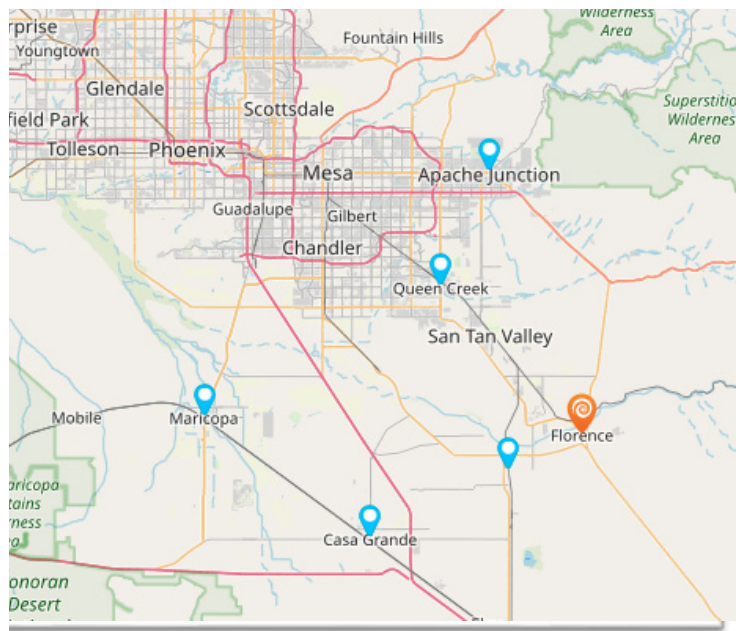
It is very difficult to find exact comparable communities, because each has its own unique identity, ways of conducting business, and differences in the populations that it serves. The political, social, economic, and physical characteristics of each community make the policies and practices of each parks and recreation agency unique.

Additionally, organizations do not typically define the expenditures of parks, trails, facilities, and maintenance the same way. Agencies also vary in terms of how they organize their budget information, and it may be difficult to assess whether the past year’s expenses are typical for the community.

Therefore, it is important to take all data in a benchmarking study with context, realizing that while benchmarking can be a great comparative tool, it doesn’t lend itself into being a decision-making tool. For the purposes of this study, a regional approach was taken to benchmark neighboring agencies with similar populations. **Figure 22** shows the locations of these agencies:

1. Florence
2. Apache Junction
3. Casa Grande
4. Coolidge
5. Maricopa
6. Queen Creek

**Figure 22: Benchmarked Communities**



**Table 4: 2018 Jurisdiction Population Compared to Full-Time Employees**

	Florence*	Apache Junction	Casa Grande	Coolidge	Maricopa*	Queen Creek
Total Resident Population	10,483**	39,397	54,054	12,636	51,262	50,340
Full-Time Employees	18	34	48	11	28	32
Non-Full-Time Employees	62	68	100	56		29

\*Population was listed by agency. Population data for other agencies was sourced from Esri Business Analyst.

\*\* Prison population of approximately 16,500 was not included in Florence population estimates

- The agencies ranged in population from approximately 12,000 to 55,000 people. Florence, at 10,483 people had the lowest population out of those compared. Casa Grande was the most populous at 54,054.
- Likewise, Casa Grande had the highest number of employees at 48 full-time and 100+ part-time or non-full-time employees. Coolidge, with the lowest population, only had 11 full time staff with 56 non-full-time employees. Florence had the second fewest full-time employees (18).

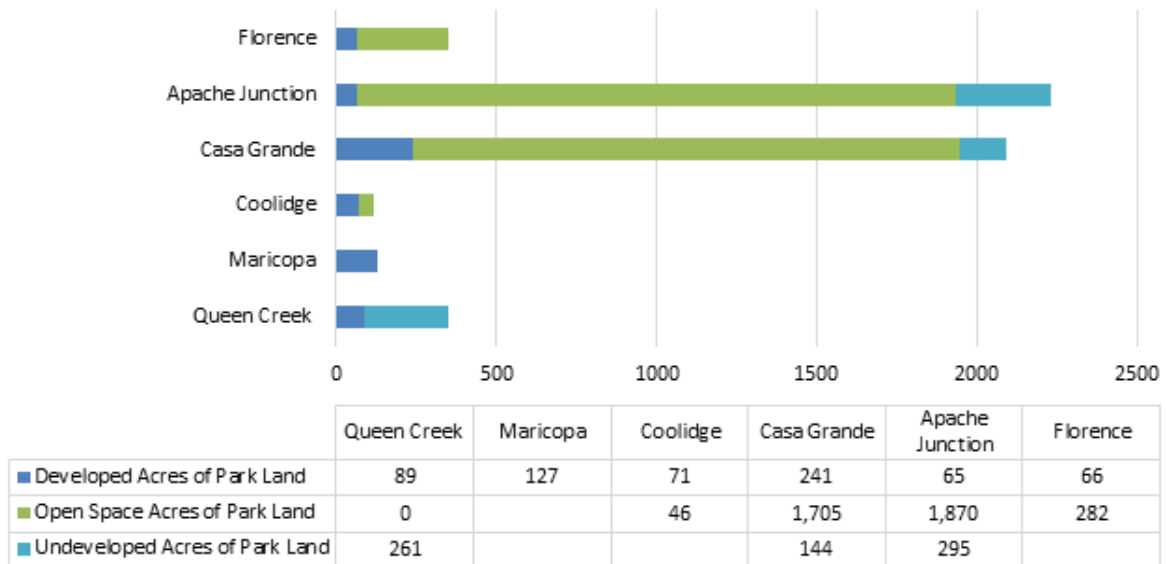


**Table 5: Number of Parks and Park Acreage**

	Florence	Apache Junction	Casa Grande	Coolidge	Maricopa	Queen Creek
Total Number of Parks	7	7	20	11	4	4
Total Acres of Park Land	348	2,230	2,270	117	127	350
Avg # of Acres Per Park	50	319	114	11	32	88
Approximate Total square miles	62	35	110	75	55	32

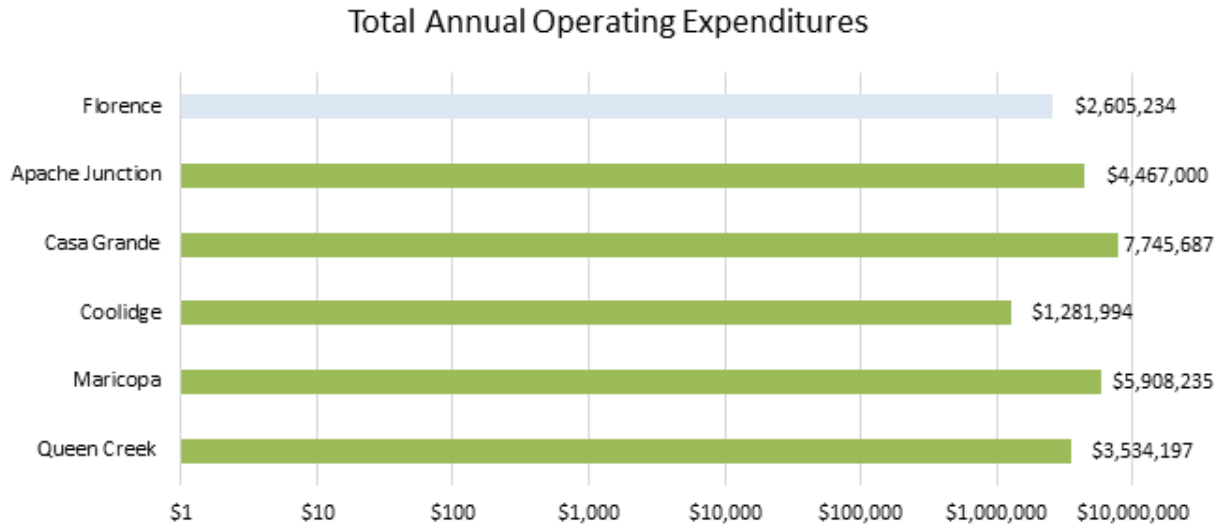
- In regard to park acreage, there was a significant difference in land between the agencies. Apache Junction and Casa Grande operated over 2,000 acres of park land, much of which is designated as BLM land, while all other agencies operated 350 acres or less.
- Florence had seven total parks, which fell in between the highest (Casa Grande, 20) and the lowest (Maricopa/Queen Creek, 4).

**Figure 23: Acres of Park Land by Development Type**



- Florence was at the lower end in regard to the number of developed acres of park land at 66 acres. Apache Junction had the most acres of park land, with a large majority of that land classified as open space.

**Figure 24: Total Annual Operating Expenditures**



- Casa Grande had the highest expenditures in 2018 at over \$7.7 million dollars, while Coolidge had the lowest at \$1.3 million dollars. Florence was the second lowest in terms of annual operating expenditures at roughly \$2.6 million dollars.

**Figure 25: Number of Total Employees by Type**



**Table 6: Percentage of total full-time equivalents Involved in the Following Capacities**

	Florence	Apache Junction	Casa Grande	Coolidge	Maricopa	Queen Creek
a. Administration	6%	9%	4%	3%	14%	24%
b. Operations/Maintenance	60%	36%	42%	60%	50%	63%
c. Programmers	33%	54%	54%	31%	36%	12%

**Table 7: 2018 Annual Non-Tax Revenues and CIP Budget**

	Florence	Apache Junction	Casa Grande	Coolidge	Maricopa	Queen Creek
Total Annual Non-Tax Revenue (\$)	\$167,500	\$ 500,000	\$1,898,200	n/a	\$1,497,267	\$ 632,526
Annual Capital Improvement Plan (CIP) Budget (\$)	\$ 624,000	\$330,000	\$500,000	\$ 101,000	\$717,852	\$ 8,122,071

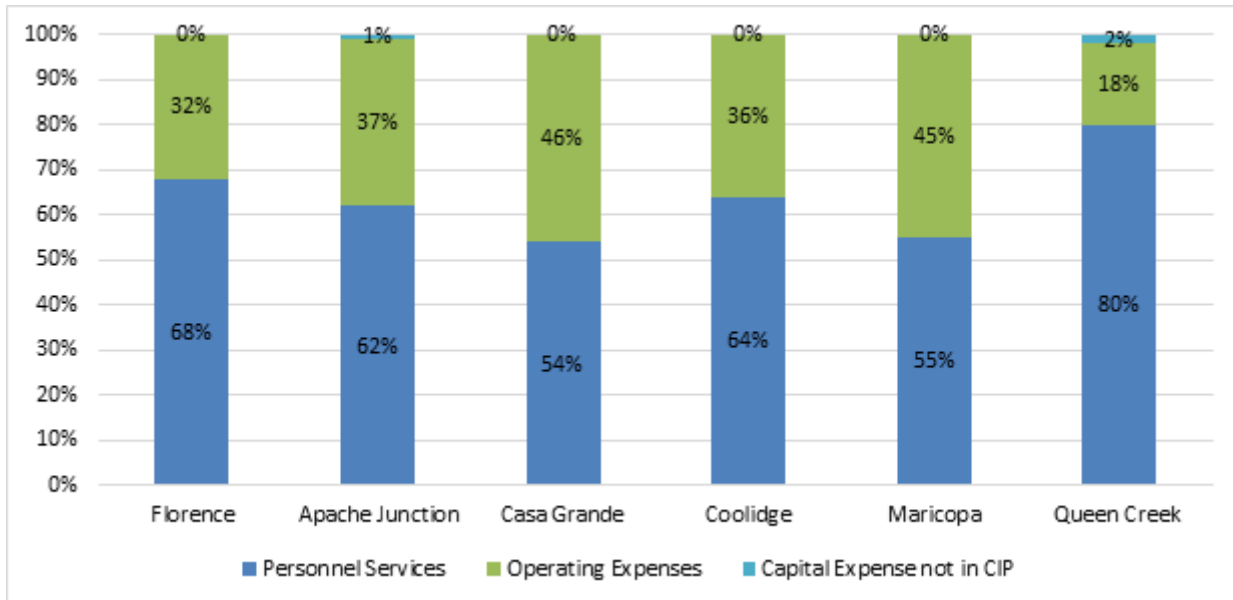
- Florence generated the lowest annual non-tax revenue at \$167,500. The CIP Budget in Florence was aligned with what other agencies are budgeting in the area.

**Table 8: Percentage of Funding by Source**

	Florence	Apache Junction	Casa Grande	Coolidge	Maricopa	Queen Creek
General fund tax support	93%	81%	72%	91%	77%	82%
Earned/generated revenue	5%	11%	24%	7%	22%	18%
Sponsorships	1%	1%	3%	1%	1%	0%
Grants	1%	7%	1%	1%		0%

- Florence had the highest percentage of financial support from the general fund generated by taxes, with only five percent coming from earned/generated revenue. Maricopa had over 20 percent of their funding originate with earned/generated revenue. Grants were also a relatively strong funding source (7%) for Apache Junction, although all other agencies generated one percent or less of funding from grants.

**Figure 26: Capital Budget Designated by Expense**



- All of the agencies with the exception of Queen Creek designated between 55 to 70 percent of their budget to personnel services. Queen Creek only designated 18 percent to operating expenses, while Florence used approximately 32 percent on the same purpose.

**Table 9: 2018 Annual Capital Improvement Plan (CIP) Budget Designated by Expense**

	Florence	Apache Junction	Casa Grande	Coolidge	Maricopa	Queen Creek
Renovation	37%	100%	10%	42%	29%	0%
New Development	62%	0	90%	58%	71%	100%
Acquisition	0%	0	Varies	0%	0%	0%
Other	1%	0	Varies	0%	0%	0%

- Florence falls in the middle when it comes to designated expenses of the CIP Budget. Two agencies designated more funds than Florence for renovation, while two of the agencies designated less for the same category. The same is also true in regard to funds for new development.
- For all agencies, almost none of the funds were designated to acquisition.

**Table 10: Amenities Within Organizations**

	Florence	Apache Junction	Casa Grande	Coolidge	Maricopa	Queen Creek
Total Number of Trails	0.75	12.5	17	0	0	12
Total Number of Rectangular Game Ball Fields	2	2	5	2	11	5
Total Number of Diamond Game Ball Fields (Youth)	4	7	5	4	5	9
Number of outdoor basketball courts	2	2	0	3	2	6
Number of Outdoor Tennis/ Pickleball Courts	4	12	12	1	4	0
Total Number of Dog Parks	1	0	1	0	1	1
Total Number of Playgrounds	2	4	0	7	4	3
Total Number of Indoor Recreational Centers	1	1	2	1	1	0
Total Number of Outdoor Pools/ Aquatic Centers	1	1	1	1	1	0
Total Number of Indoor Pools/ Aquatic Centers	0	0	0	0	0	0
Total Number of Splashpads/ Spraygrounds	1	1	1	0	1	2
Number of Skate Parks	1	1	1	1	1	2

- Florence has approximately the same amount of skate parks, splashpads, indoor pools, outdoor pools, and indoor recreation centers compared to the other localities.
- Florence offers fewer playgrounds, outdoor tennis/pickleball courts, and ball fields compared to some of the other agencies.

## F. Organizational/Program Analysis

The following sections identifies the current state of the Department’s internal operation, identifying strengths and weaknesses and understanding opportunities and threats. A programs and activities analysis below identify gaps and provides recommendations to fill in these gaps.

In addition to the programs and activities analysis, this section also takes a look at staffing, maintenance, and identifying partners and alternative providers that will allow the Department to view its current challenges, needs, and opportunities as it looks toward the future as growth occurs within the Department over the next several years.

## Strengths, Weaknesses, Opportunities, and Threats (SWOT)

### Analysis

In order to understand the internal operation of the Department, staff participated in a SWOT analysis exercise facilitated by the consulting group. A SWOT is an appreciative inquiry and analysis of internal strengths and weaknesses, and external opportunities and threats that the Department faces. The exercise is designed for staff to brainstorm and identify the potential strengths, weaknesses, opportunities and threats of the Department.

The first part of the SWOT analysis included the staff participating in a session to identify the strengths and weaknesses of the Department. Each item was rated based on performance and importance. The following guidelines were used:

- Performance: rate as major strength, minor strength, neutral (neither major nor minor), minor weakness or major weakness.
- Importance: rate the importance of each item to success of the Department. Rating is high, medium, or low.
- After each strength or weakness is rated for performance and importance, the consultants develop a Performance-Importance Matrix.
- Chart Major/High and Minor/High

### Strengths Analysis

	PERFORMANCE			IMPORTANCE		
	Major Strength	Minor Strength	Neutral	High	Med	Low
Department Unity and Teamwork	X			X		
Customer Service	X			X		
Staff Retention – Knowledge Base	X				X	
Wide Offerings of Programs	X				X	
Relationship with Council	X			X		
Professional Development Opportunities	X				X	
Area of Expertise	X				X	
Clarity in Roles	X			X		
Cross Training	X				X	
Good Relationship w/ Other Departments	X			X		
Volunteer Base	X			X		
Community Involvement	X			X		
Adaptability and Flexibility	X				X	
Staff Diversity	X				X	
Excellent Communication	X			X		
Special Events	X			X		
New Facilities and Park Improvements	X			X		
Teen Council	X			X		
Leadership	X			X		

## Weakness Analysis

	PERFORMANCE			IMPORTANCE		
	Major Weakness	Minor Weakness	Neutral	High	Med	Low
Lack of Adult Sport Participation			X		X	
Need Strategic Branding/Marketing Plan		X		X		
Older Parks and Facilities are outdated, needs upgrades		X		X		
Main Street Park – restrooms, ramadas, power/lighting, irrigation, signage, ownership/agreement			X		X	
Little League Park – ramadas, power/lighting, irrigation, signage, ball field lighting, fencing			X		X	
Heritage Park – restrooms, ramadas, power/lighting, irrigation, signage, furnishing, security lighting, fencing, accessibility, more amenities		X			X	
Crowding/Concession Seating in Aquatic Facility		X			X	
Fee Waiver/Partnerships?	X				X	
Signage – Policies, Service Dogs		X			X	
Communication and Awareness of Services – Identity Crisis		X			X	
Outdated Fitness Facility		X		X		

After identifying the strengths and weaknesses of the Department, the exercise moved to understanding the external opportunities that exist for the Department and identifying the external threats.

External opportunities are considered an opportunity that is an attractive arena to take action in which the Town of Florence Community Services Department would enjoy a competitive advantage, would further the agency in meeting its vision or fulfilling their mission, or enhance the development of its services. The agency should watch and plan for these if there is a high probability of occurrence. For each opportunity, a rating for attractiveness (high or low) and success probability (high or low) was identified. The following criteria were used:

- Attractiveness refers to how attractive the opportunity is to the Department in furthering their mission, fulfilling their vision, improving their revenue generation, cost recovery, or decreasing expenses. Rating is either high or low.
- Success probability relates to whether the department's strengths will enable it to be successful in this area. Rating is either high or low.

## Opportunity Rating

OPPORTUNITY	ATTRACTIVENESS		SUCCESS PROBABILITY	
	High	Low	High	Low
Improve Council Communication	X		X	
New Recreation Center	X		X	
Main Street Park	X		X	
Little League Park	X		X	
Heritage Park – Updated Volleyball, Playgrounds, Corn Hole, Bocce Ball, Pickleball Courts, Outdoor Amphitheater/Special Event Space	X		X	
Potential (2) New Community and/or Pocket Parks - North		X		X
Acquire Acreage for Multi-Use Trails	X		X	
Shade Structures in Aquatics Facility and Parks	X		X	
Partnerships for Youth Sports	X		X	
Increase Special Interest Programs	X		X	
Partnering with Alternative Providers	X		X	

After identifying external opportunities, the exercise identified external threats. An external threat is a challenge posed by an unfavorable trend, event, or development in the environment. This threat might lead, in the absence of purposeful action, to the erosion of the Department’s quality service provision, financial and service sustainability, or the agency’s position or credibility. In some instances, this could also be detrimental to the parks and recreation industry. Examples might include not being guaranteed future funding or budget cuts. These are threats; but not identifying, pursuing, or using alternative funding is a weakness. The agency should identify and prepare to mitigate all foreseeable threats.

For each threat, the exercise specifies the likelihood that it will happen (probability of occurrence) and the seriousness of the threat. The following criteria were used to guide the process:

- Probability of occurrence relates to the likelihood that the threat will happen. Rating is either high or low.
- Seriousness of the threat is rated either high or low.



## Threat Rating

	PROBABILITY OF OCCURRENCE		SERIOUSNESS	
	High	Low	High	Low
Changing Council Members (and Areas of Representation)	X		X	
Competition (Collaboration?) with Neighboring Communities and School District	X		X	
Inequity with partnership policy/Lack of clarity	X		X	
Funding for special events and programming	X		X	
Lack of Sponsorships, Lack of new businesses, transportation corridors	X		X	
Funding for Ongoing Maintenance	X		X	

The results will be used as a tool along with other information obtained through the planning process to identify goals and objectives to allow the Department improve their internal and external process in the following areas:

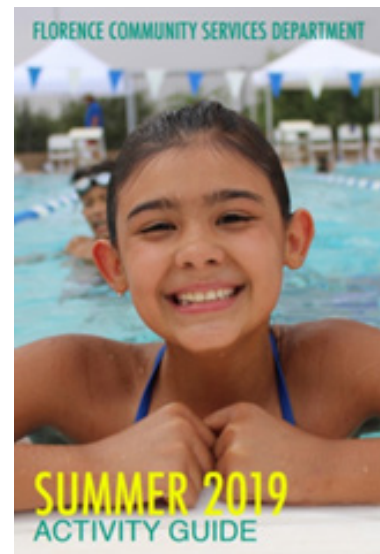
- Organizational management
- Program development and delivery
- Staffing and maintenance
- Other areas to increase productivity and delivery of services

## Programs and Activities Analysis

An analysis of programs and services was generated by consolidating information from the public forums, the statistically-valid survey, and meetings with the parks and recreation staff. In addition, program findings by the consulting team were determined based on program descriptions, registration data, and observations. From these sources, recommendations were generated to help fill in the identified gaps.

Findings:

- Activity guide offers clear, concise information with all essential details for programs. Registration instructions are available in the activity guide, and a link to register is placed on the parks and recreation homepage.
- Each season offers 50+ programs that are available to seniors, youth, and adults, with a variety of times and dates to choose from. The activities most serve youth and seniors. Opportunities for adults and teens are limited; however, the Teen Advisory Council has a strong group of participants and is active throughout the community.
- Currently, there is not a standardized evaluation system for program participants to give feedback.
- In regards to marketing, the activity guide is mailed three times per year, and is available online. There is also information about special events available on the town's website. The Community Services Department does not have its own Facebook,



Instagram, or Twitter accounts. Instead, it must post through the Town of Florence’s social media accounts. In addition, registration forms do not ask, “Where did you find out about this program?” which is a vital marketing tool.

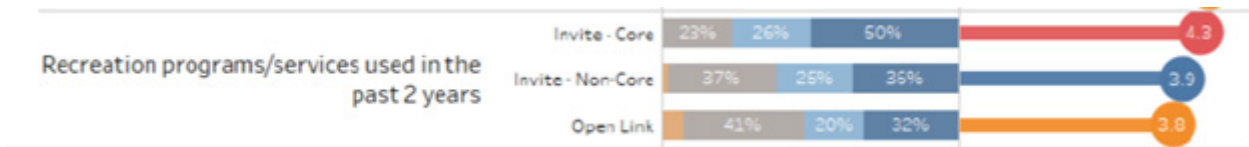
**Program Offerings**

Looking at registration data, on average, less than 10 percent of the classes fill to maximum enrollment. The program categories that were often the most successful were swim lessons, movies in the park, pickleball lessons, Aqua Zumba, and holiday/special events. On average, about 40 percent of classes offered did not meet the minimum participant enrollment, and many of those were canceled. Below is a listing of programs that are offered seasonally to understand the distribution of program types.

	Summer	Fall/Winter	Spring
Aquatics	26	5	5
Arts/Culture			5
Special Events	2	5	6
Special Interests	6	10	13
Teen Council		9	4
Youth/Teen Sports	2	6	5
Library	7	9	11
Seniors	8	9	12
	<b>51</b>	<b>53</b>	<b>61</b>

Understanding the public’s perception of programs is vital in determining gaps in service. Concerning the survey and focus groups, it is important to note that there were significant differences in program feedback based on where respondents lived. Those that lived in the core area of Florence were generally more familiar with services of the Town and more aware about what was offered, while those that did not live in the core area of Florence (e.g., Anthem, Sun City) were generally less aware and unfamiliar with parks and recreation services. In addition, those that completed the open link survey had varying perspectives on level of service in Florence.

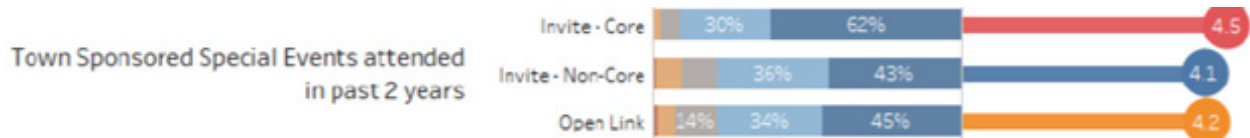
When asked how satisfied residents were with the quality of programs offered within the last two years, the overall rating was a 4 out of 5. Invitation respondents who lived in the core of Florence rated the programs the highest at 4.3. Facilities and parks ranked higher than programs.



This result indicates that there is room for improvement with the delivery of the programs. However, related to program delivery are town sponsored special events. Results indicated an overall satisfaction rating of 4.3. Core invitation respondents rated it the highest at 4.5. This satisfaction was also validated in the public meetings, which voiced a desire to see more special events, and greater awareness and marketing for the current ones that are offered.



When asked about barriers to participation, the top two reasons regardless of respondent location were a lack of awareness and no time/personal reasons. Based off of the list below, it is important to 1) improve awareness through marketing, 2) offer a greater variety of programs at different times/days to test what works with the market and 3) better understand the ways in which user fees become a barrier to participation. A compiled list of the top five reasons from the following sources are listed below:



Invite – Core	Invite – Non-core	Open Link
No time or Personal Reasons	Not aware of services offered	Not aware of services offered
Hours of Operation/Time Offered	No time or other personal reasons	No time or other personal reasons
Not aware of the services offered	Location of programs/classes not convenient	Price or user fees
Price or User Fees	Don't have programs I want	Hours of operation/time offered
Lack of facilities and Amenities	Overall condition/maintenance of locations	Don't have the programs I want

The survey then asked about the importance of programs and services. Overall, special events were of the most importance to households, and the department was doing a sufficient job at meeting those needs. Adult recreation programs were rated third in importance, but rated last – just a 3.4/5 – in terms of meeting the needs of Florence. Although senior programs were ranked last in terms of importance in this survey, the perception was that the department was meeting the needs of demographic.

Program	Importance to Households	Meeting The Needs
Special Events	4.1	4.07
Youth Recreation Programs	3.43	3.8
Adult Recreation Programs	3.1	3.4
Teen Recreation Programs	3.07	3.6
Senior Recreation Programs	2.6	3.9



The survey asked respondents to prioritize facilities and services. Taking the results specific to programs, a list was generated that indicates the greatest need of recreation programs over the next 5 to 10 years. Then, feedback from the survey comments, as well as supporting information from focus groups was inputted in the right column to provide additional context.

Greatest Needs Next 5 – 10 Years	Overall Rating	Supporting Data
Farmer’s Market	4.2	<ul style="list-style-type: none"> <li>Public input indicated that there was a lack of fresh, local foods in Florence.</li> <li>Events that bring the town together, regardless of age, was also desirable according to focus groups.</li> </ul>
Special Events	4.1	<ul style="list-style-type: none"> <li>According to focus groups, special events were well-organized, well-attended, and valued highly by the community.</li> <li>Ideas for special events, generated from public input, included: Monthly Community Events, 5ks, Fishing Derby, Event Watching.</li> </ul>
Fitness/Health Programs	4	<ul style="list-style-type: none"> <li>Ideas for fitness/health programs, generated from public input, included: Pickleball, Zumba, Yoga.</li> </ul>
Outdoor Recreation	4	<ul style="list-style-type: none"> <li>Ideas for outdoor recreation programs, generated from public input, include Hiking, Biking, Disc Golf, Geocaching, Archeology, Arizona State University (ASU).</li> <li>Many of the outdoor recreation programs could be offered to adults, which lack the same level of program offerings as other demographics.</li> </ul>
Teen Recreation Programs	3.9	<ul style="list-style-type: none"> <li>Teens and tweens were identified as underserved populations in the focus groups.</li> <li>Ideas for teen programs, generated from public input, include: Gymnastics, Volunteer Programs, Video Game Tournaments, Kids Theater, Tech Classes.</li> </ul>
Aquatic Programs	3.9	<ul style="list-style-type: none"> <li>Feedback indicated that aquatic programs that were held later in the evening would receive more participation.</li> </ul>
Adult Recreation Programs	3.7	<ul style="list-style-type: none"> <li>Working adults indicated that they would like to see programs available during after-work hours.</li> <li>Non-traditional programs, in addition to outdoor recreation programs, would both serve this adult demographic.</li> </ul>
Non-traditional Programs	3.6	<ul style="list-style-type: none"> <li>Ideas for non-traditional programs, generated from public input, include Cooking, Health, Nutrition, Shuffleboard, Overnight Senior Trips.</li> </ul>
Senior Recreation Programs	3.6	<ul style="list-style-type: none"> <li>Seniors were seen as an underserved population according to focus group participants.</li> <li>Seniors in focus groups stated that they would like to see more opportunities to play pickleball.</li> <li>They would also like to see additional water aerobics classes.</li> </ul>

Greatest Needs Next 5 – 10 Years	Overall Rating	Supporting Data
Youth Recreation Programs	3.2	<ul style="list-style-type: none"> <li>Local sports organizations are seen as a key partner in offering high-quality programs to youth.</li> <li>Public input indicated that youth sports were highly valued and well-organized.</li> <li>Feedback showed desire for youth who aren't involved in sports to still have ways to become active and engaged with the department.</li> </ul>

## Open Ended Responses

At the end of the survey, respondents were given the opportunity to provide any additional comments or suggestions about programs and services in Florence. Themes were developed based on frequency and the importance of comments made by respondents. Below is a selection of comments that were pulled from the survey that relate directly to the types of programs desired from the community.



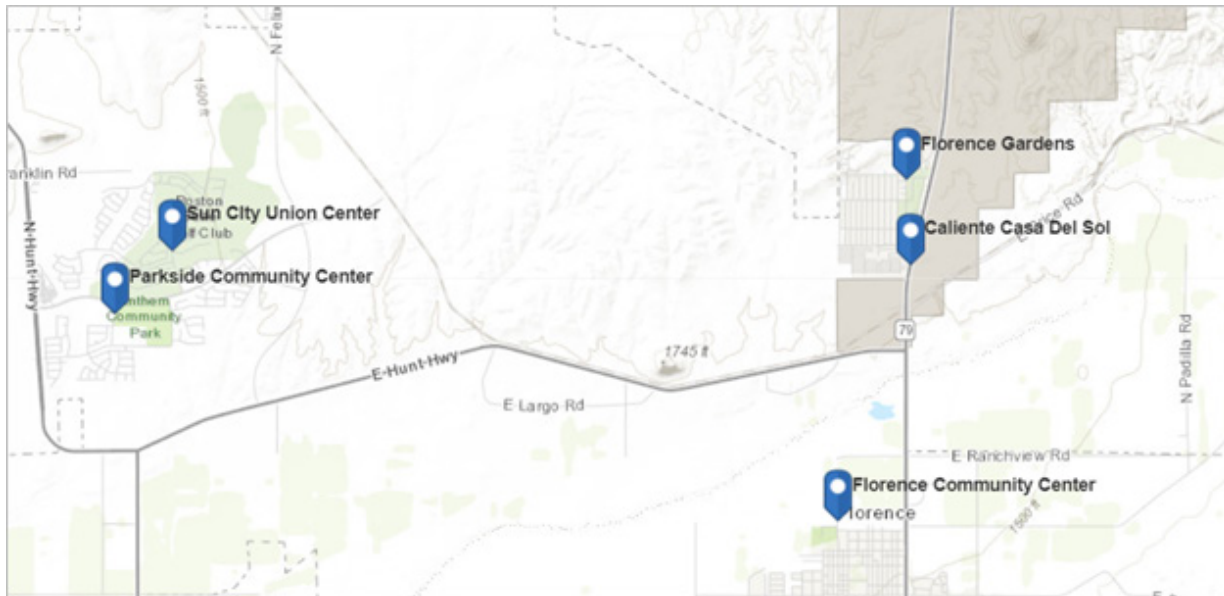
## Partners and Alternative Providers

Agencies around the country are more effectively managing their resources by partnering with nearby organizations and alternative providers. Partnering can often minimize duplication of services and even enhance the experience for users by focusing on offering high-quality recreation facilities and programs. For the Town of Florence, there are several other recreation providers – four primary Homeowners Associations (HOAs) – that offer their residents private access to independently owned and operated facilities. These areas are not typically available for use by the Town of Florence residents, but rather only those that live and pay for the amenities. This scenario provides an interesting challenge for the Town of Florence Community Services Department:

- How can the department serve all residents, even those who may already have their recreational needs met by their HOA?
- How can the department reduce duplication of services while still providing services to residents with no access to privately managed facilities?
- Alternative providers and their primary facilities are mapped in **Figure 27**. Drive times and distance from Florence Community Center are indicated in parenthesis.
- Anthem Parkside at Merrill Ranch/Parkside Community Center (14 minutes, 8.6 miles)
- Sun City Anthem at Merrill Ranch/Sun City Union Center (14 minutes, 8.8 miles)
- Florence Gardens Homeowners Association/Florence Gardens (6 minutes, 3.0 miles)
- Caliente Property Owners Association/Caliente Casa De Sol (7 minutes, 2.8 miles)



Figure 27: Alternative Providers of Recreational Facilities in Florence



A needs index analysis matrix was completed with input from staff to determine the level of service in the area. Some of the key takeaways are:

- Anthem Parkside and Sun City Anthem share many outdoor amenities. HOA residents are accustomed to high-quality amenities with a strict level of privacy. Residents have access to similar types of facilities offered by the Town of Florence, with exception of the skate park. The Town also has an additional dog park and sports courts other than the HOA community's amenities.
- Florence Gardens has some of same primary outdoor facilities as the Town of Florence, such as a leisure and lap pool. They also provide a golf course, which is not something that the Community Services Department offers. However, the Town provides several amenities that Florence Gardens does not offer their residents, such as an outdoor amphitheater, spray/splash pad, basketball courts, sports fields, dog parks, horseshoe, pickleball/tennis courts, playgrounds, and volleyball courts. However, it is critical to note that Florence Gardens is a 55+ retirement and RV resort. Many of these kid-friendly amenities provide by the Town may not appeal to the older demographic.
- Caliente Casa De Sol provides four leisure/therapy pools for their residents, in addition to golf, horseshoe, and picnic areas. However, similar to Florence Gardens, kid-friendly amenities such as sports fields, playgrounds, and sports courts are not available to residents/visitors. Again, this community is a 55+ only homeowners association.

**Table 11: Outdoor Amenities Needs Analysis Matrix**

Ownership	Outdoor Facility	Amphitheater	Aquatics, Complex	Aquatics, Lap Pool	Aquatics, Leisure Pool	Aquatics, Spray Pad	Aquatics, Therapy Pool	Basketball Court	Bocce Ball Courts	Concession Building	Diamond Field	Dog Park	Event Space	Fishing	Golf	Golf, Practice	Horseshoe Court	Loop Walk	Open Turf	Pickleball Court	Picnic Ground	Playground, Destination	Playground, Local	Rectangular Field, Large	Shelter, Large	Shelter, Small	Skate Park	Tennis Court	Trail, Multi-use	Trailhead	Volleyball Court (Sand)	Water Access, General
Town of Florence Community Services Department		1	1	1	1	1		3		3	4	3					1			2	1		1	1			1	2			1	
Anthem Parkside at Merrill Ranch		1	1	1	1	1	1	1			3	1	1	1				1	1		1	1		2	1	1		8	1	1	1	1
Sun City Anthem at Merrill Ranch		1	1	1	2	1	1		6				1		1	1	6	1	1	8	1			1	1			1	1			
Florence Gardens Homeowners Association				1	1		1								1																	
Caliente Property Owners Association					4		4								1	1					1											

The same type of analysis was performed for the indoor facilities. Key takeaways are below:

- The Town of Florence Library and Community Center offers several multi-purpose rooms that serve as space for meetings, fitness classes, and events. Along with a full-service library, there is also a central lobby area that offers space to read, do homework, or host quiet after-school activities. The Florence Fitness Facility offers fitness equipment, but no space for fitness group classes. The Florence Senior Center is primarily a gathering space, with room for reading, games, and social activities.
- Anthem Parkside Community Center has the only sport court/multi-use gymnasium in the Town of Florence, as well as the only rock-climbing wall and indoor walking track.
- Sun City Union Center offers a high-end full-service recreational facility, ranging from a day spa to an indoor lap pool, to fitness facilities.
- Florence Gardens only offers a multi-purpose room, with no other indoor amenities.
- Caliente Casa De Sol has several rooms for arts and crafts, games, and cooking, but lacks amenities related to fitness and health.

**Table 12: Indoor Amenities Needs Analysis Matrix**

Ownership	Indoor Facility	Arts and Crafts	Diving Well	Event Space	Fitness Center	Group Fitness Studio	Game Room	Food - Counter Service	Library	Spa	Sport Court/Multi-Use Gym	Track, Indoor	Kitchen - Commercial	Lap Pool	Lobby/Entryway	Multi-Purpose Room	Patio/Outdoor Seating	Retail/Pro-shop	Rock Climbing Wall	Wellness Clinic	Weight/Cardio Equipment	
Town of Florence Community Services Department				1	1	1			1				1		1	3						1
Anthem Parkside at Merrill Ranch			1	1	1	1	1	1			1	1		1	1	1	1		1			1
Sun City Anthem at Merrill Ranch		3		1	1	1	2	1	1	1				1		1		1				1
Florence Gardens Homeowners Association																1						
Caliente Property Owners Association		2					1		1				1									

While the Town of Florence offers its facilities openly to all residents, many HOA residents live and play within the facilities provided by their own associations. Anthem Parkside and Sun City Anthem residents not only are geographically isolated from Florence Library and Community Center by about 15 minutes, but residents are accustomed to the high level of quality facilities offered by their HOA. In regard to Florence Gardens and Caliente Property Owners Association, the Town offers several amenities that aren't available to those HOA residents – but those facilities are primarily intended for a younger demographic.

Knowing that the residents in HOA communities do not necessarily need the facilities offered by the Town of Florence, duplication of services should not be a primary concern. Priority should be placed on serving residents in Florence who do not have access to HOA amenities. The Community Services Department may be better suited to focus on the programs and services that are not available to those privately-owned communities. For instance, special events bring together people from all areas in Florence. Activities such as special events require sufficient promotion, and additional efforts should be made to inform all residents about upcoming programs and events. This may be the link that continues to be uniquely offered by the Community Services Department.

As leadership and systems change in the future, potential partnerships should be considered between the HOA communities and the Town of Florence. Continued communication and relationship building should be a priority moving forward, with a focus on the benefits that it would provide to all residents.

## G. Financial Analysis

The following section highlights the current financial situation of the Department, cost recovery strategies and identifying potential funding opportunities of which the Town can take advantage, as additional amenities and resources are added that may come about from this planning process. A staff document identifying these various financing opportunities has been provided to the Department as a separate document to this plan.



## Current Circumstances

According to the most current financial information (2018/19 budget), the Department has a total operating expenditures budget of approximately \$2.5 million which is spread out among nine areas within the Community Services Department. The following is a breakdown based on percentage of how the budget is allocated in each of the nine areas:

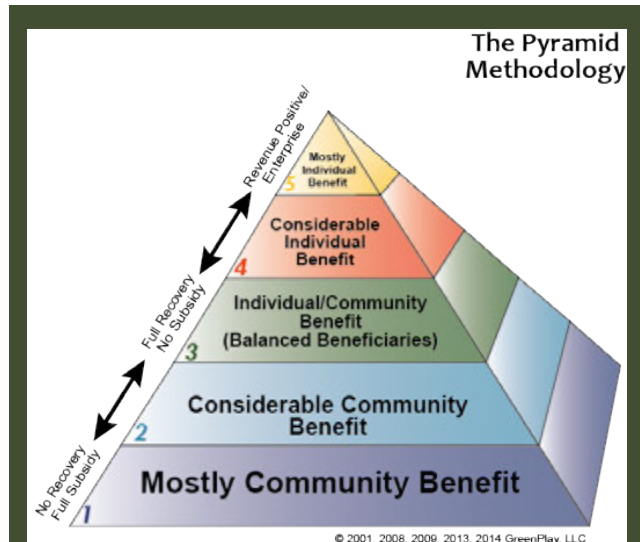
- Fitness Center (4%)
- Community Services Administration (9%)
- Parks Maintenance (22%)
- Community Center (3%)
- Aquatics (11%)
- Programs (19%)
- Special Events (6%)
- Senior Center (12%)
- Library (13%)

Revenues are made up of non-tax revenue of approximately \$165,000 and an annual capital improvement plan (CIP) of \$624,000. A majority of the operating budget is funded by the general fund plan that is generated by taxes that make up 93 percent of the budgeted amount with earned/generated revenue making up five percent and sponsorships and grants generating one percent each.

An introductory workshop was held with Town staff that introduced the Department to the GreenPlay Pyramid Methodology and the process to determine a cost recovery strategy for the Department. The GreenPlay Pyramid Methodology suggests a cost recovery strategy that includes a policy that identifies consensus on attempts to recover a specified percentage of direct costs through a process that engages staff, the public, and elected officials for full buy-in of a fee pricing methodology.

The Town of Florence and the Community Services Department currently has a user fees and cost recovery procedure in place. The procedures define various factors that should be taken into account that include defining the most appropriate use of general purpose revenues and the use of user fees, the recipient of the service, and the effect of pricing. Recreation programs has a policy of its own within the Town's policy that defines cost recovery goals for specific recreation activities:

- High range cost recovery activities (60%-100%)
- Mid-range cost recovery activities (30%-60%)
- Low range cost recovery activities (0-30%)



The creation of a cost recovery and subsidy allocation philosophy and policy is a key component to maintaining an agency's financial control, equitably pricing offerings, and helping to identify core services including programs and facilities.

Critical to this philosophical undertaking is the support and buy-in of elected officials and advisory boards, staff, and ultimately, citizens. Whether or not significant changes are called for, the organization should be certain that it philosophically aligns with its constituents. The development of a financial resource allocation philosophy and policy is built upon a very logical foundation, based upon the theory that those who benefit from parks and recreation services ultimately pay for services.

## Potential Funding Support

A component of this plan was to address potential funding and willingness to pay through the stakeholder input and community surveys. In addition to the information obtained through these methods, the Town was provided a funding exercise to aid in identifying current funding sources that are in place, additional funding sources that could be implemented in the future, and recognizing additional opportunities that may exist of which the Town is unaware at this time. A variety of funding methodologies exist for ongoing operations/maintenance as well as capital/project related needs. There are also many alternative funding opportunities that have been identified.

## Traditional Parks and Recreation Operations and Capital Funding Sources

There is an assortment of mechanisms that the Town of Florence can employ to provide services and to make public improvements. Parks and recreation operating and capital development funding typically comes from conventional sources such as sales, use, and property tax referenda voted upon by the community, along with developer exactions. Operating funds are typically capped by legislation; may fluctuate based on the economy, public spending, or assessed valuation; and may not always keep up with inflationary factors. In the case of capital development, “borrowed funds” sunset with the completion of loan repayment and are not available to carry-over or re-invest without voter approval.

## Alternative Parks and Recreation Operations and Capital Funding Sources

Alternative funding sources include a variety of different or non-conventional public-sector strategies for diversifying the funding base beyond traditional tax-based support. A staff document has been provided to the Town that includes known industry funding practices, potential sources, and strategies, as compiled by GreenPlay, with definitions and examples for the town to use as reference.

The following is a list of funding sources or alternative providers/sources that the Town identified as currently using, could easily be used, or could definitely consider using in the future. A list complete with short definitions of each potential funding source was provided as a staff resource document.

### Currently in Use

- General or Operating Fund
- Property Tax
- Sales Tax
- Development Impact Fees
- Registration Fees
- Chamber of Commerce
- Senior Citizen Groups (AARP, Silver Sneakers)
- Management or Technical Assistance Grants
- Planning Grants
- Program or Support Grants
- Lighting Fees
- Booth Lease Space
- Surplus Sale of Equipment by Auction
- Recycle Office Trash

### **Could Easily be Used**

- Ticket Sales/Admission
- Facilities and Equipment Grants
- General Purpose or Operating Grants
- Matching Grants
- Recreational Trails Program (RTP)
- Equipment Rental
- Flexible Fee Strategies
- Processing/Convenience Fee

### **Could Definitely Consider**

- Park Lands Dedication Ordinance
- General Obligation Bonds
- School Districts
- Medical Centers /Hospitals
- Boys and Girls Club
- Youth Sports Associations
- Adult Sports Associations
- Land and Water Conservation Fund
- Foundations/Gifts
- Friends Associations
- Volunteers/In-Kind Services
- Adopt-A-Park or -Trail
- Neighborhood Park Watch
- Security and Clean-Up Fees (Deposits)
- Merchandising Sales or Services
- Private Concessionaires
- State Park Funding Ideas
- Changing maintenance standards and practices
- Contract renegotiation
- Cost Avoidance
- Use light, water, and motion sensors
- Conduct energy audits
- Update to energy efficient ballasts, motors, appliances
- Use solar and wind energy
- Green operating practices
- Clean offices less frequently
- Flex Scheduling
- Virtual Meetings
- Preventative Maintenance
- Reduce Driving
- Eliminate Environmentally Negative Chemicals and Materials
- LEED® Design Principles
- Purchase better equipment - less maintenance
- Re-analyze and Revised Practices and Standards
- Monitor and Report Results
- Lead by Example

# 3 Current Inventory and Level of Service Analysis

## A. Inventory and Assessment

Site visits and an inventory assessment of the Town’s Parks and Recreation maintained facilities was conducted by J2 Engineering and Environmental Design, LLC (J2). A summary of the Inventory and Assessment follows.

### Recreation Facilities

The Town of Florence has 15 recreation facilities that it manages. The facilities, described further in this section, range from active multi-use and active parks, outdoor recreation, and indoor community facilities. In all, the Town manages over 341 acres of parks, outdoor recreation areas, indoor areas and one special area for RV and high-profile vehicle parking in the downtown area, west of Main St. on Quartz St., south of 8th St. **Table 13** lists the 15 Town managed facilities as well as the site acreage for each facility.



**Table 13: Town Facilities**

Recreation Facility	Acres
Poston Butte	153
Tennis, Pickleball and Multi-use	5.7
Aquatic Center	2.0
Library & Community Center	3.5
Heritage Park	22.5
Padilla Park	1.0
Senior Center	1.5
Little League Park	2.3
Jaques Square	0.2
RV Parking	0.8
Arriola Square	0.3
Fitness Center	0.1
Main Street Park	1.3
Aero Modeler Park	54.2
Whitlow Rodeo Grounds	93
<b>TOTAL</b>	<b>341.4</b>

## Facility Site Improvements

Each of the 15 facilities have varying levels of site improvements. For the purpose of this report, a site improvement is an improvement that enhances the usability or aesthetic appeal of the facility. In this study, the project team identified 22 different types of site improvements in one or more of the 15 facilities. The facilities, described in this section, range from active multi-use and active parks, outdoor recreation, to indoor community facilities. Each site was assessed for the improvements offered at the facility. There are a range of improvements that were identified, including site lighting, field lighting, and sidewalks as well as play fields, recreational and competitive sporting areas and swimming and splash pad areas. The 15 recreation facilities include outdoor recreation areas, indoor areas and one special area for RV and high-profile vehicle parking in the downtown area. Illustrated in **Table 14** is a list of each of the site improvements that were found at each of the 15 Town managed facilities.

**Table 14: Facility Site Improvements**

Recreation Facility	Sidewalks	Trails Parking	Restroom/Concessions	Ramadas	Benches/Bleachers	Trash Receptacles	Playgrounds	Baseball Fields	Basketball Courts	Volleyball Courts	Skate Park	Drinking Fountain	Dog Park	Site Lighting	Sports Lighting	Horseshoes	Pools	Splash Pad	Amphitheater	Tennis Courts	Pickleball Courts	Multi-Use Fields	
Poston Butte		X	X				X																
Tennis, Pickleball and Multi-use	X		X			X	X						X		X	X				X	X	X	
Aquatic Center	X		X	X	X	X	X						X		X			X					
Library & Community Center	X		X	X		X	X								X								
Heritage Park	X		X	X	X	X	X	X	X	X	X	X	X		X	X	X						X
Padilla Park	X		X	X		X	X								X				X	X			
Senior Center	X		X	X		X	X								X								
Little League Park	X			X		X	X		X					X	X	X							
Jaques Square	X		X	X		X	X																
RV Parking	X		X	X																			
Arriola Square	X					X	X																
Fitness Center	X		X	X			X																
Main Street Park	X		X		X	X	X	X					X		X								
Aero Modeler Park			X	X	X	X	X																
Whitlow Rodeo Grounds			X	X	X	X	X																

Referring to **Table 14**, Heritage Park is the facility with the most improvements, containing 16 of the 22 identified improvements. The least improved facility is Poston Butte, containing three of the 22 identified improvements. The difference in the range of improvements is indicative of the type of facility and not the level of use. While Heritage Park is a community park with various active, passive, and aesthetic improvements, Poston Butte is a natural outdoor trail and hiking area. The difference in the type of facility as well as the type of improvements will, of course, correspondingly impact the capital and maintenance budgets for each facility.

The most common site improvement in each of the 15 facilities is playgrounds, occurring in 14 of the 15 facilities with sidewalks and trash receptacles a close second, occurring in 12 of the 15 facilities. The least common site improvements are pickleball, splash pad, and amphitheater, which are located at only one facility each.

## Recreation and Supportive Improvements

J2 performed site visits and an inventory assessment over four days: January 22-25, 2019. In the assessment, a rating scale of 1 to 3 was established to determine the quality of each recreational site improvement at each of the 15 facilities. For the purposes of this report, the scale description is provided as follows.



- 1 Indicates that an improvement is in disrepair, has reached the end of its life cycle, or poses a safety concern and should be repaired or replaced as soon as feasible.
- 2 Indicates that an improvement is in fair to good condition, poses no immediate safety concern but is nearing the end of its life cycle and should be planned to be replaced.
- 3 Indicates that an improvement is in new or good condition, poses no safety concern, and does not need repair or replacement in the foreseeable future.

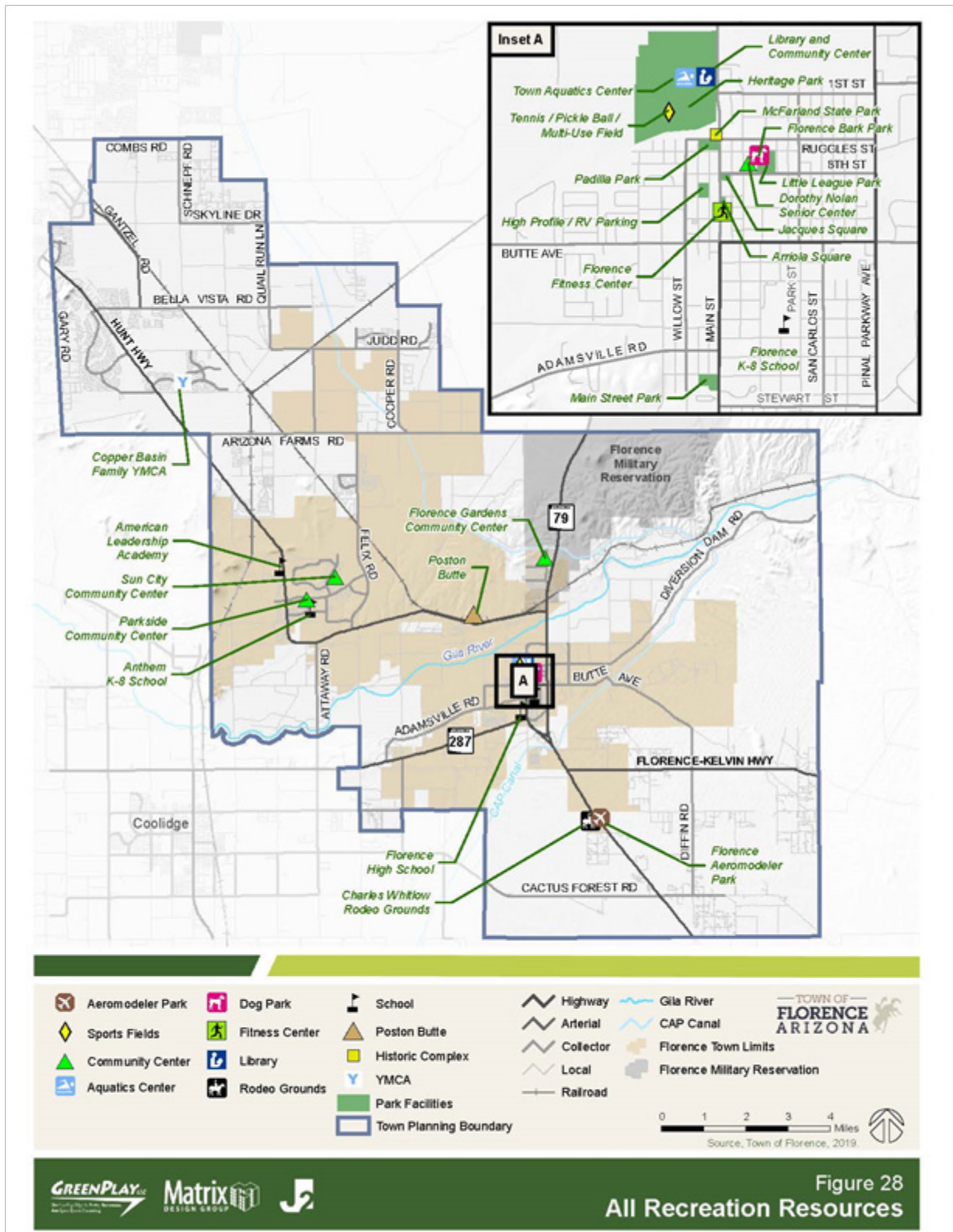
Typical observations at most facilities are that the site furnishings are showing wear and tear and nearing the end of their life cycle; a replacement program should be established for these items. There are also multiple brands and styles of site furnishings throughout the facilities. Florence should consider standardizing equipment for aesthetic consistency and ease of maintenance for replacement parts. Some facilities such as Heritage Park, Little League Park, and Main Street Park appear to have their original irrigation systems that are nearing the end of their life cycles and will need to be replaced.

All facilities should be evaluated for ADA compliance and upgraded accordingly. Most facilities need added or updated area lighting to increase usability and safety. The in-depth site inventory and evaluation can be found on the following pages. **Table 15** illustrates the condition of the improvements at each respective facility. **Figure 28**, shows the location of each of the 15 Town managed facilities.

**Table 15: Recreation and Supportive Improvements**

Recreation Facility	Baseball Field	Soccer/Multi-Use Field	Basketball Courts	Volleyball Courts	Skatepark	Restroom Building	Restroom/Concession Building	Concession Building	Horseshoe	Splash Pad	Playground	Amphitheater	Pickleball Courts	Tennis Courts	Dog Park
Poston Butte															
Tennis, Pickleball and Multi-use		1											2	2	
Aquatic Center															
Library & Community Center															
Heritage Park	3		3	1	1		1		1		2				
Padilla Park						1				1					
Senior Center															
Little League Park	1						1								3
Jaques Square						1									
RV Parking						1									
Arriola Square															
Fitness Center															
Main Street Park											1	1			
Aero Modeler Park															
Whitlow Rodeo Grounds						1		1							

Figure 28: Recreation Facility Locations Map





## Recreational Facility Descriptions

The 2008 Plan noted that the Town managed 11 facilities. These facilities are noted with an asterisk. Since the completion of the 2008 Plan, the Town has successfully expanded its managed facilities to 15, which includes the most utilized facilities. These include: the Community Center, Library, and Aquatic Centers; the Tennis, Pickleball Courts, and the Multi-Use Field, Padilla Park, and the RV Parking area. The following descriptions of the 15 Town managed facilities are a summary from the Town of Florence 2008 Parks, Trails, and Open Space Master Plan, updated and supplemented with the current conditions acquired through the 2019 site visits.

### \*Poston Butte

The Poston Butte is a 153-acre site where Charles Poston, the “Father of Arizona,” is buried at its summit. The park is located north of East Hunt Highway and west of Herseth Road. This historical site was once an Apache ruin where worship ceremonies were conducted. Paved Paths, Town Trails, Backcountry Trails, and a Trailhead for connectivity to the park from numerous locations are proposed for the park. Poston Butte Special Use Park has currently a recreational open space land use.



### Assessment of Amenities & Physical Condition

Pedestrian Gate:	Good Condition
Cattle Gate:	Good Condition
Entry Underpass:	Good Condition
Fence:	Good Condition
Signage:	Good Condition
(2) Trash Receptacles:	Good Condition



### Future Considerations & Recommendations

There is potential to extend trails and connect to regional facilities through capital improvements as well as through public-private partnerships with future development.



### **Tennis/Pickleball/Multi-Use Field**

The Tennis, Pickleball, and Multi-use Field is a 5.7-acre facility located on the north end of downtown adjacent to the Aquatic Center. The facility has been open since October 2016. The facility includes two tennis courts and two pickleball courts with covered bench seating areas. All courts are lighted and are open from sunrise until 10:00 p.m., seven days a week



### **Assessment of Amenities & Physical Condition**

- (1) Multi-use Field: Good Condition
- (2) Pickleball Courts: Excellent Condition
- (2) Tennis Courts: Excellent Condition

### **Future Considerations & Recommendations**

An addition of a restroom facility closer to the courts would benefit users, and there is currently a high demand for pickleball courts and should be planned for future expansion.



### **Aquatic Center**

The Aquatic Center is a new facility, constructed following the 2008 Plan. It is situated on 2 acres in downtown Florence, adjacent to the Town’s Community Center and Library. The facility has been open since July 2015. The facility includes:

- Competition/Lap Pool
- Two 1-Meter Diving Boards
- Two Water Slides
- Family Play Pool, with Zero-Depth Entry
- Toddler Slides
- Shaded Areas
- Family Dressing Room
- Training Classroom



### **Assessment of Amenities & Physical Condition**

- (1) Aquatic Building: Good Condition
- (2) Pools: Good Condition
- (1) Pump House: Good Condition
- (1) Parking Lot: Good Condition

### **Future Considerations & Recommendations**

Additional seating needed for events, and additional seating needed for concessions area.





### Library and Community Center

The Florence Library and Community Center is a 28,000 square foot facility that sits on 3.5 acres of land in the heart of historic downtown Florence. It opened in 2015 and is the most utilized facility that the Town of Florence owns, operates and manages. The Florence Library and Community Center features both Adult and Children’s Collections, a Children’s story time area, a Teen Room, a Tech Room, two small Study Rooms, public computers, and more.



The Community Center portion of the building includes a large lobby, five multi-purpose rooms that are available for Parks and Recreation programs, Library programs, general government meetings, and rentals by the public and community organizations. In addition, there is a shared Arts and Crafts Room and a 10-person Conference Room.

### Assessment of Amenities & Physical Condition

Library & Community Center Building: Excellent Condition - Recent construction  
Parking Lot: Good Condition  
Plaza: Good Condition

### Future Considerations & Recommendations

This facility is in excellent condition due to its new construction. Due to the heavy and consistent use of the facility it is recommended that the Town maintain an aggressive maintenance to retain its appearance and good condition and reduce the potential for benign neglect. Regular upgrades should be scheduled to keep facility new and current.



### \*Heritage Park

At 22.5 acres, Heritage Community Park is the largest active, multi-use park facility owned and managed by the Town. It is located south of downtown Florence on Main Street. The property east of Main Street is community commercial and to the west is medium density residential. Directly south of the park are both medium and high-density residential land uses. Chase/Ruggles Ditch runs along the southern edge of the park and is the southern boundary of the Florence Townsite Historic District.



### Assessment of Amenities & Physical Condition

(3) Baseball Fields 1-3:	Good Condition
(1) Restroom/Concession Building:	Poor Condition - Plumbing issues, access issues & heavy vandalism
(1) Skatepark:	Good Condition - Several amenities need replacement
(2) Basketball Courts:	Good Condition
(5) Ramadas:	Good Condition - Ramada 4's base is dangerously rusted
(1) Large Playground:	Good Condition - Needs additional fibar & Shade fabric is torn
(1) Small Playground:	Good Condition - Needs additional fibar & Shade fabric is torn
(1) Plaza Area:	Good Condition - Does not meet ADA
(1) Volleyball:	Good condition - Need boundary marker & remove branch hanging into court area
(1) Parking Lot:	Good Condition - Bollards around fire hydrant need to be replaced
(2) Turf Basins:	Good Condition - Currently dormant and full of weeds
(1) Grand Walkway:	Good Condition - Creaking in asphalt and breaking in the curbing
(14) Trash Receptacles:	Good Condition - Normal wear and tear
(4) Horseshoe Pits 1-4:	Good Condition
(13) Picnic Tables:	Good Condition - Normal wear and tear
(3) Site Signage:	Good Condition - Signage faded and damaged
(1) Trash Enclosure:	Good Condition
Site Lighting:	Good Condition - Fading and minor rust damage

### Future Considerations & Recommendations

The overall condition of the park average due to heavy and consistent use. Regular maintenance should be increased to prevent further disrepair and an upgrade, enhancement of the overall facility should be planned within the next few years.

### **Padilla Park**

Padilla Park is a 1-acre park located in the Florence Historic Townsite. When the site was excavated in 2014, 24 archaeological features were identified and recorded. One of the features was listed as a possible prehistoric pit. Padilla Park amenities include a splash pad, restrooms, open turf, amphitheater, and picnic tables.



#### **Assessment of Amenities & Physical Condition**

(1) Amphitheater Stage:	Good Condition
(1) Splash Pad:	Good Condition
(1) Restroom Building:	Good Condition
(5) Benches:	Good Condition
(8) Picnic Tables:	Good Condition
(10) Trash Receptacles:	Good Condition
Signage:	Good Condition
Site Landscape:	Good Condition
Parking Lot:	Good Condition

#### **Future Considerations & Recommendations**

The site is in good condition and should be maintained on a regular basis with site improvements and amenities schedule for periodic renovation, upgrade and/or replacement as needed.

### **\*Senior Center**

The Senior Center, known as the Dorothy Nolan Senior Center, is situated on 1.5 acres in downtown Florence, two blocks east of Main on Pinal St. Dorothy Nolan was a teacher in Florence and Sacaton. She was an advocate for seniors and served several terms on the Arizona Advisory Council for the Aging. The facility is in relatively good condition but is dated and in need of upgrade.



#### **Assessment of Amenities & Physical Condition**

Senior Center Building:	Good Condition
Parking Lot:	Good Condition
Site Furnishings:	Good Condition

#### **Future Considerations & Recommendations**

Current building is outdated. New Senior Center building should be considered.



### **\*Little League Park**

Little League Park, a 2-acre active park between 6th Street and 8th Street and east of Pinal Street, provides the community with a baseball field and a dog park. This park site is east of the Senior Center and is vital to the downtown community. The ballpark includes a concession/restroom building, dugouts, maintenance facility, and seating at the dog park.



### **Assessment of Amenities & Physical Condition**

(1) Baseball Field:	Good Condition - Field needs attention & home dugout needs repair
(1) Restroom/Concession Building:	Good Condition - Recently replaced roof
(1) Maintenance Yard:	Good Condition - Historic building within yard is in poor condition
(3) Dog Parks (Small/Large/Agility):	Good Condition
Sidewalks:	Good Condition - Some cracking
Lighting:	Good Condition - Should be updated within the next few years
(5) Trash Cans:	Good Condition - Rust damage
Site Landscape:	Good Condition - Weed treatment needed within turf

### **Future Considerations & Recommendations**

Repairs needed within baseball field and shade elements should be placed over bleachers. Repair/replace drinking fountain in Dog Park entry

### **\*Jaques Square**

Jacques Square is a small passive pocket park south of 8th Street and between Main Street and Bailey Street. Jaques Square provides restrooms, shade, seating, and parking near the street.



### **Assessment of Amenities & Physical Condition**

Restroom Building:	Good Condition
Parking Lot:	Good Condition
(4) Benches:	Good Condition
(2) Planters:	Good Condition
(2) Trash Receptacles:	Good Condition
(1) Kiosk:	Good Condition

### **Future Considerations & Recommendations**

The site is in good condition and should be maintained on a regular basis with site improvements and amenities schedule for periodic renovation, upgrade and/or replacement as needed.

### High Profile/RV Parking

The site, located west of Main St. on Quartz St., south of 8th St., sits on less than an acre of land (.80). It includes 31 standard parking stalls and 9 handicapped stalls. The site does not have drainage, landscape or pedestrian facilities.



### Assessment of Amenities & Physical Condition

- (1) Restroom: Good Condition - Only open for events
- (1) Parking Lot: Poor Condition - ADA parking does not meet current federal standards

### Future Considerations & Recommendations

Regular pavement preservation schedule should be kept up. Detailed site assessment and modification should be considered to bring parking lot into compliance with Federal ADA standards as well as local zoning standards.

### \*Arriola Square

Arriola Square is a small urban park located in historic downtown Florence east of Main Street. The park is the site of the first fired-brick building in Florence which was built in 1886. In 1908, the home was acquired by a local businessman, Aquiles Arriola. The home was eventually demolished, but the property remained in the family until it was acquired by the Town in 1985. Today, the site is a passive use, linear park that provides seating and shade along the street for residents and visitors.



### Assessment of Amenities & Physical Condition

- (6) Benches: Good Condition
- (1) Historic Marker: Good Condition
- (2) Planters: Good Condition
- Site Landscape: Good Condition

### Future Considerations & Recommendations

The site is in good condition and should be maintained on a regular basis with site improvements and amenities schedule for periodic renovation, upgrade, and/or replacement as needed.



### \*Fitness Center

The Fitness Center is in downtown Florence and offers various programs and equipment, including the SilverSneakers®, health and fitness program for adults 65 and over that is included with many Medicare Plans.

Other amenities include:

- Treadmills
- Recumbent bikes
- Elliptical trainer
- Arc trainers
- Weight machines
- Free weights
- Exercise classes
- Private instruction
- Multi-purpose room



### Assessment of Amenities & Physical Condition

Historic Building: Good Condition

Fitness Equipment: Good Condition

### Future Considerations & Recommendations

Current building is at near max capacity. New fitness/gymnasium building should be considered.

### \*Main Street Park

Main Street Park, a 1-1/2 acre passive pocket park located on Main Street and 22nd Street, provides ample shade, seating, picnic opportunities, and open space for small group gatherings.



### Assessment of Amenities & Physical Condition

(1) Playground: Good Condition - Additional fiber needed

(3) Ramadas: Poor Condition - Clearance issues, structural damage & rust damage

(9) Picnic Tables: Poor Condition - Heavy damage to benches

(5) Site Signage: Poor Condition - Heavy damage and faded

Sidewalks: Good Condition - Some cracking

Lighting: Poor Condition - Poor site safety lighting levels

(1) Parking Lot: Good Condition - Worn asphalt paving

Site Landscape: Good Condition - Dormant turf with large mature trees

### Future Considerations & Recommendations

Overall the site is in poor to average condition. A restroom building should be added to site and the Town of Florence should consider purchasing or entering into a long-term agreement with Arizona Department of Transportation.

### **\*Aero Modeler Park**

The Aero Modeler site is home to a very engaging and active group of enthusiasts and hobbyists who fly radio-controlled (RC) model airplanes. The site, managed by the Town of Florence, is comprised of 54.2 acres located on BLM land located south of downtown Florence along State Route 79. The facility includes a 100-foot wide and 600-foot long runway.



#### **Assessment of Amenities & Physical Condition**

- (1) Shade Canopy: Good Condition
- (1) Concessions Building: Good Condition
- (1) Runway: Poor Condition - Cracking and worn
- (2) Bleachers: Poor Condition - No safety railing & worn

#### **Future Considerations & Recommendations**

The Aero Modeler Park is heavily utilized by residents and attracts many visitor users to the site as well. The Town should consider upgrades and regular maintenance to keep this regionally recognized facility in good repair.

### **\*Whitlow Rodeo Grounds**

Established in 1933 and home of the oldest Junior Rodeo in the United States, the Charles Whitlow Rodeo Arena sits on 93 acres of BLM land south of downtown Florence along State Route 79 and near the Aero Modeler Park.



#### **Assessment of Amenities & Physical Condition**

- Arena 1: Good Condition
- Arena 2: Good Condition
- (2) Announcer's Buildings: Good Condition
- (1) Concession Building: Good Condition
- (1) Restroom Building: Good Condition
- (1) Ramada: Good Condition
- (10) Bleachers: Poor Condition

#### **Future Considerations & Recommendations**

The Charles Whitlow Rodeo Arena is used primarily for equestrian events by residents and attracts many visitor users to the site as well. The Town should consider upgrades and regular maintenance to keep this nationally recognized facility in good repair.

## B. Level of Service

### Gap Analysis

As noted by the National Recreation and Park Association, (NRPA), the historic and conventional park level of service standard recommended one park for every 2,181 residents served, with 10.1 acres of parkland per 1,000 residents, (source: <https://www.nrpa.org/publications-research/parkmetrics/>). Today, communities are finding that this standardized approach does not always meet the level of service for their residents. This is not only due to the acreage of park and recreation facility, but also the type and level of programming of services. As a result, this section of the report will look to establish a Level of Service Standard for Florence that is unique to the community and identify any impediments to accessibility for local and regional facilities, as well as opportunities to expand future facilities that meet the needs and level of service Florence residents have come to expect.

For the purpose of this report, **Table 16** identifies each Town-managed facility, the facility acreage and type, the NRPA LOS standard for the type of facility, and the Town of Florence LOS standard for the type of facility. The Florence LOS was developed based on input from the project survey, interviews and information from the 2008 Plan.

**Table 16: Town Managed Facility Level of Service**

Recreation Facility	Acres	Facility Type	NRPA LOS Standard	Florence LOS Standard
Poston Butte	153	Regional	1-hour drive	5 Mile
Tennis, Pickleball and Multi-use	5.7	Community	1.5-3 Mile	3 Mile
Aquatic Center	2.0	Community	1.5-3 Mile	3 Mile
Library & Community Center	3.5	Community	1.5-3 Mile	3 Mile
Heritage Park	22.5	Community	1.5-3 Mile	3 Mile
Padilla Park	1.0	Neighborhood	.25-.5 Mile	½ Mile
Senior Center	1.5	Neighborhood	.25-.5 Mile	½ Mile
Little League Park	2.3	Neighborhood	.25-.5 Mile	½ Mile
Jaques Square	0.2	Neighborhood	.25-.5 Mile	½ Mile
RV Parking	0.8	Community	1.5-3 Mile	3 Mile
Arriola Square	0.3	Neighborhood	.25-.5 Mile	½ Mile
Fitness Center	0.1	Neighborhood	.25-.5 Mile	½ Mile
Main Street Park	1.3	Neighborhood	.25-.5 Mile	½ Mile
Aero Modeler Park	54.2	Regional	1-hour drive	5 Mile
Whitlow Rodeo Grounds	93	Regional	1-hour drive	5 Mile

## Existing Level of Service

For the Town of Florence, the facility Level of Service analysis reviewed each of the 15 Town managed facilities and classified them as either a neighborhood, community, or regional facility, corresponding with the facility’s intended service area. Based on facility type, the team then assessed the accessibility of each facility based on the intended service area. The facilities LOS Standard used for each type is:

<b>Facility Type</b>	<b>Service Area</b>	<b>Accessibility Standard</b>
Neighborhood:	½-Mile	Facility is easily accessed by foot, bike or vehicle.
Community:	3-Mile	Facility is easily accessed by bike or vehicle.
Regional:	5-Mile	Facility is easily accessed by vehicle.

The intent of the level of service standards for Florence is not to establish a definitive rule, but instead to provide guidelines for maintenance and improvements for the population intended to serve as well as provide guidelines for the development of new facilities in the future. By way of example, it is understood that the Aero Modeler Park is a regional facility that hosts periodic, intra and inter-regional events beyond the 5-Mile radius noted above. However, this facility services a local population on a more regular weekly and monthly basis. Therefore, the LOS Standard utilized in this case is to service the more regular local users. This allows the Town to understand the overall community needs, plan for future maintenance and improvements for local and regional users, while avoiding over-investing for larger events that occur less frequently but can be accommodated within the current facility and budget constraints.

## Future Level of Service

Based on the above assessment, the following Level of Service Standards are proposed for the Town of Florence:

<b>Facility Type</b>	<b>Service Area</b>	<b>Facility Size</b>
Neighborhood:	½-Mile	0.1 to 3 acres.
Community:	3-Mile	3 to 25 acres.
Regional:	5-Mile	25+ acres.

To avoid speculative private investment as well as unintended expectations, this plan does not direct specific park locations. Instead, Future Level of Service needs are provided as guidance for future public investment and public/private partnerships for locating future improvements based on the location of existing facilities. As noted previously, these standards are based on survey and interview input, anticipated population projections, preferred locations based on facility type, current standards and information from the 2008 Plan.

This approach will ensure the most suitable and cost-effective locations can be identified and sited based on the timing of future needs. To implement this approach, the following modified criteria from the 2008 Plan should be carried forward and utilized when siting or acquiring land for new Town facilities:

- Identify major physical barriers that create facility service area edge buffers. These include major roadways and freeways, canals, rivers, and utility corridors.
- Accommodate modifications to park “service radius” dimensions in areas of rugged topography and low density (1 DU/AC or less) while still following LOS requirements.
- Identify compatible land uses for each park or facility type. These include:
  - Neighborhood facilities are ideally located in residential areas providing convenient, non-vehicular access for the targeted users. Site Neighborhood Parks with a maximum of ¼ to ½-mile walking/biking distance to residences. Connect via paths, trails, and sidewalk system.
  - Community facilities are ideally located near or in commercial, industrial, or floodplain areas where lighted sports facilities and parking overflows minimize impacts on affected residents.
  - Regional facilities are ideally located in large open areas where periodic large regional events do not disrupt or disturb local day-to-day activities.
- Identify independent recreational resources, such as master planned community parks as “neighborhood parks,” only to minimize facility duplication and overlapping of service areas for populations being served by other facilities such as those provided within planned developments.
- Identify locations that minimize pedestrian/bicycle and vehicular conflicts by responding to the existing and planned major arterial roadway network, on-street bike routes, and multi-use path and trail network.
- Incorporate Trailheads into all parks that connect to or are adjacent to trails, paths and open spaces.
- Incorporate the philosophies proposed by the 2005 Florence Greenway: A Bridge to the Future and a Connection to the Past and the 2007 Pinal County Open Space and Trails Master Plan to link park, recreation, and open space facilities throughout the Town.

Like the 2008 Plan, this plan recognizes the contribution of new development in providing park and recreation services to new residents within their community. However, two problems persist when only relying on new development to provide parks and recreation amenities for the Town. First, most if not all facilities within a new development are only available to residents of that community. While it is understandable for facilities to only be available for those who pay for it, the Town needs to be able to provide services to those residents who do not have access to new community facilities. Second, and just as problematic, is the lack of overall community cohesion that public facilities provide. Public facilities, paid for by public dollars, create central gathering spaces for all Town residents. When done correctly, each public facility, regardless of size and type, can create its own sense-of-place that gives each area its own unique identity. This fosters a sense-of-belonging, ownership and overall pride in the community which increases overall resident satisfaction and participation.

By overlaying the facility service radii on a map of the city, the resulting diagram shows where gaps may exist in the area served by the existing facility locations (See **Figure 29**).

## Inventory Analysis

Based on official State population projections, the Town of Florence approximate population for the future years is shown below, (source: <https://population.az.gov/population-projections>).

<b>Year</b>	<b>Projected Population</b>
2030	36,665
2040	48,150
2050	58,644

As referenced above, the NRPA standards are no longer used for facility quantity, as it is they believe communities serve different residents with distinct needs and recreational preferences. However, they do distribute metrics based on evaluations of park and recreation agencies across the United States. Current data from the 2017 NRPA “Agency Performance Review” based on a survey of 925 agencies indicate the following for the typical community of 20,000 to 49,999 residents:

- 9.6 acres for every 1,000 residents.
- 1 park for every 1,901 residents.
- Over 90 percent of respondents offer playgrounds, with an average of one playground per every 3,010 residents.
- Over half of respondents offer indoor recreation centers with gyms, while approximately 2 in 5 offer senior centers and fitness centers.

## Level of Service Summary

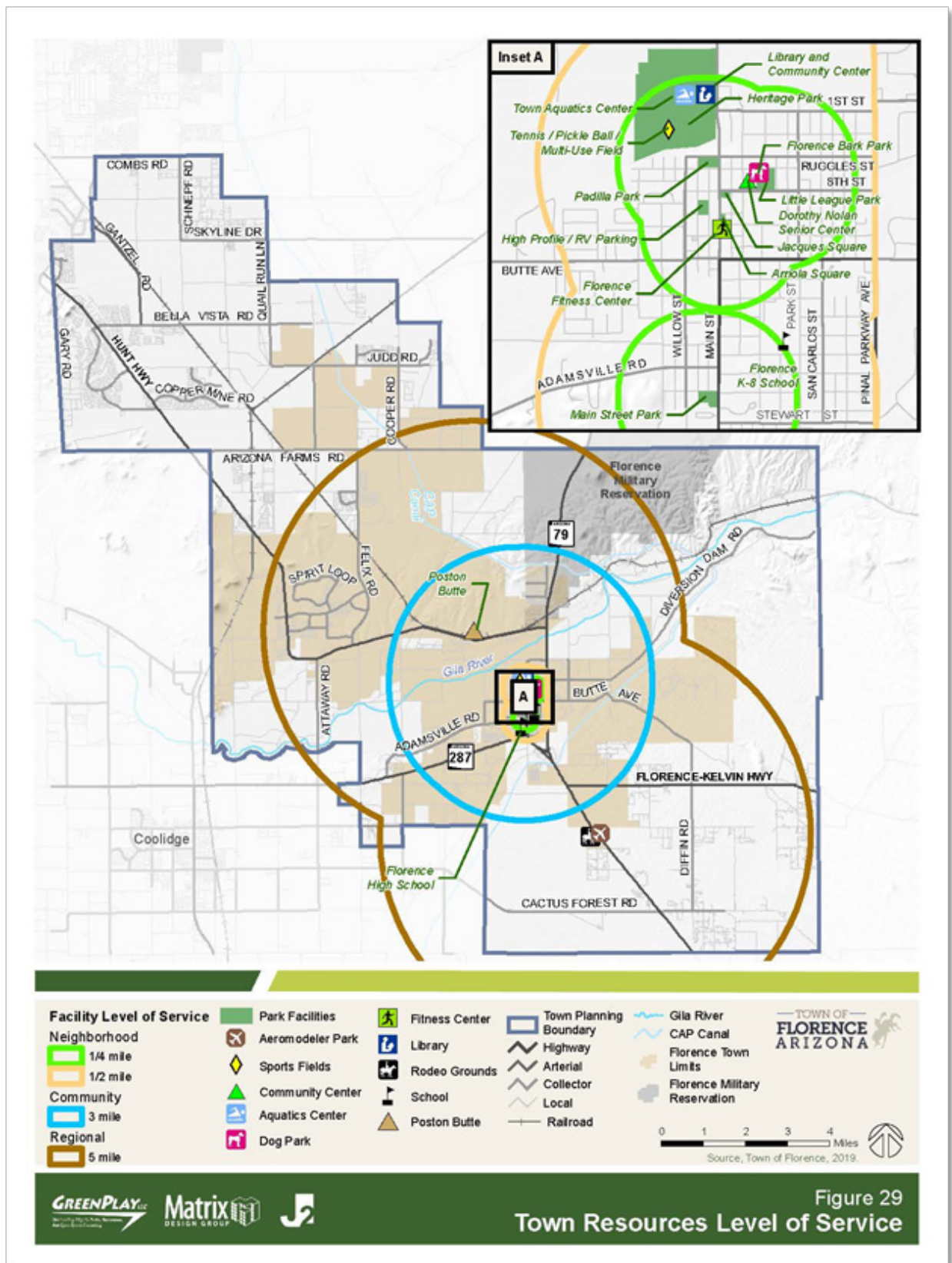
Given the results of the gap and inventory analyses, the following recommendation is provided. Coverage of the town with Neighborhood facilities is very good in the downtown Florence area. Outside this area, Neighborhood facilities are lacking. Future Neighborhood facilities should be a priority outside and south of the downtown area, particularly in areas where private HOA facilities are not present and will not be provided in the future.

The availability of Community Town managed facilities is good given the service area. However, with Town managed Community facilities only located in downtown Florence, Town staff should be assessing the future Community facility needs and investment in the area south and east of downtown to service existing and future residents that are not part of a master planned community.

Finally, Town managed Regional facilities are good and adequate for the foreseeable future. However, Town staff should periodically assess these facilities to improve and or expand existing Regional facilities for upgrades, enhancements and expansion opportunities.



Figure 29: Gap Analysis Map



A group of children and adults are standing together, holding certificates and balloons. The children are wearing colorful hats and holding up certificates that appear to be awards or certificates of appreciation. The adults are standing on either side of the children, smiling. The background is a light, bright outdoor setting.

# 4 Site-Specific Park Master Plans

## A. Data Collection and Review

J2 Engineering and Environmental Design, LLC (J2) developed a “pencil sketch” site plan and prepared an opinion of probable construction cost for both Main Street Park and Little League Park. As there was not much input received from the public on either of these park sites the Town’s direction was to provide a conceptual budget for needed repairs and improvements that would essentially rebuild the parks as they currently function.

Main Street Park proposed improvements include new ramadas, new walking pathways, new lighting, new restroom building, and new landscape and irrigation systems. See pencil sketch and opinion of probable construction cost for additional information.

Little League Park proposed improvements include converting the exiting maintenance yard into a parking lot, expanding the dog park area, redoing the ballfield fencing, lighting, and dugouts, and converting the existing historic building into a restroom/concession building. See pencil sketch and opinion of probable construction cost for additional information.

The “pencil sketch” site plans, a detailed opinion of probable construction costs and other related documents are included as appendix items.



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# 5 Key Issues Triangulation Matrix

Florence, Arizona	Qualitative Data				Quantitative Data		
	Consultant Team	Staff Input	Public Input	Leadership Interviews	Community Survey	Other City Documents	Facility Assessment/LOS
<b>Key Issue - Rating Scale</b> a - priority b - opportunity to improve c - minor or future issue blank means the issue didn't come up or wasn't addressed							
<b>Organizational and Administrative</b>							
Awareness/Communication	a	a	a	a	a	a	
Marketing/Branding	a	a	b	a	b	b	
Sustainability	a	b	c	b	c	a	

Key Issue - Rating Scale  <b>a - priority</b> <b>b - opportunity to improve</b> <b>c - minor or future issue</b> blank means the issue didn't come up or wasn't addressed	Consultant Team	Staff Input	Public Input	Leadership Interviews	Community Survey	Other City Documents	Facility Assessment/LOS
	<b>Program and Service Delivery</b>						
Teen Programs	a	a	a	a	a	b	
Special Events	a	a	a	b	a	a	
Special Interest/Non-Traditional Programs	a	a	a	b	b	b	
Outdoor Recreation Programs	a	b	a	b	a	b	
Program Accomodations/Therapeutic Recreation	a	a	b	b	a	b	
Programming Hours	b	b	a	b	a	b	
Farmer's Market	b	c	b	b	a	b	
Fitness Programs	b	b	b	b	b	b	
Program Feedback	b	b	c	b	c	b	
<b>Facilities and Amenities</b>							
Trails and Connectivity	a	a	a	a	a	a	a
Recreation Center	a	a	a	a	a	b	a
Pickleball Courts	b	b	a	b	b	b	b
Community Parks	b	b	b	b	c	c	b
ADA Accessibility	a	a	b	b	a	b	a
Shade structures	b	b	b	b	b	b	b

Key Issue - Rating Scale  <b>a - priority</b> <b>b - opportunity to improve</b> <b>c - minor or future issue</b> blank means the issue didn't come up or wasn't addressed	Consultant Team	Staff Input	Public Input	Leadership Interviews	Community Survey	Other City Documents	Facility Assessment/LOS
	<b>Main Street Park</b>						
Ramadas	a	b	b	b	b	b	a
Restroom	b	b	b	c	b	b	c
Circulation	b	b	c	b	b	b	b
<b>Little League Park</b>							
Field and Dugout	a	b	b	b	b	b	a
Dog park equipment	c	b	b	b	c	b	c
Restroom/Concession Building	a	b	a	b	b	b	a
Dog park water fountain	a	c	b	b	b	b	a
Lighting	b	b	b	b	b	b	b
<b>Heritage Park</b>							
Restroom/Concession Building	a	b	a	b	b	b	a
Ballfield Fencing	b	b	a	b	b	b	b
Ramadas	b	b	b	b	b	b	b
Lighting	b	b	a	b	b	b	b
Parking lot	a	b	b	b	b	b	a
Irrigation System	a	b	a	b	b	b	a
Park Circulation	a	a	a	a	b	b	a
General park amenities	b	a	a	b	b	b	b

Key Issue - Rating Scale  <b>a - priority</b> <b>b - opportunity to improve</b> <b>c - minor or future issue</b> blank means the issue didn't come up or wasn't addressed	Consultant Team	Staff Input	Public Input	Leadership Interviews	Community Survey	Other City Documents	Facility Assessment/LOS
	Level of Service						
Partnerships	a	a	a	a	a	a	
Financial							
Bond Referendum	a	b	b	a	b	b	
Grants	b	a	a	a	a	b	
Budget Planning	a	a	a	a	b	a	
Fee Structure	a	a	a	a	b	a	

# 6 Recommendations and Action Plans

## A. Recommendations

After analyzing the findings that resulted from this process, including the Key Issues matrix, a summary of all research, the qualitative and quantitative data, inventory, LOS analyses, and input assembled for this study, a variety of recommendations have emerged to provide guidance in consideration of how to improve parks and recreation services and facilities for the Town of Florence. This section describes ways to enhance the level of service and the quality of life with improvement through organizational efficiencies, financial opportunities, improved programming and service delivery, and facilities and amenities.

### Organizational and Administrative

The Town of Florence is expecting growth to occur over the next 5-10 years. As this growth occurs, plans and policies need to anticipate the expected needs of the community. In addition to anticipating the growth of the town, the Department must improve resident awareness of programs, services, and facilities for both the core and non-core residents. The gap of awareness for those non-core residents that live within Anthem, Sun City, and Florence Gardens must be taken into account. Creating an innovative solution to communication will help bridge this gap and improve the awareness of the department throughout the Town.

Marketing and outreach to the community is always a challenge for many cities and towns throughout the country. The Town would benefit by creating a strategic marketing and branding plan that establishes an identity for the Community Services Department. Updating signage and using consistent standards will improve awareness as well as budgeting additional funds to provide more special events or promotions throughout the community that bring the residents together and understand the role of the department within the community.

Another area that can assist the organization is to address sustainability. The Town is located in area where best practices should be considered that address sustainability throughout the Department, including addressing water conservation and preserving open space.

## Program and Service Delivery

The Town of Florence will benefit by exploring additional opportunities to provide programming that meet the demands of the community and creates equity throughout the Town. Through the information gathering process, teen programming is identified as a priority. The Town currently offers a teen advisory council that provides a positive service for the department. Building upon the council and engaging this group will allow the department to improve and provide programming that this demographic demand. Classes should take into account fitness and health programs, community volunteerism, theater, and gaming and technology opportunities.

The Town currently has well-respected special events which are popular in the community. These events provide a unique experience and address programming for the core and non-core resident. The events should be evaluated on a regular basis, identifying opportunities to make improvements to continue growing the level of service provided. The possibility of/addition of a Farmers Market is popular, and there is interest in additional event opportunities that include artisanal offerings, special interest programs, and non-traditional programming (cooking, theater, STEM programs, tech/vocational training). In addition to special events, fitness programming is another area that has been identified for improvement. The Town would benefit by reevaluating the current fitness programs and exploring opportunities in the areas of yoga, Zumba, barbell, HIIT, and other fitness related activities.

New opportunities exist that address outdoor recreation, therapeutic recreation, and providing program accommodations. The Town benefits by having many natural resources and trails located throughout the community and surrounding area. Developing outdoor opportunities by capitalizing on these resources provide a unique opportunity to explore partnerships and collaborative efforts with other organizations, allowing the Department to work cooperatively in meeting the demands of the residents. Approximately 12-18% of the residents require accessibility. There is an opportunity that exists to address this issue by providing therapeutic recreation programs and accommodations for those with disabilities. The Town can accomplish by providing programming that identifies those in need and seeking partnership/collaborations with local organizations that can help to reach those in the community that are in need.

A final tool that can assist the Town is implementing a standardized program evaluation process. A standardized process will allow the Town to hear from those current users through feedback on the quality of the programs, the registration process, facility conditions, instructors, and other pertinent information that will assist in making improvements to current programming. The evaluation process is also a tool that will other feedback for suggestions on future programming needs, amenities, and other issues that affect the department.

## Facilities/Amenities/Level of Service

The current inventory of parks and facilities are well respected throughout the community and provide services that meet the demands of the resident. At the same time, many facilities are in need of updates and there is a desire for additional services to be provided by the Town. A plan needs to be in place to address the shortfalls of the current system and plan for the future through acquisition and addition of acreage to increase the level service provided by the Town.

The survey revealed that trails and connectivity are an identified need and very important to the residents. A plan should be developed to identify acquiring additional acreage for expansion of these services. The Active Transportation Plan should be used a reference and new development should be connected with trails and greenways. Forming a collaborative working relationship with the county will ensure that hiking trails and walking paths will be addressed, specifically with Poston Butte hiking

trails. Another need is to connect Florence with Anthem and Sun City, allowing accessibility throughout the surrounding area. The promotion of healthy lifestyles, recreation, and connectivity should be a top priority for the Town through expansion and improvement of existing pedestrian paths and bikeways (example: Rio Solado). The Town must also take into account those residents that are in need of accessible facilities with the development of an ADA transition plan that addresses accessibility to all parks and facilities.

While many non-core residents benefit from unique facilities and amenities in their own communities, the core residents of Florence seek improvements to the current facilities. A plan that addresses a feasibility study to consider a multi-generational recreation center is needed. The plan should take into account a facility that provides unique amenities that address health, fitness, programming, and other opportunities for all ages. The current fitness and senior facilities are in need of repairs and updates. The feasibility study must take into account their current states and look at the best possible solution for future use. Pickleball is very popular in the Florence community and there is a need for additional courts to accommodate the program and number of participants.

The current park system has been identified for many improvements. A majority of these will be identified through the separate Site-specific Master Plan that addresses Main Street, Little League, and Heritage Parks. The Town would benefit by developing a department wide replacement program and establishing a standard for all amenities to ensure consistent branding/style of equipment throughout town and having a replacement plan in place to address outdated equipment.

## Financial

The Department has an internal cost recovery/pricing program in place that outlines expected recovery rates and pricing based on user benefits. The Town should ensure that the policy is followed and continue to review the policy on a yearly basis to ensure consistency throughout the department. As growth of programming and services continues, the policy should be evaluated on a regular basis, with adjustments to the policy if deemed appropriate.

With the growth of the town and increased service levels, staffing and supply budgets must be addressed. Capital funding and planning for future growth for open space, facilities, and other demands will become an issue in the short term. Creating a financial plan to address this growth will be important in continuing to fund the Department and meet future demands that will come with the increased service level. The Town will benefit by identifying opportunities for capital improvements and additional funding options as the needs arise. Developing strategies to seek alternative funding sources that include donations, grants, partnerships, sponsorships, and impact fees will benefit the town. The consideration of a bond referendum for future capital projects showed some support through the community survey.



## Summary of Goals and Objectives

### Organizational and Administrative

- Improve level of communication and awareness of the Department with all residents of Florence
- Enhance and improve marketing and branding with residents and visitors
- Address and identify opportunities for sustainability

### Program and Service Delivery

- Enhance programming for teens
- Increase opportunities for special events/community gatherings
- Increase opportunities for special interest and non-traditional programming
- Enhance opportunities for Outdoor Recreation and Fitness programming
- Address opportunity for therapeutic recreation and program accommodations
- Reevaluate program delivery/hours/locations
- Improve program evaluation process

### Facilities/Amenities/Level of Service

- Improve trail and path connectivity
- Address opportunities for recreation center improvements
- Build upon demand and success for pickleball
- Plan and strategize for additional community parks
- Address accessibility in facilities and parks
- Plan for existing and future park amenity improvements
- Improve partnerships and relationships to increase level of service

### Financial

- Consider financing opportunities for capital funding, future growth, and improvement projects
- Reevaluate current budget policies and consider establishing new policies that address future growth and development

## Summary of Site-specific Goals and Objectives

### Main Street Park

- Consider plans and improvements to address:
  - Ramadas
  - Site furnishings
  - Restrooms
  - Circulation
  - Accessibility
  - Shade structures

### Little League Park

- Consider plans and improvements to address:
  - Field and dugout
  - Dog park amenities
  - Ball park amenities
  - Shade structures

### Heritage Park

- Consider plans and improvements to address:
  - Restrooms/concessions
  - Park amenities
  - Irrigation system
  - Parking lot
  - Accessibility
  - Shade structures

## B. Action Plan, Cost Estimates, and Prioritization

The following Goals, Objectives, and Action Items for the recommendations are drawn from the public input, inventory, level of service analysis, findings feedback, and all the information gathered during the planning process with a primary focus on maintaining, sustaining, and improving the Town of Florence parks, recreation, open space, and trails. All cost estimates are in current year (2019) figures where applicable. Most costs are dependent on the extent of the enhancements and improvements determined or known at this time.

Timeframe to complete is designated as:

- Short-term (up to 3 years)
- Mid-term (4-6 years)
- Long-term (7-10 years)

<b>Goal 1: Organizational and Administrative</b>			
<b><i>Objective 1.1: Improve level of communication and awareness of the Department with all residents of Florence</i></b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
1.1.a Enhance awareness of programs and facilities to the Town of Florence, Anthem, Sun City, and Florence Gardens.	N/A	Staff Time	Short-Term
1.1.b Continue to serve core of Florence while reaching out to non-core areas.	N/A	Staff Time	Short-Term
1.1.c Consider innovative solutions to bridge awareness gaps.	N/A	Staff Time	Mid-Term
<b><i>Objective 1.2: Enhance and improve marketing and branding with residents and visitors</i></b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
1.2.a Develop strategic marketing and branding plan to establish identity of Community Services, staying consistent with the standards of the Town of Florence.	N/A	Staff Time or \$25,000 if contracted	Short-Term
1.2.b Update signage standards.	\$20,000	Staff Time	Mid-Term
1.2.c Budget additional funds for event promotions.	N/A	\$2,500 per event	Short-Term
<b><i>Objective 1.3: Address and identify opportunities for sustainability</i></b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
1.3.a Research and develop conservation measures that are ecologically beneficial.	N/A	Staff Time	Mid-Term
1.3.b Develop best practices for sustainability throughout Community Services Department, including water conservation and open space preservation.	N/A	Staff Time	Mid-Term
<b>Goal 2: Program and Service Delivery</b>			
<b><i>Objective 2.1: Enhance programming for teens</i></b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
2.1.a Build upon teen advisory council, engaging them to understand and adopt this generation's desires.	N/A	Staff Time	Short-Term
2.1.b Consider teen classes such as fitness/health programs, beginner gymnastics, community volunteerism, video game tournaments, kids theater, and technology classes.	N/A	Staff Time	Short-Term

<b>Objective 2.2: Increase opportunities for special events/community gatherings</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
2.2.a Continue to provide high-quality special events for the entire community.	N/A	Staff Time Volunteers	Short-Term
2.2.b Provide opportunities for produce and artisanal offerings through a variation of a local market (Farmers Market).	N/A	Staff Time Volunteers	Mid-Term
<b>Objective 2.3: Increase opportunities for special interest and non-traditional programming</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
2.3.a Continue to offer more special interest programs that offer non-traditional programs such as cooking, theater, STEM programs, and tech/vocational training.	N/A	Staff Time \$25 per hour instructors	Mid-Term
<b>Objective 2.4: Enhance opportunities for Outdoor Recreation and Fitness programming</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
2.4.a Develop outdoor recreation programs, or partner with other organizations, to offer experiences in nature. Examples include Hiking, Biking, Disc Golf, Geocaching, Archeology, ASU (partner).	N/A	Staff Time Volunteers	Mid-Term
2.4.b Capitalize on natural resources such as Poston Butte, River Corridors, and the trails mentioned in the Active Transportation Plan.	N/A	Staff Time Volunteers	Short-Term
2.4.c Continue expanding on fitness offerings and offer classes such as yoga, Zumba, barbell, HIIT, etc.	N/A		Short-Term
<b>Objective 2.5: Address opportunity for therapeutic recreation and program accommodations</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
2.5.a Develop accommodations for people with disabilities.	N/A	Staff Time \$25 per hour instructors	Short Term- Ongoing
2.5.b Consider therapeutic recreation programs for the 12 - 18% of population that requires accessibility.	N/A	Staff Time \$25 per hour instructors	Short-Term

<b>Objective 2.6: Reevaluate program delivery/hours/locations</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
2.6.a Consider extending hours of operations to address earlier morning and later evening availability to accommodate participates in fitness and aquatics programs.	N/A	\$10,000	Short-Term
<b>Objective 2.7: Improve program evaluation process</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
2.7.a Implement standardized feedback system, such as an online survey that is sent to all participants after the program.	N/A	Staff Time	Short-Term
<b>Goal 3: Facilities/Amenities/Level of Service</b>			
<b>Objective 3.1: Improve trail and path connectivity</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
3.1.a Acquire acreage for multi-use trails for activities such as hiking, mountain biking, ATV, and equestrian.	TBD Per Acreage Cost Range	Staff Time	Long-Term
3.1.b Improve Poston Butte Hiking trails and walking paths by working collaboratively with County.	TBD Capital Cost Range	Staff Time	Mid-Term
3.1.c Ensure new development is connected with trails and greenways based on current plans, esp. with Active Transportation Plan.	TBD Per Mile Cost	Staff Time	Long-Term
3.1.d Connect Florence with Anthem/Sun City area via trail.	TBD Per Mile Cost	\$5,000	Long-Term
3.1.e Expand and improve existing pedestrian paths and bikeways to promote health, recreation and connectivity among neighborhoods.	TBD Per Mile Cost	\$1,000 per mile	Long-Term
<b>Objective 3.2: Address opportunities for recreation center improvements</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
3.2.a Pursue feasibility study for multi-generational recreation center.	\$57,000	Staff Time	Short-Term
3.2.b Provide space for classes, fitness/health, kitchen, gymnasium, senior programs, etc.	Feasibility will determine		Mid-Term
3.2.c Develop modern, ADA accessible fitness gym.	Feasibility will determine	Staff Time	Long-Term
3.2.d Sell or repurpose current fitness and senior facility, both of which need extensive repairs.	Capital Gains TBD	TBD	Long-Term

<b>Objective 3.3: Build upon demand and success for pickleball</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
3.3.a Consider building additional pickleball courts to accommodate demand.	Cost per Court	\$1,500 per court	Mid-Term
<b>Objective 3.4: Plan and strategize for additional community parks</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
3.4.a Identify land and acquire space for community/pocket parks in North Florence.	TBD \$30K-\$40K/a.c.	Staff Time	Long-Term
3.4.b Develop strategy for utilization of Development Impact Fees.	N/A	Staff Time	Long-Term
<b>Objective 3.5: Address accessibility</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
3.5.a Develop ADA transition plan for parks and facilities to accommodate the 12-18% of population who require ADA accessibility.	TBD	Staff Time	Short-Term
<b>Objective 3.6: Plan for existing and future park amenity improvements</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
3.6.a Plan and provide shade structures in facilities and parks.	Cost per Ramada	Staff Time	Short-Term
3.6.b Develop a replacement program for amenities in need of repair/replacement (Examples: benches, trash cans, etc.).	Cost per amenity (bench, trash cans, etc.)	Staff Time	Mid-Term
3.6.c Establish Town standards for all amenities to ensure consistent styles, brands, etc. are at used throughout the facilities.	N/A	Staff Time	Mid-Term
<b>Objective 3.7: Improve partnerships and relationships to increase level of service</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
3.7.a Create strong partnerships with alternative providers through public private partnerships to increase service and provide specialized programs, as well as increase quality and quantity of youth sports.	N/A	Staff Time	Mid-Term
3.7.b Create opportunities to better utilize existing resources to offer inclusive programs and events.	N/A	Staff Time Volunteers	Mid-Term

<b>Goal 4: Financial</b>			
<i>Objective 4.1: Consider financing opportunities for capital funding, future growth , and improvement projects</i>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
4.1.a Consider bond referendum for future capital projects.	TBD	Staff Time	Long-Term
4.1.b Increase resources toward grants and/or philanthropic efforts.	N/A	Staff Time Or \$30,000 new position	Mid-Term
4.1.c Ensure staff, utility, and supply budgets increases with new development and improvements.	N/A	3% per year minimally	Mid-Term
<i>Objective 4.2: Reevaluate current budget policies and consider establishing new policies that address future growth and development</i>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
4.2.a Establish fund or funds to ensure deferred maintenance, repair, replacements, and capital projects are addressed and funded properly.	N/A	Staff Time	Long-Term
4.2.b Ensure cost recovery policy consistently guides pricing for programs, special events, rentals, and public private partnerships.	N/A	Staff Time Or \$40,000 if contracted	Mid-Term

## C. Site-specific Action Plan, Cost Estimates, and Prioritization

The following Goals, Objectives, and Action Items for the recommendations of the three Site-specific Park plans are drawn from the public input, inventory, level of service analysis, findings feedback, and all the information gathered during the planning process with a primary focus on maintaining, sustaining, and improving Town of Florence parks, recreation, open space, and trails. All cost estimates are in current year (2019) figures where applicable. Most costs are dependent on the extent of the enhancements and improvements determined or known at this time.

Timeframe to complete is designated as:

- Short-term (up to 3 years)
- Mid-term (4-6 years)
- Long-term (7-10 years)

<b>Main Street Park</b>			
<i><b>Objective 1.1: Consider Plans and Improvements to address Main Street Park</b></i>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
1.1.a Ramadas- poor condition	\$230,000	N/A	
1.1.b Site Furnishings- poor condition	\$25,000	N/A	
1.1.c Restrooms- need for a facility to enhance the park	\$150,000	Staff Time	
1.1.d Circulation- improve circulation/walkways to amenities, improve ADA accessibility throughout the park and provide site lighting	\$145,000	N/A	
<b>Little League Park</b>			
<i><b>Objective 2.1: Consider Plans and Improvements to address Little League Park</b></i>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
2.1.a Field and Dugout - Updated for irrigation, field layout, fencing, and dugouts. Existing conditions do vary from good condition to poor such as the home side dugout which has extensive termite damage. Replace lighting.	\$510,000	Staff Time	
2.1.b Dog Park Amenities- Replacement plan for equipment. Repair/replace water fountain. Add Lighting to dog park.	\$128,000	Staff Time	
2.1.c Ball Park Amenities- Restroom has plumbing issues, access issues, and vandalism. Add Shade structures. Replace Concession Stand.	\$518,000	Staff Time	
<b>Heritage Park</b>			
<i><b>Objective 3.1: Consider Plans and Improvements to address Heritage Park</b></i>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
3.1.a Restrooms/Concessions- Restroom has plumbing issues, access issues, and vandalism. Replace Concession Stand.		Staff Time	



<p>3.1.b Park Amenities- Ball field fencing and gates have areas of wear and gates that are not functioning properly.          Ramadas are dated, some minor structural damage, need lighting.          Overall lighting could be added and updated throughout the park to enhance user experience and safety.          Amenities are in a fair condition but could definitely be refreshed and updated to current park standards and trends.          Add Shade structures.</p>		<p>Staff Time</p>	
<p>3.1.c Irrigation System- Nearing end of life cycle and should be replaced.</p>		<p>Staff Time</p>	
<p>3.1.d Parking Lot- Areas of cracking and deterioration, no shade, no real definition of circulation and vehicle containment.</p>		<p>Staff Time</p>	
<p>3.1.e Accessibility- There is not ADA accessible access to all park amenities.          Walking pathways (loops) could be added to enhance user experience.</p>		<p>Staff Time</p>	



# A Appendix A: Site-Specific Plans

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- Parking Lot (30 Spaces)
- Drop-off Area
- Retention Basin
- Shaded Bleachers
- Drop-off Area
- History Pylon
- Shaded Bleachers
- Shaded Bleachers
- History Pylon
- Plaza Area
- Parking Lot (155 Spaces)
- Small Ramada
- Small Ramada
- Basketball Court (2)
- Skate Park
- Refuse Enclosure
- Maintenance Yard
- Retention Basin
- Granite Walking Path
- Restore Wash to Riparian Corridor

- Raised Pedestrian Crossing
- Entry Plaza
- Parking Lot (74 Spaces)
- Small Ramada
- 1st Street
- Food Truck Parking
- Granite Walking Path
- Restore Wash to Riparian Corridor
- Small Ramada
- Amphitheater Seating Area
- Restroom/Concession
- Destination Playground
- Group Ramada
- Tree Bosque
- Connect to Main Street
- Horseshoe Pits (4)
- Small Ramada
- Sand Volleyball (2)
- Shuffleboard (4)
- Pump Station
- Parking Lot (42 Spaces)

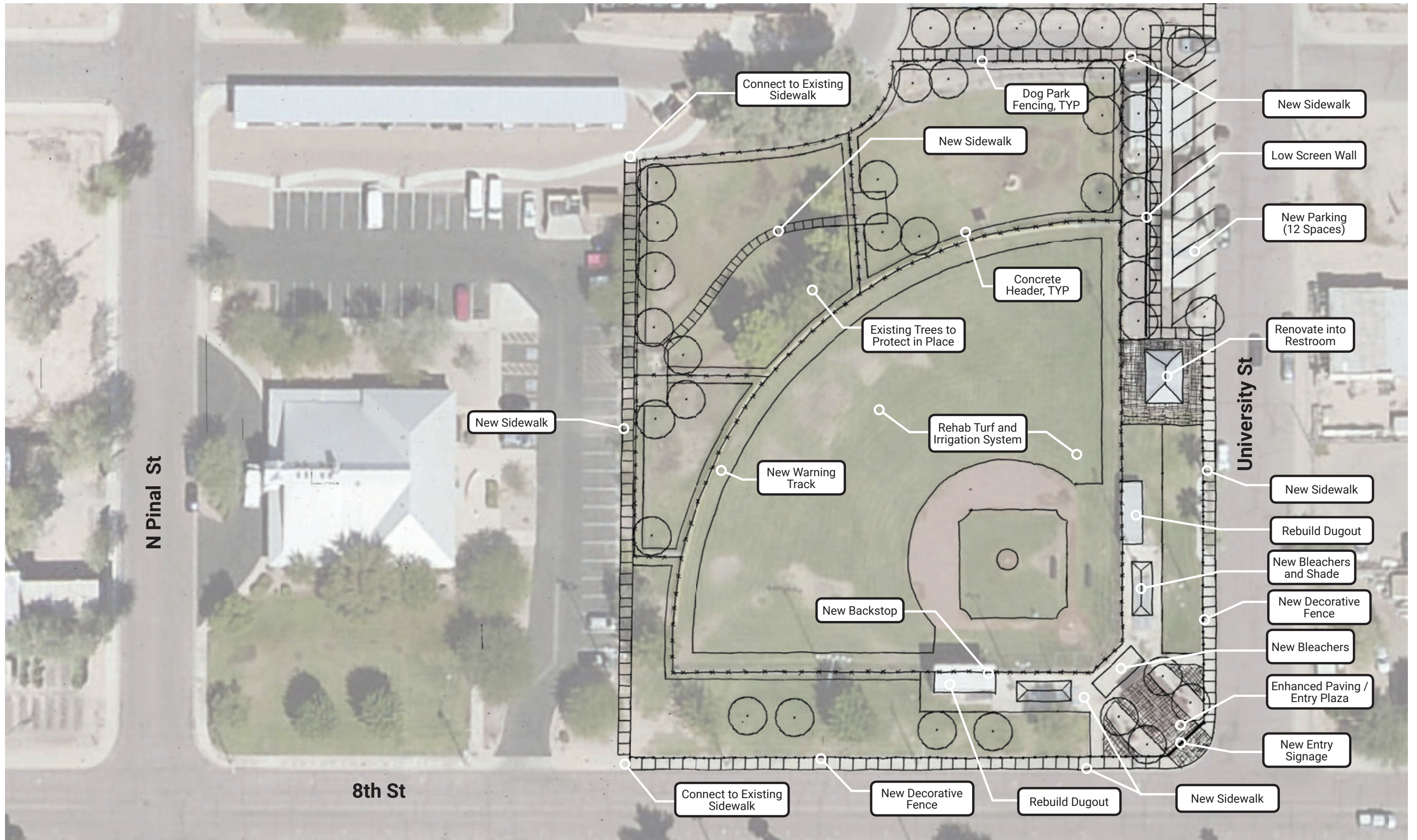
# Concept











# Little League Park

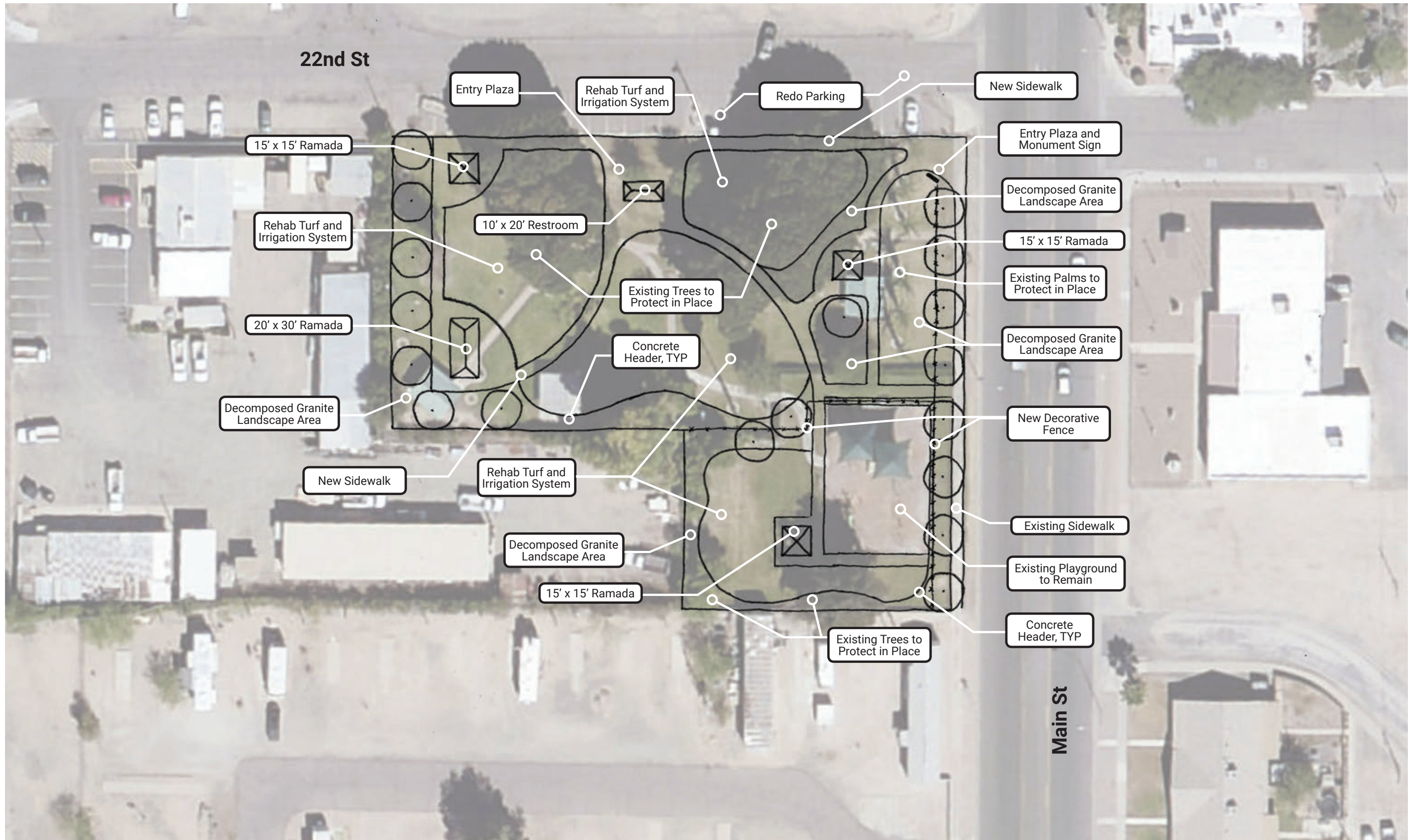
July 26, 2019



0' 10' 20' 50'  
scale = 1"=20'







# Main Street Park

July 31, 2019



0' 10' 20' 50'  
 scale = 1"=20'





# B Appendix B: Conceptual Costs



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# Town of Florence: Heritage Park

## Opinion of Probable Construction Cost: Preliminary Master Plan

Prepared By: J2 Design  
09/12/19

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	EXTENDED AMOUNT
<b>REMOVALS</b>					
	Baseball Field Dugouts	EA	6.00	\$2,500.00	\$15,000.00
	Concrete Pavement	SF	15,288.00	\$2.00	\$30,576.00
	Asphalt Pavement	SY	12,558.44	\$12.00	\$150,701.33
	Decomposed Granite (1/2" Screened)	SF	531,224.00	\$0.30	\$159,367.20
	Decomposed Granite (1/4" Minus) - Playground Area	SF	8,427.00	\$0.25	\$2,106.75
	Fencing (Perimeter & Outfield)	LF	6,981.00	\$3.00	\$20,943.00
	Fencing - 20' Backstop	LF	252.00	\$10.00	\$2,520.00
	Gate	EA	4.00	\$200.00	\$800.00
	Maintenance Gate	EA	1.00	\$500.00	\$500.00
	Sestwall	LF	575.00	\$10.00	\$5,750.00
	Fibar	SF	8,409.00	\$0.15	\$1,261.35
	Sand	SF	13,836.00	\$0.10	\$1,383.60
	Trash Enclosure Wall (CMU)	LF	68.00	\$30.00	\$2,040.00
	Curb and Gutter	LF	7,046.00	\$2.00	\$14,092.00
	Ramp	EA	4.00	\$400.00	\$1,600.00
	Concrete Header	LF	230.00	\$2.00	\$460.00
	Sand Volleyball Court	EA	1.00	\$3,000.00	\$3,000.00
	Skate Park	EA	1.00	\$16,000.00	\$16,000.00
	Basketball Court	EA	2.00	\$20,000.00	\$40,000.00
	Building	LS	1.00	\$125,000.00	\$125,000.00
	Ramada (Small)	EA	4.00	\$5,000.00	\$20,000.00
	Ramada (Large)	EA	1.00	\$8,000.00	\$8,000.00
	BBQ Grill	EA	4.00	\$200.00	\$800.00
	BBQ Grill (Large)	EA	1.00	\$200.00	\$200.00
	Shade Canopy and Posts	EA	2.00	\$5,000.00	\$10,000.00
	Playground Structure (Small)	EA	1.00	\$6,000.00	\$6,000.00
	Playground Structure (Large)	EA	1.00	\$10,000.00	\$10,000.00
	Existing Trees	EA	90.00	\$1,000.00	\$90,000.00
	Bleachers (5 row)	EA	4.00	\$800.00	\$3,200.00
	Picnic Tables	EA	21.00	\$300.00	\$6,300.00
	Benches	EA	6.00	\$100.00	\$600.00
	Park Signage	EA	7.00	\$200.00	\$1,400.00
	Concessions/Restroom Building	EA	1.00	\$125,000.00	\$125,000.00
	Trash Receptacles	EA	19.00	\$150.00	\$2,850.00
	Remove Turf	SF	197,245.00	\$0.10	\$19,724.50
	Remove Storage (Conex Box)	EA	1.00	\$1,000.00	\$1,000.00
	Removal Of Existing Area Lights And Foundation	EA	7.00	\$1,000.00	\$7,000.00
<b>IMPROVEMENTS</b>					
	Concrete Pavement (Sidewalk)	SF	124,950.00	\$8.00	\$999,600.00
	Box Culvert	LF	430.00	\$250.00	\$107,500.00
	Asphalt Pavement	SY	7,710.00	\$40.00	\$308,400.00
	Signing and Striping	LS	1.00	\$20,000.00	\$20,000.00
	Curb and Gutter	LF	10,438.00	\$25.00	\$260,950.00
	Decomposed Granite (1/4" minus) - Walking Path	SF	13,413.00	\$0.40	\$5,365.20
	Decomposed Granite (1/2" Screened)	SF	315,786.00	\$0.65	\$205,260.90
	Shaded Bleachers (5 row)	EA	9.00	\$20,000.00	\$180,000.00
	New Turf (Seed)	SF	432,974.00	\$0.20	\$86,594.80
	Lake	AC	1.42	\$475,000.00	\$673,298.32
	Trees (24" Box)	EA	292.00	\$300.00	\$87,600.00
	Shrubs (5 Gal)	EA	1,460.00	\$35.00	\$51,100.00
	Maintenance Yard	LS	1.00	\$300,000.00	\$300,000.00
	Ramada 12x24 (Small)	EA	5.00	\$30,000.00	\$150,000.00
	Group Ramda (Large)	EA	1.00	\$250,000.00	\$250,000.00
	Basketball Court	EA	2.00	\$55,000.00	\$110,000.00
	Horseshoe Pits	EA	4.00	\$10,000.00	\$40,000.00
	Sand Volleyball	EA	2.00	\$40,000.00	\$80,000.00
	Shuffleboard	EA	2.00	\$15,000.00	\$30,000.00
	Pump Station	LS	1.00	\$250,000.00	\$250,000.00
	Skate Park	LS	1.00	\$700,000.00	\$700,000.00
	Ball Field	EA	3.00	\$550,000.00	\$1,650,000.00
	Restroom/Concession	EA	1.00	\$400,000.00	\$400,000.00
	Destination Playground	LS	1.00	\$1,000,000.00	\$1,000,000.00
	Amphitheater Seating	SF	9,005.00	\$65.00	\$585,325.00
	Concrete Header	LF	1,697.00	\$20.00	\$33,940.00
	Benches	EA	10.00	\$1,500.00	\$15,000.00
	Picnic Tables	EA	20.00	\$2,500.00	\$50,000.00
	Trash Receptacles	EA	20.00	\$1,200.00	\$24,000.00
	Bike Racks	EA	8.00	\$800.00	\$6,400.00
	Drinking Fountain	EA	2.00	\$10,000.00	\$20,000.00
	Restore Wash to Riparian Corridor	SF	137,225.00	\$5.00	\$686,125.00
	Raised Pedestrian Crossing	SF	1,877.00	\$15.00	\$28,155.00
	History Pylon	EA	8.00	\$10,000.00	\$80,000.00
	Remove and relocate Fire Hydrant	EA	2	\$10,000.00	\$20,000.00
	Irrigation System (Turf spray and Drip)	SF	748,918.00	\$3.25	\$2,433,983.50
	Earthwork (Assumed movement of approximately 6" over the park site not including the existing ballfield area)	CY	18,867.00	\$20.00	\$377,340.00
	Earthwork (Retention Basins (3))	CY	6,080.00	\$25.00	\$152,000.00
	Signage	LS	1.00	\$15,000.00	\$15,000.00
	Led Path Lights, Pole, Foundation, Including Necessary Trench, Conduit And Conductors For Each Light	EA	62.00	\$4,000.00	\$248,000.00
	Led Parking Lot Light, Concrete Pole, Foundation, Including Necessary Trench, Conduit And Conductors For Each Light	EA	47.00	\$4,500.00	\$211,500.00
	Led Sports Court Light On A Concrete Pole With Direct Embedded Foundation	EA	24.00	\$5,000.00	\$120,000.00
	Light Push Button On Sports Courts Along With Sand Wetting Push Button On Volleyball	EA	7.00	\$500.00	\$3,500.00
	Led Light And Receptacle At Small Ramada, Including Necessary Trench, Conduit And Conductors	EA	5.00	\$1,800.00	\$9,000.00
	Led Light And Receptacle At Group Ramada, Including Necessary Trench, Conduit And Conductors	EA	1.00	\$3,600.00	\$3,600.00
	Concrete Pull Box	EA	50.00	\$275.00	\$13,750.00
	Metered Electrical Service Entrance Section And Control Equipment	LS	1.00	\$40,000.00	\$40,000.00
	Power Connection To Pump Station Including Control Equipment	LS	1.00	\$50,000.00	\$50,000.00
	Led Sports Lighting Equipment, Including (78) Led Luminaires, (0) Poles, (6) Foundations And Control Equipment	LS	1.00	\$408,960.00	\$408,960.00
	Led Sports Lighting Installation (4 Sw Field Poles Relocated, 2 Nw Field Outfield Poles Relocated)	EA	6.00	\$5,000.00	\$30,000.00
	Trench, Conduit And Conductors For Led Sports Lighting	LF	550.00	\$25.00	\$13,750.00
				Subtotal	\$14,530,173.46
				30% Contingency	\$ 4,359,052.04
				Contractor General Conditions(15%) (Mobilization, Taxes, Bond, Survey, SWPP, Traffic Control, Etc)	\$ 2,833,383.82
				Total Construction	\$21,722,609.32
				Professional Fees (20%) inclusive of survey, geotechnical investigation, design, construction management	\$ 4,344,521.86
				<b>Total Project Cost</b>	<b>\$26,067,131.18</b>

**Town of Florence: Little League Park**  
Opinion of Probable Construction Cost


Prepared By: J2 Design  
08/01/19

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	EXTENDED AMOUNT
<b>REMOVALS</b>					
	Concessions/Restroom Building	EA	1	\$10,000.00	\$ 10,000.00
	Baseball Field Dugouts	EA	2	\$5,000.00	\$ 10,000.00
	Asphalt Pavement	SY	89	\$12.00	\$ 1,068.00
	Concrete Pavement (sidewalk)	SF	6,813	\$2.50	\$ 17,032.50
	Concrete Driveway	SF	530	\$3.00	\$ 1,590.00
	Curb and Gutter	LF	175	\$11.00	\$ 1,925.00
	Turf Removal	SF	61,089	\$0.10	\$ 6,108.90
	Fencing (Backstop)	LF	182	\$10.00	\$ 1,820.00
	Fencing (Dog Park and Outfield)	LF	1,184	\$4.00	\$ 4,736.00
	Fencing (Maintenance Yard)	LF	270	\$6.00	\$ 1,620.00
	Existing Trees (Palms)	EA	4	\$1,000.00	\$ 4,000.00
	Bleachers	EA	2	\$800.00	\$ 1,600.00
	Dog Park Equipment	LS	1	\$500.00	\$ 500.00
	Sports Lighting Poles	EA	4	\$5,000.00	\$ 20,000.00
	Area light poles	EA	2	\$1,500.00	\$ 3,000.00
	Shed	SF	1,760	\$3.00	\$ 5,280.00
	Signage	EA	4	\$200.00	\$ 800.00
	Litter Receptacles	EA	8	\$150.00	\$ 1,200.00
<b>IMPROVEMENTS</b>					
	Concrete Pavement (Sidewalk)	SF	12,492	\$5.00	\$ 62,460.00
	Enhanced Pavement (concrete pavers)	SF	2,553	\$12.00	\$ 30,636.00
	Asphalt Pavement	SY	432	\$30.00	\$ 12,960.00
	Curb and Gutter	LF	441	\$22.00	\$ 9,702.00
	6' Chainlink Fence (Outfield/Dog Park)	LF	1,360	\$35.00	\$ 47,600.00
	Fencing (Backstop)	EA	1	\$30,000.00	\$ 30,000.00
	Decorative Fence (4ft tall)	LF	458	\$75.00	\$ 34,350.00
	CMU Wall (4ft tall)	LF	138	\$80.00	\$ 11,040.00
	Bleachers (5 row)	EA	3	\$8,000.00	\$ 24,000.00
	Shade Structure (Fabric)	EA	2	\$8,000.00	\$ 16,000.00
	Turf (Seed)	SF	59,839	\$0.15	\$ 8,975.85
	Dugouts (CMU with hard lid)	EA	2	\$18,000.00	\$ 36,000.00
	Concrete Header	LF	1,273	\$8.00	\$ 10,184.00
	Convert Historic building to Restrooms/Concessions	LS	1	\$100,000.00	\$ 100,000.00
	Remove and relocation Water Service	EA	1	\$8,000.00	\$ 8,000.00
	Remove and relocate Fire Hydrant	EA	1	\$10,000.00	\$ 10,000.00
	New Water line for Restroom/Concession	LF	31	\$150.00	\$ 4,650.00
	New Sewer line for Restroom/Concession	LF	31	\$150.00	\$ 4,650.00
	Remove and Reinstall Score Board	LS	1	\$3,000.00	\$ 3,000.00
	Dog Park Equipment	LS	1	\$5,000.00	\$ 5,000.00
	Benches	EA	6	\$1,500.00	\$ 9,000.00
	Picnic Tables	EA	7	\$2,500.00	\$ 17,500.00
	Trash Receptacles	EA	8	\$1,000.00	\$ 8,000.00
	Bike Racks	EA	1	\$800.00	\$ 800.00
	Drinking Fountain	EA	2	\$8,000.00	\$ 16,000.00
	Overhead to Underground Conversion of Power Lines Along 8th Street	LF	435	\$40.00	\$ 17,400.00
	APS Pull Boxes for Overhead to Underground Transition	EA	2	\$2,000.00	\$ 4,000.00
	LED Area Light, Pole, Foundation, Including Necessary Trench, Conduit and Conductors for Each Light	EA	12	\$4,500.00	\$ 54,000.00
	Remove and Replace Existing Electrical Service Entrance Section in New Location, including Associated Disposal Costs	LS	1	\$50,000.00	\$ 50,000.00
	APS Fees for Relocated SES Design and Labor	LS	1	\$25,000.00	\$ 25,000.00
	LED Sports Lighting Equipment, Including (18) Luminaires, (4) Poles, (4) Foundations and Control Equipment	LS	1	\$156,000.00	\$ 156,000.00
	LED Sports Lighting Installation	EA	4	\$4,000.00	\$ 16,000.00
	Trench, Conduit and Conductors for LED Sports Lighting	LF	500	\$25.00	\$ 12,500.00
	Irrigation System (Turf spray and Drip)	SF	59,839	\$2.00	\$ 119,678.00
	Decomposed Granite (1/4" minus) - Dog Park	SF	4,994	\$0.40	\$ 1,997.60
	Decomposed Granite (1/2" Screened) - Planters	SF	5,603	\$0.65	\$ 3,641.95
	Entry Monument	EA	1	\$15,000.00	\$ 15,000.00
	Bases and Equipment	LS	1	\$5,000.00	\$ 5,000.00
	Foul Poles	EA	2	\$2,000.00	\$ 4,000.00
	Pitching Mound (Clay)	EA	1	\$2,400.00	\$ 2,400.00
	Warning Track Mix	SF	5,921	\$0.90	\$ 5,328.90
	Infield Mix	SF	7,050	\$2.00	\$ 14,100.00
	Earthwork	LS	1	\$20,000.00	\$ 20,000.00
	Signage	LS	1	\$5,000.00	\$ 5,000.00
				Subtotal	\$ 1,143,834.70
				30% Contingency	\$ 343,150.41
				Contractor General Conditions(15%) (Mobilization, Taxes, Bond, Survey, SWPP, Traffic Control, Etc)	\$ 223,047.77
				Total Construction	\$ 1,710,032.88
				Professional Fees (20%) inclusive of survey, geotechnical investigation, design, construction management	\$ 342,006.58
				<b>Total Project Cost</b>	<b>\$ 2,052,039.46</b>

**Town of Florence: Main Street Park**  
Opinion of Probable Cost

Prepared By: J2 Design  
08/05/19

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	EXTENDED AMOUNT
<b>REMOVALS</b>					
	Concrete Pavement (Sidewalk)	SF	3,255	\$2.50	\$ 8,137.50
	Turf Removal	SF	61,089	\$0.10	\$ 6,108.90
	Fencing (Tubular Steel)	LF	204	\$4.00	\$ 816.00
	Fencing (Tubular Steel with CMU)	LF	297	\$8.00	\$ 2,376.00
	Vertical Curb	LF	974	\$11.00	\$ 10,714.00
	Concrete Header	LF	270	\$4.00	\$ 1,080.00
	Ramadas	EA	3	\$4,000.00	\$ 12,000.00
	Existing Trees	EA	4	\$1,000.00	\$ 4,000.00
	Asphalt Paving	SY	560	\$12.00	\$ 6,720.00
	Area Light Poles	EA	3	\$1,500.00	\$ 4,500.00
	Signage	EA	1	\$200.00	\$ 200.00
	Benches	EA	5	\$200.00	\$ 1,000.00
	Litter Receptacles	EA	3	\$150.00	\$ 450.00
<b>IMPROVEMENTS</b>					
	Concrete Pavement (Sidewalk)	SF	5,225	\$5.00	\$ 26,125.00
	Asphalt Pavement	SY	560	\$30.00	\$ 16,800.00
	Turf (Seed)	LF	23,145	\$0.15	\$ 3,471.75
	Trees (24" Box)	EA	17	\$300.00	\$ 5,100.00
	Shrubs (5 Gal)	EA	85	\$35.00	\$ 2,975.00
	Decorative Fencing (4ft tall)	LF	354	\$75.00	\$ 26,550.00
	Concrete Header	LF	501	\$8.00	\$ 4,008.00
	Curb and Gutter	LF	974	\$25.00	\$ 24,350.00
	Ramadas 15'x15'	EA	3	\$25,000.00	\$ 75,000.00
	Ramadas 30'x15'	EA	1	\$40,000.00	\$ 40,000.00
	Restroom	EA	1	\$75,000.00	\$ 75,000.00
	Benches	EA	5	\$1,500.00	\$ 7,500.00
	Picnic Tables	EA	10	\$2,000.00	\$ 20,000.00
	Trash Receptacles	EA	7	\$1,000.00	\$ 7,000.00
	Decomposed Granite (1/2" Screened) - Planters	SF	17,220	\$0.65	\$ 11,193.00
	Irrigation System (Turf spray and Drip)	SF	37,364	\$2.00	\$ 74,728.00
	New Water line for Restroom/Concession	LF	100	\$65.00	\$ 6,500.00
	New Sewer line for Restroom/Concession	LF	100	\$65.00	\$ 6,500.00
	Entry Monument	EA	1	\$15,000.00	\$ 15,000.00
	Earthwork	LS	1	\$20,000.00	\$ 20,000.00
	Bike Racks	EA	1	\$800.00	\$ 800.00
	Drinking Fountain	EA	1	\$8,000.00	\$ 8,000.00
	Signage	LS	1	\$5,000.00	\$ 5,000.00
	Wall Mounted Metered Electrical Service and Control Equipment at Restroom Building	EA	1	\$10,000.00	\$ 10,000.00
	LED Pathway Light, Pole, Foundation, including necessary Trench, Conduit and Conductors for each light	EA	10	\$4,000.00	\$ 40,000.00
	Trench, Conduit and Conductors for Power Feed to Restroom	LF	30	\$25.00	\$ 750.00
	LED Light and Receptacle at ramada, including necessary Trench, Conduit and Conductors for each Small Ramada	EA	4	\$1,800.00	\$ 7,200.00
	LED Light and Receptacle at ramada, including necessary Trench, Conduit and Conductors for each Large Ramada	EA	1	\$2,500.00	\$ 2,500.00
	LED Playground Light, Pole, Foundation, including necessary Trench, Conduit and Conductors for each light	EA	4	\$4,500.00	\$ 18,000.00
	Monument Sign Lighting including necessary Trench, Conduit and Conductors for each light	LS	1	\$3,000.00	\$ 3,000.00
	LED Parking Lot Light, Pole, Foundation, including necessary Trench, Conduit and Conductors for each light	EA	3	\$4,500.00	\$ 13,500.00
Subtotal					\$ 634,653.15
30% Contingency					\$ 190,395.95
Contractor General Conditions(15%) (Mobilization, Taxes, Bond, Survey, SWPP, Traffic Control, Etc)					\$ 123,757.36
Total Construction					\$ 948,806.46
Professional Fees (20%) inclusive of survey, geotechnical investigation, design, construction management					\$ 189,761.29
<b>Total Project Cost</b>					<b>\$ 1,138,567.75</b>

	<b>TOWN OF FLORENCE COUNCIL ACTION FORM</b>	<b><u>AGENDA ITEM</u> 11b.</b>
<b>MEETING DATE:</b> December 16, 2019  <b>DEPARTMENT:</b> Community Development  <b>STAFF PRESENTER:</b> Larry C. Harmer Community Development Director  <b>SUBJECT:</b> Ratification of the expenditure with Brown Associates to provide building safety services		<input checked="" type="checkbox"/> <b>Action</b> <input type="checkbox"/> <b>Information Only</b> <input type="checkbox"/> <b>Public Hearing</b> <input type="checkbox"/> <b>Resolution</b> <input type="checkbox"/> <b>Ordinance</b> <input type="checkbox"/> <b>Regulatory</b> <input type="checkbox"/> <b>1<sup>st</sup> Reading</b> <input type="checkbox"/> <b>2<sup>nd</sup> Reading</b> <input type="checkbox"/> <b>Other</b>
<b>STRATEGIC PLAN REFERENCE:</b> <input checked="" type="checkbox"/> Community Vitality <input checked="" type="checkbox"/> Economic Prosperity <input type="checkbox"/> Leadership and Governance <input type="checkbox"/> Partnership and Relationships <input type="checkbox"/> Transportation and Infrastructure <input type="checkbox"/> Statutory <input type="checkbox"/> None		

**RECOMMENDED MOTION/ACTION:**

Motion to approve expenditures over \$24,999 and authorization for future expenditures not to exceed \$75,000 with Brown Associates, to provide building safety services that include, but not limited to, inspections, plan review and code interpretations.

**BACKGROUND/DISCUSSION:**

The Town sole Building Inspector left Town employment effective October 25, 2019. The Community Development Department entered into an agreement to use a contract inspector with Brown Associates, to cover this position until a new Building Inspector can be hired. The original agreement with Brown Associates was for an amount not-to-exceed \$24,999 so that it could be expeditiously approved by the Town Manager. Our department is currently discussing similar agreements with additional firms who are qualified to perform these services as a precautionary back-up to Brown Associates.

Subsequent to the departure of the Building Inspector, our Building Official has experienced health concerns and must undergo surgery in December of this year and will likely require up to ten weeks of recovery time. As such, we are requesting an increase of the contract amount for Brown Associates, should there be an overrun in the original agreement for services. While the other firms that we are negotiating with currently could provide similar services, continuity would be greatly compromised should we need to use one of them in lieu of Brown Associates.

Staff anticipates that the requested override should carry us through the required recovery time of the Building Official. Also, we are aggressively pursuing a replacement for the Building Inspector position; however, there will need to be a period of training that will be needed prior to dismissing any contract services. Community Development staff is working directly with the Finance Department to assure that funds are available to cover these costs.

**A VOTE OF NO WOULD MEAN:**

The Town would suspend building safety services once the \$24,999 expenditure is reached until full-time staff is available to resume work.

**A VOTE OF YES WOULD MEAN:**

The Town would be able to continue building safety services during the absence of full-time staff.

**FINANCIAL IMPACT:**

\$24,999 original Purchase Order

\$50,001 additional is being requested 12-2-2019

\$75,000 "Not to Exceed" total expenditure for Brown Associates

**ATTACHMENT:**

Brown Contract

1 **AGREEMENT FOR PROFESSIONAL SERVICES**

2 **THIS AGREEMENT**, made and entered into this 1<sup>st</sup> day of DECEMBER<sup>2006</sup>, by and  
3 between the Town of Florence (hereinafter "TOWN"), located in the County of Pinal, State of  
4 Arizona, and Brown & Associates Certified Inspection Service, Inc. (hereinafter  
5 "CONSULTANT"), whose address is 13430 N. Scottsdale Road, Suite 216, Scottsdale,  
6 Arizona 85254.

7 **THE PARTIES ENTER INTO THIS AGREEMENT** based upon the following facts,  
8 understandings and intentions:

9 The TOWN desires to contract with **CONSULTANT** and **CONSULTANT** to contract  
10 with the TOWN for provision by **CONSULTANT** to the TOWN for professional services as  
11 further described herein, upon the terms and conditions hereinafter set forth.

12 **NOW, THEREFORE, IN CONSIDERATION** of the mutual covenants and promises of  
13 the parties herein contained, the parties hereto agree as follows:

14 1. SERVICES

15 **CONSULTANT** shall provide services for specific projects as may be requested by  
16 TOWN; such services shall be defined, scheduled, and authorized in subsequent Task  
17 Orders. Services may include, but not be limited to:

- 18 • Provide technical personnel to perform plan review and inspection duties for compliance  
19 with TOWN Municipal Code, Mitigation Measures, Conditions of Approval, and other  
20 applicable local, state and federal standards  
21 • Hold meetings with developer or designer and TOWN  
22 • Hold other meetings as required  
23 • Prepare all appropriate letters and reports related to the proposed work  
24 • Receive all project-related correspondence from the developer or designer  
25 • Facilitate communication between appropriate TOWN staff, developer/designer,  
26 businesses, and residents during the plan review phase  
27 • Coordinate internal review of developer/designer submittals, including other departments  
28 and their comments, and returning comments to developer/designer  
• Provide and maintain project documentation, to be supplied to TOWN at end of work  
• Submit updates on project status, as requested, to Chief Building Official

CONSULTANT shall be an independent contractor and shall have responsibility for  
and control over the details and means of providing its services under this Agreement.

1 CONSULTANT agrees that its services shall be performed with due diligence and in  
2 accordance with generally accepted engineering practices.

3 CONSULTANT shall use its best efforts to perform and coordinate all activities in a  
4 timely manner so that the projects will be completed according to the established project  
5 schedules.

6 2. AUTHORIZED REPRESENTATIVES.

7 TOWN'S authorized representative shall be the TOWN Manager or his/her designee.  
8 CONSULTANT'S authorized representative shall be Michael J. Brown.

9 3. COMPENSATION.

10 See attached Exhibit stating Plan Review and Inspection Fees.

11 CONSULTANT may submit monthly statements for services rendered. It is intended  
12 that payments to CONSULTANT will be made by TOWN within thirty (30) days of receipt of  
13 valid invoice.

14 4. INDEMNIFICATION.

15 CONSULTANT agrees to defend, indemnify and hold harmless the TOWN, its  
16 officers, agents, employees and volunteers from and against any and all claims, demands,  
17 actions, losses, damages, injuries, and liability (including all reasonable attorney's fees and  
18 other litigation expenses) arising out of the negligent acts or omissions of CONSULTANT in  
19 the performance of this AGREEMENT.

20 5. OWNERSHIP AND MAINTENANCE OF DOCUMENTS.

21 All documents furnished by CONSULTANT pursuant to this AGREEMENT are  
22 instruments of CONSULTANT's services in respect to this project. They are not intended  
23 nor represented to be suitable for reuse by others on extensions of this project or on any  
24 other project. Any reuse without specific written verification and adoption by CONSULTANT  
25 for the specific purposes intended will be at user's sole risk and without liability or legal  
26 exposure and expenses to CONSULTANT, including attorney's fees arising out of such  
27 unauthorized reuse.



1           CONSULTANT's records, documents, calculations, and all other instruments of  
2 service pertaining to actual project shall be given to TOWN at the completion of the project.  
3 The TOWN reserves the right to specify the file format that electronic document deliverables  
4 are presented to the TOWN.

5   6.   STANDARD OF PERFORMANCE.

6           CONSULTANT represents to TOWN that the services shall be performed in an  
7 expeditious manner, and with the degree of skill and care that is required by current, good,  
8 and sound procedures and practices. CONSULTANT further agrees that the services shall  
9 be in conformance with generally accepted professional standards prevailing at the time  
10 work is performed.

11   7.   INSURANCE REQUIRED.

12           CONSULTANT shall, at its own expense, procure and maintain in full force at all times  
13 during the term of this AGREEMENT the following insurance:

14           **A.   Commercial General Liability Coverage.**   CONSULTANT shall maintain  
15 commercial general liability insurance with limits of no less than one million dollars  
16 (\$1,000,000) combined single limit per occurrence or two million dollars (\$2,000,000)  
17 aggregate limit for bodily injury, personal injury, and property damage.

18           **B.   Automobile Liability Coverage.**   CONSULTANT shall maintain automobile  
19 liability insurance covering all vehicles used in the performance of this AGREEMENT  
20 providing a one million dollar (\$1,000,000) combined single limit per occurrence for  
21 bodily injury, personal injury, and property damage.

22           **C.   Professional Liability Coverage.**   CONSULTANT shall maintain professional  
23 liability insurance with coverage for all negligent errors, acts or omissions committed  
24 by CONSULTANT, its agents and employees in the performance of this  
25 AGREEMENT. The amount of this insurance shall be not less than five hundred  
26 thousand dollars (\$500,000) on a claims made annual aggregate basis or a combined  
27 single limit per occurrence basis.

28

1       **D. Compliance with State Workers' Compensation Requirements.**

2       CONSULTANT covenants that it will insure itself against liability for Workers'  
3       Compensation pursuant to the provisions of Arizona Labor Code. CONSULTANT  
4       shall, at all times, upon demand of the TOWN Council and properly authorized  
5       agents, furnish proof that Workers' Compensation Insurance is being maintained by it  
6       in force and effect in accordance with the Arizona Labor Code.

7       **E. Other Insurance Provisions.** The policies are to contain, or be endorsed to  
8       contain the following provisions:

9               (1) TOWN, its officers, agents, employees, and volunteers are to be  
10              covered as additional insureds as respects: Liability arising out of activities  
11              performed by or on behalf of CONSULTANT and operations of CONSULTANT,  
12              premises owned, occupied, or used by CONSULTANT. The coverage shall  
13              contain no special limitations on the scope or protection afforded to TOWN, its  
14              officers, officials, employees, or volunteers.

15             (2) CONSULTANT's insurance coverage shall be primary insurance  
16             with respect to TOWN, its officers, officials, employees, and volunteers. Any  
17             insurance, risk pooling arrangement, or self-insurance maintained by TOWN,  
18             its officers, officials, employees, or volunteers shall be in excess of  
19             CONSULTANT's insurance and shall not contribute with it.

20             (3) Any failure to comply with the reporting provisions of the policy  
21             shall not affect the coverage provided to the TOWN, its officers, officials,  
22             employees, or volunteers.

23             (4) The aforementioned policies shall be issued by an insurance  
24             carrier having a rating of Best A-7 or better which is satisfactory to the TOWN  
25             Risk Manager and shall be delivered to TOWN at the time of the execution of  
26             this AGREEMENT or as provided below. In lieu of actual delivery of such  
27             policies, a Certificate issued by the insurance carrier showing such policy to be  
28             in force for the period covered by the AGREEMENT may be delivered to

1 TOWN. Such policies and certificates shall be in a form approved by the  
2 TOWN Risk Manager. Except for worker's compensation and professional  
3 liability insurance, the policies mentioned in this subsection shall name TOWN  
4 as an additional insured and provide for thirty (30) days notice of cancellation  
5 to TOWN. Said policies shall not be canceled earlier than, nor the amount of  
6 coverage reduced earlier than, thirty (30) days after the TOWN receives  
7 notices from the insured of the intent of cancellation or reduction.

8 8. SUSPENSION OF WORK.

9 TOWN may, at any time, by ten (10) days' written notice, suspend further  
10 performance by CONSULTANT. All suspensions shall extend the time schedule for  
11 performance in a mutually satisfactory manner, and CONSULTANT shall be paid for services  
12 performed and reimbursable expenses incurred prior to the suspension date. During the  
13 period of suspension, CONSULTANT shall not receive any payment for services, or  
14 expenses, except for reasonable administration expenses, incurred by CONSULTANT by  
15 reason of such suspension.

16 9. COMPLIANCE WITH CIVIL RIGHTS.

17 During the performance of this contract, CONSULTANT agrees as follows:

18 **A. Equal Employment Opportunity.** In connection with the execution of this  
19 AGREEMENT, CONSULTANT shall not discriminate against any employee or  
20 applicant for employment because of race, religion, color, sex, or national origin.  
21 Such actions shall include, but not be limited to, the following: employment,  
22 promotion, upgrading, demotion, or transfer; recruitment or recruitment advertising;  
23 layoff or termination; rate of pay or other forms of compensation; and selection for  
24 training including apprenticeship.

25 **B. Nondiscrimination Civil Rights Act of 1964.** CONSULTANT will comply with  
26 all federal regulations relative to nondiscrimination in federally assisted programs.  
27  
28

1           **C. Solicitations for Subcontractors including Procurement of Materials and**  
2           **Equipment.** In all solicitation, either by competitive bidding or negotiations, made by  
3           CONSULTANT for work to be performed under a subcontract including procurement  
4           of materials or leases of equipment, each potential subcontractor, supplier or lessor  
5           shall be notified by CONSULTANT of CONSULTANT's obligation under this  
6           AGREEMENT and the regulations relative to nondiscrimination on the grounds of  
7           race, religion, color, sex, or national origin.

8           10    INDEPENDENT CONTRACTOR.

9           In assuming and performing the services, CONSULTANT is an independent  
10          contractor and shall not be eligible for any benefits, which the TOWN may provide its  
11          employees, except as expressly provided for in the AGREEMENT. All persons, if any, hired  
12          by CONSULTANT shall be employees or subcontractors of CONSULTANT and shall not be  
13          construed as employees or agents of the TOWN in any respect. CONSULTANT shall have  
14          responsibility for and control over the means of providing services under this AGREEMENT.

15          11.   COMPLIANCE WITH LAWS.

16          CONSULTANT shall comply with all applicable federal, State of Arizona, and local  
17          laws, rules, and regulations and shall obtain all applicable licenses and permits for the  
18          conduct of its business and the performance of the services.

19          12    CHOICE OF LAWS.

20          This AGREEMENT shall be construed and interpreted in accordance with the laws of  
21          the State of Arizona, excluding any choice of law rules, which may direct the application of  
22          the laws of another jurisdiction.

23          13.   NON-WAIVER.

24          The waiver by either party of any breach of any term, covenant, or condition contained  
25          in the AGREEMENT, or any default in their performance of any obligations under the  
26          AGREEMENT shall not be deemed to be a waiver of any other breach or default of the same  
27          or any other term, covenant, condition, or obligation, nor shall any waiver of any incident of  
28          breach or default constitute a continuing waiver of same.

1 14. ENFORCEABILITY.

2 In the event that any of the provisions or portions of application of any of the  
3 provisions of the AGREEMENT are held to be illegal or invalid by a court of competent  
4 jurisdiction, TOWN and CONSULTANT shall negotiate an equitable adjustment in the  
5 provisions of the AGREEMENT with a view toward affecting the purpose of the  
6 AGREEMENT. The illegality or invalidity of any of the provisions or portions of application of  
7 any of the provisions of the AGREEMENT shall not affect the legality or enforceability of the  
8 remaining provisions or portions of application of any of the provisions of the AGREEMENT.

9 15. INTEGRATION.

10 The AGREEMENT contains the entire AGREEMENT and understanding between the  
11 parties as to the subject matter of this AGREEMENT. It merges and supersedes all prior or  
12 contemporaneous agreements, commitments, representation, writings, and discussions  
13 between CONSULTANT and TOWN, whether oral or written.

14  
15 16. SUCCESSORS AND ASSIGNS.

16 TOWN and CONSULTANT respectively, bind themselves, their successors, assigns,  
17 and legal representatives. CONSULTANT shall not assign or transfer any interest in the  
18 AGREEMENT without the TOWN's prior written consent, which consent shall be in the  
19 TOWN's sole discretion. Any attempted assignment or transfer in breach of this provision  
20 shall be void.

21 17. ATTORNEY'S FEES

22 If either party to this AGREEMENT commences any legal action against the other  
23 party arising out of this AGREEMENT, the prevailing party shall be entitled to recover its  
24 reasonable litigation expenses, including court costs, expert witness fees, discovery  
25 expenses, and attorney's fees.  
26  
27  
28

1 18. FINANCIAL RECORDS.

2 Records of CONSULTANT's direct labor costs, payroll costs, and reimbursable  
3 expenses pertaining to this project covered by this AGREEMENT will be kept on a generally  
4 recognized accounting basis and made available to TOWN if and when required.

5 19. NOTICE.

6 All notices required hereunder shall be in writing and mailed postage prepaid by  
7 Certified or Registered mail, return receipt requested, or by personal delivery to the TOWN's  
8 address as shown below, or such other places as TOWN or CONSULTANT may, from time  
9 to time, respectively, designate in a written notice given to the other. Notice shall be deemed  
10 received three (3) days after the date of the mailing thereof or upon personal delivery.

11 To TOWN: **Town of Florence**  
12 **775 N. Main Street**  
13 **Florence, AZ 85232**

14  
15 To CONSULTANT: **Michael J. Brown, President**  
16 **Brown & Associates**  
17 **13430 N. Scottsdale Road, Suite 216**  
18 **Scottsdale, AZ 85254**

19  
20 20. TERM.

21 The Agreement may be terminated by either party with or without cause at any time  
22 after providing the other party no less than thirty (30) days notice in writing via certified mail.  
23 In the event of such termination, CONSULTANT shall be compensated for such authorized  
24 services up to the point of termination. Any reports or other written, recorded, photographic,  
25 or visual materials and other deliverables prepared for the TOWN prior to the effective date  
26 of such termination shall be promptly delivered to the TOWN by CONSULTANT.

1 22. CONFLICT OF INTEREST: This Agreement shall be subject to cancellation pursuant  
2 to the provisions of A.R.S. § 38-511 in the event of a conflict of interest.

3 **IN WITNESS WHEREOF**, the parties have executed this AGREEMENT in three (3)  
4 copies as of the date and year first written above.

5 //

6 //

7 //

8 //

9  
10 **CONSULTANT**

11  
12 By: 

13 Name: Michael J. Brown  
14 Title: President  
15 Address: 13430 N. Scottsdale Road  
16 Scottsdale, AZ 85254  
17 Phone: 480 991-3751

10 **TOWN OF FLORENCE**


11  
12 By: 

13 Name: Himanshu Patel  
14 Title: Town Manager  
15 Address: 775 N. Main Street  
16 Florence, AZ 85232  
17 Phone: 520 868-7558

17 APPROVED AS TO FORM:

18  
19   
20 TOWN Attorney

17 ATTEST:

18  
19   
20 TOWN Clerk

## **SCOPE OF WORK**

### **A. BUILDING PLAN REVIEW SERVICES**

The CONSULTANT shall provide BUILDING PLAN REVIEW SERVICES to assure compliance with Codes and Ordinances as adopted by the Town. Review time for plans shall be in accordance with the following table.

PROJECT TYPE/SIZE	WORKING DAYS, REGULAR REVIEW	WORKING DAYS, EXPEDITED REVIEW
Single Family Residential	5 to 10	5
Multifamily Residential	5 to 10	5
Commercial to 75,000 sq. ft	10	5
Commercial 75,001 to 150,000 sq. ft.	12 to 15	7
Commercial greater than 150,001 sq. ft.	As agreed upon at acceptance of project	As agreed upon at acceptance of project
Fire Protection Systems	5 to 10	5

### **B. BUILDING INSPECTION SERVICES**

The CONSULTANT shall provide BUILDING INSPECTION SERVICES necessary to assuring compliance with Codes and Ordinances as adopted by the Town.



## **FEE SCHEDULE**

### **A. BUILDING PLAN REVIEW SERVICES**

For services described in Scope of Services, A, BUILDING PLAN REVIEW SERVICES, the Town shall pay the Consultant a fee of 75% of building plan check fees as adopted by the Town of Florence. Third and subsequent reviews are subject to additional plan review fees when approved by the "Town Building Official" at hourly rates listed below. Payment will be made on a monthly basis from invoices provided to the Town.


### **ADDITIONAL PLAN REVIEW SERVICE RATES**

Building Official	\$100.00/hr
Deputy Building Official	\$95.00/hr
Plan Check Engineer (Structural)	\$95.00/hr
Supervising Plan Check Engineer	\$95.00/hr
Senior Plans Examiner	\$90.00/hr
Senior Civil Engineer	\$90.00/hr
Plan Check Engineer (Fire Protection)	\$82.00/hr
Inspector of Record (for 3 <sup>rd</sup> Party Reviews)	\$100.00/hr
Plans Examiner	\$75.00/hr
Supervising/Senior Building Inspector	\$80.00/hr
Building Inspector (Fire)	\$70.00/hr
Building Inspector II	\$70.00/hr
Building Inspector I	\$50.00/hr
Senior Construction Permit Specialist	\$60.00/hr
Construction Permit Specialist	\$55.00/hr
Clerical/Admin	\$50.00/hr

Expedited services are available at twice the hourly rate as agreed upon at acceptance of project.

Expedited inspection services available for double the regular hourly rates.

Fees as of January 1, 2006

	<b>TOWN OF FLORENCE COUNCIL ACTION FORM</b>	<b><u>AGENDA ITEM</u> 11c.</b>
<b>MEETING DATE:</b> December 16, 2019  <b>DEPARTMENT:</b> Community Development  <b>STAFF PRESENTER:</b> Larry C. Harmer, Director  <b>SUBJECT:</b> Resolution No. 1723-19: Final Plat for Anthem at Merrill Ranch Unit 33		<input checked="" type="checkbox"/> <b>Action</b> <input type="checkbox"/> <b>Information Only</b> <input type="checkbox"/> <b>Public Hearing</b> <input checked="" type="checkbox"/> <b>Resolution</b> <input type="checkbox"/> <b>Ordinance</b> <input type="checkbox"/> <b>Regulatory</b> <input type="checkbox"/> <b>1<sup>st</sup> Reading</b> <input type="checkbox"/> <b>2<sup>nd</sup> Reading</b> <input type="checkbox"/> <b>Other</b>
<b>STRATEGIC PLAN REFERENCE:</b> <input checked="" type="checkbox"/> Community Vitality <input type="checkbox"/> Economic Property <input type="checkbox"/> Leadership and Governance <input checked="" type="checkbox"/> Partnership and Relationships <input checked="" type="checkbox"/> Transportation and Infrastructure <input type="checkbox"/> Statutory <input type="checkbox"/> None		

**RECOMMENDED MOTION/ACTION:**

Motion to adopt Resolution No. 1723-19: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AFFIRMING THE APPROVAL OF THE FINAL PLAT FOR ANTHEM AT MERRILL RANCH UNIT 33; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.

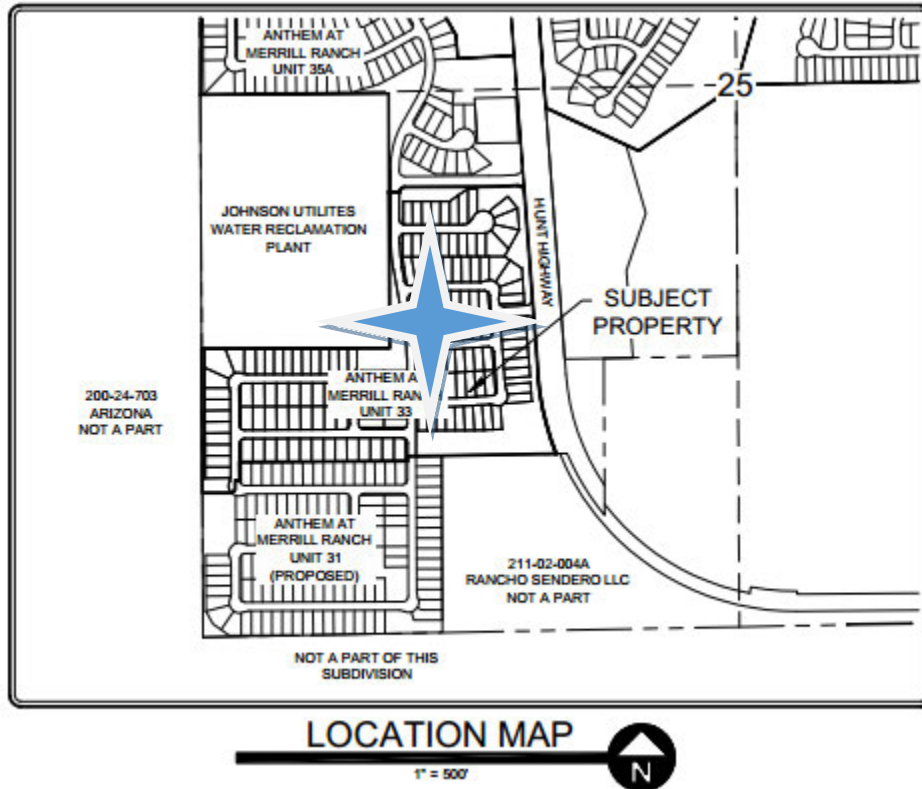
**BACKGROUND/DISCUSSION:**

Continued development of the Anthem community will enhance the overall area and the Hunt Highway corridor, as well as help encourage development throughout the Town. Each unit within the Anthem at Merrill Ranch (AMR) Planned Unit Development (PUD) will include and replicate what has been previously approved within the Anthem Community.

- The PUD document, amended April 2008, on pages 3, 15 and 30 allows for a build out of 11,172 dwelling units in the Anthem community; however, the latest estimates, due to topographic conditions east of Felix Road and reduction in lots throughout AMR, project build out in the range of 9,000 dwelling units may occur community wide.
- On page 3, the AMR PUD allows for low and medium density single family homes.

- Page 10 of the AMR PUD states “The maximum overall density of the PUD is 3.5 dwelling units per gross acre.” This translates that some units will be below the 3.5 du/ac and some units will be above 3.5 du/ac.

**Final Plat**



**UNIT 33**

Final Plat Unit 33 lies within the Parkside portion of AMR Development and will be developed by DR Horton. The subject site is just North of Unit 31, West of Hunt Highway and South of Unit 35A. The site is vacant land that is being prepared for grading as the community continues to grow.

This Final Plat includes 150 single-family residential lots with two points of ingress/egress into the subdivision. This is an increase of four lots over the previously approved plat for this unit. One point of access is to the North from Unit 35A. A second point of access is to the East from Hunt Highway. The average lot will be 6,086 square feet (SF). Lot sizes will range between 5,101 SF to 14,854 SF.

The proposed density of this subdivision is 4.4632 dwelling units per acre. This subdivision expands the current and planned network of green belts and walking trails for AMR with approximately 6.7937 acres dedicated to open space within the Unit. The underlying zoning for this Final Plat is PUD (R-1).

## **CIRCULATION**

All local streets in AMR are designed and constructed with a 42' wide right-of-way, which is consistent with the AMR PUD zoning. The Town Engineer had reviewed and approved each street width and design. Each plat has a minimum of two access points for ingress and egress. These access points connect the Units with surrounding arterials, collectors and adjacent units. In addition to vehicle circulation within the Final Plats, there is a network of community trails and greenbelts that will connect each unit with open space amenities throughout Anthem.

### **A VOTE OF NO WOULD MEAN:**

That Council has rejected the Final Plat for any reason whatsoever, the reasons therefore shall be recorded in the minutes pursuant to Section 150.233 (B). The applicant would be required to return to the Final Plat process with the new revisions.

### **A VOTE OF YES WOULD MEAN:**

The Final Plat for Anthem at Merrill Ranch, Unit 33 is approved and will be recorded with the Office of the Pinal County Recorder.

### **FINANCIAL IMPACT:**

DR Horton will construct the roadways and infrastructure within this subdivision to Town standards and will maintain the roadways until the end of the construction warranty period.

Development of this subdivision allows for continued rooftop development and population growth within the Town of Florence, which subsequently will facilitate new employment and commercial opportunities.

### **ATTACHMENTS:**

Resolution No. 1723-19  
Final Plat for Anthem at Merrill Ranch Unit 33

**RESOLUTION NO. 1723-19**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM AT MERRILL RANCH UNIT 33; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.**

**WHEREAS**, the Final Plat Anthem at Merrill Ranch Unit 33 is consistent with the approved Anthem at Merrill Ranch Planned Unit Development; and

**WHEREAS**, the Preliminary Plat for Anthem at Merrill Ranch Unit 33 was approved by the Planning and Zoning Commission on October 3, 2019.

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

1. Approve the Final Plat for Anthem at Merrill Ranch Unit 33 subject to Developer/Owner's compliance with all applicable laws and ordinances.

**PASSED AND ADOPTED** by the Mayor and Council of the Town of Florence, Arizona, this 16<sup>th</sup> day of December 2019.

\_\_\_\_\_  
Tara Walter, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

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

\_\_\_\_\_  
Clifford L. Mattice, Town Attorney

# FINAL PLAT

## ANTHEM AT MERRILL RANCH

### UNIT 33 (TOWN OF FLORENCE, AZ)

SITUATED WITHIN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

#### DECLARATION, TITLE WARRANTY AND DEDICATION

STATE OF ARIZONA }  
COUNTY OF PINAL } SS.

KNOW ALL MEN BY THESE PRESENTS:

D.R. HORTON, INC., A DELAWARE CORPORATION (HEREINAFTER REFERRED TO IN THIS PLAT AS THE "MASTER DEVELOPER"), AS OWNER HAS SUBDIVIDED UNDER THE NAME ANTHEM AT MERRILL RANCH - UNIT 33, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AND HEREBY DECLARES THIS PLAT SETS FORTH THE LOCATION AND ONES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY.

THE "MASTER DEVELOPER" IS THE OWNER OF FEE TITLE IN: (A) THE PROPERTY BEING DEDICATED ON THIS PLAT TO THE PUBLIC FOR PURPOSES AND ALL INCIDENTALS THEREOF; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. THE "MASTER DEVELOPER" HEREBY WARRANTS TO TOWN OF FLORENCE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS.

STREET RIGHT-OF-WAY SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ANTHEM PARKSIDE AT MERRILL RANCH COMMUNITY ASSOCIATION OR THE ABUTTING PROPERTY OWNER.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE VEHICULAR NON-ACCESS EASEMENTS PROHIBITING VEHICULAR INGRESS AND EGRESS ARE HEREBY DEDICATED TO THE PUBLIC UPON ALL LOTS ADJACENT TO DRAINAGE EASEMENTS, TRACTS, OR FACILITIES AND/OR ADJACENT TO ARTERIAL OR COLLECTOR STREETS.

AS DESIGNATED ON THIS PLAT, THREE FOOT WIDE WALL MAINTENANCE EASEMENTS GRANTING ACCESS TO CONSTRUCT AND MAINTAIN OR REPAIR WALLS AND WALL FOOTINGS WITHIN THE WALL MAINTENANCE EASEMENT IS DEDICATED TO THE ANTHEM PARKSIDE AT MERRILL RANCH COMMUNITY ASSOCIATION, INC.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M AND N AND/OR THOSE AREAS DESIGNATED AS SUCH HEREON. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENTS WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE ANTHEM PARKSIDE AT MERRILL RANCH COMMUNITY ASSOCIATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENTS, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE EASEMENTS ARE LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE EASEMENTS, AND CHARGE THE ANTHEM PARKSIDE AT MERRILL RANCH COMMUNITY ASSOCIATION THE COST OF THE MAINTENANCE. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.

PUBLIC UTILITY FACILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGHOUT THOSE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, ELECTRIC, AND TELECOMMUNICATIONS. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY FACILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

IN WITNESS WHEREOF:

D.R. HORTON, INC., AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION

PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

D.R. HORTON, INC., A DELAWARE CORPORATION:

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

#### ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED,

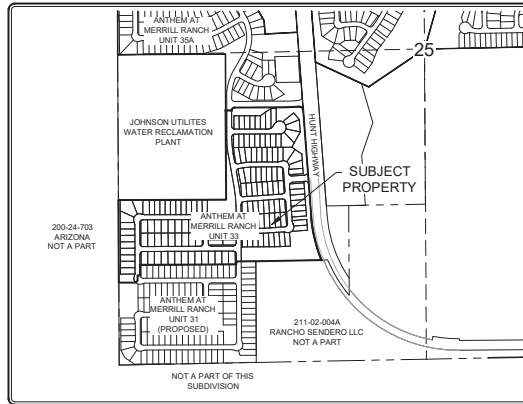
WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_.

#### MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2

NOTWITHSTANDING THE FOREGOING, THE OWNER OF THE REAL PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, (COLLECTIVELY WITH PREDECESSORS AND SUCCESSORS AND THEIR ASSIGNS PURSUANT TO THE HERINAFTER DESCRIBED DEVELOPMENT AGREEMENT, THE "OWNERS"), HEREBY RESERVE AN INTEREST IN ANY OF THE FOREGOING REAL PROPERTY UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE" AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, HAS BEEN OR IS TO BE CONSTRUCTED. EXCEPT IF RELEASED PRIOR THERETO AS HERINAFTER DESCRIBED, SUCH INTEREST IS, IF THE OWNERS BECOME A PARTY TO THE DEVELOPMENT AGREEMENT, TO BE ACQUIRED PURSUANT TO A DEVELOPMENT AGREEMENT, ORIGINALLY DATED DECEMBER 1, 2005, AND AS THEREBY AMENDED AFTER, AMONG THE OWNERS, THE TOWN OF FLORENCE, ARIZONA (THE "MUNICIPALITY") AND MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2, AMONG OTHERS. SUCH DISTRICT WILL ACQUIRE SUCH PUBLIC INFRASTRUCTURE PURSUANT TO SUCH DEVELOPMENT AGREEMENT. (SUCH INTEREST IS LIMITED TO ONE NECESSARY TO ACCOMMODATE THE FINANCING OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE (INCLUDING OF SUCH INTEREST IN SUCH REAL PROPERTY) PURSUANT TO SUCH DEVELOPMENT AGREEMENT). SUCH INTEREST TO BE RELEASED UPON THE EARLIER OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE ONLY BY SUCH DISTRICT PURSUANT TO SUCH DEVELOPMENT AGREEMENT AND DECEMBER 31, 2038.



LOCATION MAP

1" = 500'

#### SHEET INDEX

SHEET NO.	CONTENTS
1	COVER SHEET
2	INDEX MAP/LEGAL DESCRIPTION
3	UNIT 33 LAYOUT
4	UNIT 33 LAYOUT
5	UNIT 33 LAYOUT
6	UNIT 33 LAYOUT
7	UNIT 33 SDT DETAILS
8	UNIT 33 SDT DETAILS

#### TRACT AREA TABLE

TRACT	AREA (AC)	USAGE
TRACT A	1.2013	LANDSCAPE, DRAINAGE, STORM DRAIN, OPEN SPACE, PUBLIC UTILITY & RETENTION
TRACT B	1.6969	LANDSCAPE, DRAINAGE, STORM DRAIN, OPEN SPACE, PUBLIC UTILITY & RETENTION
TRACT C	3.0248	LANDSCAPE, DRAINAGE, STORM DRAIN, OPEN SPACE, PUBLIC UTILITY & RETENTION
TRACT D	0.9836	LANDSCAPE, DRAINAGE, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT E	0.0779	LANDSCAPE, DRAINAGE, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT F	0.0431	LANDSCAPE, DRAINAGE, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT G	0.0446	LANDSCAPE, DRAINAGE, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT H	0.0427	LANDSCAPE, DRAINAGE, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT I	0.0441	LANDSCAPE, DRAINAGE, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT J	0.0444	LANDSCAPE, DRAINAGE, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT K	0.0423	LANDSCAPE, DRAINAGE, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT L	0.0423	LANDSCAPE, DRAINAGE, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT M	0.0211	LANDSCAPE, DRAINAGE, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT N	0.4376	LANDSCAPE, DRAINAGE, OPEN SPACE & PUBLIC UTILITY EASEMENT

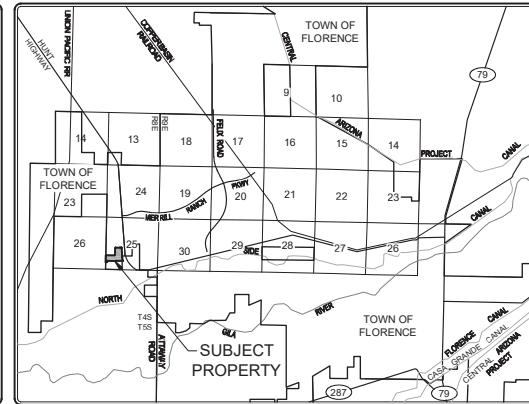
#### COUNTY RIGHT-OF-WAY EASEMENT

#### ABANDONED AS PART OF THIS RECORDING

PCR No. \_\_\_\_\_ AREA (AC) USAGE  
DKT 375, PG 572, PCR 0.5324 COUNTY RIGHT-OF-WAY SW 1/4 SEC 25, T4S, R8E

#### GENERAL NOTES

- ALL-WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.
- ALL PROPOSED DWELLING UNITS SHALL BE SINGLE FAMILY, DETACHED.
- THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ANTHEM AT MERRILL RANCH.
- PUBLIC UTILITY FACILITY EASEMENT WOULD BE LAND DEDICATED FOR INSTALLATION OF FACILITIES OVERHEAD AND UNDERGROUND, FURNISHED FOR USE BY THE PUBLIC. THIS TYPE OF EASEMENT MAY BE USED TO DEDICATE INTEREST TO PROPERTY, AS IN PRIVATE STREET SUBDIVISIONS. ALSO INCLUDED ARE IMPROVEMENTS SUCH AS STREETLIGHTS, TRAFFIC SIGNAL DEVICES, SIDEWALK AND FLOOD CONTROL. THESE FACILITIES MAY BE OWNED AND OPERATED BY THE MUNICIPALITY OR DULY AUTHORIZED POLITICAL SUBDIVISION OF THE STATE OF ARIZONA.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS. SIDEWALKS, LANDSCAPING AND INSTALLATION OF STREET SIGNS.
- NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPERE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN EASEMENTS DEDICATED FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF. NO TREES ARE ALLOWED.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT (SEE SHEET 2 FOR DETAIL) OR THE INTERSECTION SIGHT DISTANCE TRIANGLE (SEE SHEETS 7 & 8 FOR DETAILS).
- TRACT, LOT AND PARCEL MONUMENTATION TO BE SET AT THE COMPLETION OF STREET PAVING.
- ALL TRACTS THAT WILL NOT BE DEDICATED TO THE TOWN OF FLORENCE AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE TOWN OF FLORENCE AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE COMMUNITY ASSOCIATION. THE COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- ALL PROPERTY LINES SHOWN INTERSECTING AN ARC ARE TO BE ASSUMED RADIAL, UNLESS NOTED AS NON-RADIAL (N/R).
- POSITIONAL TOLERANCE FOR WALLS COMMON TO TWO LOTS IS +/-1.00 FOOT FROM COMMON LOT LINE. WALLS COMMON TO A LOT AND A TRACT OR RIGHT-OF-WAY ARE TO BE WITHIN THE WALL MAINTENANCE EASEMENT.
- DEVELOPMENT WITHIN THIS FINAL PLAT SHALL CONFORM WITH THE 2006 INTERNATIONAL FIRE CODE.
- UNIT 33 LIES WITHIN FLOOD ZONE X, PER FEMA FIRM PANEL 875 OF 2575, MAP NUMBER 04021C0875E, DECEMBER 4, 2007.



VICINITY MAP

NOT TO SCALE

#### BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 25, (THE SOUTHWEST CORNER BEING A 3" ALUMINUM CAP, LS 34554, FOUND, AND THE WEST 1/4 QUARTER CORNER BEING A #5 REBAR, ILLEGIBLE CAP, FOUND, TOWNSHIP 4 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEARING BEING N00°16'22"W, HORIZONTAL DISTANCE BETWEEN MONUMENTS BEING 2640.85'.

#### WATER AND SEWER SERVICE CERTIFICATION

ANTHEM AT MERRILL RANCH UNIT 33 IS WITHIN THE SERVICE AREA OF JOHNSON UTILITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY JOHNSON UTILITIES DRINKING WATER SERVICE AGREEMENT, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT. ON-SITE SANITARY SEWER DISTRIBUTION LINES WILL BE CONSTRUCTED BY THE DEVELOPER OF THIS SUBDIVISION AND OWNED AND MAINTAINED BY JOHNSON UTILITIES, L.L.C.

JOHNSON UTILITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

#### ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, PERSONALLY

APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_, NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_.

#### APPROVALS

BY ACCEPTANCE OF THIS PLAT, THE TOWN OF FLORENCE AGREES TO THE VACATION OR ABANDONMENT OF THE EASEMENTS DESCRIBED OR SHOWN HEREON AS BEING VACATED OR ABANDONED.

ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
COMMUNITY DEVELOPMENT DIRECTOR  
TOWN OF FLORENCE, ARIZONA

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
TOWN ENGINEER  
TOWN OF FLORENCE, ARIZONA

APPROVED BY THE COUNCIL OF THE TOWN OF FLORENCE, ARIZONA, THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
TOWN CLERK

#### RECORDER

DEVELOPER / OWNER  
D.R. HORTON, INC.  
20410 N. 19TH AVE., STE. 100  
PHOENIX, AZ 85027  
480.368.1068

SURVEYOR  
BAXTER DESIGN GROUP, LLC  
7500 N. DOBSON ROAD, SUITE 200  
SCOTTSDALE, AZ 85256  
480.818.6001

#### LAND USE INFORMATION

GROSS AREA	33.6081
OPEN SPACE	6.7937 ACRES
RIGHT-OF-WAY AREA	5.9970 ACRES
NET AREA	27.8111 ACRES
TOTAL LOTS	150
PROPOSED DENSITY	4.4632 D.U./AC.
MINIMUM LOT SIZE (REQUIRED)	4,600 S.F.
ZONING	F.U.D. R-1

#### UTILITIES AND SERVICES

GAS	SOUTHWEST GAS
SEWER	JOHNSON UTILITIES CO
WATER	JOHNSON UTILITIES CO
ELECTRIC	ARIZONA PUBLIC SERVICE (APS)
TELEPHONE	COX/CENTURY LINK
SOLID WASTE DISPOSAL	TOWN OF FLORENCE
CABLE	COX/CENTURY LINK
POLICE	TOWN OF FLORENCE
POLICE	POLICE DEPARTMENT
FIRE	TOWN OF FLORENCE
SCHOOLS	FIRE DEPARTMENT
	FLORENCE UNIFIED SCHOOL DISTRICT



7500 N. Dobson Rd., Suite 200  
Scottsdale, AZ 85256  
(480) 818-6001

#### SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE	OCTOBER 4, 2010
DESIGNED BY	MSG
DRAWN BY	GTWFF
REVISED BY	JWW
PROJECT	
CODE	FINAL PLAT



J.W. WEEKS, R.L.S., 43021  
BAXTER DESIGN GROUP, LLC  
7500 N. DOBSON ROAD, SUITE 200  
SCOTTSDALE, AZ 85256

BY SIGNING THIS PLAT, I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF ARIZONA.

#### D.R. HORTON, INC. ANTHEM AT MERRILL RANCH FINAL PLAT UNIT 33

SITUATED WITHIN THE SW QUARTER OF SEC 25, T4S, R8E, OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA.

UNIT 33  
COVER SHEET  
SHEET 1 OF 8

DATE OF RECORDING: OCTOBER 4, 2010  
BOOK AND PAGE NO.: 140, 141  
RECORDING OFFICE: MARICOPA COUNTY, ARIZONA



**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25 (3" ALUMINUM CAP, LS 34554, 1.3 FEET BELOW SURFACE, FOUND) FROM WHICH THE WEST QUARTER CORNER OF SECTION 25 (5/8" REBAR, ILLEGIBLE CAP, 2.0' FEET BELOW SURFACE, FOUND) BEARS NORTH 00 DEGREES 16 MINUTES 22 SECONDS WEST (BASIS OF BEARING), A DISTANCE OF 2840.85 FEET. ALSO FROM THE SOUTHWEST CORNER, THE SOUTH QUARTER CORNER OF SECTION 25 (2" ALUMINUM CAP, ILLEGIBLE, FOUND) BEARS NORTH 88 DEGREES 53 MINUTES 51 SECONDS EAST, A DISTANCE OF 2617.42 FEET;

THENCE NORTH 00 DEGREE 16 MINUTES 22 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 25, A DISTANCE OF 702.79 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE NORTH 00 DEGREES 16 MINUTES 22 SECONDS WEST, A DISTANCE OF 702.79 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89 DEGREES 43 MINUTES 38 SECONDS EAST, A DISTANCE OF 917.10 FEET;

THENCE NORTH 00 DEGREES 16 MINUTES 22 SECONDS WEST, A DISTANCE OF 758.91 FEET;

THENCE NORTH 89 DEGREES 43 MINUTES 38 SECONDS EAST, A DISTANCE OF 50.98 FEET;

THENCE NORTHEASTERLY AN ARC DISTANCE OF 39.27 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT, FROM WHICH THE RADIUS POINT BEARS NORTH 89 DEGREES 44 MINUTES 01 SECONDS EAST, A DISTANCE 25.00 FEET HAVING A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 37 SECONDS;

THENCE NORTH 89 DEGREES 43 MINUTES 38 SECONDS EAST, A DISTANCE OF 415.89 FEET;

THENCE EASTERLY AN ARC DISTANCE OF 107.77 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1526.00 FEET AND A CENTRAL ANGLE OF 04 DEGREES 02 MINUTES 47 SECONDS;

THENCE NORTH 85 DEGREES 40 MINUTES 51 SECONDS EAST, A DISTANCE OF 23.07 FEET;

THENCE SOUTHEASTERLY AN ARC DISTANCE OF 47.12 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE SOUTH 04 DEGREES 19 MINUTES 09 SECONDS EAST, A DISTANCE OF 906.49 FEET;

THENCE SOUTHEASTERLY, AN ARC DISTANCE OF 387.96 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1255.36 FEET AND A CENTRAL ANGLE OF 17 DEGREES 42 MINUTES AND 25 SECONDS;

THENCE SOUTH 88 DEGREES 51 MINUTES 22 SECONDS WEST, A DISTANCE OF 559.33 FEET;

THENCE SOUTH 89 DEGREES 43 MINUTES 38 SECONDS WEST, A DISTANCE OF 166.68 FEET;

THENCE SOUTH 00 DEGREES 16 MINUTES 22 SECONDS EAST, A DISTANCE OF 24.98 FEET;

THENCE SOUTH 89 DEGREES 43 MINUTES 38 SECONDS WEST, A DISTANCE OF 820.97 FEET;

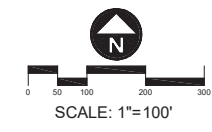
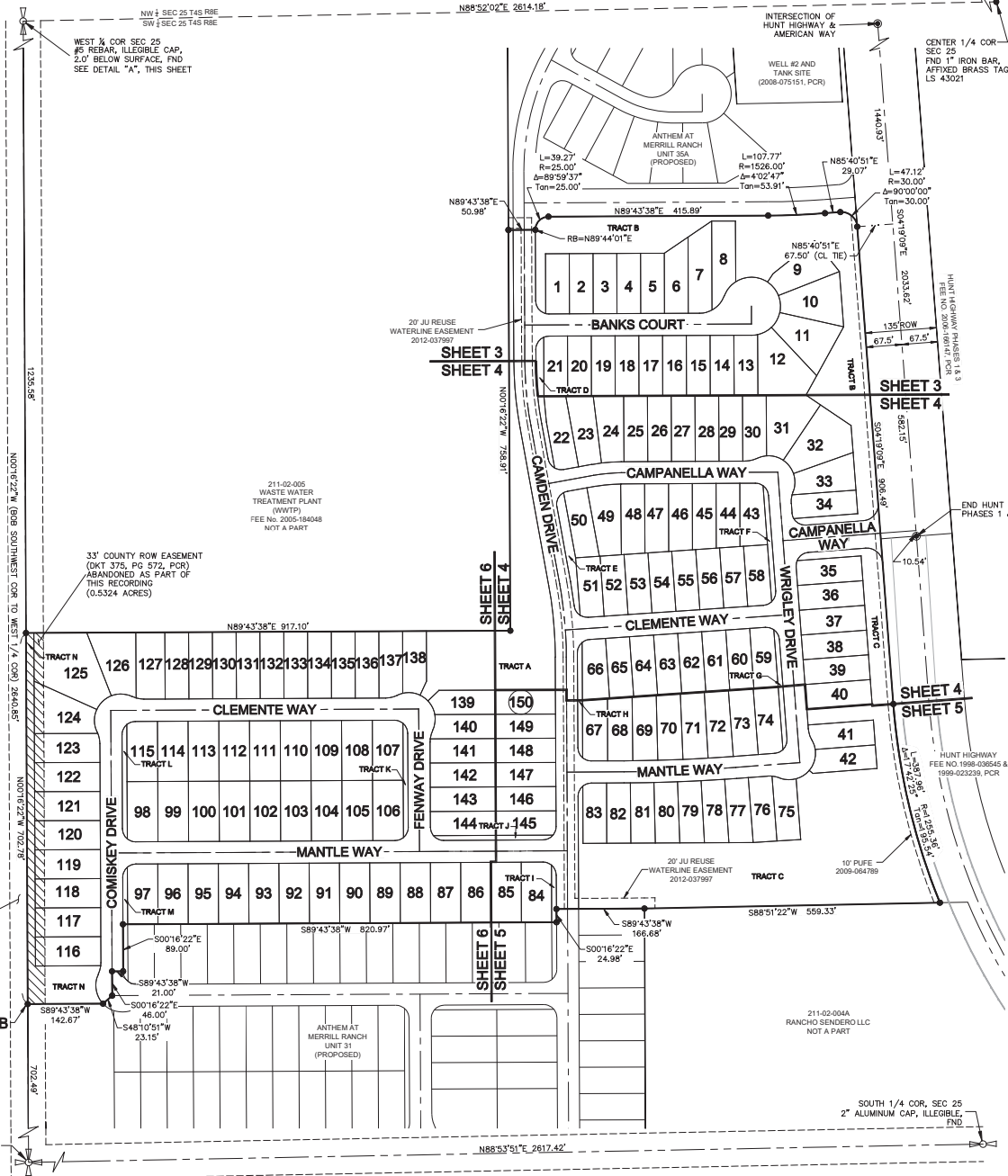
THENCE SOUTH 00 DEGREES 16 MINUTES 22 SECONDS EAST, A DISTANCE OF 21.00 FEET;

THENCE SOUTH 00 DEGREES 16 MINUTES 22 SECONDS WEST, A DISTANCE OF 46.00 FEET;

THENCE SOUTH 48 DEGREES 10 MINUTES 51 SECONDS WEST, A DISTANCE OF 23.15 FEET;

THENCE SOUTH 89 DEGREES 43 MINUTES 38 SECONDS WEST, A DISTANCE OF 142.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 33.6081 ACRES MORE OR LESS.



**RECORDER**

**SYMBOL LEGEND**

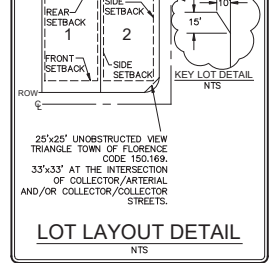
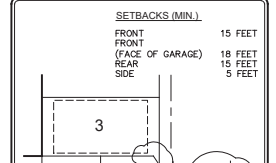
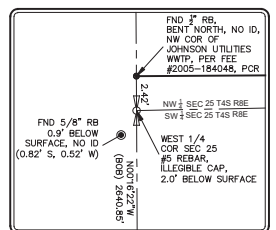
- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
- REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)

**LINE LEGEND**

- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- TERMINAL POINT ON ROW

**ABBREVIATIONS**

- (AC) ACRE
- ALUMINUM CAP
- BC BRASS CAP
- BK BOOK
- (BOB) BASIS OF BEARING
- CMU CONCRETE MASONRY UNIT
- DKT DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- LE LANDSCAPE EASEMENT
- LS#(1/4) LAND SURVEYORS REGISTRATION No. MEASURED
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION, (NO LS No.)
- (NR) INDICATES THAT PORTION OF THE 33' COUNTY ROW TO BE ABANDONED AS PART OF THIS RECORDING.
- NTS NOT TO SCALE
- REC RECORDER
- PCB POINT OF BEGINNING
- PUEF PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- R RECORDS
- (R) RANGE LINE No. EAST
- (RB) RADIAL TO CURVE
- ROW RIGHT OF WAY
- SEC SECTION No.
- SDE SIDE
- SSE STORM DRAIN EASEMENT
- SSE SANITARY SEWER EASEMENT
- SOT SIGHT DISTANCE TRIANGLE
- T & B TOWNSHIP LINE No., SOUTH TOWN OF FLORENCE
- UVT UNOBSTRUCTED VIEW TRIANGLE
- VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT



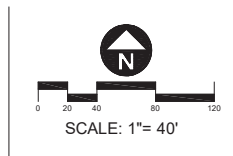
DATE:	OCTOBER 4, 2010
DESIGNED BY:	MSG
DRAWN BY:	GTWFF
REVIEWED BY:	JWW
PROJECT CODE:	FINAL PLAT
REVISIONS:	

**D.R. HORTON, INC. ANTHEM AT MERRILL RANCH FINAL PLAT UNIT 33**

SITUATED WITHIN THE SW QUARTER OF SEC 25, T4S, R6E, OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA.

UNIT 33 INDEX MAP SHEET 2 OF 8

VERSION



RECORDER

**SYMBOL LEGEND**

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
  - QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
  - CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
  - REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)
- LINE LEGEND**
- BREAK LINE
  - CENTERLINE OF ROADWAY
  - EASEMENT LINE
  - PLAT BOUNDARY
  - PROPERTY LINE
  - ROW
  - SECTION LINE
  - TERMINAL POINT ON ROW
- INDICATES THAT PORTION OF THE 37 COUNTY ROW IS TO BE ABANDONED AS PART OF THIS RECORDING.

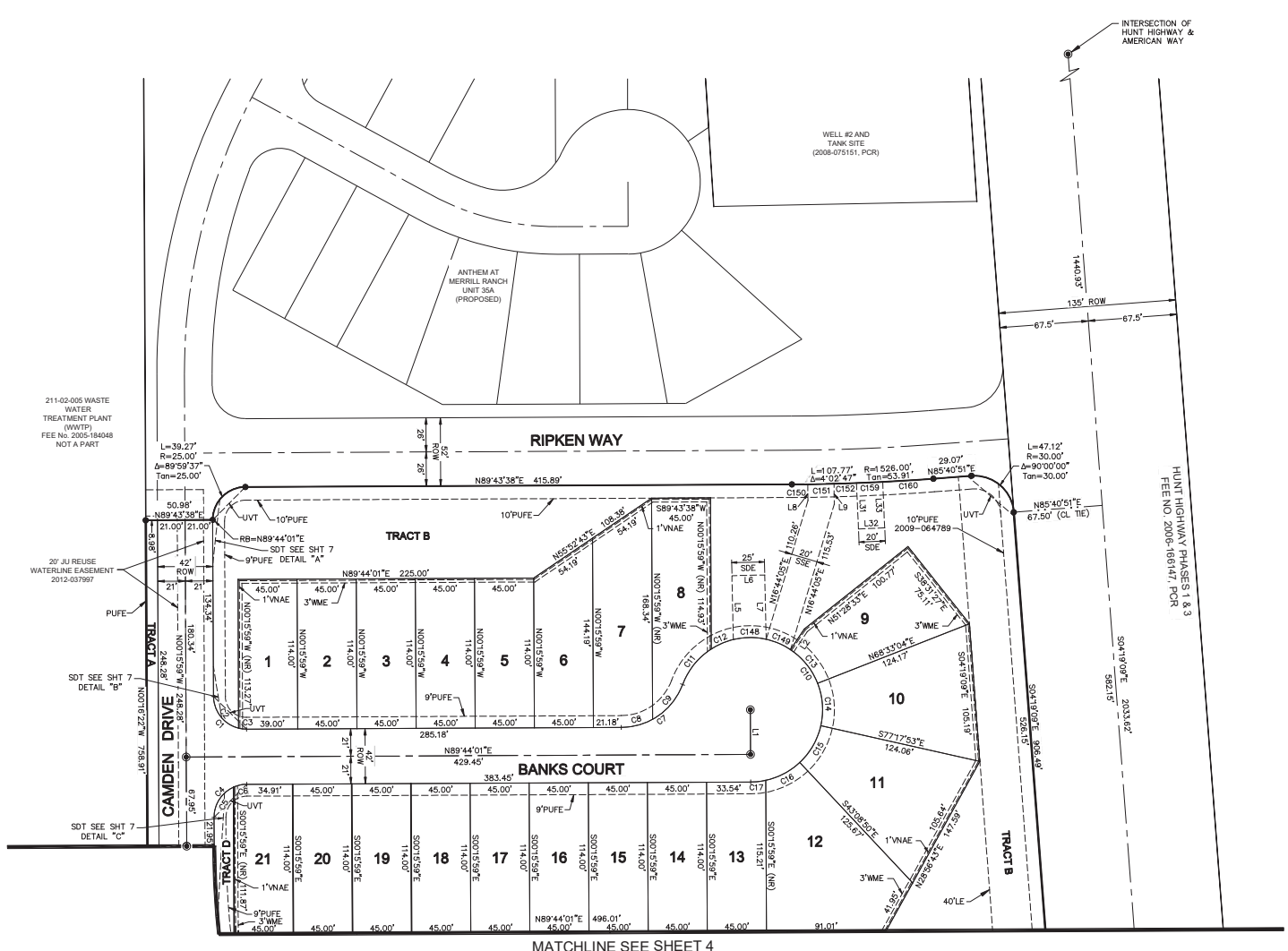
**ABBREVIATIONS**

- (AC) ACRE
- AL ALUMINUM CAP
- BC BRASS CAP
- BOOK BOOK
- BASE OF BEARING
- CMU CONCRETE MASONRY UNIT
- DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- LE LANDSCAPE EASEMENT
- LS# LAND SURVEYORS REGISTRATION No. MEASURED
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- NTS NOT TO SCALE
- PCB PINAL COUNTY RECORDER
- PG PAGE
- POB POINT OF BEGINNING
- PUFE PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- (R) RECORD
- (R) RANGE LINE No. EAST
- (RB) RADIAL TO CURVE
- ROW RIGHT OF WAY
- SEC # SECTION No.
- SDE STORM DRAIN EASEMENT
- SLE SANITARY SEWER EASEMENT
- SOT SIGHT DISTANCE TRIANGLE
- T # TOWNSHIP LINE No.
- TOF TOWN OF FLORENCE
- UVT UNRESTRICTED VIEW TRIANGLE
- VW VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT

LOT NO.	SQ. FT.	ACRES
1	5,129	0.1177
2	5,130	0.1178
3	5,130	0.1178
4	5,130	0.1178
5	5,130	0.1178
6	5,809	0.1334
7	7,121	0.1635
8	5,402	0.1470
9	6,648	0.1526
10	8,104	0.1860
11	8,179	0.1878
12	9,821	0.2255
13	5,135	0.1179
14	5,130	0.1178
15	5,130	0.1178
16	5,130	0.1178
17	5,130	0.1178
18	5,130	0.1178
19	5,130	0.1178
20	5,130	0.1178
21	5,123	0.1176

LINE	BEARING	DISTANCE
L1	S00°15'59"E	34.00'
L2	N33°46'28"E	19.00'
L5	N01°17'17"W	48.55'
L6	N88°42'43"E	25.00'
L7	N01°17'17"W	48.92'
L8	N00°16'22"W	12.39'
L9	N00°16'22"W	15.67'
L31	S02°30'52"E	35.04'
L32	N87°28'08"E	20.00'
L33	S02°30'52"E	35.03'

CURVE LENGTH	RADIUS	DELTA	TANGENT	
C1	39.27'	25.00'	89°59'58"	25.00'
C2	33.21'	25.00'	78°08'48"	19.57'
C3	6.06'	25.00'	13°53'11"	3.04'
C4	39.27'	25.00'	90°00'01"	25.00'
C5	28.86'	25.00'	68°11'26"	16.29'
C6	10.39'	25.00'	23°48'36"	5.27'
C7	60.53'	50.00'	69°22'01"	34.60'
C8	24.82'	50.00'	28°26'44"	12.67'
C9	35.71'	50.00'	40°55'17"	18.66'
C10	239.38'	55.00'	249°22'01"	78.48'
C11	35.51'	55.00'	36°59'37"	18.40'
C12	18.29'	55.00'	19°02'59"	9.23'
C13	33.38'	55.00'	34°46'39"	17.22'
C14	32.78'	55.00'	34°09'03"	16.89'
C15	32.78'	55.00'	34°09'03"	16.89'
C16	29.62'	55.00'	30°51'21"	15.18'
C17	11.54'	55.00'	12°01'51"	5.79'
C18	25.22'	55.00'	26°16'33"	12.84'
C19	20.24'	55.00'	21°05'18"	10.24'
C150	12.13'	1526.00'	0°27'19"	6.06'
C151	20.00'	1526.00'	0°45'04"	10.00'
C152	16.98'	1526.00'	0°38'15"	8.49'
C159	20.00'	1526.00'	0°45'03"	10.00'
C160	38.66'	1526.00'	1°27°05"	19.33'



211-02-005 WASTE WATER TREATMENT PLANT (WWTTP) FEE No. 2005-184048 NOT A PART

20' JU REUSE WATERLINE EASEMENT 2012-037997

WELL #2 AND TANK SITE (2008-075151, POR)

INTERSECTION OF HUNT HIGHWAY & AMERICAN WAY

HUNT HIGHWAY PHASES 1 & 3 FEE NO. 2009-106947, POR

MATCHLINE SEE SHEET 4

**D.R. HORTON, INC.**  
**ANTHEM AT MERRILL RANCH**  
**FINAL PLAT**  
**UNIT 33**

SITUATED WITHIN THE SW QUARTER OF SEC 25, T4S, R9E, OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA.

**UNIT 33**  
**LAYOUT**  
**SHEET 3 OF 8**

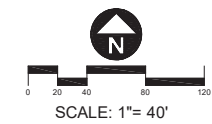
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 CHECKED BY: JWW  
 PLOTTED BY: JWW  
 SCALE: 1"=40'

VERSION 3



DATE: OCTOBER 4, 2010  
 DESIGNED BY: MDC  
 DRAWN BY: JWW  
 CHECKED BY: JWW  
 PLOTTED BY: JWW  
 SCALE: FINAL PLAT

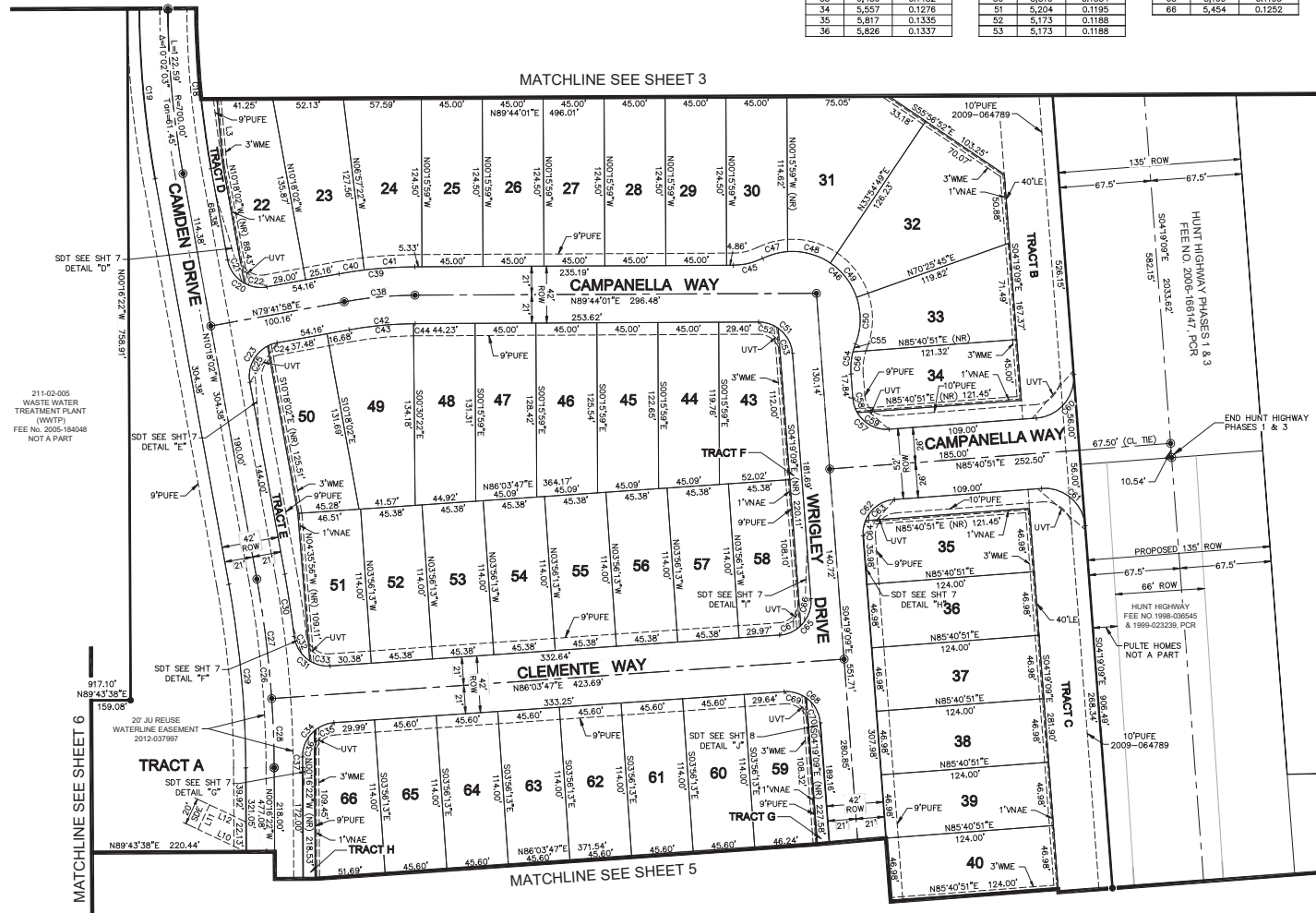




LOT TABLE		
LOT NO.	SQ. FT.	ACRES
22	6,156	0.1413
23	6,275	0.1441
24	6,288	0.1444
25	5,603	0.1286
26	5,603	0.1286
27	5,603	0.1286
28	5,603	0.1286
29	5,603	0.1286
30	5,419	0.1244
31	8,462	0.1943
32	8,572	0.1974
33	6,456	0.1482
34	5,557	0.1276
35	5,817	0.1335
36	5,826	0.1337

LOT TABLE (CONT.)		
LOT NO.	SQ. FT.	ACRES
37	5,826	0.1337
38	5,826	0.1337
39	5,826	0.1337
40	5,826	0.1337
43	5,630	0.1292
44	5,454	0.1252
45	5,594	0.1282
46	5,714	0.1312
47	5,844	0.1342
48	5,989	0.1375
49	7,074	0.1624
50	5,810	0.1334
51	5,204	0.1195
52	5,173	0.1188
53	5,173	0.1188

LOT TABLE (CONT.)		
LOT NO.	SQ. FT.	ACRES
54	5,173	0.1188
55	5,173	0.1188
56	5,173	0.1188
57	5,173	0.1188
58	5,186	0.1191
59	5,199	0.1194
60	5,199	0.1193
61	5,199	0.1193
62	5,199	0.1193
63	5,199	0.1193
64	5,199	0.1193
65	5,199	0.1193
66	5,454	0.1252



211-02-005  
WASTE WATER  
TREATMENT PLANT  
(WWT)  
FEE NO. 2005-18048  
NOT A PART

20 JU REUSE  
WATERLINE EASEMENT  
2012-03796

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 5

LINE TABLE		
LINE	BEARING	DISTANCE
L3	N05°10'25"W	49.03'
L10	N64°54'12"W	39.25'
L11	N25°05'48"E	20.00'
L12	N64°54'12"W	29.77'

CURVE TABLE			
SURVEY LENGTH	RADIUS	DELTA	TANGENT
C19	118.81'	679.00'	1002.03'
C19	126.27'	721.00'	1002.03'
C20	39.27'	25.00'	90.00'00"
C21	21.91'	25.00'	50.1229'
C22	17.36'	25.00'	39.4731'
C23	39.27'	25.00'	90.00'00"
C24	7.64'	25.00'	17.9001'
C25	31.63'	25.00'	72.2259'
C26	140.01'	800.00'	1001.40'
C27	88.85'	800.00'	621.49'
C28	51.16'	800.00'	339.51'
C29	136.34'	779.00'	1001.40'
C30	46.52'	821.00'	314.48'
C31	37.91'	25.00'	86.5259'
C32	21.99'	25.00'	50.2413'
C33	15.92'	25.00'	36.2946'
C34	37.91'	25.00'	86.5259'
C35	15.71'	25.00'	36.0045'
C36	22.20'	25.00'	50.2414'
C37	7.84'	891.00'	0.3250'
C38	52.54'	300.00'	1002.03'
C39	56.22'	321.00'	1002.03'
C40	18.74'	321.00'	323.40'
C41	19.48'	321.00'	6.4123'
C42	48.86'	279.00'	1002.03'
C43	47.69'	279.00'	947.40'
C44	1.17'	279.00'	0.4423'
C45	22.55'	50.00'	25.5031'
C46	120.11'	50.00'	137.3752'
C47	19.10'	50.00'	21.5325'
C48	33.28'	50.00'	39.7454'
C49	32.50'	50.00'	37.1439'
C50	35.23'	50.00'	40.2154'
C51	37.50'	29.00'	85.9650'
C52	15.90'	25.00'	35.4421'
C53	21.91'	25.00'	50.1229'
C54	22.55'	50.00'	25.5031'
C55	6.10'	50.00'	6.9927'
C56	16.45'	50.00'	18.5104'
C57	39.27'	25.00'	90.00'00"
C58	11.39'	25.00'	26.0614'
C59	27.85'	25.00'	63.3344'
C60	47.12'	30.00'	90.00'00"
C61	47.12'	30.00'	90.00'00"
C62	39.27'	25.00'	90.00'00"
C63	27.85'	25.00'	63.3344'
C64	11.39'	25.00'	26.0614'
C65	39.44'	25.00'	90.2255'
C66	21.91'	25.00'	50.1229'
C67	17.63'	25.00'	40.0126'
C68	39.10'	25.00'	89.3705'
C69	17.20'	25.00'	39.2435'
C70	21.91'	25.00'	50.1229'

SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
- REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)

LINE LEGEND

- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- TERMINAL POINT ON ROW
- EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.

ABBREVIATIONS

- (AC) ACRE
- (R) RADIUS
- (BC) BRASS CAP
- (BK) BOOK
- (BO) BASIS OF BEARING
- (CMU) CONCRETE MASONRY UNIT
- (DKT) DCKET
- (FND) FOUND MONUMENT
- (GEN) GENERAL LAND OFFICE
- (LE) LANDSCAPE EASEMENT
- (LSP) LAND SURVEYORS REGISTRATION No.
- (M) MEASURED
- (MOL) MORE OR LESS
- (NO ID) NO IDENTIFICATION, (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- (NTS) NOT TO SCALE
- (PCR) PINAL COUNTY RECORDER
- (PG) PAGE
- (POB) POINT OF BEGINNING
- (PUFE) PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- (R) RANGE LINE No. EAST
- (RB) RADIAL BEARING
- (ROW) RIGHT OF WAY
- (SEC) SECTION No.
- (SDE) STORM DRAIN EASEMENT
- (SSE) SANITARY SEWER EASEMENT
- (SDT) SIGHT DISTANCE TRIANGLE
- (T) TOWNSHIP LINE, No. SOUTH
- (TOW) TOWN OF FLORENCE
- (UN) UNRESTRICTED VIEW TRIANGLE
- (VUE) VEHICULAR NON-ACCESS EASEMENT
- (WME) WALL MAINTENANCE EASEMENT



DATE:	OCTOBER 4, 2010
DESIGNED BY:	MOG
DRAWN BY:	GTWFF
CHECKED BY:	JWW
PROJECT:	
CODE:	FINAL PLAT



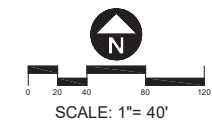
D.R. HORTON, INC.  
ANTHEM AT MERRILL RANCH  
FINAL PLAT  
UNIT 33

SITUATED WITHIN THE SW QUARTER OF SEC 25, T4S, R9E, OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA.

UNIT 33  
LAYOUT  
SHEET 4 OF 8

VERSION 3





SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
- QUARTER CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
- CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
- REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)
- LINE LEGEND
  - BREAK LINE
  - GENERAL LINE OF ROADWAY
  - EASEMENT LINE
  - PLAT BOUNDARY
  - PROPERTY LINE
  - ROW
  - SECTION LINE
  - TERMINAL POINT ON ROW
  - EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING

ABBREVIATIONS

- (AC) ACRE
- (AL) ALUMINUM CAP
- (BC) BRASS CAP
- (B) BOOK
- (BMB) BASIS OF BEARING
- (CMU) CONCRETE MASONRY UNIT
- (DCT) DOCKET
- (FND) FOUND MONUMENT
- (GL) GENERAL LAND OFFICE
- (LE) LANDSCAPE EASEMENT
- (LS#) LAND SURVEYORS REGISTRATION No.
- (M) MEASURED
- (MOL) MORE OR LESS
- (NO ID) NO IDENTIFICATION, (NO LS No.)
- (NR) INDICATES LINE IS NOT NOT TO SCALE
- (NTS) RADIAL TO CURVE
- (PC) POINT OF BEGINNING
- (POB) PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- (R) RANGE LINE, NO. EAST
- (RB) RADIAL BEARING
- (RW) RIGHT OF WAY
- (SEC) SECTION No.
- (SDE) STORM DRAIN EASEMENT
- (SSE) SANITARY SEWER EASEMENT
- (SIT) SIGHT DISTANCE TRIANGLE
- (T) TOWNSHIP LINE, No. SOUTH
- (TOW) TOWN OF FLORENCE
- (TR) UNRESTRICTED VIEW TRIANGLE
- (VIA) VEHICULAR NON-ACCESS EASEMENT
- (WME) WALL MAINTENANCE EASEMENT



DATE: OCTOBER 4, 2010  
 DESIGNED BY: MDC  
 DRAWN BY: BTWFF  
 CHECKED BY: JWW  
 PROJECT: ANTHEM AT MERRILL RANCH UNIT 33  
 CODE: FINAL PLAT  
 REVISIONS:

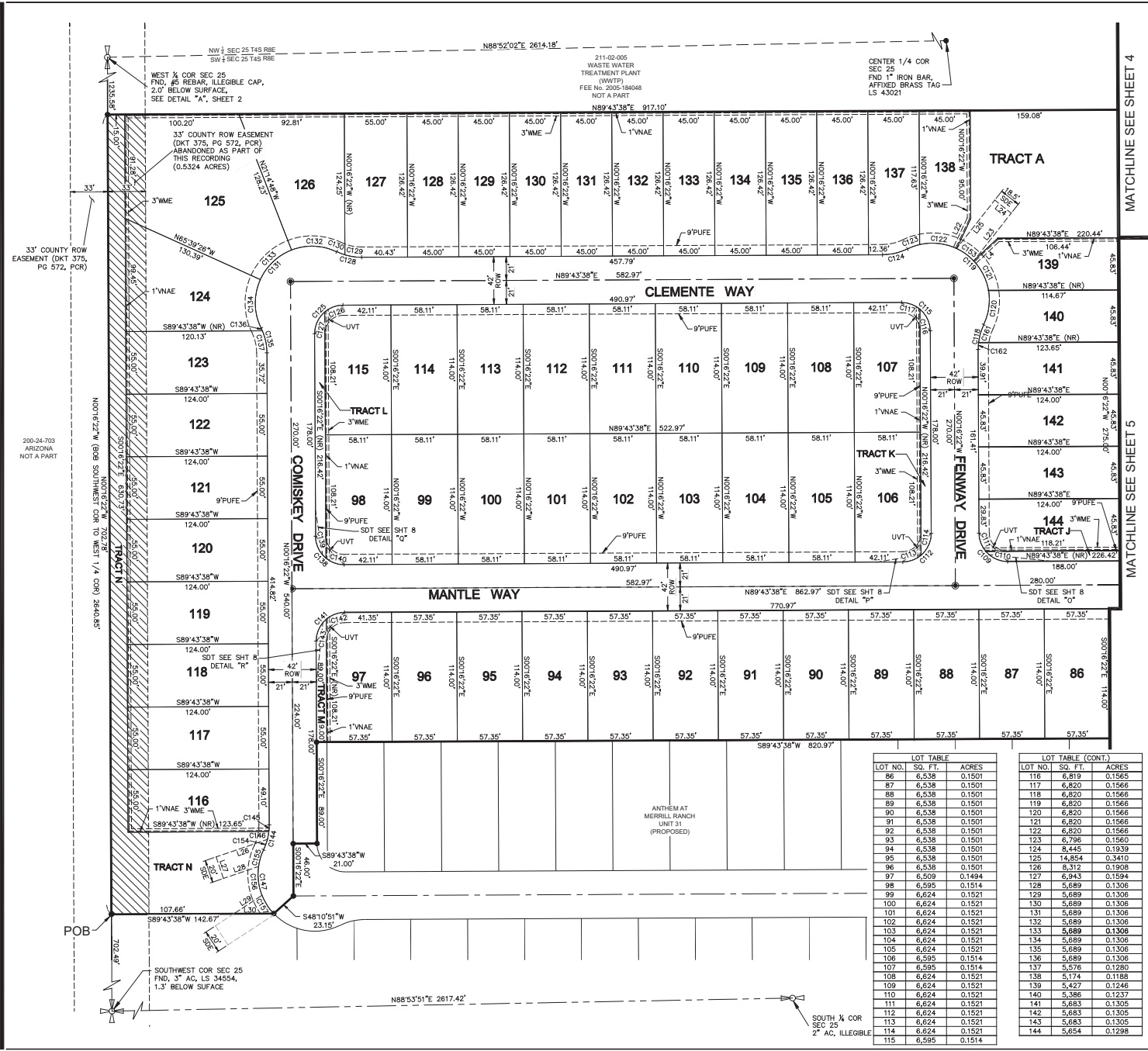


D.R. HORTON, INC.  
 ANTHEM AT MERRILL RANCH  
 FINAL PLAT  
 UNIT 33

SITUATED WITHIN THE SW QUARTER OF SEC 25, T4S, R9E, OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA.

UNIT 33  
 LAYOUT SHEET 6 OF 8

DATE: OCTOBER 4, 2010  
 DESIGNED BY: MDC  
 DRAWN BY: BTWFF  
 CHECKED BY: JWW  
 PROJECT: ANTHEM AT MERRILL RANCH UNIT 33  
 CODE: FINAL PLAT  
 REVISIONS:



MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 5

LINE TABLE

LINE	BEARING	DISTANCE
L1	N46°33'27"E	28.93'
L2	N25°13'03"E	29.12'
L23	N38°11'56"E	53.39'
L24	S51°48'04"E	18.50'
L25	N38°11'56"E	54.14'
L26	S71°09'01"W	47.57'
L27	N18°50'59"W	20.00'
L28	S71°09'01"W	32.59'
L29	N56°45'28"E	29.56'
L30	N89°43'38"E	35.01'

CURVE TABLE

CURVE LENGTH	RADIUS	DELTA	TANGENT	
C109	39.27'	25.00'	90°00'00"	25.00'
C110	21.91'	25.00'	50°12'29"	11.71'
C111	17.36'	25.00'	39°47'31"	9.05'
C112	39.27'	25.00'	90°00'00"	25.00'
C113	17.36'	25.00'	39°47'31"	9.05'
C114	21.91'	25.00'	50°12'29"	11.71'
C115	39.27'	25.00'	90°00'00"	25.00'
C116	21.91'	25.00'	50°12'29"	11.71'
C117	17.36'	25.00'	39°47'31"	9.05'
C118	22.55'	50.00'	25°50'31"	11.47'
C119	123.64'	50.00'	141°41'02"	143.92'
C120	30.75'	50.00'	35°14'32"	15.88'
C121	29.47'	50.00'	33°44'10"	15.18'
C122	33.28'	50.00'	38°08'23"	17.28'
C123	11.51'	50.00'	13°11'33"	5.78'
C124	22.55'	50.00'	25°50'31"	11.47'
C125	39.27'	25.00'	90°00'00"	25.00'
C126	17.36'	25.00'	39°47'31"	9.05'
C127	21.91'	25.00'	50°12'29"	11.71'
C128	22.55'	50.00'	25°50'31"	11.47'
C129	14.78'	50.00'	16°56'29"	7.45'
C130	7.77'	50.00'	8°54'02"	3.89'
C131	123.64'	50.00'	141°41'02"	143.92'
C132	40.85'	50.00'	46°46'57"	21.65'
C133	38.78'	50.00'	44°24'38"	20.41'
C134	44.03'	50.00'	50°27'27"	23.56'
C135	22.55'	50.00'	25°50'31"	11.47'
C136	2.78'	50.00'	3°09'38"	1.38'
C137	19.79'	50.00'	22°40'53"	10.03'
C138	39.27'	25.00'	90°00'00"	25.00'
C139	21.91'	25.00'	50°12'29"	11.71'
C140	17.36'	25.00'	39°47'31"	9.05'
C141	39.27'	25.00'	90°00'00"	25.00'
C142	17.36'	25.00'	39°47'31"	9.05'
C143	21.91'	25.00'	50°12'29"	11.71'
C144	22.55'	50.00'	25°50'31"	11.47'
C145	5.91'	50.00'	6°46'26"	2.96'
C146	7.02'	50.00'	8°02'20"	3.51'
C147	60.43'	50.00'	90°14'36"	54.52'
C153	18.62'	50.00'	21°20'23"	9.42'
C154	9.62'	50.00'	11°01'45"	4.83'
C155	15.45'	50.00'	17°42'34"	7.79'
C156	25.80'	50.00'	29°32'54"	13.19'
C157	19.17'	50.00'	21°58'08"	9.70'
C161	16.62'	50.00'	19°02'22"	8.36'
C162	5.94'	50.00'	6°48'09"	2.97'

LOT TABLE

LOT NO.	SQ. FT.	ACRES
86	6,538	0.1501
87	6,538	0.1501
88	6,538	0.1501
89	6,538	0.1501
90	6,538	0.1501
91	6,538	0.1501
92	6,538	0.1501
93	6,538	0.1501
94	6,538	0.1501
95	6,538	0.1501
96	6,538	0.1501
97	6,509	0.1494
98	6,595	0.1514
99	6,624	0.1521
100	6,624	0.1521
101	6,624	0.1521
102	6,624	0.1521
103	6,624	0.1521
104	6,624	0.1521
105	6,624	0.1521
106	6,595	0.1514
107	6,595	0.1514
108	6,624	0.1521
109	6,624	0.1521
110	6,624	0.1521
111	6,624	0.1521
112	6,624	0.1521
113	6,624	0.1521
114	6,624	0.1521
115	6,595	0.1514

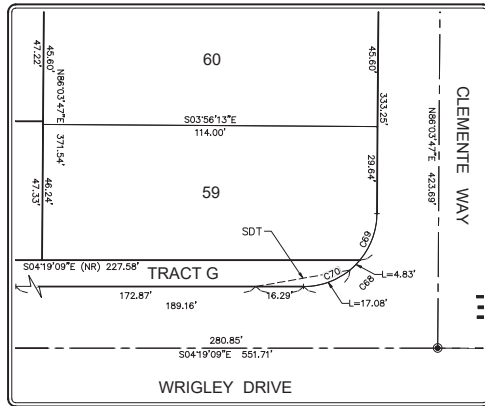
LOT TABLE (CONT.)

LOT NO.	SQ. FT.	ACRES
116	6,819	0.1565
117	6,820	0.1566
118	6,820	0.1566
119	6,820	0.1566
120	6,820	0.1566
121	6,820	0.1566
122	6,820	0.1566
123	6,796	0.1560
124	6,445	0.1395
125	14,654	0.3410
126	8,312	0.1908
127	6,943	0.1594
128	5,889	0.1306
129	5,889	0.1306
130	5,889	0.1306
131	5,889	0.1306
132	5,889	0.1306
133	5,889	0.1306
134	5,889	0.1306
135	5,889	0.1306
136	5,889	0.1306
137	5,576	0.1280
138	5,174	0.1188
139	5,427	0.1246
140	5,386	0.1237
141	5,682	0.1305
142	5,683	0.1305
143	5,683	0.1305
144	6,654	0.1298

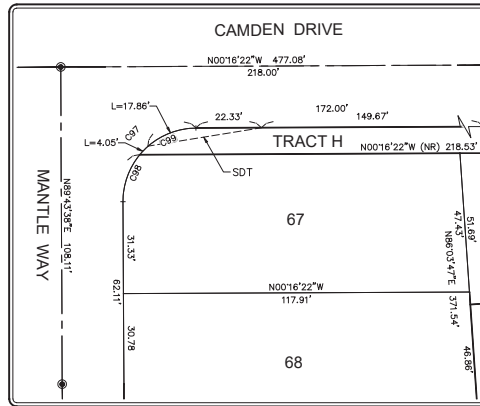
VERSION 3



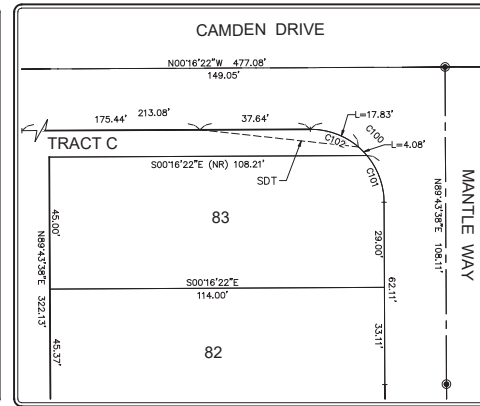




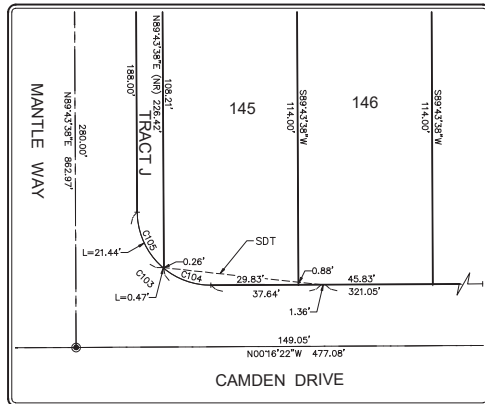
DETAIL "J" SCALE: 1"=20'



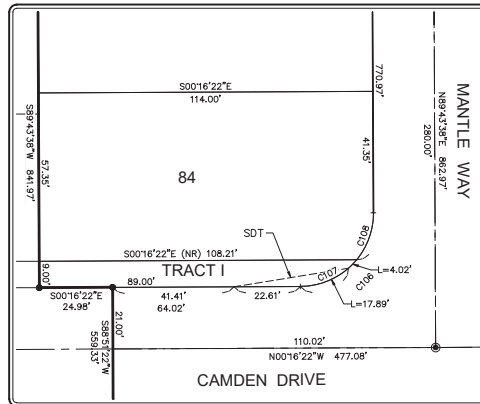
DETAIL "K" SCALE: 1"=20'



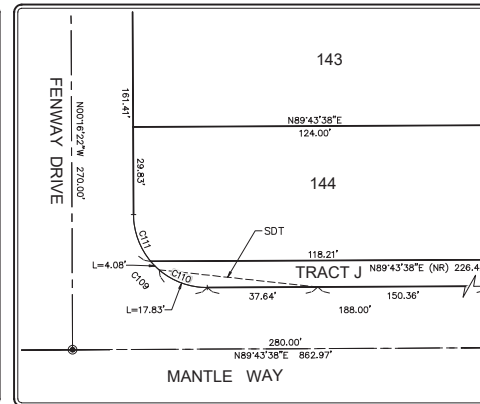
DETAIL "L" SCALE: 1"=20'



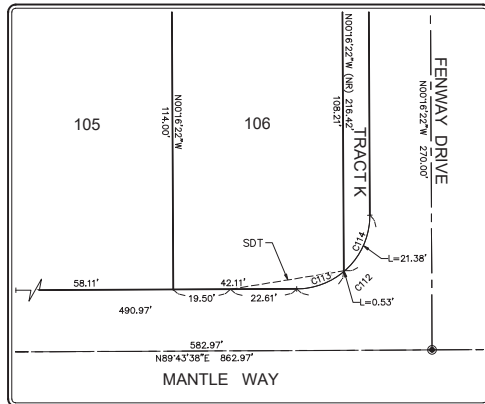
DETAIL "M" SCALE: 1"=20'



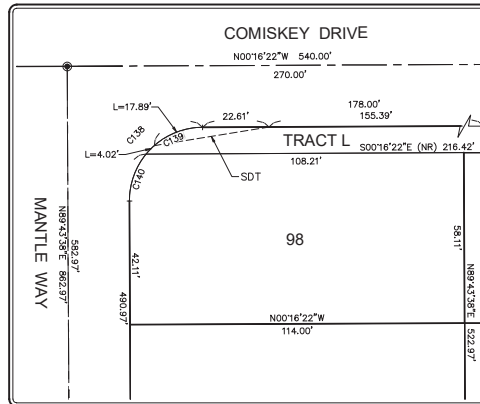
DETAIL "N" SCALE: 1"=20'



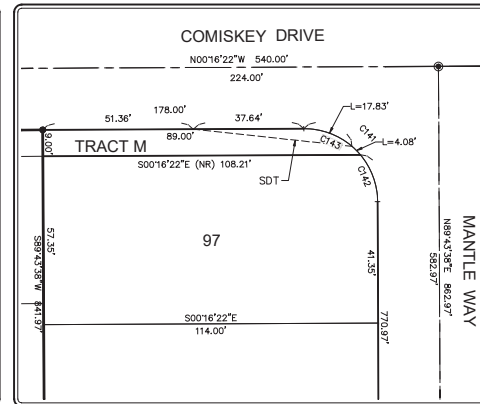
DETAIL "O" SCALE: 1"=20'



DETAIL "P" SCALE: 1"=20'



DETAIL "Q" SCALE: 1"=20'



DETAIL "R" SCALE: 1"=20'

RECORDER

SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
- REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)

LINE LEGEND

- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY LINE
- PROPERTY LINE
- ROW
- SECTION LINE
- TERMINAL POINT ON ROW INDICATES THAT PORTION OF THE 33' COUNTY ROW IS TO BE ABANDONED AS PART OF THIS RECORDING.

ABBREVIATIONS

- (AC) ACRE
- AL ALUMINUM CAP
- BC BRASS CAP
- BO BOOK
- BOB BASIS OF BEARING
- CMU CONCRETE MASONRY UNIT
- DKT DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- LE LANDSCAPE EASEMENT
- LS# LAND SURVEYORS REGISTRATION No.
- (M) MEASURED
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION, (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- NTS NOT TO SCALE
- PCR FINAL COUNTY RECORDER
- PG PAGE
- POB POINT OF BEGINNING
- PUIFE PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- (R) RECORDS
- R# RANGE LINE No. EAST
- (RB) RADIAL BEARING
- RTW RIGHT OF WAY
- SEC# SECTION No.
- SDE STORM DRAIN EASEMENT
- SLE SLIP
- SSE SANITARY SEWER EASEMENT
- SDT SIGHT DISTANCE TRIANGLE
- T# & S TOWNSHIP LINE No. SOUTH
- TOP TOWN OF FLORENCE
- UNV UNRESTRICTED VIEW TRIANGLE
- VIA VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT



DATE:	OCTOBER 4, 2010
DESIGNED BY:	MSG
DRAWN BY:	STWFF
REVIEWED BY:	JWW
PROJECT:	
SCALE:	FINAL PLAT



REVISION:	

D.R. HORTON, INC.  
ANTHEM AT MERRILL RANCH  
FINAL PLAT  
UNIT 33

SITUATED WITHIN THE SW QUARTER OF SEC 25, T4S, R1E, OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA.

UNIT 33  
SDT DETAILS  
SHEET 8 OF 8



## TOWN OF FLORENCE COUNCIL ACTION FORM

### AGENDA ITEM 11d.

**MEETING DATE:** December 16, 2019

**DEPARTMENT:** Community Development

**STAFF PRESENTER:** Larry C. Harmer, Director

**SUBJECT:** Resolution Nos. 1724-19, 1725-19, and 1726-19:  
Final Plat for Anthem at Merrill Ranch Unit 47, 49 and 51

- Action
- Information Only
- Public Hearing
- Resolution
- Ordinance
  - Regulatory
  - 1<sup>st</sup> Reading
  - 2<sup>nd</sup> Reading
- Other

#### **STRATEGIC PLAN REFERENCE:**

- Community Vitality     Economic Property     Leadership and Governance
- Partnership and Relationships     Transportation and Infrastructure
- Statutory     None

#### **RECOMMENDED MOTION/ACTION:**

Approval of the Final Plats for Franklin, Anthem at Merrill Ranch Units 47, 49 and 51.

Resolution No. 1724-19: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM AT MERRILL RANCH UNIT 47; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.

Resolution No. 1725-19: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM AT MERRILL RANCH UNIT 49; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.

Resolution No. 1726-19: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM AT MERRILL RANCH UNIT 51; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.

#### **BACKGROUND/DISCUSSION:**

Continued development of the Anthem community will enhance the overall area and the Hunt Highway corridor, as well as help encourage development throughout the Town. Each unit within the Anthem at Merrill Ranch (AMR) Planned Unit Development (PUD) will include and replicate what has been previously approved within the Anthem community.

- The PUD document amended April 2008, on pages 3, 15 and 30 allows for a build out of 11,172 dwelling units in the Anthem community; however, the latest estimates, due to topographic conditions east of Felix Road and reduction in lots throughout AMR, project build out in the range of 9,000 dwelling units may occur community wide.
- On page 3, the AMR PUD allows for low and medium density single family homes.
- Page 10 of the AMR PUD states: “The maximum overall density of the PUD is 3.5 dwelling units per gross acre.” This translates that some units will be below the 3.5 du/ac and some units will be above 3.5 du/ac.

### UNIT 47

AMR Unit 47 is 36.05 acres and includes 117 single-family residential lots with three points of ingress/egress into the subdivision. Access points for this unit will be through proposed subdivision Unit 51 to the north, Hunt Highway to the east, and Comiskey Road to the east. The average lot area within Unit 47 is 6,209 square feet. The proposed density of this subdivision is 3.25 dwelling units per acre. This subdivision expands the current and planned network of green belts and walking trails for Anthem at Merrill Ranch with 13.61 acres dedicated to open space within the unit. The zoning for this Final Plat is PUD (R-1).



LOCATION MAP

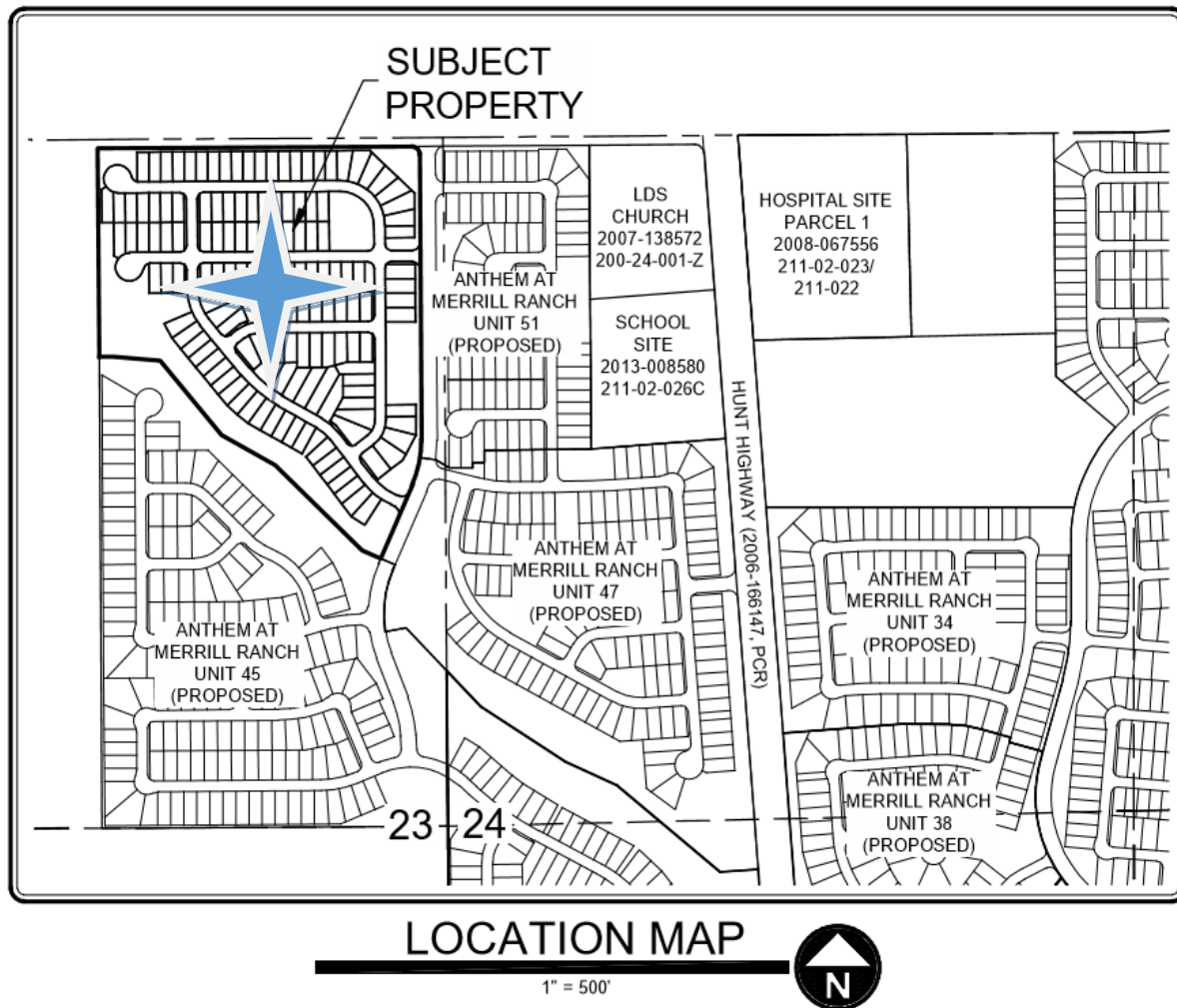
SHEET INDEX

1" = 500'



## UNIT 49

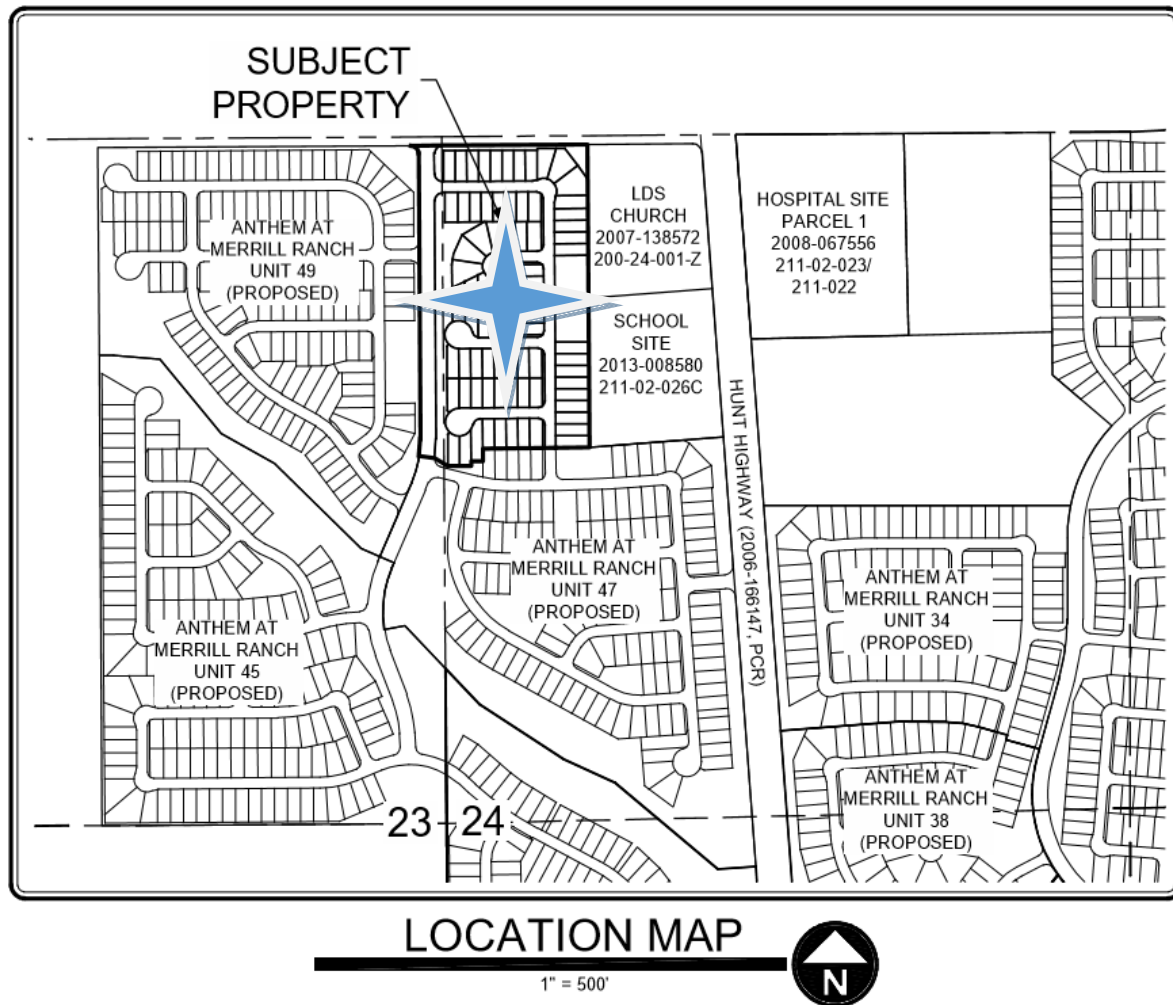
AMR Unit 49 is 33.04 acres and includes 100 and 142 single-family residential lots with two points of ingress/egress into the subdivision. Access points to the unit will be east on Comiskey Road. The average lot area within Unit 49 is 5,621 square feet. The proposed density of this subdivision is 4.29 dwelling units per acre. This subdivision expands the current and planned network of green belts and walking trails with 9.21 acres dedicated to open space. The zoning for this Final Plat is PUD (R-1).





## UNIT 51

AMR Unit 51 is 17.64 acres and includes 78 single-family residential lots with two points of ingress/egress into the subdivision. The two access points to the unit will be to the west on Comiskey Road and to the south into Unit 47. The average lot area within Unit 51 is 5,734 square feet. The proposed density of this subdivision is 4.42 dwelling units per acre. This subdivision expands the current and planned network of green belts and walking trails with 2.92 acres dedicated to open space and parks. The zoning for this Final Plat is PUD (R-1).



## CIRCULATION

All local streets in AMR are now designed and will be constructed with a 42-foot-wide right-of-way, which is consistent with the AMR PUD zoning. Each plat has two access points for ingress and egress. These access points connect the units with surrounding arterials, collectors and adjacent units. In addition to vehicle circulation within the plats, there is a network of community trails and greenbelts that will connect each unit with open space amenities throughout Anthem.

**A VOTE OF NO WOULD MEAN:**

That Council has rejected the Final Plat for any reason whatsoever, the reasons therefore shall be recorded in the minutes pursuant to Section 150.233 (B). The applicant would be required to return to the final plat process with the new revisions.

**A VOTE OF YES WOULD MEAN:**

The Final Plats for Anthem at Merrill Ranch, Units 47, 49 and 51 are approved and will be recorded with the office of the Pinal County Recorder.

**FINANCIAL IMPACT:**

Franklin 643, LLC. will be responsible to construct the roadways and infrastructure within this subdivision to Town standards and will maintain the roadways until the end of the construction warranty period.

Development of this subdivision allows for continued rooftop development and population growth within the Town of Florence, which subsequently will facilitate new employment and commercial opportunities.

**ATTACHMENTS:**

Resolution No. 1724-19  
Final Plats for Anthem at Merrill Ranch Units 47

Resolution No. 1725-19  
Final Plats for Anthem at Merrill Ranch Units 49

Resolution No. 1726-19  
Final Plats for Anthem at Merrill Ranch Units 51

**RESOLUTION NO. 1724-19**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM AT MERRILL RANCH UNIT 47; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.**

**WHEREAS**, the Final Plat Anthem at Merrill Ranch Unit 47 is consistent with the approved Anthem at Merrill Ranch Planned Unit Development; and

**WHEREAS**, the Preliminary Plat for Anthem at Merrill Ranch Unit 47 was approved by the Planning and Zoning Commission on November 7, 2019.

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

1. Approve the Final Plat for Anthem at Merrill Ranch Unit 47 subject to Developer/Owner's compliance with all applicable laws and ordinances.

**PASSED AND ADOPTED** by the Mayor and Council of the Town of Florence, Arizona, this 16th day of December 2019.

\_\_\_\_\_  
Tara Walter, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

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

\_\_\_\_\_  
Clifford L. Mattice, Town Attorney

# FINAL PLAT ANTHEM AT MERRILL RANCH UNIT 47 (TOWN OF FLORENCE, AZ)

SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 23 AND THE WEST HALF OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

## DECLARATION, TITLE WARRANTY AND DEDICATION

STATE OF ARIZONA }  
COUNTY OF PINAL } ss.

KNOW ALL MEN BY THESE PRESENTS:

FRANKLIN 643, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, (HEREINAFTER REFERRED TO IN THIS PLAT AS THE "MASTER DEVELOPER"), AS OWNER HAS SUBDIVIDED UNDER THE NAME ANTHEM AT MERRILL RANCH - UNIT 47, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 23 AND THE WEST HALF OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AND HEREBY DECLARES THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY.

THE "MASTER DEVELOPER" IS THE OWNER OF FEE TITLE IN: (A) THE PROPERTY BEING DEDICATED ON THIS PLAT TO THE PUBLIC FOR PURPOSES AND ALL INCIDENTALS THEREON; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. THE "MASTER DEVELOPER" HEREBY WARRANTS TO TOWN OF FLORENCE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS.

STREET RIGHT-OF-WAY SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ANTHEM PARKSIDE AT MERRILL RANCH COMMUNITY ASSOCIATION OR THE ABUTTING PROPERTY OWNER.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE VEHICULAR NON-ACCESS EASEMENTS PROHIBITING VEHICULAR INGRESS AND EGRESS ARE HEREBY DEDICATED TO THE PUBLIC UPON ALL LOTS ADJACENT TO DRAINAGE EASEMENTS, TRACTS, OR FACILITIES AND/OR ADJACENT TO ARTERIAL OR COLLECTOR STREETS.

AS DESIGNATED ON THIS PLAT, THREE FOOT WIDE WALL MAINTENANCE EASEMENTS GRANTING ACCESS TO CONSTRUCT AND MAINTAIN OR REPAIR WALLS AND WALL FOOTINGS WITHIN THE WALL MAINTENANCE EASEMENT IS DEDICATED TO THE ANTHEM PARKSIDE AT MERRILL RANCH COMMUNITY ASSOCIATION, INC.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M and N AND/OR THOSE AREAS DESIGNATED AS SUCH HEREON. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENTS WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE ANTHEM PARKSIDE AT MERRILL RANCH COMMUNITY ASSOCIATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENTS, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE EASEMENTS ARE LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE EASEMENTS, AND CHARGE THE ANTHEM PARKSIDE AT MERRILL RANCH COMMUNITY ASSOCIATION THE COST OF THE MAINTENANCE. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.

PUBLIC UTILITY FACILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGHOUT THOSE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, ELECTRIC, AND TELECOMMUNICATIONS. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY FACILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

IN WITNESS WHEREOF:

FRANKLIN 643, LLC, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION

PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FRANKLIN 643, LLC, AN ARIZONA LIMITED LIABILITY COMPANY;

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED,

\_\_\_\_\_, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_.

## MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2

NOTWITHSTANDING THE FOREGOING, THE OWNER OF THE REAL PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, [COLLECTIVELY WITH PREDECESSORS AND SUCCESSORS AND THEIR ASSIGNS PURSUANT TO THE HERINAFTER DESCRIBED DEVELOPMENT AGREEMENT, THE "OWNERS"], HEREBY RESERVE AN INTEREST IN ANY OF THE FOREGOING REAL PROPERTY UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE" AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, HAS BEEN OR IS TO BE CONSTRUCTED. EXCEPT IF RELEASED PRIOR HERETO AS HERINAFTER DESCRIBED, SUCH INTEREST IS, IF THE OWNERS BECOME A PARTY TO THE DEVELOPMENT AGREEMENT, TO BE ACQUIRED PURSUANT TO A DEVELOPMENT AGREEMENT, ORIGINALLY DATED DECEMBER 1, 2005, AND AS THEREBY AMENDED AFTER, AMONG THE OWNERS, THE TOWN OF FLORENCE, ARIZONA (THE "MUNICIPALITY") AND MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2, AMONG OTHERS. SUCH DISTRICT WILL ACQUIRE SUCH PUBLIC INFRASTRUCTURE PURSUANT TO SUCH DEVELOPMENT AGREEMENT. (SUCH INTEREST IS LIMITED TO ONE NECESSARY TO ACCOMMODATE THE FINANCING OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE (INCLUDING OF SUCH INTEREST IN SUCH REAL PROPERTY) PURSUANT TO SUCH DEVELOPMENT AGREEMENT). SUCH INTEREST IS TO BE RELEASED UPON THE EARLIER OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE, ONLY BY SUCH DISTRICT PURSUANT TO SUCH DEVELOPMENT AGREEMENT AND DECEMBER 31, 2038.



LOCATION MAP

## SHEET INDEX

SHEET NO.	CONTENTS
1	COVER SHEET
2	INDEX MAP/LEGAL DESCRIPTION
3	UNIT 47 LAYOUT
4	UNIT 47 LAYOUT
5	UNIT 47 LAYOUT
6	UNIT 47 LAYOUT
7	UNIT 47 LAYOUT
8	UNIT 47 LAYOUT
9	UNIT 47 SDT DETAILS

## TRACT AREA TABLE

TRACT	AREA (AC)	USAGE
TRACT A	0.2127	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT & OPEN SPACE
TRACT B	0.0277	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT & OPEN SPACE
TRACT C	0.0441	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT, RETENTION BASIN & OPEN SPACE
TRACT D	0.8321	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT, RETENTION BASIN & OPEN SPACE
TRACT E	0.5589	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT, RETENTION BASIN & OPEN SPACE
TRACT F	0.0444	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT & OPEN SPACE
TRACT G	0.5007	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT, RETENTION BASIN & OPEN SPACE
TRACT H	0.0444	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT & OPEN SPACE
TRACT I	1.2824	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT, RETENTION BASIN & OPEN SPACE
TRACT J	0.0444	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT & OPEN SPACE
TRACT K	0.3638	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT, RETENTION BASIN & OPEN SPACE
TRACT L	0.0444	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT & OPEN SPACE
TRACT M	0.0208	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT & OPEN SPACE
TRACT N	0.0820	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT & OPEN SPACE

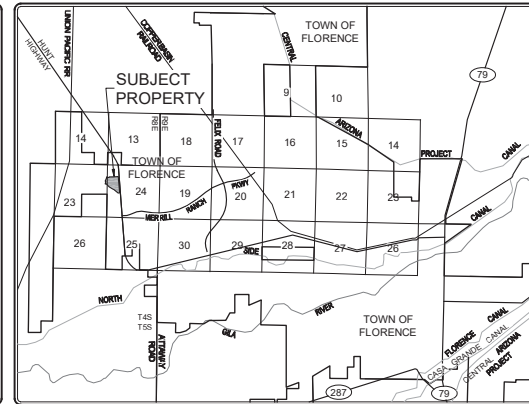
## COUNTY RIGHT-OF-WAY EASEMENT

### ABANDONED AS PART OF THIS RECORDING

PCR No.	AREA (AC)	USAGE
DKT 375, PG 572, POR	0.5898	COUNTY RIGHT-OF-WAY NE 1/4 SEC 23, T4S, R8E
DKT 375, PG 572, POR	0.6030	COUNTY RIGHT-OF-WAY NW 1/4 SEC 24, T4S, R8E

## GENERAL NOTES

1. ALL-WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.
2. ALL PROPOSED DWELLING UNITS SHALL BE SINGLE FAMILY, DETACHED.
3. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ANTHEM AT MERRILL RANCH.
4. PUBLIC UTILITY FACILITY EASEMENT WOULD BE LAND DEDICATED FOR INSTALLATION OF FACILITIES OVERHEAD AND UNDERGROUND, FURNISHED FOR USE BY THE PUBLIC. THIS TYPE OF EASEMENT MAY BE USED TO DEDICATE INGRESS TO PROPERTY, AS IN PRIVATE STREET SUBDIVISIONS. ALSO INCLUDED ARE IMPROVEMENTS SUCH AS STREETLIGHTS, TRAFFIC SIGNAL DEVICES, SIDEWALK, AND FLOOD CONTROL. THESE FACILITIES MAY BE OWNED AND OPERATED BY THE MUNICIPALITY OR DULY AUTHORIZED POLITICAL SUBDIVISION OF THE STATE OF ARIZONA.
5. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS, SIDEWALKS AND INSTALLATION OF STREET SIGNS.
6. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPED THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
7. ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN EASEMENTS DEDICATED FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF; NO TREES ARE ALLOWED.
8. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT (SEE SHEET 2 FOR DETAIL) OR THE INTERSECTION SIGHT DISTANCE TRIANGLE (SEE SHEET 8 FOR DETAILS).
9. TRACT, LOT AND PARCEL MONUMENTATION TO SET AT THE COMPLETION OF STREET PAVING.
10. ALL TRACTS THAT WILL NOT BE DEDICATED TO THE TOWN OF FLORENCE AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE TOWN OF FLORENCE, AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE COMMUNITY ASSOCIATION. THE COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
11. ALL PROPERTY LINES SHOWN INTERSECTING AN ARC ARE TO BE ASSUMED RADIAL, UNLESS NOTED AS NON-RADIAL (NR).
12. POSITIONAL TOLERANCE FOR WALLS COMMON TO TWO LOTS IS +/-1.00 FOOT FROM COMMON LOT LINE. WALLS COMMON TO A LOT AND A TRACT OR RIGHT-OF-WAY ARE TO BE WITHIN THE WALL MAINTENANCE EASEMENT.
13. DEVELOPMENT WITHIN THIS FINAL PLAT SHALL CONFORM WITH THE 2006 INTERNATIONAL FIRE CODE.
14. THIS FINAL PLAT REFLECTS THE UPDATED FEMA FLOOD ZONE CLASSIFICATION EFFECTIVE DECEMBER 4, 2007.
15. LOTS 95, 96, 103, 104 AND 117 CURRENTLY SHOWN TO BE WITHIN THE LIMITS OF THE FEMA FLOOD ZONE A (100-YR STORM EVENT) SHALL HAVE NO VERTICAL CONSTRUCTION UNTIL APPROVAL OF THE LDMR REVISING THE FLOOD ZONE TO AE AND ESTABLISHING NEW BOUNDARY LIMITS EXCLUDING THE LOTS.



VICINITY MAP

## BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST CORNER OF SECTION 24, (THE NORTHWEST CORNER BEING A AC, LS 17258, FOUND AND THE NORTH QUARTER CORNER BEING A 3" GLO BRASS CAP, FOUND), TOWNSHIP 4 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA; BEARING BEING N89°35'19"E. HORIZONTAL DISTANCE BETWEEN MONUMENTS BEING 2645.87'.

## WATER AND SEWER SERVICE CERTIFICATION

ANTHEM AT MERRILL RANCH UNIT 47 IS WITHIN THE SERVICE AREA OF JOHNSON UTILITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576, A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY JOHNSON UTILITIES DRINKING WATER SERVICE AGREEMENT. A COPY OF WHICH IS SUBMITTED WITH THIS PLAT. ON-SITE SANITARY SEWER DISTRIBUTION LINES WILL BE CONSTRUCTED BY THE DEVELOPER OF THIS SUBDIVISION AND OWNED AND MAINTAINED BY JOHNSON UTILITIES, L.L.C.

JOHNSON UTILITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, PERSONALLY

APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FORGING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_, NOTARY PUBLIC DATE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_.

## APPROVALS

BY ACCEPTANCE OF THIS PLAT, THE TOWN OF FLORENCE AGREES TO THE VACATION OR ABANDONMENT OF THE EASEMENTS DESCRIBED OR SHOWN HEREON AS BEING VACATED OR ABANDONED.

ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DEVELOPMENT SERVICES DIRECTOR  
TOWN OF FLORENCE, ARIZONA

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
TOWN ENGINEER  
TOWN OF FLORENCE, ARIZONA

APPROVED BY THE COUNCIL OF THE TOWN OF FLORENCE, ARIZONA, THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
TOWN CLERK

## RECORDER

STATE OF ARIZONA }  
COUNTY OF PINAL } ss.  
I hereby certify that the within instrument is filed in the official records of this County as Filed No. \_\_\_\_\_ Date: \_\_\_\_\_ Request of: \_\_\_\_\_ Witness my hand and official seal: Virginia Ross Pinal County Recorder By: \_\_\_\_\_ Pinal County Recorder Deputy

## DEVELOPER / OWNER

FRANKLIN 643, LLC  
5013 E. WASHINGTON ST. STE. 100  
PHOENIX, AZ 85034  
602.224-4503

## SURVEYOR

BAXTER DESIGN GROUP, LLC  
7500 N. DOBSON ROAD, SUITE 200  
SCOTTSDALE, AZ 85256  
480.818.6001

## LAND USE INFORMATION

GROSS AREA	36.0453 ACRES
OPEN SPACE	13.6091 ACRES
RIGHT-OF-WAY AREA	5.7891 ACRES
NET AREA	30.2562 ACRES
TOTAL LOTS	117
PROPOSED DENSITY	3,2459 D.U./AC.
ZONING	P.U.D. R-1

## UTILITIES AND SERVICES

GAS	SOUTHWEST GAS
SEWER	JOHNSON UTILITIES CO
WATER	ARIZONA PUBLIC SERVICE (APS)
ELECTRIC	COX/CENTURYLINK
SOLID WASTE DISPOSAL	TOWN OF FLORENCE
CABLE	COX/CENTURYLINK
POLICE	TOWN OF FLORENCE
POLICE DEPARTMENT	TOWN OF FLORENCE
FIRE	FIRE DEPARTMENT
SCHOOLS	FLORENCE UNIFIED SCHOOL DISTRICT



## SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE	JANUARY 28, 2018
CREATED BY	8200
ISSUED BY	8746F
REVISED BY	JWW
PROJECT CODE	FINAL PLAT

J.W. WEEKS, R.L.S. 43021  
BAXTER DESIGN GROUP, LLC  
7500 N. DOBSON ROAD, SUITE 200  
SCOTTSDALE, AZ 85256

## VERSION

## FRANKLIN 643, LLC ANTHEM AT MERRILL RANCH PRELIMINARY PLAT UNIT 47

SITUATED WITHIN THE NE 1/4 OF SEC 23 AND THE W 1/2 OF SEC 24, T4S, R8E, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, AZ

UNIT 47  
COVER SHEET  
SHEET 1 OF 9

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 23 AND THE WEST HALF OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER (FOUND AC, LS 17258) OF SAID SECTION 24, FROM WHICH POINT THE NORTH QUARTER CORNER (FOUND 3" GLO BRASS CAP) OF SAID SECTION 24 BEARS NORTH 89 DEGREES 35 MINUTES 19 SECONDS EAST (BASIS OF BEARING), A DISTANCE OF 2645.87 FEET; ALSO FROM WHICH THE WEST QUARTER CORNER (FOUND 3" GLO BRASS CAP) OF SAID SECTION 24 BEARS SOUTH 00 DEGREES 22 MINUTES 45 SECONDS EAST, A DISTANCE OF 2657.41;

THENCE SOUTH 00 DEGREES 22 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 1233.71 FEET;

THENCE SOUTH 89 DEGREES 37 MINUTES 15 SECONDS WEST, A DISTANCE OF 35.12 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 57 DEGREES 56 MINUTES 39 SECONDS EAST, A DISTANCE OF 58.76 FEET;

THENCE NORTH 89 DEGREES 35 MINUTES 19 SECONDS EAST, A DISTANCE OF 90.00 FEET;

THENCE NORTH 00 DEGREES 24 MINUTES 41 SECONDS WEST, A DISTANCE OF 18.68 FEET;

THENCE SOUTH 89 DEGREES 35 MINUTES 19 SECONDS WEST, A DISTANCE OF 45.00 FEET;

THENCE NORTH 00 DEGREES 24 MINUTES 41 SECONDS EAST, A DISTANCE OF 48.55 FEET;

THENCE NORTH 89 DEGREES 35 MINUTES 19 SECONDS EAST, A DISTANCE OF 281.00 FEET;

THENCE NORTH 88 DEGREES 45 MINUTES 36 SECONDS EAST, A DISTANCE OF 129.01 FEET;

THENCE NORTH 85 DEGREES 37 MINUTES 23 SECONDS EAST, A DISTANCE OF 516.35 FEET;

THENCE SOUTH 04 DEGREES 19 MINUTES 09 SECONDS EAST, A DISTANCE OF 1653.32 FEET;

THENCE SOUTH 85 DEGREES 40 MINUTES 51 SECONDS WEST, A DISTANCE OF 144.00 FEET;

THENCE NORTH 50 DEGREES 01 MINUTES 49 SECONDS WEST, A DISTANCE OF 516.80 FEET;

THENCE NORTH 65 DEGREES 27 MINUTES 14 SECONDS WEST, A DISTANCE OF 215.82 FEET;

THENCE NORTH 56 DEGREES 50 MINUTES 41 SECONDS WEST, A DISTANCE OF 386.53 FEET;

THENCE NORTH 43 DEGREES 42 MINUTES 37 SECONDS WEST, A DISTANCE OF 416.24 FEET;

THENCE SOUTH 80 DEGREES 27 MINUTES 49 SECONDS WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTHERLY, AN ARC DISTANCE OF 242.63 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT FROM WHICH THE RADIUS POINT BEARS NORTH 80 DEGREES 27 MINUTES 49 SECONDS EAST, A DISTANCE OF 420.00 FEET, AND HAVING A CENTRAL ANGLE OF 33 DEGREES 05 MINUTES 56 SECONDS;

THENCE NORTH 23 DEGREES 33 MINUTES 45 SECONDS EAST, A DISTANCE OF 20.00 FEET;

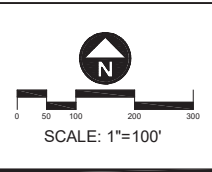
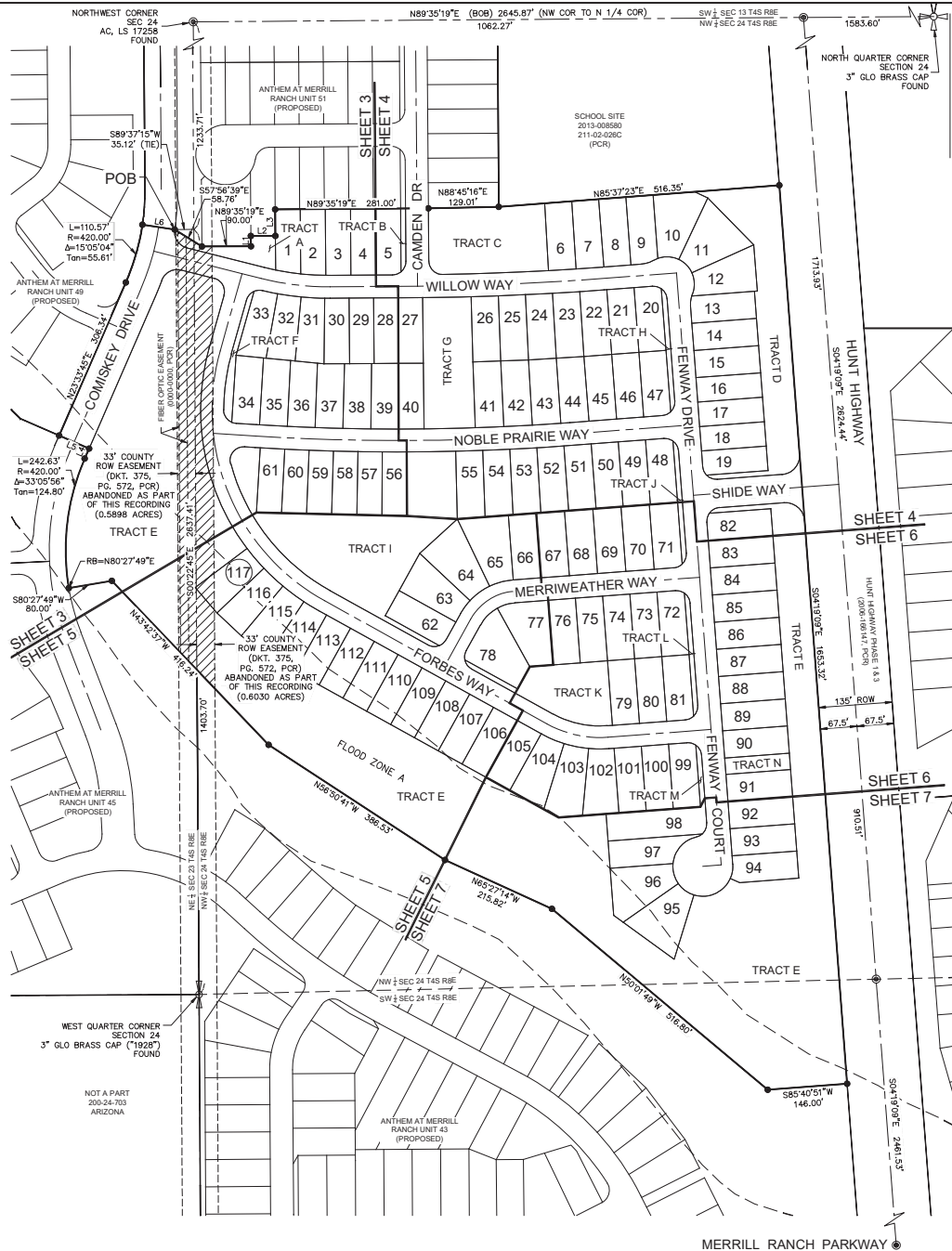
THENCE NORTH 66 DEGREES 26 MINUTES 15 SECONDS WEST, A DISTANCE OF 60.00 FEET;

THENCE NORTH 23 DEGREES 33 MINUTES 45 SECONDS EAST, A DISTANCE OF 306.34 FEET;

THENCE NORTHERLY, AN ARC DISTANCE OF 110.57 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 420.00 FEET AND A CENTRAL ANGLE OF 15 DEGREES 05 MINUTES 04 SECONDS;

THENCE SOUTH 81 DEGREES 31 MINUTES 19 SECONDS EAST, A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 36.0453 ACRES MORE OR LESS.



**RECORDER**

STATE OF ARIZONA } SS  
COUNTY OF PINAL }

I hereby certify that the within instrument is filed in the official records of this County as of:  
File No. \_\_\_\_\_  
Date: \_\_\_\_\_

Request of: \_\_\_\_\_  
Witness my hand and official seal:  
Virginia Ross Pinal County Recorder  
By: \_\_\_\_\_ Deputy

**SYMBOL LEGEND**

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
- REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)

**LINE LEGEND**

- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- TERMINAL POINT ON ROW OF THE 33' COUNTY ROW
- EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING

**ABBREVIATIONS**

- (AC) ACRE
- (ALUM) ALUMINUM CAP
- (BC) BRASS CAP
- (BK) BOOK
- (BOB) BASIS OF BEARING
- (CMU) CONCRETE MASONRY UNIT
- (DKT) DOCKET
- (FND) FOUND MONUMENT
- (GLO) GENERAL LAND OFFICE
- (LE) LANDSCAPE EASEMENT
- (LS#) LAND SURVEYORS REGISTRATION No.
- (M) MEASURED
- (MOL) MORE OR LESS
- (NO ID) NO IDENTIFICATION (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- (NTS) NOT TO SCALE
- (PCR) PINAL COUNTY RECORDER
- (PAGE) PAGE
- (POB) POINT OF BEGINNING
- (PUF) PUBLIC UTILITY FACILITY EASEMENT / DRAINAGE EASEMENT
- (R) RECORDS
- (R) RANGE LINE No. EAST
- (RW) RIGHT OF WAY
- (SEC) SECTION No.
- (SDE) STORM DRAIN EASEMENT
- (SSE) SANITARY SEWER EASEMENT
- (SDT) SIGHT DISTANCE TRIANGLE
- (T & S) TOWNSHIP LINE No. SOUTH
- (TOW) TOWN OF FLORENCE
- (UNV) UNRESTRICTED VIEW TRIANGLE
- (VIAE) VEHICULAR NON-ACCESS EASEMENT
- (WME) WALL MAINTENANCE EASEMENT

**BAXTER DESIGN GROUP**

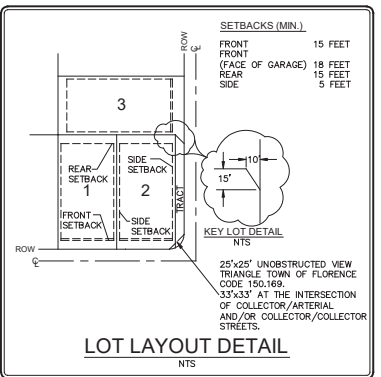
DATE: JANUARY 28, 2016  
 DESIGNED BY: RDO  
 DRAWN BY: BTWFF  
 CHECKED BY: JMW  
 PROJECT: \_\_\_\_\_  
 CODE: FINAL PLAT

REVISIONS:

**FRANKLIN 643, LLC**  
**ANTHEM AT MERRILL RANCH**  
**PRELIMINARY PLAT**  
**UNIT 47**

SITUATED WITHIN THE NE 1/4 OF SEC 23 AND THE W 1/2 OF SEC 24, T4S, R8E, OF THE GERRM TOWNSHIP, PINAL CO., AZ.

**UNIT 47**  
**INDEX MAP**  
**SHEET 2 OF 9**

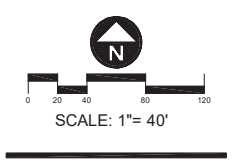
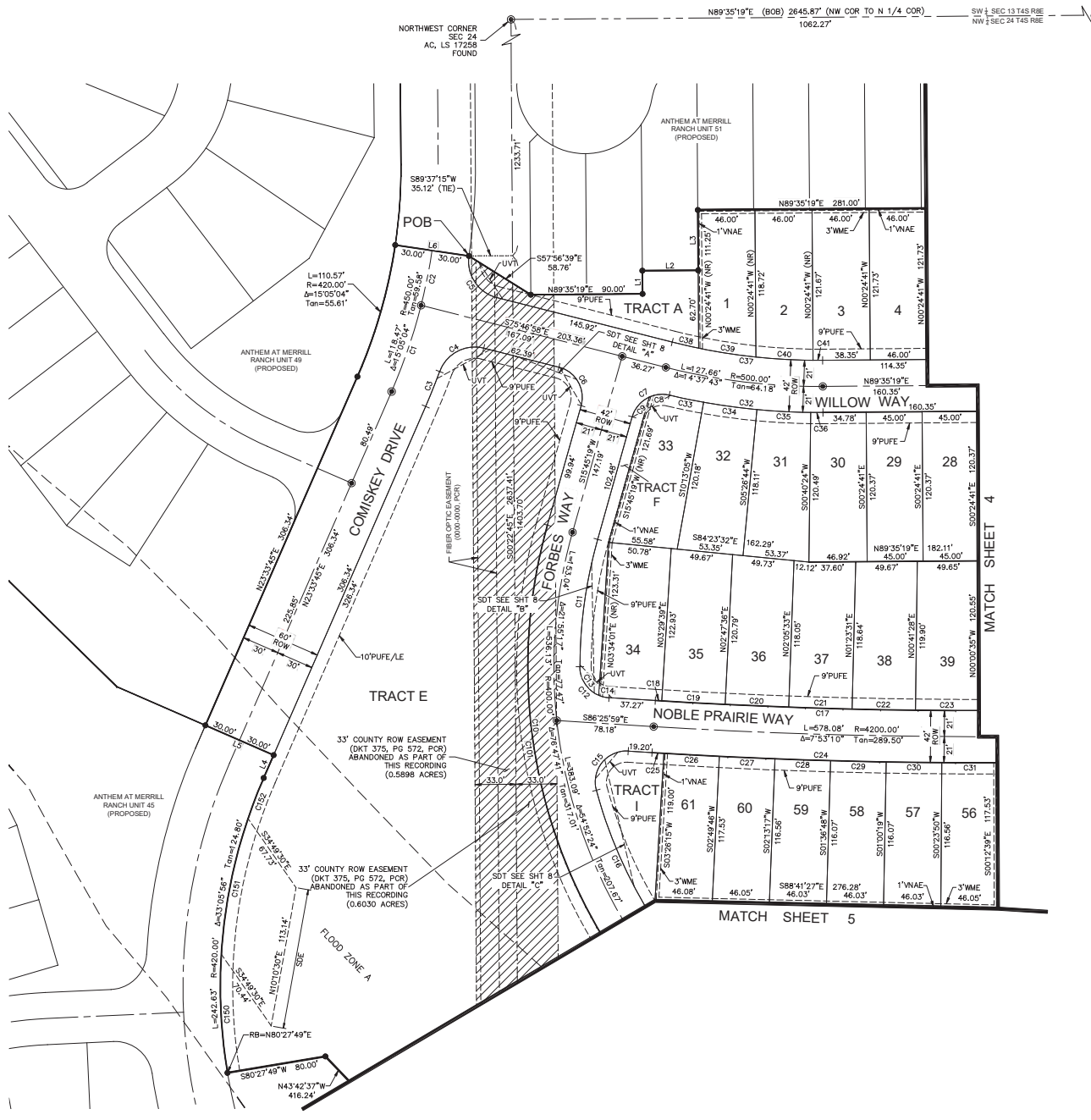


**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N00°24'41"W	18.68'
L2	N89°35'19"E	45.00'
L3	N00°24'41"W	48.55'
L4	N23°33'45"E	20.00'
L5	N66°26'18"W	60.00'
L6	S81°31'19"E	60.00'

VERSION





LOT TABLE

LOT NO.	SQ. FT.	ACRES
1	5,307	0.1218
2	5,546	0.1273
3	5,599	0.1285
4	5,600	0.1285
28	5,417	0.1244
29	5,417	0.1244
30	5,511	0.1265
31	5,750	0.1320
32	5,742	0.1318
33	6,029	0.1384
34	6,200	0.1444
35	6,140	0.1410
36	6,019	0.1382
37	5,942	0.1364
38	6,032	0.1380
39	6,059	0.1391
56	5,314	0.1220
57	5,280	0.1212
58	5,269	0.1210
59	5,280	0.1212
60	5,314	0.1220
61	5,370	0.1233

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°24'41"W	18.88'
L2	N89°35'19"E	45.00'
L3	N00°24'41"W	48.55'
L4	N23°33'45"E	20.00'
L5	N68°26'15"W	60.00'
L6	S81°31'19"E	60.00'

CURVE TABLE

CURVE LENGTH	RADIUS	DELTA	TANGENT	
C1	73.40'	450.00'	9°20'43"	36.78'
C2	45.08'	450.00'	5°44'21"	22.56'
C3	30.21'	480.00'	3°36'29"	15.11'
C4	44.12'	30.00'	84°15'39"	27.14'
C5	44.12'	30.00'	84°15'39"	27.14'
C6	39.94'	25.00'	91°32'17"	25.68'
C7	38.21'	25.00'	87°34'08"	23.96'
C8	16.30'	25.00'	37°21'38"	8.45'
C9	21.91'	25.00'	50°12'29"	11.71'
C10	564.27'	421.00'	78°47'41"	333.65'
C11	103.79'	379.00'	15°41'25"	52.22'
C12	37.74'	25.00'	86°29'53"	23.52'
C13	29.26'	25.00'	67°03'26"	16.57'
C14	8.48'	25.00'	19°26'27"	4.28'
C15	47.44'	25.00'	108°43'18"	34.87'
C16	303.52'	379.00'	45°53'05"	160.43'
C17	575.19'	4179.00'	7°53'10"	288.05'
C18	5.31'	4179.00'	0°42'29"	2.66'
C19	51.11'	4179.00'	0°42'03"	25.56'
C20	51.11'	4179.00'	0°42'03"	25.56'
C21	51.11'	4179.00'	0°42'03"	25.56'
C22	51.11'	4179.00'	0°42'03"	25.56'
C23	51.11'	4179.00'	0°42'03"	25.56'
C24	580.97'	4221.00'	7°53'10"	290.94'
C25	9.53'	4221.00'	0°07'46"	4.77'
C26	44.80'	4221.00'	0°36'29"	22.40'
C27	44.80'	4221.00'	0°36'29"	22.40'
C28	44.80'	4221.00'	0°36'29"	22.40'
C29	44.80'	4221.00'	0°36'29"	22.40'
C30	44.80'	4221.00'	0°36'29"	22.40'
C31	44.80'	4221.00'	0°36'29"	22.40'
C32	124.90'	521.00'	13°44'08"	62.75'
C33	28.24'	521.00'	3°06'29"	14.13'
C34	43.40'	521.00'	4°46'21"	21.71'
C35	43.40'	521.00'	4°46'21"	21.71'
C36	9.86'	521.00'	1°05'05"	4.93'
C37	122.30'	479.00'	14°37'43"	61.48'
C38	21.62'	479.00'	2°27'17"	10.96'
C39	46.62'	479.00'	5°34'35"	23.33'
C40	46.11'	479.00'	5°30'57"	23.07'
C41	7.65'	479.00'	0°54'54"	3.82'
C100	388.32'	421.00'	52°05'33"	209.21'
C101	95.95'	420.00'	13°05'20"	48.18'
C102	111.56'	420.00'	15°13'10"	56.11'
C103	35.12'	420.00'	4°47'26"	17.57'

**RECORDER**

STATE OF ARIZONA }  
 COUNTY OF PINAL } SS  
 I hereby certify that the within instrument is filed in the official records of this County as File No. \_\_\_\_\_ Date: \_\_\_\_\_ Request of: \_\_\_\_\_ Witness my hand and official seal. Virginia Ross Pinal County Recorder By: \_\_\_\_\_ Deputy

**SYMBOL LEGEND**

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
- QUARTER CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
- CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
- REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)

**LINE LEGEND**

- BREAK LINE
- CENTRALINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY PROPERTY LINE
- ROW
- SECTION LINE
- TERMINAL POINT ON ROW
- INDICATES THAT PORTION OF THE 33' COUNTY ROW EASEMENT IS TO BE ABANDONED AS PART OF THIS RECORDING.

**ABBREVIATIONS**

- (AC) ALUMINUM CAP
- BC BRASS CAP
- (BO) BOOK
- (B) BASE OF BEARING
- CMU CONCRETE MASONRY UNIT
- DKT DOCKET
- FND FOUND MONUMENT
- GLD GENERAL LAND OFFICE
- LE LANDSCAPE EASEMENT
- LAND SURVEYORS REGISTRATION No. (LS#)
- MEASURED
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION, (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- NTS NOT TO SCALE
- PCB PINAL COUNTY RECORDER
- PG PAGE
- POB POINT OF BEGINNING
- PUFE PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- R RECORDS
- R# RANGE LINE No. EAST
- (RB) RADIAL BEARING
- ROW RIGHT OF WAY
- SEC# SECTION No.
- SDE STORM DRAIN EASEMENT
- SLE SANITARY SEWER EASEMENT
- SST SITE DISTANCE TRIANGLE
- T TOWNSHIP LINE, No. SOUTH
- TOW TOWN OF FLORENCE
- UTV UNIMPROVED VIEW TRIANGLE
- VAE VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT



DATE: JANUARY 26, 2016  
 DESIGNED BY: HMO  
 DRAWN BY: BTWFF  
 CHECKED BY: JWW  
 PROJECT: FINAL PLAT  
 CODE: FINAL PLAT



**FRANKLIN 643, LLC**  
**ANTHEM AT MERRILL RANCH**  
**PRELIMINARY PLAT**  
**UNIT 47**

SITUATED WITHIN THE NE 1/4 OF SEC 23 AND THE W 1/3 OF SEC 24, T4S, R1E, OF THE G&SRM TOP, PINAL CO., AZ.

**LAYOUT SHEET 3 OF 9**

**RECORDER**

STATE OF ARIZONA }  
 COUNTY OF PINAL } SS  
 I hereby certify that the within instrument is  
 filed in the OFFICE OF RECORDS of this County as  
 File No. \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Request of: \_\_\_\_\_  
 Witness my hand and official seal:  
 Virginia Ross Pinal County Recorder  
 By: \_\_\_\_\_ Deputy

**SYMBOL LEGEND**

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
- QUARTER CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
- CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
- GLO BRASS CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)

**LINE LEGEND**

- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PROPERTY BOUNDARY
- RIGHT OF WAY
- SECTION LINE
- TERMINAL POINT ON ROW
- GAS MAIN TO BE ABANDONED AS PART OF THIS RECORDING

**ABBREVIATIONS**

- (AC) ACRE
- ALUMINUM CAP
- BC BRASS CAP
- BOOK
- (BOB) BASIS OF BEARING
- CMU CONCRETE MASONRY UNIT
- DKT DOCKET
- FND FOUND MONUMENT
- GLD GENERAL LAND OFFICE
- LE LANDSCAPE EASEMENT
- LAND SURVEYORS REGISTRATION No. MEASURED
- MO MORE OR LESS
- NO ID NO IDENTIFICATION, (NO LS No.)
- (NR) RADIAL TO CURVE
- NOT TO SCALE
- PINAL COUNTY RECORDER
- PG PAGE
- POB POINT OF BEGINNING
- PUFE PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- R (R) RANGE LINE NO. EAST
- SIGHT BEARING
- RIGHT OF WAY
- SECTION No.
- SEC STORE DRAIN EASEMENT
- SLD SANITARY SEWER EASEMENT
- SOT SURVEYOR'S TRIANGLE
- T TOWNSHIP No. SOUTH
- TOW OF FLORENCE
- UNRESERVED NEW TRIANGLE
- UVT VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT



DATE: JANUARY 26, 2016  
 REVISION: 000  
 DRAWN BY: BTWAF  
 CHECKED BY: JWW  
 PROJECT: ANTHEM AT MERRILL RANCH  
 SHEET: FINAL PLAT

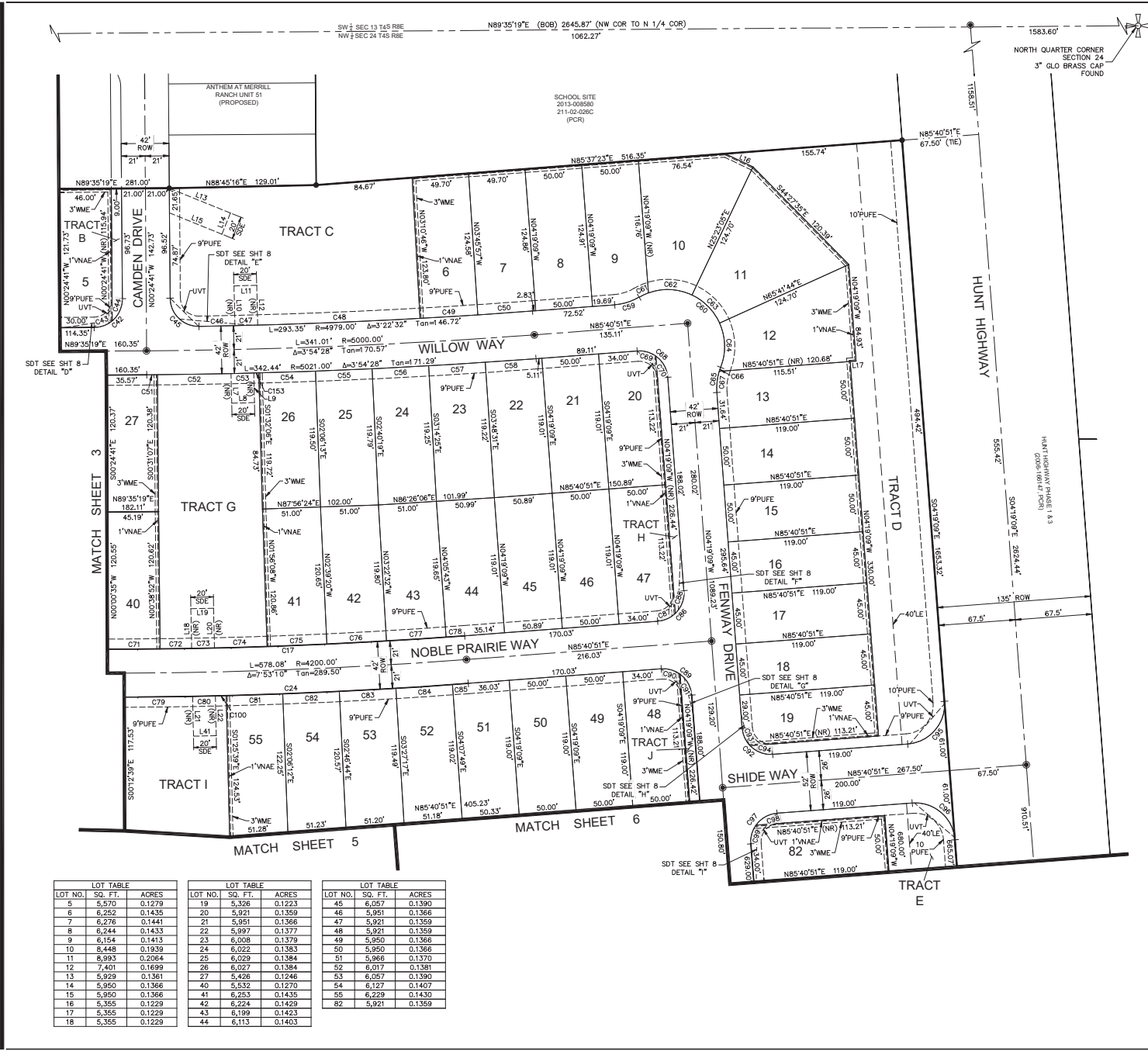
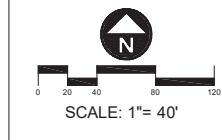


**FRANKLIN 643, LLC**  
**ANTHEM AT MERRILL RANCH**  
**PRELIMINARY PLAT**  
**UNIT 47**

SITUATED WITHIN THE NE 1/4 OF SEC 23 AND THE W 1/4 OF SEC 24, T4S, R16E, OF THE G&SRN, TOP, PINAL CO., AZ

**UNIT 47**  
**LAYOUT**  
**SHEET 4 OF 9**

BY THE SANITARY SEWER AGENCY OF PINAL COUNTY  
 1000 W. WASHINGTON ST. P.O. BOX 10000, PHOENIX, AZ 85066



**LINE TABLE**

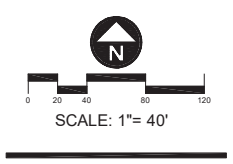
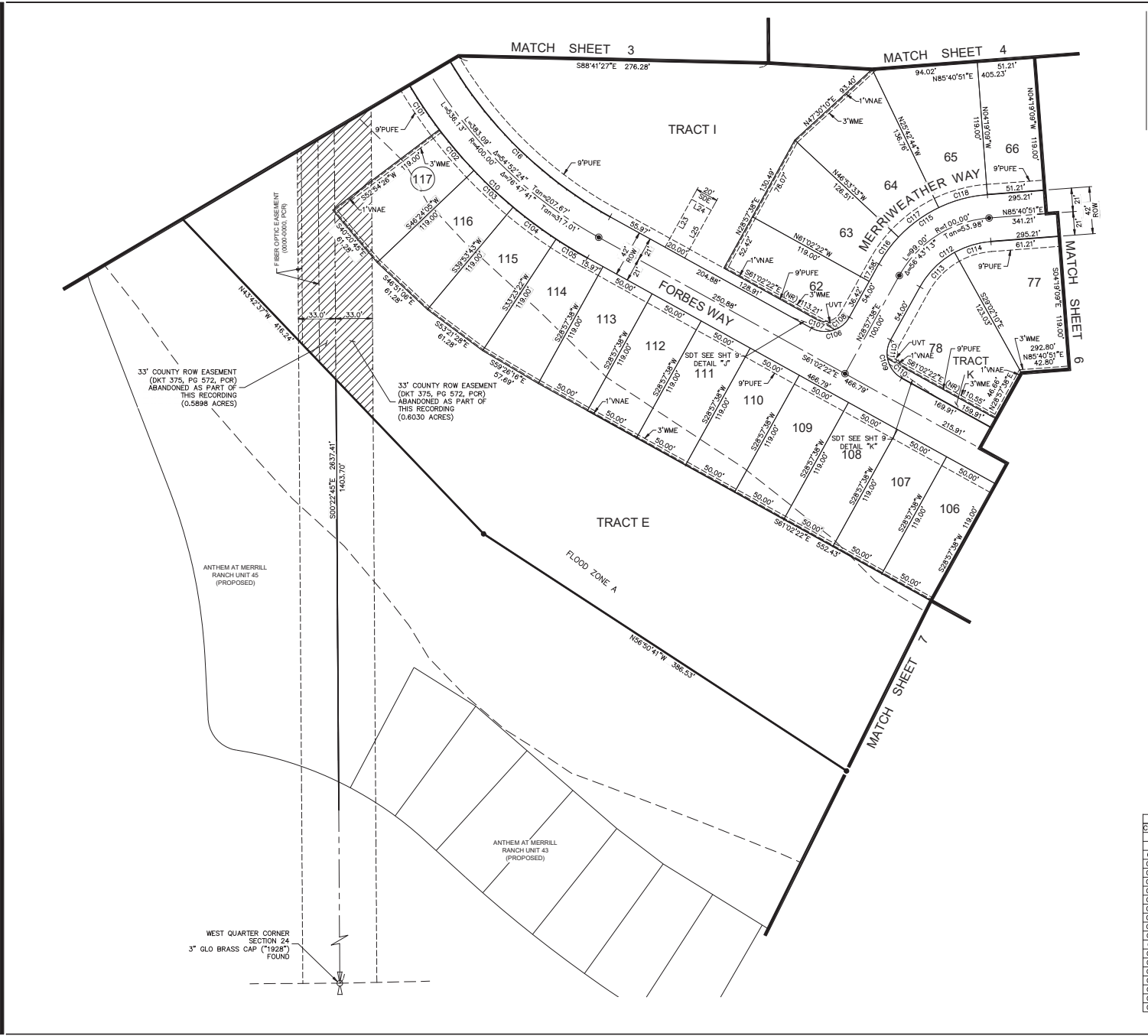
LINE	BEARING	DISTANCE
L7	S01°22'13"E	26.01'
L8	S88°37'47"W	20.00'
L9	S01°22'13"E	26.01'
L10	S01°22'13"E	35.00'
L11	N88°34'42"E	20.00'
L12	S01°25'18"E	35.00'
L13	S87°54'41"E	57.98'
L14	N22°05'19"E	20.00'
L15	S67°54'41"E	49.68'
L16	S64°36'56"E	26.83'
L17	N85°40'51"E	5.818'
L18	N01°09'49"W	34.99'
L19	N85°50'11"E	20.00'
L20	N01°09'49"W	34.99'
L21	S01°09'49"E	35.01'
L22	S01°09'49"E	35.01'
L41	N85°50'11"E	20.00'

**CURVE TABLE**

CURVE LENGTH	RADIUS	DELTA	TANGENT	
C17	575.19'	4179.00'	75.310°	288.05'
C24	580.97'	4221.00'	75.310°	290.94'
C42	39.27'	25.00'	90°00'00"	25.00'
C43	17.36'	25.00'	39°47'31"	9.05'
C44	21.91'	25.00'	50°12'29"	11.71'
C45	39.27'	25.00'	90°00'00"	25.00'
C46	31.57'	4979.00'	0°21'48"	15.79'
C47	20.00'	4979.00'	0°13'49"	10.00'
C48	142.73'	4979.00'	1°38'53"	71.57'
C49	50.98'	4979.00'	0°35'11"	25.48'
C50	48.08'	4979.00'	0°33'12"	24.04'
C51	9.39'	5021.00'	0°08'28"	4.70'
C52	64.65'	5021.00'	0°44'18"	32.53'
C53	20.00'	5021.00'	0°13'42"	10.00'
C54	49.81'	5021.00'	0°34'06"	24.91'
C55	49.81'	5021.00'	0°34'06"	24.91'
C56	49.81'	5021.00'	0°34'06"	24.91'
C57	49.81'	5021.00'	0°34'06"	24.91'
C58	44.72'	5021.00'	0°30'37"	22.56'
C59	22.55'	50.00'	25°50'31"	11.47'
C60	123.64'	50.00'	141°41'02"	143.92'
C62	39.36'	50.00'	45°06'11"	20.76'
C63	35.18'	50.00'	40°18'39"	18.35'
C64	39.89'	50.00'	45°49'38"	21.13'
C65	22.55'	50.00'	25°50'31"	11.47'
C66	3.75'	50.00'	41°74'58"	1.88'
C67	18.80'	50.00'	21°32'46"	9.51'
C68	39.27'	25.00'	90°00'00"	25.00'
C69	17.36'	25.00'	39°47'31"	9.05'
C70	21.91'	25.00'	50°12'29"	11.71'
C71	46.53'	4179.00'	0°28'17"	23.77'
C72	27.62'	4179.00'	0°24'53"	13.81'
C73	20.00'	4179.00'	0°18'27"	10.00'
C74	46.32'	4179.00'	0°38'06"	23.18'
C75	52.52'	4179.00'	0°43'11"	26.25'
C76	52.50'	4179.00'	0°43'11"	26.25'
C77	52.50'	4179.00'	0°43'11"	26.25'
C78	16.32'	4179.00'	0°13'26"	8.16'
C79	60.18'	4221.00'	0°49'01"	30.00'
C80	20.00'	4221.00'	0°16'17"	10.00'
C81	49.78'	4221.00'	0°40'32"	24.89'
C82	49.78'	4221.00'	0°40'32"	24.89'
C83	49.78'	4221.00'	0°40'32"	24.89'
C84	49.78'	4221.00'	0°40'32"	24.89'
C85	13.91'	4221.00'	0°11'20"	6.96'
C86	39.27'	25.00'	90°00'00"	25.00'
C87	17.36'	25.00'	39°47'31"	9.05'
C88	21.91'	25.00'	50°12'29"	11.71'
C89	39.27'	25.00'	90°00'00"	25.00'
C90	17.36'	25.00'	39°47'31"	9.05'
C91	21.91'	25.00'	50°12'29"	11.71'
C92	39.27'	25.00'	90°00'00"	25.00'
C93	17.36'	25.00'	39°47'31"	9.05'
C94	21.91'	25.00'	50°12'29"	11.71'
C95	54.98'	35.00'	90°00'00"	35.00'
C96	54.98'	35.00'	90°00'00"	35.00'
C97	39.27'	25.00'	90°00'00"	25.00'
C98	21.91'	25.00'	50°12'29"	11.71'
C99	17.36'	25.00'	39°47'31"	9.05'
C100	9.44'	4221.00'	0°07'42"	4.73'
C153	4.44'	5021.00'	0°03'02"	2.22'

LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES
5	5,570	0.1279	19	5,326	0.1223	45	6,057	0.1390
6	6,252	0.1435	20	5,921	0.1359	46	5,951	0.1366
7	6,276	0.1441	21	5,951	0.1366	47	5,921	0.1359
8	6,244	0.1433	22	5,997	0.1377	48	5,921	0.1359
9	6,154	0.1413	23	6,008	0.1379	49	5,950	0.1366
10	6,448	0.1493	24	6,022	0.1383	50	5,950	0.1366
11	6,993	0.2064	25	6,029	0.1384	51	5,966	0.1370
12	7,401	0.1699	26	6,027	0.1384	52	6,017	0.1381
13	5,929	0.1361	27	5,426	0.1246	53	6,057	0.1390
14	5,950	0.1366	40	5,530	0.1270	54	6,127	0.1407
15	5,850	0.1366	41	6,253	0.1435	55	6,229	0.1430
16	5,355	0.1229	42	6,224	0.1429	82	5,921	0.1359
17	5,355	0.1229	43	6,199	0.1423			
18	5,355	0.1229	44	6,113	0.1403			

VERSION



**RECORDER**

STATE OF ARIZONA }  
 COUNTY OF PINAL } SS  
 I hereby certify that the within instrument is filed in the official records of this County as File No. \_\_\_\_\_ Date: \_\_\_\_\_ Request of: \_\_\_\_\_ Witness my hand and official seal: \_\_\_\_\_ Virginia Ross Pinal County Recorder By: \_\_\_\_\_ Deputy

**SYMBOL LEGEND**

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
  - QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
  - CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
  - REBAR & CAP, PLS 21065, SET (UNLESS NOTED OTHERWISE)
- LINE LEGEND**
- BREAK LINE
  - CENTERLINE OF ROADWAY
  - EASEMENT LINE
  - PLAT BOUNDARY
  - PROPERTY LINE
  - ROW
  - SECTION LINE
  - TERMINAL POINT ON ROW OF THE 3<sup>RD</sup> COUNTY ROW
  - EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING

**ABBREVIATIONS**

- (AC) ACRE
- AL ALUMINUM CAP
- BC BRASS CAP
- BOOK
- BOOKS OF BEARING
- CMU CONCRETE MASONRY UNIT
- DKT DOCKET
- FND FOUND MONUMENT
- GLD GENERAL LAND OFFICE
- LE LANDSCAPE EASEMENT
- LS#(1) LAND SURVEYORS REGISTRATION No. MEASURED
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION, (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- NTS NOT TO SCALE
- PCR PINAL COUNTY RECORDER
- PAGE
- POB POINT OF BEGINNING
- PUFE PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- RECORDS
- R#E RANGE LINE No. EAST
- (RB) RADIAL BEARING
- ROW RIGHT OF WAY
- SEC# SECTION No.
- SDE STORM DRAIN EASEMENT
- SSE SANITARY SEWER EASEMENT
- SOT SIGHT DISTANCE TRIANGLE
- T#S TOWNSHIP LINE No. SOUTH
- TOP TOWN OF FLORENCE
- UVTV UNRESTRICTED VIEW TRIANGLE
- VWAE VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT

**LOT TABLE**

LOT NO.	SQ. FT.	ACRES
62	6,208	0.1425
63	7,544	0.1732
64	8,919	0.2028
65	8,549	0.1963
66	6,094	0.1399
67	8,282	0.1897
76	9,422	0.2163
106	5,950	0.1366
107	5,950	0.1366
108	5,950	0.1366
109	5,950	0.1366
110	5,950	0.1366
111	5,950	0.1366
112	5,950	0.1366
113	5,950	0.1366
114	6,296	0.1445
115	6,457	0.1482
116	6,457	0.1482
117	6,457	0.1482

**LINE TABLE**

LINE	BEARING	DISTANCE
L23	N28°57'38"E	48.75'
L24	S61°02'22"E	20.00'
L25	N28°57'38"E	48.75'

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C10	564.27'	421.00'	76.47°14'	333.65'
C16	303.52'	379.00'	45.53°01'	160.43'
C101	388.32'	421.00'	52.50°53'	209.21'
C102	47.80'	421.00'	6.30°22'	23.93'
C103	47.80'	421.00'	6.30°22'	23.93'
C104	47.80'	421.00'	6.30°22'	23.93'
C105	32.54'	421.00'	4.25°43'	16.28'
C106	39.27'	25.00'	90°00'00"	25.00'
C107	21.91'	25.00'	50°12'29"	11.71'
C108	17.36'	25.00'	39°47'31"	9.05'
C109	39.27'	25.00'	90°00'00"	25.00'
C110	21.91'	25.00'	50°12'29"	11.71'
C111	17.36'	25.00'	39°47'31"	9.05'
C112	78.21'	79.00'	56°43'13"	42.64'
C113	44.13'	79.00'	32°00'12"	22.66'
C114	34.08'	79.00'	24°43'02"	17.31'
C115	119.78'	121.00'	56°43'13"	65.32'
C116	29.88'	121.00'	14°08'49"	15.01'
C117	44.73'	121.00'	21°10'49"	22.62'
C118	45.18'	121.00'	21°23'36"	22.86'



DATE: JANUARY 26, 2018  
 DESIGNED BY: HGG  
 DRAWN BY: BTW  
 CHECKED BY: JWW  
 PLOTTED BY: JWW  
 SCALE: FINAL PLAT



**FRANKLIN 643, LLC  
 ANTHEM AT MERRILL RANCH  
 PRELIMINARY PLAT  
 UNIT 47**

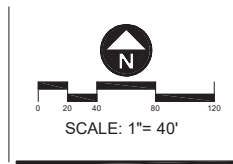
SITUATED WITHIN THE NE 1/4 OF SEC 23 AND THE W 1/2 OF SEC 24, T4S, R9E, OF THE G63894 TOWNSHIP, PINAL CO., AZ.

**UNIT 47  
 LAYOUT  
 SHEET 5 OF 9**

DATE: 01/26/2018 10:00 AM  
 DRAWN BY: BTW  
 CHECKED BY: JWW  
 PLOTTED BY: JWW

VERSION





**RECORDER**

STATE OF ARIZONA }  
 COUNTY OF PINAL } SS  
 I hereby certify that the within instrument is filed in the official records of this County as File No. \_\_\_\_\_ Date: \_\_\_\_\_ Request of: \_\_\_\_\_ Witness my hand and official seal: Virginia Ross Pinal County Recorder By: \_\_\_\_\_ Deputy

**SYMBOL LEGEND**

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
  - QUARTER CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
  - CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
  - REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)
- LINE LEGEND**
- BREAK LINE
  - CENTERLINE OF ROADWAY
  - EASEMENT LINE
  - PROPERTY BOUNDARY LINE
  - RIGHT OF WAY LINE
  - SECTION LINE
  - TERMINAL POINT ON ROW (UNLESS NOTED OTHERWISE)
  - ABANDONED PART OF THE 3<sup>RD</sup> COUNTY ROW AS PART OF THIS RECORDING.

**ABBREVIATIONS**

- (AC) ACRE
- AL ALUMINUM CAP
- BC BRASS CAP
- BK BOOK
- (BOB) BASIS OF BEARING
- CMU CONCRETE MASONRY UNIT
- DCT DOCKET
- FND FOUND MONUMENT
- GLD GENERAL LAND OFFICE
- LE LANDSCAPE EASEMENT
- LS# LAND SURVEYORS REGISTRATION No. MEASURED
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION, (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- NTS NOT TO SCALE
- PCB PLOT
- POB POINT OF BEGINNING
- PUFE PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- (R) RECORDS
- (R) RANGE LINE No. EAST
- (RB) RADIAL BEARING
- ROW RIGHT OF WAY
- SEC # SECTION No.
- SDE STORM DRAIN EASEMENT
- SSE SANITARY SEWER EASEMENT
- SDT SIGHT DISTANCE TRIANGLE
- T # TOWNSHIP LINE No. SOUTH
- TOP TOWN OF FLORENCE
- UVT UNRESTRICTED VIEW TRIANGLE
- VNAE VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT

**LOT TABLE**

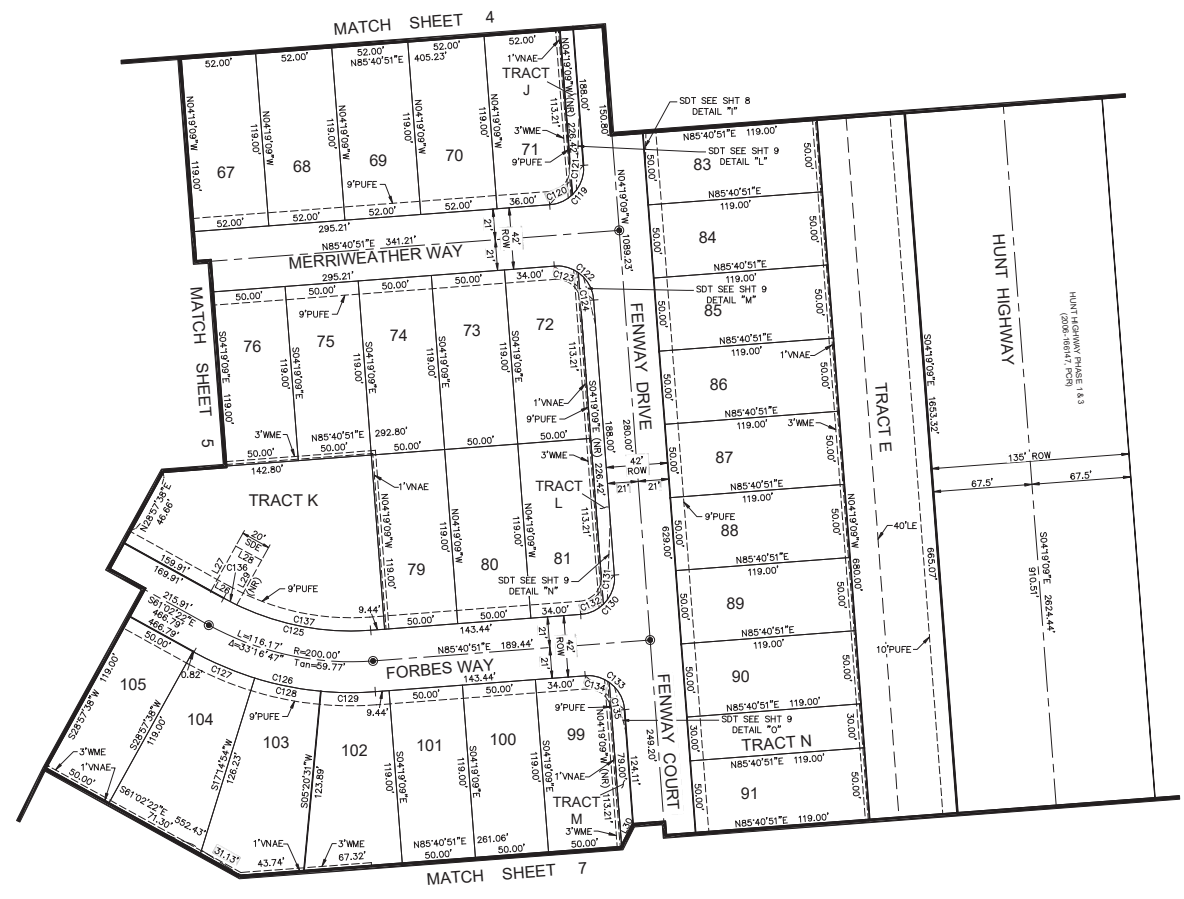
LOT NO.	SQ. FT.	ACRES
67	6,188	0.1421
68	6,188	0.1421
69	6,188	0.1421
70	6,188	0.1421
71	6,159	0.1414
72	5,921	0.1359
73	5,950	0.1366
74	5,950	0.1366
75	5,950	0.1366
76	5,950	0.1366
77	5,950	0.1366
78	5,950	0.1366
79	5,950	0.1366
80	5,950	0.1366
81	5,921	0.1359
83	5,950	0.1366
84	5,950	0.1366
85	5,950	0.1366
86	5,950	0.1366
87	5,950	0.1366
88	5,950	0.1366
89	5,950	0.1366
90	5,950	0.1366
91	5,950	0.1366
99	5,921	0.1359
100	5,950	0.1366
101	5,950	0.1366
102	6,845	0.1571
103	7,653	0.1757
104	7,088	0.1627
105	5,950	0.1366

**LINE TABLE**

LINE	BEARING	DISTANCE
L26	S61°02'22"E	10.00'
L27	S28°57'38"W	35.00'
L28	S61°02'22"E	20.00'
L29	S28°57'38"W	34.72'
L30	N26°38'41"E	17.49'

**CURVE TABLE**

CURVE LENGTH	RADIUS	DELTA	TANGENT	
C119	39.27'	25.00'	90°00'00"	25.00'
C120	17.36'	25.00'	39°47'31"	9.05'
C121	21.91'	25.00'	50°12'29"	11.71'
C122	39.27'	25.00'	90°00'00"	25.00'
C123	17.36'	25.00'	39°47'31"	9.05'
C124	21.91'	25.00'	50°12'29"	11.71'
C125	103.97'	179.00'	33°16'47"	53.50'
C126	128.17'	221.00'	33°16'47"	66.05'
C127	45.18'	221.00'	11°42'44"	22.67'
C128	45.93'	221.00'	11°54'24"	23.05'
C129	37.26'	221.00'	9°39'39"	18.68'
C130	39.27'	25.00'	90°00'00"	25.00'
C131	21.91'	25.00'	50°12'29"	11.71'
C132	17.36'	25.00'	39°47'31"	9.05'
C133	39.27'	25.00'	90°00'00"	25.00'
C134	17.36'	25.00'	39°47'31"	9.05'
C135	21.91'	25.00'	50°12'29"	11.71'
C136	10.01'	179.00'	31°2'09"	5.00'
C137	93.97'	179.00'	30°04'38"	48.09'



**BAXTER DESIGN GROUP**

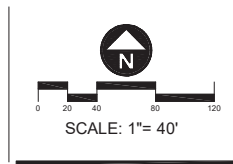
DATE: JANUARY 26, 2016  
 DESIGNED BY: HMO  
 CHECKED BY: BTWFF  
 REVIEWED BY: JWW  
 SCALE: FINAL PLAT

**FRANKLIN 643, LLC  
 ANTHEM AT MERRILL RANCH  
 PRELIMINARY PLAT  
 UNIT 47**

SITUATED WITHIN THE NE 1/4 OF SEC 23 AND THE W 1/2 OF SEC 24, T4S, R1E, OF THE GERRIN TOP, PINAL CO., AZ.

**UNIT 47  
 LAYOUT  
 SHEET 6 OF 9**

VERSION



**RECORDER**

STATE OF ARIZONA }  
 COUNTY OF PINAL } SS  
 I hereby certify that the within instrument is filed in the official records of this County as  
 File No. \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Request of: \_\_\_\_\_  
 Witness my hand and official seal:  
 Virginia Ross Pinal County Recorder  
 By: \_\_\_\_\_ Deputy

**SYMBOL LEGEND**

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
  - QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
  - CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
  - REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)
- LINE LEGEND**
- BREAK LINE
  - CENTERLINE OF ROADWAY
  - EASEMENT LINE
  - PLAT BOUNDARY
  - PROPERTY LINE
  - ROW
  - SECTION LINE
  - TERMINAL POINT ON ROW
  - INDICATES THAT PORTION OF THE 3" COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.

**ABBREVIATIONS**

- (AC) ACRE
- AL ALUMINUM CAP
- BC BRASS CAP
- BOOK
- (BOB) BASIS OF BEARING
- CMU CONCRETE MASONRY UNIT
- DKT DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- LE LANDSCAPE EASEMENT
- LS# LAND SURVEYORS REGISTRATION No.
- (M) MEASURED
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION, (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- NTS NOT TO SCALE
- PCB PINAL COUNTY RECORDER
- PG PAGE
- POB POINT OF BEGINNING
- PUFE PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- (R) RECORDS
- (R) RANGE LINE No. EAST
- (RB) RADIAL BEARING
- (RW) RIGHT OF WAY
- SEC # SECTION No.
- SDC STORM DRAIN EASEMENT
- SLD SLIDE
- SSE SANITARY SEWER EASEMENT
- SIT SITE
- STO SIGHT DISTANCE TRIANGLE
- T # TOWNSHIP LINE No. SOUTH
- TOP TOWN OF FLORENCE
- UNV UNRESTRICTED VIEW TRIANGLE
- VNAE VEHICULAR NON-ACCESS EASEMENT
- WMC WALL MAINTENANCE EASEMENT



DATE:	JANUARY 26, 2018
DESIGNED BY:	MSG
DRAWN BY:	GTWFF
CHECKED BY:	JWW
PROJECT:	FINAL PLAT
SCALE:	
REVISION:	



**FRANKLIN 643, LLC  
 ANTHEM AT MERRILL RANCH  
 PRELIMINARY PLAT  
 UNIT 47**

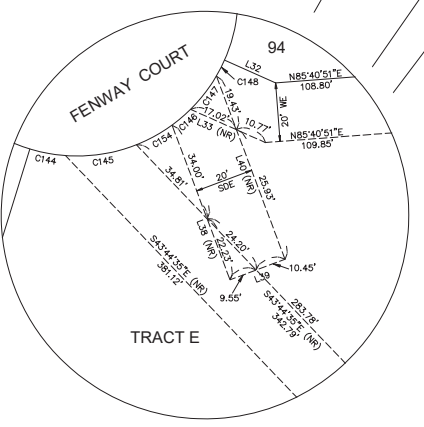
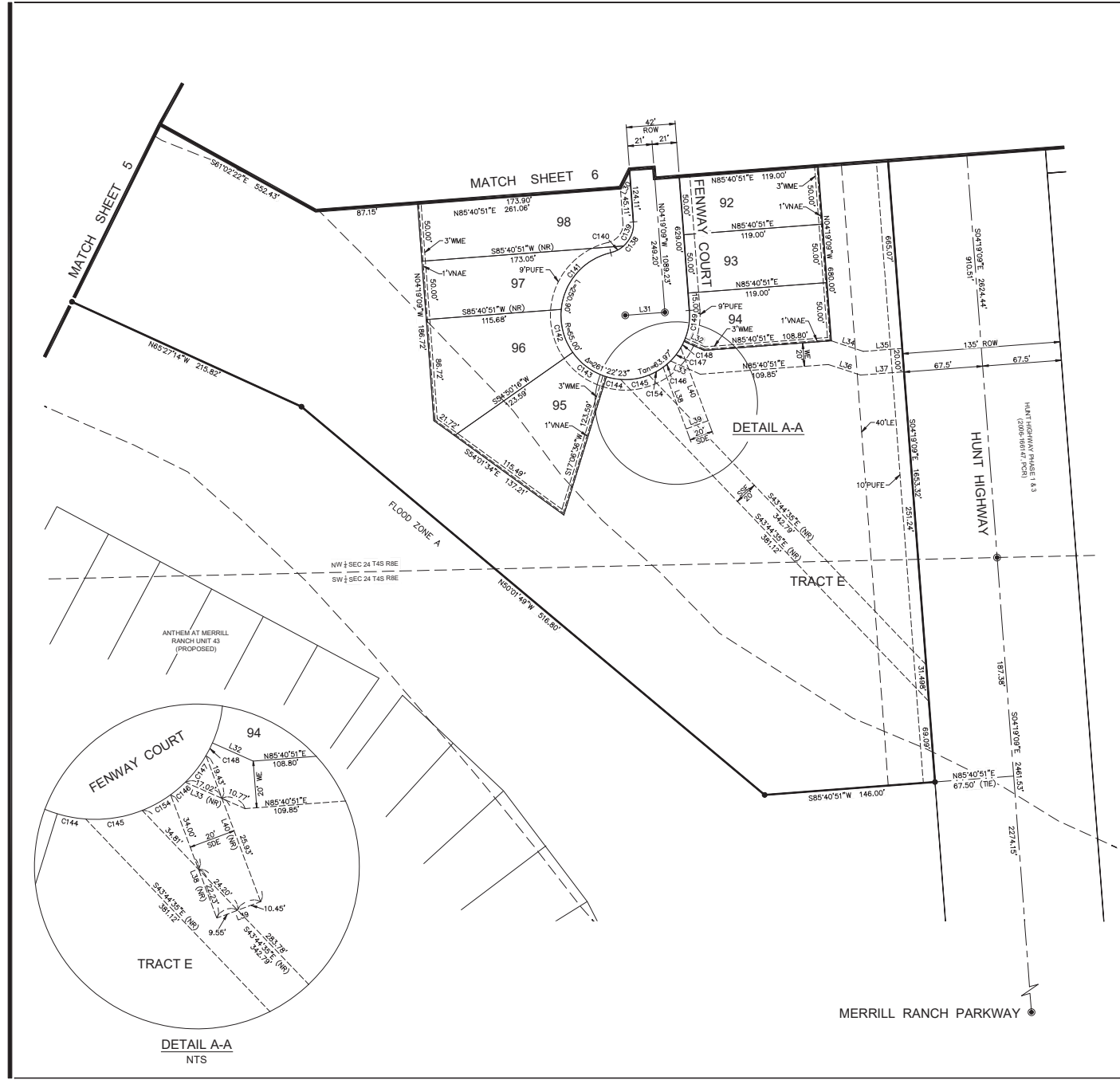
SITUATED WITHIN THE NE 1/4 OF SEC 23 AND THE W 1/4 OF SEC 24, T4S, R9E, OF THE GERRIN TOP, PINAL CO., AZ.

**UNIT 47  
 LAYOUT  
 SHEET 7 OF 9**

LOT NO.	SQ. FT.	ACRES
92	5,950	0.1366
93	5,950	0.1366
94	5,959	0.1375
95	8,763	0.2012
96	8,666	0.1989
97	8,621	0.1920
98	9,153	0.2101

LINE	BEARING	DISTANCE
L30	N28°38'41"E	17.49'
L31	N85°40'51"E	34.00'
L32	S66°05'31"E	19.00'
L33	S66°05'31"E	27.29'
L34	S71°40'09"E	28.94'
L35	N85°40'51"E	33.27'
L36	S71°49'09"E	28.94'
L37	S85°40'51"W	37.25'
L38	S90°30'22"E	56.23'
L39	N69°29'33"E	20.00'
L40	S20°30'27"E	66.59'

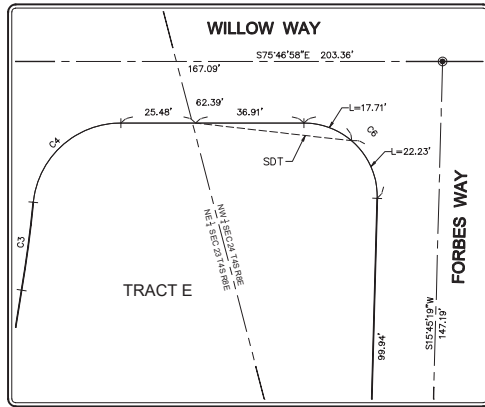
CURVE LENGTH	RADIUS	DELTA	TANGENT	
C138	35.51'	25.00'	81°22'23"	21.49'
C139	23.00'	25.00'	92°43'02"	12.39'
C140	12.50'	25.00'	28°39'21"	6.39'
C141	68.87'	55.00'	71°44'24"	39.77'
C142	38.85'	55.00'	40°28'34"	20.28'
C143	36.22'	55.00'	37°43'40"	18.79'
C144	12.51'	55.00'	13°02'04"	6.28'
C145	24.62'	55.00'	25°38'48"	12.52'
C146	8.35'	55.00'	8°41'56"	4.18'
C147	14.33'	55.00'	14°55'11"	7.21'
C148	6.14'	55.00'	6°23'34"	3.07'
C149	27.10'	55.00'	28°13'38"	13.83'
C154	13.92'	55.00'	14°29'53"	7.00'



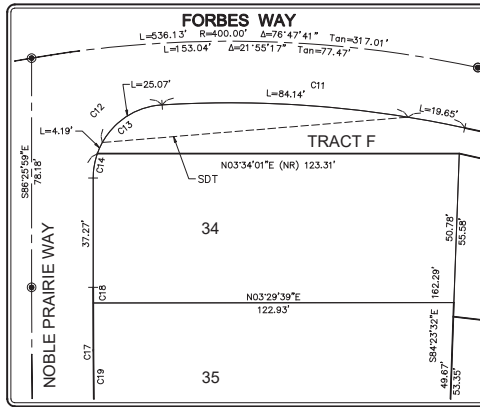
**DETAIL A-A**  
 NTS

VERSION

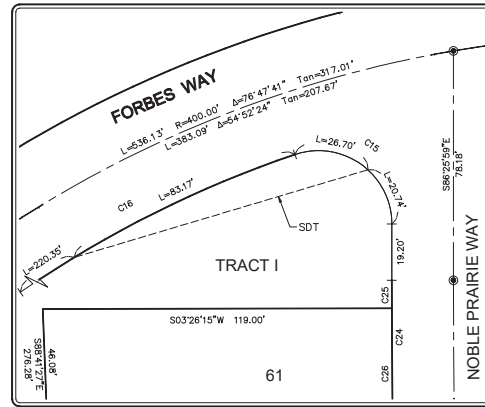
DATE PLOTTED: 01/26/2018 10:00 AM | PLOT BY: JWW



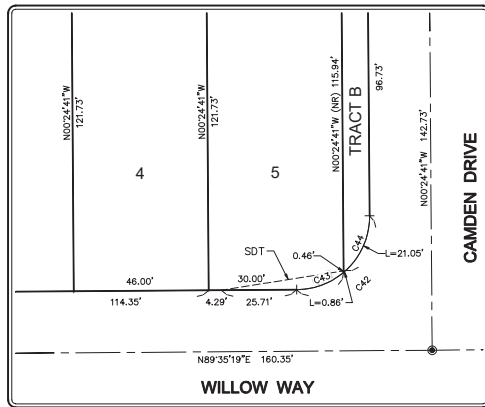
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SCALE: 1"=20'



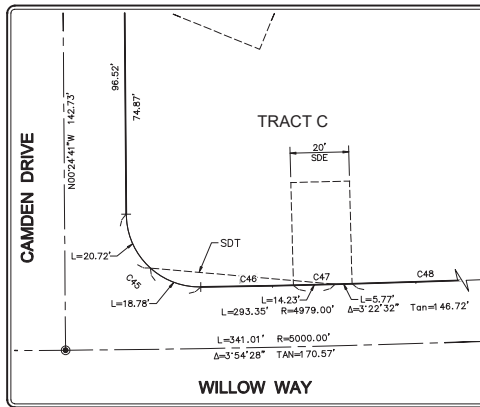
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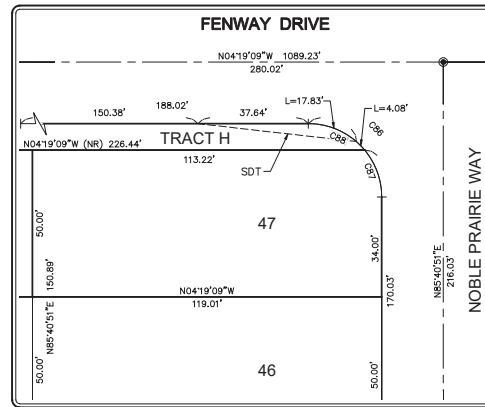
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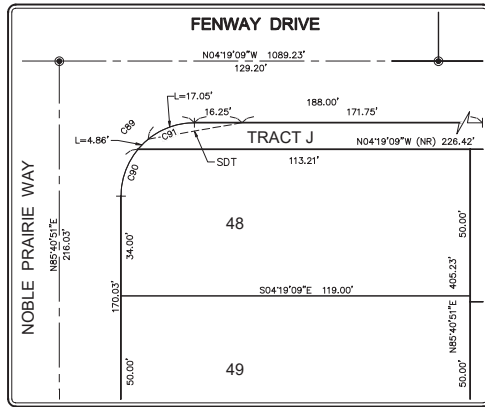
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SCALE: 1"=20'



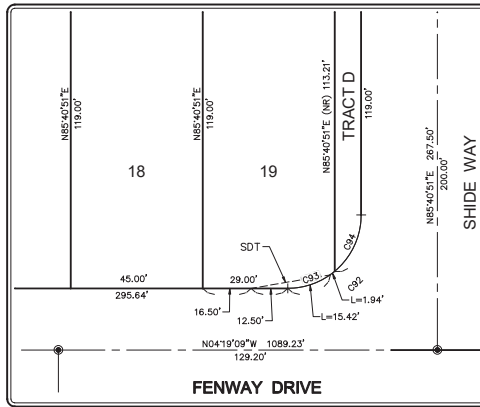
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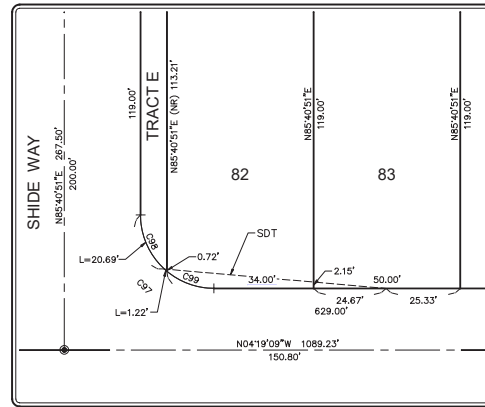
DETAIL "F"  
SCALE: 1"=20'



DETAIL "G"  
SCALE: 1"=20'



DETAIL "H"  
SCALE: 1"=20'



DETAIL "I"  
SCALE: 1"=20'

RECORDER

STATE OF ARIZONA }  
COUNTY OF PINAL } SS  
I hereby certify that the within instrument is filed in the official records of this County as File No. \_\_\_\_\_  
Request of: \_\_\_\_\_  
Witness my hand and official seal:  
Virginia Ross Pinal County Recorder  
By: \_\_\_\_\_ Deputy

SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
- REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)

LINE LEGEND

- BREAK LINE
  - CENTERLINE OF ROADWAY
  - EASEMENT LINE
  - PLAT BOUNDARY
  - PROPERTY LINE
  - ROW
  - SECTION LINE
  - TERMINAL POINT ON ROW
- INDICATES THAT PORTION OF THE 3<sup>RD</sup> COUNTY ROW IS EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.

ABBREVIATIONS

- (AC) ACRE
- AL ALUMINUM CAP
- BC BRASS CAP
- BOOK
- (BOB) BASIS OF BEARING
- CMU CONCRETE MASONRY UNIT
- DKT DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- LE LANDSCAPE EASEMENT
- LS#(R) LAND SURVEYORS REGISTRATION No. MEASURED
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION, (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- NTS NOT TO SCALE
- PCR PINAL COUNTY RECORDER
- PG PAGE
- POB POINT OF BEGINNING
- PUE PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- R (R) RECORDS
- RANGE LINE No. EAST
- (RB) RADIAL BEARING
- RIGHT OF WAY
- SEC # SECTION No.
- SDE STORM DRAIN EASEMENT
- SLIP
- SSE SANITARY SEWER EASEMENT
- SIGHT DISTANCE TRIANGLE
- T & S TOWNSHIP No. SOUTH
- TOW TOWN OF FLORENCE
- UNV UNRESTRICTED VIEW TRIANGLE
- VIAE VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT



DATE:	JANUARY 26, 2016
DESIGNED BY:	MSD
DRAWN BY:	STAFF
CHECKED BY:	JWW
PROJECT:	
SCALE:	FINAL PLAT



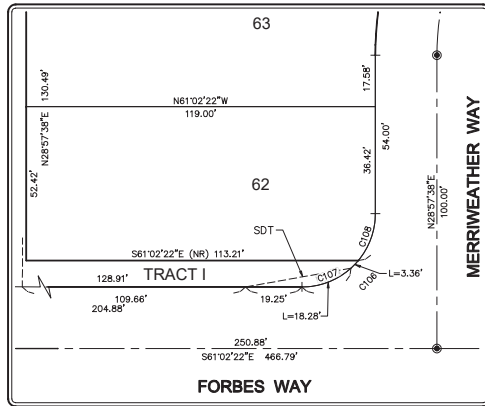
REVISION:	VERSION

FRANKLIN 643, LLC  
ANTHEM AT MERRILL RANCH  
PRELIMINARY PLAT  
UNIT 47

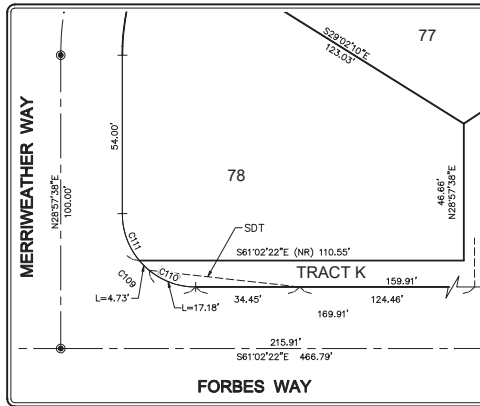
SITUATED WITHIN THE NE 1/4 OF SEC 23 AND THE W 1/2 OF SEC 24, T4S, R1E, OF THE GABRIEL TOWNSHIP, PINAL CO., AZ.

UNIT 47  
RETENTION SHEET 8 OF 9

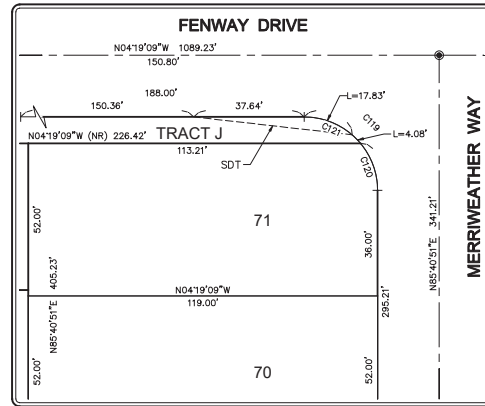
with 10% scale reduction for printing  
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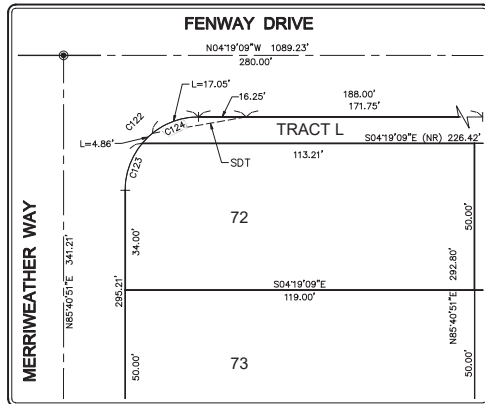
**DETAIL "J"**  
SCALE: 1"=20'



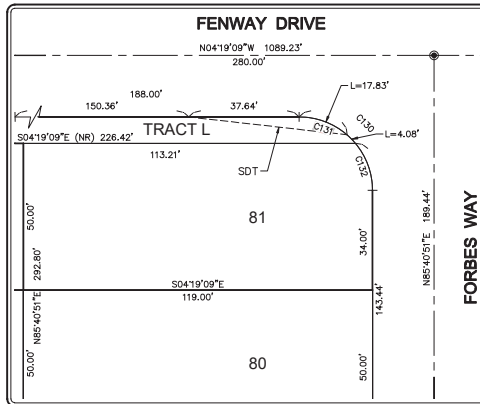
**DETAIL "K"**  
SCALE: 1"=20'



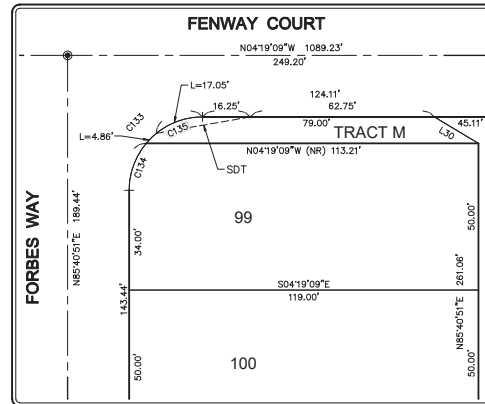
**DETAIL "L"**  
SCALE: 1"=20'



**DETAIL "M"**  
SCALE: 1"=20'



**DETAIL "N"**  
SCALE: 1"=20'



**DETAIL "O"**  
SCALE: 1"=20'

**RECORDER**

STATE OF ARIZONA }  
COUNTY OF PINAL } SS  
I hereby certify that the within instrument is filed in the official records of this County as File No. \_\_\_\_\_  
Date: \_\_\_\_\_  
Request of: \_\_\_\_\_  
Witness my hand and official seal: \_\_\_\_\_  
Virginia Ross Pinal County Recorder  
By: \_\_\_\_\_ Deputy

**SYMBOL LEGEND**

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
- REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)

**LINE LEGEND**

- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PROPERTY BOUNDARY
- RIGHT OF WAY
- SECTION LINE
- TERMINAL POINT ON ROW INDICATES THAT PORTION OF THE 31' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.

**ABBREVIATIONS**

- (AC) ACRE
- AL ALUMINUM CAP
- BC BRASS CAP
- BOOK
- (BOB) BASIS OF BEARING
- CMU CONCRETE MASONRY UNIT
- DKT DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- LE LANDSCAPE EASEMENT
- LS# LAND SURVEYORS REGISTRATION No.
- (M) MEASURED
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- NTS NOT TO SCALE
- PCR PINAL COUNTY RECORDER
- PG PAGE
- POB POINT OF BEGINNING
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- R (R) RECORDS
- R# RANGE LINE No. EAST
- (RB) RADIAL BEARING
- ROW RIGHT OF WAY
- SEC # SECTION No.
- SLE SLURRY
- SSE SANITARY SEWER EASEMENT
- SDT SIGHT DISTANCE TRIANGLE
- T # TOWNSHIP LINE No. SOUTH
- TOP TOWN OF FLORENCE
- UNV UNRESTRICTED VIEW TRIANGLE
- WVAE VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT



DATE:	JANUARY 26, 2016
DESIGNED BY:	MSG
DRAWN BY:	STAFF
CHECKED BY:	JWW
PROJECT:	
SCALE:	FINAL PLAT



REVISION:	

**FRANKLIN 643, LLC**  
**ANTHEM AT MERRILL RANCH**  
**PRELIMINARY PLAT**  
**UNIT 47**  
SITUATED WITHIN THE NE 1/4 OF SEC 23 AND THE W 1/2 OF SEC 24, T4S, R4E, OF THE G&SRM, T09N, P14N CO., AZ.

**UNIT 47**  
**RETENTION SHEET 9 OF 9**

**RESOLUTION NO. 1725-19**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM AT MERRILL RANCH UNIT 49; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.**

**WHEREAS**, the Final Plat Anthem at Merrill Ranch Unit 49 is consistent with the approved Anthem at Merrill Ranch Planned Unit Development; and

**WHEREAS**, the Preliminary Plat for Anthem at Merrill Ranch Unit 49 was approved by the Planning and Zoning Commission on November 7, 2019.

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

1. Approve the Final Plat for Anthem at Merrill Ranch Unit 49 subject to Developer/Owner's compliance with all applicable laws and ordinances.

**PASSED AND ADOPTED** by the Mayor and Council of the Town of Florence, Arizona, this 16<sup>th</sup> day of December 2019.

\_\_\_\_\_  
Tara Walter, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

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

\_\_\_\_\_  
Clifford L. Mattice, Town Attorney



# FINAL PLAT ANTHEM AT MERRILL RANCH UNIT 49 (TOWN OF FLORENCE, AZ)

SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 23,  
TOWNSHIP 4 SOUTH, RANGE 8 EAST,  
OF THE GILA AND SALT RIVER MERIDIAN,  
TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

## DECLARATION, TITLE WARRANTY AND DEDICATION

STATE OF ARIZONA }  
COUNTY OF PINAL } SS.

KNOW ALL MEN BY THESE PRESENTS:

FRANKLIN 643, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, (HEREINAFTER REFERRED TO IN THIS PLAT AS THE "MASTER DEVELOPER"), AS OWNER HAS SUBDIVIDED UNDER THE NAME ANTHEM AT MERRILL RANCH - UNIT 49, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AND HEREBY DECLARES THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY.

THE "MASTER DEVELOPER" IS THE OWNER OF FEE TITLE IN: (A) THE PROPERTY BEING DEDICATED ON THIS PLAT TO THE PUBLIC FOR PURPOSES AND ALL INCIDENTALS THEREOF; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. THE "MASTER DEVELOPER" HEREBY WARRANTS TO TOWN OF FLORENCE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS.

STREET RIGHT-OF-WAY SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ANTHEM PARKSIDE AT MERRILL RANCH COMMUNITY ASSOCIATION OR THE ABUTTING PROPERTY OWNER.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE VEHICULAR NON-ACCESS EASEMENTS PROHIBITING VEHICULAR INGRESS AND EGRESS ARE HEREBY DEDICATED TO THE PUBLIC UPON ALL LOTS ADJACENT TO DRAINAGE EASEMENTS, TRACTS, OR FACILITIES AND/OR ADJACENT TO ARTERIAL OR COLLECTOR STREETS.

AS DESIGNATED ON THIS PLAT, THREE FOOT WIDE WALL MAINTENANCE EASEMENTS GRANTING ACCESS TO CONSTRUCT AND MAINTAIN OR REPAIR WALLS AND WALL FOOTINGS WITHIN THE WALL MAINTENANCE EASEMENT IS DEDICATED TO THE ANTHEM PARKSIDE AT MERRILL RANCH COMMUNITY ASSOCIATION, INC.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACTS A, B, C, D, E, F, G, H, I, J, K AND L AND/OR THOSE AREAS DESIGNATED AS SUCH HEREON. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENTS WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE ANTHEM PARKSIDE AT MERRILL RANCH COMMUNITY ASSOCIATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENTS, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE EASEMENTS ARE LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE EASEMENTS, AND CHARGE THE ANTHEM PARKSIDE AT MERRILL RANCH COMMUNITY ASSOCIATION THE COST OF THE MAINTENANCE. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.

PUBLIC UTILITY FACILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGHOUT THOSE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, ELECTRIC, AND TELECOMMUNICATIONS. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY FACILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

IN WITNESS WHEREOF:

FRANKLIN 643, LLC, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION

PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FRANKLIN 643, LLC, AN ARIZONA LIMITED LIABILITY COMPANY;

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS.

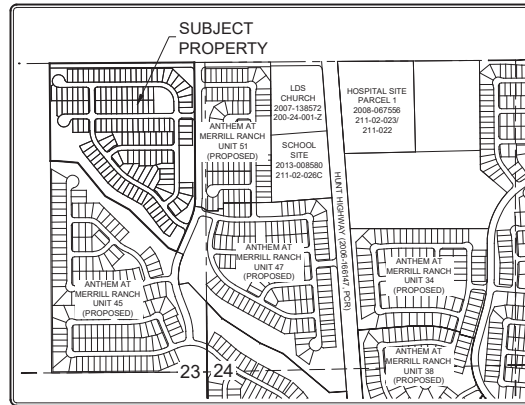
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED,

\_\_\_\_\_, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF; NO TREES ARE ALLOWED.

NOTARY PUBLIC DATE \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_.

## MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2

NOTWITHSTANDING THE FOREGOING, THE OWNER OF THE REAL PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, (COLLECTIVELY WITH PREDECESSORS AND SUCCESSORS AND THEIR ASSIGNS PURSUANT TO THE HERINAFTER DESCRIBED DEVELOPMENT AGREEMENT, THE "OWNERS"), HEREBY RESERVE AN INTEREST IN ANY OF THE FOREGOING REAL PROPERTY UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE" AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, HAS BEEN OR IS TO BE CONSTRUCTED. EXCEPT IF RELEASED PRIOR THERETO AS HERINAFTER DESCRIBED, SUCH INTEREST IS, IF THE OWNERS BECOME A PARTY TO THE DEVELOPMENT AGREEMENT, TO BE ACQUIRED PURSUANT TO A DEVELOPMENT AGREEMENT, ORIGINALLY DATED DECEMBER 1, 2005, AND AS THEREBY AMENDED AFTER, AMONG THE OWNERS, THE TOWN OF FLORENCE, ARIZONA (THE "MUNICIPALITY") AND MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2, AMONG OTHERS. SUCH DISTRICT WILL ACQUIRE SUCH PUBLIC INFRASTRUCTURE PURSUANT TO SUCH DEVELOPMENT AGREEMENT. (SUCH INTEREST IS LIMITED TO ONE NECESSARY TO ACCOMMODATE THE FINANCING OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE (INCLUDING OF SUCH INTEREST IN SUCH REAL PROPERTY) PURSUANT TO SUCH DEVELOPMENT AGREEMENT). SUCH INTEREST TO BE RELEASED UPON THE EARLIER OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE ONLY BY SUCH DISTRICT PURSUANT TO SUCH DEVELOPMENT AGREEMENT AND DECEMBER 31, 2038.



LOCATION MAP

1" = 500'

## SHEET INDEX

SHEET NO.	CONTENTS
1	COVER SHEET
2	INDEX MAP/LEGAL DESCRIPTION
3	UNIT 49 LAYOUT
4	UNIT 49 LAYOUT
5	UNIT 49 LAYOUT
6	UNIT 49 LAYOUT
7	UNIT 49 SOT DETAILS
8	UNIT 49 SOT DETAILS

## TRACT AREA TABLE

TRACT	AREA (AC)	USAGE
TRACT A	6.0948	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT, RETENTION BASIN & OPEN SPACE
TRACT B	1.6366	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT, RETENTION BASIN & OPEN SPACE
TRACT C	0.0423	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT & OPEN SPACE
TRACT D	0.0423	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT & OPEN SPACE
TRACT E	0.1522	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT, RETENTION BASIN & OPEN SPACE
TRACT F	0.1917	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT & OPEN SPACE
TRACT G	0.0210	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT & OPEN SPACE
TRACT H	0.1135	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT & OPEN SPACE
TRACT I	0.0198	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT & OPEN SPACE
TRACT J	0.1751	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT & OPEN SPACE
TRACT K	0.0198	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT & OPEN SPACE
TRACT L	0.0238	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT & OPEN SPACE

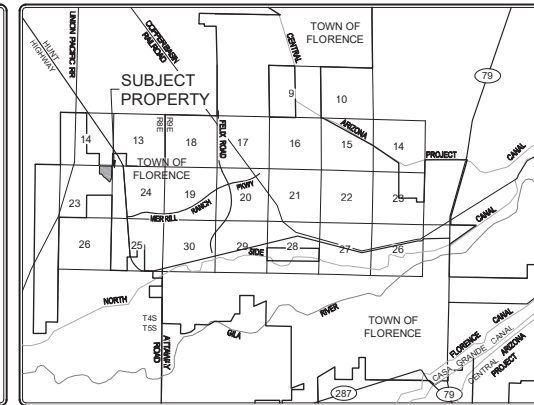
## COUNTY RIGHT-OF-WAY EASEMENT

### ABANDONED AS PART OF THIS RECORDING

PCR No. \_\_\_\_\_ AREA (AC) \_\_\_\_\_ USAGE \_\_\_\_\_  
DKT 375, Pg 572, PCR 0.3751 COUNTY RIGHT-OF-WAY NE 1/4 SEC 23, T4S, R8E

## GENERAL NOTES

1. ALL WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.
2. ALL PROPOSED DWELLING UNITS SHALL BE SINGLE FAMILY, DETACHED.
3. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ANTHEM AT MERRILL RANCH.
4. PUBLIC UTILITY FACILITY EASEMENT WOULD BE LAND DEDICATED FOR INSTALLATION OF FACILITIES OVERHEAD AND UNDERGROUND, FURNISHED FOR USE BY THE PUBLIC. THIS TYPE OF EASEMENT MAY BE USED TO DEDICATE INGRESS TO PROPERTY, AS IN PRIVATE STREET SUBDIVISIONS. ALSO INCLUDED ARE IMPROVEMENTS SUCH AS STREETLIGHTS, TRAFFIC SIGNAL DEVICES, SIDEWALK, AND FLOOD CONTROL. THESE FACILITIES MAY BE OWNED AND OPERATED BY THE MUNICIPALITY OR DULY AUTHORIZED POLITICAL SUBDIVISION OF THE STATE OF ARIZONA.
5. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS, SIDEWALKS AND INSTALLATION OF STREET SIGNS.
6. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
7. ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN EASEMENTS DEDICATED FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF; NO TREES ARE ALLOWED.
8. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT (SEE SHEET 8 FOR DETAILS) OR THE INTERSECTION SIGHT DISTANCE TRIANGLE (SEE SHEET 8 FOR DETAILS).
9. TRACT, LOT AND PARCEL MONUMENTATION TO SET AT THE COMPLETION OF STREET PAVING.
10. ALL TRACTS THAT WILL NOT BE DEDICATED TO THE TOWN OF FLORENCE AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE TOWN OF FLORENCE, AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE COMMUNITY ASSOCIATION. THE COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
11. ALL PROPERTY LINES SHOWN INTERSECTING AN ARC ARE TO BE ASSUMED RADIAL, UNLESS NOTED AS NON-RADIAL (NR).
12. POSITIONAL TOLERANCE FOR WALLS COMMON TO TWO LOTS IS +/-1.00 FOOT FROM COMMON LOT LINE. WALLS COMMON TO A LOT AND A TRACT OR RIGHT-OF-WAY ARE TO BE WITHIN THE WALL MAINTENANCE EASEMENT.
13. DEVELOPMENT WITHIN THIS FINAL PLAT SHALL CONFORM WITH THE 2006 INTERNATIONAL FIRE CODE.
14. THIS FINAL PLAT REFLECTS THE UPDATED FEMA FLOOD ZONE CLASSIFICATION EFFECTIVE DECEMBER 4, 2007.
15. LOTS 127, 128 AND 129 CURRENTLY SHOWN TO BE WITHIN THE LIMITS OF THE FEMA FLOOD ZONE A (100-YR STORM EVENT) SHALL HAVE NO VERTICAL CONSTRUCTION UNTIL APPROVAL OF THE LOWR REVISION THE FLOOD ZONE TO AS AND ESTABLISHING NEW BOUNDARY LIMITS EXCLUDING THE LOTS.



VICINITY MAP

NOT TO SCALE

## BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, (THE NORTHWEST CORNER BEING A AC, LS 17258, FOUND AND THE NORTH QUARTER CORNER BEING A 3" GLO BRASS CAP, FOUND), TOWNSHIP 4 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA; BEARING BEING N89°35'19"E. HORIZONTAL DISTANCE BETWEEN MONUMENTS BEING 2645.87'.

## WATER AND SEWER SERVICE CERTIFICATION

ANTHEM AT MERRILL RANCH UNIT 49 IS WITHIN THE SERVICE AREA OF JOHNSON UTILITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY JOHNSON UTILITIES DRINKING WATER SERVICE AGREEMENT, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT. ON-SITE SANITARY SEWER DISTRIBUTION LINES WILL BE CONSTRUCTED BY THE DEVELOPER OF THIS SUBDIVISION AND OWNED AND MAINTAINED BY JOHNSON UTILITIES, L.L.C.

JOHNSON UTILITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, PERSONALLY

\_\_\_\_\_, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_, NOTARY PUBLIC DATE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_.

## APPROVALS

BY ACCEPTANCE OF THIS PLAT, THE TOWN OF FLORENCE AGREES TO THE VACATION OR ABANDONMENT OF THE EASEMENTS DESCRIBED OR SHOWN HEREON AS BEING VACATED OR ABANDONED.

ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
COMMUNITY DEVELOPMENT DIRECTOR  
TOWN OF FLORENCE, ARIZONA

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
TOWN ENGINEER  
TOWN OF FLORENCE, ARIZONA

APPROVED BY THE COUNCIL OF THE TOWN OF FLORENCE, ARIZONA, THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
TOWN CLERK

## RECORDER

### DEVELOPER / OWNER

FRANKLIN 643, LLC  
5013 E. WASHINGTON ST. STE. 100  
PHOENIX, AZ 85034  
602.224.4563

### SURVEYOR

BAXTER DESIGN GROUP, LLC  
7500 N. DOBSON ROAD, SUITE 200  
SCOTTSDALE, AZ 85256  
480.818.0001

### LAND USE INFORMATION

GROSS AREA	33.9782 ACRES
OPEN SPACE	9.0137 ACRES
RIGHT-OF-WAY AREA	6.6419 ACRES
NET AREA	27.3363 ACRES
TOTAL LOTS	142
PROPOSED DENSITY	4.1792 D.U./AC.
ZONING	P.U.D. R-1

### UTILITIES AND SERVICES

GAS	SOUTHWEST GAS
SEWER	JOHNSON UTILITIES CO
WATER	JOHNSON UTILITIES CO
ELECTRIC	ARIZONA PUBLIC SERVICE (APS)
TELEPHONE	COX/CENTURY LINK
SOLID WASTE DISPOSAL	TOWN OF FLORENCE
CABLE	COX/CENTURY LINK
POLICE	TOWN OF FLORENCE
FIRE	POLICE DEPARTMENT
SCHOOLS	FIRE DEPARTMENT
	FLORENCE UNIFIED SCHOOL DISTRICT



### SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE	NOVEMBER 4, 2010
DESIGNED BY	MSG
DRAWN BY	GTAFK
REVIEWED BY	JWW
PROJECT	
CODE	FINAL PLAT



J.W. WEEKS, R.L.S., 43021  
BAXTER DESIGN GROUP, LLC  
7500 N. DOBSON ROAD, SUITE 200  
SCOTTSDALE, AZ 85256

## FRANKLIN 643, LLC ANTHEM AT MERRILL RANCH FINAL PLAT UNIT 49

SITUATED WITHIN THE NE 1/4 OF SEC 23, T4S, R8E,  
OF THE GILSA, TOP, PINAL CO., AZ

UNIT 49  
COVER SHEET  
SHEET 1 OF 8

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE  
DATE 05/08/07 BY 60326/ML/STP/STP

VERSION 2

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER (FOUND AC, LS 17258) OF SECTION 24, FROM WHICH POINT THE NORTH QUARTER CORNER (FOUND 3" GLO BRASS CAP) OF SAID SECTION 24 BEARS NORTH 89 DEGREES 35 MINUTES 19 SECONDS EAST (BASIS OF BEARING), A DISTANCE OF 2845.87 FEET. ALSO FROM WHICH THE WEST QUARTER CORNER (FOUND 3" GLO BRASS CAP) OF SAID SECTION 24 BEARS SOUTH 00 DEGREES 22 MINUTES 45 SECONDS EAST, A DISTANCE OF 2837.41;

THENCE, SOUTH 89 DEGREES 38 MINUTES 19 SECONDS WEST, A DISTANCE OF 90.04 FEET TO THE POINT OF BEGINNING;

THENCE, SOUTH 00 DEGREES 24 MINUTES 41 SECONDS EAST, A DISTANCE OF 1159.59 FEET;

THENCE, SOUTHERLY AN ARC DISTANCE OF 175.74 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 420.00 FEET AND A CENTRAL ANGLE OF 23 DEGREES 58 MINUTES 26 SECONDS;

THENCE, SOUTH 23 DEGREES 33 MINUTES 45 SECONDS WEST, A DISTANCE OF 306.34 FEET;

THENCE, NORTH 66 DEGREES 28 MINUTES 15 SECONDS WEST, A DISTANCE OF 77.70 FEET;

THENCE, NORTH 45 DEGREES 35 MINUTES 54 SECONDS WEST, A DISTANCE OF 466.14 FEET;

THENCE, NORTH 60 DEGREES 47 MINUTES 34 SECONDS WEST, A DISTANCE OF 234.73 FEET;

THENCE, NORTH 39 DEGREES 25 MINUTES 52 SECONDS WEST, A DISTANCE OF 369.31 FEET;

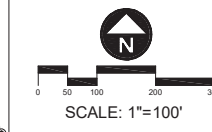
THENCE, NORTH 84 DEGREES 48 MINUTES 22 SECONDS WEST, A DISTANCE OF 179.97 FEET;

THENCE, SOUTH 89 DEGREES 37 MINUTES 55 SECONDS WEST, A DISTANCE OF 55.33 FEET;

THENCE, NORTH 00 DEGREES 22 MINUTES 05 SECONDS WEST, A DISTANCE OF 830.60 FEET;

THENCE, NORTH 89 DEGREES 38 MINUTES 24 SECONDS EAST, A DISTANCE OF 1232.76 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 33.9782 ACRES MORE OR LESS.



**RECORDER**

**SYMBOL LEGEND**

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
  - QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
  - CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
  - REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)
- LINE LEGEND**
- BREAK LINE
  - CENTERLINE OF ROADWAY
  - EASEMENT LINE
  - PLAT BOUNDARY
  - PROPERTY LINE
  - ROW
  - SECTION LINE
  - TERMINAL POINT ON ROW
  - INDICATES THAT PORTION OF THE 33' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.

**ABBREVIATIONS**

- (AC) ACRE
- AL ALUMINUM CAP
- BC BRASS CAP
- BOOK
- (BOB) BASIS OF BEARING
- CMU CONCRETE MASONRY UNIT
- DKT DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- LE LANDSCAPE EASEMENT
- LS#(1/4) LAND SURVEYORS REGISTRATION No. MEASURED
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION, (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- NTS NOT TO SCALE
- PCR PINAL COUNTY RECORDER
- PG PAGE
- POB POINT OF BEGINNING
- PUE PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- (R) RECORDS
- R # RANGE LINE No. EAST
- (RB) RADIAL BEARING
- ROW RIGHT OF WAY
- SEC # SECTION No.
- SDE STORM DRAIN EASEMENT
- SLE SLIDE
- SSE SANITARY SEWER EASEMENT
- SOT SIGHT DISTANCE TRIANGLE
- T # TOWNSHIP LINE No. SOUTH
- TOP TOWN OF FLORENCE
- UNV UNRESTRICTED VIEW TRIANGLE
- VAV VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT



DATE:	NOVEMBER 14, 2019
DESIGNED BY:	WDC
DRAWN BY:	STAFF
CHECKED BY:	JWW
PROJECT:	FINAL PLAT
SCALE:	

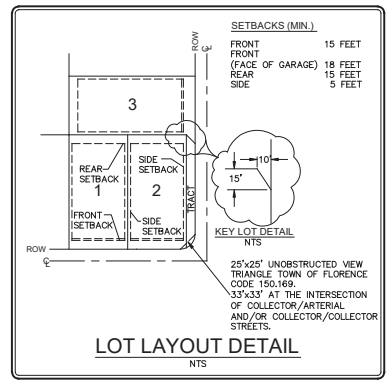
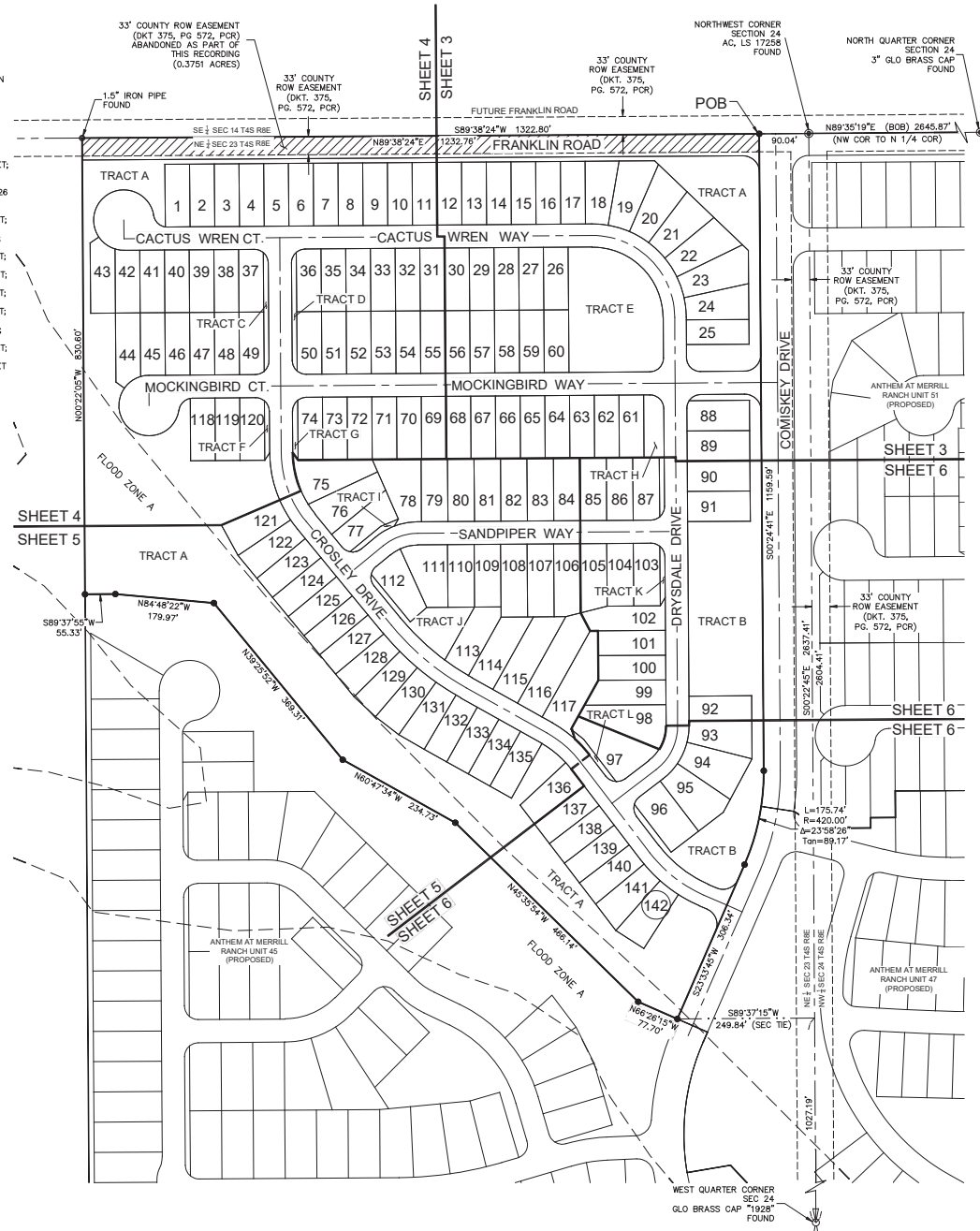


**FRANKLIN 643, LLC**  
**ANTHEM AT MERRILL RANCH**  
**FINAL PLAT**  
**UNIT 49**

SITUATED WITHIN THE NE 1/4 OF SEC 23, T4S, R8E, OF THE GSRM, TOW. PINAL CO., AZ

**UNIT 49**  
**INDEX MAP**  
**SHEET 2 OF 8**

DATE: 11/14/19 10:00 AM  
 DRAWN BY: STAFF  
 CHECKED BY: JWW  
 PROJECT: FINAL PLAT  
 SCALE: 1"=100'



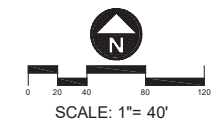
VERSION 2







RECORDER



SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
  - QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
  - CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
  - REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)
- LINE LEGEND**
- BREAK LINE
  - CENTERLINE OF ROADWAY
  - EASEMENT LINE
  - PROPERTY LINE
  - ROW
  - SECTION LINE
  - TERMINAL POINT ON ROW
- INDICATES THAT PORTION OF THE 3/4\"/> AS PART OF THIS RECORDING.

ABBREVIATIONS

- (AC) ACRE
- AL ALUMINUM CAP
- BC BRASS CAP
- BO BOOK
- BOU BASIS OF BEARING
- CMU CONCRETE MASONRY UNIT
- DOCT DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- LE LANDSCAPE EASEMENT
- LS LAND SURVEYORS REGISTRATION No.
- LS (F/T) MEASURED
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION, (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- NTS NOT TO SCALE
- FOR FINAL COUNTY RECORDER
- PG PAGE
- POB POINT OF BEGINNING
- PUFE PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- R RECORDS
- (R) RANGE LINE No. EAST
- RS RADIAL BEARING
- ROW RIGHT OF WAY
- SEC SECTION No.
- SEC# SECTION No.
- SDE STORM DRAIN EASEMENT
- SLD SLIDE
- SSE SANITARY SEWER EASEMENT
- SDT SIGHT-DISTANCE TRIANGLE
- T # TOWNSHIP LINE No. SOUTH
- TOP TOWN OF FLORENCE
- UNV UNRESTRICTED VIEW TRIANGLE
- VNAE VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT

LOT NO.	SO. FT.	ACRES
75	7,875	0.1808
76	7,017	0.1611
77	5,650	0.1297
78	7,455	0.1711
79	5,491	0.1261
80	5,491	0.1261
81	5,491	0.1261
82	5,491	0.1261
83	5,491	0.1261
84	5,491	0.1261
106	6,322	0.1453
107	6,413	0.1472
108	6,413	0.1472
109	5,508	0.1265
110	5,508	0.1265
111	7,219	0.1657
112	6,415	0.1473
113	6,449	0.1480
114	7,013	0.1610
115	8,507	0.1953
116	9,729	0.2233
117	8,915	0.2047
121	5,961	0.1368
122	5,545	0.1273
123	5,130	0.1178
124	5,130	0.1178
125	5,130	0.1178
126	5,130	0.1178
127	5,160	0.1184
128	5,559	0.1276
129	5,635	0.1294
130	5,638	0.1294
131	5,565	0.1277
132	5,219	0.1198
133	5,130	0.1178
134	5,130	0.1178
135	5,130	0.1178
136	5,533	0.1270

LINE	BEARING	DISTANCE
L16	S35°28'16\"/>	16.62
L17	N67°56'16\"/>	167.56
L18	N50°34'08\"/>	72.55
L20	N67°22'40\"/>	34.60
L21	S32°16'35\"/>	15.00
L22	S52°46'00\"/>	20.00
L23	S21°57'58\"/>	19.25

CURVE LENGTH	RADIUS	DELTA	TANGENT	
C63	136.20'	200.00'	39°01'11\"/>	70.86'
C64	121.90'	179.00'	39°01'11\"/>	63.42'
C65	69.31'	179.00'	31°47'12\"/>	50.97'
C66	22.60'	179.00'	7°13'59\"/>	11.31'
C67	150.51'	221.00'	39°01'11\"/>	78.30'
C68	41.36'	221.00'	10°43'19\"/>	20.74'
C69	20.62'	221.00'	5°00'00\"/>	10.32'
C70	39.27'	25.00'	90°00'00\"/>	25.00'
C71	17.36'	25.00'	39°47'31\"/>	9.05'
C72	21.91'	25.00'	50°12'29\"/>	11.71'
C73	39.27'	25.00'	90°00'00\"/>	25.00'
C74	22.33'	25.00'	51°10'00\"/>	11.97'
C75	16.94'	25.00'	38°50'00\"/>	8.81'
C76	68.10'	100.00'	39°01'11\"/>	35.43'
C77	53.80'	79.00'	39°01'11\"/>	27.99'
C78	20.78'	79.00'	15°04'21\"/>	10.45'
C79	33.02'	79.00'	23°56'50\"/>	16.75'
C80	62.40'	121.00'	39°01'11\"/>	42.87'
C81	38.93'	121.00'	18°25'57\"/>	19.63'
C82	43.48'	121.00'	20°35'14\"/>	21.98'
C83	171.13'	459.00'	21°21'52\"/>	86.57'
C84	111.93'	459.00'	13°59'00\"/>	56.04'
C85	51.42'	459.00'	6°25'06\"/>	25.74'
C86	43.34'	501.00'	4°57'22\"/>	21.68'
C87	43.34'	501.00'	4°57'22\"/>	21.68'
C88	43.34'	501.00'	4°57'22\"/>	21.68'
C89	10.19'	501.00'	1°09'54\"/>	5.09'
C90	81.66'	200.00'	23°23'38\"/>	41.41'
C91	60.23'	221.00'	23°23'38\"/>	45.75'
C92	50.70'	221.00'	13°08'42\"/>	25.46'
C93	73.09'	179.00'	23°23'38\"/>	37.06'
C94	1.87'	179.00'	0°35'54\"/>	0.93'
C95	16.06'	179.00'	5°08'04\"/>	8.04'
C96	20.01'	179.00'	6°24'21\"/>	10.02'
C97	19.82'	179.00'	6°20'39\"/>	9.92'
C98	15.32'	179.00'	4°54'16\"/>	7.67'



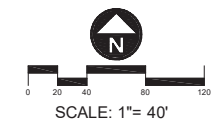
FRANKLIN 643, LLC  
 ANTHEM AT MERRILL RANCH  
 FINAL PLAT  
 UNIT 49

SITUATED WITHIN THE NE 1/4 OF SEC 23, T4S, R9E, OF THE GBSRM, TOP, FINAL, CO. AZ

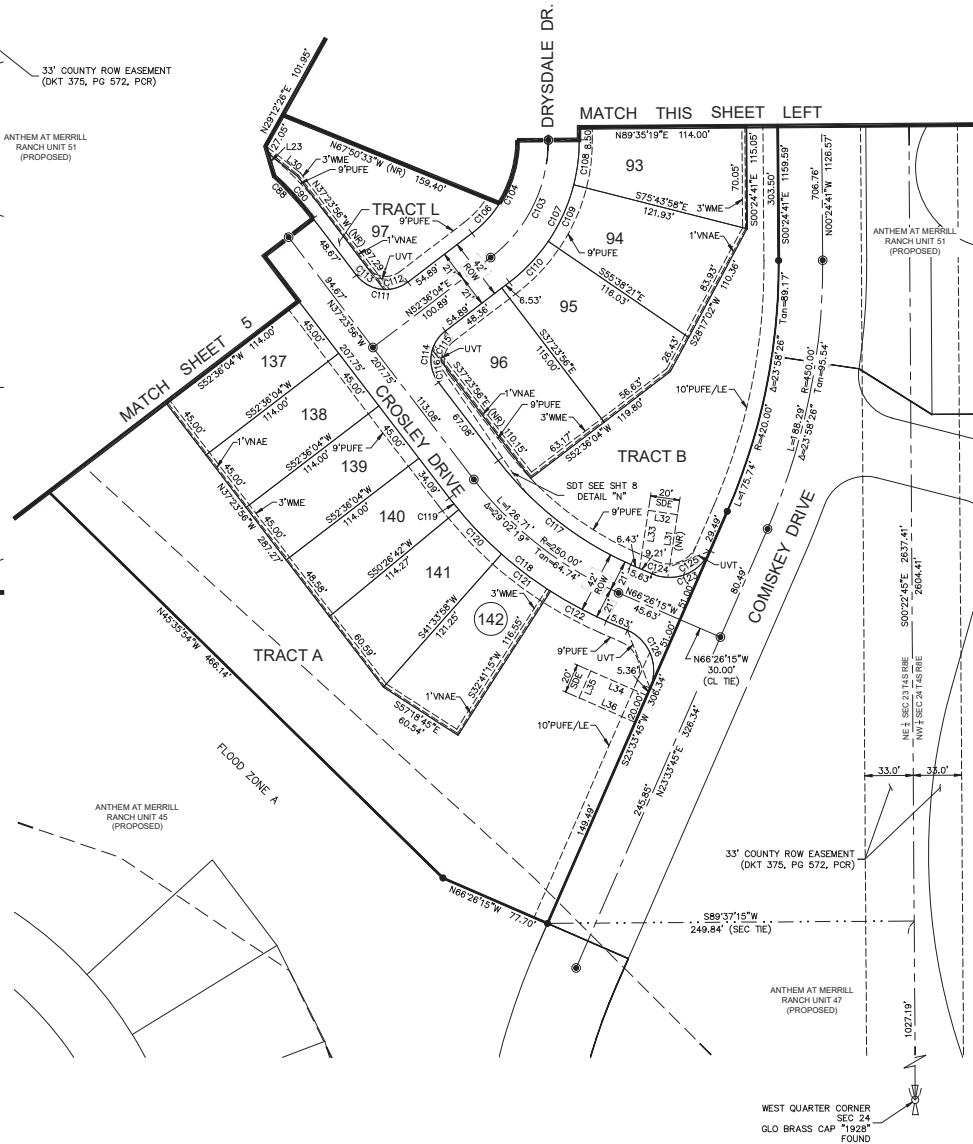
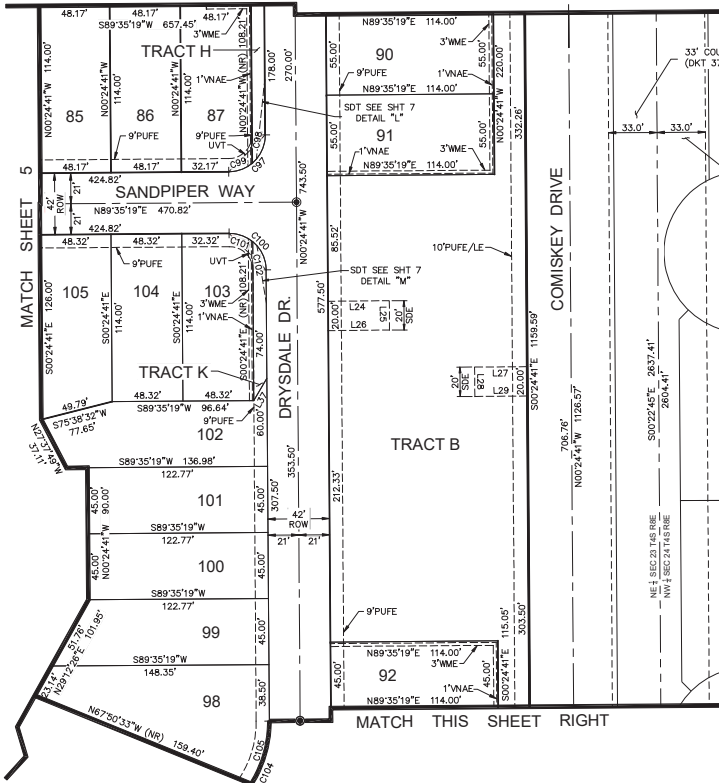
UNIT 49  
 LAYOUT  
 SHEET 5 OF 8

DATE: 11/15/2011 10:45:00 AM  
 DRAWN BY: JMW  
 CHECKED BY: JMW  
 PLOTTED: 11/15/2011 10:45:00 AM  
 SCALE: 1"=40'

VERSION 2



MATCH SHEET 3



**CURVE TABLE**

CURVE LENGTH	RADIUS	DELTA	TANGENT	
C88	90.23'	221.00'	23.2338'	45.72'
C90	39.53'	221.00'	10.1434'	19.82'
C97	39.27'	25.00'	90.0000'	25.00'
C98	21.91'	25.00'	50.1229'	11.71'
C99	17.36'	25.00'	39.4731'	9.05'
C100	39.27'	25.00'	90.0000'	25.00'
C101	17.36'	25.00'	39.4731'	9.05'
C102	21.91'	25.00'	50.1229'	11.71'
C103	92.52'	100.00'	53.0045'	49.87'
C104	73.00'	79.00'	53.0045'	39.40'
C105	45.22'	79.00'	32.4800'	23.25'
C106	27.87'	79.00'	20.1245'	14.08'
C107	111.95'	121.00'	53.0045'	60.34'
C108	31.00'	121.00'	14.4043'	15.98'
C109	44.43'	121.00'	20.0537'	21.44'
C110	38.52'	121.00'	18.1426'	19.42'
C111	39.27'	25.00'	90.0000'	25.00'
C112	17.36'	25.00'	39.4731'	9.05'
C113	21.91'	25.00'	50.1229'	11.71'
C114	39.27'	25.00'	90.0000'	25.00'
C115	15.84'	25.00'	36.1828'	8.20'
C116	23.43'	25.00'	53.4132'	12.65'
C117	116.08'	229.00'	29.0219'	59.31'
C118	137.35'	271.00'	29.0219'	70.18'
C119	110.20'	271.00'	23.0922'	51.10'
C120	42.00'	271.00'	8.5244'	21.04'
C121	42.00'	271.00'	8.5244'	21.04'
C122	43.16'	271.00'	9.0729'	21.63'
C123	47.12'	30.00'	90.0000'	30.00'
C124	11.20'	30.00'	21.2356'	5.67'
C125	35.92'	30.00'	68.3604'	20.47'
C126	47.12'	30.00'	90.0000'	30.00'

**LINE TABLE**

LINE BEARING	DISTANCE
L23	S21°57'55"E 19.25'
L24	N89°35'19"E 41.75'
L25	S00°24'41"E 20.00'
L26	N89°35'19"E 41.75'
L27	S89°35'19"W 35.75'
L28	S00°24'41"E 20.00'
L29	S89°35'19"W 35.75'
L30	N51°58'28"W 29.41'
L31	N08°33'45"E 43.21'
L32	S81°26'15"E 20.00'
L33	N68°33'45"E 39.99'
L34	N66°26'15"W 41.75'
L35	N23°33'45"E 20.00'
L36	N66°26'15"W 41.75'
L37	S30°33'09"W 17.49'

**LOT TABLE**

LOT NO.	SQ. FT.	ACRES
85	5,491	0.1261
86	5,491	0.1261
87	5,462	0.1254
90	6,270	0.1439
91	6,270	0.1439
92	5,130	0.1178
93	6,326	0.1452
94	7,324	0.1681
95	7,447	0.1710
96	7,241	0.1662
97	8,400	0.1928
98	8,198	0.1882
99	6,100	0.1400
100	5,525	0.1268
101	5,525	0.1268
102	6,426	0.1475
103	5,479	0.1258
104	5,508	0.1265
105	5,798	0.1331
106	5,130	0.1178
107	5,130	0.1178
108	5,130	0.1178
109	5,130	0.1178
110	5,130	0.1178
111	5,130	0.1178
112	5,130	0.1178
113	5,130	0.1178
114	5,130	0.1178
115	5,130	0.1178
116	5,130	0.1178
117	5,130	0.1178
118	5,130	0.1178
119	5,130	0.1178
120	5,130	0.1178
121	5,130	0.1178
122	5,130	0.1178
123	5,130	0.1178
124	5,130	0.1178
125	5,130	0.1178
126	5,130	0.1178
127	5,130	0.1178
128	5,130	0.1178
129	5,130	0.1178
130	5,130	0.1178
131	5,130	0.1178
132	5,130	0.1178
133	5,130	0.1178
134	5,130	0.1178
135	5,130	0.1178
136	5,130	0.1178
137	5,130	0.1178
138	5,130	0.1178
139	5,130	0.1178
140	5,130	0.1178
141	5,972	0.1371
142	6,041	0.1387

**SYMBOL LEGEND**

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
- QUARTER CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
- CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
- INDICATES THAT PORTION OF THE 33' COUNTY ROW, SET (UNLESS NOTED OTHERWISE)

**LINE LEGEND**

- BREAK LINE
- GENERAL LINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- TERMINAL POINT ON ROW
- INDICATES THAT PORTION OF THE 33' COUNTY ROW, SET (UNLESS NOTED OTHERWISE)

**ABBREVIATIONS**

- (AC) ACRE
- (AL) ALUMINUM CAP
- (BC) BRASS CAP
- (BK) BOOK
- (BOB) BASIS OF BEARING
- (CMU) CONCRETE MASONRY UNIT
- (DKT) DECKET
- (FND) FOUND MONUMENT
- (GLO) GENERAL LAND OFFICE
- (LE) LANDSCAPE EASEMENT
- (LS#) LAND SURVEYORS REGISTRATION No.
- (MEAS) MEASURED
- (MOL) MORE OR LESS
- (NO ID) NO IDENTIFICATION, (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- (NTS) NOT TO SCALE
- (PCR) FINAL COUNTY RECORDER PAGE
- (POB) POINT OF BEGINNING
- (PUE) PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- (R) RECORDS
- (RANGE) RANGE LINE No. EAST
- (REAR) REAR BEARING
- (RIGHT) RIGHT OF WAY
- (SEC) SECTION No.
- (SDE) STORM DRAIN EASEMENT
- (SSE) SANITARY SEWER EASEMENT
- (SOT) SIGHT DISTANCE TRIANGLE
- (T) TOWNSHIP LINE No. SOUTH
- (TOW) TOWN OF FLORENCE
- (UNSTR) UNRESTRICTED NEW TRIANGLE
- (VIA) VEHICULAR NON-ACCESS EASEMENT
- (WME) WALL MAINTENANCE EASEMENT

**BAXTER DESIGN GROUP**

DATE: NOVEMBER 4, 2010  
 DESIGNED BY: BSG  
 DRAWN BY: GTWFF  
 CHECKED BY: JWW  
 PROJECT: FINAL PLAT  
 SCALE: FINAL PLAT

REVISIONS:

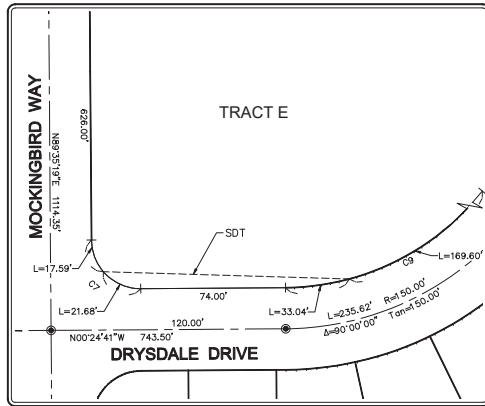
VERSION 2

**FRANKLIN 643, LLC**  
**ANTHEM AT MERRILL RANCH**  
**FINAL PLAT**  
**UNIT 49**

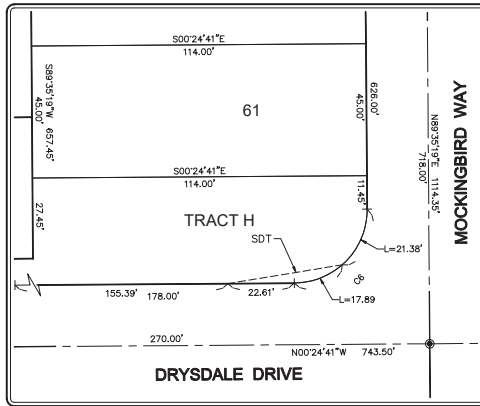
SITUATED WITHIN THE NE 1/4 OF SEC 23, T4S, R9E, OF THE GBSRM, T0P, FINAL CO. AZ

**UNIT 49**  
**LAYOUT**  
**SHEET 6 OF 8**

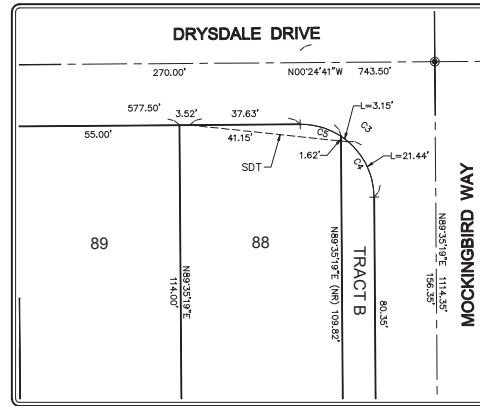
WEST QUARTER CORNER SEC 24 GLO BRASS CAP \*1928\* FOUND



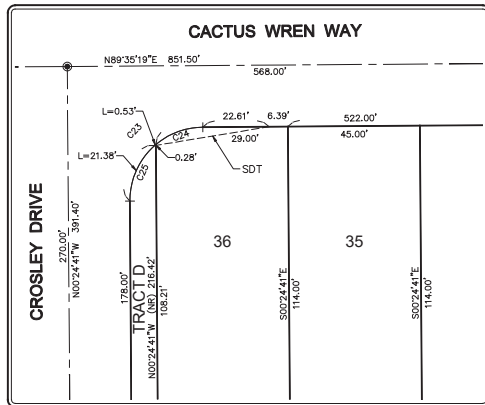
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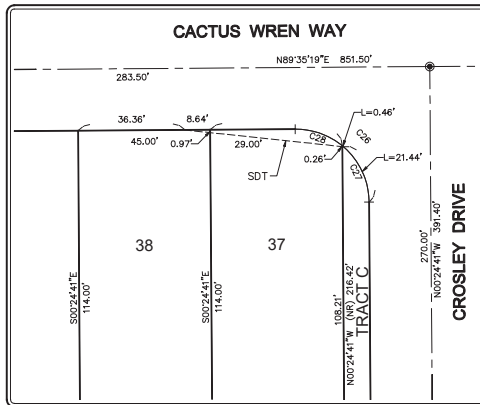
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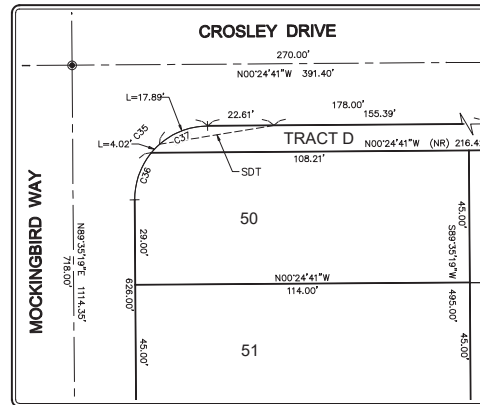
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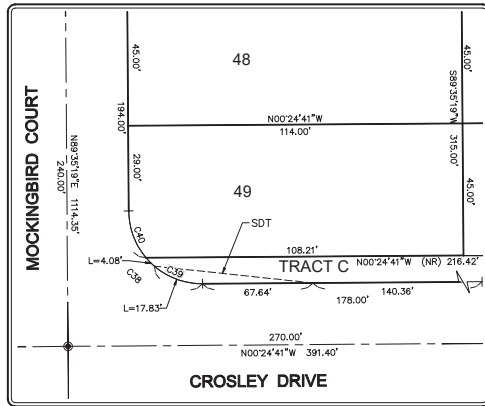
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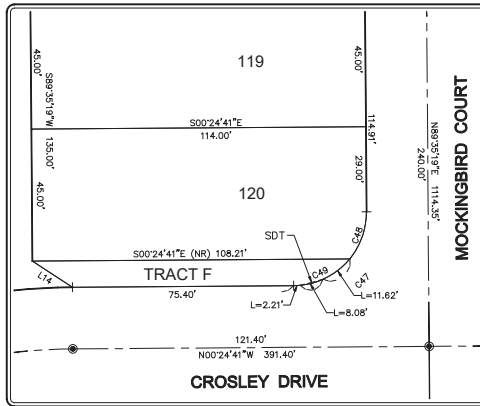
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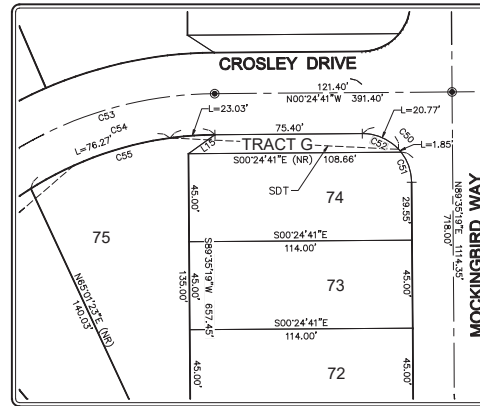
DETAIL "F" SCALE: 1"=20'



DETAIL "G" SCALE: 1"=20'



DETAIL "H" SCALE: 1"=20'



DETAIL "I" SCALE: 1"=30'

RECORDER

SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
- REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)

LINE LEGEND

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- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- TERMINAL POINT ON ROW
- INDICATES THAT PORTION OF THE 37 COUNTY ROW IS TO BE ABANDONED AS PART OF THIS RECORDING.

ABBREVIATIONS

- (AC) ACRE
- AL ALUMINUM CAP
- BC BRASS CAP
- BO BOOK
- (BOB) BASES OF BEARING
- CMU CONCRETE MASONRY UNIT
- DKT SOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- LE LANDSCAPE EASEMENT
- LS# LAND SURVEYORS REGISTRATION No.
- (M) MEASURED
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- NTS NOT TO SCALE
- PCR FINAL COUNTY RECORDER
- PG PAGE
- POB POINT OF BEGINNING
- PUIFE PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- R (R) RECORD
- R (R) RANGE LINE No. EAST
- (RB) RADIAL BEARING
- ROW RIGHT OF WAY
- SEC # SECTION No.
- SDC STORM DRAIN EASEMENT
- SLD SLIDE
- SSD SANITARY SEWER EASEMENT
- SDT SDT DISTANCE TRIANGLE
- T & S TOWNSHIP LINE, No. SOUTH
- TOF TOWN OF FLORENCE
- UV UNRESTRICTED VIEW TRIANGLE
- WAE VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT



DATE:	NOVEMBER 14, 2010
DESIGNED BY:	WJD
DRAWN BY:	STAFF
CHECKED BY:	JMW
PROJECT:	
SCALE:	FINAL PLAT
REVISION:	



FRANKLIN 643, LLC  
ANTHEM AT MERRILL RANCH  
FINAL PLAT  
UNIT 49

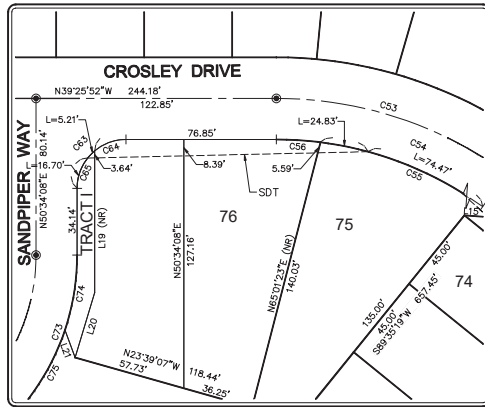
SITUATED WITHIN THE NE 1/4 OF SEC 23, T4S, R1E, OF THE G&SM, TWP, PINAL CO., AZ

UNIT 49  
SDT DETAILS  
SHEET 7 OF 8

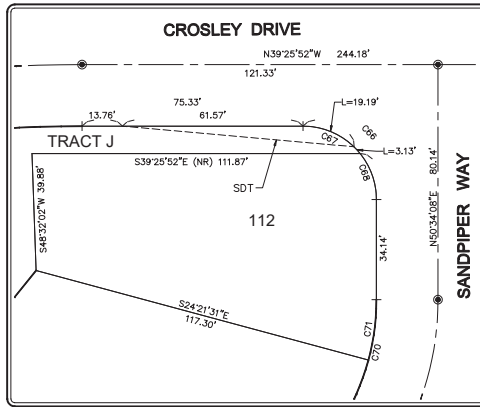
Prepared by: W. James W. Jones, Professional Engineer, No. 10000, State of Colorado. Date: November 14, 2010. Plotted by: wjones

VERSION 2

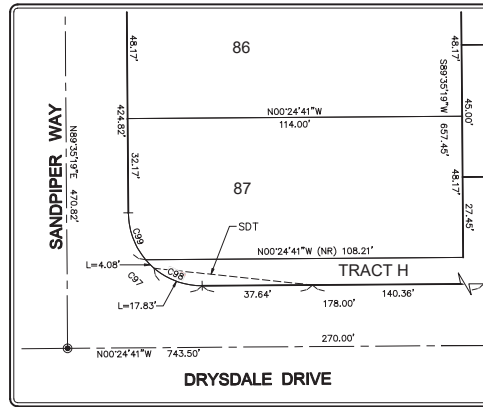




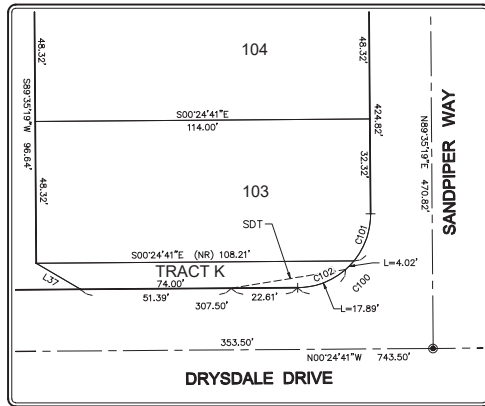
DETAIL "J" SCALE: 1"=30'



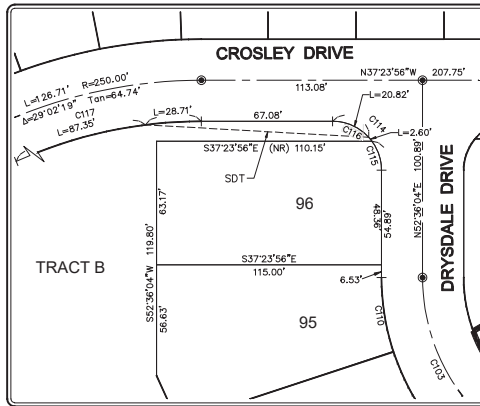
DETAIL "K" SCALE: 1"=20'



DETAIL "L" SCALE: 1"=20'



DETAIL "M" SCALE: 1"=20'



DETAIL "N" SCALE: 1"=20'

RECORDER

SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
- REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)

LINE LEGEND

- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- TERMINAL POINT ON ROW

ABBREVIATIONS

- (AC) ACRE
- AL ALUMINUM CAP
- BC BRASS CAP
- BOOK BOOK
- (BOB) BASIS OF BEARING
- CMU CONCRETE MASONRY UNIT
- DKT DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- LE LANDSCAPE EASEMENT
- LS# LAND SURVEYORS REGISTRATION No.
- (M) MEASURED
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION, (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- NTS NOT TO SCALE
- PCR FINAL COUNTY RECORDER
- PG PAGE
- POB POINT OF BEGINNING
- PUEF PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- R RECORDS
- R# RANGE LINE No. EAST
- (RB) RADIAL BEARING
- ROW RIGHT OF WAY
- SEC# SECTION No.
- SDE SLIDE
- SSE SANITARY SEWER EASEMENT
- SDT SIGHT DISTANCE TRIANGLE
- T# TOWNSHIP LINE No. SOUTH
- TOP TOWN OF FLORENCE
- UNV UNRESTRICTED VIEW TRIANGLE
- WVAE VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT



DATE: NOVEMBER 14, 2019  
 DESIGNED BY: HSG  
 DRAWN BY: STAFF  
 CHECKED BY: JWW  
 PROJECT: FRANKLIN 643, LLC  
 SCALE: FINAL PLAT



REVISION	DATE	BY

FRANKLIN 643, LLC  
 ANTHEM AT MERRILL RANCH  
 FINAL PLAT  
 UNIT 49

SITUATED WITHIN THE NE 1/4 OF SEC 23, T4S, R8E,  
 OF THE G&SRM, TOWNSHIP, PINAL CO., AZ

UNIT 49  
 SDT DETAILS  
 SHEET 8 OF 8

VERSION 2

**RESOLUTION NO. 1726-19**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM AT MERRILL RANCH UNIT 51; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.**

**WHEREAS**, the Final Plat Anthem at Merrill Ranch Unit 51 is consistent with the approved Anthem at Merrill Ranch Planned Unit Development; and

**WHEREAS**, the Preliminary Plat for Anthem at Merrill Ranch Unit 51 was approved by the Planning and Zoning Commission on November 7, 2019.

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

1. Approve the Final Plat for Anthem at Merrill Ranch Unit 51 subject to Developer/Owner's compliance with all applicable laws and ordinances.

**PASSED AND ADOPTED** by the Mayor and Council of the Town of Florence, Arizona, this 16<sup>th</sup> day of December 2019.

\_\_\_\_\_  
Tara Walter, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

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

\_\_\_\_\_  
Clifford L. Mattice, Town Attorney

# FINAL PLAT ANTHEM AT MERRILL RANCH UNIT 51 (TOWN OF FLORENCE, AZ)

SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA  
**DECLARATION, TITLE WARRANTY AND DEDICATION**

STATE OF ARIZONA }  
COUNTY OF PINAL } ss.

KNOW ALL MEN BY THESE PRESENTS:

FRANKLIN 643, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, (HEREINAFTER REFERRED TO IN THIS PLAT AS THE "MASTER DEVELOPER"), AS OWNER HAS SUBDIVIDED UNDER THE NAME ANTHEM AT MERRILL RANCH - UNIT 51, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AND HEREBY DECLARES THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY.

THE "MASTER DEVELOPER" IS THE OWNER OF FEE TITLE IN: (A) THE PROPERTY BEING DEDICATED ON THIS PLAT TO THE PUBLIC FOR PURPOSES AND ALL INCIDENTALS THEREOF; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. THE "MASTER DEVELOPER" HEREBY WARRANTS TO TOWN OF FLORENCE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS.

STREET RIGHT-OF-WAY SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ANTHEM PARKSIDE AT MERRILL RANCH COMMUNITY ASSOCIATION OR THE ADJUTING PROPERTY OWNER.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE VEHICULAR NON-ACCESS EASEMENTS PROHIBITING VEHICULAR INGRESS AND EGRESS ARE HEREBY DEDICATED TO THE PUBLIC UPON ALL LOTS ADJACENT TO DRAINAGE EASEMENTS, TRACTS, OR FACILITIES AND/OR ADJACENT TO ARTERIAL OR COLLECTOR STREETS.

AS DESIGNATED ON THIS PLAT, THREE FOOT WIDE WALL MAINTENANCE EASEMENTS GRANTING ACCESS TO CONSTRUCT AND MAINTAIN OR REPAIR WALLS AND WALL FOOTINGS WITHIN THE WALL MAINTENANCE EASEMENT IS DEDICATED TO THE ANTHEM PARKSIDE AT MERRILL RANCH COMMUNITY ASSOCIATION, INC.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACTS A, B, C, D, E, F, G AND H AND/OR THOSE AREAS DESIGNATED AS SUCH HEREON. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENTS WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE ANTHEM PARKSIDE AT MERRILL RANCH COMMUNITY ASSOCIATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENTS, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE EASEMENTS ARE LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE EASEMENTS, AND CHARGE THE ANTHEM PARKSIDE AT MERRILL RANCH COMMUNITY ASSOCIATION THE COST OF THE MAINTENANCE. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.

PUBLIC UTILITY FACILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGHOUT THOSE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, ELECTRIC, AND TELECOMMUNICATIONS. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY FACILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

IN WITNESS WHEREOF:

FRANKLIN 643, LLC, AS OWNER, HAS HEREINTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION

PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FRANKLIN 643, LLC, AN ARIZONA LIMITED LIABILITY COMPANY;

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED,

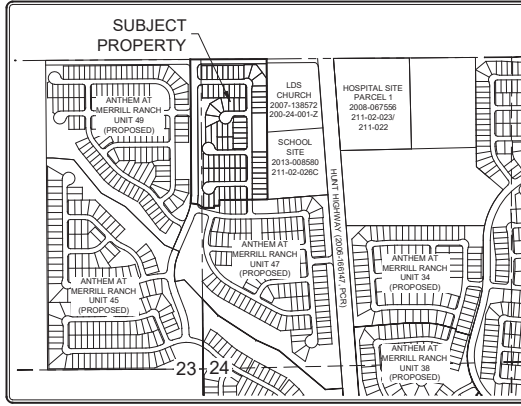
\_\_\_\_\_, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT IN WITNESS WHEREOF, I HAVE HEREINTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_.

## MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2

NOTWITHSTANDING THE FOREGOING, THE OWNER OF THE REAL PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, [COLLECTIVELY WITH PREDECESSORS AND SUCCESSORS AND THEIR ASSIGNS PURSUANT TO THE HERINAFTER DESCRIBED DEVELOPMENT AGREEMENT, THE "OWNERS"], HEREBY RESERVE AN INTEREST IN ANY OF THE FOREGOING REAL PROPERTY UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE" AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, HAS BEEN OR IS TO BE CONSTRUCTED. EXCEPT IF RELEASED PRIOR THERETO AS HERINAFTER DESCRIBED, SUCH INTEREST IS, IF THE OWNERS BECOME A PARTY TO THE DEVELOPMENT AGREEMENT, TO BE ACQUIRED PURSUANT TO A DEVELOPMENT AGREEMENT, ORIGINALLY DATED DECEMBER 1, 2005, AND AS THEREBY AMENDED AFTER, AMONG THE OWNERS, THE TOWN OF FLORENCE, ARIZONA (THE "MUNICIPALITY") AND MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2, AMONG OTHERS. SUCH DISTRICT WILL ACQUIRE SUCH PUBLIC INFRASTRUCTURE PURSUANT TO SUCH DEVELOPMENT AGREEMENT. (SUCH INTEREST IS LIMITED TO ONE NECESSARY TO ACCOMMODATE THE FINANCING OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE (INCLUDING OF SUCH INTEREST IN SUCH REAL PROPERTY) PURSUANT TO SUCH DEVELOPMENT AGREEMENT). SUCH INTEREST TO BE RELEASED UPON THE EARLIER OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE, ONLY BY SUCH DISTRICT PURSUANT TO SUCH DEVELOPMENT AGREEMENT AND DECEMBER 31, 2038.



LOCATION MAP

1" = 500'



## SHEET INDEX

SHEET NO.	CONTENTS
1	COVER SHEET
2	INDEX MAP/LEGAL DESCRIPTION
3	UNIT 51 LAYOUT
4	UNIT 51 LAYOUT
5	UNIT 51 SDY DETAILS

## TRACT AREA TABLE

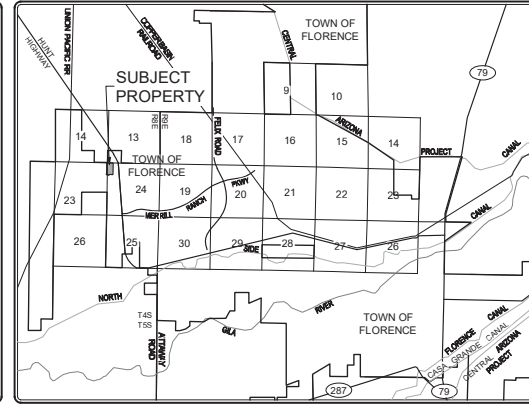
TRACT	AREA (AC)	USAGE
TRACT A	0.9840	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT, RETENTION BASIN & OPEN SPACE
TRACT B	0.3574	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT, RETENTION BASIN & OPEN SPACE
TRACT C	1.3374	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT, RETENTION BASIN & OPEN SPACE
TRACT D	0.0423	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT & OPEN SPACE
TRACT E	0.0209	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT & OPEN SPACE
TRACT F	0.0206	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT & OPEN SPACE
TRACT G	0.0423	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT & OPEN SPACE
TRACT H	0.0221	LANDSCAPE, DRAINAGE, PUBLIC UTILITY EASEMENT & OPEN SPACE

## COUNTY RIGHT-OF-WAY EASEMENT ABANDONED AS PART OF THIS RECORDING

PCR No. AREA (AC) USAGE  
DKT 375, PG 572, PCR 0.9436 COUNTY RIGHT-OF-WAY NE 1/4 SEC 23, T4S, R8E  
DKT 375, PG 572, PCR 1.3553 COUNTY RIGHT-OF-WAY NW 1/4 SEC 24, T4S, R8E

## GENERAL NOTES

1. ALL WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.
2. ALL PROPOSED DWELLING UNITS SHALL BE SINGLE FAMILY, DETACHED.
3. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ANTHEM AT MERRILL RANCH.
4. PUBLIC UTILITY FACILITY EASEMENT WOULD BE LAND DEDICATED FOR INSTALLATION OF FACILITIES OVERHEAD AND UNDERGROUND, FURNISHED FOR USE BY THE PUBLIC. THIS TYPE OF EASEMENT MAY BE USED TO DEDICATE INGRESS TO PROPERTY, AS IN PRIVATE STREET SUBDIVISIONS. ALSO INCLUDED ARE IMPROVEMENTS SUCH AS STREETLIGHTS, TRAFFIC SIGNAL DEVICES, SIDEWALKS, AND FLOOD CONTROL. THESE FACILITIES MAY BE OWNED AND OPERATED BY THE MUNICIPALITY OR DULY AUTHORIZED POLITICAL SUBDIVISION OF THE STATE OF ARIZONA.
5. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS, SIDEWALKS AND INSTALLATION OF STREET SIGNS.
6. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
7. ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN EASEMENTS DEDICATED FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF; NO TREES ARE ALLOWED.
8. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT (SEE SHEET 8 FOR DETAIL) OR THE INTERSECTION SIGHT DISTANCE TRIANGLE (SEE SHEET 8 FOR DETAILS).
9. TRACT, LOT AND PARCEL MONUMENTATION TO SET AT THE COMPLETION OF STREET PAVING.
10. ALL TRACTS THAT WILL NOT BE DEDICATED TO THE TOWN OF FLORENCE AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE TOWN OF FLORENCE, AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE COMMUNITY ASSOCIATION. THE COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
11. ALL PROPERTY LINES SHOWN INTERSECTING AN ARC ARE TO BE ASSUMED RADIAL, UNLESS NOTED AS NON-RADIAL (NR).
12. POSITIONAL TOLERANCE FOR WALLS COMMON TO TWO LOTS IS +/-1.00 FOOT FROM COMMON LOT LINE. WALLS COMMON TO A LOT AND TRACT OR RIGHT-OF-WAY ARE TO BE WITHIN THE WALL MAINTENANCE EASEMENT.
13. DEVELOPMENT WITHIN THIS FINAL PLAT SHALL CONFORM WITH THE 2006 INTERNATIONAL FIRE CODE.
14. UNIT 51 LIES WITHIN FLOOD ZONE X, PER FEMA FIRM PANEL 875 OF 2575, MAP NUMBER 04021C0875E, DECEMBER 4, 2007.



VICINITY MAP

NOT TO SCALE



## BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, (THE NORTHEAST CORNER BEING A AC, LS 17258, FOUND AND THE NORTH QUARTER CORNER BEING A 3" GLO BRASS CAP, FOUND), TOWNSHIP 4 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA; BEARING BEING N85°35'19"E. HORIZONTAL DISTANCE BETWEEN MONUMENTS BEING 2845.87'.

## WATER AND SEWER SERVICE CERTIFICATION

ANTHEM AT MERRILL RANCH UNIT 51 IS WITHIN THE SERVICE AREA OF JOHNSON UTILITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY JOHNSON UTILITIES DRINKING WATER SERVICE AGREEMENT. A COPY OF WHICH IS SUBMITTED WITH THIS PLAT. ON-SITE SANITARY SEWER DISTRIBUTION LINES WILL BE CONSTRUCTED BY THE DEVELOPER OF THIS SUBDIVISION AND OWNED AND MAINTAINED BY JOHNSON UTILITIES, L.L.C.

JOHNSON UTILITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, PERSONALLY

APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREINTO SET MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_, NOTARY PUBLIC DATE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_.

APPROVALS

BY ACCEPTANCE OF THIS PLAT, THE TOWN OF FLORENCE AGREES TO THE VACATION OR ABANDONMENT OF THE EASEMENTS DESCRIBED OR SHOWN HEREON AS BEING VACATED OR ABANDONED.

ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
COMMUNITY DEVELOPMENT DIRECTOR  
TOWN OF FLORENCE, ARIZONA

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
TOWN ENGINEER  
TOWN OF FLORENCE, ARIZONA

APPROVED BY THE COUNCIL OF THE TOWN OF FLORENCE, ARIZONA, THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
TOWN CLERK

## RECORDER

### DEVELOPER / OWNER

FRANKLIN 643, LLC  
5013 E. WASHINGTON ST. STE. 100  
PHOENIX, AZ 85034  
602.224-4503

### SURVEYOR

BAXTER DESIGN GROUP, LLC

7500 N. DOBSON ROAD, SUITE 200  
SCOTTSDALE, AZ 85256  
480.818-6001

### LAND USE INFORMATION

GROSS AREA	18.1304 ACRES
OPEN SPACE	2.8280 ACRES
RIGHT-OF-WAY AREA	5.0373 ACRES
NET AREA	13.09.31 ACRES
TOTAL LOTS	78
PROPOSED DENSITY	4,3022 D.U./AC.
ZONING	P.U.D. R-1

### UTILITIES AND SERVICES

GAS	SOUTHWEST GAS
SEWER	JOHNSON UTILITIES CO
WATER	JOHNSON UTILITIES CO
ELECTRIC	ARIZONA PUBLIC SERVICE (APS)
TELEPHONE	COX/CENTURY LINK
SOLID WASTE DISPOSAL	TOWN OF FLORENCE
CABLE	COX/CENTURY LINK
POLICE	TOWN OF FLORENCE
POLICE DEPARTMENT	TOWN OF FLORENCE
FIRE	FIRE DEPARTMENT
SCHOOLS	FLORENCE UNIFIED SCHOOL DISTRICT



7500 N. Dobson Rd., Suite 200  
Scottsdale, AZ 85256  
480) 818-6001

### SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE	NOVEMBER 14, 2010
ISSUED BY	WJW
DESIGNED BY	GTWFF
REVIEWED BY	JWJ
PROJECT CODE	FINAL PLAT



J.W. WEEKS, R.L.S., 43021  
BAXTER DESIGN GROUP, LLC  
7500 N. DOBSON ROAD, SUITE 200  
SCOTTSDALE, AZ 85256

BY SIGNING THIS PLAT, THE SURVEYOR CERTIFIES THAT THE PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

## FRANKLIN 643, LLC ANTHEM AT MERRILL RANCH FINAL PLAT UNIT 51

SITUATED WITHIN THE NE 1/4 OF SEC 23 AND THE NW 1/4 OF SEC 24, T4S, R8E, OF THE GILSA RIVER MERIDIAN, PINAL CO., AZ

UNIT 51  
COVER SHEET  
SHEET 1 OF 5

ALL THESE EASEMENTS ARE CONVEYED BY WARRANTY DEED TO THE COMMUNITY ASSOCIATION PURSUANT TO THE DEVELOPMENT AGREEMENT DATED DECEMBER 1, 2005, AND AS THEREBY AMENDED AFTER, AMONG THE OWNERS, THE TOWN OF FLORENCE, ARIZONA (THE "MUNICIPALITY") AND MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2, AMONG OTHERS. SUCH DISTRICT WILL ACQUIRE SUCH PUBLIC INFRASTRUCTURE PURSUANT TO SUCH DEVELOPMENT AGREEMENT. (SUCH INTEREST IS LIMITED TO ONE NECESSARY TO ACCOMMODATE THE FINANCING OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE (INCLUDING OF SUCH INTEREST IN SUCH REAL PROPERTY) PURSUANT TO SUCH DEVELOPMENT AGREEMENT). SUCH INTEREST TO BE RELEASED UPON THE EARLIER OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE, ONLY BY SUCH DISTRICT PURSUANT TO SUCH DEVELOPMENT AGREEMENT AND DECEMBER 31, 2038.

VERSION 2

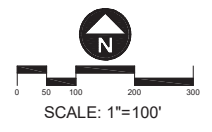
**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER (FOUND AC, LS 17258) OF SAID SECTION 24, FROM WHICH POINT THE NORTH QUARTER CORNER (FOUND 3" GLO BRASS CAP) OF SAID SECTION 24 BEARS NORTH 89 DEGREES 35 MINUTES 19 SECONDS EAST (BASIS OF BEARING), A DISTANCE OF 2645.87 FEET. ALSO FROM WHICH THE WEST QUARTER CORNER (FOUND 3" GLO BRASS CAP) OF SAID SECTION 24 BEARS SOUTH 00 DEGREES 22 MINUTES 45 SECONDS EAST, A DISTANCE OF 2637.41, SAID NORTHWEST CORNER BEING THE TRUE POINT OF BEGINNING;

THENCE, NORTH 89 DEGREES 35 MINUTES 19 SECONDS EAST, A DISTANCE OF 558.76 FEET;  
 THENCE, SOUTH 00 DEGREES 24 MINUTES 41 SECONDS EAST, A DISTANCE OF 1198.12 FEET;  
 THENCE, SOUTH 88 DEGREES 45 MINUTES 16 SECONDS WEST, A DISTANCE OF 129.01 FEET;  
 THENCE, SOUTH 89 DEGREES 35 MINUTES 19 SECONDS WEST, A DISTANCE OF 281.00 FEET;  
 THENCE, SOUTH 00 DEGREES 24 MINUTES 41 SECONDS EAST, A DISTANCE OF 48.55 FEET;  
 THENCE, SOUTH 89 DEGREES 35 MINUTES 19 SECONDS WEST, A DISTANCE OF 45.00 FEET;  
 THENCE, SOUTH 00 DEGREES 24 MINUTES 41 SECONDS EAST, A DISTANCE OF 18.68 FEET;  
 THENCE, SOUTH 89 DEGREES 35 MINUTES 19 SECONDS WEST, A DISTANCE OF 90.00 FEET;  
 THENCE, SOUTH 89 DEGREES 35 MINUTES 19 SECONDS WEST, A DISTANCE OF 58.76 FEET;  
 THENCE, NORTH 81 DEGREES 31 MINUTES 19 SECONDS WEST, A DISTANCE OF 60.00 FEET;  
 THENCE, NORTHERLY, AN ARC DISTANCE OF 65.16 FEET ALONG A NON-TANGENT CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS NORTH 81 DEGREES 31 MINUTES 19 SECONDS WEST, A DISTANCE OF 420.00 FEET, AND HAVING A CENTRAL ANGLE OF 08 DEGREES 53 MINUTES 22 SECONDS;  
 THENCE, NORTH 00 DEGREES 24 MINUTES 41 SECONDS WEST, A DISTANCE OF 1159.59 FEET;  
 THENCE, NORTH 89 DEGREES 38 MINUTES 24 SECONDS EAST, A DISTANCE OF 90.04 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 18.1304 ACRES MORE OR LESS.



LINE	BEARING	DISTANCE
L1	S00°24'41"E	48.55'
L2	S89°35'19"W	45.00'
L3	S00°24'41"E	18.68'
L4	N81°31'19"W	60.00'

**RECORDER**

**SYMBOL LEGEND**

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
  - QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
  - CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
  - REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)
- LINE LEGEND**
- BREAK LINE
  - CENTERLINE OF ROADWAY
  - EASEMENT LINE
  - PLAT BOUNDARY LINE
  - PROPERTY LINE
  - ROW
  - SECTION LINE
  - TERMINAL POINT ON ROW (INDICATES THAT PORTION OF THE 3" COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.)

**ABBREVIATIONS**

- (AC) ACRE
- AL ALUMINUM CAP
- BC BRASS CAP
- BOOK
- (BOB) BASIS OF BEARING
- CMU CONCRETE MASONRY UNIT
- DKT DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- LE LANDSCAPE EASEMENT
- LS# LAND SURVEYORS REGISTRATION No. MEASURED
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION, (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- NTS NOT TO SCALE
- PCR PINAL COUNTY RECORDER
- PG PAGE
- POB POINT OF BEGINNING
- PUEF PUBLIC UTILITY FACILITY EASEMENT / DRAINAGE EASEMENT
- R RECORD
- (R) RANGE LINE No. EAST
- (RB) RADIAL BEARING
- ROW RIGHT OF WAY
- SEC # SECTION No.
- SDE STORM DRAIN EASEMENT
- SSE SANITARY SEWER EASEMENT
- SOT SIGHT DISTANCE TRIANGLE
- T # TOWNSHIP LINE No. SOUTH
- TOP TOWN OF FLORENCE
- UNV UNRESTRICTED VIEW TRIANGLE
- VIAE VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT



DATE:	NOVEMBER 14, 2010
DESIGNED BY:	WDC
DRAWN BY:	STAFF
CHECKED BY:	JWW
PROJECT:	
CODE:	FINAL PLAT

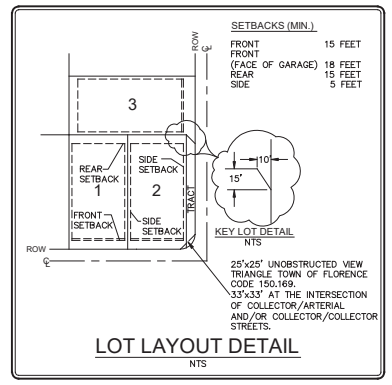
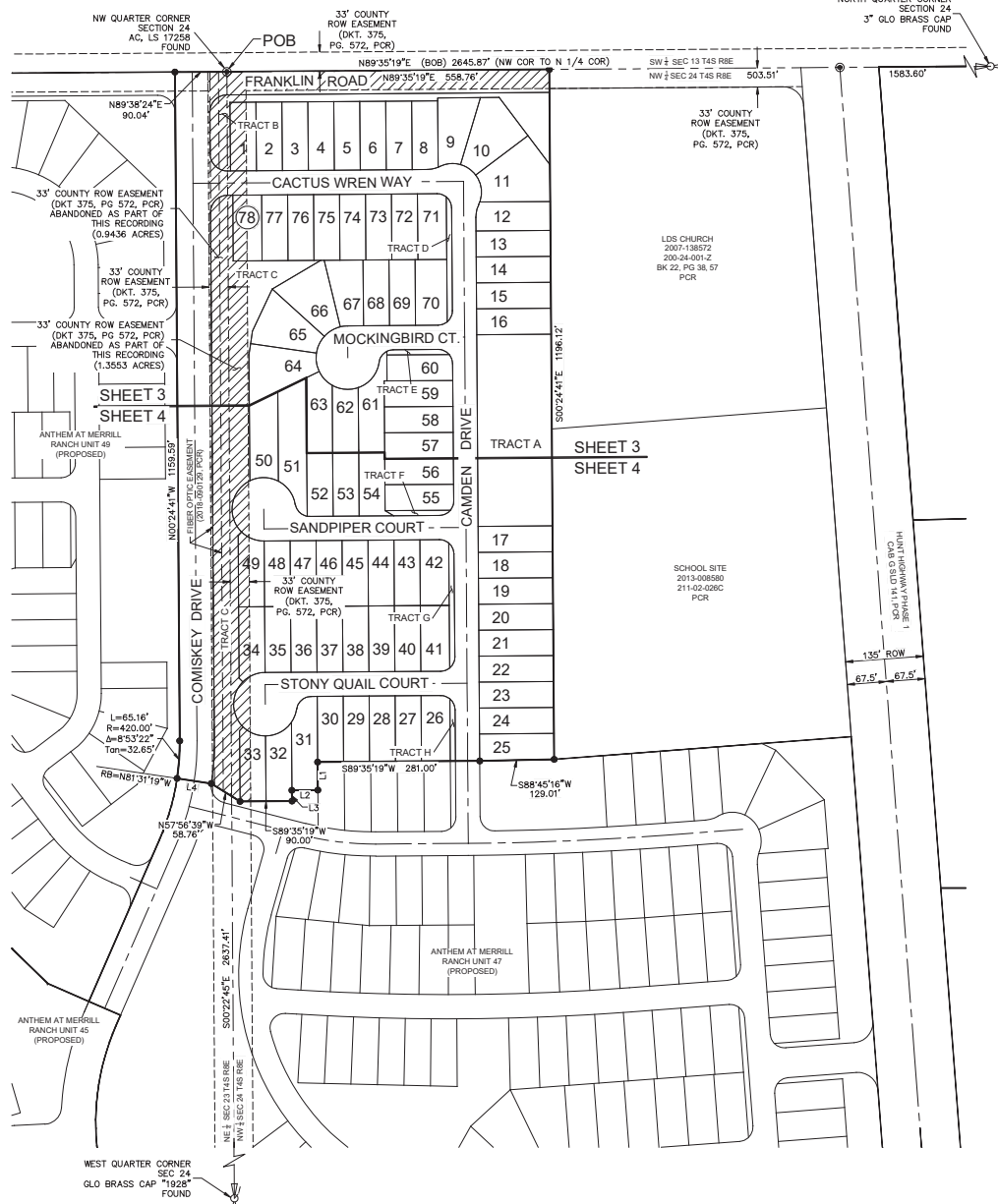


REVISION:	

**FRANKLIN 643, LLC**  
**ANTHEM AT MERRILL RANCH**  
**FINAL PLAT**  
**UNIT 51**  
 SITUATED WITHIN THE NE 1/4 OF SEC 23 AND THE NW 1/4 OF SEC 24, T4S, R8E, OF THE GSRM TOR, PINAL CO., AZ

**UNIT 51**  
**INDEX MAP**  
**SHEET 2 OF 5**

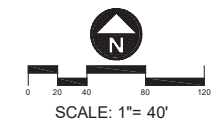
DATE PLOTTED: 11/15/10 10:58 AM PLOTTER: HP DesignJet 2400 Plotter



VERSION 2







**SYMBOL LEGEND**

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
- QUARTER CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
- CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
- REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)

**LINE LEGEND**

- BREAK LINE
- EASEMENT LINE OF ROADWAY
- EASEMENT LINE
- PROPERTY LINE
- ROW
- SECTION LINE
- TERMINAL POINT ON ROW
- INDICATES THAT PORTION OF THE 33' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.

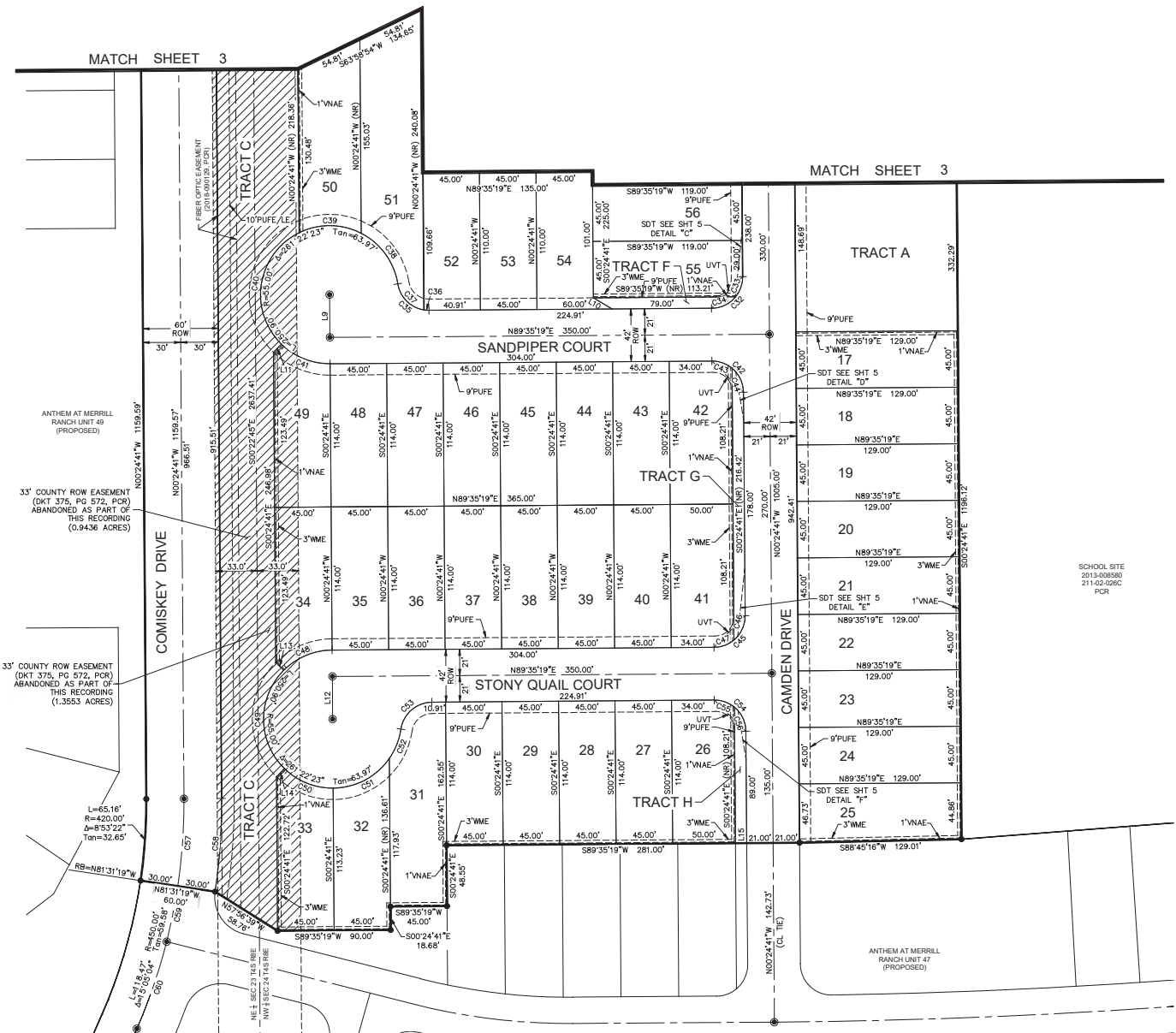
**ABBREVIATIONS**

- (AC) ACRE
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- BO BOOK
- BBB BASIS OF BEARING
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- FND FOUND MONUMENT
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- LE LANDSCAPE EASEMENT
- LS LAND SURVEYORS REGISTRATION No. MEASURED
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION, (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- NTS NOT TO SCALE
- FOR FINAL COUNTY RECORDER
- PG PAGE
- POB POINT OF BEGINNING
- PUFE PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- R (R) RANGE LINE No. EAST
- RB RADIAL BEARING
- ROW RIGHT OF WAY
- SEC # SECTION No.
- SSE STORM DRAIN EASEMENT
- SSE SANITARY SEWER EASEMENT
- SIT SIGHT DISTANCE TRIANGLE
- TOWNSHIP LINE No.
- TOW TOWN OF FLORENCE
- UVT UNRESTRICTED VIEW TRIANGLE
- VNAE VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT

LOT NO.	SQ. FT.	ACRES
17	5,805	0.1333
18	5,805	0.1333
19	5,805	0.1333
20	5,805	0.1333
21	5,805	0.1333
22	5,805	0.1333
23	5,805	0.1333
24	5,805	0.1333
25	5,907	0.1356
26	5,671	0.1302
27	5,130	0.1178
28	5,130	0.1178
29	5,130	0.1178
30	5,130	0.1178
31	6,854	0.1573
32	5,409	0.1242
33	5,367	0.1232
34	5,402	0.1242
35	5,130	0.1178
36	5,130	0.1178
37	5,130	0.1178
41	5,671	0.1302
42	5,671	0.1302
43	5,130	0.1178
44	5,130	0.1178
45	5,130	0.1178
46	5,130	0.1178
47	5,130	0.1178
48	5,130	0.1178
49	5,402	0.1242
50	6,861	0.1575
51	9,778	0.2245
52	4,950	0.1136
53	4,950	0.1136
54	5,018	0.1152
55	5,326	0.1223
56	5,355	0.1229

LINE	BEARING	DISTANCE
L9	S00°24'41"E	34.00'
L10	S89°35'19"E	17.49'
L11	S44°18'01"W	9.00'
L12	N00°24'41"W	34.00'
L13	N45°05'23"W	9.00'
L14	S44°18'01"W	9.00'
L15	N89°35'19"E	9.00'

CURVE LENGTH	RADIUS	DELTA	TANGENT	
C32	39.27'	25.00'	90°00'00"	25.00'
C33	17.36'	25.00'	39°47'31"	9.00'
C34	21.91'	25.00'	50°12'29"	11.71'
C35	35.51'	25.00'	81°22'23"	21.49'
C36	4.11'	25.00'	9°25'38"	2.06'
C37	31.39'	25.00'	71°56'45"	18.15'
C38	51.52'	55.00'	53°40'41"	27.82'
C39	51.27'	55.00'	53°24'48"	27.67'
C40	105.22'	55.00'	109°38'49"	77.99'
C41	42.89'	55.00'	44°40'42"	22.60'
C42	39.27'	25.00'	90°00'00"	25.00'
C43	17.36'	25.00'	39°47'31"	9.00'
C44	21.91'	25.00'	50°12'29"	11.71'
C45	39.27'	25.00'	90°00'00"	25.00'
C46	21.91'	25.00'	50°12'29"	11.71'
C47	17.36'	25.00'	39°47'31"	9.00'
C48	42.89'	55.00'	44°40'42"	22.60'
C49	67.01'	55.00'	90°38'49"	55.82'
C50	42.89'	55.00'	44°40'42"	22.60'
C51	52.70'	55.00'	54°54'12"	28.57'
C52	25.41'	55.00'	28°28'12"	12.94'
C53	35.51'	25.00'	81°22'23"	21.49'
C54	39.27'	25.00'	90°00'00"	25.00'
C55	17.36'	25.00'	39°47'31"	9.00'
C56	21.91'	25.00'	50°12'29"	11.71'
C57	69.82'	450.00'	8°53'22"	34.98'
C58	74.47'	480.00'	8°53'22"	37.31'
C59	45.08'	450.00'	5°44'21"	22.56'
C60	73.40'	450.00'	9°20'43"	36.78'



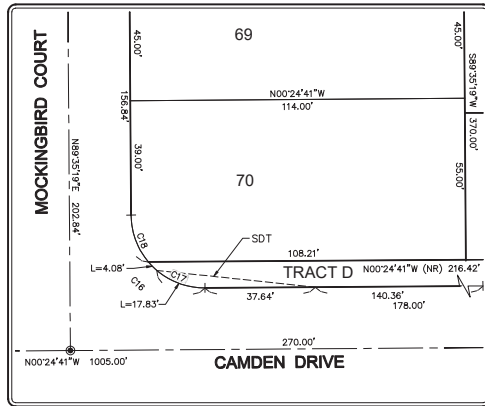
**BAXTER DESIGN GROUP**

ME: NOVEMBER 4, 2010  
 REVISION BY: MEG  
 DRAWN BY: BTWFF  
 REVIEWED BY: JWW  
 PROJECT: FINAL PLAT  
 SHEET: 2

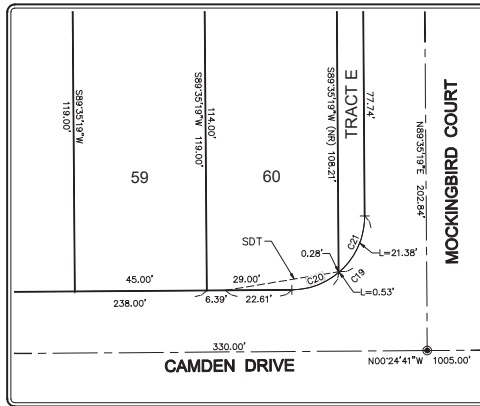
**FRANKLIN 643, LLC**  
**ANTHEM AT MERRILL RANCH**  
**FINAL PLAT**  
**UNIT 51**  
 SITUATED WITHIN THE 1/4 OF SEC 23 AND THE NW 1/4 OF SEC 24, T4S, R9E, OF THE GBSRM, T09N, FINAL CO., AZ

**UNIT 51 LAYOUT SHEET 4 OF 5**

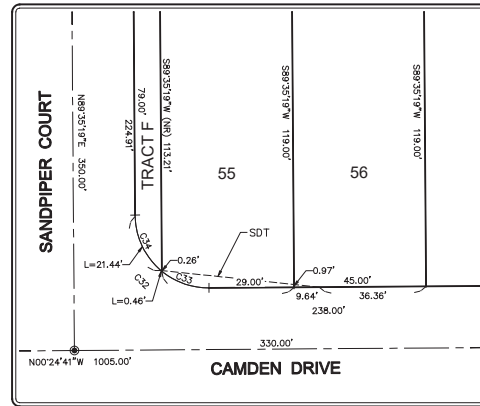
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 DRAWN BY: BTWFF  
 CHECKED BY: JWW  
 PROJECT: FINAL PLAT



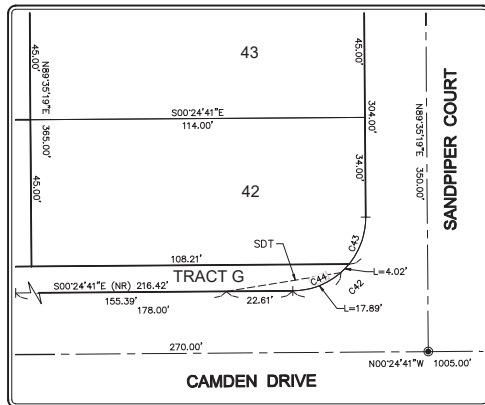
DETAIL "A" SCALE: 1"=20'



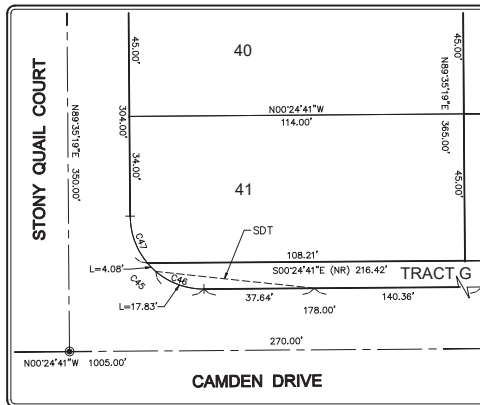
DETAIL "B" SCALE: 1"=20'



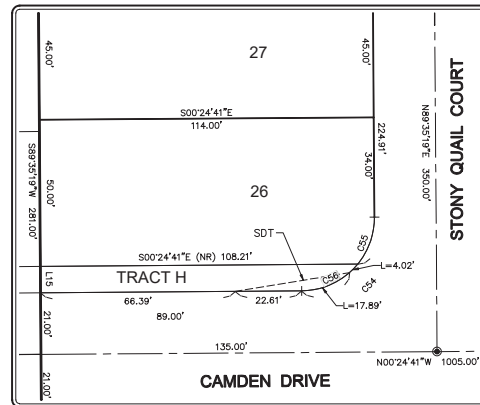
DETAIL "C" SCALE: 1"=20'



DETAIL "D" SCALE: 1"=20'



DETAIL "E" SCALE: 1"=20'



DETAIL "F" SCALE: 1"=20'

RECORDER

SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
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- REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)

LINE LEGEND

- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY
- SECTION LINE
- TERMINAL POINT ON ROW INDICATES THAT PORTION OF THE 31' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.

ABBREVIATIONS

- (AC) ACRE
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- BC BRASS CAP
- BOOK
- (BOB) BASIS OF BEARING
- CMU CONCRETE MASONRY UNIT
- DKT DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- LE LANDSCAPE EASEMENT
- LS# LAND SURVEYORS REGISTRATION No.
- (M) MEASURED
- MOL MORE OR LESS
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- PCB FINAL COUNTY RECORDER
- PG PAGE
- POB POINT OF BEGINNING
- PUIFE PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- (R) RECORDS
- R # RANGE LINE No. EAST
- (RB) RADIAL BEARING
- ROW RIGHT OF WAY
- SEC # SECTION No.
- SDE STORM DRAIN EASEMENT
- SLE SLIDE
- SSE SANITARY SEWER EASEMENT
- SDT SIGHT DISTANCE TRIANGLE
- T # TOWNSHIP LINE No. SOUTH
- TOP TOWN OF FLORENCE
- UN UNRESTRICTED VIEW TRIANGLE
- VIAE VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT



DATE: NOVEMBER 14, 2019  
 DESIGNED BY: MDC  
 DRAWN BY: STAFF  
 CHECKED BY: JWW  
 PROJECT: ANTHEM AT MERRILL RANCH  
 SCALE: FINAL PLAT




REVISION:	DATE:	BY:

FRANKLIN 643, LLC  
 ANTHEM AT MERRILL RANCH  
 FINAL PLAT  
 UNIT 51

SITUATED WITHIN THE NE 1/4 OF SEC 23 AND THE NW 1/4 OF SEC 24, T4S, R8E, OF THE GOSM. TOP, FINAL CO., AZ.

UNIT 51  
 SDT DETAILS  
 SHEET 5 OF 5

	<b>TOWN OF FLORENCE COUNCIL ACTION FORM</b>	<b><u>AGENDA ITEM</u> 11e.</b>
<b>MEETING DATE:</b> December 16, 2019  <b>DEPARTMENT:</b> Community Development  <b>STAFF PRESENTER:</b> Larry C. Harmer, Director  <b>SUBJECT:</b> Resolution Nos. 1727-19 and 1728-19: Final Plat for Anthem at Merrill Ranch Units 57 and 66		<input checked="" type="checkbox"/> <b>Action</b> <input type="checkbox"/> <b>Information Only</b> <input type="checkbox"/> <b>Public Hearing</b> <input checked="" type="checkbox"/> <b>Resolution</b> <input type="checkbox"/> <b>Ordinance</b> <input type="checkbox"/> <b>Regulatory</b> <input type="checkbox"/> <b>1<sup>st</sup> Reading</b> <input type="checkbox"/> <b>2<sup>nd</sup> Reading</b> <input type="checkbox"/> <b>Other</b>
<b>STRATEGIC PLAN REFERENCE:</b> <input checked="" type="checkbox"/> Community Vitality <input type="checkbox"/> Economic Property <input type="checkbox"/> Leadership and Governance <input checked="" type="checkbox"/> Partnership and Relationships <input checked="" type="checkbox"/> Transportation and Infrastructure <input type="checkbox"/> Statutory <input type="checkbox"/> None		

**RECOMMENDED MOTION/ACTION:**

Approval of Final Plats for Pulte, Anthem at Merrill Ranch Units 57 and 66.:

Resolution No. 1727-19: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM AT MERRILL RANCH UNIT 57; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.

Resolution No. 1728-19: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM AT MERRILL RANCH UNIT 66; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.

**BACKGROUND/DISCUSSION:**

Continued development of the Anthem community will enhance the overall area and the Hunt Highway corridor, as well as help encourage development throughout the Town. Each unit within the Anthem at Merrill (AMR) Ranch Planned Unit Development (PUD) will include and replicate what has been previously approved within the Anthem community.

- The PUD document amended April 2008, on pages 3, 15 and 30 allows for a build out of 11,172 dwelling units in the Anthem community; however, the latest estimates, due to topographic conditions east of Felix Road and reduction in lots

throughout AMR, project build out in the range of 9,000 dwelling units may occur community wide.

- On page 3, the AMR PUD allows for low and medium density single family homes.
- Page 10 of the AMR PUD states “The maximum overall density of the PUD is 3.5 dwelling units per gross acre.” This translates that some units will be below the 3.5 du/ac and some units will be above 3.5 du/ac.

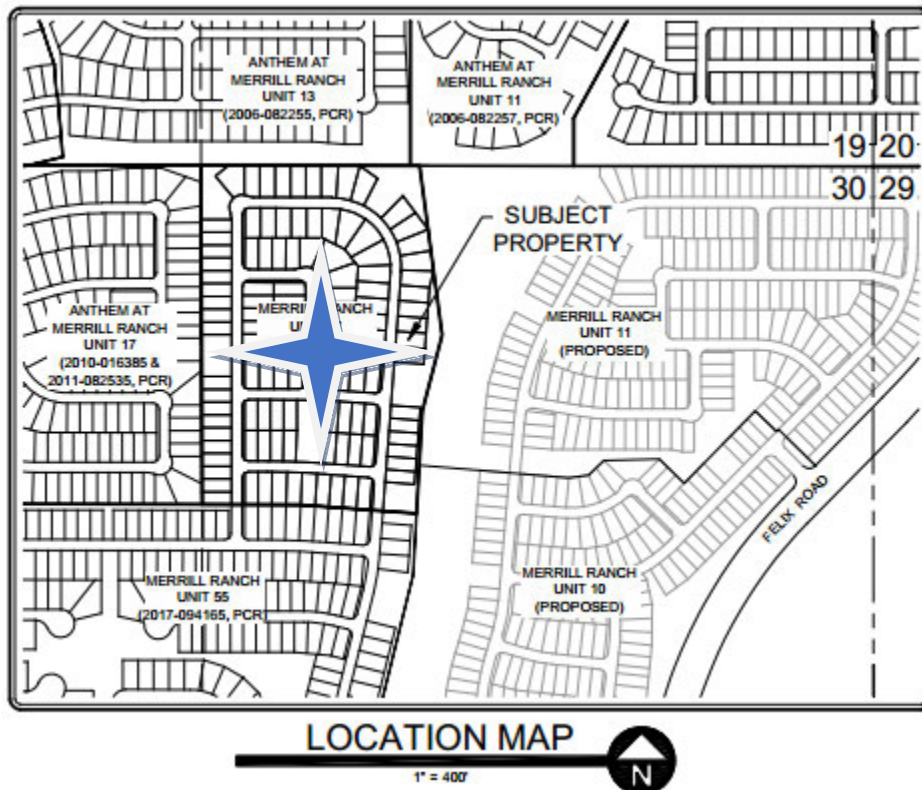
## Final Plats

### UNIT 57

Final Plat Unit 57 lies within the Parkside portion of the AMR development. The subject site is just South of Unit 9 and East of the Unit 17 and North of Unit 55. The site is vacant land that is being prepared for grading as the community continues to grow.

This plat includes 116 single-family residential lots with two points of ingress/egress into the subdivision. Two points of access is to the South thru Unit 55. The average lot will be 6,929 SF. Lot sizes will range between 5,750 SF to 12,885 SF.

The proposed density of this subdivision is 4.2955 dwelling units per acre. This subdivision expands the current and planned network of green belts and walking trails for AMR with approximately 3.9717 acres dedicated to open space within the Unit. The zoning for this Final Plat is PUD (R-1).





## UNIT 66



Final Plat Unit 66 lies within the Sun City portion of the AMR Development. The subject site is just North of Unit 60 and East of Sun City Boulevard. The site is vacant land that is being prepared for grading as the community continues to grow.

This plat includes 76 single-family residential lots with two points of ingress/egress into the subdivision. One point of access is to the West from Sun City Boulevard. A second point of access to the South from Unit 60. The average lot will be 8,025 SF. Lot sizes will range between 6,178 square feet (SF) to 11,924 SF.

The proposed density of this subdivision is 2.7355 dwelling units per acre. This subdivision expands the current and planned network of green belts and walking trails for AMR with approximately 10.2390 acres dedicated to open space within the Unit. The zoning for this Final Plat is PUD (R-1).

### CIRCULATION

All local streets in AMR are designed and will be constructed with a 42' wide right-of-way, which is consistent with the AMR PUD zoning. The Town Engineer had reviewed and approved each street width and design. Each plat has a minimum of two access points for ingress and egress. These access points connect the Units with surrounding arterials, collectors and adjacent units. In addition to vehicle circulation within the plats, there is a network of community trails and greenbelts that will connect each unit with open space amenities throughout Anthem.

**A VOTE OF NO WOULD MEAN:**

That Council has rejected the Final Plat for any reason whatsoever, the reasons therefore shall be recorded in the minutes pursuant to Section 150.233 (B). The applicant would be required to return to the final plat process with the new revisions.

**A VOTE OF YES WOULD MEAN:**

The Final Plats for Anthem at Merrill Ranch, Unit 57 and 66 are approved and will be recorded with the Office of the Pinal County Recorder.

**FINANCIAL IMPACT:**

Pulte Home will construct the roadways and infrastructure within this subdivision to Town standards and will maintain the roadways until the end of the construction warranty period.

Development of this subdivision allows for continued rooftop development and population growth within the Town of Florence, which subsequently will facilitate new employment and commercial opportunities.

**ATTACHMENTS:**

Resolution No. 1727-19  
Final Plat for Anthem at Merrill Ranch Unit 57  
Resolution No. 1728-19  
Final Plat for Anthem at Merrill Ranch Unit 66

**RESOLUTION NO. 1727-19**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM AT MERRILL RANCH UNIT 57; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.**

**WHEREAS**, the Final Plat Anthem at Merrill Ranch Unit 57 is consistent with the approved Anthem at Merrill Ranch Planned Unit Development; and

**WHEREAS**, the Preliminary Plat for Anthem at Merrill Ranch Unit 57 was approved by the Planning and Zoning Commission on October 3, 2019.

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

1. Approve the Final Plat for Anthem at Merrill Ranch Unit 57 subject to Developer/Owner's compliance with all applicable laws and ordinances.

**PASSED AND ADOPTED** by the Mayor and Council of the Town of Florence, Arizona, this 16<sup>th</sup> day of December 2019.

\_\_\_\_\_  
Tara Walter, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

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

\_\_\_\_\_  
Clifford L. Mattice, Town Attorney



# FINAL PLAT MERRILL RANCH UNIT 57 (TOWN OF FLORENCE, AZ)

SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 30,  
TOWNSHIP 4 SOUTH, RANGE 9 EAST,  
OF THE GILA AND SALT RIVER MERIDIAN,  
TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

## DECLARATION, TITLE WARRANTY AND DEDICATION

STATE OF ARIZONA }  
COUNTY OF PINAL } ss.

KNOW ALL MEN BY THESE PRESENTS:

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY (HEREINAFTER REFERRED TO IN THIS PLAT AS THE "MASTER DEVELOPER"), AS OWNER HAS SUBDIVIDED UNDER THE NAME MERRILL RANCH - UNIT 57, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AND HEREBY DECLARES THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY.

THE "MASTER DEVELOPER" IS THE OWNER OF FEET TITLE IN: (A) THE PROPERTY BEING DEDICATED ON THIS PLAT TO THE PUBLIC FOR PURPOSES AND ALL INCIDENTALS THERETO; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. THE "MASTER DEVELOPER" HEREBY WARRANTS TO TOWN OF FLORENCE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS.

STREET RIGHT-OF-WAY SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THE ADJUTING PROPERTY OWNER.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE VEHICULAR NON-ACCESS EASEMENTS PROHIBITING VEHICULAR INGRESS AND EGRESS ARE HEREBY DEDICATED TO THE PUBLIC UPON ALL LOTS ADJACENT TO DRAINAGE EASEMENTS, TRACTS, OR FACILITIES AND/OR ADJACENT TO ARTERIAL OR COLLECTOR STREETS.

AS DESIGNATED ON THIS PLAT, THREE FOOT WIDE WALL MAINTENANCE EASEMENTS GRANTING ACCESS TO CONSTRUCT AND MAINTAIN OR REPAIR WALLS AND WALL FOOTINGS WITHIN THE WALL MAINTENANCE EASEMENT IS DEDICATED TO THE ANTHEM PARKSIDE AT MERRILL RANCH COMMUNITY ASSOCIATION, INC.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N & O AND/OR THOSE AREAS DESIGNATED AS SUCH HEREON. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENTS WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE ANTHEM PARKSIDE AT MERRILL RANCH COMMUNITY ASSOCIATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENTS, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE EASEMENTS ARE LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE EASEMENTS, AND CHANGE THE COMMUNITY ASSOCIATION THE COST OF THE MAINTENANCE. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.

PUBLIC UTILITY FACILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGHOUT THOSE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, ELECTRIC, AND TELECOMMUNICATIONS. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY FACILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

IN WITNESS WHEREOF:

PULTE HOME COMPANY, LLC, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED.

\_\_\_\_\_, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FORGING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

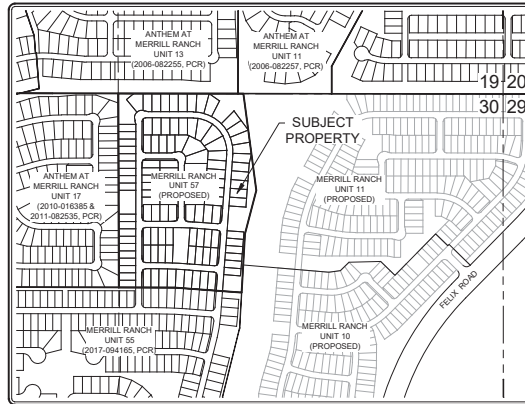
IN WITNESS THEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_.

## MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1

NOTWITHSTANDING THE FOREGOING, THE OWNER OF THE REAL PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, (COLLECTIVELY WITH PREDECESSORS AND SUCCESSORS AND THEIR ASSIGNS PURSUANT TO THE HERINAFTER DESCRIBED DEVELOPMENT AGREEMENT, THE "OWNERS"), HEREBY RESERVE AN INTEREST IN ANY OF THE FOREGOING REAL PROPERTY UPON WHICH WOULD BE "PUBLIC INFRASTRUCTURE" AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, HAS BEEN OR IS TO BE CONSTRUCTED. EXCEPT IF RELEASED PRIOR THERETO AS HERINAFTER DESCRIBED, SUCH INTEREST IS, IF THE OWNERS BECOME A PARTY TO THE DEVELOPMENT AGREEMENT, TO BE ACQUIRED PURSUANT TO A DEVELOPMENT AGREEMENT, ORIGINALLY DATED NOVEMBER 1, 2005, AND AS THEREBY AMENDED AFTER, AMONG THE OWNERS, THE TOWN OF FLORENCE, ARIZONA (THE "MUNICIPALITY") AND MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1, AMONG OTHERS. SUCH DISTRICT WILL ACQUIRE SUCH PUBLIC INFRASTRUCTURE PURSUANT TO SUCH DEVELOPMENT AGREEMENT. (SUCH INTEREST IS LIMITED TO ONE NECESSARY TO ACCOMMODATE THE FINANCING OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE (INCLUDING OF SUCH INTEREST IN SUCH REAL PROPERTY) PURSUANT TO SUCH DEVELOPMENT AGREEMENT). SUCH INTEREST IS TO BE RELEASED UPON THE EARLIER OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE ONLY BY SUCH DISTRICT PURSUANT TO SUCH DEVELOPMENT AGREEMENT AND NOVEMBER 31, 2038.



## SHEET INDEX

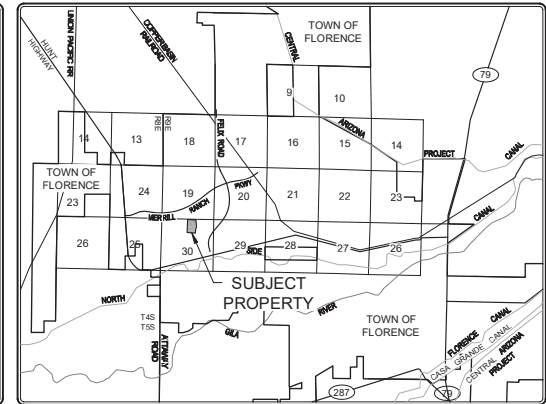
SHEET NO.	COVER SHEET
1	COVER SHEET
2	INDEX MAP/LEGAL DESCRIPTION
3	UNIT 57 LAYOUT
4	UNIT 57 LAYOUT
5	UNIT 57 LAYOUT
6	UNIT 57 LAYOUT
7	UNIT 57 SDT DETAILS
8	UNIT 57 SDT DETAILS

## TRACT AREA TABLE

TRACT	AREA (AC)	USAGE
TRACT A	0.4343	LANDSCAPE, DRAINAGE, STORM DRAIN, PUBLIC UTILITY EASEMENT & RETENTION
TRACT B	0.4723	LANDSCAPE, DRAINAGE, STORM DRAIN, PUBLIC UTILITY EASEMENT & RETENTION
TRACT C	0.8159	LANDSCAPE, DRAINAGE, STORM DRAIN, PUBLIC UTILITY EASEMENT & RETENTION
TRACT D	1.2691	LANDSCAPE, DRAINAGE, STORM DRAIN, PUBLIC UTILITY EASEMENT & RETENTION
TRACT E	0.5943	LANDSCAPE, DRAINAGE, STORM DRAIN, PUBLIC UTILITY EASEMENT & RETENTION
TRACT F	0.4874	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT G	0.9513	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT H	0.9247	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT I	0.4857	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT J	0.9518	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT K	0.9222	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT L	0.9222	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT M	0.9224	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT N	0.9598	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT O	0.9268	LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT

## GENERAL NOTES

- ALL-WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.
- ALL PROPOSED DWELLING UNITS SHALL BE SINGLE FAMILY, DETACHED.
- THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ANTHEM AT MERRILL RANCH.
- PUBLIC UTILITY FACILITY EASEMENT WOULD BE LAND DEDICATED FOR INSTALLATION OF FACILITIES OVERHEAD AND UNDERGROUND, FURNISHED FOR USE BY THE PUBLIC. THIS TYPE OF EASEMENT MAY BE USED TO DEDICATE INGRESS TO PROPERTY, AS IN PRIVATE STREET SUBDIVISIONS. ALSO INCLUDED ARE IMPROVEMENTS SUCH AS STREETLIGHTS, TRAFFIC SIGNAL DEVICES, SIDEWALKS AND FLOOD CONTROL. THESE FACILITIES MAY BE OWNED AND OPERATED BY THE MUNICIPALITY OR DULY AUTHORIZED POLITICAL SUBDIVISION OF THE STATE OF ARIZONA.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS, SIDEWALKS AND INSTALLATION OF STREET SIGNS.
- NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPERE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN EASEMENTS DEDICATED FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF. NO TREES ARE ALLOWED.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT (SEE SHEET 2 FOR DETAIL) OR THE INTERSECTION SIGHT DISTANCE TRIANGLE (SEE SHEET 9 FOR DETAILS).
- TRACT, LOT AND PARCEL MONUMENTATION TO SET AT THE COMPLETION OF STREET PAVING.
- ALL TRACTS THAT WILL NOT BE DEDICATED TO THE TOWN OF FLORENCE AND ALL COMMON PROPERTY SHALL BE COVERED IN ACCORDANCE WITH PLANS APPROVED BY THE TOWN OF FLORENCE AND SHALL BE IMPROVED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE COMMUNITY ASSOCIATION. THE COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- ALL PROPERTY LINES SHOWN INTERSECTING AN ARC ARE TO BE ASSUMED RADIAL, UNLESS NOTED AS NON-RADIAL (NR).
- POSITIONAL TOLERANCE FOR WALLS COMMON TO TWO LOTS IS +/-1.00 FOOT FROM COMMON LOT LINE. WALLS COMMON TO A LOT AND TRACT OR RIGHT-OF-WAY ARE TO BE WITHIN THE WALL MAINTENANCE EASEMENT.
- DEVELOPMENT WITHIN THIS FINAL PLAT SHALL CONFORM WITH THE 2006 INTERNATIONAL FIRE CODE.
- UNIT 57 LIES WITHIN FLOOD ZONE X, PER FEMA FIRM PANEL 875 OF 2575, MAP NUMBER 040210075C, DECEMBER 4, 2007.



## BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30, (THE NORTH 1/4 CORNER BEING A FOUND 2" ALUM. CAP. LS 21065 AND THE NORTHEAST CORNER BEING A FOUND GLO BRASS CAP "1928"), TOWNSHIP 4 SOUTH, RANGE 9 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA; BEARING BEING S89°55'26"E, HORIZONTAL DISTANCE BETWEEN MONUMENTS BEING 2622.97'.

## WATER AND SEWER SERVICE CERTIFICATION

MERRILL RANCH UNIT 57 IS WITHIN THE SERVICE AREA OF JOHNSON UTILITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY JOHNSON UTILITIES DRINKING WATER SERVICE AGREEMENT, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT. ON-SITE SANITARY SEWER DISTRIBUTION LINES WILL BE CONSTRUCTED BY THE DEVELOPER OF THIS SUBDIVISION AND OWNED AND MAINTAINED BY JOHNSON UTILITIES, L.L.C.

JOHNSON UTILITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FORGING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_, NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_.

## COUNTY RIGHT-OF-WAY EASEMENT ABANDONED AS PART OF THIS RECORDING

PCR No: \_\_\_\_\_ AREA (AC) \_\_\_\_\_ USAGE \_\_\_\_\_  
DKT 375, PG 572, PCR 0.0675 COUNTY RIGHT-OF-WAY NE 1/4 SEC 30, T4S, R9E

## APPROVALS

BY ACCEPTANCE OF THIS PLAT, THE TOWN OF FLORENCE AGREES TO THE VACATION OR ABANDONMENT OF THE EASEMENTS DESCRIBED OR SHOWN HEREON AS BEING VACATED OR ABANDONED.

ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
COMMUNITY DEVELOPMENT DIRECTOR  
TOWN OF FLORENCE, ARIZONA

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
TOWN ENGINEER  
TOWN OF FLORENCE, ARIZONA

APPROVED BY THE COUNCIL OF THE TOWN OF FLORENCE, ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
TOWN CLERK

## RECORDER

DEVELOPER / OWNER  
PULTE HOME COMPANY, LLC  
16767 PERIMETER DRIVE, STE. 100  
SCOTTSDALE, AZ 85266-1042  
480.391.6037

SURVEYOR  
BAXTER DESIGN GROUP, LLC  
7500 N. DOBSON ROAD, SUITE 200  
SCOTTSDALE, AZ 85266  
480.818.6001

LAND USE INFORMATION  
GROSS AREA 27.0048 ACRES  
OPEN SPACE 3.9717 ACRES  
RIGHT-OF-WAY AREA 4.5805 ACRES  
NET AREA 22.4243 ACRES  
TOTAL LOTS 116  
PROPOSED DENSITY 4.2955 D.U./AC.  
ZONING F.U.D. R-1

## UTILITIES AND SERVICES

GAS SOUTHWEST GAS  
SEWER JOHNSON UTILITIES CO  
WATER JOHNSON UTILITIES CO  
ELECTRIC ARIZONA PUBLIC SERVICE (APS)  
TELEPHONE COX/CENTURYLINK  
SOLID WASTE DISPOSAL TOWN OF FLORENCE  
CABLE POLICE/CENTURYLINK  
POLICE TOWN OF FLORENCE  
FIRE COX/FIRE DEPARTMENT  
TOWN OF FLORENCE  
FIRE DEPARTMENT FIRE DEPARTMENT  
SCHOOLS FLORENCE UNIFIED SCHOOL DISTRICT



DATE: FEBRUARY 12, 2010  
RECORDED BY: KGO  
BOOKED BY: STS  
INDEXED BY: JWW  
CODE: FINAL PLAT

## PULTE HOME COMPANY MERRILL RANCH FINAL PLAT UNIT 57

SITUATED WITHIN THE NE 1/4 OF SECTION 30,  
TOWNSHIP 4 SOUTH, RANGE 9 EAST,  
OF THE GILA AND SALT RIVER MERIDIAN,  
TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 57  
COVER SHEET  
SHEET 1 OF 8



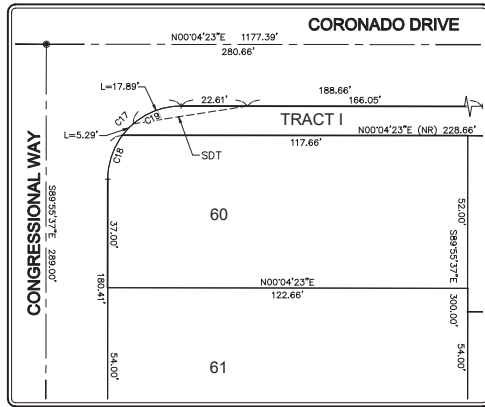




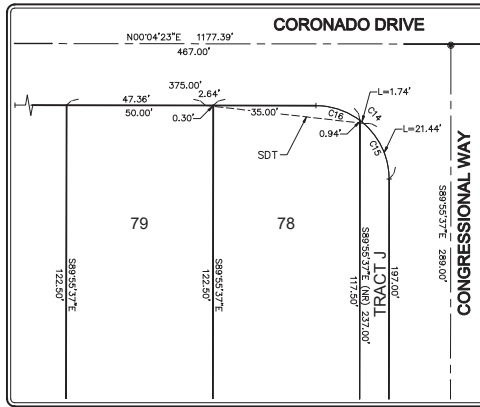




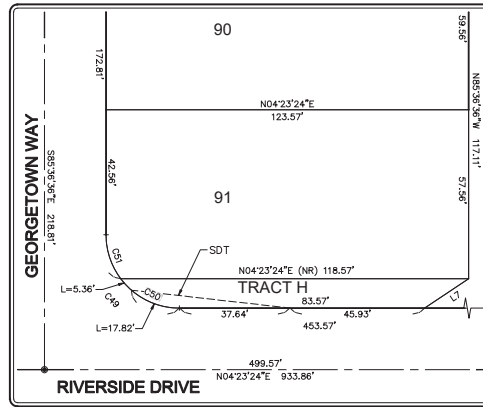




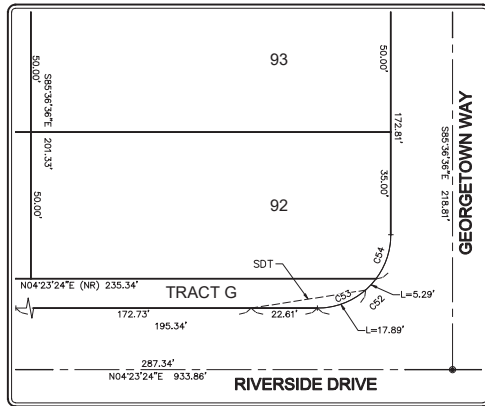
DETAIL "A" SCALE: 1"=20'



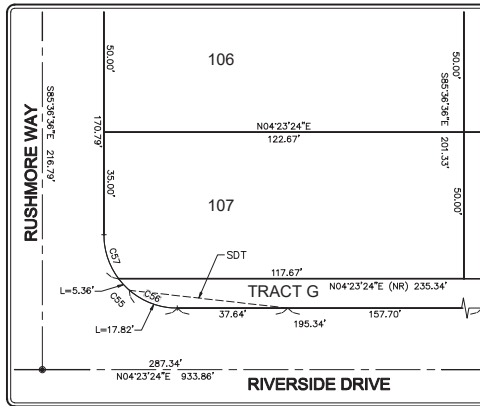
DETAIL "B" SCALE: 1"=20'



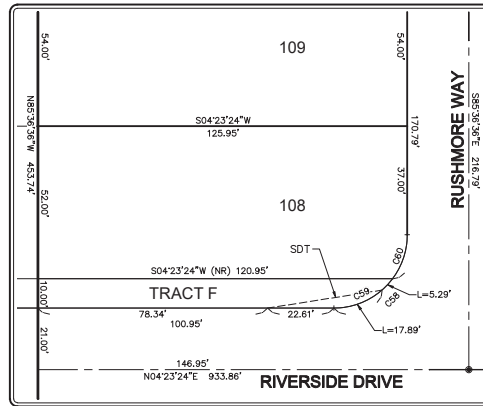
DETAIL "C" SCALE: 1"=20'



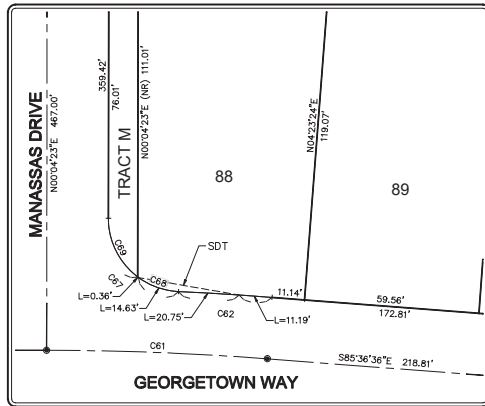
DETAIL "D" SCALE: 1"=20'



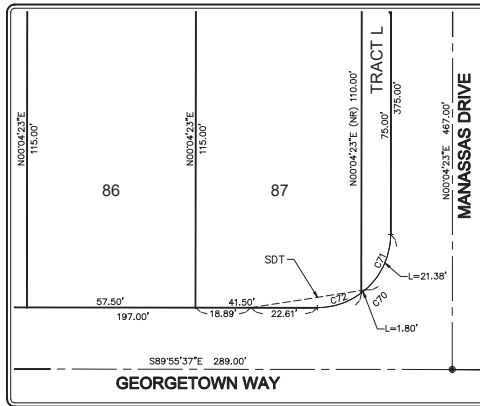
DETAIL "E" SCALE: 1"=20'



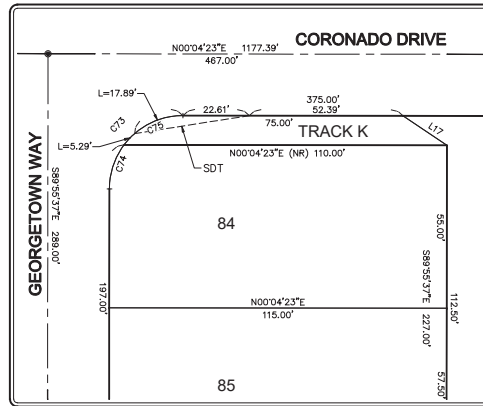
DETAIL "F" SCALE: 1"=20'



DETAIL "G" SCALE: 1"=20'



DETAIL "H" SCALE: 1"=20'



DETAIL "I" SCALE: 1"=20'

RECORDER

SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED) (UNLESS NOTED OTHERWISE)
- 2" REBAR & CAP, PLUS 21095, SET (UNLESS NOTED OTHERWISE)

LINE LEGEND

- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- FLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- TERMINAL POINT ON ROW INDICATES THAT PORTION OF THE 33 COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.

ABBREVIATIONS

- (AC) ACRE
- AL ALUMINUM CAP
- BS BRASS CAP
- BR BOOK
- (BRD) BASIS OF BEARING
- CMU CONCRETE MASONRY UNIT
- CKT SOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- LE LANDSCAPE EASEMENT
- LS LAND SURVEYORS REGISTRATION No.
- MEASURED
- MO MORE OR LESS
- NO ID NO IDENTIFICATION, (NO LS No.)
- INDICATES LINE IS NOT RADIAL TO CURVE
- (NR) NOT TO SCALE
- PCR PINAL COUNTY RECORDER
- PG PAGE
- POB POINT OF BEGINNING
- PUE PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- R RECORD
- R # RANGE LINE No. EAST
- (RB) RADIAL BEARING
- ROW RIGHT OF WAY
- SEC SECTION
- SEI STORM DRAIN EASEMENT
- SEI SANITARY SEWER EASEMENT
- SDI SIGHT DISTANCE TRIANGLE
- T # TOWNSHIP LINE No. SOUTH
- TOP UNSTRUCTURED VIEW TRIANGLE
- WAE VEHICULAR NON-ACCESS EASEMENT
- WE WATERLINE EASEMENT
- WME WALL MAINTENANCE EASEMENT



DATE: FEBRUARY 12, 2019  
 DESIGNED BY: MBO  
 DRAWN BY: STS  
 CHECKED BY: JMW  
 PROJECT: FINAL PLAT



REVISION	DATE	BY

PULTE HOME COMPANY  
 MERRILL RANCH  
 FINAL PLAT UNIT 57

SITUATED WITHIN THE NE 1/4 OF SECTION 30,  
 TOWNSHIP 4 SOUTH, RANGE 9 EAST,  
 OF THE GILA AND SALT RIVER MERIDIAN,  
 TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 57  
 SDT DETAILS  
 SHEET 7 OF 8





**RESOLUTION NO. 1728-19**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM AT MERRILL RANCH UNIT 66; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.**

**WHEREAS**, the Final Plat Anthem at Merrill Ranch Unit 66 is consistent with the approved Anthem at Merrill Ranch Planned Unit Development; and

**WHEREAS**, the Preliminary Plat for Anthem at Merrill Ranch Unit 66 was approved by the Planning and Zoning Commission on October 3, 2019.

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

1. Approve the Final Plat for Anthem at Merrill Ranch Unit 66 subject to Developer/Owner's compliance with all applicable laws and ordinances.

**PASSED AND ADOPTED** by the Mayor and Council of the Town of Florence, Arizona, this 16<sup>th</sup> day of December 2019.

\_\_\_\_\_  
Tara Walter, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

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

\_\_\_\_\_  
Clifford L. Mattice, Town Attorney



## LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE EAST HALF OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 18 (1-1/2" ALUM. CAP, NO ID FOUND) FROM WHICH THE NORTH QUARTER CORNER OF SECTION 18 (3" GLO BRASS CAP, FOUND) BEARS NORTH 00 DEGREES 38 MINUTES 38 SECONDS WEST (BASIS OF BEARING), A DISTANCE OF 2643.94 FEET;

THENCE, NORTH 00 DEGREES 38 MINUTES 38 SECONDS WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 460.42 FEET TO A POINT FROM WHICH THE NORTH QUARTER CORNER BEARS NORTH 00 DEGREES 38 MINUTES 38 SECONDS WEST, A DISTANCE OF 2182.94 FEET;

THENCE, NORTH 89 DEGREES 21 MINUTES 22 SECONDS EAST, A DISTANCE OF 84.93 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, NORTH 89 DEGREES 21 MINUTES 11 SECONDS EAST, A DISTANCE OF 354.99';

THENCE, SOUTH 72 DEGREES 43 MINUTES 30 SECONDS EAST, A DISTANCE OF 185.91 FEET;

THENCE, SOUTH 46 DEGREES 44 MINUTES 42 SECONDS EAST, A DISTANCE OF 746.75 FEET;

THENCE, SOUTH 52 DEGREES 40 MINUTES 23 SECONDS WEST, A DISTANCE OF 481.35 FEET;

THENCE, SOUTH 01 DEGREES 43 MINUTES 30 SECONDS WEST, A DISTANCE OF 713.82 FEET;

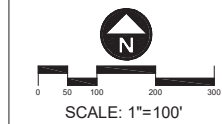
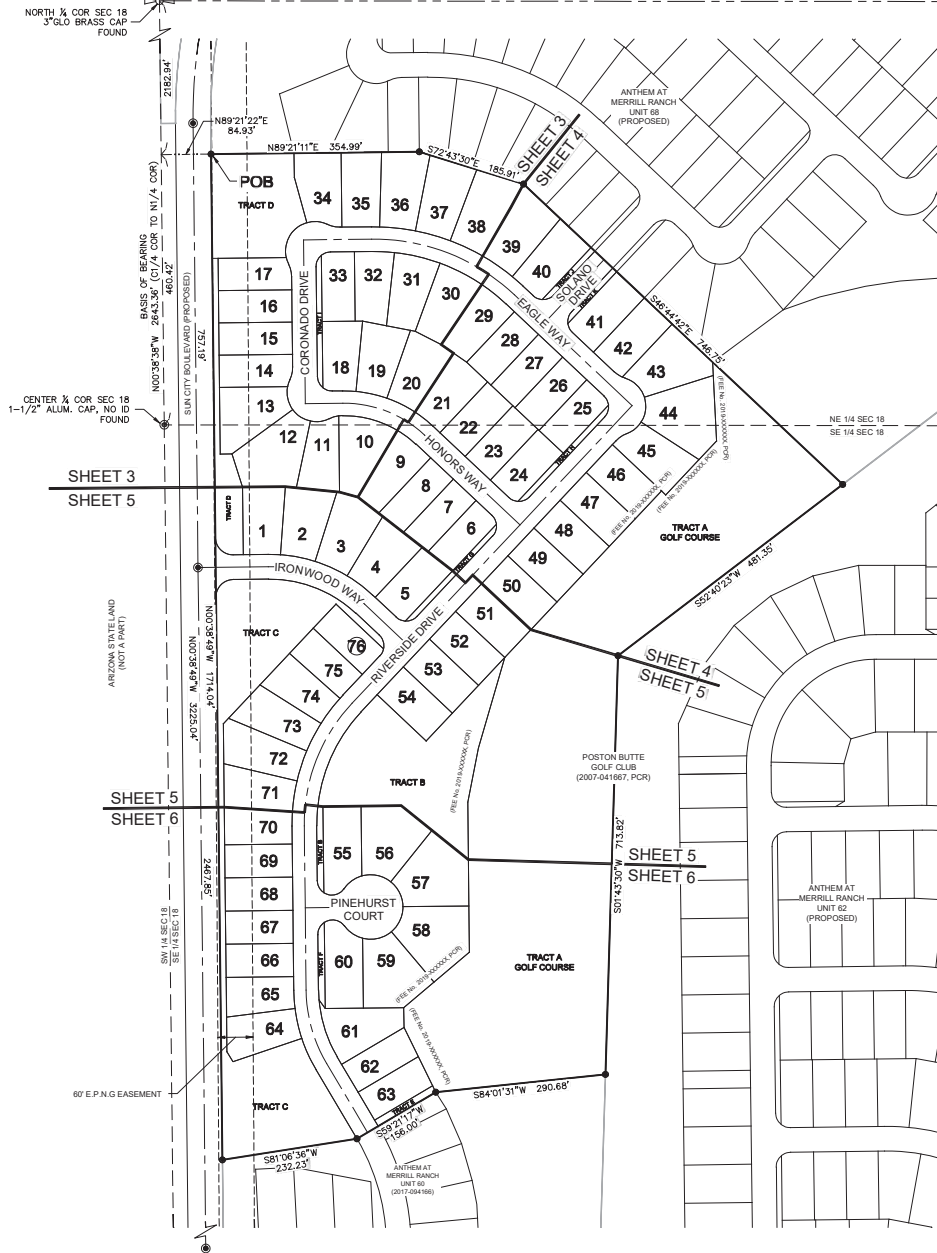
THENCE, SOUTH 84 DEGREES 01 MINUTES 31 SECONDS WEST, A DISTANCE OF 290.68 FEET;

THENCE, SOUTH 59 DEGREES 21 MINUTES 17 SECONDS WEST, A DISTANCE OF 156.00 FEET;

THENCE, SOUTH 81 DEGREES 06 MINUTES 36 SECONDS WEST, A DISTANCE OF 232.23 FEET;

THENCE, NORTH 00 DEGREES 38 MINUTES 38 SECONDS WEST, A DISTANCE OF 1714.04 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 27.7830 ACRES, MORE OR LESS.



## RECORDER

### SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE.
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
- 

### LINE LEGEND

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- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
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### ABBREVIATIONS

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- ROW RIGHT OF WAY
- SEC # SECTION No.
- SDE STORM DRAIN EASEMENT
- SLS SLIDE
- SSE SANITARY SEWER EASEMENT
- SDT SIGHT DISTANCE TRIANGLE
- T # TOWNSHIP LINE No. SOUTH
- TD TOWN OF FLORENCE
- UVI UNOBSTRUCTED VIEW TRIANGLE
- VNA VEHICULAR NON-ACCESS EASEMENT
- WE WATERLINE EASEMENT
- WME WALL MAINTENANCE EASEMENT



DATE:	OCTOBER 1, 2019
DESIGNED BY:	MMB
DRAWN BY:	STG
CHECKED BY:	JHW
PROJECT:	
CODE:	FINAL PLAT



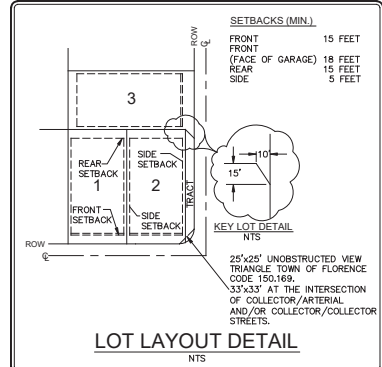
REVISION	DATE	DESCRIPTION

## PULTE HOME COMPANY ANHEM AT MERRILL RANCH FINAL PLAT UNIT 66

SITUATED WITHIN THE EAST HALF OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 9 EAST, OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA.

UNIT 66  
INDEX MAP  
SHEET 2 OF 7

2019-10-01 10:00 AM C:\PROJECTS\2019\10-01-19\10-01-19-001.dwg | Job Date: October 1, 2019 | Job No: 19-001

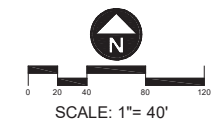


VERSION 2





**RECORDER**



**SYMBOL LEGEND**

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- EASEMENT LINE
- CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
- 

**LINE LEGEND**

- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- TERMINAL POINT ON ROW
- INDICATES THAT PORTION OF THE ROW TO BE ABANDONED AS PART OF THIS RECORDING.

**ABBREVIATIONS**

- (AD) ACRE
- AL ALUMINUM CAP
- BR BRASS CAP
- BK BOOK
- (BOR) BASIS OF BEARING
- CMU CONCRETE MASONRY UNIT
- DKT DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- LE LANDSCAPE EASEMENT
- LS# LAND SURVEYORS REGISTRATION No.
- MO MORE OR LESS
- NO ID NO IDENTIFICATION (NO LS No.)
- (NR) INDICATES LINE IS NOT
- (NR) NOT TO SCALE
- NTS NOT TO SCALE
- PCR PINAL COUNTY RECORDER
- PCB PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- PUFE PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- (R) RANGE LINE No. EAST
- (R) # # # RANGE LINE No. EAST
- (RB) RADIAL BEARING
- (R) # # # RANGE LINE No. SOUTH
- SEC # SECTION No.
- SE EASEMENT
- SLS SLIDE
- (S) STAIRY SEWER EASEMENT
- SDT SIGHT DISTANCE TRIANGLE
- T # # TOWNSHIP LINE No. SOUTH
- TOP TOWN OF FLORENCE
- UVT UNOBSTRUCTED VIEW TRIANGLE
- VAE VEHICULAR NON-ACCESS EASEMENT
- WE WATERLINE EASEMENT
- WME WALL MAINTENANCE EASEMENT

LOT NO.	SQ. FT.	ACRES
6	6,178	0.1418
7	8,472	0.1498
8	8,736	0.1544
9	7,821	0.1795
21	7,822	0.1796
22	6,992	0.1605
23	8,992	0.1605
24	9,962	0.1598
25	6,666	0.1530
26	6,695	0.1537
27	6,695	0.1537
28	6,695	0.1537
29	7,602	0.1745
39	9,692	0.2225
40	8,585	0.1971
41	8,226	0.1888
42	8,238	0.1891
43	10,136	0.2327
44	11,875	0.2726
45	8,582	0.1970
46	7,475	0.1716
47	7,475	0.1716
48	7,475	0.1716
49	7,475	0.1716
50	7,475	0.1716

LINE	BEARING	DISTANCE
L11	S48°44'42\"/>	14.67'
L12	N63°27'27\"/>	14.74'

CURVE LENGTH	RADIUS	DELTA	TANGENT	
C1	153.25'	200.00'	43°54'02\"/>	80.61'
C2	137.16'	179.00'	43°54'02\"/>	72.14'
C3	169.34'	221.00'	43°54'02\"/>	89.07'
C4	39.71'	179.00'	124°2'34\"/>	19.83'
C6	38.85'	221.00'	103°4'18\"/>	19.47'
C33	267.42'	349.00'	43°54'02\"/>	140.66'
C34	251.32'	328.00'	43°54'02\"/>	132.19'
C38	52.45'	328.00'	9°09'44\"/>	28.28'
C39	283.51'	370.00'	43°54'02\"/>	149.12'
C44	61.56'	370.00'	9°31'56\"/>	30.85'
C45	23.56'	370.00'	3°38'55\"/>	11.79'
C47	39.27'	25.00'	90°00'00\"/>	25.00'
C48	17.36'	25.00'	39°47'31\"/>	9.05'
C49	21.91'	25.00'	50°12'29\"/>	11.71'
C50	39.27'	25.00'	90°00'00\"/>	25.00'
C51	21.91'	25.00'	50°12'29\"/>	11.71'
C52	17.36'	25.00'	39°47'31\"/>	9.05'
C53	22.55'	50.00'	25°50'31\"/>	11.47'
C54	17.37'	50.00'	19°54'12\"/>	8.77'
C55	5.18'	50.00'	3°56'19\"/>	2.59'
C56	123.64'	50.00'	141°41'02\"/>	143.92'
C57	48.06'	50.00'	55°14'02\"/>	26.07'
C58	44.09'	50.00'	50°31'10\"/>	23.59'
C59	31.50'	50.00'	36°04'51\"/>	16.29'
C60	22.55'	50.00'	25°50'31\"/>	11.47'
C61	39.27'	25.00'	90°00'00\"/>	25.00'
C62	17.36'	25.00'	39°47'31\"/>	9.05'
C63	21.91'	25.00'	50°12'29\"/>	11.71'
C64	39.27'	25.00'	90°00'00\"/>	25.00'
C65	17.36'	25.00'	39°47'31\"/>	9.05'
C66	17.36'	25.00'	39°47'31\"/>	9.05'
C67	39.27'	25.00'	90°00'00\"/>	25.00'
C68	17.36'	25.00'	39°47'31\"/>	9.05'
C69	21.91'	25.00'	50°12'29\"/>	11.71'

**BAXTER DESIGN GROUP**

DATE: OCTOBER 1, 2019  
 DESIGNED BY: MCG  
 DRAWN BY: STS  
 CHECKED BY: JWW  
 CODE: FINAL PLAT

**PULTE HOME COMPANY**  
**ANTHEM AT MERRILL RANCH**  
**FINAL PLAT UNIT 66**

SITUATED WITHIN THE EAST HALF OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 9 EAST, OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA.

**UNIT 66**  
**LAYOUT SHEET**  
**SHEET 4 OF 7**

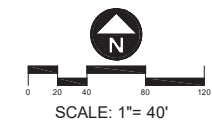
DATE PLOTTED: 09/24/2019 10:44:00 AM | PLOT SCALE: 1" = 40' | PLOT SHEET: 4 OF 7 | PLOT BY: JWW



**TRACT A GOLF COURSE**

VERSION 2

RECORDER



SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- TERMINAL POINT ON ROW INDICATES THAT PORTION OF THE 33' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.

LINE LEGEND

- BREAK LINE
- CENTERLINE OF ROADWAY
- PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- RANGE LINE No. EAST
- RADIAL BEARING
- RIGHT OF WAY
- SECTION No.
- STORM DRAIN EASEMENT
- SLIDE
- SANITARY SEWER EASEMENT
- SIGHT DISTANCE TRIANGLE
- TOWNSHIP LINE No. SOUTH
- TOWN OF FLORENCE
- UNOBSTRUCTED VIEW TRIANGLE
- VEHICULAR NON-ACCESS EASEMENT
- WATERLINE EASEMENT
- WALL MAINTENANCE EASEMENT

ABBREVIATIONS

- (AC) ACRE
- AL ALUMINUM CAP
- BC BRASS CAP
- BK BOOK
- (BOR) BASIS OF BEARING
- (C/M) CONCRETE MASONRY UNIT
- DKT DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- LE LANDSCAPE EASEMENT
- LS# LAND SURVEYORS REGISTRATION No.
- (M) MEASURED
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION (NO LS No.)
- (NR) INDICATES LINE IS NOT
- NTS NOT TO SCALE
- PCR PINAL COUNTY RECORDER
- PCB PAGE
- POB POINT OF BEGINNING
- PUE PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- REG RECORD
- R # # RANGE LINE No. EAST
- (RB) RADIAL BEARING
- SEC # SECTION No.
- SEC # SECTION No.
- SE# STORM DRAIN EASEMENT
- SLS SLIDE
- SDT SANITARY SEWER EASEMENT
- SDT SIGHT DISTANCE TRIANGLE
- T # # TOWNSHIP LINE No. SOUTH
- TDF TOWN OF FLORENCE
- UVT UNOBSTRUCTED VIEW TRIANGLE
- WNAE WATERLINE EASEMENT
- WME WALL MAINTENANCE EASEMENT



**BAXTER DESIGN GROUP**

DATE: OCTOBER 1, 2019

DESIGNED BY: MBO

DRAWN BY: BTO

CHECKED BY: JHW

PROJECT CODE: FINAL PLAT

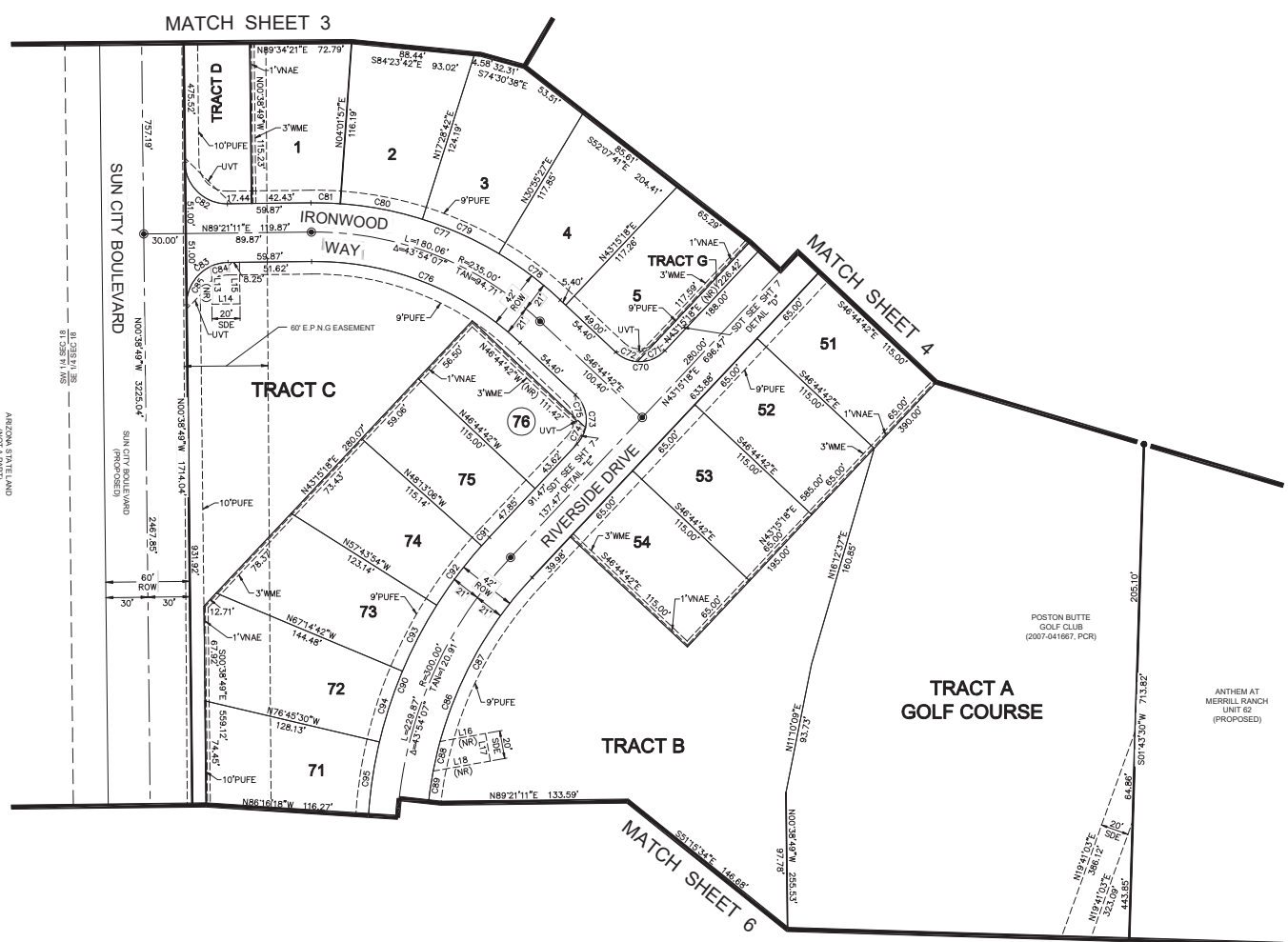
VERSION: 2

**PULTE HOME COMPANY**  
**ANTHEM AT MERRILL RANCH**  
**FINAL PLAT UNIT 66**

SITUATED WITHIN THE EAST HALF OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

**UNIT 66**  
**LAYOUT SHEET**  
**SHEET 5 OF 7**

10-1-2019 10:00 AM PULTE HOME COMPANY  
 10-1-2019 10:00 AM PULTE HOME COMPANY | 10-1-2019 10:00 AM | 10-1-2019 10:00 AM

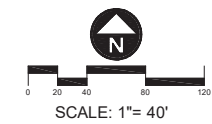


LOT NO.	SQ. FT.	ACRES
1	7,842	0.1800
2	8,762	0.2011
3	9,242	0.2122
4	8,459	0.1942
5	7,792	0.1789
51	7,475	0.1716
52	7,475	0.1716
53	7,475	0.1716
54	7,475	0.1716
71	7,675	0.1762
72	9,021	0.2071
73	8,530	0.1958
74	7,453	0.1711
75	6,623	0.1520
76	6,463	0.1488

LINE	BEARING	DISTANCE
L13	S00°38'49"E	27.35'
L14	N89°21'11"E	20.00'
L15	S00°38'49"E	29.75'
L16	N80°00'24"E	33.06'
L17	S09°59'36"E	20.00'
L18	N80°00'24"E	41.59'

CURVE LENGTH	RADIUS	DELTA	TANGENT	
C70	39.27'	25.00'	90°00'00"	25.00'
C71	21.91'	25.00'	50°12'28"	11.71'
C72	17.36'	25.00'	39°47'31"	9.00'
C73	39.27'	25.00'	90°00'00"	25.00'
C74	13.54'	25.00'	31°01'25"	6.94'
C75	25.73'	25.00'	58°58'36"	14.14'
C76	163.97'	214.00'	43°54'07"	86.25'
C77	198.16'	256.00'	43°54'07"	103.18'
C78	55.09'	256.00'	121°9'51"	27.65'
C79	60.08'	256.00'	132°6'45"	30.18'
C80	60.08'	256.00'	132°6'45"	30.18'
C81	20.91'	256.00'	4°40'45"	10.46'
C82	47.12'	30.00'	90°00'00"	30.00'
C83	47.12'	30.00'	90°00'00"	30.00'
C84	12.07'	30.00'	23°03'30"	6.12'
C85	35.05'	30.00'	66°56'30"	19.83'
C86	213.78'	279.00'	43°54'07"	112.45'
C87	135.93'	279.00'	27°54'52"	69.34'
C88	21.75'	279.00'	4°27'59"	10.88'
C89	56.10'	279.00'	11°31'16"	28.15'
C90	245.96'	321.00'	43°54'07"	129.37'
C91	8.25'	321.00'	128°24'	4.13'
C92	53.30'	321.00'	9°30'48"	26.71'
C93	53.30'	321.00'	9°30'48"	26.71'
C94	53.30'	321.00'	9°30'48"	26.71'
C95	53.30'	321.00'	9°30'48"	26.71'

RECORDER



SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
- 3/4" REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)

LINE LEGEND

- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- TERMINAL POINT ON ROW INDICATES THAT PORTION OF THE 33' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.

ABBREVIATIONS

- (AC) ACRE
- AL ALUMINUM CAP
- BC BRASS CAP
- BK BOOK
- (BOR) BASIS OF BEARING
- (CMU) CONCRETE MASONRY UNIT
- DKT DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- LE LANDSCAPE EASEMENT
- LS# LAND SURVEYORS REGISTRATION No.
- (M) MEASURED
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- NTS NOT TO SCALE
- PCR PINAL COUNTY RECORDER
- PCB PAGE
- POB POINT OF BEGINNING
- PUFE PUBLIC UTILITY FACILITY EASEMENT / DRAINAGE EASEMENT
- (R) RECORD
- R # # RANGE LINE No. EAST
- RB# RADIAL BEARING
- ROW RIGHT OF WAY
- SEC # SECTION No.
- SDE STORM DRAIN EASEMENT
- SLS SLIDE
- SSS SURVEY SEWER EASEMENT
- SDT SIGHT DISTANCE TRIANGLE
- T # # TOWNSHIP LINE No. SOUTH
- TDF TOWN OF FLORENCE
- UVI UNOBSTRUCTED VIEW TRIANGLE
- VNAE VEHICULAR NON-ACCESS EASEMENT
- WE WATERLINE EASEMENT
- WME WALL MAINTENANCE EASEMENT

LOT NO.	SQ. FT.	ACRES
55	9,009	0.2068
56	10,985	0.2517
57	11,924	0.2737
58	11,856	0.2722
59	10,990	0.2523
60	8,999	0.2068
61	9,051	0.2078
62	6,709	0.1540
63	6,470	0.1485
64	8,005	0.1838
65	7,234	0.1615
66	6,497	0.1492
67	6,498	0.1492
68	6,498	0.1492
69	6,498	0.1492
70	6,855	0.1574

LINE	BEARING	DISTANCE
L19	N00°38'49"W	6.91'
L20	N89°21'11"E	21.75'
L21	S00°38'49"E	20.00'
L22	N89°21'11"E	21.75'
L23	S36°06'57"E	18.42'
L24	N00°38'49"W	33.60'
L25	N30°38'43"W	19.78'
L26	N87°05'22"E	49.72'
L27	S32°54'38"E	21.71'

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C86	213.78'	279.00'	43°4'07"	112.45'
C89	56.10'	279.00'	11°3'16"	28.15'
C90	245.96'	321.00'	43°3'07"	129.37'
C96	24.51'	321.00'	4°22'31"	12.26'
C97	229.87'	300.00'	43°4'07"	120.91'
C98	63.22'	28.00'	144°54'01"	79.05'
C99	24.39'	25.00'	55°3'29"	13.26'
C100	38.84'	25.00'	89°00'56"	24.57'
C101	278.19'	55.00'	289°48'03"	38.65'
C102	38.06'	55.00'	39°38'42"	19.83'
C103	52.44'	55.00'	54°37'55"	28.41'
C104	48.60'	55.00'	50°37'28"	26.01'
C105	48.36'	55.00'	50°22'39"	25.87'
C106	52.35'	55.00'	54°33'08"	28.35'
C107	38.39'	55.00'	39°59'14"	20.01'
C108	63.22'	25.00'	144°54'01"	79.05'
C109	38.46'	25.00'	88°08'10"	24.20'
C110	24.77'	25.00'	86°45'51"	13.51'
C111	119.90'	229.00'	28°59'54"	61.36'
C112	16.73'	229.00'	4°11'09"	8.37'
C113	103.17'	229.00'	26°48'46"	52.47'
C114	141.89'	271.00'	29°59'54"	72.61'
C115	30.89'	271.00'	8°31'51"	15.46'
C116	52.54'	271.00'	11°06'32"	26.35'
C117	58.45'	271.00'	12°21'51"	29.34'



DATE: OCTOBER 1, 2019  
 DESIGNED BY: MBO  
 DRAWN BY: STS  
 CHECKED BY: JWW  
 PROJECT: FINAL PLAT

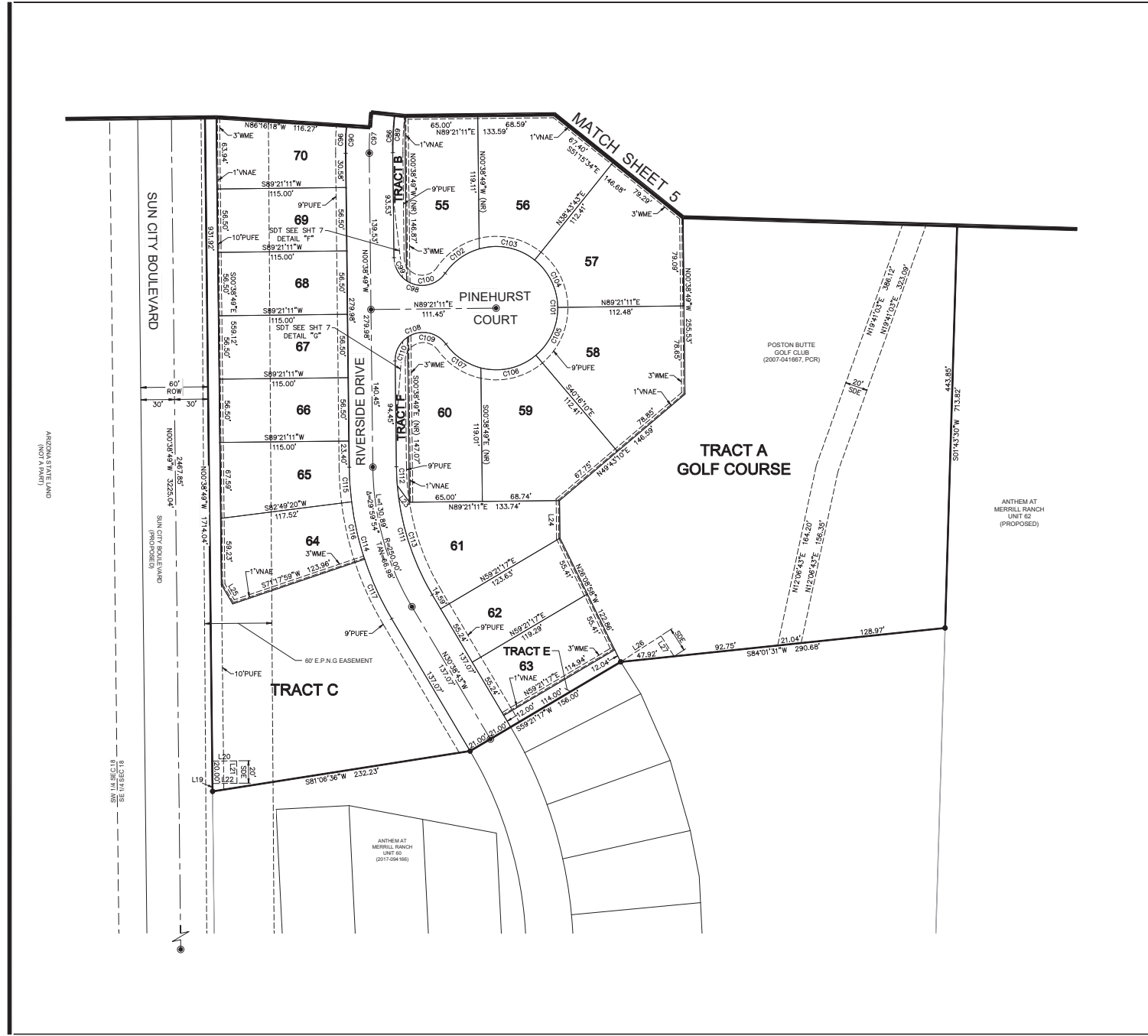
REVISION	DATE	DESCRIPTION

PULTE HOME COMPANY  
 ANTHEM AT MERRILL RANCH  
 FINAL PLAT UNIT 66

SITUATED WITHIN THE EAST HALF OF SECTION 18,  
 TOWNSHIP 4 SOUTH, RANGE 9 EAST,  
 OF THE GILA AND SALT RIVER MERIDIAN,  
 TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 66  
 LAYOUT SHEET  
 SHEET 6 OF 7

with 10% additional margin for recording  
 2020 700 WEST 66th AVENUE, SUITE 100 | GILLESPIE, ARIZONA 85126 | 480.441.1111 | [pulte.com](http://pulte.com)



ARIZONA STATE LAND (MOUNTAIN PARK)

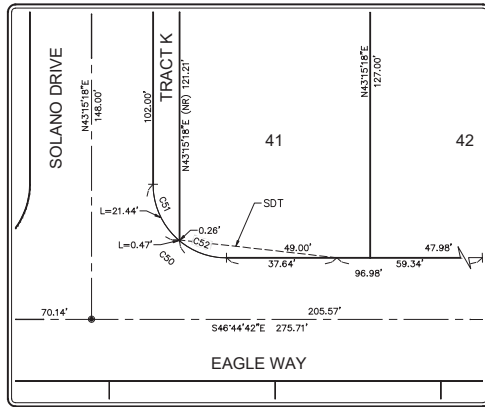
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ANTHEM AT MERRILL RANCH UNIT 66 (PROPOSED)

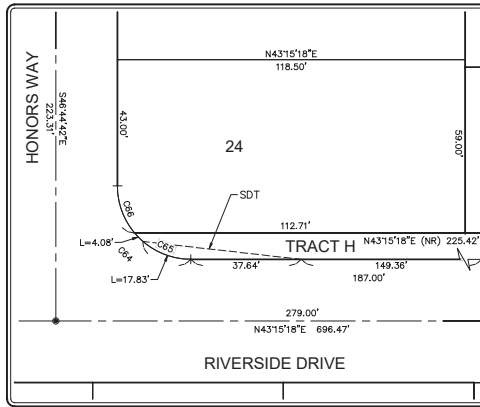
ANTHEM AT MERRILL RANCH UNIT 66 (2017-006166)

SW 1/4 SEC. 18, T18S, R18E

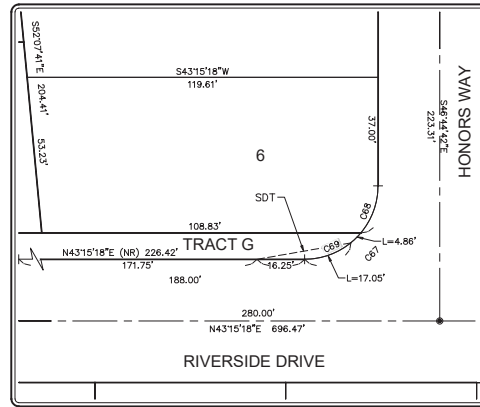
VERSION 2



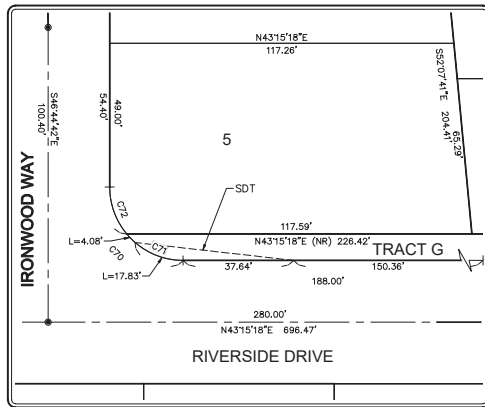
DETAIL "A" SCALE: 1"=20'



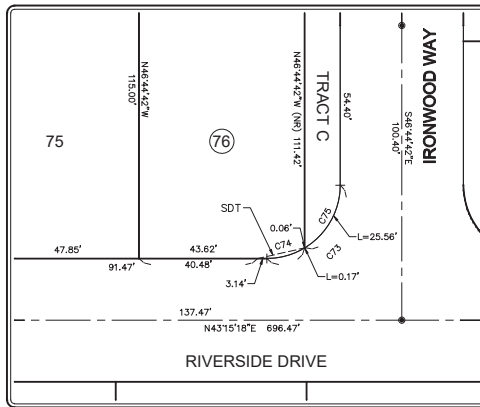
DETAIL "B" SCALE: 1"=20'



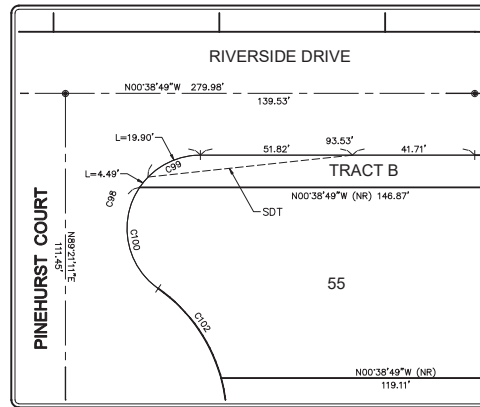
DETAIL "C" SCALE: 1"=20'



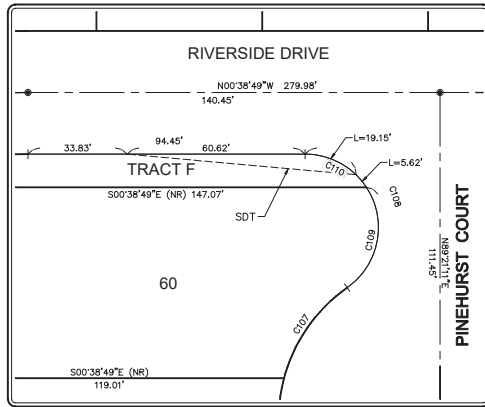
DETAIL "D" SCALE: 1"=20'



DETAIL "E" SCALE: 1"=20'



DETAIL "F" SCALE: 1"=20'



DETAIL "G" SCALE: 1"=20'

**RECORDER**

**SYMBOL LEGEND**

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE.
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
- 3/4" REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)

**LINE LEGEND**

- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- TERMINAL POINT ON ROW INDICATES THAT PORTION OF THE 33' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.

**ABBREVIATIONS**

- (AD) ACRE
- AC ALUMINUM CAP
- BC BRASS CAP
- BK BOOK
- (BOR) BASIS OF BEARING
- CMU CONCRETE MASONRY UNIT
- DKT DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- LE LANDSCAPE EASEMENT
- LS# LAND SURVEYORS REGISTRATION No.
- (M) MEASURED
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION (NO LS No.)
- (NR) INDICATES LINE IS NOT
- NTS NOT TO SCALE
- PCR PINAL COUNTY RECORDER
- PG PAGE
- PGB POINT OF BEGINNING
- PUF PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- RECORD RECORD
- R # & S RANGE LINE No. EAST
- RB RADIAL BEARING
- ROW RIGHT OF WAY
- SEC # SECTION No.
- SEI STORM DRAIN EASEMENT
- SLS SLIDE
- SS SANITARY SEWER EASEMENT
- SDT SIGHT DISTANCE TRIANGLE
- T # & S TOWNSHIP LINE No. SOUTH
- TDF TOWN OF FLORENCE
- UVI UNOBSTRUCTED VIEW TRIANGLE
- VNA VEHICULAR NON-ACCESS EASEMENT
- WE WATERLINE EASEMENT
- WME WALL MAINTENANCE EASEMENT



DATE: OCTOBER 1, 2019  
 DESIGNED BY: MBO  
 DRAWN BY: STS  
 CHECKED BY: JMW  
 PROJECT: FINAL PLAT




REVISION:	DATE:	BY:

**PULTE HOME COMPANY**  
**ANTHEM AT MERRILL RANCH**  
**FINAL PLAT UNIT 66**

SITUATED WITHIN THE EAST HALF OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 9 EAST, OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 66  
 SDT DETAILS  
 SHEET 7 OF 7



	<b>TOWN OF FLORENCE COUNCIL ACTION FORM</b>	<b><u>AGENDA ITEM</u> 11f.</b>
<b>MEETING DATE:</b> December 16, 2019  <b>DEPARTMENT:</b> Finance  <b>STAFF PRESENTER:</b> Rebecca Jimenez, Interim Finance Director  <b>SUBJECT:</b> Chief Financial Officer Designation		<input checked="" type="checkbox"/> <b>Action</b> <input type="checkbox"/> <b>Information Only</b> <input type="checkbox"/> <b>Public Hearing</b> <input checked="" type="checkbox"/> <b>Resolution</b> <input type="checkbox"/> <b>Ordinance</b> <input checked="" type="checkbox"/> <b>Regulatory</b> <input type="checkbox"/> <b>1<sup>st</sup> Reading</b> <input type="checkbox"/> <b>2<sup>nd</sup> Reading</b> <input type="checkbox"/> <b>Other</b>
<b>STRATEGIC PLAN REFERENCE:</b> <input type="checkbox"/> Community Vitality <input type="checkbox"/> Economic Prosperity <input type="checkbox"/> Leadership and Governance <input type="checkbox"/> Partnership and Relationships <input type="checkbox"/> Transportation and Infrastructure <input checked="" type="checkbox"/> Statutory <input type="checkbox"/> None		

**RECOMMENDED MOTION/ACTION:**

Adopt Resolution No. 1729-19: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, DESIGNATING REBECCA JIMENEZ, INTERIM FINANCE DIRECTOR, OF THE TOWN OF FLORENCE, ARIZONA, AS INTERIM CHIEF FINANCIAL OFFICER, DESIGNATED TO OFFICIALLY SUBMIT THE EXPENDITURE LIMITATION REPORT FOR THE TOWN OF FLORENCE, ARIZONA.

**BACKGROUND/DISCUSSION:**

Arizona Revised Statue §41-1279.07(E) requires each county, city, town and community college district to annually provide to the Auditor General, by July 31, the name of the Chief Financial Officer (CFO) the governing body (i.e., board or supervisors, town council, or governing board) designated to officially submit the current year’s expenditure limitation report (ELR). The governing body may not delegate the responsibility of designating the CFO.

Entities must provide documentation of the governing body’s official designation authorizing the individual (by name) to submit the ELR as the CFO. Acceptable supporting documentation includes:

- A signed, governing body-approved resolution
- Adopted governing body meeting minutes
- A governing body-approved job description or employment contract the lists preparing and filing the ELR as a job duty; however, the supporting

documentation must include the governing body's approval of the individual in that position.

The prior Finance Director is no longer with the Town, so the Interim Finance Director must be authorized to sign the ELR as the CFO.

**A VOTE OF NO WOULD MEAN:**

The Town would be out of compliance with the statutory requirement and would not be allowed to submit the current year's Expenditure Limitation Report.

**A VOTE OF YES WOULD MEAN:**

The Town would be in compliance with the statutory requirement and would be allowed to submit the current year's Expenditure Limitation Report.

**FINANCIAL IMPACT:**

None

**ATTACHMENTS:**

Resolution No. 1729-19

**Resolution No. 1729-19**

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, DESIGNATING REBECCA JIMENEZ, INTERIM FINANCE DIRECTOR, OF THE TOWN OF FLORENCE, ARIZONA, AS INTERIM CHIEF FINANCIAL OFFICER, DESIGNATED TO OFFICIALLY SUBMIT THE EXPENDITURE LIMITATION REPORT FOR THE TOWN OF FLORENCE, ARIZONA.**

**WHEREAS**, the Arizona Auditor General requires a Chief Financial Officer designation for the submission of the current year's Expenditure Limitation Report: and

**WHEREAS**, Rebecca Jimenez, is the Interim Finance Director of the Town of Florence, who is responsible for preparation of financial information and management of financial affairs within the Town of Florence.

**NOW THEREFORE, BE IT RESOLVED** that Rebecca Jimenez is hereby authorized to file Expenditure Limitation Reports for the Town of Florence.

**IT IS HEREBY FURTHER RESOLVED** that Rebecca Jimenez is hereby designated as the Interim Chief Financial Officer related to financial matters.

**PASSED AND ADOPTED** by the Mayor and Town Council of the Town of Florence, Arizona, this 16<sup>th</sup> day of December 2019,


\_\_\_\_\_  
Tara Walter, Mayor

**ATTEST**

**APPROVED AS TO FORM:**

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

\_\_\_\_\_  
Clifford L. Mattice, Town Attorney

	<b>TOWN OF FLORENCE COUNCIL ACTION FORM</b>	<b><u>AGENDA ITEM</u> 11g.</b>
<b>MEETING DATE:</b> December 16, 2019  <b>DEPARTMENT:</b> Community Services  <b>STAFF PRESENTER:</b> Bryan Hughes, Community Services Director  <b>SUBJECT:</b> Notice of Task Order/Change Order issued for On-Call Engineering pursuant to Council approved contract (WestLand Resources)		<input type="checkbox"/> Action <input checked="" type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <ul style="list-style-type: none"> <li><input type="checkbox"/> Regulatory</li> <li><input type="checkbox"/> 1<sup>st</sup> Reading</li> <li><input type="checkbox"/> 2<sup>nd</sup> Reading</li> </ul> <input type="checkbox"/> Other
<b>STRATEGIC PLAN REFERENCE:</b> <input checked="" type="checkbox"/> Community Vitality <input type="checkbox"/> Economic Prosperity <input type="checkbox"/> Leadership and Governance <input type="checkbox"/> Partnership and Relationships <input type="checkbox"/> Transportation and Infrastructure <input type="checkbox"/> Statutory <input type="checkbox"/> None		

**RECOMMENDED MOTION/ACTION:**

Information Only – On-Call Engineering Consultant

**BACKGROUND/DISCUSSION:**

In March 2018, WestLand Resources, an authorized on-call engineering consultant, was issued a Task Assignment to perform an Environmental Assessment (EA) of two parcels the Town is proposing to acquire from the Bureau of Land Management (BLM) for the expansion of the Poston Butte Preserve.

Due to the extended timeframe by BLM in review of documents related to the project, WestLand Resources has been involved in additional meetings and record keeping required beyond the original scope of work. As a result, a Task Assignment Change Order is necessary to continue the work and complete all documentation required by BLM. The expanded scope of work will cost an additional \$4,100.

**A VOTE OF NO WOULD MEAN:**

Information Only

**A VOTE OF YES WOULD MEAN:**

Information Only

**FINANCIAL IMPACT:**

There is currently \$195,000 in the Capital Improvement Project (CIP) Fund for the Poston Butte Expansion Project (POC-31). The current funding commitments for this fiscal year are for 1) WestLand Resources for Cultural, Biological and Environmental Assessment (EA) (\$18,478); Historic Properties Treatment Plan (HPTP), and Programmatic Agreement (PA) (\$19,500); and 2) J2 Engineering and Environmental Design for the balance of the 30% design (\$6,900). The total encumbered to-date is \$44,878. With the addition of the Westland Resources Change Order (\$4,100), the revised total would be \$48,978, within budget for this fiscal year.

**ATTACHMENTS:**

None

**MINUTES OF THE TOWN OF FLORENCE COUNCIL SPECIAL MEETING/WORK SESSION HELD ON MONDAY, OCTOBER 28, 2019, AT 6:00 P.M., AT THE FLORENCE SENIOR CENTER, LOCATED AT 330 N PINAL STREET, FLORENCE, AZ 85132.**

**CALL TO ORDER**

Mayor Walter called the meeting to order at 6:00 pm.

**ROLL CALL:**

Present: Tara Walter, John Anderson, Bill Hawkins, Karen Wall, Kristen Larsen, Michelle Cordes, Judy Hughes

**WORK SESSION ON THE TOWN OF FLORENCE STRATEGIC PLAN UPDATE.**

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk provided an update. She stated in discussions, it was determined that changes need to be made to the 2017 Strategic Plan, which include:

- Adding time commitments
- Missing elements
- Make it a work product

Ms. Garcia stated that plans were provided from sister cities. There are various components that can be included in the Town's plan such as:

- Are you on target with the planning?
- Has the task been completed?
- Does the plan have actionable items?

Ms. Garcia stated the changes will help:

- Identify what the Town is working on
- What has been completed
- Allows for everyone to be on the same project
- Provides feedback to the community
- Provides information on what is coming up so Council can relay to the public

Ms. Garcia inquired if the Council would prefer to have an outside facilitator or internal staff complete the update.

It is the consensus of the Council to have internal staff complete the update.

Discussions included:

- Citizen Survey
- Strategic Plan
  - What is missing
  - Area(s) to discuss first
    - Hold discussion
    - Will be sent to Management for creation of actionable items

- Council to approve each element

Mayor Walter explained that there will be several strategic planning sessions and each session will be for two hours.

Mr. Ben Bitter, Assistant to the Town Manager, discussed the following regarding the Citizen Survey:

- Sent surveys to 1,300 of the 6,243 registered voters in Florence
  - Did a random draw
  - More accurate than pulling from the trash accounts
    - Apartments and Caliente do not have individual trash accounts
- Responses received
  - 302 responses received
  - 18% from the downtown area
  - 59% from the Anthem area
  - 23% Florence Gardens
- Responses were anonymous
- Had to use formulary to reduce bias/margin of error
- Demographics
  - 58% were female
  - 42% were male
  - 17% work outside of the home
  - 5% work from home
  - 65% do not work (retired or students)
  - Youngest responder is 21 years of age
  - Oldest responder is 103 years of age
  - Where they work
    - 78% work in Florence

The Council posed the following questions/comments:

**Section 1 – Please rate the following as they apply to living in Florence**

- Substance or wording of the questions themselves
- Questions are based on interpretation

**Section 2 – Please rate each of the following characteristics as they relate to the Florence community as a whole**

- Questions regarding appearance and reputation of Town correlate with one another but responses contradicted one another
- Education rated as fair
  - Need to combat opinion that education is poor
- Shopping opportunity and retail growth rate correlate with one another but responses contradict one another

Mr. Bitter discussed the issues with how people choose to interpret the questions and their responses. He explained that the percentages may be off because some individuals chose not

to respond to the question. He did not include the “I don’t know” responses on the individual questions. It is not clear if they do not know or if they do not have an opinion.

Councilmember Wall stated that she did not analyze the answers received but would like the comments put in context. She asked for a total number of responders for each of the individual questions. She does not want the margin of error changed.

Councilmember Hughes stated that those who responded that they did not know need to be included because they took the time to respond.

Councilmember Cordes stated that it is important for the Council to know what the responses were and how they can help them understand if they truly do not know.

Vice-Mayor Anderson stated that the responses are subjective because the responses are based on how the respondent interpreted the questions. He does not want to challenge the responses, but it is more important to identify trends.

Councilmember Larsen stated that she appreciates the positive responses submitted. She looked for trends rather than individual numbers.

Mayor Walter stated that the responses received were minimal in comparison of the population.

Mr. Bitter explained how the responses were calculated and provided a presentation which showed the raw data and how it was computed. He explained the percentages with the “I do not know” responses and those without, along with the margin of errors for each.

### **Section 3 – Which single characteristic do you like most about living in Florence**

Mayor Walter stated that in Section 3 “Other, please specify, had 7.1% responses, and inquired if any comments were included.

Mr. Bitter responded that many of the comments were received from Anthem responders and what they liked most about Florence is Anthem. He stated that the responses were overall more favorable in this survey than the previous survey but noted that it is not an “apples to apples” comparison.

### **Section 4 – Please indicate your impression of the rate of growth in the following categories in Florence over the past two years (population growth, retail growth, job growth, housing)**

Mayor Walter stated that in Section 4 she found it surprising that the perception that the population growth is much too slow and somewhat too slow, especially because Florence has had the most single-family home permits since the recession. DR Horton and Wade Journey Homes have also come to Florence due to growth.

Councilmember Larsen expected the responses to indicate that the growth was too fast. She understands that people value the small town feel and the historical character of the Town.



Vice-Mayor Anderson stated that the response is surprising because Florence is growing.

Councilmember Hawkins discussed the contradictory responses regarding growth and how Council is to interpret the responses.

Mr. Bitter explained how the responses can be interpreted. They may think Florence is growing too slow because more retail is not coming to Florence.

Mr. Brent Billingsley, Town Manager, stated that they are saying that the growth is slow because of the population. You need to have population in order to bring businesses to Florence.

**Section 5 – What is the single best thing (program, service or type of business) the Town of Florence could do or offer to improve your quality of life in Florence?**

Mr. Bitter stated because the question was open-ended, a variety of responses were submitted. Staff did its best to categorize each of the responses and subcategorize specific things that were called out (i.e. retail shopping category; Fry's, Costco, Wal-Mart were subcategories).

Discussion occurred on people wanting new retail and shopping; however, there needs to be rooftops in order to bring in businesses.

**Section 6 – In the last 12 months, about how many times, if ever, have you or other household members done the following things (attended a Council Meeting, Attended a public meeting about Town matters, contacted Town Council, volunteered your time to an organization or activity in Florence, participated in a Town of Florence recreation program, visited a Town of Florence recreation facility, attended a Town event, visited Downtown Florence, participated in a Town of Florence cultural/arts program, utilized free dumping privileges at the Ironwood Landfill on Highway 287)?**

Councilmember Hawkins stated that 75% of the responders have never attended a Council meeting or a meeting about Town matters. He stated it is important that the public attend meetings to find out what the Council is doing.

Mayor Walter asked to see the data on the backside for the housing comments. She stated that there are housing opportunities happening in the downtown area. She stated that she has received comments that people are looking for patio homes in which the association provides for the upkeep of the outside of their home.

Councilmember Hawkins stated that it is disheartening to read the comments that they do not participate in any town programs, functions or events; however, they want more.

Mr. Bitter stated that most of the surveys were received in May and June 2019. The cutoff date to receive responses was in August 2019. He discussed how the comparison was made and how the responses were statistically calculated.

Discussion occurred on the following:

- Growth
- Need for rooftops and retail
- Higher education
- Trends throughout entire survey versus analyzing individual responses
- How responses were compiled
  - Determining how to categorize the responses
  - Though there were not many with the same response, it is important to list all of the responses such as reduce red tape at the top and lower fees that can be worked on
- Better communication/ways to relay information to public

Mr. Bitter stated that they can discuss the DIF Study and the Town having the lowest impact fees in the region with the public.

**Item 7 – Please rate the quality of each of the following services provide by the Town of Florence (garbage collection and bulk pick up, street repair/maintenance, water taste, storm water drainage, water pressure, cost of water and sewer service, fitness center (overall, fitness center (hours), parks/trails maintenance, recreation programs/classes/events, recreation facilities, parks maintenance, amount of parks and recreation programming, building permits and inspections, public information, code enforcement, handling citizen complaints, Senior Center, Senior Center facility, maintenance of downtown Florence, attitude and behavior of firefighters, use of education to prevent fires, professionalism of Florence Fire Department, professionalism of Florence Fire Department, crime prevention, Municipal Court, operating hours of Town Hall, overall quality of services provided in the Town of Florence).**

Councilmember Hughes stated that Council should try to find ways to resolve the issues with Johnson Utilities and the Town of Florence regarding the taste of water and cost of water and sewer.

Councilmember Hughes stated that 31% of the responses stated that Building permits and inspections was poor as well as handling citizen complaints was listed as fair. She stated that this needs to be addressed.

Mayor Walter stated that the Police and Fire categories were favorable, and she commended them for the positive responses received.

**Section 8 – During the last 12 months, did you have any phone, email, or in-person contact with a Town of Florence employee (yes, no)?**

Mayor Walter stated that 58% of the responders stated that they have had contact with the Town of Florence employee.

**Section 9 – If yes, what was your impression of the employee(s) of the Town of Florence in your most recent contacts. Rate each characteristic (knowledge, responsiveness, courteous, professionalism, ability to address the reason for your contact, overall impression).**

No discussion occurred.

**Section 10 - Was your contact with the Police Department?**

No discussion occurred.

**Section 11 - If yes, what was your impression of the Police Department in your most recent contact (Rate each characteristic: overall Police Department performance, overall competence of Police Department employees, attitudes and behavior of officers, community outreach and education, response time, service provided by dispatchers, service provided by police records staff).**

No discussion occurred.

**Section 12 – Please rate the following categories of Florence government performance (overall direction the Town is taking, overall performance of general administration and management, decision made by the Town Council, direction the Town is taking with respect to recreation facilities, direction the Town is taking with respect to cultural programming/classes , the job Florence does at running local government for the benefit of all the people, the value of services for the taxes paid to Florence, Florence Town government as an example of how to provide local government services, being responsible to residents, management of growth and development, effectively planning for the future, being ethical and honest, supporting the economic health of Florence, making decisions that support the quality of life in Florence, maintaining public infrastructure, providing access to elected officials, being open and transparent to the public).**

Mayor Walter stated that the question regarding the direction the Town is taking with respect to recreation facilities was removed from the survey, and she inquired why.

Mr. Bitter stated that the question was inadvertently removed from the online survey, so staff opted to remove the question.

Mayor Walter stated that there has been positive direction with regards to cultural programming and classes. There has been great communication with the public of what programs and classes are being offered.

Councilmember Hughes stated that the responses were fair for the following categories: being responsive to citizens, management of growth and development and effectively planning for the future. She stated that Council needs to work on these issues.

Mr. Bitter stated that the responses may be subjective depending on how the responder interpreted the question.

Councilmember Hughes stated that the citizens do not believe that Council is doing a good job in being open and transparent to the public.

Councilmember Hughes stated that it is difficult to say that the Council is not open and transparent when approximately 75% do not participate in any town functions nor come to Council meetings. He stated that 81.3% of the responders have never spoken with a Councilmember. He stated that he believes that the Council along with staff have an open-door policy.

Councilmember Cordes stated that the responders have rated Council as doing fair and not well. She would like to focus on how to improve those statistics and increase their response to good. She believes that everyone's opinions matter.

Councilmember Larsen stated that some ways that they can be more accessible is to:

- Have one-on-one conversations with the citizens when they are out in the community
- Attend breakfast events at the community centers

Vice-Mayor Anderson stated that the League was told not to engage with the public before and after meetings because they did not want their vote to be influenced prior to a vote. This can be misconstrued as being inaccessible.

**13. Please rate the extent to which you agree or disagree with each of the following statements (the Town keeps me informed about community issues and initiatives, I am pleased with the overall direction of the Town, the Town government welcomes citizen involvement and offers ways for residents to get involved, the Town gathers feedback from residents on new policies or projects/conducts public processes, the Town listens to its citizens, I consider myself informed about Town of Florence issues and operations, the Historic Downton has improved in appearance over the last few years).**

Mayor Walter stated that the public may not be aware of everything that is being planned which is why they may disagree that the Council keeps them informed about community issues and initiatives.

Councilmember Larsen stated that 58% responded favorably to the "I am pleased with the overall direction of the Town" statement.

**14. How often, if ever, do you get information about the Town of Florence from each of the following resources (Arizona Republic, Florence Reminder and Blade Tribune, town utility bill flyers, Town website, Florence Channel 11, Nextdoor.com, Town of Florence on Facebook, Town of Florence on Twitter, Town of Florence on Instagram, Town of Florence on YouTube, event banners, attending government meetings, neighborhood organizations, word of mouth, other television channels).**

Mayor Walter stated that the Florence Reminder and Blade Tribune was the second highest responder with 27.8%. She thanked Mark Cowling for attending all of the Council meetings and reporting to the public.

Councilmember Larsen stated that signage received high markings.

Councilmember Wall stated that many of the responders do not use social media.

Councilmember Hawkins stated that most of the people rely on word of mouth.

**15. Do you support or oppose the following ideas and/or initiatives (future annexation efforts to expand the current Town limits, incorporation efforts of those in the San Tan Valley, creating geographical districts (or wards) for the seats on Town Council, creating term limits for the Mayor and Town Council, a private company currently provides ambulance service to residents in Florence, would you support the Florence Fire Department providing this service and collecting a user fee).**

Mayor Walter stated that the Town must provide services for any areas that the Town annexes. Council needs to look at how it can continue to provide services, so they need to be cognizant to ensure that the Town is growing smart.

Mayor Walter stated that the majority of the responders support the Florence Fire Department providing ambulatory services. This could help offset some of the costs for the Fire Department. She would prefer to have a formal presentation provided at a future work session.

Councilmember Cordes stated that this same question was on the last survey five years ago, and it is something that the public has shown support in and nothing has been done.

**16. What is your level of support or disapproval for each of the following projects or proposals (Florence Copper, a monthly farmer's market in historic downtown, a daily shuttle between Merrill Ranch and the historic downtown, public art, purchasing and taking over adjacent utility providers).**

Mayor Walter stated that the Produce on Wheels without Waste (P.O.W.W.W.O.W.) will be coming to Florence. Their first date will be held on November 23, 2019 at Heritage Park. It will be 70 pounds of produce for either \$10 or \$12.

Mayor Walter stated that they are still trying to work on a shuttle from Merrill Ranch to the downtown area.

Councilmember Larsen stated that she is in support of transportation. She would like to see public art pursued. She has asked that the Town move forward on this for some time.

Councilmember Hawkins stated that approximately 61% stated that they have never participated in an arts program, and only 26% have attended once or twice. He inquired if this really something that the citizens want.

Councilmember Wall stated that people are visiting downtown Florence and public art may be a way to get people downtown.

Councilmember Cordes stated that if Florence had public art in the downtown area people may come to the downtown area. Public art has become more passive and is more like lingering art when a person can come down when they want to view the art.

**17. Who provides your water and sewer services (Johnson Utility, Town of Florence, None, don't know).**

No discussion occurred.

**18. Of the Town's \$14.5 million general fund budget, how much should the Town spend on each year for the restoration of historic buildings in the historic downtown (\$0, \$1-\$99,999, \$100,000-\$249,999, \$250,000-\$499,999, over \$500,000 each year).**

Mayor Walter stated that the public communicated that the Town should spend \$100,000-\$249,000 annually on restoration of historic buildings in the downtown area. She stated that \$250,000 was allocated this fiscal year for the downtown area.

Mr. Billingsley stated that a portion of the funding has been utilized this fiscal year.

Councilmember Cordes stated that the Town needs to invest in the historical component of Florence.

Ms. Garcia stated that she provided Council with strategic plans from other communities for review. She pointed out that the samples provided include action steps at the end of each of their respective plans. By adding action steps to Florence's Strategic Plan, it would show that Council understands the objectives and the measurables. Staff will have an action plan in place that will be brought before Council for each of the items and this will assist staff with the planning, budgeting and execution of their projects. She stated that some communities do not include deliverables into the plan.

Discussion occurred on the following:

- Project List was completed and has not been updated because of the update to the Strategic Plan
- Add public safety to Strategic Plan
- Work session for ambulance services

Ms. Garcia asked Council what they would like included in the Strategic Plan. She stated that Council can use the Citizen's Survey results to determine where the Town can improve and how it can be included in the Strategic Plan.

Council made the following suggestions:

- Action items with quarterly updates
- Creation of a vision with the wants for the Town
- Outline who is responsible, outlined goals to be accomplished and results
- Council wants to know in advance on the large goals that the departments are working on
- Strategic Plan should be a "Big Picture" and not include micro-management
- Does not see value in having a steps checklist to check off items as they are being completed
- Wants to ensure that the plan remains active and that some type of accountability to ensure that the projects are completed.

- Update the Project List

Ms. Garcia stated that it is important to make sure Council's priorities are budgeted for. She stated that as a team, they will need to determine how the checklist will be created and executed.

It is the consensus of the Council to have a priority list and categorize those to the objectives in the existing plan.

Ms. Garcia stated that benchmarks need to be put in place as well.

Staff would like to reach out to the Citizen Advisory Committee that assisted with the Strategic Plan and have them complete a survey regarding how the Town has done thus far. Council would like to include a member from the Chamber.

Ms. Garcia stated that strategic planning is planning with intention.

**ADJOURNMENT**

On motion of Councilmember Wall, seconded by Councilmember Larsen, and carried to adjourn the meeting at 8:02 pm.

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Tara Walter, Mayor

**ATTEST:**

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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 October 28, 2019, and that the meeting was duly called to order and that a quorum was present.

---

Lisa Garcia, Town Clerk

**MINUTES OF THE TOWN OF FLORENCE COUNCIL REGULAR MEETING HELD ON MONDAY, NOVEMBER 4, 2019, AT 6:00 P.M., IN THE FLORENCE TOWN COUNCIL CHAMBERS, LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.**

**CALL TO ORDER**

Mayor Walter called the meeting to order at 6:00 pm.

**ROLL CALL:**

Present: Tara Walter, John Anderson, Bill Hawkins, Karen Wall, Kristen Larsen, Michelle Cordes, Judy Hughes

**MOMENT OF SILENCE**

Mayor Walter called for a moment of silence.

**PLEDGE OF ALLEGIANCE**

Mayor Walter led the Pledge of Allegiance.

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

There were no public comments.

**PRESENTATION**

**First Quarter Budget Presentation.**

Ms. Becki Jimenez, Interim Finance Director, provided a presentation that outlined the forecast based on the data as of September 30, 2019, which included the following:

- Revenues
  - 35 – 45 days late in receiving revenue at the beginning of the fiscal year
- General Revenue
  - Focused on seven revenue sources that make up 80% of the Town's revenue
    - City Sales Tax
    - Food Tax
    - Property Taxes
    - Building Permits
    - State Shared Sales Tax
    - State Shared Income Tax
    - Auto License Tax



<b>TITLE</b>	<b>1st Quarter FY18-19</b>	<b>BUDGET</b>	<b>1st Quarter FY19-20</b>	<b>FORECAST</b>	<b>Quarter comparison</b>
City Sales Tax	\$731,120	\$2,862,437	\$858,189	\$2,862,437	▲
City Food Tax	\$0	\$310,686	\$0	\$310,686	
Property Tax	\$2,329	\$1,166,611	\$4,180	\$1,166,611	▲
Building Permits	\$171,445	\$809,822	\$372,829	\$1,200,000	▲
State Sales Tax	\$412,949	\$2,740,063	\$527,581	\$2,740,063	▲
State Income Tax	\$789,374	\$3,451,095	\$854,090	\$3,451,095	▲
Auto License Tax	\$331,022	\$1,658,771	\$345,318	\$1,658,771	▲

- General Fund-Expense FY 19-20

<b>TITLE</b>	<b>1st Quarter FY18-19</b>	<b>BUDGET</b>	<b>1st Quarter FY19-20</b>	<b>FORECAST</b>	<b>Quarter comparison</b>
General Fund	\$3,446,897	\$17,012,550	\$3,526,867	\$17,012,550	▲

- Other Funds-Major Revenue FY 19-20

<b>TITLE</b>	<b>1st Quarter FY18-19</b>	<b>BUDGET</b>	<b>1st Quarter FY19-20</b>	<b>FORECAST</b>	<b>Quarter comparison</b>
General Capital Fund	\$0	\$2,253,000	\$0	\$2,253,000	
HURF Fund	\$535,143	\$3,605,915	\$775,545	\$3,605,915	▲
Water Fund	\$873,650	\$4,326,237	\$814,601	\$4,326,237	▼
Sewer Fund	\$1,136,023	\$4,530,200	\$902,402	\$4,530,200	▼
Sanitation Fund	\$201,576	\$921,300	\$222,888	\$921,300	▲

- Other Funds-Expenses FY 19-20

TITLE	1 <sup>st</sup> Quarter FY18-19	BUDGET	1 <sup>st</sup> Quarter FY19-20	FORECAST	Quarter comparison
General Capital Fund	\$76,489	\$4,314,198	\$210,489	\$4,314,198	▲
HURF Fund	\$1,501,092	\$6,893,944	\$867,712	\$6,893,944	▼
Water Fund	\$463,077	\$7,560,536	\$706,075	\$7,560,536	▲
Sewer Fund	\$970,253	\$5,472,821	\$351,562	\$5,472,821	▼
Sanitation Fund	\$190,713	\$1,279,252	\$226,439	\$1,279,252	▲

- Cash in Bank-FY 19-20

Cash in Bank-General Checking	\$17,569,383	Interest in Sweep - .5%
Cash in Bank-Credit Cards in Transit	\$ 94,389	
LGIP	\$ 276,005	Interest Rate 2.3%
PFM Investments	\$40,283,926	Interest Rate 2.1%
Police Evidence	\$ 4,555	
Total Cash in Bank	<u><b>\$58,228,258</b></u>	

- Finance Department Activities

- Completing Annual Audit and Comprehensive Financial Report for the Town
- October 1-Sent out first phase of Budget-Capital Projects
- Implementing Electronic Payroll Timekeeping Processing-Phase One-Electronic submission-October 25 payroll ending
- Sending out second phase of Budget mid-November-Partial Electronic Submission-Operational Budget
- Departmental training with accountants and various staff members
- Oversight of Municipal Court Audit
- Community Facilities District Audit
- Sanitation Analysis

Mayor Walter inquired if the system will allow for printing of the reports so there will not be a duplication in work when a Department Head is submitting his budget electronically.

Ms. Jimenez stated that the Department Heads will enter their budgets into the system as well as provide a hard copy of the forms for check and balance purposes. Next year they will only have to submit their budgets electronically.

Ms. Jimenez stated that the Finance Department has implemented an electronic payroll timekeeping system. All departments are utilizing this system with the exception of the Police Department.

Vice-Mayor Anderson asked about the forecast for the water fund. He estimates that they should receive approximately \$1million on a quarterly basis.

Ms. Jimenez stated that the quarterly amounts will vary based on usage and there are highs and lows when winter visitors arrive and leave. She stated that July – September are the lowest months.

## **ADJOURNMENT TO MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO 2.**

On motion of Councilmember Wall, seconded by Councilmember Larsen, and carried (7-0) to adjourn to Merrill Ranch Community Facilities District No. 2.

## **Discussion and possible action to approve Merrill Ranch Community Facilities District No. 2 September 16 and October 7, 2019 Special Meeting minutes.**

On motion of Boardmember Wall, seconded by Boardmember Larsen, and carried (7-0) to approve the Merrill Ranch Community Facilities District No. 2 September 16 and October 7, 2019 Special Meeting minutes.

## **CONSIDERATION AND POSSIBLE ADOPTION OF RESOLUTION NO. MRCFD2 239-19:**

Chairman Walter read Resolution No. MRCFD2 239-19 by title only.

## **AUTHORIZING THE SALE AND ISSUANCE OF GENERAL OBLIGATION BONDS, TAXABLE SERIES 2019 OF THE DISTRICT; PRESCRIBING CERTAIN TERMS AND CONDITIONS OF SUCH BONDS; DELEGATING THE DETERMINATION OF CERTAIN TERMS AND AUTHORIZING THE SUBSEQUENT LEVYING OF AN AD VALOREM PROPERTY TAX WITH RESPECT TO SUCH BONDS.**

Mr. Michael Cafisio, Greenburg Traurig, stated the resolution is to provide financing to raise the proceeds to pay debt service on bonds that have already been issued by the District. The resolution sets the terms and conditions of the bond and provides for the forms of the bonds. The Town will buy the bonds which will be set at the market rate. There are parameters that are established by the resolution and the delegation of the District Manager to determine the final terms of the conditions of the bonds, which is for \$1.2 million for five years.

Boardmember Wall inquired if there will be any change made to the secondary tax rate levy.

Mr. Cafisio stated that there will be no change made to the secondary tax rate levy.

On motion of Vice-Chairman Anderson, seconded by Boardmember Wall, and carried (7-0) to adopt Resolution No. MRCFD2 239-19: authorizing the sale and issuance of General Obligation Bonds, Taxable Series 2019 of the District; prescribing certain terms and conditions of such bonds; delegating the determination of certain terms and authorizing the subsequent levying of an ad valorem property tax with respect to such bonds.

## **ADJOURNMENT FROM MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO 2.**

On motion of Vice-Chairman Anderson, seconded by Boardmember Cordes, and carried (7-0) to adjourn from Merrill Ranch Community Facilities District No. 2.

**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.**

**Resolution No. 1721-19:**

Mayor Walter read Resolution No. 1721-19 by title only.

**A RESOLUTION OF TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING AND AUTHORIZING MAYOR TARA WALTER, TOWN MANAGER BRENT BILLINGSLEY, AND INTERIM FINANCE DIRECTOR REBECCA JIMENEZ, TO ACT AS SIGNATORIES FOR THE TRANSACTION OF BUSINESS ON THE TOWN OF FLORENCE BANKING ACCOUNTS, AND DECLARING AN EMERGENCY.**

- a. Authorization to enter into an Intergovernmental Agreement with Pinal County for their annual Safety Rodeo to encourage participation in the safe operation of equipment by employees, with no cost to the Town.**
- b. Approval of accepting the register of demands ending September 30, 2019, in the amount of \$1,807,362.17.**
- c. Approval of accepting the register of demands ending September 30, 2019, in the amount of \$1,807,362.17.**

On motion of Councilmember Cordes, seconded by Councilmember Larsen, and carried (7-0) to approve the Consent Agenda, as written, with the removal of Item c.

- c. Approval of accepting the register of demands ending September 30, 2019, in the amount of \$1,807,362.17.**

Vice-Mayor Anderson asked that subtotals be included on the warrant register. The subtotals were listed on previous reports.

Ms. Jimenez stated that the subtotals will be included on all future warrant registers.

On motion of Vice-Mayor Anderson, seconded by Councilmember Hughes, and carried (7-0) to approve the acceptance of the register of demands ending September 30, 2019, in the amount of \$1,807,362.17.

**WORK SESSION ON PARKS AND RECREATION COMPREHENSIVE PLAN**

Mr. Bryan Hughes, Community Services Director, provided a presentation in which he outlined the following:

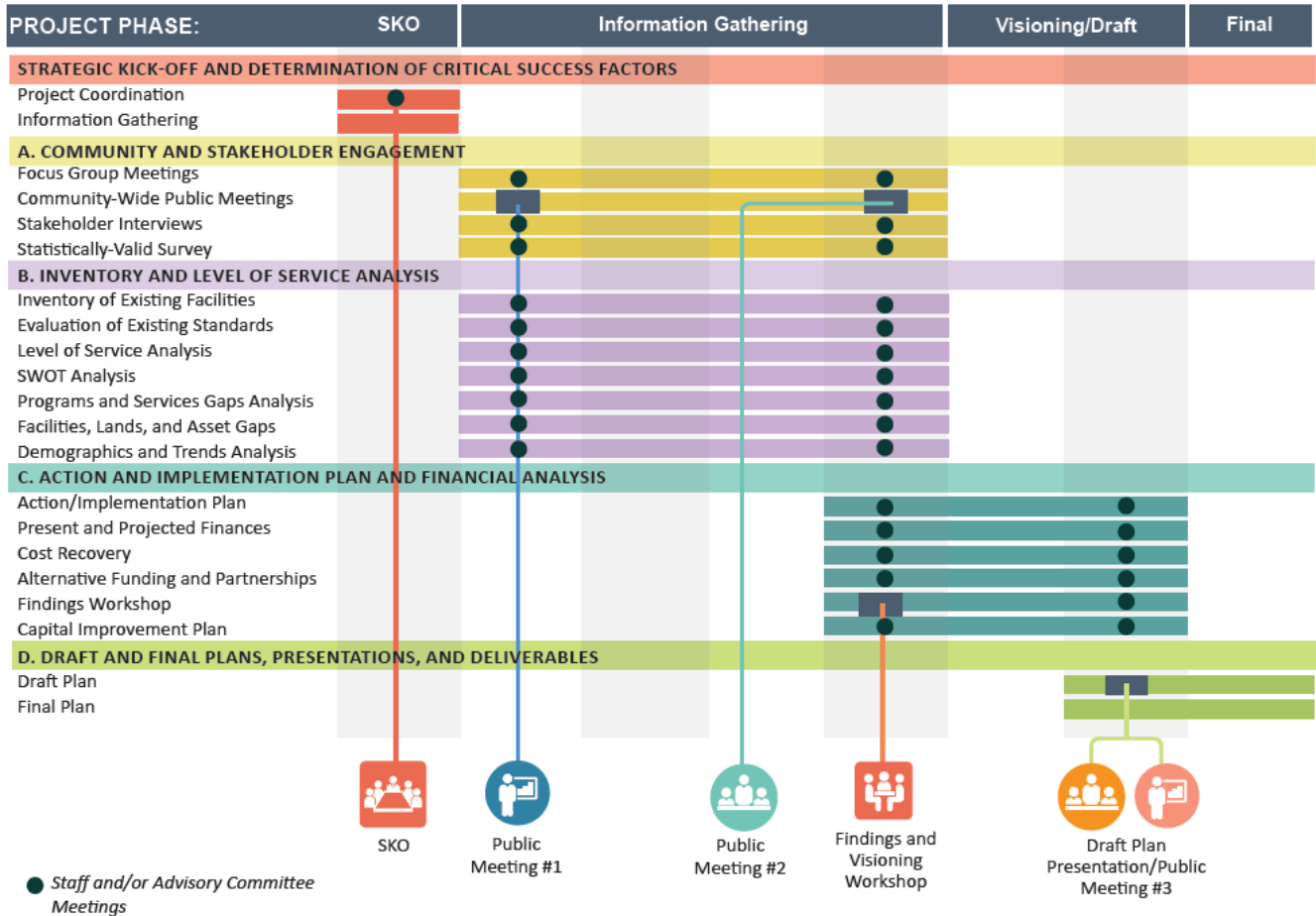
- Master Plan Process

## 4 Stages of Public Engagement



Typically our Strategic/Master Plans include a 5-year focus on operations, 10-year focus on capital, and 20 year strategic vision. Other elements and tools are added as needed for a community-specific plan.

### Schedule



### Goals and Objectives

- Organizational and Administrative

- Improve level of communication and awareness of the department with all residents of Florence
  - Enhance and improve marketing and branding with residents and visitors
  - Address and identify opportunities for sustainability
- Program and Service Delivery
  - Enhance programming for teens
  - Increase opportunities for special events/community gatherings
  - Increase opportunities for special interest and non-traditional programming
  - Enhance opportunities for Outdoor Recreation and Fitness programming
  - Address opportunity for therapeutic recreation and program accommodations
  - Reevaluate program delivery/hours/locations
  - Improve program evaluation process
- Facilities/Amenities/Level of Service
  - Improve trail and path connectivity
  - Address opportunities for recreation center improvements
  - Build upon demand and success for pickleball
  - Plan and strategize for additional community parks
  - Address accessibility in facilities and parks
  - Plan for existing and future park amenity improvements
  - Improve partnerships and relationships to increase level of service
- Financial
  - Consider the following:
    - Financing opportunities for capital funding
    - Future growth
    - Improvement projects
  - Reevaluate current budget policies and consider establishing new policies that address future growth and development
- Site-specific goals and objectives
  - Main Street Park
    - Consider plans and improvements to address:
      - Ramadas
      - Site furnishings
      - Restrooms
      - Circulation
      - Accessibility
      - Shade structures
  - Little League Park
    - Consider plans and improvements to address:
      - Field and dugout
      - Dog park amenities
      - Ball park amenities
      - Shade structures
  - Heritage Park
    - Consider plans and improvements to address:
      - Restrooms/concessions
      - Park amenities
      - Irrigation system

- Parking lot
  - Accessibility
  - Shade structures
- Action Plan
- Organizational and Administrative

**Objective 1.1: Improve level of communication and awareness of the Department with all residents of Florence**

<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
1.1.a Enhance awareness of programs and facilities to the Town of Florence, Anthem, Sun City, and Florence Gardens.	N/A	Staff Time	Short-Term
1.1.b Continue to serve core of Florence while reaching out to non-core areas.	N/A	Staff Time	Short-Term
1.1.c Consider innovative solutions to bridge awareness gaps.	N/A	Staff Time	Mid-Term

**Objective 1.2: Enhance and improve marketing and branding with residents and visitors**

<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
1.2.a Develop strategic marketing and branding plan to establish identity of Community Services, staying consistent with the standards of the Town of Florence.	N/A	Staff Time or \$25,000 if contracted	Short-Term
1.2.b Update signage standards.	\$20,000	Staff Time	Mid-Term
1.2.c Budget additional funds for event promotions.	N/A	\$2,500 per event	Short-Term

**Objective 1.3: Address and identify opportunities for sustainability**

<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
1.3.a Research and develop conservation measures that are ecologically beneficial.	N/A	Staff Time	Mid-Term
1.3.b Develop best practices for sustainability throughout community services department, including water conservation and open space preservation.	N/A	Staff Time	Mid-Term

- Program and Service Delivery

<i>Objective 2.1: Enhance programming for teens</i>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
2.1.a Build upon teen advisory council, engaging them to understand and adopt generations' desires.	N/A	Staff Time	Short-Term
2.1.b Consider teen classes such as fitness/health programs, beginner gymnastics, community volunteerism, video game tournaments, kids theater, and technology classes.	N/A	Staff Time	Short-Term

<i>Objective 2.2: Increase opportunities for special events/community gatherings</i>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
2.2.a Continue to provide high-quality special events for the entire community.	N/A	Staff Time Volunteers	Short-Term
2.2.b Provide opportunities for produce and artisanal offerings through a variation of a local market (Farmers Market).	N/A	Staff Time Volunteers	Mid-Term

<i>Objective 2.5: Address opportunity for therapeutic recreation and program accommodations</i>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
2.5.a Develop accommodations for people with disabilities.	N/A	Staff Time \$25 per hour instructors	Short Term- Ongoing
2.5.b Consider therapeutic recreation programs for the 12 - 18% of population that requires accessibility.	N/A	Staff Time \$25 per hour instructors	Short-Term

<i>Objective 2.6: Reevaluate program delivery/hours/locations</i>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
2.6.a Consider extending hours of operations to address earlier morning and later evening availability to accommodate participants in fitness and aquatics programs.	N/A	\$10,000	Short-Term

<i>Objective 2.7: Improve program evaluation process</i>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
2.7.a Implement standardized feedback system, such as an online survey that is sent to all participants after the program.	N/A	Staff Time	Short-Term



- Facilities/Amenities/Level of Service

<b>Objective 3.1: Improve trail and path connectivity</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
3.1.a Acquire acreage for multi-use trails for activities such as hiking, mountain biking, ATV, and equestrian.	TBD Per Acreage Cost Range	Staff Time	Long-Term
3.1.b Improve Poston Butte Hiking trails and walking paths by working collaboratively with County.	TBD Capital Cost Range	Staff Time	Mid-Term
3.1.c Ensure new development is connected with trails and greenways based on current plans, esp. with Active Transportation Plan.	TBD Per Mile Cost	Staff Time	Long-Term
3.1.d Connect Florence with Anthem/Sun City area via trail.	TBD Per Mile Cost	\$5,000	Long-Term
3.1.e Expand and improve existing pedestrian paths and bikeways to promote health, recreation and connectivity among neighborhoods.	TBD Per Mile Cost	\$1,000 per mile	Long-Term

<b>Objective 3.2: Address opportunities for recreation center improvements</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
3.2.a Pursue feasibility study for multi-generational recreation center.	\$57,000	Staff Time	Short-Term
3.2.b Provide space for classes, fitness/health, kitchen, gymnasium, senior programs, etc.	Feasibility will determine		Mid-Term
3.2.c Develop modern, ADA accessible fitness gym.	Feasibility will determine	Staff Time	Long-Term
3.2.d Sell or repurpose current fitness and senior facility, both of which need extensive repairs.	Capital Gains TBD	TBD	Long-Term

<b>Objective 3.3: Build upon demand and success for pickleball</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
3.3.a Consider building additional pickleball courts to accommodate demand.	Cost per Court	\$1,500 per court	Mid-Term
<b>Objective 3.4: Plan and strategize for additional community parks</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
3.4.a Identify land and acquire space for community/pocket parks in North Florence.	TBD \$30K-\$40K/a.c.	Staff Time	Long-Term
3.4.b Develop strategy for utilization of Development Impact Fees.	N/A	Staff Time	Long-Term
<b>Objective 3.5: Address accessibility</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
3.5.a Develop ADA transition plan for parks and facilities to accommodate the 12 - 18% of population who require ADA accessibility.	TBD	Staff Time	Short-Term

<b>Objective 3.6: Plan for existing and future park amenity improvements</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
3.6.a Plan and provide shade structures in facilities and parks.	Cost per Ramada	Staff Time	Short-Term
3.6.b Develop a replacement program for amenities in need of repair/replacement (Examples: benches, trash cans, etc.)	Cost per amenity (bench, trash cans, etc.)	Staff Time	Mid-Term
3.6.c Establish Town standards for all amenities to ensure consistent styles, brands, etc. are at used throughout the facilities	N/A	Staff Time	Mid-Term
<b>Objective 3.7: Improve partnerships and relationships to increase level of service</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
3.7.a Create strong partnerships with alternative providers through public private partnerships to increase service and provide specialized programs, as well as increase quality and quantity of youth sports.	N/A	Staff Time	Mid-Term
3.7.b Create opportunities to better utilize existing resources to offer inclusive programs and events.	N/A	Staff Time Volunteers	Mid-Term

- Financial

<b>Objective 4.1: Consider financing opportunities for capital funding, future growth, and improvement projects</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
4.1.a Consider bond referendum for future capital projects.	TBD	Staff Time	Long-Term
4.1.b Increase resources towards grants and/or philanthropic efforts.	N/A	Staff Time Or \$30,000 new position	Mid-Term
4.1.c Ensure staff, utility, and supply budgets increases with new development and improvements.	N/A	3% per year minimally	Mid-Term
<b>Objective 4.2: Reevaluate current budget policies and consider establishing new policies that address future growth and development</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
4.2.a Establish fund or funds to ensure deferred maintenance, repair, replacements and capital projects are addressed and funded properly.	N/A	Staff Time	Long-Term
4.2.b Ensure cost recovery policy consistently guides pricing for programs, special events, rentals, and public private partnerships.	N/A	Staff Time Or \$40,000 if contracted	Mid-Term

- Action Plan- Site-Specific Parks
  - Main Street Park

<b>Objective 1.1: Consider Plans and Improvements to address Main Street Park</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
1.1.a Ramadas- poor condition	\$230,000	N/A	
1.1.b Site Furnishings- poor condition	\$25,000	N/A	
1.1.c Restrooms- need for a facility to enhance the park	\$150,000	Staff Time	
1.1.d Circulation- improve circulation/walkways to amenities, improve ADA accessibility throughout the park and provide site lighting	\$145,000	N/A	

- Little League Park

<b>Objective 2.1: Consider Plans and Improvements to address Little League Park</b>			
<b>Actions</b>	<b>Capital Cost Estimate</b>	<b>Operational Budget Impact</b>	<b>Timeframe to Complete</b>
2.1.a Field and Dugout - Updated for irrigation, field layout, fencing, and dugouts. Existing conditions do vary from good condition to poor such as the home side dugout which has extensive termite damage. Replace lighting.	\$510,000	Staff Time	
2.1.b Dog Park Amenities- Replacement plan for equipment. Repair/replace water fountain. Add Lighting to dog park.	\$128,000	Staff Time	
2.1.c Ball Park Amenities- Restroom has plumbing issues, access issues, and vandalism. Add Shade structures. Replace Concession Stand.	\$518,000	Staff Time	

- Heritage Park \*Capital Estimates TBD

3.1.b Park Amenities- Ball field fencing and gates have areas of wear and gates that are not functioning properly. Ramadas are dated, some minor structural damage, need lighting. Overall lighting could be added and updated throughout the park to enhance user experience and safety. Amenities are in a fair condition but could definitely be refreshed and updated to current park standards and trends. Add Shade structures.		Staff Time	
3.1.c Irrigation System- Nearing end of life cycle and should be replaced.		Staff Time	
3.1.d Parking Lot- Areas of cracking and deterioration, no shade, no real definition of circulation and vehicle containment.		Staff Time	
3.1.e Accessibility- There is not ADA accessible access to all park amenities. Walking pathways (loops) could be added to enhance user experience.		Staff Time	

- Next Steps
  - November/December 2019
    - Schedule Final Presentation/Plan Delivery

Mayor Walter stated that there is a disconnect of communication with the Anthem community. She asked if staff can find a way for Anthem to send out information through their portal. She knows that staff has tried to get Anthem to forward information to the residents for quite some time.

Mr. Hughes stated that he wants to ensure that everyone receives all of the information and will work on marketing strategies.

Mr. Hughes discussed the possible changes that will be made with regards to the various actions outlined. Some items include:

- More events
- Improve marketing strategies
- Utilize reclaimed water for irrigation
- Enhance programs for teens
- Outdoor events
  - Hiking destinations
- Health and fitness classes
- Therapeutic classes
  - Accommodate those with special needs
- Re-evaluate program hours and locations
- Improve trail and path connectivity
  - Poston Butte is the center of Town and will be a central gather place
- Do feasibility study for a multi-generational facility
- Need for more pickle ball courts
- ADA accessibility
  - Needs to be a high priority
- Replacement of equipment that has reached its life span.
  - Need to budget for short-term and long-term replacements
  - Replace with standardized items
- Improve partnerships
- Try to obtain grants to offset costs
- Possibility of utilizing bond funding
- Raise price of services/classes

Vice-Mayor Anderson stated that there are some Anthem residents that would volunteer to put on some classes.

Councilmember Wall inquired about time frames and how does it fit in with regards to budget year. It is her understanding that Florence does not own Main Street Park and asked if that was correct.

Mr. Hughes stated that the overall year span is between 10 to 12 years. Short-term would entail the first three to four years, mid-term would entail four to seven years, and long term would entail seven years and up. He stated that the Town does not own Main Street Park. Originally the

property was a rest stop on the highway and is owned by ADOT. Pinal County has a lease on the entire property and the Town has a sublease on the section that contains the park. Any improvements would require that the Town work with ADOT and Pinal County, inclusive of trying to acquire the property. Currently, improvements and restrooms are needed.

Councilmember Larsen inquired how much would the feasibility study cost for the multi-generational facility.

Mr. Hughes stated that the study would cost approximately \$57,000. They had a savings of \$57,000 for this Parks and Recreation Comprehensive Plan study so the Town would need to amend the contract to include the feasibility study for the multi-generational facility as well.

Councilmember Larsen stated that approximately 75% of the items listed are non-structured or minimal structured improvements. Many of those items can be implemented immediately if funding were available.

Councilmember Cordes stated that the Town spends a lot of money on studies and then nothing moves forward. She inquired if the \$57,000 requested for the feasibility study can be better utilized by doing some of the things on the list and then doing the study later, specifically because the recreation center was not a priority. She stated that there is a disconnect between Anthem and the core because Anthem has a recreation facility. Her preference would be to start with small improvements which can have a big impact.

Councilmember Wall stated that she agrees with Councilmember Cordes. She stated that there is no lighting at the senior center and lighting is needed at that facility.

## **NEW BUSINESS**

### **Ordinance No. 684-19:**

Mayor Walter read Ordinance No. 684-19 by title only.

### **AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, BY INSERTING §73.12 ABANDONED OR JUNK VEHICLES PARKED IN VISIBLE AREAS; RENUMBER UNARMED POLICE AIDES §73.13; AND INSERTING A NEW PENALTY §73.99 (Y).**

Mr. Daniel Hughes, Police Chief, stated that the verbiage is already in the Town Code; however, it is listed under new development. He is proposing to move the information to the parking section of the Town Code. The abandoned and junk vehicles are a quality of life issue, affect the aesthetics of the neighborhood and pose safety of the residents. He showed pictures of various vehicles within the community that are either abandoned or junk vehicles.

Chief Hughes stated that the ordinance will change to require compliance within five days. This will allow for the process to move along faster.

Councilmember Larsen asked what would happen if they do not comply. She would prefer that they be provided ten days as this time would be more reasonable. She stated that the penalty outlined states you can be fined up to \$500 and or 30 days in jail.

Chief Hughes stated that a fine can be imposed if they do not comply. There are other penalties that can be enforced as well.

Councilmember Cordes stated that it is her understanding that the vehicle must be licensed. Some communities do not allow you to work on your vehicles in your driveway for more than 24 hours. She asked if vehicles can be towed if they are not within their property line.

Chief Hughes stated that the goal is to work with the individuals to bring them into compliance. He stated that the Town has one code enforcement officer who works part time to cover the entire community. He stated that they are able to work on their vehicles in their garages, backyards or behind a fence on their property.

Mayor Walter stated that the Town has received complaints, and this is a way to address the issues. She asked that there be a clarification that it be business days.

Vice-Mayor Anderson inquired what unarmed police aides are.

Chief Hughes stated that the aides are the Police Department's volunteers. He stated that there will be an educational period.

Councilmember Hawkins stated that it is expensive to tow a vehicle. He stated that they may not have the money to tow the vehicle. He asked that they be provided 10 days in which to comply.

Mayor Walter stated that there are agencies that you can donate your vehicles to.

Councilmember Hawkins asked that a list be compiled to provide to those individuals.

**ORDINANCE NO. 685-19:**

Mayor Walter read Ordinance No. 685-19 by title only.

**AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, BY INSERTING §73.01 PARKING PROHIBITED IN SPECIFIED PLACES, SUBSECTION (0) UNLAWFUL PARKING OF LARGE VEHICLES IN A RESIDENTIAL DISTRICT.**

Chief Hughes stated that there are larger vehicles that park in residential areas. Staff is presenting an ordinance that will address the issue while still allowing residents to have pickup trucks and other vehicles parked on residential streets. The verbiage outlines height restrictions and other information that helps define what is allowed.

Councilmember Larsen stated that she has concerns because there are several individuals who have larger box trucks and cannot park in the garage because of size restrictions nor park in their driveway because it extends into the sidewalk and now cannot park on the side of the street. She asked where they can park at.

Mayor Walter read what the restrictions were outlined in the ordinance.



Chief Hughes stated that commercial vehicles are not appropriate for residential areas. He stated that they may request to use a commercial parking lot with permission.

Vice-Mayor Anderson stated that vehicles that overhang on the sidewalk pose an issue for those in wheelchairs.

Councilmember Cordes stated that there are many people who own personal vehicles that are dual axles. She is concerned that people will complain about people's personal vehicles. There are areas where you can park; however, it will cost approximately \$100 per month. Box trucks are not allowed in the Anthem area.

Chief Hughes stated that they can better clarify what is allowed and what is not. His intent is not to harm businesses, but rather for safety. Larger vehicles should not be in residential areas.

Councilmember Wall inquired if commercial vehicles have different type of licenses.

Chief Hughes stated that they do have different types of licenses.

Councilmember Hawkins asked that the language clearly identifies what is not allowed.

### **Discussion on the Town of Florence Lease Policy and Silver King Egress Issues.**

Ms. Jennifer Evans, Management Analyst, stated that the Town owns two properties in the downtown area that are leased out to commercial interests. The policy was previously discussed and includes Council and staff's comments

Ms. Evans outlined the following changes:

- Update lease rental rates
- Perform lease analysis to determine fair market rent required by the redevelopment state statutes
- Propose change in how utilities are billed in the common areas

Mayor Walter stated that the fire suppression system is wireless and inquired if there is a call out to that system.

Ms. Evans stated that a dedicated phone line is needed for the fire suppression system.

Councilmember Cordes inquired why the tenants are expected to pay for utilities in the common areas and the fire suppression system. She stated that the tenants had no say in the installation of the fire suppression system, and it is required in order to have a Certificate of Occupancy. She does not feel that the tenants should be obligated to pay for those items.

Mayor Walter inquired how the charge for the common area is calculated.

Ms. Evans explained that there are separate accounts for electricity. Currently, the electrical bill for the common area is paid for by the Town. The idea was that the bill will be split equally amongst the tenants.



Mayor Walter and Councilmember Cordes asked that Item #2 be stricken from the record.

Councilmember Cordes would like hanging signage to make it more visible for businesses. She inquired where are the businesses to buy their signs from and if they will have a say in how they are hung.

Ms. Evans stated that standard blade signs are currently hung at the Silver King Marketplace. They are a standard design and that is what is referred to in the policy. Other signage is allowed such as signage on the glass panels and doorways. Any extra signage would require an application be submitted to the Community Development Department and then go through the Historic District Advisory Commission.

Ms. Evans explained that the original signs were purchased approximately six to seven years ago. The signs are re-used from past tenants to new tenants.

Councilmember Cordes inquired what the cost is to add new vinyl to an existing sign for the new tenant.

Ms. Evans stated that the cost would only be to change the existing sign to the new tenant's name.

Vice-Chairman Anderson inquired if a cost analysis will need to be done if the utilities are to be incorporated into the tenants' rent.

Ms. Evans asked for clarification if Council would like all of Item 2 to be stricken.

Councilmember Cordes clarified that she would like the entire section because she does not feel that the tenants should have to pay for the fire suppression system either. They should pay for their internet and telephone service.

Councilmember Larsen inquired if the tenants have control of the thermostats. It does not make sense to charge them if they cannot control the temperature.

Ms. Evans stated that the thermostats are locked, and the tenants do not have control of the thermostats.

Mayor Walter stated that the policy will need to be amended to reflect the portion that is to be stricken from the agreement so that they both align. Section 6.332 will be stricken from the policy.

Vice-Mayor Anderson inquired who pays for the overhead. He stated that the overhead should be calculated into the rent.

Mayor Walter stated that the common places are paid for by the Town.

Councilmember Hawkins inquired how much it costs for the electricity in the common area.

Ms. Evans stated that the cost is approximately \$300 per month during high energy use. She stated that she does not have the cost for telephone line for the fire suppression system. She

explained that the fire alarm system and fire suppression system are two different systems. She stated that the locks to the thermostats could be removed if the tenants were to pay for the cost.

Councilmember Wall explained that it is common for the tenants to share the cost for the common areas in commercial buildings.

Discussion continued on cost for the common space and who should pay.

Councilmember Cordes inquired if the rates are being changed. She inquired who they are doing comparisons with for the analysis.

Ms. Evans stated that staff is suggesting that a lease analysis be completed for both buildings so staff would know what the fair market value of those leases would be. She stated that there are enough comparables in our area to come up with a standard.

Mayor Walter stated that the direction from the Council is to proceed with the study and present the findings to the Council.

Ms. Evans explained that the lease analysis will be completed when they have a space open for lease.

Mayor Walter asked that the lease be completed now and to have everything ready for when space becomes available.

Councilmember Cordes asked if the tattoo and piercing parlors are excluded from renting the space. She stated that permanent makeup is considered tattoos and she would like to allow for them to rent the space.

Ms. Evans stated that the zoning for that area is allow for those types of businesses in the downtown area. Tattoos are allowed in the B-2 zoning.

Councilmember Larsen asked for that section to be stricken as well.

Mr. Larry Harmer, Community Development Director, stated that the Code would need to be amended to allow tattoo shops in the downtown commercial district.

Councilmember Larsen does not agree and requested that this topic be added to the agenda for further discussion.

Councilmember Cordes agreed with Councilmember Larsen that the zoning change be added to a future agenda for discussion.

Councilmember Hawkins asked that the Town Code be revisited because medical marijuana needs to be available for local patients without having to go to another community.

Councilmember Larsen agreed with Councilmember Hawkins to discuss medical marijuana further.

Mr. Chris Salas, Public Works Director, explained that the tenants were shutting down their units and opening their doors to allow the Town units to run nonstop to cool their respective spaces. The Town's unit are not equipped to run non-stop. Therefore, the Public Works Department proposed that the electrical costs for the common areas be expensed to each of the tenants.

Councilmember Cordes stated that she has gone to the Silver King for five years and has never seen the tenants open their doors to utilize the Town's HVAC system to cool/heat their respective suites. She stated that it is an old building and the air leaks out.

Mr. Salas provided a presentation in which he discussed the following pertaining to the Silver King Marketplace:

- History
  - Plan set was completed and was bid
    - Two bids were received (\$89,000 and \$263,746)
    - Both bids exceeded expectations by the architect as well as the budgetary allotment
- Proposed Egress improvements
  - Determine the renovation measures necessary to meet the International Building Code's (ICC) minimum existing requirements for the second-floor east balcony
  - Option 1
    - Eliminate the need for areas of refuge
    - Provide a discernible exit access pathway
    - Install panic devices on the balcony
    - Clearly identify exit doors with illuminated exit signs
    - Install compact emergency lights on back of fascia
    - Install light fixtures to properly illuminate exterior exit stairs
    - Install two-way communication device in second floor lobby
    - Advantages
      - Lower cost than Option #2
    - Disadvantages
      - Exit pathway construct will decrease long term lease ability
      - Panic devices may cause security concerns even if they are connected to alarm
    - Cost will be approximately \$50,000
  - Option 2
    - Eliminate areas of refuge indicated in Option 1
    - Extend the exterior north second floor exit stairway landing approximately 20 feet east to connect to the exterior east balcony
    - Replace the proposed panic device with a deadlock openable by key only on both sides
    - Install accessible offset hinge on exit door
    - Install compact emergency lights on back of fascia
    - Install light fixtures to properly illuminate exterior exit stairs
    - Install two-way communication device in second floor lobby
    - Cost will be approximately \$89,000
      - Much more viable
    - Advantages
      - Maximizes lease ability space and does not obstruct original north windows

- Maximizes life safety by providing a direct exit discharge from the balcony without re-entering the building
- Minimizes security concerns by eliminating exterior panic devices on exit doors
- Disadvantages
  - Probably highest initial cost
- Option 3
  - Restrict access/use of second floor balcony to 49 occupants or less for special occasions
  - Advantage
    - Minimal initial cost
  - Disadvantages
    - Restricted use of balcony
    - Ongoing need to monitor and enforce use of balcony
  - Option 3 is not a viable option

Vice-Mayor Anderson stated that his preference is Option 2.

Mr. Salas stated there are some security issues with Option 1.

Councilmember Cordes stated that her preference is Option 2 even though it may cost a little more than Option 1.

Mayor Walter stated that the Staff is to bring back a detailed presentation for Option 2.

Mr. Salas stated that they will move forward with Option 2. He explained how the costs are derived. They will use competitive bidding.

Councilmember Hawkins asked that they check with ACI once the plans are done to see if they can be utilized for a portion of the job. Their pricing can be very competitive.

Councilmember Larsen stated that she would like to see this process move forward and asked that the appropriate approvals be obtained. They have received SHPOs conditional approval and cannot obtain final approval until the final plans are completed.

Councilmember Cordes inquired if the balcony slants forward for drainage issues.

Mr. Salas stated that the slant is to drain of the rain.

## **MANAGER'S REPORT**

Mr. Billingsley discussed the following from his written report:

- Single family permits are higher than most communities.
  - Town is growing and will be setting records; possibly historic records
- Florence has a great partnership with the Florence Unified School District
  - Project Base Learning Exercise
    - Great programs for the Town's youth
      - Water cycle with Florence K-8 7<sup>th</sup> graders

- Presentation regarding technology and IoT
- Number of events taking place in the near future
- Tax revenues continue to exceed projection
- Projects are either advertised or under review regarding on call contracts
- Announcement of Police Chief will be done so soon

## **DEPARTMENT REPORTS**

**Community Development**

**Community Services**

**Courts**

**Finance**

**Fire**

**Police**

**Public Works**

Councilmember Hughes asked Mr. Harmer for follow-up on the 15 nuisance reports that were forwarded to the Town Attorney.

Mr. Harmer stated that they are being processed to go to the Town Attorney's Office. It is an ongoing process. He stated that they have 51 reports and are they all complaint based. They are prioritized based on safety.

Councilmember Hughes asked that he proceed with the complaints in which the residents are not responding.

Mr. Harmer stated that they are working with the individuals who are working to mitigate the issues.

Mr. Harmer stated that they issued 67 single family permits for October and an annual total of 309.

Councilmember Hughes asked Mr. Bryan Hughes, Community Services Director about the bids received for the Music Festival and the Arts Festival.

Mr. Hughes stated that they received bids and are reviewing them. They will move forward to presenting them to Council once the review process is completed.

Councilmember Hughes asked Mr. David Strayer, Fire Chief, if the 65 EMS calls for September is high.

Fire Chief Strayer stated that the numbers are consistent.

Councilmember Hughes asked Mr. Salas to elaborate about the walk through that Facilities Maintenance did with the Loss Control consultant on September 4 in which only the high-risk areas were reviewed.

Mr. Salas explained that Southwest meets with Facilities Maintenance and Fire annually and tours the Town facilities to ensure that there is not excessive clutter, doors blocked, etc. He stated that it is a standard procedure and only minor issues were addressed. There were no major violations.

The Department Reports were received and filed.

## **CALL TO THE PUBLIC**

Ms. Kim Ehlebracht, Bucks 4 Style Owner, stated that she concerned about the following:

- Possible increase in rental rates for the suite that she occupies at the Silver King Marketplace
- Will the Government Property Lease Excise Tax (GPLET) be considered?
- Paying for the electrical cost in the common area
- Staying open longer hours
- Communication for egress construction

Mr. Roger Beide, Greater Florence Chamber of Commerce, stated that Council has a good idea of the issues facing the tenants in the Silver King Marketplace and businesses on Main Street. The businesses are working hard to bring people to Main Street. He understands that Council needs to be mindful about the rental costs but to please remember that the Silver King Marketplace is an anchor to the Town and those businesses are very important. He invited everyone to the 3<sup>rd</sup> Friday on Main Street event.

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

Councilmember Hawkins invited everyone to the Veterans Memorial Dedication on November 11, 2019.

Councilmember Larsen welcomed to Roger Biede to Florence and is excited for him to join the Greater Florence Chamber of Commerce. She invited everyone to participate in the following:

- The Pinal County Historical Society prison tours on November 6 – 8, 2019.
- The Pinal County Historical Society walking tour of the Florence cemetery on November 10, 2019.
- The Drive-In Movie on November 22, 2019
- Jr. Parada on Thanksgiving weekend
- Jingle Bell Job in December 2019

Councilmember Wall stated that she attended the 6<sup>th</sup> Annual Pinal County Business Education and Workforce Development Summit which was coordinated by Pinal County schools. The theme was collective impacts and focused on the Arizona We Want progress meters, which measures data for eight sectors: jobs, education, young talent, health, health and well-being, natural resources, infrastructure, civic participation and connected communities. The summit focused on data from Pinal County and the presenters were leaders from all of the sectors.

Councilmember Wall stated that Alison Feliz presented for the young talent sector and described why she chooses to live and work in Florence. She did a great job in underscoring what is important in order to keep our young talent in Florence and Pinal County.

Councilmember Wall stated that data provided should be of interest to all of the Council as they work on revisions to the Strategic Plan, budget and General Plan.

Councilmember Cordes stated that the Halloween event was a great event as were all of the custom-made costumes. She asked everyone to come out and support the 3<sup>rd</sup> Friday events and stated that they hope the event grows. They are also partnering with the Posse for a steak fry. The event is being hosted by the businesses.

Councilmember Hughes stated that next weekend is Valley Fever Awareness Week. She wants to promote awareness on how easy it is to contract. Those microscopic spores can easily make their way into someone's lung and is quite often misdiagnosed.

Vice-Mayor Anderson stated inquired about the status of the economic development workshop that the Council was supposed to have. He would like to have this workshop so they can set policy on what economic development for Florence should be. He is proposing that the Town create an economic development department and start the process of writing a job description and recruitment for an Economic Development Director.

Mayor Walter provided direction to the Town Manager to provide a presentation regarding the creation of an economic development department at the next meeting. She stated that there has been discussion with other cities and municipalities. The Town is moving forward with the next step of creating an economic development committee or commission.

Mayor Walter stated that there are several events happening in the community and invited everyone to the various events. The Town has partnered with the City of Coolidge for the Relay for Life event on Friday, November 15, 2019. There have been some changes and the event will only go through to midnight this time.

## **ADJOURNMENT TO EXECUTIVE SESSION**

**For the purposes of discussions or consultations with designated representatives of the public body and/or legal counsel pursuant to A.R.S. Sections 38-431.03 (A)(3), (A)(4) and (A)(7) to consider its position and instruct its representatives and/or attorneys regarding:**

- **Instruct staff with regards to negotiations of land purchases.**
- **Legal advice and on development agreement contract negotiations.**

On motion of Vice-Mayor Anderson, seconded by Councilmember Hawkins, and carried (7-0) to adjourn to Executive Session.

## **ADJOURNMENT FROM EXECUTIVE SESSION**

On motion of Councilmember Wall, seconded by Mayor Walter, and carried (7-0) to adjourn from Executive Session.

## **ADJOURNMENT**

On motion of Councilmember Wall, seconded by Councilmember Larsen, and carried (7-0) to adjourn the meeting at 9:29 p.m.

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Tara Walter, Mayor

**ATTEST:**

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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 November 4, 2019, and that the meeting was duly called to order and that a quorum was present.

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Lisa Garcia, Town Clerk



**MINUTES OF THE TOWN OF FLORENCE COUNCIL REGULAR MEETING HELD ON MONDAY, NOVEMBER 18, 2019, AT 5:30 P.M., IN THE FLORENCE TOWN COUNCIL CHAMBERS, LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.**

**CALL TO ORDER**

Mayor Walter called the meeting to order at 5:30 pm.

**ROLL CALL:**

Present: Tara Walter, John Anderson, Bill Hawkins, Karen Wall, Kristen Larsen, Michelle Cordes, Judy Hughes

**WORK SESSION ON CERTIFICATE OF NEED FOR AMBULANCE SERVICE**

Mr. David Strayer, Fire Chief, stated that the citizen survey results were released during the October 28, 2019 work session. One of the questions posed was if the residents were in favor of fire/ambulance transport and 60% voted in favor of it.

Chief Strayer stated that there are several communities that are obtaining their Certificates of Need (CON). The CON is issued through the Arizona Department of Health Services. Mr. Riles has navigated the process for several communities.

Mr. Roy Ryals, James Vincent Group, provide a presentation on the Certificate of Necessity Process, in which he outlined the following:

- Certificate of Necessity
  - Arizona Department of Health Services regulates ambulance services
    - What territory you may provide the service in
    - Rates
    - Response time
    - Qualifications of personnel
    - Equipment
- Elements
  - Feasibility Study (optional)
  - Application (Required)
  - Waiver of Hearing Process (only if no objection)
  - Full Hearing (If objections are received)
  - Needs Assessment (optional)
- Feasibility Study: (Optional)
  - Five -year proforma of financial implications to City (P&L)
    - Incremental costs and revenue
    - Allocated costs
  - Operational Analysis
    - Response time performance
    - Geographic analysis
    - Utilization of Ambulance Analysis (Unit Hour Utilization)
  - Multiple Models (2) are included, if desired

- Application: (required)
  - Extensive Information needed to meet Statute and Rules requirements
  - Must be filed on appropriate forms
  - Includes Financial Proforma for one year (GAP)
  - Includes response times, rates, personnel, territory and other operational information
- Application Review by ADHS:
  - Administrative Review (30 days)
    - Additional information requests (suspends the 30-day requirement until answered)
  - Substantive Review (Usually 30-60 days)
    - Concentrates on Financials and any other questions
    - ADHS has about the application
  - Once complete it is transferred to the Office of Administrative Hearings
- Waiver of the hearing process
  - Only applies if there is no objection of other CON Holders (AMR)
  - 30-day Notice given to any interested parties, and published in a newspaper of general circulation in the area
  - If no request for Hearing is received, the Director may issue the CON without a hearing
- Hearing Process:
  - Conducted by an Administrative Law Judge (ALJ)
  - Limited to 10 business days (unless unusual circumstances).
    - Evidence is put on by both sides
  - The Judge makes a Findings of Fact and Conclusions of Law & Recommended Decision
  - The Director of ADHS makes the final decision (appealable to Superior Court)
  - Overall time frame, from time of application, not to exceed 450 days
- Needs Assessment (optional)
  - May be helpful if there is opposition to the application
  - Assesses community perceptions of the current model, needs and community desires for Florence to get a CON
  - The Director is required to take a Needs Assessment adopted by the Town Council into consideration when making her decision
- Considerations for Council:
  - A Feasibility Study gives the Council independent information on the financial and operational implications of operating the ambulance service, looking at various models, for the next five years.
    - At that point, a fully informed decision can be made.
  - A full and complete application that meets Statute and Rules is required regardless if it is going by waiver or a full hearing.
  - If a hearing is required, it is highly recommended that the town be represented by outside counsel experienced in CON Hearings
  - The ultimate decision in a contested case is “What is in the best interest of the citizens”, and, is there a need for an additional CON provider to meet those needs?

Councilmember Hawkins inquired how many towns in Arizona, that are the size of Florence, operate their own ambulance service.

Mr. Ryals stated that the following cities have a CON: Goodyear, Sun City, Casa Grande is applying for their CON, Timber Mesa (near Show Low), Northwest Fire District (in Tucson), and several more.

Councilmember Hawkins stated he would like to know what the private companies pay in wages, benefits, leave time, retirement, etc. so they can do a fair comparison to what municipalities offer. He would like AMR's information on what they pay and how much it costs them to run their ambulance service.

Mr. Ryals stated they review everything including uniform allocations, gas, tires, maintenance of the ambulances, etc. He stated that AMR's information is proprietary in nature and the Town may request that information from them directly; however, they can review their structure. Each ambulatory service is required to file an annual ambulance revenue and cost report.

Mr. Ryals stated that AMR is Pinal County wide and their report will reflect the entire county.

Councilmember Cordes inquired how much the feasibility study will cost.

Mr. Ryals stated that the fee would cost the Town \$30,000. He explained that the application will cost \$30,000 if the feasibility report is done; otherwise, the application fee will be \$40,000.

Discussion occurred on the process of obtaining a CON.

Councilmember Hughes inquired if the rate is regulated and asked if it can be amended more than once per year.

Mr. Ryals stated that the rate is regulated there is a price deflator increase that one can apply for annually that is based on the medical practice index and the transportation index. The average percentage is given to each of the CON holders who have applied. You can also apply for a general rate increase if you have not applied for any increases in the previous six months. There are steps that must be taken in order to apply for the increase.

Councilmember Hughes inquired about the collectability rate.

Mr. Ryals stated that he did not have those rates readily available as there are several factors that are considered. He explained several of the factors.

Councilmember Wall inquired why the needs assessment is not done prior to the feasibility study and how the municipalities handled billings.

Mr. Ryals explained that some municipalities did the needs assessment first to determine the needs of the respective communities; however, the various steps have been done a variety of ways. Most entities hire outside billing entities or collection entities for the billings. The process is complex, and it takes expertise to understand the complex billing regulations.

Councilmember Hawkins inquired if the Town is locked in to providing service if it is not cost effective for the Town.

Mr. Ryals stated that the CON is valid for three years and the Town would be obliged to offer services during that time frame. AMR will still have a valid CON so both can service the respective areas.

Councilmember Hawkins is concerned about the Town starting an ambulatory service and then having to close it because it is not cost effective and having to lay off employees.

Mr. Brent Billingsley, Town Manager, stated that Council would make the determination to cease service and lay off employees. There would be several factors that would need to be considered.

Mr. Ryals stated that he has never seen an entity choose to allow their certificate to expire.

Councilmember Hawkins inquired if the Town had received complaints regarding the current ambulatory service and if this is why approximately 60% of the citizen survey responders preferred that the Town have their own ambulatory service.

Mr. Ben Bitter, Assistant to the Town Manager, stated that the question read: "A private company currently provides ambulance service to residents in Florence. Would you support the Florence Fire Department providing this service and collecting the user fee which may be paid by insurance?" He stated that responses received were:

- Support 59.8%
- Oppose 19.8%
- Did not know 20.0%

Councilmember Hawkins stated that the question doesn't specify why they would want the Town to have ambulance service. Many in the Town either have AHCCCS, Medicare, or no insurance.

Councilmember Cordes inquired if the fees increase when the service switches to the municipality.

Mr. Ryals stated that the fees are traditionally the same. The competition is not on the rate, but rather on service. He stated the applicant normally proposes the same rate as the current provider; however, you can propose higher or lower rates. He stated that DHS will evaluate the rates and make a recommendation on what the rates should be, which is close to what was originally proposed by the applicant.

Councilmember Cordes stated that AMRs rate may be lower because of their overhead and Florence may need to increase the rates in order to remain at the same profit level.

Mr. Ryals stated that it can vary depending on several factors; which is why a feasibility study is done. The Town would need to look at their true revenue and expenses in order to make the decision.

Vice-Mayor Anderson stated that his concern is if there are two CONs, who would answer the call.

Mr. Ryals stated that dispatch would normally dispatch the closest vehicle regardless if it is operated by the entity or AMR. The vehicles have automatic vehicle locator installed which helps

determine which ambulance is closest. There are other models; however, that he does not agree with it. It would also depend on how many vehicles are provided.

Councilmember Larsen stated that AMR is a great partner with the responders. The public has confidence in the Fire and Police personnel which may be a reason as to why they want the Town to expand on ambulance services. She thinks that a feasibility study needs to be done if the Town wishes to pursue this further.

Mayor Walter stated that there is no cost loss specifically with use of building, utilities, etc. She stated that the Town received a grant for one ambulance and there are other grants available as well. The SAFER grant will assist with paying for staff for three years. She inquired if the report goes into the source of funding as well.

Mr. Ryals stated that they do not investigate the source of funding.

Mayor Walter sees the benefit of providing multiple services between AMR and the Town. She agrees that having the feasibility study would be the first step.

Mr. Billingsley stated that staff will need to forward the request to approve moving forward on the feasibility study to Council at a future meeting. They will need to work with the Finance Department to determine where the funds would come from as this is not a budgeted item.

Councilmember Hawkins would like the Town to survey the citizens about the ambulance service with AMR. He is not sure why the Town would want to move forward if there are no issues.

Mayor Walter stated that there will be less of an impact to the General Fund if services were provided.

Mr. Ryals suggested that the Town work with AMR to work on a joint work model. He stated that as part of the Needs Assessment, it engages the citizens about the existing provider. This gives the Town a general feel of how people perceive the ambulance service and Fire Department overall as well as the perceptions of services rendered if they used the service in the past. It also outlines what the Town is proposing and their perceptions about the proposal. He works with the developer to pose neutral questions.

Chief Strayer stated there is a reason as to why many communities are pursuing their own CON and there is value in controlling one's own destiny. The main issues are service delivery and adding capacity into the system. No one is being displaced and having the added capacity can save lives.

## **MOMENT OF SILENCE**

Mayor Walter called for a moment of silence.

## **PLEDGE OF ALLEGIANCE**

Mayor Walter led the Pledge of Allegiance.

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

There were no public comments.

## **PUBLIC HEARING**

**Public hearing and possible adoption of a text amendment to the Sign Regulations of the Development Code, with the amendment to include language as recommended by the Ad Hoc Sign Committee.**

### **Ordinance No. 667-19:**

Mayor Walter read Ordinance No. 667-19 by title only.

**AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING THE TOWN OF FLORENCE CODE OF ORDINANCES TITLE XV "LAND USAGE" CHAPTER 150: DEVELOPMENT CODE, SECTION 150.031 "DEFINITIONS" AND REPEALING AND REPLACING "PART 3 SIGN REGULATIONS," SECTIONS 150.092 TO 150.130 (CASE PZ 18-33 ORD (Second Reading)).**

Mr. Larry Harmer, Community Development Director, stated that the Ad Hoc Committee met from July through September 2019, examined off premise signs and had comprehensive discussion regarding signage. The Ad Hoc Committee decided the murals, kiosks, and wayfinding signage would be handled as separate items.

Mr. Harmer stated that the Community Development Department is working with the Community Services Department on murals. They are also working with Pinal County on wayfinding signage and kiosks.

Councilmember Larsen inquired about bandit signs.

Mr. Harmer stated that the bandit signs are defined, and bandit signs or A-frame signs can be used for off premise signs.

Councilmember Wall inquired if the Ad Hoc Committee submittals were incorporated into the document that Council received.

Mr. Harmer stated that draft has been left as is and their comments will be added if Council so chooses.

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

On motion of Councilmember Hawkins, seconded by Vice-Mayor Anderson, and carried (7-0) to adopt Ordinance No. 667-19: AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING THE TOWN OF FLORENCE CODE OF ORDINANCES TITLE XV "LAND USAGE" CHAPTER 150: DEVELOPMENT CODE, SECTION 150.031 "DEFINITIONS" AND REPEALING AND REPLACING "PART 3 SIGN REGULATIONS," SECTIONS 150.092 TO 150.130 (CASE PZ 18-33 ORD.) including of the language recommended by the Sign AD Hoc Committee.

**CONSENT: All items on the consent agenda will be handled by a single vote as part of the consent agenda, unless a Councilmember or a member of the public objects at the time the agenda item is called.**

- a. Approval of Services Agreement with Florence Music Festival, LLC, for 2020 Florence Music Festival, in an amount not to exceed \$24,500.**
- b. Approval of Services Agreement with Greater Florence Chamber of Commerce, for 2020 Historic Florence Art Festival, in an amount not to exceed \$24,500.**
- c. Approval of the purchase of eight Panasonic Mobile Data Computers with keyboards and eight docking stations from Code 3 Technologies, in an amount not to exceed \$38,635.91.**
- d. Authorization to dispose of vehicles and equipment that are no longer needed and have outlived their useful life.**
- e. Award a contract to Franklin Striping, Inc., to update existing roadway striping for CIP T-69 Pavement Preservation, in an amount not-to-exceed amount of \$87,408.74.**
- f. Approval of the October 7 and October 21, 2019 Town Council Meeting minutes.**
- g. Receive and file the following board and commission minutes:**
  - 1. September 25, 2019 Historic District Advisory Commission Meeting minutes.**
  - 2. October 3 and October 17, 2019 Planning and Zoning Meeting minutes.**

On motion of Vice-Mayor Anderson, seconded by Councilmember Wall, and carried (7-0) to approve the Consent Agenda, as written, with the exception of Item a and Item b.

- a. Approval of Services Agreement with Florence Music Festival, LLC, for 2020 Florence Music Festival, in an amount not to exceed \$24,500.**

Mr. Bryan Hughes, Community Services Director, stated that the Town issued two Request for Proposals (RFPs) for this project. They did not receive a response for the Florence Music Festival or the 2020 Historic Florence Art Festival; however, they did receive feedback and modified the RFPs and reissued the RFPs. The Town received on response for each festival and both responses were from local entities. Florence Music Festival, LLC submitted a thorough scope of

work and are seeking guidance and financial support. He stated that this would be a good partnership.

Mr. Hughes stated that the Greater Florence Chamber of Commerce responded to the RFP for the 2020 Historic Florence Art Festival and it is also a good partnership. He stated that he visited the Fountain Hills Art Festival and it has grown significantly since they started 30 years ago. He stated that he could foresee that happening in Florence as well.

Mr. Hughes stated that hopefully these two new events will help bring people to Florence and boost the Town's economy system.

Mr. Hughes stated that the agreement amounts are within the budget.

Mr. Keith Rea, Florence Music Festival, LLC, stated that they started working on the project prior to even knowing about the RFP, and now partnering with the Town of Florence, will ensure its success. He hopes to make this an annual event.

Mr. Bill Foster, Florence Music Festival, LLC, stated that they are excited to be part of this event and hope to bring a great event to Florence now, and in the future.

Mayor Walter stated that they offer great music, and everyone is looking forward to a great event.

Councilmember Cordes asked if they communicate with the business owners. She asked that the organizer of the event be mindful of putting food trucks next to restaurants.

Mr. Rea stated that vendor fees are only \$50 for both days, provided that they are a Greater Florence Chamber of Commerce member. He stated that outside vendors have taken advantage of this offer; however, local businesses have not.

Vice-Mayor Anderson inquired what the dates are for both events.

Mr. Hughes stated that the music festival will take place on March 14 – 15, 2020. The date has not been determined for the arts festival.

Councilmember Hughes inquired how much of the area will be within fencing.

Mr. Rea stated that the festival will take place on the Town's soccer field and will be enclosed.

On motion of Councilmember Cordes, seconded by Councilmember Larsen, and carried (7-0) to approve a Services Agreement with Florence Music Festival, LLC, for 2020 Florence Music Festival, in an amount not to exceed \$24,500.

**b. Approval of Services Agreement with Greater Florence Chamber of Commerce, for 2020 Historic Florence Art Festival, in an amount not to exceed \$24,500. (Bryan Hughes)**



Mr. Roger Biede, Greater Florence Chamber of Commerce, responded to the RFP as it fits with their Strategic Plan. They look forward to bringing a good festival that will hopefully continue for many years. They have talked with local businesses about participating in the event. They anticipate closing Main Street up to 11<sup>th</sup> Street; however, it will be dependent on how many vendors participate.

Councilmember Larsen stated that she is excited to see this event come to fruition as they have discussed it for many years.

Councilmember Hughes inquired if there have been discussions with joining this event with car show. He stated that it may give people more options. He also inquired the event will be a juried art festival or non-juried art festival.

Mr. Biede stated that the car show is very busy. They will bring vendors to the car show. He stated that it will be a juried art festival. The date has not been confirmed because they are trying to ensure that the event does not happen on the same dates as other events.

Vice-Mayor Anderson inquired how they solicit vendors and if there are any restrictions.

Mr. Biede stated that they are using the ZAP website which solicits artists looking for events. The artists submit their work and it is judged and provides recommendations as to whom to invite. He has been provided him with the vendor list for the 4<sup>th</sup> Avenue Street Fair and Fountain Hills Art Show and will be inviting the vendors on those lists.

Mr. Biede stated that they are handling the vendors for the music festival and they have received questions about local vendors participating.

On motion of Councilmember Cordes, seconded by Councilmember Larsen, and carried (7-0) to approve a Services Agreement with the Greater Florence Chamber of Commerce, for 2020 Art Festival, in an amount not to exceed \$24,500.

## **UNFINISHED BUSINESS**

### **Ordinance No. 684-19:**

Mayor Walter read Ordinance No. 684-19 by title only.

**AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, BY INSERTING §73.12 ABANDONED OR JUNK VEHICLES PARKED IN VISIBLE AREAS; RENUMBER UNARMED POLICE AIDES §73.13; AND INSERTING A NEW PENALTY §73.99 (Y). (First Reading November 4, 2019)**

Mr. Daniel Hughes, Police Chief, stated that at the first reading Council posed questions with regards to the language. Staff has changed the time frame to state five business days, as requested by Councilmember Larsen. Council also inquired if the vehicles could be gifted and picked up. He was able to find a variety of agencies that would accept the donations and has the list available.

Councilmember Hawkins asked that the list be provided along with the citation.

Chief Hughes stated that they will provide the list. The goal is to educate the residents and to clean up Florence. He stated that issuing a citation would be the last resort.

Mayor Walter stated that education is important as many residents thought this item was a new item and not something already within the Town Code.

Discussion occurred on various scenarios of disabled vehicles and which would fall under this ordinance.

Chief Hughes stated that they are looking for unsightly conditions and health hazards.

Councilmember Larsen read the definition and stated that it pertains to vehicles in view.

Chief Hughes stated that the language was left status quo with regards to visibility; however, vehicles behind fences in backyards would not fall under this ordinance.

Mr. Jarret Erickson, Florence resident, asked for the definition of a junk vehicle. He has vehicles that he restores, and some people consider them junk.

Chief Hughes stated that junk vehicles are those that are unlicensed, doesn't run and are in disrepair that need major components. He stated that the public is not being asked to get rid of anything but rather to move it from the front into a fenced in area or garage.

Councilmember Larsen read the full definition of "junk vehicles" as described in the ordinance.

On motion of Councilmember Wall, seconded by Councilmember Larsen, and carried (7-0) to adopt Ordinance No. 684-19.

## **NEW BUSINESS**

### **Discussion and possible action on the creation of an Economic Development Department and/or Commission.**

Vice-Mayor Anderson stated that his intent is to get something on future agenda to allow Council to adopt a salary schedule and job description for an Economic Development Director. Council was provided a variety of job descriptions and his preference would be Pinal County's job description. He would also like the Town to work with Pinal County with regards to economic development.

Councilmember Larsen inquired why this position was eliminated from the Town's schedule.

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, stated that in the past there was an Economic Development Coordinator and his focus was on the Tequila Sunrise Express, which

was a passenger rail between the Town of Florence and Kearny. This did not go well, and the Town moved away from having an Economic Development Director.

Ms. Garcia stated that approximately four years later, they downgraded the position to an Economic Development Coordinator, and it was filled for several years until past Town Manager Charles Montoya worked for the Town and dissolved that position.

Councilmember Hawkins stated that they would be starting an entire new department and it will require more than one personnel position. He is concerned about bringing in industry when the Town is too far away from a major freeway, major rail nor an airport. He does not think any industry will look to Florence when they have more options elsewhere. He would like Florene to sell what they have such as tourism and quality of life. He would prefer to use the funding to promote Florence.

Councilmember Wall stated that everyone has a different idea of what economic development means. She would prefer to see a specific plan and the associated costs. She believes that this needs to compliment the revisions to the Strategic Plan. She does not think that this should move forward until the Strategic Plan update is completed. Her concern is if the costs are significant and not included in the current budget.

Councilmember Hughes stated that she thinks Florence needs an Economic Development Director. She stated it is not efficient for the Town Manager to have dual roles and the Town Manager needs to run the Town and the Economic Development Director needs to be dedicated to economic development in Town and within the region.

Councilmember Cordes stated that the Town needs a dedicated economic development position. She stated that there is money in the budget for economic development. She stated that there are staff members who work on economic development and they need a director for direction. She stated that economic development does not happen overnight, and it may take years before they see results. There needs to be realistic expectations.

Councilmember Larsen stated that Florence is behind the curve ball. She wants to see businesses thrive. She stated that the Town could host events and bring people to Florence with the amount of money for the salary of an Economic Development Director. They could also use that money to support existing businesses. She stated that staff is doing an excellent job with regards to economic development.

Councilmember Hawkins stated that he agrees with Councilmember Larsen and that Florence needs to use the money to sell itself. Florence needs to improve itself and then sell what Florence has to offer.

Councilmember Cordes stated Florence either needs to invest in itself or give the money to someone who knows how to do it; some type of action needs to be done. She is fine with going either way but wants to see action.

Mayor Walter inquired of Mr. Billingsley where the money would be best served for the community.

Mr. Billingsley stated that there have been discussions with Pinal County regarding Florence, its businesses on Main Street and what Florence is doing. He agrees with all of Council's comments. Florence does need some assistance and it would be great to have a dedicated person.

Mr. Billingsley stated that the position may have been eliminated due to fiscal reasons. He stated that four years ago the Town was in the red and has since been able to save funding each year thereafter. There has been a request for an Economic Development Director position for the last two years, and that recommendation has not moved forward from the Budget Committee due to budget reasons. They need to cut from somewhere to add this position and it is difficult to do.

Mr. Billingsley stated that he agrees with Councilmember Wall. The Town needs to finish the strategic planning update and to see what the priorities of the Council are. They can then see where economic development fits into the Strategic Plan. The General Plan and ordinances need to be updated if they want to go after industry.

Mr. Billingsley stated that his recommendation would be to see how Council envisions economic development moving forward and hire a professional consultant to develop a plan based on the existing matrix which is based on the Town's socio-economic factors. He has reached out to consultants and has been provided a scope and cost. A consultant has been chosen and could provide a basic report, under his authority should Council wish to proceed. On a different level, a consultant could provide a full economic development report on the community costing between \$150,000 - \$250,000. This process takes approximately six to nine months to complete.

Mr. Billingsley stated that the Town has an economic budget; however, it is very small and includes a marketing component, mailing component, and a portion of the Assistant to the Town Manager's salary. There is no funding available for an additional salary unless Council elects to find funds in the budget and transfer the money in for that salary. This would be a topic to discussed in the next budget cycle.

Mr. Tim Kavanagh, Pinal County, stated that economic development is different for everyone. He stated that if you do nothing, nothing will happen. He explained how Pinal County turned economic development around. His job is to bring in big businesses which are head of household jobs. This creates the needs for homes and retail. Other departments work on other components of economic development. They have been successful, and it shows because they have added two supervisors and have brought in \$8 billion worth of companies into Pinal County, which equates to approximately 9,500 new jobs.

Mr. Kavanagh stated that Florence needs more things than industry. Florence does not have in place what is needed to bring in industry. He stated that Florence needs to devise a Strategic Plan that outlines its goals and objects and then hire the person who fits the Plan.

Councilmember Larsen stated that the Town should start moving forward on things that has been discussed for years rather than wait until the Strategic Plan update is complete.

Mr. Billingsley stated that they will start the last phase of the General Plan Update and the Redevelopment Plan in 2020. The changes are made through these plans. Discussions will start in the Spring 2020.

Vice-Mayor Anderson thanked Mr. Kavanagh for speaking to the Council. He stated that staff is doing an excellent job; however, they need someone to devote time to economic development. Florence needs to have an economic development department as does all other communities.

Mayor Walter inquired if the Town moves forward with the creation of an economic development department or commission, does this commit financial dollars at this time. She also inquired if the fast track feasibility study will determine what is best for Florence, and how long would that timeline take.

Mr. Billingsley stated that the scope of work that he was provided would use the available data and it will take approximately three to four months and will cost less than \$24,999. He would bring this back at a future meeting so Council could review the scope of work to ensure that Council found it to be viable and useful. This could be utilized to make the visioning sessions with the Strategic Plan worksessions more useful in identifying the goals.

Mr. Billingsley stated that the Town does not have the staff time to devote to put something together. It would be useful to have an outside entity provide this service. Funding a position should be done during the budget process because he does not know where they can cut from in order to fund this position.

Vice-Mayor Anderson stated that the Town needs to move forward and get this item on a future agenda so they can discuss this during the budget process.

Mr. Billingsley stated that the Town works with Pinal County and has had success. If Florence goes through this process, it will help Florence know what type of person to hire.

Mr. Kavanagh stated that he is willing to assist Florence. He stated that they work hard to show that Florence is the Pinal County seat.

Councilmember Hughes inquired how long it will take to recruit for this position.

Mr. Billingsley stated that it will take approximately two and a half months.

On motion of Vice-Mayor Anderson, seconded by Councilmember Hawkins, and carried (7-0) to table the possible action on the creation of an Economic Development Department and/or Commission.

**Resolution No. 1722-19:**

Mayor Walter read Resolution No. 1722-19 by title only.

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING THE FLORENCE TOWN COUNCIL RULES OF PROCEDURE, EFFECTIVE DECEMBER 18, 2019.**

Ms. Garcia stated that Mayor Walter requested the following changes be made to the Council Rules of Procedure:

The Consent Agenda includes items that (i) are of such a nature that discussion may not be required, (ii) are included in the annual budget, (iii) are under \$100,000 expensed to the General Fund, (iv) item that are HURF or Enterprise fund expenditures included in the CIP, (v) or have been previously studied by the Town Council. These items are adopted by a single motion and affirmative vote of a majority of the Town Council.

Ms. Garcia stated that staff has completed the changes and are submitting Resolution No. 1722-19 for Council consideration. If members of the Town Council would like to suggest additional changes, staff would be happy to bring the proposed changes for action at a future meeting.

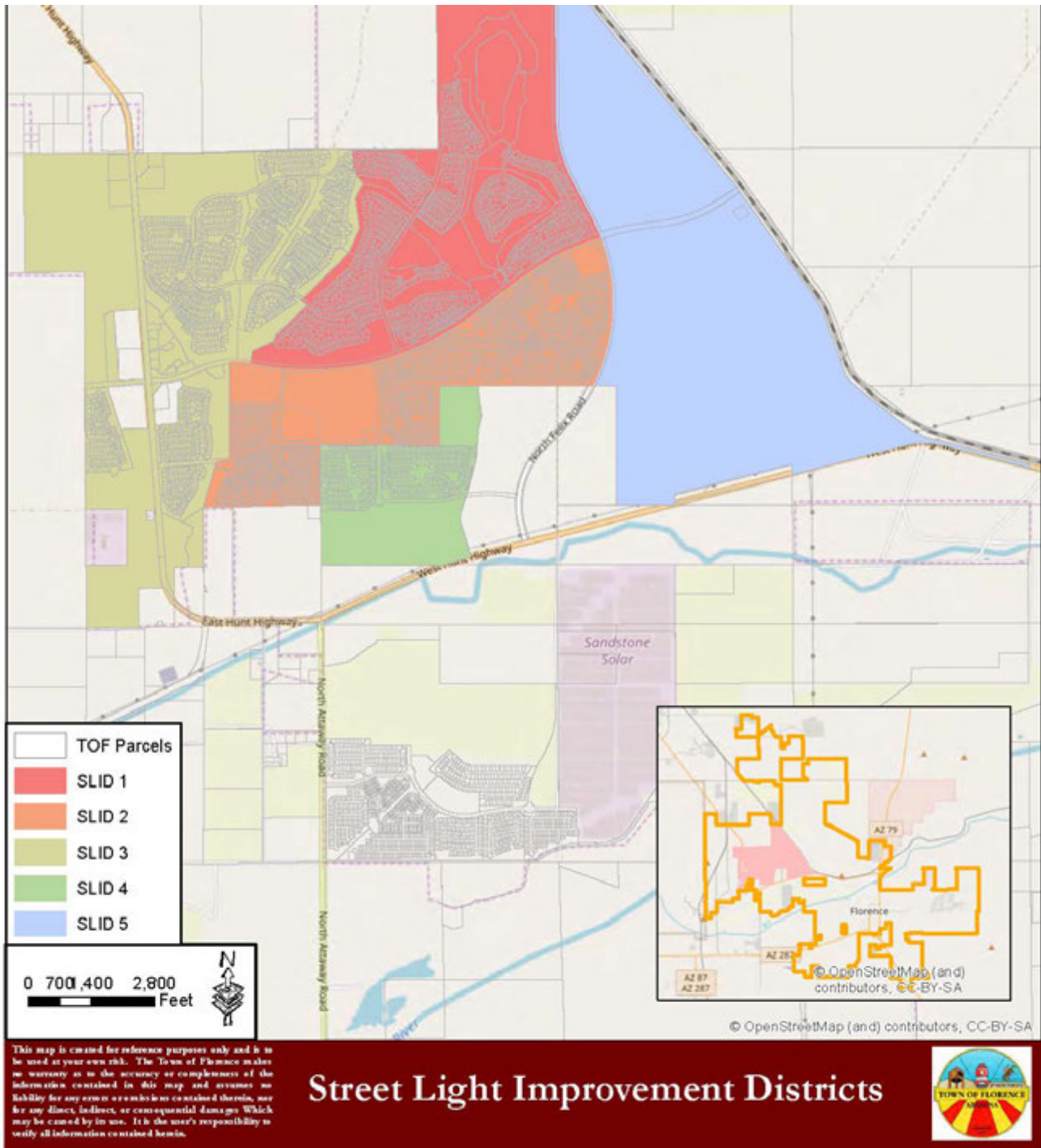
Mayor Walter stated that this will help streamline the Council meetings as the items have already been explained during the budget process and there is no need to discuss the item again. The Request for Council Action form will still provide detailed information.

On motion of Councilmember Larsen, seconded by Councilmember Hawkins, and carried (7-0) to adopt Resolution No. 1722-19.

### **WORK SESSION ON STREET LIGHT IMPROVEMENT ORDINANCE AND POLICY**

Ms. Garcia provided a presentation on the Street Light Improvement District in which he outlined the following:

- New construction pays for itself
  - November 7, 2005 Council adopted an Ordinance Establishing
    - Commercial and residential developers responsible for
      - Design
      - Install
      - Energizing costs of streetlights on public streets, including adjacent minor and major arterial.
    - Street Light Improvement Districts will pay for the following costs:
      - Electricity
      - Operations
      - Maintenance
  - This Ordinance is for all areas within the Town Limits developed after November 7, 2005.
- Maximum charge
  - Arizona Revises Statutes
    - \$1.20 per \$100 of assessed valuation
  - Maximum Example:
    - \$200,000 home
    - \$20,000 assessed valuation
    - \$240 SLID collection
  - 2012 Town stopped collecting SLID tax



**SLID Creation**

SLID 1	SLID 2	SLID 3	SLID 4	SLID 5
2005	2006	2007	2019	2019

**SLID Account Balance**

SLID 1	SLID 2	SLID 3	SLID 4	SLID 5
\$107,312	\$186,319	\$15,457	\$0	\$0

Fiscal Year Collection to begin

SLID 1	SLID 2	SLID 3	SLID 4	SLID 5
22-23	24-25	19-20	20-21	20-21

FY 2019-2020 SLID 3 \$0.1207 per \$100 Net Assessed Valuation (NAV)  
 \$200,000 Home = \$20,000 NAV = \$24 SLID Tax

- This is far less than what could be assessed.

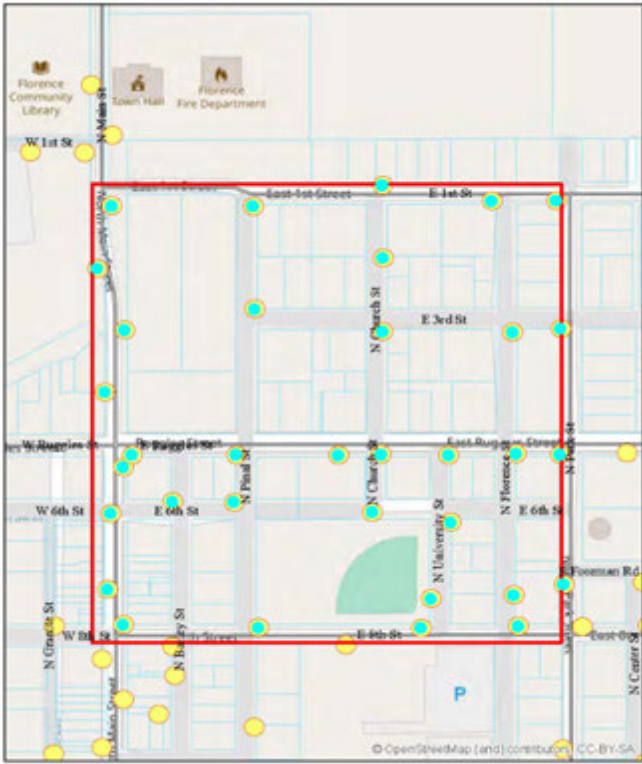
- Electricity Costs as of June 30, 2019

Type of Account	Cost
APS – Non-SLID	\$38,696
BIA – Non-SLID	\$4,564
<b>Total Non-SLID</b>	<b>\$43,260</b>
SLID 1	\$30,037
SLID 2	\$29,734
SLID 3	\$28,070
<b>Total</b>	<b>\$87,841</b>

- Town has 14 active development agreements for future residential areas.
  - Have already been platted and have a Development Agreement
- Approximately 35% of Merrill Ranch has been developed.







## Downtown Florence

16.8 Street Lights  
Lane Mile

314.29 ft. avg  
between Street Lights



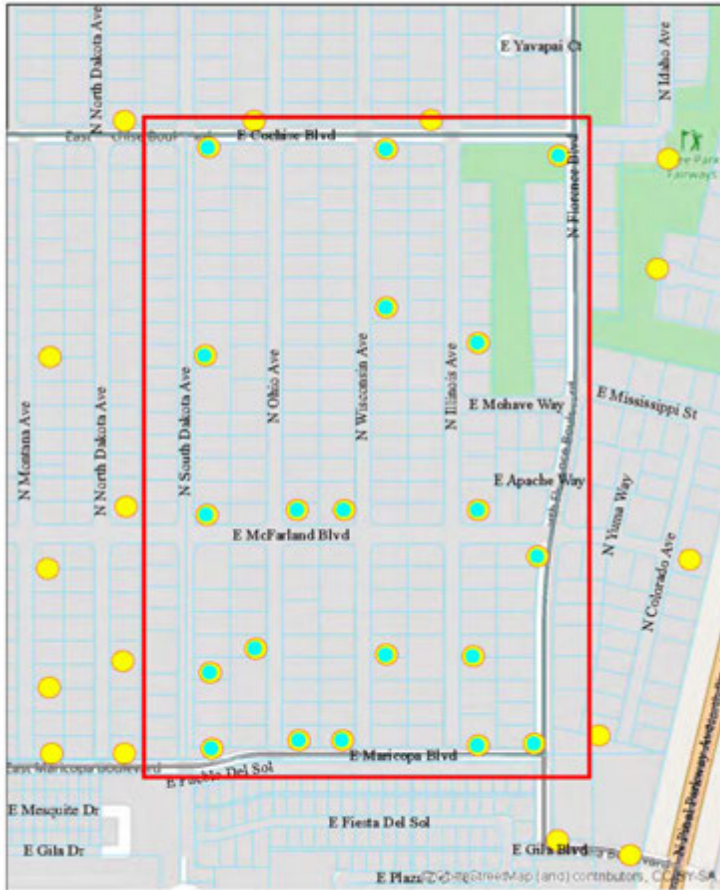
## Sunrise Estates Area

15.25 Street Lights  
Lane Mile

346.23 ft. avg  
between Street Lights



Ms. Salas stated that this is the newest subdivision in the downtown area. There is a streetlight at the end of every street or in the cul-de-sac. This is typical. It is 75% less than Anthem at Merrill Ranch.



## Florence Gardens Area

11.83 Street Lights  
Lane Mile

446.32 ft. avg  
between Street Lights



Mr. Salas stated that there is greater distance between the streetlights.

# Street Light Improvement District 1

238 Street Lights



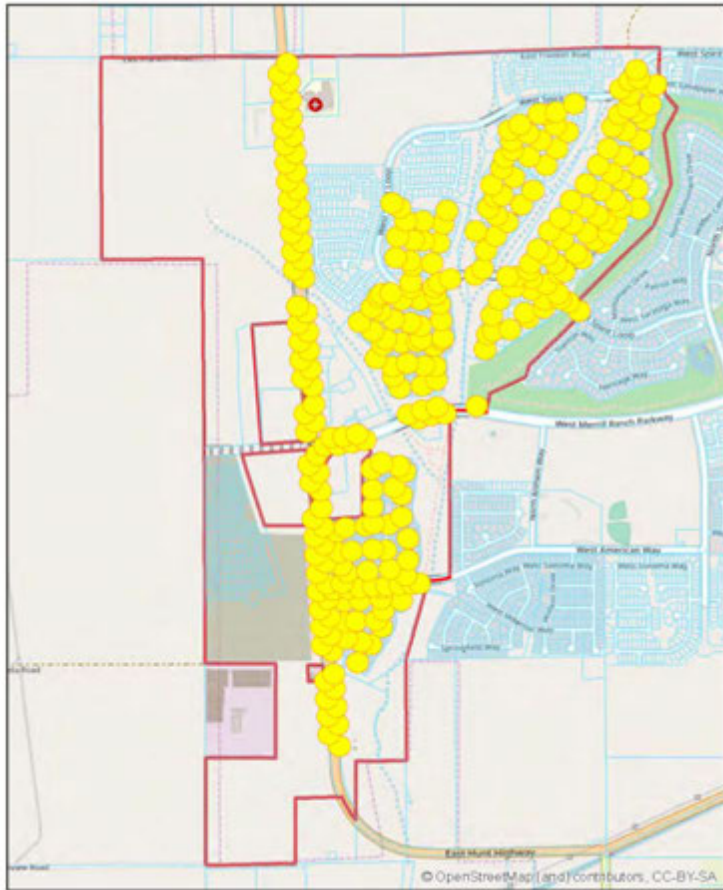




## Street Light Improvement District 2

265 Street Lights





## **Street Light Improvement District 3**

283 Street Lights





# Florence

389 Street Lights  
Total



Ms. Garcia continued with the presentation in which she outlined the following:

- Ordinance No. 686
  - Removes Section 4.
  - Inserts wording from ARS § 48-576
  - Provides the Town may initiate the formation of a SLID
    - Areas prior to 2005
    - Future annexation of developed property
- Updated Policy
  - Sets the adoption process
    - Unanimous
      - Happen when a single developer signs off prior to developing the land
    - Majority
      - Must get 51% of the property owners to sign off
      - Must have assessed valuation
      - Have the right to be heard if they are not in favor of the SLID formation
  - Sets process for notification for collection of SLIDS
    - APS
    - Assessor
    - Arizona Department of Revenue
  - Uniform SLID Petition
- Dissolving SLID Districts

- Requires Resolution
  - States who will absorb costs
- Town Absorbs
  - Assets
  - Liabilities
  - Existing reserves
- Abolishes or changes the original intent of 2005 Ordinance, new growth pays for itself, a growing smarter concept.

Vice-Mayor inquired if the downtown makes any modifications for lighting will a SLID need to be created. He inquired what would happen if the downtown area wanted to modify the lights to LED lighting.

Ms. Garcia stated that if any area wanted to increase the level of service, they can be asked to create a SLID.

Mr. Salas stated that modifications are outlined in the ordinance and is subject to the Council's request.

Ms. Garcia explained that the Council could elect to initiate a petition and the new policy allows for that. The previous ordinance only allowed for unanimous petition, but Mr. Billingsley did a land use clarification agreement to allow for majority petition to occur within SLID 4 and all petitions moving forward.

Councilmember Larsen inquired if residents can approach Council to form a SLID if they would like more streetlights.

Ms. Garcia stated that the residents could; however, the costs to form the SLID would be paid for by the Town as there is no developer.

Councilmember Larsen inquired if there is still an opportunity to determine how many streetlights could be paid by the HURF fund in the Anthem area so that the residents will not have to pay for those streetlights. The lights would be the ones in the arterial roadways as well as density lights. She is concerned about taxpayers having to pay for streetlights that can be paid for by HURF funds.

Mr. Salas stated that a comprehensive study will need to be done. He stated that he has spoken with other Public Works Directors and it varies greatly.

Ms. Garcia stated that an analysis will need to be done and the resolution has been modified to include this.

Councilmember Wall inquired how the density of the streetlights determined and how is the cost passed on to the taxpayers.



Mr. Salas explained that there are federal guidelines, State Codes, standards and best practices that are adhered to. He stated that the developer will determine the cost to the taxpayer as their requirements are greater than the standard requirements.

Ms. Garcia stated that in 2005, Merrill Ranch approached the Town with the standards and that growth would pay for itself. The Code was then developed for SLIDS to be created for the Anthem area. They also submitted standards to the Public Works Department, which were approved by the Public Works Director.

Vice-Mayor Anderson stated that he is concerned that the Anthem residents pay for their streetlights. He would like HURF to absorb some of the cost.

Ms. Garcia stated that there will be two SLIDS that will come before Council in the near future. They are not within the Anthem area.

Councilmember Larsen inquired when they expect to receive the analysis.

Mr. Salas stated that this is a complex study and it will take time. He anticipates that they will have a response to Council in February 2020.

## **MANAGER'S REPORT**

Mr. Billingsley stated that there was a volunteer recruitment meeting for the POWWOW event. More volunteers are needed. He stated that they have 48 volunteers. The first POWWOW will be held on November 23, 2019.

Mr. Billingsley stated that a new Cert Course is starting. It is for five weeks and the first course is on January 26, 2020. They currently have 12 people interested and would like to have more.

Mr. Billingsley stated that the 2019 CDBG Grant application for the barrier removal project has been approved.

## **CALL TO THE PUBLIC**

Mr. Biede thanked Council for moving forward with economic development.

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

Councilmember Hawkins stated that there are false statements being made. He asked that the public attend the meetings to inform themselves about what the Council is doing. He stated that the local newspaper also has an article regarding the Council meeting. Council is trying move the Town forward by working on the Strategic Plan as well as support the local businesses. He stated that the negativity posted in social media hurts the Town.

Councilmember Hawkins invited the public to the Jr. Parada, the Jr. Parada Parade and the 3<sup>rd</sup> Friday events in the downtown area.

Councilmember Wall thanked the Greater Florence Chamber of Commerce and the Florence Music Festival, LLC for partnering with the Town to put on two great events.

Councilmember Larsen invited the public to the various events in Florence. She stated that it is difficult to move forward on some of the projects as the budget is so lean. She stated that they need to have discussions on future projects while they are working on the budget rather than after the fact.

Councilmember Cordes stated that she has attended both 3<sup>rd</sup> Friday events and invited the Council to attend the events on Main Street. She also attended the Sip N' Shop event at the Windmill Winery. She invited everyone to shop local.

Vice-Mayor Anderson stated that he attended the Joint Operations Center event. He stated that it was a simulation of the previous training that was done and covered a variety of topics such as how bills get paid, how to replace damaged infrastructure, fatalities, etc. He would like Chief Strayer to brief the Council and public about the plans in place in case of an emergency and how the public can assist in emergencies.

Vice-Mayor Anderson is concerned about the maintenance and rights-of-way in Merrill Ranch. There are several missing or dead plants on American Way. Pulte's response was that they will close the emitters so you cannot see where there are missing plants. He asked what can be done about maintaining the rights-of-way\_\_\_0.

Mr. Billingsley stated that there is an IGA that requires that the rights-of-way\_\_\_0 and open areas to be fully funded and maintained by the HOA. Their response was that they have an approved budget that is approved by the HOA with regards to the maintenance dollars every year. They decide which streets they will focus on, planting new trees, plants, etc. This year's approved corridor is Merrill Ranch Parkway. Residents need to work with the HOA to determine how their dollars are spent.

Vice-Mayor Anderson stated that the residents do not have a voice. He stated that the pressure needs to be put on Pulte.

Vice-Mayor Anderson thanked everyone for the Veteran's Memorial. He was very pleased with everything about the event and hopes it is annual event. They would like to have contests in the future pertaining to this event.

Mayor Walter stated that Vice-Mayor Anderson made the comment "Feed the Eagle" and she thinks that it is a great way to keep the momentum going. She asked Councilmember Larsen to bring this idea forward to the Florence Youth Commission.

Mayor Walter stated that the annual Relay for Life was held in Florence and a person came to the event and commented on how alive Main Street was for the 3<sup>rd</sup> Friday event. The business owners are making a positive impact to the community and are doing a great job.

Mayor Walter invited businesses to join the Greater Florence Chamber of Commerce. She stated that Florence has several events and invited the public to attend. She invited everyone to the POWWOW event as well.

Mayor Walter stated that a resident reached out and asked if the Town could do something for the elderly for the holiday season. She will reach out to Mr. Hughes to see if they can do something with the Senior Center.

## **ADJOURNMENT TO EXECUTIVE SESSION**

**For the purposes of discussions or consultations with designated representatives of the public body and/or legal counsel pursuant to A.R.S. Sections 38-431.03 (A)(3), (A)(4) and (A)(7) to consider its position and instruct its representatives and/or attorneys regarding:**

- **Town’s position and instruct its attorneys regarding pending litigation in Maricopa County Superior Court: Town of Florence v. Florence Copper, Inc. CV2015-000325, including counterclaims.**
- **Town’s position and instruct its attorneys regarding Arizona Department of Environmental Quality proceedings, related to Water Quality Appeals Board Case No. 16-002, including appellate proceedings to reviewing courts.**
- **Request for Proposal for the area of land west of Heritage Park for work force housing.**
- **Special Event Permit Conditions.**

On motion of Councilmember Larsen, seconded by Councilmember Hawkins, and carried (7-0) to adjourn to Executive Session.

## **ADJOURNMENT FROM EXECUTIVE SESSION**

On motion of Councilmember Hughes, seconded by Mayor Walter, and carried (7-0) to adjourn from Executive Session.

## **ADJOURNMENT**

On motion of Vice-Mayor Anderson, seconded by Councilmember Hughes, and carried (7-0) to adjourn the meeting at 9:49 p.m.

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Tara Walter, 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 November 18, 2019, and that the meeting was duly called to order and that a quorum was present.

---

Lisa Garcia, Town Clerk

**MINUTES OF THE TOWN OF FLORENCE COUNCIL SPECIAL MEETING HELD ON TUESDAY, DECEMBER 3, 2019, AT 5:00 P.M., IN THE FLORENCE TOWN COUNCIL CHAMBERS, LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.**

**CALL TO ORDER**

Mayor Walter called the meeting to order at 5:00 p.m.

**ROLL CALL:**

Present: Tara Walter, John Anderson, Bill Hawkins, Karen Wall, Michelle Cordes, Judy Hughes, Kristen Larsen (attended telephonically – called in at 5:11 p.m. for Executive Session)

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

There were no public comments.

**ADJOURNMENT TO EXECUTIVE SESSION**

For the purposes of discussions or consultations with designated representatives of the public body and/or legal counsel pursuant to A.R.S. Sections 38-431.03 (A)(3), (A)(4) and (A)(7) to consider its position and instruct its representatives and/or attorneys regarding:

- a. Town's position and instruct its attorneys regarding pending litigation in Maricopa County Superior Court: Town of Florence v. Florence Copper, Inc. CV2015-000325, including counterclaims.
- b. Town's position and instruct its attorneys regarding Arizona Department of Environmental Quality proceedings, related to Water Quality Appeals Board Case No. 16-002, including appellate proceedings to reviewing courts.

On motion of Councilmember Hawkins, seconded by Councilmember Wall, and carried (6-0) to adjourn to Executive Session.

**ADJOURNMENT FROM EXECUTIVE SESSION**

On motion of Councilmember Wall, seconded by Councilmember Hawkins, and carried (7-0) to adjourn from Executive Session.

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

There were no comments.

**ADJOURNMENT**

On motion of Councilmember Hawkins, seconded by Councilmember Wall, and carried (6-0) to adjourn the meeting at 6:27 p.m.

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Tara Walter, 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 December 3, 2019, and that the meeting was duly called to order and that a quorum was present.

---

Lisa Garcia, Town Clerk

**MINUTES OF THE TOWN OF FLORENCE ARTS AND CULTURE COMMISSION  
REGULAR MEETING HELD ON THURSDAY, OCTOBER 10, 2019 AT 2:30 P.M. IN  
RUGGLES ROOM 1, LOCATED AT 778 N. MAIN STREET, FLORENCE, AZ.**

**1. CALL TO ORDER**

Chair Ann Rankin called the meeting to order at 2:32 p.m.

**2. ROLL CALL:**

Present: Ed Curran, Doris Hagemann, Ann Rankin

Absent: Neola Bye-Beza

**3. PLEDGE OF ALLEGIANCE**

**4. DISCUSSION/APPROVAL/DISAPPROVAL of Minutes from the September 12, 2019 Regular Meeting.**

On motion by Commissioner Doris Hagemann, seconded by Commissioner Ed Curran, and carried (3-0) to approve the Minutes from the September 12, 2019 Regular Meeting.

**5. NEW BUSINESS**

**a. Update on 2019-2020 Arts and Culture Programming.**

Chair Rankin updated the Commission on the 2019-2020 Arts and Culture Programming.

Chair Rankin asked Commissioner Curran if the guitar band will be meeting on December 24<sup>th</sup> and the 31<sup>st</sup>?

Commissioner Curran said he doubts anyone will show due to the Holidays and suggested removing those meeting dates along with December 17<sup>th</sup>.

Commissioner Curran informed the Commission that he had two new events to add to the 2019-2020 Arts and Culture programming schedule. The Florence Guitar Band will be doing a concert on March 14, 2020 and Mr. Keegan Norman, classical guitar teacher from Central Arizona College, will be doing a concert on March 21, 2020. Both events will be hosted at the Suter House. Commissioner Curran reminded the Commission that Mr. Norman has been approved to receive \$150 for the concert.

Chair Rankin stated that the program Dabbling in the Arts is only put on during school breaks and no one had signed up for the Fall break program. Chair Rankin will host the program again during the Holiday

break and if no one signs up she will consider removing it from the schedule.

Commissioner Hagemann commented that the advertisement needs to be pushed out more for the Dabbling in the Arts program.

Chair Rankin asked when Road to Country Thunder will be for next year? Community Services Director, Bryan Hughes, stated that Road to Country Thunder will be on April 11, 2020 and asked the Commission to host the Sidewalk Chalk again at the event.

**b. Update on the Flo-Art event at McFarland State Historic Park.**

Chair Rankin updated the Commission of the Flo-Art event at McFarland State Historic Park.

**c. Discussion of possible mural projects in Historic Downtown.**

Director Hughes informed the Commission that he received an email from an artist named Isaac Caruso who did the line sketches for the WaterWays coloring book. Mr. Caruso is working on a mural project book, doing murals throughout Arizona and is interested in doing a mural for free in Florence that will be featured in his book.

Director Hughes stated that he informed Community Development Director, Larry Harmer, about the possibility of a mural project taking place in downtown.

Director Hughes asked the Commission to identify possible locations for the mural to be painted.

**6. CALL TO THE PUBLIC/BOARD RESPONSE**

**Call to the Public for Comment is limited to issues within the jurisdiction of the Town of Florence Arts and Culture Commission. Individual commission members may respond to criticism made by those commenting, may ask the staff liaison to review a matter raised, or may ask that a matter be placed on future agenda.**

**7. CALL TO THE COMMISSION- CURRENT EVENTS ONLY**

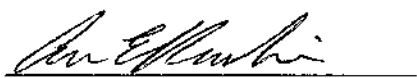
Commissioner Curran informed and passed out flyers to the Commission of upcoming Central Arizona College concerts.

**8. ADJOURNMENT**

On motion by Commissioner Ed Curran, seconded by Commissioner Doris Hagemann, and carried (3-0) to adjourn the meeting at 3:02 P.M.

Approved:



A handwritten signature in cursive script, appearing to read "Ann Rankin", is positioned above a horizontal line.

Ann Rankin, Chair

**TOWN OF FLORENCE PARKS AND RECREATION ADVISORY BOARD**

**MINUTES FROM THE SPECIAL MEETING HELD ON THURSDAY, SEPTEMBER 5, 2019 AT 4:00 P.M. IN RUGGLES ROOM 1, LOCATED AT 778 N. MAIN STREET, FLORENCE, AZ.**

**1. CALL TO ORDER**

Vice-Chair Doug Stinson called the meeting to order at 4:13 P.M.

**2. ROLL CALL:**

Present: Andrea Hild, Doug Stinson, Kelly Williams, Donald Woolridge

Absent: Tom Smith

**3. PLEDGE OF ALLEGIANCE**

**4. DISCUSSION/APPROVAL/DISAPPROVAL** of the minutes from the July 25, 2019 Regular Meeting.

On motion by Board member Kelly Williams, seconded by Board member Donald Woolridge, and carried (4-0) to approve the minutes from the July 25, 2019 Regular Meeting.

**5. NEW BUSINESS**

**a. Presentation and Discussion on the Parks and Recreation Comprehensive Plan.**

Community Services Director, Bryan Hughes, reviewed a presentation to the Board of the Parks and Recreation Comprehensive Plan.

Director Hughes stated that the presentation is a draft version of what will be presented to Council for their first review.

Director Hughes informed the Board that GreenPlay and J2 Engineering will be doing a formal presentation to Town Council on September 16, 2019. Director Hughes expressed that he would like to schedule a joint work session with the Town Council at 5 P.M. on September 16, 2019 but he is just waiting to see if this works with everyone's schedule. Director Hughes stated that if the work session is not held, there will be the regular presentation at the six o'clock meeting.

**b. Presentation and Discussion of the Heritage Park Site-Specific Master Plan.**

Aaron Allan, Landscape Architect from J2 Engineering presented to the Board the Heritage Park site-specific master plan. Mr. Allan did a quick description of all the new

features and reconfiguration of many of the existing amenities. Mr. Allan stated that amongst one of the many major features on the Heritage Park master plan is the addition of a 1.4-acre Lake which could be used for fishing, and to irrigate the fields at Heritage and the grounds at Padilla Park.

Director Hughes stated that when he met with Mr. Allan about a month ago to discuss the initial concept of the Heritage Park master plan, they came to an agreeance to tie in the Library/Community Center complex.

Board member Donald Woolridge asked about surveillance.

Mr. Allan stated that surveillance cameras can be added.

Director Hughes stated that with all the new poles for the lighting, surveillance cameras may be put up and have wi-fi at the park.

Board member Donald Woolridge asked how far out was the park being extended to the west?

Mr. Allan stated that the extension was about 200 ft. from the existing property line.

Director Hughes stated that the extension is within Town property.

Board Vice-Chair Doug Stinson mentioned that in the past there was an issue about the shade over the playground and asked what type of shading will be put up.

Mr. Allan stated that there are two large shade structure, one measuring 60' x 40' and the other 30' x 40'.

Board Vice-Chair Stinson asked if they are looking at a permanent structure instead of a fabric shade?

Mr. Allan stated that the budget will determine what type of shade structure will be installed.

Board member Kelly Williams asked what material the bleachers by the ball fields made of.

Director Hughes stated that the bleachers are standard aluminum ones.

## **6. CALL TO THE PUBLIC/BOARD RESPONSE**

**CALL TO THE PUBLIC FOR PUBLIC COMMENT ON ISSUES WITHIN THE JURISDICTION OF THE TOWN OF FLORENCE PARKS AND RECREATION ADVISORY BOARD. COUNCIL RULES LIMIT PUBLIC COMMENT TO THREE MINUTES. INDIVIDUAL MEMBERS MAY RESPOND TO 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 SHALL NOT DISCUSS OR TAKE ACTION ON ANY MATTER DURING AN OPEN CALL TO THE PUBLIC UNLESS THE MATTERS ARE PROPERLY NOTICED FOR DISCUSSION AND LEGAL ACTION.**

Ms. Ruth Harrison asked if mosquitos will be an issue because of the Lake.

Mr. Allan stated that mosquitos will not be an issue because the water will be recharged as the Lake will be irrigating the grounds. Also, you can add fish to help rid of mosquitos.

Ms. Harrison asked if people will eat fish that are living in recycled water?

Mr. Allan stated that they could.

Ms. Harrison mentioned that the Public meeting that was scheduled for tonight, is scheduled at the same time Planning and Zoning are having their meeting and the public will not be able to attend both meetings.

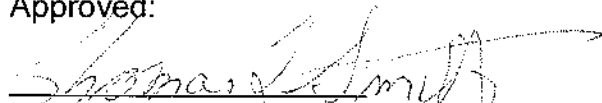
#### **7. CALL TO THE BOARD – CURRENT EVENTS ONLY**

Vice-Chair Stinson mentioned that he saw the Community Services Activity Guide that was mailed out and is impressed with the layout and the information to all the programs.

#### **8. ADJOURNMENT**

On motion by Board member Kelly Williams, seconded by Board member Donald Woolridge, and carried (4-0) to adjourn the meeting at 4:58 P.M.

Approved:



Tom Smith, Board Chair

## **TOWN OF FLORENCE PARKS AND RECREATION ADVISORY BOARD**

**MINUTES FROM THE SPECIAL MEETING HELD ON THURSDAY, SEPTEMBER 16, 2019 AT 4:00 P.M. IN RUGGLES ROOM 1, LOCATED AT 778 N. MAIN STREET, FLORENCE, AZ.**

### **1. CALL TO ORDER**

Chair Tom Smith called the meeting to order at 4:11 P.M.

### **2. ROLL CALL:**

Present: Tom Smith, Doug Stinson, Donald Woolridge

Absent: Andrea Hild, Kelly Williams

### **3. PLEDGE OF ALLEGIANCE**

### **4. NEW BUSINESS**

#### **a. Presentation and Discussion on the Parks and Recreation Comprehensive Plan.**

Community Services Director, Bryan Hughes, turned over the presentation of the Parks and Recreation Comprehensive Plan to Mr. Pat O'Toole from GreenPlay.

Mr. O'Toole briefly went through the presentation of the Parks and Recreation Comprehensive Plan.

Mr. Aaron Allan, Landscape Architect from J2 Engineering and Environmental Design briefly stated the amenities that were assessed that need to be either replaced or adding to the different sites (Parks).

Board Chair Tom Smith asked to clarify what the 25 Historical Buildings were that were mentioned in the original draft, is the total for the Historical Commercial District, or the Historical District totally?

Director Hughes stated that he believed that was the total from the National Registrar of Historic Places.

Board Chair Smith disagreed with that total.

Director Hughes stated that he will double check and correct that information if need be.

### **5. CALL TO THE PUBLIC/BOARD RESPONSE**

**CALL TO THE PUBLIC FOR PUBLIC COMMENT ON ISSUES WITHIN THE JURISDICTION OF THE TOWN OF FLORENCE PARKS AND RECREATION ADVISORY BOARD. COUNCIL RULES LIMIT PUBLIC COMMENT TO THREE MINUTES. INDIVIDUAL MEMBERS MAY RESPOND TO CRITICISM MADE BY THOSE COMMENTING, MAY ASK STAFF TO REVIEW A MATTER RAISED**

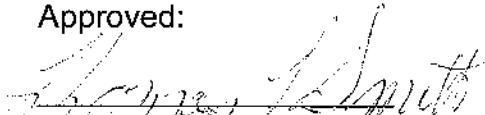
**OR MAY ASK THAT A MATTER BE PUT ON A FUTURE AGENDA. HOWEVER, MEMBERS SHALL NOT DISCUSS OR TAKE ACTION ON ANY MATTER DURING AN OPEN CALL TO THE PUBLIC UNLESS THE MATTERS ARE PROPERLY NOTICED FOR DISCUSSION AND LEGAL ACTION.**

**7. CALL TO THE BOARD – CURRENT EVENTS ONLY**

**8. ADJOURNMENT**

On motion by Board Vice-Chair Doug Stinson, seconded by Board member Donald Woolridge, and carried (3-0) to adjourn the meeting at 4:34 P.M.

Approved:



Tom Smith, Board Chair

**TOWN OF FLORENCE  
PLANNING AND ZONING COMMISSION**

**REGULAR MEETING MINUTES**

**MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FLORENCE REGULAR MEETING HELD ON THURSDAY, NOVEMBER 07, 2019, AT 6:00 P.M., IN THE TOWN COUNCIL CHAMBERS, LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.**

**1. CALL TO ORDER**

**Chairman Pranzo called the meeting to order at 6:00 pm**

**2. ROLL CALL:**

<b>Chairman Pranzo</b>	<b>Present</b>
<b>Vice-Chair Frost</b>	<b>Present</b>
<b>Commissioner Smidt</b>	<b>Present</b>
<b>Commissioner Simmonds</b>	<b>Present</b>
<b>Commissioner Proulx</b>	<b>Present</b>

**3. PLEDGE OF ALLEGIANCE**

**4. DISCUSSION/APPROVAL/DISAPPROVAL of the minutes of the regular meetings conducted on October 17, 2019.**

**On a motion by Vice-Chair Frost, seconded by Commissioner Smidt, and carried by a 5-0 vote, to approve with changes the regular meeting minutes from October 17, 2019.**

**5. NEW BUSINESS**

**A. PRESENTATION/APPROVAL/DISAPPROVAL of Preliminary Plat applications for Anthem at Merrill Ranch Unit 47 (PZ-19-37), Unit 49 (PZ-19-38), and Unit 51 (PZ-19-39) submitted by Franklin 643, LLC. The subject plats are located west of Hunt Highway and north of the Merrill Ranch Parkway.**

Town Planner Maricella Benitez provided a presentation on the Preliminary Plats for Units 47, 49, and 51. She explained the basic information about the plats. Vice-Chair Frost asked how the developers plan to mitigate existing floodplain issues near the southern edge of Unit 47. The project engineer, Jared Baxter, stated the lots on the southern edge are to be raised out of the floodplain. There will be a Letter of Map Revision (LOMR) for

the lots, and they will be identified on the final plat. The whole lot will be lifted out instead of just the building envelope.

Vice-Chair Frost asked if any of the retention basins will be pocket parks. Mr. Baxter said the basins have a potential to become pocket parks, but it is up to the developer. The parks are not necessarily a requirement per the Planned Unit Development (PUD) agreement. Mr. Harmer stated the parks are submitted with the final plat. Vice-Chair Frost asked if the PUD requires a park per so many homes, and Mr. Harmer said it was not a requirement. The PUD does call for interconnecting walkways and paths. Vice-Chair Frost was concerned that young families would not have the same walking access to parks and amenities as others.

Town Manager Brent Billingsley shared the process the Town goes through to make sure lots are built to LOMR and floodplain standards before construction. Chairman Pranzo asked if future owners of these floodplain homes need to have their foundation surveyed for flood insurance. Mr. Baxter said it is not a federal requirement to have flood insurance on a home if it is one foot above the floodplain, but mortgage companies can require a flood certification. Mr. Baxter explained what a LOMR is and the process of getting a LOMR. Commissioner Smidt asked for clarification that the developer's lot designs were based on the maps provided by FEMA. Mr. Baxter shared the improvements the developers make to the wash and the surrounding development to decrease the impact of flooding.

**On motion by Commissioner Smidt, amended by Chairman Pranzo, seconded by Commissioner Simmonds, and carried by a 5-0 vote, to recommend approval with conditions of Preliminary Plat applications for Anthem at Merrill Ranch Unit 47 (PZ-19-37), Unit 49 (PZ-19-38), and Unit 51 (PZ-19-39).**

## **6. PRESENTATIONS**

### **A. Florence Water Resource Presentation**

Town Manager Brent Billingsley gave a presentation on water resources within the Town. He provided information on how Florence used, gained, and saved water in comparison to the County and other municipalities. Commissioner Proulx asked what size population the source supply serves. Mr. Billingsley said based on the State average, it was about 7,000 units. He confirmed they had enough water to adequately supply the Town and that Florence had one of the lowest water usage per capita numbers in the area. Commissioner Proulx asked if this was enough to support Anthem. Mr. Billingsley refrained from answering due to active litigation. Chairman Pranzo asked why the connections were not crossed when Anthem was first built. Mr. Billingsley said Florence could not fiscally support bringing services to Anthem at the time of its construction. The agreement was Johnson Utilities would service everything west of Felix road and the Town would service everything east of Felix Road.



Vice-Chair Frost complemented Mr. Billingsley on the presentation and asked what he was averaging when buying the credits. Mr. Billingsley stated that it may be about 4000-acre credits last year. Vice-Chair Frost asked what the plan was for after the agreements time out. They are five-year agreements and the Town can either renew these deals or make a better deal with another group. Vice-Chair Frost asked how much of the prison population Florence served. Mr. Billingsley stated that Florence served Core Civic, Geo, the INS Facility, and the County Jail. The Town does process the sewage waste from the Central Unit.

#### **B. North/South Corridor Presentation**

Mr. Billingsley gave a presentation on the future North/South Corridor. He described the background of the corridor, the preferred alternative and the process the corridor is undertaking at the moment. A Commissioner asked who preferred the current alignment. Mr. Billingsley explained the Environmental Impact Statement (EIS) determines where the preferred alignment goes. The Commission asked where Pinal County already bought right-of-way for the corridor, and Mr. Billingsley showed where on the map. Vice-Chair Frost asked if the Arizona 24 would be extended to Ironwood road and what the timeline may be. Mr. Billingsley stated the preferred alternative is to extend the 24 over to Ironwood, but he is unsure of the timeline because of financial issues.

#### **C. Redevelopment Plan Update**

Mr. Harmer said the Open House was well received and a summary report will be put together. There will be a lot more opportunity for public involvement and the plan is on schedule. Staff has continued drafting the Vacant and Absentee Owner Building registry, and the League of Cities is now starting to draft legislation for the program.

#### **D. General Plan Update**

Council approved awarding the contract to Michael Baker International. An internal staff kick-off meeting will take place in two weeks. Vice-Chair Frost asked about the timeline for this process. Mr. Harmer said it is a fifteen-month process and staff anticipate taking the plan to voters in Spring 2021.

#### **E. Future Agenda Items/Information Only**

No action items for the next agenda. Staff will hand out the next module to review. A Conditional Use Permit will be reviewed in the December 5<sup>th</sup> meeting.

### **7. CALL TO THE PUBLIC/COMMISSION RESPONSE:**


### **8. CALL TO THE COMMISSION- CURRENT EVENTS ONLY.**

Chairman Pranzo stated on November 11<sup>th</sup> there will be a veteran's memorial dedication from 11:00 to noon.

### **9. ADJOURNMENT**

On motion by Commissioner Smidt, seconded by Vice-Chair Frost, and carried by a 5-0 vote, to adjourn the meeting at 7:21 pm.

  
\_\_\_\_\_  
Gary Pranzo

  
\_\_\_\_\_  
Date

**Town of Florence  
Summary of Warrants Paid  
for October 2019**

<b>Source</b>	<b>Amount</b>
<b>Warrant Register-Checks and Credit Card Payments</b>	<b>\$ 1,316,056.30</b>
<b>Electronic Payments</b>	
Bank and Merchant Fees	\$ 4,577.69
Payroll - Net of Deductions	\$ 483,387.13
Purchase Card - National Bank	\$ 13,298.38
Payroll Related Payments: Liens, Levys, Garnishments, Flexible Spending, AFLAC, Deposits to PCFCU (Employee Savings)	\$ 17,183.72
Retirement Contributions, Arizona State Retirement, Public Safety Retirement, Securian, Voluntary 401K Plan	\$ 188,178.94
Payroll Taxes, State and Federal	\$ 151,853.46
Transaction Privilege Taxes Collected Payable to State	\$ 33,470.93
Medical, Dental, Life, Vision payments	\$ 212,349.75
<b>Electronic Payments</b>	<b>\$ 1,104,300.00</b>
<b>Total Warrants</b>	<b>\$ 2,420,356.30</b>

Town of Florence  
Warrant Register - October 2019



GL Account	Check Number	Check Issue Date	Name	Invoice No	Invoice Date	Description	Total Cost
<b>SPECIAL ASSESSMENT OVERPAYMENT</b>							
010-104-600	114803	10/10/19	2ND TEMP	13	10/08/19	SPECIAL ASSESSMENT OVERPAYMENT	175.27
<b>UTILITY CLEARING</b>							
010-160-000	114784	10/10/19	2ND TEMP	401411	10/09/19	Water OVERPAYMENT	95.96
010-160-000	114802	10/10/19	2ND TEMP	717280	05/20/19	SANITATION OVERPAYMENT	25.99
010-160-000	114843	10/17/19	2ND TEMP	734090	10/15/19	SANITATION OVERPAYMENT	17.33
010-160-000	114854	10/17/19	2ND TEMP	500025	01/05/19	Water OVERPAYMENT	29.52
010-160-000	114911	10/31/19	2ND TEMP	401411	10/09/19	Water OVERPAYMENT	6.64
010-160-000	114914	10/31/19	2ND TEMP	10500072	10/30/19	Water Deposit Refund	51.46
							<b>226.90</b>
<b>LIABILITIES</b>							
010-202-000	114769	10/10/19	ARIZONA STATE TREASURER	STATE REPORT/SEPT 19	10/08/19	STATE JCEF	237.65
010-202-500	114769	10/10/19	ARIZONA STATE TREASURER	STATE REPORT/SEPT 19	10/08/19	ZFAR 1	748.39
010-202-501	114769	10/10/19	ARIZONA STATE TREASURER	STATE REPORT/SEPT 19	10/08/19	ZFAR 2	282.65
010-203-000	114810	10/10/19	PINAL COUNTY TREASURER	43727	10/08/19	MONTHLY REMIT SEPTEMBER 2019	37.49
010-204-000	114769	10/10/19	ARIZONA STATE TREASURER	STATE REPORT/SEPT 19	10/08/19	STATE SURCHARGES/SEPT 2019	5,916.67
010-206-000	114797	10/10/19	2ND TEMP	PADILLA/OCT 19	10/07/19	BOND REFUMND CASE #TR2019-000021	544.00
010-206-000	114863	10/17/19	2ND TEMP	TREJO/OCT 19	10/17/19	BOND REFUND CASE #CR2016-0049	100.00
010-206-000	114927	10/31/19	2ND TEMP	MOORE/OCT-19	10/25/19	BOND REFUND CASE #CR2016-0060	294.00
010-206-000	114936	10/31/19	2ND TEMP	HUNT/OCT 2019	10/25/19	BOND REFUND CASE #CR2019-0050	354.00
010-209-000	114769	10/10/19	ARIZONA STATE TREASURER	STATE REPORT/SEPT 19	10/08/19	VICTIM RIGHTS ENFORCEMENT	259.25
010-241-000	114824	10/10/19	UNITED WAY OF PINAL COUNTY	PPE 09/27/19	10/07/19	EMPLOYEES CONTRIBUTIONS	117.50
010-241-000	114890	10/24/19	UNITED WAY OF PINAL COUNTY	PPE 10/11/19	10/17/19	EMPLOYEES CONTRIBUTIONS	97.50
010-243-000	114859	10/17/19	NEW YORK LIFE INSURANCE	006929080 7S/OCT-19	10/03/19	OCTOBER INVOICE	516.71
010-250-038	114769	10/10/19	ARIZONA STATE TREASURER	STATE REPORT/SEPT 19	10/08/19	STATE FINES	1,591.40
010-260-000	114755	10/03/19	2ND TEMP	OCT/19 GREATHOUSE	09/27/19	Restitution PMT CASE #TR2014-000887	50.00
010-260-000	114917	10/31/19	2ND TEMP	VALENCIA/OCT-2019	10/29/19	Restitution CASE #CM2017-000179	100.00
010-260-000	114958	10/31/19	2ND TEMP	GREATHOUSE/OCT2019	10/29/19	RESTITUTION PMT CASE #TR2014-000887	50.00
							<b>11,297.21</b>
<b>PARKS &amp; RECREATION</b>							
010-339-471	114957	10/31/19	2ND TEMP	2000641	10/30/19	CANCELLED RESV REFUND	50.00
010-339-604	114734	10/03/19	2ND TEMP	1047582	09/19/19	REFUND - ACTIVIITY CANCELLED	40.00
							<b>90.00</b>
<b>TOWN COUNCIL</b>							
010-501-402	114836	10/17/19	Center for the Future of Arizona	236	10/07/19	Academy participant fee for Tara Walter	2,500.00
<b>ADMINISTRATION</b>							
010-502-201	114826	10/10/19	Verizon Wireless	43709	09/21/19	ADMIN - S. BITTER	36.72
010-502-207	114757	10/03/19	T-MOBILE USA INC.	SEPT/19 GPS	09/30/19	SEPTEMBER 2019 GPS	27.82
010-502-207	114868	10/17/19	T-MOBILE USA INC.	963909583	02/01/19	GPS-FEB/19 REPLACEMENT FOR LOST CHECK #113041	27.82
010-502-217	114764	10/10/19	American Legal	128893	06/12/19	2019 S-16 Folio Supplement Pages	345.35

GL Account	Check Number	Check Issue Date	Name	Invoice No	Invoice Date	Description	Total Cost
010-502-231	114798	10/10/19	KS STATEBANK	11.06.19	08/15/19	NOV/19 AOT CONTRACT OBLIGATION	363.34
010-502-231	114932	10/31/19	KS STATEBANK	12.06.19	10/28/19	DEC/19 AOT CONTRACT OBLIGATION	363.34
010-502-301	114746	10/03/19	OFFICE DEPOT INC	353603644001	08/01/19	Office Supplies	23.75
010-502-301	114746	10/03/19	OFFICE DEPOT INC	368702852001	08/26/19	Office Supplies	296.89
010-502-301	114746	10/03/19	OFFICE DEPOT INC	368714600001	08/24/19	Office Supplies	25.94
010-502-301	114939	10/31/19	OFFICE DEPOT INC	39099400001	10/17/19	Binders and supplies for Strategic Plan Books for Council	416.73
010-502-301	114939	10/31/19	OFFICE DEPOT INC	391396814001	10/17/19	DIVIDERS	28.15
010-502-401	114849	10/17/19	ICMA MEMBERSHIP RENEWALS	515734-BITTER	10/16/19	Membership renewal for Ben Bitter	661.50
010-502-401	114849	10/17/19	ICMA MEMBERSHIP RENEWALS	567411-BILLINGSLEY	10/16/19	Membership renewal for Brent Billingsley	1,120.00
							<b>3,737.35</b>
<b>COURTS</b>							
010-503-217	114778	10/10/19	CITY OF ELOY	QTR 1 - FY 2019-20	10/08/19	FY 19-QTR 1 JUDGES SALARY	11,000.00
010-503-234	114809	10/10/19	PINAL CO SHERIFF'S OFFICE	1896R	10/08/19	SEPT/19 JAIL INVOICE	2,010.62
							<b>13,010.62</b>
<b>LEGAL</b>							
010-504-217	114753	10/03/19	SIMS MACKEN LTD	25779	09/09/19	legal services: Florence vs FCI August 2019	7,159.16
010-504-217	114786	10/10/19	DICKINSON WRIGHT PLLC	1408604	09/24/19	legal services: ACC proceedings/Johnson Utilities August 2019	330.00
010-504-217	114794	10/10/19	Gust Rosenfeld P.L.C.	355245	10/04/19	legal services: Environmental Appeals September 2019	3,537.22
010-504-217	114913	10/31/19	DICKINSON WRIGHT PLLC	1415239	10/17/19	legal services: ACC/Johnson Utilities	90.00
010-504-217	114948	10/31/19	RYLEY CARLOCK & APPLEWHITE	292130	10/09/19	legal services: Adjudication Claims	4,165.40
010-504-217	114954	10/31/19	SIMS MACKEN LTD	26179	09/30/19	legal services: Florence Vs. FCI Sept. 2019	8,627.50
							<b>23,909.28</b>
<b>FINANCE</b>							
010-505-201	114826	10/10/19	Verizon Wireless	43709	09/21/19	FINANCE ADMIN- R. SANCHEZ	36.72
010-505-202	114795	10/10/19	Infosend	159026	08/30/19	AUG/19 UTILTIY BILLING	2,366.82
010-505-202	114795	10/10/19	Infosend	160571	09/30/19	SEPT/19 UTILITY BILLING	2,423.62
010-505-202	114795	10/10/19	Infosend	26612	09/20/19	OCT. 1-4, 2019 INSERT	382.50
010-505-217	114818	10/10/19	SHRED-IT USA	5128136502	09/15/19	BPO for monthly shredding service for Town Hall	34.00
010-505-217	114953	10/31/19	SHRED-IT USA	8128348950	10/15/19	BPO for monthly shredding service for Town Hall	34.00
010-505-231	114798	10/10/19	KS STATEBANK	11.06.19	08/15/19	NOV/19 AOT CONTRACT OBLIGATION	239.88
010-505-231	114932	10/31/19	KS STATEBANK	12.06.19	10/28/19	DEC/19 AOT CONTRACT OBLIGATION	239.88
010-505-301	114939	10/31/19	OFFICE DEPOT INC	386729020001	10/07/19	Office Supplies	42.64
010-505-301	114956	10/31/19	Staples Business Advantage	1625501423	08/25/19	Office Supplies	266.97
010-505-301	114956	10/31/19	Staples Business Advantage	7220743530-0-1	07/20/19	Office Supplies	130.02
010-505-401	114720	10/03/19	FLORENCE TOASTMASTERS	2019 DUES/SANCHEZ	10/01/19	Semi-Annual dues- Rey Sanchez	65.00
010-505-401	114724	10/03/19	GOVERNMENT FINANCE OFFICER	2020/A. ALLEN	10/01/19	2020 ACTIVE MEMBERSHIP DUES - A. ALLEN	60.00
010-505-401	114724	10/03/19	GOVERNMENT FINANCE OFFICER	2020/B. JIMENEZ	10/01/19	2020 ACTIVE MEMBERSHIP DUES-B. JIMENEZ	60.00
010-505-401	114724	10/03/19	GOVERNMENT FINANCE OFFICER	2020/C. DUDDING	10/01/19	2020 ACTIVE MEMBERSHIP DUES - C. DUDDING	60.00
010-505-401	114724	10/03/19	GOVERNMENT FINANCE OFFICER	2020/R. SANCHEZ	10/01/19	2020 MEMBERSHIP RENEWAL - R. SANCHEZ	60.00
010-505-402	114831	10/17/19	ALLESSANDRA ALLEN	GFOAZ/ALLEN	10/17/19	MIELAGE REIMBURSEMENT FOR GFOAZ BUDGET CONFERENC	106.72
							<b>6,608.77</b>

GL Account	Check Number	Check Issue Date	Name	Invoice No	Invoice Date	Description	Total Cost
<b>HUMAN RESOURCES</b>							
010-508-122	114842	10/17/19	DEPT OF ECONOMIC SECURITY	2040010-3RD QTR	10/11/19	U/I BENEFITS FOR ENDING 3RD QTR - M. MCDONALD	105.13
010-508-201	114826	10/10/19	Verizon Wireless	43709	09/21/19	ADMIN S. BARBER	23.38
010-508-217	114773	10/10/19	Benefit Intelligence Inc. (ConsultADoc)	30976	10/01/19	Monthly Teladoc Services	566.25
							<b>694.76</b>
<b>COMMUNITY DEVELOPMENT</b>							
010-510-201	114826	10/10/19	Verizon Wireless	43709	09/21/19	COMM. DEV. / DEV. SVC PHONES	211.28
010-510-207	114757	10/03/19	T-MOBILE USA INC.	SEPT/19 GPS	09/30/19	SEPTEMBER 2019 GPS	27.82
010-510-207	114868	10/17/19	T-MOBILE USA INC.	963909583	02/01/19	GPS-FEB/19 REPLACEMENT FOR LOST CHECK #113041	27.82
010-510-209	114910	10/31/19	Day Auto Supply Inc	785611	10/15/19	KEY FOB BATTERY FOR CD-1	7.63
010-510-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	224 W 20 ST	847.12
010-510-215	114866	10/17/19	SOUTHWEST GAS CORPORATION	43727	10/08/19	200 W 20TH ST	31.27
010-510-217	114879	10/24/19	HUB Planning & Urban Design LLC	1917	10/10/19	Planning & Land Use Consulting Services - BPO FY 19/20	2,011.52
010-510-217	114892	10/31/19	ADECCO	69721696	10/07/19	M. ORTIZ RECEPTION 10/06/19	479.52
010-510-217	114892	10/31/19	ADECCO	69729606	10/14/19	M. ORTIZ RECEPTION 10/13/19	549.45
010-510-217	114892	10/31/19	ADECCO	69737265	10/21/19	M. ORTIZ RECEPTION 10/20/19	639.36
010-510-231	114798	10/10/19	KS STATEBANK	11.06.19	08/15/19	NOV/19 AOT CONTRACT OBLIGATION	123.46
010-510-231	114932	10/31/19	KS STATEBANK	12.06.19	10/28/19	DEC/19 AOT CONTRACT OBLIGATION	239.88
010-510-301	114746	10/03/19	OFFICE DEPOT INC	378970886001	09/18/19	Office Supplies - BPO FY 19/20	97.65
010-510-301	114746	10/03/19	OFFICE DEPOT INC	379290576001	09/18/19	Office Supplies - BPO FY 19/20	15.19
010-510-301	114746	10/03/19	OFFICE DEPOT INC	379290577001	09/18/19	Office Supplies - BPO FY 19/20	254.11
010-510-301	114806	10/10/19	OFFICE DEPOT INC	342927766001	07/17/19	Office Supplies - BPO FY 19/20	81.44
010-510-301	114806	10/10/19	OFFICE DEPOT INC	342941673001	07/17/19	Office Supplies - BPO FY 19/20	53.21
010-510-301	114806	10/10/19	OFFICE DEPOT INC	342941673002	07/18/19	Office Supplies - BPO FY 19/20	17.37
010-510-301	114806	10/10/19	OFFICE DEPOT INC	342946445001	07/17/19	Office Supplies - BPO FY 19/20	97.73
010-510-301	114806	10/10/19	OFFICE DEPOT INC	344933608001	07/22/19	BALANCE FROM INVOICE PD 08/09/19	1.13
010-510-301	114887	10/24/19	Staples Business Advantage	1625907799	09/25/19	Office Supplies - BPO FY 19/20	44.44
010-510-302	114762	10/10/19	AGS SAFETY & SUPPLY	7498910	09/17/19	Sinus Pain and Pressure Tablets, 250 count, First Aid Kit	21.62
010-510-302	114821	10/10/19	ULINE	112440798	09/17/19	Labels, Fluorescent Green, 4x2 Size, for use by Building Inspe	49.26
010-510-306	114829	10/10/19	WEX BANK	61600576	09/30/19	FUEL-SEPT COMMUNITY DEV.	187.61
010-510-308	114729	10/03/19	James Allen	113-0963274-5295439	09/18/19	NFPA GUIDE FOR FIRE/EXPLOSIONS BOOK	79.64
010-510-308	114729	10/03/19	James Allen	113-4385975-3275443	09/18/19	Reimbursement for Fire Prevention & Life Safety Books	68.08
010-510-403	114705	10/03/19	Arizona Building Officials	2281	09/12/19	2019 Fall Education Institute Training, C. Curtis, Bldg. Inspect	250.00
010-510-403	114705	10/03/19	Arizona Building Officials	2281	09/12/19	2019 Fall Education Institute Training, C. Williams, Code Enfo	375.00
010-510-408	114871	10/17/19	WATER SHED	400003233	10/04/19	Water Delivery Service - BPO FY 19/20	26.32
010-510-408	114967	10/31/19	WATER SHED	400003343	10/21/19	Water Delivery Service - 10/21	19.74
							<b>6,935.67</b>
<b>POLICE ADMINISTRATION</b>							
010-511-201	114826	10/10/19	Verizon Wireless	43709	09/21/19	POLICE ADMIN PHONES	2,142.45
010-511-201	114826	10/10/19	Verizon Wireless	43709	09/21/19	Superior Fire	91.50
010-511-201	114907	10/31/19	CENTURYLINK	SEPT/19-3	10/16/19	868-9627 POLICE 9-1-1	342.48
010-511-215	114774	10/10/19	BIA	43727	10/01/19	3949 N IOWA RADIO TOWER #2 SPLIT 50%	196.30
010-511-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	193 E 6ST	58.18
010-511-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	1817 N HUNT HWY 50%	112.50
010-511-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	425 N PINAL ST PD	1,394.80
010-511-217	114818	10/10/19	SHRED-IT USA	5128136502	09/15/19	Monthly shredding service to cover FY	34.00

GL Account	Check Number	Check Issue Date	Name	Invoice No	Invoice Date	Description	Total Cost
010-511-217	114953	10/31/19	SHRED-IT USA	8128348950	10/15/19	Monthly shredding service to cover FY	34.00
010-511-302	114759	10/03/19	WATER SHED	400003096	09/24/19	Ice for PD	27.43
010-511-302	114967	10/31/19	WATER SHED	400003270	10/18/19	Ice for PD	17.91
010-511-306	114829	10/10/19	WEX BANK	61600576	09/30/19	FUEL-SEPT PD ADMIN	117.75
010-511-401	114869	10/17/19	Town of Payson	32127	10/01/19	Annual dues for Defense Program	250.00
							<b>4,819.30</b>
<b>POLICE SUPPORT SERVICES</b>							
010-512-207	114738	10/03/19	LANGUAGE LINE SERVICES	AUG/19 9020544223	09/29/19	Language line services: Billed received in PD on 9/25/19-mult	135.22
010-512-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	200 E. 6 ST	3,655.69
010-512-215	114866	10/17/19	SOUTHWEST GAS CORPORATION	43727	10/08/19	200 E 6TH ST.	31.27
010-512-217	114808	10/10/19	PINAL CO ANIMAL CARE & CONTROL	43709	10/01/19	September 2019 bill	919.80
							<b>4,741.98</b>
<b>POLICE OPERATIONS</b>							
010-514-209	114716	10/03/19	Day Auto Supply Inc	784064	09/24/19	STOCK FILTRS FOR PD	12.66
010-514-209	114732	10/03/19	JONES AUTO CENTER	179688	09/30/19	CARRIER BEARING FOR W-5	66.82
010-514-209	114748	10/03/19	PURCELL TIRE COMPANY	6783128	09/30/19	3 tires for pd stock	432.25
010-514-209	114782	10/10/19	Day Auto Supply Inc	784582	10/01/19	STOCK OIL FOR PD	119.58
010-514-209	114841	10/17/19	Day Auto Supply Inc	782098	10/08/19	STOCK OIL & FILTERS FOR PD	96.26
010-514-209	114850	10/17/19	Interstate Battery System of Scottsdale	25016524	10/09/19	STOCK BATTERY FOR PD	160.27
010-514-209	114910	10/31/19	Day Auto Supply Inc	785621	10/15/19	STOCK OIL & FILTERS FOR PD	164.83
010-514-209	114910	10/31/19	Day Auto Supply Inc	785776	10/17/19	CABIN AIR FILTER FOR PD G-831HS	12.22
010-514-209	114940	10/31/19	PURCELL TIRE COMPANY	6783555	10/18/19	8 TIRES FOR STOCK PD	1,107.35
010-514-302	114742	10/03/19	MHQ OF ARIZONA	112080	09/26/19	Funds not covered under the grant: camera w/LED...	9.72
010-514-306	114829	10/10/19	WEX BANK	61600576	09/30/19	FUEL-SEPT PD OPERATIONS	8,484.58
010-514-307	114851	10/17/19	Ironwood Animal Hospital	1002805	09/18/19	K-9 exams/shots/meds	389.26
010-514-309	114812	10/10/19	Proforce Law Enforcement	376304	10/01/19	Funds required after gun-trade (see invoice)	54.55
010-514-314	114770	10/10/19	Banner Occupational Health Clinics	658920	10/01/19	Physical for new hire Macifie	305.00
010-514-314	114883	10/24/19	Precision Polygraph & Investigation LLC	15	10/15/19	Polygraph for new hire	150.00
010-514-403	114833	10/17/19	ARIZONA CRIME PREVENTION ASSOC.	1920	09/25/19	Registration for Officer Palmer	99.00
010-514-403	114926	10/31/19	JAMES K. NIXON	NIXON/PER DIEM	03/08/19	REPLACEMENT CHECK FOR LOST PER DIEM CK#113014	14.00
010-514-403	114950	10/31/19	SCOTT MORRIS	MORRIS/PER DIEM	10/29/19	Per Diem for Training: 11/14/19	16.00
010-514-505	114947	10/31/19	RV STRIPES & GRAPHICS INC.	25085	10/21/19	Decals for 3 new PD Tahoes.	1,061.55
							<b>12,755.90</b>
<b>FIRE ADMINISTRATION</b>							
010-515-201	114826	10/10/19	Verizon Wireless	43709	09/21/19	FIRE ADMIN PHONES	654.53
010-515-209	114716	10/03/19	Day Auto Supply Inc	783881	09/23/19	WIPER BLADES FOR FD G964GH	26.01
010-515-209	114782	10/10/19	Day Auto Supply Inc	784650	10/02/19	OIL & FILTER FOR FD-828FJ	63.20
010-515-209	114820	10/10/19	Superstition Fire & Medical District	5509	09/26/19	shop 137 power converter	176.44
010-515-215	114774	10/10/19	BIA	43727	10/01/19	3949 N IOWA RADIO TOWER #2 SPLIT 50%	196.30
010-515-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	1817 N HUNT HWY 50%	112.50
010-515-215	114866	10/17/19	SOUTHWEST GAS CORPORATION	43727	10/08/19	72 E 1st St	73.25
010-515-231	114798	10/10/19	KS STATEBANK	11.06.19	08/15/19	NOV/19 AOT CONTRACT OBLIGATION	123.46
010-515-231	114932	10/31/19	KS STATEBANK	12.06.19	10/28/19	DEC/19 AOT CONTRACT OBLIGATION	123.46
010-515-306	114829	10/10/19	WEX BANK	61600576	09/30/19	FUEL-SEPT FIRE ADMIN	947.16
010-515-407	114763	10/10/19	ALERT- ALL CORP	219091049	09/30/19	Fire Safety Materials for Fire Safety Week/presentations	1,727.50

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							<b>4,223.81</b>
<b>FIRE STATION #1</b>							
010-516-201	114781	10/10/19	COX BUSINESS	SEPT/19-2	09/29/19	72 E 1ST ST - FD#1	61.97
010-516-209	114716	10/03/19	Day Auto Supply Inc	783964	09/23/19	adapter, chuck HD	24.92
010-516-209	114782	10/10/19	Day Auto Supply Inc	784814	10/04/19	GAS HOSE & CLAMPS FOR FD G-040DG	66.34
010-516-209	114782	10/10/19	Day Auto Supply Inc	784821	10/04/19	GAS FILLER NECK HOSE FOR FD G-040DG	43.83
010-516-209	114820	10/10/19	Superstition Fire & Medical District	5509	09/26/19	shop 126 labor to remove deck bed	219.00
010-516-209	114841	10/17/19	Day Auto Supply Inc	785184	10/09/19	HOSE CLAMPS FOR FD 854GL	6.54
010-516-209	114935	10/31/19	Manatee Tire & Auto Inc. dba	193336	10/24/19	Tires & service for Fleet	48.82
010-516-211	114785	10/10/19	Desert Appliance Repair	2750	09/27/19	Repair to Refrigerator in bay	205.00
010-516-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	72 E 1ST ST	1,589.76
010-516-302	114721	10/03/19	FLORENCE TRUE VALUE HARDWARE	244436	09/25/19	D batteries for soap dispensers	14.79
010-516-302	114750	10/03/19	ROADRUNNER OXYGEN SVC	79888	04/04/19	oxygen cylinder refills	11.59
010-516-302	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244668	10/08/19	locks for new CERT trailer	20.10
010-516-302	114944	10/31/19	ROADRUNNER OXYGEN SVC	84102	10/03/19	oxygen cylinder refills	27.77
010-516-304	114754	10/03/19	SPEKTRUM APPAREL	P1900113	07/19/19	red shirts for recruits	344.53
010-516-304	114816	10/10/19	SEAN P. MAHONEY	19874	09/14/19	pt shoe reimbursement	69.99
010-516-304	114823	10/10/19	UNITED FIRE EQUIPMENT CO.	714621	09/25/19	UNIFORM ALLOWANCE FOR TORRES	350.00
010-516-304	114823	10/10/19	UNITED FIRE EQUIPMENT CO.	714622	09/25/19	uniform allowance for ROBISON	314.74
010-516-306	114829	10/10/19	WEX BANK	61600576	09/30/19	FUE SEPT - FIRE 541	884.66
010-516-321	114711	10/03/19	BANNER IRONWOOD MEDICAL CENTER	43696	08/31/19	Pharmacy charges	3.10
010-516-321	114756	10/03/19	TELEFLEX LLC	9501668445	09/17/19	restock of EZ IO needles and stabilizers	600.00
010-516-321	114756	10/03/19	TELEFLEX LLC	9501668445	09/17/19	AMOUNT OVER PO	13.10
010-516-403	114780	10/10/19	COREY J. PINE	43760	10/09/19	per diam for class in Tucson 10-22-2019	16.00
010-516-403	114804	10/10/19	MICHAEL J. SCHERM	43760	09/30/19	per diam for class in Tucson 10-22-2019	16.00
010-516-403	114895	10/31/19	AMERICAN SAFETY & HEALTH INST	1145724	10/12/19	first aid cert cards for CERT	147.39
							<b>5,099.94</b>
<b>FIRE STATION #2</b>							
010-517-201	114713	10/03/19	CENTURYLINK	43727	09/19/19	723-7347 HUNT FIRE	222.20
010-517-201	114839	10/17/19	COX BUSINESS	43757	10/03/19	2035 N HUNT HWY - FD#2	99.03
010-517-201	114839	10/17/19	COX BUSINESS	43757	10/03/19	2035 N HUNT HWY	58.86
010-517-201	114907	10/31/19	CENTURYLINK	SEPT/19-3	10/16/19	723-7347 HUNT FIRE	233.68
010-517-212	114852	10/17/19	Johnson Utilities	SEPT/19 8081-01	10/05/19	2035 N HUNT HWY FD#2	115.47
010-517-212	114852	10/17/19	Johnson Utilities	SEPT/19 8081-01	10/05/19	2035 N HUNT HWY FD#2	306.63
010-517-215	114819	10/10/19	SOUTHWEST GAS CORPORATION	SEPT/19 FIRE	10/01/19	2034 N HUNT HWY-7982371002	89.26
010-517-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	2035 N HUNT HWY	1,492.90
010-517-304	114823	10/10/19	UNITED FIRE EQUIPMENT CO.	714714	09/25/19	Uniform Allowance for SCHERM	379.37
010-517-304	114823	10/10/19	UNITED FIRE EQUIPMENT CO.	714858	09/27/19	Uniform Allowance for RADNEY	347.97
010-517-306	114829	10/10/19	WEX BANK	61600576	09/30/19	FUEL-SEPT FIRE 542	726.26
010-517-314	114912	10/31/19	Desert Appliance Repair	2753	10/01/19	Washing machine repair	298.00
010-517-314	114922	10/31/19	Hawkeye Engraving	INV-3410	09/30/19	par tags and accountability system items	117.24
010-517-403	114895	10/31/19	AMERICAN SAFETY & HEALTH INST	1131276	10/01/19	replenishment of CPR cards	180.65
							<b>4,667.52</b>



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<b>INFORMATION TECHNOLOGY</b>							
010-519-201	114826	10/10/19	Verizon Wireless	43709	09/21/19	NO COST CENTER - IT	2,058.63
010-519-201	114826	10/10/19	Verizon Wireless	43709	09/21/19	IT / COUNCIL LAPTOPS	443.80
010-519-201	114826	10/10/19	Verizon Wireless	43709	09/21/19	CREDIT BALANCE	(1.59)
010-519-207	114757	10/03/19	T-MOBILE USA INC.	SEPT/19 GPS	09/30/19	SEPTEMBER 2019 GPS	13.91
010-519-207	114868	10/17/19	T-MOBILE USA INC.	963909583	02/01/19	GPS-FEB/19 REPLACEMENT FOR LOST CHECK #113041	27.82
010-519-217	114888	10/24/19	SUBEX INC	40000442	08/31/19	Cybersecurity Monthly Recurring Charges - AUG/19	2,083.34
010-519-222	114781	10/10/19	COX BUSINESS	SEPT/19-2	09/29/19	775 N. MAIN-TOWN HALL	33.54
010-519-222	114781	10/10/19	COX BUSINESS	SEPT/19-2	09/29/19	775 N MAIN ST - MAIN TRUNK LINE	688.00
010-519-324	114938	10/31/19	Newegg Business Inc.	1302387346	09/10/19	CPU, RAM, MOTHERBOARD, CASE, POWERSUPPLY, COOLER (	658.94
010-519-324	114938	10/31/19	Newegg Business Inc.	1302387434	09/10/19	MOTHERBOARD AND POWER SUPPLY	218.91
010-519-324	114938	10/31/19	Newegg Business Inc.	1302387635	09/10/19	INTEL 17 9700K PROCESSOR	364.99
							<b>6,590.29</b>
<b>FITNESS CENTER</b>							
010-520-201	114908	10/31/19	COX BUSINESS	OCT/19-2	10/11/19	132 BAILEY ST-FITNESS CENTER	3.14
010-520-208	114909	10/31/19	David J. DeFeo dba	2855	10/01/19	Fitness Equipment Preventative Maintenance	381.50
010-520-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	133 N MAIN ST	699.73
010-520-215	114866	10/17/19	SOUTHWEST GAS CORPORATION	43727	10/08/19	133 N MAIN ST	31.27
							<b>1,115.64</b>
<b>PARKS &amp; RECREATION ADMINISTRATION</b>							
010-521-207	114757	10/03/19	T-MOBILE USA INC.	SEPT/19 GPS	09/30/19	SEPTEMBER 2019 GPS	97.37
010-521-207	114868	10/17/19	T-MOBILE USA INC.	963909583	02/01/19	GPS-FEB/19 REPLACEMENT FOR LOST CHECK #113041	97.37
010-521-231	114798	10/10/19	KS STATEBANK	11.06.19	08/15/19	NOV/19 AOT CONTRACT OBLIGATION	239.88
010-521-231	114932	10/31/19	KS STATEBANK	12.06.19	10/28/19	DEC/19 AOT CONTRACT OBLIGATION	123.46
010-521-301	114746	10/03/19	OFFICE DEPOT INC	348181079001	07/25/19	Office Supplies- File Folders, Paper Rolls	111.65
010-521-301	114939	10/31/19	OFFICE DEPOT INC	393181028001	10/22/19	Office Supplies- whiteout, pens, post it notes	82.04
							<b>751.77</b>
<b>PARK MAINTENANCE</b>							
010-522-201	114826	10/10/19	Verizon Wireless	43709	09/21/19	PARKS MAINTENANCE	222.35
010-522-207	114709	10/03/19	Arizona's Best Choice Pest & Termite Svc	653316	09/23/19	Gopher Control Park/Sr Ctr/ LL Park	235.00
010-522-207	114899	10/31/19	Arizona's Best Choice Pest & Termite Svc	655184	10/07/19	Gopher control at Heritage Park/Senior Center/LL	235.00
010-522-207	114899	10/31/19	Arizona's Best Choice Pest & Termite Svc	658152	10/23/19	Gopher control at Heritage Park/Senior Center/LL	235.00
010-522-209	114855	10/17/19	Manatee Tire & Auto Inc. dba	192827	10/07/19	4 Tires FOR PR-14	380.85
010-522-209	114910	10/31/19	Day Auto Supply Inc	786032	10/21/19	TIRE PRESSURE MONITOR FOR PR-9	108.46
010-522-209	114910	10/31/19	Day Auto Supply Inc	786138	10/22/19	STOCK OIL & FILTERS FOR PD	133.91
010-522-209	114910	10/31/19	Day Auto Supply Inc	786222	10/23/19	OIL & FILTERS FOR PR-14	43.90
010-522-209	114910	10/31/19	Day Auto Supply Inc	786263	10/23/19	HDY OIL FOR PR-14	20.74
010-522-209	114910	10/31/19	Day Auto Supply Inc	786298	10/24/19	FUEL FILTRE FOR PR-14	8.55
010-522-209	114910	10/31/19	Day Auto Supply Inc	786318	10/24/19	HYD OIL FOR PR-14	20.74
010-522-209	114930	10/31/19	JONES AUTO CENTER	180050	10/22/19	FUEL PUMP FOR PR-4	332.69
010-522-209	114935	10/31/19	Manatee Tire & Auto Inc. dba	193244	10/21/19	4 Tires FOR PR-9	421.25
010-522-209	114959	10/31/19	STOTZ EQUIPMENT	P17432	10/22/19	BRAKE PARTS, SHOCKS & SEATS FOR PR-14	1,810.15
010-522-209	114959	10/31/19	STOTZ EQUIPMENT	P17496	10/23/19	CLUTCH & DRIVE BELT FOR R-14	486.34
010-522-209	114959	10/31/19	STOTZ EQUIPMENT	P92676	10/15/19	Parts for equipment	218.19
010-522-209	114959	10/31/19	STOTZ EQUIPMENT	P92715	10/16/19	CREDIT	(218.19)

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010-522-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	218 E 8TH ST	122.81
010-522-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	77 W RUGGLES ST	74.46
010-522-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	289 N MAIN ST UNIT 1-2	96.88
010-522-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	121 W 22 ST PARK	117.99
010-522-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	364 N UNIVERSITY	289.55
010-522-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	300 W 1ST	1,629.53
010-522-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	28 E. 11ST ST	81.05
010-522-222	114862	10/17/19	RICK HALL	29747	10/01/19	STANDARD PORTABLE TOILET SERVICED 1xWEEK- MAIN ST. P	70.98
010-522-302	114721	10/03/19	FLORENCE TRUE VALUE HARDWARE	244306	09/18/19	Parks Maintenance Supplies	8.78
010-522-302	114721	10/03/19	FLORENCE TRUE VALUE HARDWARE	244357	09/20/19	WASP SPRAY	10.57
010-522-302	114721	10/03/19	FLORENCE TRUE VALUE HARDWARE	244414	09/24/19	5/16 X 1/4 FLXMP ADP	2.74
010-522-302	114721	10/03/19	FLORENCE TRUE VALUE HARDWARE	244422	09/24/19	MM 2PK 1 10/14 T BLADE"	6.88
010-522-302	114721	10/03/19	FLORENCE TRUE VALUE HARDWARE	244435	09/25/19	BRAKE FLUID	4.22
010-522-302	114721	10/03/19	FLORENCE TRUE VALUE HARDWARE	244480	09/27/19	Parks Maintenance Supplies	114.20
010-522-302	114721	10/03/19	FLORENCE TRUE VALUE HARDWARE	244491	09/27/19	3/4 22 GA HANGER STRAP"	10.55
010-522-302	114721	10/03/19	FLORENCE TRUE VALUE HARDWARE	244516	09/30/19	Parks Maintenance Supplies	21.68
010-522-302	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244571	10/02/19	50 LB FIELD MARKER WHT	84.98
010-522-302	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244579	10/03/19	Parks Maintenance Supplies	20.73
010-522-302	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244639	10/07/19	Parks Maintenance Supplies	98.96
010-522-302	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244806	10/18/19	Parks Maintenance Supplies	3.71
010-522-302	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244948	10/25/19	Parks Maintenance Supplies	4.23
010-522-302	114967	10/31/19	WATER SHED	400003180	09/30/19	Drinking water for Park Maintenance Staff	26.33
010-522-304	114902	10/31/19	BC GRAPHICS	17336-1	10/22/19	Staff Hats - Parks	200.00
010-522-304	114905	10/31/19	C-A-L STORES COMPANIES INC.	2681	10/11/19	Work Boots for Park Maintenance Staff	163.79
010-522-304	114905	10/31/19	C-A-L STORES COMPANIES INC.	2682	10/11/19	CREDIT RETURN	(163.79)
010-522-304	114905	10/31/19	C-A-L STORES COMPANIES INC.	2683	10/11/19	Work Boots for Park Maintenance Staff	148.79
010-522-304	114905	10/31/19	C-A-L STORES COMPANIES INC.	2684	10/12/19	Work Boots for Park Maintenance Staff	158.33
010-522-304	114905	10/31/19	C-A-L STORES COMPANIES INC.	2699	10/26/19	Work Boots for Park Maintenance Staff	192.47
010-522-306	114829	10/10/19	WEX BANK	61600576	09/30/19	FUEL-SEPT PARKS MAINT	612.59
010-522-317	114708	10/03/19	ARIZONA DEPARTMENT OF CORRECTIONS-IT/ A04117B 20190829		09/23/19	Inmate Labor Program- Park Maintenance	16.00
010-522-317	114708	10/03/19	ARIZONA DEPARTMENT OF CORRECTIONS-IT/ P04117B 20190912		09/18/19	Inmate Labor Program- Park Maintenance	36.00
010-522-317	114760	10/03/19	WILBUR-ELLIS COMPANY	13066489	09/24/19	Winter Rye Seed for over-seeding parks	850.00
010-522-317	114760	10/03/19	WILBUR-ELLIS COMPANY	13066489	09/24/19	AMOUNT OVER PO	1.29
010-522-317	114898	10/31/19	ARIZONA DEPARTMENT OF CORRECTIONS-IT/ A04116B 20191010		10/15/19	Inmate Labor Program- Park Maintenance	72.00
010-522-317	114898	10/31/19	ARIZONA DEPARTMENT OF CORRECTIONS-IT/ A04116B 20191024		10/28/19	Inmate Labor Program- Park Maintenance	48.00
010-522-317	114898	10/31/19	ARIZONA DEPARTMENT OF CORRECTIONS-IT/ A04117B 20190926		10/03/19	Inmate Labor Program- Park Maintenance	56.00
010-522-403	114743	10/03/19	MICHAEL GROVES	OCT/19 PER DIEM	10/01/19	Per Diem for Turf Care and Installation Training	15.00
010-522-403	114857	10/17/19	MICHAEL GROVES	10.07.19 PER DIEM	10/11/19	Per Diem for SAFETY & TOOLS TRAINING	15.00
							<b>10,018.21</b>
<b>COMMUNITY CENTER FACILITY</b>							
010-523-208	114710	10/03/19	Automated Environments	123662	09/19/19	Service of the Podium at Community Center	172.50
010-523-302	114759	10/03/19	WATER SHED	400003134	09/23/19	Drinking water for Community Center Staff	19.75
010-523-302	114967	10/31/19	WATER SHED	400003266	10/09/19	Drinking water for Community Center Staff	26.33
010-523-302	114967	10/31/19	WATER SHED	400003357	10/23/19	Drinking water for Community Center Staff	19.75
							<b>238.33</b>

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<b>AQUATICS PROGRAMS</b>							
010-524-207	114907	10/31/19	CENTURYLINK	SEPT/19-3	10/16/19	868-0265 PARKS & REC	334.08
010-524-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	174 W 1ST UNIT 2	5,107.58
010-524-215	114866	10/17/19	SOUTHWEST GAS CORPORATION	43727	10/08/19	174 W 1st ST #2	528.43
010-524-310	114767	10/10/19	AQUATIC ENVIRONMENTAL	IN46868	10/01/19	50lb Pail Pulsar Plus Briquettes for Pool - IN46868	1,624.74
							<b>7,594.83</b>
<b>RECREATION PROGRAMS</b>							
010-525-201	114826	10/10/19	Verizon Wireless	43709	09/21/19	RECREATION PROGRAMS PHONES	65.17
010-525-217	114737	10/03/19	KIM A. HUNTER	43727	09/20/19	Teen Leadership and Programming-SEP/19	2,000.00
010-525-224	114740	10/03/19	LISA TERENZIO	AUG/SEP 19 CONTRACT	06/19/19	AUG/SEP 2019 YOGA INSTRUCTION	64.00
010-525-224	114751	10/03/19	ROBLES BOXING & FITNESS LLC	SEP/19 CONTRACT	09/01/19	Payment for Boxing Instruction	1,652.00
010-525-224	114941	10/31/19	REGINALD A. MENCY	SEPT/OCT 2019	10/18/19	Referee for JR NFL Games	144.00
010-525-224	114945	10/31/19	ROBLES BOXING & FITNESS LLC	OCT/19 CONTRACT	10/28/19	Payment for October Boxing Instruction	1,760.00
010-525-224	114962	10/31/19	TRAVIS SCOTT WHITELEY	CONTRACT/2019	10/18/19	Referee for Jr NFL	270.00
010-525-304	114902	10/31/19	BC GRAPHICS	17336-1	10/22/19	STAFF HATS-RECREATION	547.51
010-525-306	114829	10/10/19	WEX BANK	61600576	09/30/19	FUEL-SELPT PARKS REC	236.14
							<b>6,738.82</b>
<b>SPECIAL EVENTS</b>							
010-526-302	114758	10/03/19	Upchurch Candy Co.	72610	09/17/19	Candy for Halloween Fright Fest 2019	2,000.00
010-526-302	114758	10/03/19	Upchurch Candy Co.	72610	09/17/19	ADDITIONAL AMOUNT OVER PO	26.50
010-526-302	114841	10/17/19	Day Auto Supply Inc	784438	09/30/19	PARTS WASHER SOLVENT	41.12
							<b>2,067.62</b>
<b>SENIOR CENTER</b>							
010-528-201	114781	10/10/19	COX BUSINESS	SEPT/19-2	09/29/19	778 N MAIN ST - LIBRARY	129.77
010-528-201	114826	10/10/19	Verizon Wireless	43709	09/21/19	SENIOR CENTER	18.69
010-528-201	114908	10/31/19	COX BUSINESS	OCT/19-2	10/11/19	330 N PINAL ST/SENIOR CENTR-NEW SERVICE	79.91
010-528-207	114757	10/03/19	T-MOBILE USA INC.	SEPT/19 GPS	09/30/19	SEPTEMBER 2019 GPS	55.64
010-528-207	114868	10/17/19	T-MOBILE USA INC.	963909583	02/01/19	GPS-FEB/19 REPLACEMENT FOR LOST CHECK #113041	69.55
010-528-209	114910	10/31/19	Day Auto Supply Inc	785854	10/18/19	OIL & FILTERS FOR SC-3	49.57
010-528-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	330 N PINAL ST	1,299.58
010-528-215	114866	10/17/19	SOUTHWEST GAS CORPORATION	43727	10/08/19	330 N PINAL ST	48.55
010-528-217	114730	10/03/19	2ND TEMP	1047527	09/30/19	REFUND FOR DOLLY STEAM BOAT AND (SHARLA CAMPBELL)	70.00
010-528-217	114745	10/03/19	2ND TEMP	2000632	09/30/19	REFUND FOR REID PARK ZOO	20.00
010-528-217	114811	10/10/19	PINAL NUTRITION PROGRAM	43709	09/30/19	259 meals for September2019	1,171.35
010-528-217	114832	10/17/19	AQUA CHILL INC #1	24335234	09/20/19	monthly rental on water tank and reverse osmosis	32.43
010-528-217	114871	10/17/19	WATER SHED	100003135	09/23/19	monthly water and ice delivery	11.58
010-528-217	114871	10/17/19	WATER SHED	400002922	08/26/19	monthly water and ice delivery	11.52
010-528-217	114871	10/17/19	WATER SHED	400003032	09/09/19	monthly water and ice delivery	11.52
010-528-217	114871	10/17/19	WATER SHED	400003095	09/18/19	monthly water and ice delivery	18.10
010-528-217	114871	10/17/19	WATER SHED	400003181	09/30/19	monthly water and ice delivery	11.52
010-528-217	114897	10/31/19	AQUA CHILL INC #1	24335869	10/17/19	monthly rental on water tank and reverse osmosis	32.43
010-528-301	114806	10/10/19	OFFICE DEPOT INC	382714435001	09/25/19	office supplies as needed	160.10
010-528-301	114806	10/10/19	OFFICE DEPOT INC	382723162001	09/25/19	office supplies as needed	4.33
010-528-302	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244640	10/07/19	2 MO RENTAL FOR RO AND 3-GAL TANK	45.51
010-528-306	114829	10/10/19	WEX BANK	61600576	09/30/19	FUEL-SEPT SENIOR CENTER	489.50

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010-528-444	114731	10/03/19	2ND TEMP	LABOR DAY ASSIST-2	09/26/19	LABOR DAY ASSISTANCE FUNDRAISER	100.00
010-528-444	114739	10/03/19	2ND TEMP	LABOR DAY ASSIST	09/26/19	LABOR DAY ASSISTANCE FUNDRAISER	100.00
010-528-444	114752	10/03/19	2ND TEMP	LABOR DAY ASSISTANCE	09/22/19	LABOR DAY ASSISTANCE FUNDRAISER	550.00
							<b>4,591.15</b>
<b>LIBRARY</b>							
010-529-301	114783	10/10/19	DEMCO Inc.	6689270	09/24/19	Bookmarks AND SIGN HOLDERS	156.53
010-529-302	114789	10/10/19	FINDAWAY WORLD LLC	298213	09/26/19	Launchpad replacement orange bumpers	51.90
010-529-302	114865	10/17/19	SHOWCASES	313712	09/05/19	Playaway Launchpad cases	84.18
010-529-308	114901	10/31/19	BAKER & TAYLOR BOOKS	2034778513	09/11/19	Fiction books	270.77
010-529-308	114901	10/31/19	BAKER & TAYLOR BOOKS	2034778514	09/11/19	Children's/Juv/YA books	372.65
010-529-308	114901	10/31/19	BAKER & TAYLOR BOOKS	2034794135	09/17/19	Children's/Juv/YA books	17.08
010-529-308	114901	10/31/19	BAKER & TAYLOR BOOKS	2034794136	09/17/19	Non-Fiction books	15.94
010-529-308	114901	10/31/19	BAKER & TAYLOR BOOKS	2034794137	09/17/19	Fiction books	174.82
010-529-308	114901	10/31/19	BAKER & TAYLOR BOOKS	2034794138	09/17/19	Children's/Juv/YA books	76.90
010-529-308	114901	10/31/19	BAKER & TAYLOR BOOKS	H39169890	09/16/19	Dvds	13.59
010-529-308	114901	10/31/19	BAKER & TAYLOR BOOKS	H39229200	09/12/19	Dvds	13.59
010-529-308	114901	10/31/19	BAKER & TAYLOR BOOKS	H39256150	09/13/19	Dvds	22.48
010-529-308	114901	10/31/19	BAKER & TAYLOR BOOKS	H39293600	09/16/19	Dvds	13.29
010-529-308	114901	10/31/19	BAKER & TAYLOR BOOKS	H39293601	09/16/19	Dvds	18.73
010-529-308	114901	10/31/19	BAKER & TAYLOR BOOKS	H39367320	09/17/19	Dvds	47.22
010-529-403	114877	10/24/19	GLORIA MORENO	102919 PER DIEM	10/18/19	Per Diem (lunch) for Gloria Moreno attending Arizona Library	15.00
							<b>1,364.67</b>
<b>ENGINEERING</b>							
010-530-201	114826	10/10/19	Verizon Wireless	43709	09/21/19	ENGINEERING PHONES	83.37
010-530-304	114771	10/10/19	BC GRAPHICS	17225-1	09/27/19	Mario Grijalva - UNIFORM SHIRTS	58.35
010-530-304	114793	10/10/19	GRIJALVA MARIO	43739	09/27/19	Uniform Allowance for boots/pants	95.00
010-530-306	114829	10/10/19	WEX BANK	61600576	09/30/19	FUEL-SEPT ENGINEERING	81.41
							<b>318.13</b>
<b>FACILITIES MAINTENANCE</b>							
010-531-201	114826	10/10/19	Verizon Wireless	43709	09/21/19	FACILITIES PHONES	159.58
010-531-201	114908	10/31/19	COX BUSINESS	OCT/19-2	10/11/19	425 E. RUGGLES ST - PW	3.14
010-531-207	114757	10/03/19	T-MOBILE USA INC.	SEPT/19 GPS	09/30/19	SEPTEMBER 2019 GPS	69.55
010-531-207	114822	10/10/19	UNITED EXTERMINATING	206868	04/18/19	BEE TREATMENT FY 18-19	200.00
010-531-207	114868	10/17/19	T-MOBILE USA INC.	963909583	02/01/19	GPS-FEB/19 REPLACEMENT FOR LOST CHECK #113041	55.64
010-531-207	114889	10/24/19	UNITED EXTERMINATING	43709	09/03/19	FIRE STATION #2	45.00
010-531-207	114889	10/24/19	UNITED EXTERMINATING	43709	09/03/19	PARKS GROUND OFFICE	25.00
010-531-207	114889	10/24/19	UNITED EXTERMINATING	43709	09/03/19	MCFARLAND PARK	25.00
010-531-207	114889	10/24/19	UNITED EXTERMINATING	43709	09/03/19	TOWN HALL	50.00
010-531-207	114889	10/24/19	UNITED EXTERMINATING	43709	09/03/19	FIRE STATION #1	25.00
010-531-207	114889	10/24/19	UNITED EXTERMINATING	43709	09/03/19	IT OFFICES	25.00
010-531-207	114889	10/24/19	UNITED EXTERMINATING	43709	09/03/19	PUBLIC WORKS	45.00
010-531-207	114889	10/24/19	UNITED EXTERMINATING	43709	09/03/19	COMMUNITY DEVELOPMENT	25.00
010-531-207	114889	10/24/19	UNITED EXTERMINATING	43709	09/03/19	WWTP'S	50.00
010-531-207	114889	10/24/19	UNITED EXTERMINATING	43709	09/03/19	FITNESS CENTER	35.00
010-531-207	114889	10/24/19	UNITED EXTERMINATING	43709	09/03/19	SENIOR CENTER	35.00

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010-531-207	114889	10/24/19	UNITED EXTERMINATING	43709	09/03/19	PD ADMIN	35.00
010-531-207	114889	10/24/19	UNITED EXTERMINATING	43709	09/03/19	PD EVIDENCE	35.00
010-531-207	114889	10/24/19	UNITED EXTERMINATING	43709	09/03/19	CEMETERY RESTROOM	10.00
010-531-207	114889	10/24/19	UNITED EXTERMINATING	43709	09/03/19	AQUATIC CENTER	35.00
010-531-207	114889	10/24/19	UNITED EXTERMINATING	43709	09/03/19	AQUATIC EQUIPMENT	10.00
010-531-207	114889	10/24/19	UNITED EXTERMINATING	43709	09/03/19	High Profile RR	25.00
010-531-207	114889	10/24/19	UNITED EXTERMINATING	43709	09/03/19	Brunenkant	25.00
010-531-207	114889	10/24/19	UNITED EXTERMINATING	43709	09/03/19	JACQUES SQUARE RR	10.00
010-531-207	114889	10/24/19	UNITED EXTERMINATING	43709	09/03/19	HERITAGE PARK RR	25.00
010-531-207	114889	10/24/19	UNITED EXTERMINATING	43709	09/03/19	SILVER KING	25.00
010-531-207	114889	10/24/19	UNITED EXTERMINATING	43709	09/03/19	Padilla Park RR	10.00
010-531-207	114889	10/24/19	UNITED EXTERMINATING	43709	09/03/19	LIBRARY/COMM CENTER	80.00
010-531-207	114903	10/31/19	BENSON SYSTEMS	43727	08/17/19	PD EVIDENCE	24.95
010-531-207	114903	10/31/19	BENSON SYSTEMS	43727	08/17/19	IT ALARM	44.95
010-531-207	114903	10/31/19	BENSON SYSTEMS	43727	08/17/19	FS2	39.95
010-531-207	114903	10/31/19	BENSON SYSTEMS	43727	08/17/19	SWWTP ALARM	32.95
010-531-207	114903	10/31/19	BENSON SYSTEMS	43727	08/17/19	AQUATICS FACILITY ALARM	72.90
010-531-207	114903	10/31/19	BENSON SYSTEMS	43727	08/17/19	COMMUNITY CENTER	72.90
010-531-207	114903	10/31/19	BENSON SYSTEMS	43727	08/17/19	SILVER KING ALARM	65.90
010-531-207	114903	10/31/19	BENSON SYSTEMS	43727	08/17/19	FITNESS CENTER	49.95
010-531-207	114903	10/31/19	BENSON SYSTEMS	43727	08/17/19	MC FARLAND PARK	34.95
010-531-208	114817	10/10/19	SENERGY PETROLEUM	570830	09/24/19	Fuel FILTRTION FOR TH GENERATOR	2,250.00
010-531-208	114817	10/10/19	SENERGY PETROLEUM	570842	09/19/19	Fuel FILTRATION FOR PD EVIDENCE GENERATOR	2,250.00
010-531-208	114817	10/10/19	SENERGY PETROLEUM	570843	09/13/19	Fuel FILTRATION OF POLICE GENERATOR	2,250.00
010-531-208	114847	10/17/19	GEN-TECH	187939	10/08/19	GENERATOR REPAIRS FOR PD EVIDENCE	706.16
010-531-209	114716	10/03/19	Day Auto Supply Inc	784004	09/24/19	WIPER BLADES FOR FM-6	19.63
010-531-209	114881	10/24/19	Manatee Tire & Auto Inc. dba	193160	10/18/19	4 TIRES FOR FM-6	482.61
010-531-209	114910	10/31/19	Day Auto Supply Inc	785897	10/18/19	HEADLIGHT FOR FM-6	18.55
010-531-302	114700	10/03/19	AAF INTERNATIONAL	91429084	09/18/19	Operating Supplies (i.e. HVAC filters)	802.75
010-531-302	114715	10/03/19	CITY ELECTRIC SUPPLY	MSO/019090	09/19/19	Operating Supplies for Facilities Maintenance	1,170.53
010-531-302	114727	10/03/19	HOME DEPOT CREDIT SERVICES	2022471	09/18/19	Small Tools for Facilities Maint.	354.41
010-531-302	114790	10/10/19	FLORENCE TRUE VALUE HARDWARE	243686	08/13/19	Small Tools for PW/Streets	10.90
010-531-302	114790	10/10/19	FLORENCE TRUE VALUE HARDWARE	243871	08/22/19	Small Tools for PW/Streets	18.00
010-531-302	114790	10/10/19	FLORENCE TRUE VALUE HARDWARE	244243	09/13/19	Small Tools for PW/Facilities Maint.	254.39
010-531-302	114790	10/10/19	FLORENCE TRUE VALUE HARDWARE	244245	09/13/19	Small Tools for PW/Streets	18.53
010-531-302	114790	10/10/19	FLORENCE TRUE VALUE HARDWARE	244248	09/19/19	Operating Supplies for Facilities Maintenance	10.35
010-531-302	114790	10/10/19	FLORENCE TRUE VALUE HARDWARE	244253	09/13/19	Small Tools for PW/Streets	34.90
010-531-302	114790	10/10/19	FLORENCE TRUE VALUE HARDWARE	244257	09/14/19	Small Tools for PW/Streets	6.83
010-531-302	114790	10/10/19	FLORENCE TRUE VALUE HARDWARE	244260	09/14/19	Small Tools for PW/Streets	84.72
010-531-302	114790	10/10/19	FLORENCE TRUE VALUE HARDWARE	244273	09/20/19	Small Tools for PW/Streets	6.32
010-531-302	114790	10/10/19	FLORENCE TRUE VALUE HARDWARE	244327	09/18/19	Small Tools for PW/Streets	6.24
010-531-302	114790	10/10/19	FLORENCE TRUE VALUE HARDWARE	244332	09/19/19	Small Tools for PW/Streets	22.21
010-531-302	114790	10/10/19	FLORENCE TRUE VALUE HARDWARE	244344	09/19/19	Small Tools for PW/Streets	8.73
010-531-302	114790	10/10/19	FLORENCE TRUE VALUE HARDWARE	244349	09/19/19	Small Tools for PW/Facilities Maint.	170.46
010-531-302	114790	10/10/19	FLORENCE TRUE VALUE HARDWARE	244354	09/20/19	Small Tools for PW/Facilities Maint.	12.58
010-531-302	114790	10/10/19	FLORENCE TRUE VALUE HARDWARE	244355	09/20/19	Small Tools for PW/Streets	5.27
010-531-302	114790	10/10/19	FLORENCE TRUE VALUE HARDWARE	244365	09/20/19	Operating Supplies for Facilities Maintenance	430.74
010-531-302	114790	10/10/19	FLORENCE TRUE VALUE HARDWARE	244369	09/23/19	Small Tools for PW/Facilities Maint.	4.22

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010-531-302	114790	10/10/19	FLORENCE TRUE VALUE HARDWARE	244379	09/23/19	Small Tools for PW/Facilities Maint.	11.64
010-531-302	114790	10/10/19	FLORENCE TRUE VALUE HARDWARE	244397	09/23/19	Small Tools for PW/Facilities Maint.	0.73
010-531-302	114790	10/10/19	FLORENCE TRUE VALUE HARDWARE	244399	09/23/19	Small Tools for PW/Facilities Maint.	0.94
010-531-302	114875	10/24/19	FLORENCE TRUE VALUE HARDWARE	242280	05/17/19	Small Tools for PW/Facilities Maint.	3.41
010-531-302	114875	10/24/19	FLORENCE TRUE VALUE HARDWARE	242313	05/20/19	Small Tools for PW/Facilities Maint.	4.28
010-531-302	114875	10/24/19	FLORENCE TRUE VALUE HARDWARE	242321	05/21/19	Small Tools for PW/Facilities Maint.	10.04
010-531-302	114875	10/24/19	FLORENCE TRUE VALUE HARDWARE	242327	05/21/19	Small Tools for PW/Facilities Maint.	21.16
010-531-302	114875	10/24/19	FLORENCE TRUE VALUE HARDWARE	242330	05/21/19	Small Tools for PW/Facilities Maint.	1.63
010-531-302	114875	10/24/19	FLORENCE TRUE VALUE HARDWARE	242331	05/21/19	Small Tools for PW/Facilities Maint.	27.52
010-531-302	114875	10/24/19	FLORENCE TRUE VALUE HARDWARE	242342	05/22/19	Small Tools for PW/Facilities Maint.	16.93
010-531-302	114875	10/24/19	FLORENCE TRUE VALUE HARDWARE	242375	05/24/19	Small Tools for PW/Facilities Maint.	13.91
010-531-302	114875	10/24/19	FLORENCE TRUE VALUE HARDWARE	242384	05/24/19	Small Tools for PW/Facilities Maint.	3.91
010-531-302	114875	10/24/19	FLORENCE TRUE VALUE HARDWARE	242386	05/24/19	Small Tools for PW/Facilities Maint.	2.11
010-531-302	114875	10/24/19	FLORENCE TRUE VALUE HARDWARE	242413	05/28/19	Small Tools for PW/Facilities Maint.	16.93
010-531-302	114875	10/24/19	FLORENCE TRUE VALUE HARDWARE	242414	05/28/19	Small Tools for PW/Facilities Maint.	16.47
010-531-302	114875	10/24/19	FLORENCE TRUE VALUE HARDWARE	242417	05/28/19	Small Tools for PW/Facilities Maint.	9.83
010-531-302	114875	10/24/19	FLORENCE TRUE VALUE HARDWARE	242418	05/28/19	Small Tools for Facilities Maintenance	35.96
010-531-302	114875	10/24/19	FLORENCE TRUE VALUE HARDWARE	242469	05/31/19	Small Tools for Facilities Maintenance	31.76
010-531-302	114875	10/24/19	FLORENCE TRUE VALUE HARDWARE	242593	06/07/19	Small Tools for Facilities Maintenance	73.88
010-531-302	114875	10/24/19	FLORENCE TRUE VALUE HARDWARE	242673	06/12/19	Small Tools for Facilities Maintenance	46.26
010-531-302	114875	10/24/19	FLORENCE TRUE VALUE HARDWARE	242685	06/12/19	Small Tools for Facilities Maintenance	11.63
010-531-302	114875	10/24/19	FLORENCE TRUE VALUE HARDWARE	242697	06/13/19	Small Tools for Facilities Maintenance	25.11
010-531-302	114875	10/24/19	FLORENCE TRUE VALUE HARDWARE	2442274	05/17/19	Small Tools for PW/Facilities Maint.	6.86
010-531-302	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244251	09/13/19	CREDIT	(42.36)
010-531-302	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244378	09/23/19	Operating Supplies for Facilities Maint.	19.06
010-531-302	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244423	09/24/19	Operating Supplies for Facilities Maint.	47.63
010-531-302	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244432	09/25/19	Operating Supplies for Facilities Maint.	4.76
010-531-302	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244455	09/26/19	Operating Supplies for Facilities Maint.	12.59
010-531-302	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244477	09/27/19	Operating Supplies for Facilities Maint.	18.65
010-531-302	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244607	10/04/19	Operating Supplies for Facilities Maint.	95.44
010-531-302	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244617	10/07/19	Operating Supplies for Facilities Maint.	15.82
010-531-302	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244631	10/07/19	Operating Supplies for Facilities Maint.	8.43
010-531-302	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244634	10/07/19	Operating Supplies for Facilities Maint.	16.36
010-531-302	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244811	10/18/19	Operating Supplies for Facilities Maint.	35.92
010-531-302	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244828	10/21/19	Operating Supplies for Facilities Maint.	10.46
010-531-302	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244832	10/21/19	Operating Supplies for Facilities Maint.	17.67
010-531-302	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244839	10/21/19	Operating Supplies for Facilities Maint.	20.91
010-531-302	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244854	10/22/19	Operating Supplies for Facilities Maint.	17.97
010-531-302	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244881	10/23/19	Operating Supplies for Facilities Maint.	35.95
010-531-306	114829	10/10/19	WEX BANK	61600576	09/30/19	FUEL-SEPT FAC MAINT	417.67
010-531-311	114875	10/24/19	FLORENCE TRUE VALUE HARDWARE	242383	05/24/19	Small Tools for PW/Facilities Maint.	7.08
010-531-311	114875	10/24/19	FLORENCE TRUE VALUE HARDWARE	242671	06/12/19	Small Tools for Facilities Maintenance	4.90
010-531-311	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244487	09/27/19	Small Tools for Facilities Maint.	26.63
010-531-311	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244488	09/27/19	Small Tools for Facilities Maint.	15.74
010-531-311	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244512	09/30/19	Small Tools for Facilities Maint.	8.46
010-531-311	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244543	10/01/19	Small Tools for Facilities Maint.	5.08
010-531-311	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244562	10/02/19	Small Tools for Facilities Maint.	8.46
010-531-311	114929	10/31/19	JOHNSTONE SUPPLY OF ARIZONA	450-S4265832.001	06/05/19	TOOL BACKPACK	418.74

GL Account	Check Number	Check Issue Date	Name	Invoice No	Invoice Date	Description	Total Cost
010-531-316	114706	10/03/19	Arizona Correctional Industries	467566	09/17/19	Call-out services for Facilities Maint.	49.96
010-531-316	114952	10/31/19	SERRANO A/C and HEATING LLC	731	09/18/19	HVAC inspect./repairs at Community Center	651.00
010-531-316	114952	10/31/19	SERRANO A/C and HEATING LLC	732	09/18/19	Replacement of Town Hall East Lobby	3,890.00
010-531-316	114960	10/31/19	THOMPSON SAFE LOCK & KEY	769591	09/26/19	Lock and key services for Facilities Maint.	74.26
							<b>19,353.48</b>

**GENERAL GOVERNMENT**

010-532-201	114837	10/17/19	CENTURYLINK	43727	10/07/19	7500 MAIN LINE	161.37
010-532-201	114838	10/17/19	CENTURYLINK	SEPT/19-2	10/01/19	868-0238 AW/SR 9-1-1 LOCATOR	79.28
010-532-201	114838	10/17/19	CENTURYLINK	SEPT/19-2	10/01/19	868-0118 TRUNK LINE	544.31
010-532-201	114907	10/31/19	CENTURYLINK	SEPT/19-3	10/16/19	868-0236 FIRE ALARM	57.08
010-532-201	114907	10/31/19	CENTURYLINK	SEPT/19-3	10/16/19	868-7500 MAIN LINE	90.91
010-532-201	114907	10/31/19	CENTURYLINK	SEPT/19-3	10/16/19	868-0593 INTERNET LINE	114.89
010-532-211	114903	10/31/19	BENSON SYSTEMS	43727	08/17/19	TOWN HALL	74.90
010-532-211	114903	10/31/19	BENSON SYSTEMS	43727	08/17/19	PLANNING-COM DEV	35.95
010-532-214	114713	10/03/19	CENTURYLINK	43727	09/19/19	868-8933 291 S. BAILEY	298.97
010-532-214	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	440 N MAIN ST SILVER KING	170.57
010-532-214	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	440 N MAIN ST STE 101	159.45
010-532-214	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	440 N MAIN ST STE 202	100.95
010-532-214	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	440 N MAIN ST STE 201	81.51
010-532-214	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	440 N MAIN ST STE 102	124.48
010-532-214	114907	10/31/19	CENTURYLINK	SEPT/19-3	10/16/19	868-0705 SILVERKING ALARM,	181.05
010-532-214	114907	10/31/19	CENTURYLINK	SEPT/19-3	10/16/19	868-8933 291 S. BAILEY	0.33
010-532-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	775 N MAIN ST. TOWN HALL	3,452.47
010-532-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	778 N MAIN ST	5,658.54
010-532-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	291 N BAILEY ST	280.36
010-532-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	24 W RUGGLES ST-MCFARLAND	59.64
010-532-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	24 W RUGGLES ST	632.15
010-532-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	600 N MAIN ST - IT	355.64
010-532-314	114827	10/10/19	WATER SHED	400003235	10/04/19	Water/ICE TOWN HALL 100419	22.31
010-532-314	114827	10/10/19	WATER SHED	400003236	10/04/19	Water/ICE IT 100419	19.75
010-532-314	114967	10/31/19	WATER SHED	400003268	10/09/19	BPO WEEKLY WATER/ICE TOWN HALL	22.60
010-532-314	114967	10/31/19	WATER SHED	400003356	10/23/19	BPO WEEKLY WATER/ICE TOWN HALL	31.95
010-532-410	114800	10/10/19	LISA GARCIA	AMCA/2019	10/01/19	Per Diem for AMCA Regional 8 Colorado Clerk's Meeting	156.00
010-532-410	114872	10/17/19	Wilson & Company Inc	81884	03/07/19	Professional Services	475.00
010-532-410	114872	10/17/19	Wilson & Company Inc	82742	05/01/19	Professional Services	2,718.25
010-532-410	114872	10/17/19	Wilson & Company Inc	83345	05/31/19	PROFESSIONAL SERVICES APR/MAY	813.50
010-532-410	114893	10/31/19	ADVANCED MOBILE STORAGE	25025	10/21/19	20' Storage Container for POWWOW Program	3,235.40
010-532-410	114919	10/31/19	GLOBAL EQUIPMENT CO., INC.	115060637	10/21/19	TRASH CANS/TRAFFIC CONES/STORAGE CRATES FOR POWWC	742.57
010-532-410	114919	10/31/19	GLOBAL EQUIPMENT CO., INC.	115064092	10/22/19	Dry Erase Boards for POWWOW Program	27.29
010-532-410	114939	10/31/19	OFFICE DEPOT INC	393181616001	10/22/19	Box cutters, gloves, dry erase markers, pens, trash bags for P	106.84
010-532-410	114939	10/31/19	OFFICE DEPOT INC	393181745001	10/22/19	CASH BOXES FOR POWWOW PROG	167.87
010-532-410	114939	10/31/19	OFFICE DEPOT INC	393181746001	10/21/19	CAUTION TAPE - POWWOW PROG	19.54
010-532-410	114955	10/31/19	SPORTS FACILITIES GROUP	S16536	10/18/19	E-Z UP 10x10 Shelter Canopies for POWWOW Program	3,335.00
							<b>24,608.67</b>

**CEMETERY**

010-533-317	114898	10/31/19	ARIZONA DEPARTMENT OF CORRECTIONS-IT/A04117A 20190829		09/23/19	Inmate Labor (117A 8/23/19) CEMETARY, SWWTP, MAIN ST,	6.00
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GL Account	Check Number	Check Issue Date	Name	Invoice No	Invoice Date	Description	Total Cost
<b>FLEET MAINTENANCE</b>							
010-536-207	114757	10/03/19	T-MOBILE USA INC.	SEPT/19 GPS	09/30/19	SEPTEMBER 2019 GPS	27.82
010-536-207	114868	10/17/19	T-MOBILE USA INC.	963909583	02/01/19	GPS-FEB/19 REPLACEMENT FOR LOST CHECK #113041	27.82
010-536-209	114871	10/17/19	WATER SHED	400003269	10/09/19	1 Gal distilled water for Fleet	10.25
010-536-302	114716	10/03/19	Day Auto Supply Inc	783947	09/23/19	GUNK ENGINE GREASER FOR SHOP	18.48
010-536-302	114716	10/03/19	Day Auto Supply Inc	783981	09/24/19	SPRAY BOTTLE FOR SHOP	2.30
010-536-302	114716	10/03/19	Day Auto Supply Inc	784045	09/24/19	CARB CLEANER FOR SHOP	43.05
010-536-302	114716	10/03/19	Day Auto Supply Inc	784118	09/25/19	FREON FOR FLEET	53.07
010-536-302	114841	10/17/19	Day Auto Supply Inc	785164	10/09/19	1/4 FUEL LINE	11.93
010-536-302	114874	10/24/19	Day Auto Supply Inc	785629	10/15/19	STOCK A/C PARTS FOR FLEET	25.31
010-536-302	114874	10/24/19	Day Auto Supply Inc	785679	10/16/19	HEAT SHRINK FOR SHOP	61.07
010-536-302	114874	10/24/19	Day Auto Supply Inc	785874	10/18/19	1157 BULBS FOR SHOP	3.90
010-536-302	114910	10/31/19	Day Auto Supply Inc	785910	10/18/19	3057 light bulbs for fleet	9.80
010-536-302	114910	10/31/19	Day Auto Supply Inc	786309	10/24/19	Air line filter for shop	44.64
010-536-302	114910	10/31/19	Day Auto Supply Inc	786312	10/24/19	Air line filter for shop	44.64
010-536-304	114902	10/31/19	BC GRAPHICS	16793-1	09/05/19	Shirts for Fleet Supervisor	68.02
010-536-306	114829	10/10/19	WEX BANK	61600576	09/30/19	FUEL-SEPT FLEET	7.74
010-536-306	114829	10/10/19	WEX BANK	61600576	09/30/19	FUEL-SEPT FLEET	5.93
010-536-311	114841	10/17/19	Day Auto Supply Inc	784657	10/02/19	AXLE NUT SOCKET	22.62
010-536-311	114841	10/17/19	Day Auto Supply Inc	784660	10/02/19	IMPACT SOCKET ADAPTER	6.15
010-536-311	114841	10/17/19	Day Auto Supply Inc	785032	10/08/19	1.4 LOCK FLEX RETCHET	33.36
010-536-311	114841	10/17/19	Day Auto Supply Inc	785161	10/09/19	CUT OFF WHEELS	15.39
010-536-311	114924	10/31/19	HOME DEPOT CREDIT SERVICES	83209	10/15/19	RIGID SHOP VAC FOR SHOP	77.09
							<b>620.38</b>
<b>ECONOMIC DEVELOPMENT</b>							
010-551-201	114907	10/31/19	CENTURYLINK	SEPT/19-3	10/16/19	868-8030 MCFARLAND PARK ALARM	57.08
010-551-217	114878	10/24/19	Greater Florence Chamber	28888	10/07/19	1st Quarter 2019 Visitor Center & McGarland State Parkd Op	13,750.00
010-551-301	114772	10/10/19	Ben Bitter	REIMB/STATE OF TOWN	09/24/19	Supplies for the State of the Town event	32.99
010-551-403	114761	10/10/19	AAED	AAED/2019	09/30/19	AAED Academy - Module 4 What's Your Story - Jennifer Evans	100.00
							<b>13,940.07</b>
<b>PARKS AND REC ADMINISTRATION</b>							
011-521-506	114904	10/31/19	BINGHAM EQUIPMENT COMPANY	W11624	10/21/19	KUBOTA Z726XKW -2-60	<b>9,417.05</b>



GL Account	Check Number	Check Issue Date	Name	Invoice No	Invoice Date	Description	Total Cost
<b>PARKS</b>							
011-522-217	114920	10/31/19	GREENPLAY LLC	6634	10/10/19	Parks and Recreation Comprehensive Plan	32,620.30
011-522-217	114925	10/31/19	J2 Engineering And	11681	10/16/19	Professional Services - Poston Butte Preserve Project - Appro	310.28
011-522-217	114968	10/31/19	WESTLAND RESOURCES INC	48609018	10/09/19	EA and CRI for Poston Butte Preserve Expansion	10,589.33
011-522-217	114968	10/31/19	WESTLAND RESOURCES INC	48609018	10/09/19	HPTP & MOA for Poston Butte Preserve Expansion - Change C	936.11
							<b>44,456.02</b>
<b>GENERAL GOVERNMENT</b>							
011-532-507	114712	10/03/19	CARROT-TOP INDUSTRIES INC.	43993800	09/26/19	Flagpole Lighting - Veterans Memorial	1,914.35
011-532-507	114747	10/03/19	Phoenix Precast Products	609969	10/01/19	Concrete Plinths (5) for Veterans Memorial Project	9,336.12
011-532-507	114906	10/31/19	CARROT-TOP INDUSTRIES INC.	42982200	10/18/19	Bronze Plaques (5) for Veterans Memorial Project	2,502.23
011-532-507	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244853	10/22/19	Electrical Supplies for Veterans Memorial Project	33.81
011-532-507	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244869	10/22/19	Electrical Supplies for Veterans Memorial Project	42.36
011-532-507	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244878	10/23/19	Electrical Supplies for Veterans Memorial Project	16.92
011-532-507	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244901	10/24/19	Electrical Supplies for Veterans Memorial Project	122.70
011-532-507	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244909	10/24/19	Electrical Supplies for Veterans Memorial Project	2.73
011-532-507	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244914	10/24/19	Electrical supplies for Veterans Memorial Project	221.06
							<b>14,192.28</b>
<b>PUBLIC WORKS /STREETS</b>							
012-518-201	114781	10/10/19	COX BUSINESS	SEPT/19-2	09/29/19	425 N PINAL ST - PD	6.28
012-518-201	114826	10/10/19	Verizon Wireless	43709	09/21/19	PUBLIC WORKS / STREETS	768.89
012-518-207	114757	10/03/19	T-MOBILE USA INC.	SEPT/19 GPS	09/30/19	SEPTEMBER 2019 GPS	288.60
012-518-207	114868	10/17/19	T-MOBILE USA INC.	963909583	02/01/19	GPS-FEB/19 REPLACEMENT FOR LOST CHECK #113041	292.11
012-518-209	114716	10/03/19	Day Auto Supply Inc	783740	09/20/19	HYD FILTER FOR ST-26	30.54
012-518-209	114716	10/03/19	Day Auto Supply Inc	783785	09/20/19	HYD FILTER GASKET FOR ST 26	5.17
012-518-209	114716	10/03/19	Day Auto Supply Inc	783923	09/23/19	HYD FLUID FOR ST-26	61.14
012-518-209	114716	10/03/19	Day Auto Supply Inc	784235	09/26/19	TORX BIT FOR ST-51	6.06
012-518-209	114723	10/03/19	FREIGHTLINER ARIZONA LLC	XA320030272:01	09/19/19	AIR BRAKE VALVE FOR ST-51	217.45
012-518-209	114725	10/03/19	GRAINGER INC.	9289412299	09/11/19	Hyd valve for ST-15	91.88
012-518-209	114726	10/03/19	H&E Equipment Exchange LLC	94737826	09/19/19	Parts for street sweepers	701.83
012-518-209	114732	10/03/19	JONES AUTO CENTER	179696	09/30/19	TURN SIGNAL LIGHT ASSY, FOR ST-23	134.36
012-518-209	114741	10/03/19	Manatee Tire & Auto Inc. dba	192696	10/02/19	2 tires for st-10	303.63
012-518-209	114748	10/03/19	PURCELL TIRE COMPANY	6783128	09/30/19	1 tire for st-52	218.25
012-518-209	114782	10/10/19	Day Auto Supply Inc	784609	10/02/19	BATTERIES FOR ST-10	345.05
012-518-209	114782	10/10/19	Day Auto Supply Inc	784619	10/02/19	Credit	(39.31)
012-518-209	114782	10/10/19	Day Auto Supply Inc	784723	10/03/19	EXHAUST PIPE FOR ST-15	58.28
012-518-209	114782	10/10/19	Day Auto Supply Inc	784770	10/03/19	HOSE & FITTING FOR ST-55	6.38
012-518-209	114841	10/17/19	Day Auto Supply Inc	784652	10/02/19	POWER STEERING FLUID FOR ST-10	9.33
012-518-209	114841	10/17/19	Day Auto Supply Inc	784653	10/02/19	EXHAUST TUBING & ELBOW FOR ST-15	30.52
012-518-209	114841	10/17/19	Day Auto Supply Inc	784850	10/04/19	LIQUID GASKET FOR ST-52	20.19
012-518-209	114841	10/17/19	Day Auto Supply Inc	785153	10/09/19	OIL & FILTER FOR ST-81	69.28
012-518-209	114841	10/17/19	Day Auto Supply Inc	785239	10/10/19	GEAR OIL FOR ST-52	16.79
012-518-209	114841	10/17/19	Day Auto Supply Inc	785240	10/10/19	HYD FITTINGS FOR ST-15	35.05
012-518-209	114841	10/17/19	Day Auto Supply Inc	785284	10/10/19	HDY HOSE & FITTINGS FOR ST-15	105.40
012-518-209	114841	10/17/19	Day Auto Supply Inc	785377	10/11/19	PAINT FOR ST-15	12.33
012-518-209	114846	10/17/19	FREIGHTLINER ARIZONA LLC	XA320030922:01	09/27/19	BRAKE SHOES & DRUMS FOR ST-52	243.78
012-518-209	114846	10/17/19	FREIGHTLINER ARIZONA LLC	XA320031643:01	10/08/19	BRAKE SHOES & SEALS FOR ST-52	387.30

GL Account	Check Number	Check Issue Date	Name	Invoice No	Invoice Date	Description	Total Cost
012-518-209	114846	10/17/19	FREIGHTLINER ARIZONA LLC	XA320031766:01	10/08/19	BRAKE DRUMS FOR ST-52	150.90
012-518-209	114853	10/17/19	JONES AUTO CENTER	179784	10/07/19	BELT TENSIONER FOR ST-10	93.85
012-518-209	114875	10/24/19	FLORENCE TRUE VALUE HARDWARE	244718	10/11/19	SHEET METAL & ROD FOR ST-15	47.64
012-518-209	114875	10/24/19	FLORENCE TRUE VALUE HARDWARE	244724	10/11/19	NUT & BOLTS FOR ST-15	4.62
012-518-209	114880	10/24/19	JONES AUTO CENTER	179918	10/15/19	DRIVER SIDE DOOR PANEL FOR ST-81	389.19
012-518-209	114910	10/31/19	Day Auto Supply Inc	785569	10/15/19	HYD HOSE FITTINGS FOR ST-15	21.05
012-518-209	114910	10/31/19	Day Auto Supply Inc	785570	10/15/19	HYD OIL FOR T-15	117.91
012-518-209	114910	10/31/19	Day Auto Supply Inc	785580	10/15/19	HYD OIL FOR ST-15	58.96
012-518-209	114910	10/31/19	Day Auto Supply Inc	786131	10/22/19	BATTERIES FOR ST-26	312.29
012-518-211	114716	10/03/19	Day Auto Supply Inc	784025	09/24/19	SPARK PLUG FOR CHAIN SAW	4.46
012-518-211	114716	10/03/19	Day Auto Supply Inc	784120	09/25/19	OIL & FILTER FOR ST 30	254.08
012-518-211	114717	10/03/19	EMPIRE SOUTHWEST	EMPS4759125	09/23/19	blower motor & resistor for st-3	319.04
012-518-211	114722	10/03/19	FORKLIFT EXCHANGE / FLASKA JCB	10492	09/12/19	SOLE SOURCE ADDED 9.5.2019	2,336.14
012-518-211	114748	10/03/19	PURCELL TIRE COMPANY	6783128	09/30/19	1 tire repair for st-18	189.51
012-518-211	114841	10/17/19	Day Auto Supply Inc	784993	10/07/19	FLUSH FACE COUPLER FOR ST-28	76.43
012-518-211	114876	10/24/19	FORKLIFT EXCHANGE / FLASKA JCB	W00037	10/11/19	Repairs for JCB (ST-28)	6,851.94
012-518-211	114881	10/24/19	Manatee Tire & Auto Inc. dba	193161	10/18/19	4 TIRES FOR ST-46	360.19
012-518-215	114766	10/10/19	APS	SEPT/19 AR0480006726	09/30/19	AR STREET LIGHT BILLING	3,341.19
012-518-215	114768	10/10/19	ARIZONA PUBLIC SERVICE	SEPT/19 60000	10/02/19	1206 MAIN STREET LT	2,889.73
012-518-215	114774	10/10/19	BIA	43727	10/01/19	723 N PINAL PKWY-TRAFFIC LIGHT	60.14
012-518-215	114774	10/10/19	BIA	43727	10/01/19	17 DD LTS @ FLO N FLO	233.75
012-518-215	114774	10/10/19	BIA	43727	10/01/19	HWY 79 FLORENCE GARDEN D-D LIGHTS (8)	110.00
012-518-215	114774	10/10/19	BIA	43727	10/01/19	HWY 87 & CAMPBELL	46.20
012-518-215	114774	10/10/19	BIA	43727	10/01/19	FLO GRDN 4DD LTS	61.60
012-518-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	201 N GRANITE ST	35.27
012-518-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	SW COR MAIN & BUTTE TRLG SIG	57.38
012-518-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	460 N WARNER ST	12.53
012-518-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	444 N WARNER ST	913.86
012-518-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	4552 N HUNT HWY	150.98
012-518-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	2028 N HUNT HWY FIRE ST 2 TRAF LT	110.21
012-518-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	PINAL PKWY	89.04
012-518-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	3180 N HUNT HWY	159.13
012-518-215	114844	10/17/19	Electrical District No. 2	SEPT/19 66606	10/07/19	DIVERSION DAM / HWY 79 & BOWLIN	267.63
012-518-215	114896	10/31/19	APS	SEPT/19 AR0480006808	10/14/19	AR STREET LIGHT BILLING	3,341.19
012-518-215	114915	10/31/19	Electrical District No. 2	SEPT/19 66289	10/14/19	7158 W HUNT HWY SIGNAL LIGHT	49.88
012-518-231	114798	10/10/19	KS STATEBANK	11.06.19	08/15/19	NOV/19 AOT CONTRACT OBLIGATION	168.49
012-518-231	114932	10/31/19	KS STATEBANK	12.06.19	10/28/19	DEC/19 AOT CONTRACT OBLIGATION	168.49
012-518-302	114910	10/31/19	Day Auto Supply Inc	785199	10/09/19	Misc. Operating Supplies for Streets	52.35
012-518-302	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244381	09/23/19	Operating Supplies for Streets	22.21
012-518-302	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244852	10/22/19	Operating Supplies for Streets	4.23
012-518-304	114771	10/10/19	BC GRAPHICS	17225-1	09/27/19	Mario Grijalva - UNIFORM SHIRTS	175.04
012-518-304	114793	10/10/19	GRIJALVA MARIO	43739	09/27/19		285.00
012-518-304	114902	10/31/19	BC GRAPHICS	16687-1	08/21/19	Uniform shirts for Streets staff	224.04
012-518-306	114829	10/10/19	WEX BANK	61600576	09/30/19	FUEL-SEPT HURF	3,765.35
012-518-308	114801	10/10/19	Maricopa Association of	2004809	08/20/19	UPDATED SPEC BOOKS	52.77
012-518-312	114701	10/03/19	AGS SAFETY & SUPPLY	7498670	09/12/19	SAFETY GLASSES FOR PW FLEET STAFF	110.92
012-518-317	114898	10/31/19	ARIZONA DEPARTMENT OF CORRECTIONS-IT/A04117A 20190829		09/23/19	Inmate Labor (117A 8/23/19) CEMETARY, SWWTP, MAIN ST,	26.00
012-518-317	114898	10/31/19	ARIZONA DEPARTMENT OF CORRECTIONS-IT/A04117A 20190912		09/18/19	Inmate Labor (117A-9/06/19)	44.00

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012-518-322	114702	10/03/19	AMERICAN HIGHWAY SOLUTIONS	1119	08/23/19	RibLine safety device for Streets	693.63
012-518-401	114870	10/17/19	TYLER WAINSCOTT	CDL TEST REIMB	08/22/19	W WAINSCOTT - CDL REIMBURSEMENT	60.00
							<b>33,796.99</b>
<b>FLEET SERVICES</b>							
012-536-209	114871	10/17/19	WATER SHED	400003269	10/09/19	1 Gal distilled water for Fleet	7.86
012-536-302	114716	10/03/19	Day Auto Supply Inc	783947	09/23/19	GUNK ENGINE GREASER FOR SHOP	14.15
012-536-302	114716	10/03/19	Day Auto Supply Inc	783981	09/24/19	SPRAY BOTTLE FOR SHOP	1.76
012-536-302	114716	10/03/19	Day Auto Supply Inc	784045	09/24/19	CARB CLEANER FOR SHOP	32.98
012-536-302	114716	10/03/19	Day Auto Supply Inc	784118	09/25/19	FREON FOR FLEET	40.65
012-536-302	114841	10/17/19	Day Auto Supply Inc	784438	09/30/19	PARTS WASHER SOLVENT	31.50
012-536-302	114841	10/17/19	Day Auto Supply Inc	785164	10/09/19	1/4 FUEL LINE	9.14
012-536-302	114874	10/24/19	Day Auto Supply Inc	785629	10/15/19	1157 BULBS FOR SHOP	19.39
012-536-302	114874	10/24/19	Day Auto Supply Inc	785679	10/16/19	HEAT SHRINK FOR SHOP	46.78
012-536-302	114874	10/24/19	Day Auto Supply Inc	785874	10/18/19	1157 BULBS FOR SHOP	2.99
012-536-302	114910	10/31/19	Day Auto Supply Inc	785910	10/18/19	3057 light bulbs for fleet	7.51
012-536-302	114910	10/31/19	Day Auto Supply Inc	786309	10/24/19	Air line filter for shop	34.20
012-536-302	114910	10/31/19	Day Auto Supply Inc	786312	10/24/19	Air line filter for shop	34.20
012-536-304	114902	10/31/19	BC GRAPHICS	16793-1	09/05/19	(Amount deducted from allowance)	52.10
012-536-311	114841	10/17/19	Day Auto Supply Inc	784657	10/02/19	AXLE NUT SOCKET	17.32
012-536-311	114841	10/17/19	Day Auto Supply Inc	784660	10/02/19	IMPACT SOCKET ADAPTER	4.71
012-536-311	114841	10/17/19	Day Auto Supply Inc	785032	10/08/19	1.4 LOCK FLEX RETCHET	25.55
012-536-311	114841	10/17/19	Day Auto Supply Inc	785161	10/09/19	CUT OFF WHEELS	11.79
012-536-311	114924	10/31/19	HOME DEPOT CREDIT SERVICES	83209	10/15/19	RIGID SHOP VAC FOR SHOP	59.05
							<b>453.63</b>
<b>CAPITAL OUTLAY</b>							
012-581-507	114830	10/10/19	Wilson & Company Inc	81885	03/07/19	CIP T-91 Hunt Highway Intersection - Design	13,333.00
012-581-507	114830	10/10/19	Wilson & Company Inc	82346	04/09/19	CIP T-91 Hunt Highway Intersection - Design	1,150.00
012-581-507	114830	10/10/19	Wilson & Company Inc	82743	05/01/19	CIP T-91 Hunt Highway Intersection - Design	607.50
012-581-507	114830	10/10/19	Wilson & Company Inc	84466	08/01/19	CIP T-91 Hunt Highway Intersection - Design	190.00
012-581-507	114830	10/10/19	Wilson & Company Inc	84904	08/23/19	CIP T-91 Hunt Highway Intersection - Design	7,105.50
012-581-507	114830	10/10/19	Wilson & Company Inc	85676	10/02/19	CIP T-91 Hunt Highway Intersection - Design	13,329.75
012-581-507	114867	10/17/19	TERRACON CONSULTANTS INC	TC47063	08/19/19	CIP T-60 1st Street Paving Project	5,499.50
012-581-507	114942	10/31/19	Regional Pavement Maintenance of Az Inc	APPLICATION #2	09/18/19	T-69 Pavement Preservation Project	39,550.94
012-581-507	114969	10/31/19	Wilson & Company Inc	85878	10/18/19	CIP T-91 Hunt Highway Intersection - Design-HURF BOND	10,264.00
							<b>91,030.19</b>
<b>LIABILITIES</b>							
051-219-000	114703	10/03/19	2ND TEMP	601107	10/02/19	Water Deposit Refund	99.28
051-219-000	114733	10/03/19	2ND TEMP	404704	10/02/19	Water Deposit Refund	82.42
051-219-000	114749	10/03/19	2ND TEMP	11000254	10/02/19	Water Deposit Refund	86.99
051-219-000	114860	10/17/19	2ND TEMP	11207612	10/10/19	Water Deposit Refund	95.27
051-219-000	114928	10/31/19	2ND TEMP	10411703	10/28/19	Water Deposit Refund	114.58
051-219-000	114934	10/31/19	2ND TEMP	10111401	10/24/19	Water Deposit Refund	122.64
051-219-000	114937	10/31/19	2ND TEMP	107427	10/24/19	Water Deposit Refund	91.70
051-219-100	114856	10/17/19	2ND TEMP	3216	10/16/19	HYDRANT WATER DEPOSIT REFUND CUST #3216	827.90
051-219-100	114946	10/31/19	2ND TEMP	3692	10/26/18	HYDRANT WATER DEPOSIT REFUND CUST #3692	501.12

GL Account	Check Number	Check Issue Date	Name	Invoice No	Invoice Date	Description	Total Cost
							<b>2,021.90</b>
<b>FLORENCE WATER</b>							
051-574-201	114826	10/10/19	Verizon Wireless	43709	09/21/19	WASTE WATER/WATER 50% SPLIT	451.75
051-574-201	114907	10/31/19	CENTURYLINK	SEPT/19-3	10/16/19	868-0246 WATER	183.70
051-574-207	114757	10/03/19	T-MOBILE USA INC.	SEPT/19 GPS	09/30/19	SEPTEMBER 2019 GPS	97.37
051-574-207	114776	10/10/19	CASA GRANDE COURIER INC.	1488	10/02/19	SEPT/2019 WATER SAMPLE COURIER	160.00
051-574-207	114799	10/10/19	Legend Technical Svcs Inc.	1914550	09/30/19	WATER TESTING - SEPTEMBER 2019	240.00
051-574-207	114868	10/17/19	T-MOBILE USA INC.	963909583	02/01/19	GPS-FEB/19 REPLACEMENT FOR LOST CHECK #113041	111.28
051-574-208	114817	10/10/19	SENERGY PETROLEUM	570845	09/16/19	Fuel FILTRATION FOR WELL #3B	2,925.00
051-574-208	114847	10/17/19	GEN-TECH	187939	10/08/19	GENERATOR RPAIS FOR WELL 3B	1,052.80
051-574-208	114864	10/17/19	SENERGY PETROLEUM	570841	10/01/19	Fuel FILTRATION FOR NF BOOSTER GENERATOR	2,250.00
051-574-208	114951	10/31/19	SENERGY PETROLEUM	570847	10/11/19	Fuel FILTRATION FOR WELL#5	2,925.00
051-574-208	114951	10/31/19	SENERGY PETROLEUM	570849	10/11/19	Fuel FILTRATION FOR WELL#1	2,250.00
051-574-209	114716	10/03/19	Day Auto Supply Inc	784243	09/26/19	DRIVE SHAFT SUPPORT FOR W-5	90.67
051-574-209	114716	10/03/19	Day Auto Supply Inc	784311	09/27/19	CREDIT	(90.67)
051-574-209	114782	10/10/19	Day Auto Supply Inc	784533	10/01/19	TRANSFER CASE OIL FORW-5	37.50
051-574-209	114782	10/10/19	Day Auto Supply Inc	784564	10/01/19	CV BOOT CLAMP FOR W-5	21.58
051-574-209	114841	10/17/19	Day Auto Supply Inc	785256	10/10/19	OIL & FILTER FOR W-9	120.02
051-574-209	114841	10/17/19	Day Auto Supply Inc	785261	10/10/19	OIL FOR W-9	29.46
051-574-209	114855	10/17/19	Manatee Tire & Auto Inc. dba	192889	10/09/19	6 TIRES FOR W-9	1,237.40
051-574-209	114871	10/17/19	WATER SHED	400003269	10/09/19	1 Gal distilled water for Fleet	1.31
051-574-211	114782	10/10/19	Day Auto Supply Inc	784615	10/02/19	TAILLIGHT FOR W-34	20.74
051-574-211	114855	10/17/19	Manatee Tire & Auto Inc. dba	192882	10/09/19	2 tires for W-32	209.84
051-574-215	114774	10/10/19	BIA	43727	10/01/19	IOWA MTR @ WTR TANK ON HILL	2,011.50
051-574-215	114774	10/10/19	BIA	43727	10/01/19	455 HWY 79 WELL 1 W/O RVBTMM	1,960.83
051-574-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	565 S QUARTZ ST WELL 5	1,020.29
051-574-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	425 E RUGGLES ST 50%	4,830.54
051-574-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	425 E. RUGGLES ST	436.52
051-574-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	425 E RUGGLES ST REAR	71.45
051-574-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	425 E RUGGLES ST REAR	454.85
051-574-217	114891	10/24/19	WESTLAND RESOURCES INC	48613001	10/11/19	SOUTH SERVICE ZONE WATER LINE FEASIBILITY ANALYSIS	2,600.00
051-574-217	114949	10/31/19	SAFE SITE UTILITY SERVICES LLC	910013	10/09/19	LOST UTILITY	592.50
051-574-302	114716	10/03/19	Day Auto Supply Inc	783947	09/23/19	GUNK ENGINE GREASER FOR SHOP	2.36
051-574-302	114716	10/03/19	Day Auto Supply Inc	783981	09/24/19	SPRAY BOTTLE FOR SHOP	0.30
051-574-302	114716	10/03/19	Day Auto Supply Inc	784045	09/24/19	CARB CLEANER FOR SHOP	5.50
051-574-302	114716	10/03/19	Day Auto Supply Inc	784118	09/25/19	Freon for Fleet	6.78
051-574-302	114719	10/03/19	FERGUSON ENTERPRISES LLC	364687	07/15/19	IPS HDPE FILLER FLG	450.11
051-574-302	114719	10/03/19	FERGUSON ENTERPRISES LLC	365200	07/12/19	SSM MTR USG NICOR	1,267.73
051-574-302	114719	10/03/19	FERGUSON ENTERPRISES LLC	365220	07/12/19	LF WTR MTR COUP	224.22
051-574-302	114719	10/03/19	FERGUSON ENTERPRISES LLC	368575	09/06/19	MIP COUPL / UNION PARTS / MTR BV	5,189.92
051-574-302	114719	10/03/19	FERGUSON ENTERPRISES LLC	368593	08/16/19	BLANKET: OPERATING SUPPLIES - WATER	751.52
051-574-302	114719	10/03/19	FERGUSON ENTERPRISES LLC	368960	09/06/19	WIDE RANGE REST COUP / CLMPS	3,153.14
051-574-302	114719	10/03/19	FERGUSON ENTERPRISES LLC	369164	08/26/19	SL SSM MTR USG NICOR	2,160.00
051-574-302	114719	10/03/19	FERGUSON ENTERPRISES LLC	369181	08/26/19	INS STIFFENER CTS	164.68
051-574-302	114719	10/03/19	FERGUSON ENTERPRISES LLC	369183	08/22/19	COIL MUNICIPEX PIPE	818.73
051-574-302	114719	10/03/19	FERGUSON ENTERPRISES LLC	369239	08/26/19	COUP RANGER X RANGER NL	921.78
051-574-302	114719	10/03/19	FERGUSON ENTERPRISES LLC	369692	09/03/19	TEE / REP COUP / GLAND / FASTITE PIPE / VALVE	1,366.75

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051-574-302	114719	10/03/19	FERGUSON ENTERPRISES LLC	370782	09/10/19	GASKET / BEND / BRET	2,225.85
051-574-302	114788	10/10/19	FERGUSON ENTERPRISES LLC	271850	09/20/19	RANGE CLMP	1,176.68
051-574-302	114788	10/10/19	FERGUSON ENTERPRISES LLC	371166	09/17/19	SL SSM MTR USG NICOR	2,932.20
051-574-302	114788	10/10/19	FERGUSON ENTERPRISES LLC	371191	09/13/19	REP CLMP / CVR CLMP OD RANGE	1,297.26
051-574-302	114788	10/10/19	FERGUSON ENTERPRISES LLC	371855	09/20/19	CTS COMPRESSION METER BRS/BLUE SPY / IRON BLADE	2,616.76
051-574-302	114788	10/10/19	FERGUSON ENTERPRISES LLC	371897	09/23/19	HYDRANT WRENCHES	239.59
051-574-302	114788	10/10/19	FERGUSON ENTERPRISES LLC	372455	09/30/19	MUELLER 3/4 MTR NICOR CONN	2,700.00
051-574-302	114790	10/10/19	FLORENCE TRUE VALUE HARDWARE	244396	09/23/19	Small Tools for PW/Facilities Maint.	68.80
051-574-302	114790	10/10/19	FLORENCE TRUE VALUE HARDWARE	244401	09/23/19	Small Tools for PW/Facilities Maint.	30.70
051-574-302	114790	10/10/19	FLORENCE TRUE VALUE HARDWARE	244402	09/23/19	Small Tools for PW/Facilities Maint.	26.43
051-574-302	114790	10/10/19	FLORENCE TRUE VALUE HARDWARE	244588	10/03/19	Small Tools for PW/Facilities Maint.	34.29
051-574-302	114790	10/10/19	FLORENCE TRUE VALUE HARDWARE	244589	10/03/19	Small Tools for PW/Facilities Maint.	0.97
051-574-302	114791	10/10/19	FORTILINE INC	4637628	07/25/19	REP CLMP - JCM	672.94
051-574-302	114791	10/10/19	FORTILINE INC	4682656	07/25/19	SEWER PIPE / PVC-ADAPTER-PLUG	138.52
051-574-302	114791	10/10/19	FORTILINE INC	4685787	08/21/19	BLANKET: OPERATING SUPPLIES - WATER	672.94
051-574-302	114791	10/10/19	FORTILINE INC	4691650	07/31/19	SEWER PIPE / PVC-ADAPTER-PLUG	165.58
051-574-302	114791	10/10/19	FORTILINE INC	4755933	10/02/19	BR2S SDL-STRAP -BALL CORP	1,094.95
051-574-302	114792	10/10/19	GRAINGER INC.	9288193866	09/10/19	HOLE SAW	215.87
051-574-302	114807	10/10/19	OMEGA INDUSTRIAL SUPPLY INC.	118537	09/25/19	COCKROACH GEL BAIT	819.00
051-574-302	114841	10/17/19	Day Auto Supply Inc	784438	09/30/19	PARTS WASHER SOLVENT	5.25
051-574-302	114841	10/17/19	Day Auto Supply Inc	784617	10/02/19	WATER-BSTRCBL	55.22
051-574-302	114841	10/17/19	Day Auto Supply Inc	784654	10/02/19	WATER - MIRROR	31.56
051-574-302	114841	10/17/19	Day Auto Supply Inc	785164	10/09/19	1/4 FUEL LINE	1.52
051-574-302	114874	10/24/19	Day Auto Supply Inc	785629	10/15/19	1157 BULBS FOR SHOP	3.23
051-574-302	114874	10/24/19	Day Auto Supply Inc	785679	10/16/19	HEAT SHRINK FOR SHOP	7.80
051-574-302	114874	10/24/19	Day Auto Supply Inc	785874	10/18/19	1157 BULBS FOR SHOP	0.50
051-574-302	114894	10/31/19	AGS SAFETY & SUPPLY	7499275	09/20/19	GLASS ZONE II SAFETY GLASSES	80.31
051-574-302	114910	10/31/19	Day Auto Supply Inc	785910	10/18/19	3057 light bulbs for fleet	1.25
051-574-302	114910	10/31/19	Day Auto Supply Inc	786309	10/24/19	Air line filter for shop	5.70
051-574-302	114910	10/31/19	Day Auto Supply Inc	786312	10/24/19	Air line filter for shop	5.70
051-574-302	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244678	10/09/19	ADAPTERS / COUPLING	24.02
051-574-302	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244812	10/09/19	3/4 FIP GATE VLV WOG	11.64
051-574-302	114966	10/31/19	VERMEER SALES SOUTHWEST, INC.	184054	10/15/19	nozzle/plated steel QC/ 3/8 BRASS FPT	672.89
051-574-304	114771	10/10/19	BC GRAPHICS	16773-1	09/11/19	19/20 WATER DEPT UNIFORM SHIRTS	656.78
051-574-304	114771	10/10/19	BC GRAPHICS	17225-1	09/27/19	Mario Grijalva - UNIFORM SHIRTS	29.18
051-574-304	114771	10/10/19	BC GRAPHICS	17227-1	09/25/19	19/20 WATER DEPT UNIFORM SHIRTS	486.99
051-574-304	114793	10/10/19	GRIJALVA MARIO	43739	09/27/19		47.50
051-574-304	114902	10/31/19	BC GRAPHICS	16793-1	09/05/19		8.68
051-574-306	114829	10/10/19	WEX BANK	61600576	09/30/19	FUEL-SEPT WATER	772.10
051-574-311	114841	10/17/19	Day Auto Supply Inc	784657	10/02/19	AXLE NUT SOCKET	2.89
051-574-311	114841	10/17/19	Day Auto Supply Inc	784660	10/02/19	IMPACT SOCKET ADAPTER	0.79
051-574-311	114841	10/17/19	Day Auto Supply Inc	785032	10/08/19	1.4 LOCK FLEX RETCHET	4.26
051-574-311	114841	10/17/19	Day Auto Supply Inc	785161	10/09/19	CUT OFF WHEELS	1.96
051-574-311	114924	10/31/19	HOME DEPOT CREDIT SERVICES	83209	10/15/19	RIGID SHOP VAC FOR SHOP	9.85
051-574-326	114779	10/10/19	COOLIDGE ENGINE & PUMP L.L.C.	8384	10/01/19	RODEO WELL SUB PUMP MAINTENANCE	2,795.14
051-574-401	114765	10/10/19	AMERICAN WATER WORKS ASSOC	3321203	10/01/19	MEMBERSHIP # 03321203 - TW	41.50
051-574-402	114961	10/31/19	Timothy Wainscott	11062019AZWA	10/24/19	PER DIEM AZWA SEMINAR	11.50
051-574-406	114970	10/31/19	CENTRAL AZ GROUNDWATER DIST.	73224	08/15/19	ANNUAL MEMBERSHIP DUES	70,320.20

GL Account	Check Number	Check Issue Date	Name	Invoice No	Invoice Date	Description	Total Cost
051-574-406	114970	10/31/19	CENTRAL AZ GROUNDWATER DIST.	73224-CRGD	08/15/19	ANNUAL MEMBERSHIP DUES	14,003.28
051-574-406	114970	10/31/19	CENTRAL AZ GROUNDWATER DIST.	73510	10/20/19	2020 CAPITAL CHARGE 1ST HALF	57,344.00
051-574-406	114970	10/31/19	CENTRAL AZ GROUNDWATER DIST.	73563	10/31/19	OCTOBER & NOVEMBER LATE CHARGE	1,406.40
051-574-507	114787	10/10/19	ELLISON-MILLS CONTRACTING LLC	1590-2	09/17/19	CIP WU-83 DOWNTOWN 12 LOOP-PHASE 3B-CDBG"	124,013.53
							<b>334,779.20</b>

**SEWER OPERATIONS - SOUTH PLANT**

052-575-201	114826	10/10/19	Verizon Wireless	43709	09/21/19	WASTE WATER/WATER 50% SPLIT	451.75
052-575-201	114907	10/31/19	CENTURYLINK	SEPT/19-3	10/16/19	868-2394 WASTEWATER	61.76
052-575-202	114964	10/31/19	UPS	1ZRN494T2433091229	10/07/19	HACH TESTING EQUIPMENT SERVICE	462.88
052-575-207	114776	10/10/19	CASA GRANDE COURIER INC.	1488	10/02/19	SEPT/2019 SWWTP WATER SAMPLE	1,262.40
052-575-207	114799	10/10/19	Legend Technical Svcs Inc.	1914552	09/30/19	SWWTP WATER TESTING - SEP 2019	886.00
052-575-207	114814	10/10/19	RIGHT AWAY DISPOSAL LLC	2698183	08/15/19	SWWTP - 2 DUMPTER RENTALS - MONTHLY	48.39
052-575-207	114814	10/10/19	RIGHT AWAY DISPOSAL LLC	2699503	08/31/19	SWWTP - 2 DUMPTER RENTALS - MONTHLY	25.81
052-575-207	114814	10/10/19	RIGHT AWAY DISPOSAL LLC	2699503	08/31/19	AUG 31 12 YD RENTAL	25.81
052-575-207	114814	10/10/19	RIGHT AWAY DISPOSAL LLC	2699503	08/31/19	AUG 30 2-20YD RENTAL FEE SWWTP	51.61
052-575-207	114814	10/10/19	RIGHT AWAY DISPOSAL LLC	12769777	09/30/19	SEP 30 2-20 YD RENTAL FEE - SWWTP	50.00
052-575-207	114814	10/10/19	RIGHT AWAY DISPOSAL LLC	12769777	09/30/19	SEP 30 2-20YD CONTAINER RENTAL SWWTP	25.00
052-575-207	114814	10/10/19	RIGHT AWAY DISPOSAL LLC	12769777	09/30/19	SEP 30 1 12 YD RENTAL FEE SWWTP	25.00
052-575-207	114814	10/10/19	RIGHT AWAY DISPOSAL LLC	275843	09/25/19	20 YD CONTAINER RENTAL -SWWTP	50.00
052-575-207	114814	10/10/19	RIGHT AWAY DISPOSAL LLC	275843	09/25/19	SEP 15 2-20 YD RENTAL FEES SWWTP	25.00
052-575-207	114814	10/10/19	RIGHT AWAY DISPOSAL LLC	275843	09/25/19	SEP 15-1 12 YD RENTAL FEE SWWTP	25.00
052-575-207	114845	10/17/19	EUSI LLC	2758	08/13/19	SWWTP PERMIT RENEWAL - AUGUST 2019	865.50
052-575-207	114943	10/31/19	RIGHT AWAY DISPOSAL LLC	2789686	10/15/19	SWWTP - 2 DUMPTER RENTALS - MONTHLY	48.39
052-575-207	114943	10/31/19	RIGHT AWAY DISPOSAL LLC	2789686	10/15/19	OCT 15-20yd container rental fees-swwtp	24.20
052-575-207	114943	10/31/19	RIGHT AWAY DISPOSAL LLC	2789686	10/15/19	OCT 15-1 12 YD CONT RENTAL FEES SWWTP	24.20
052-575-208	114817	10/10/19	SENERGY PETROLEUM	570838	09/23/19	Fuel FILTRATION FOR SWWTP GENERATOR	2,925.00
052-575-209	114871	10/17/19	WATER SHED	400003269	10/09/19	1 Gal distilled water for Fleet	2.18
052-575-211	114876	10/24/19	FORKLIFT EXCHANGE / FLASKA JCB	W00037	10/11/19	Repairs for JCB (ST-28)	6,851.94
052-575-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	425 E. RUGGLES ST 50%	4,830.54
052-575-215	114834	10/17/19	ARIZONA PUBLIC SERVICE	8742601000 SEPT/19	10/04/19	100 S. PLANT RD	17,828.52
052-575-217	114787	10/10/19	ELLISON-MILLS CONTRACTING LLC	1599-1	09/17/19	TASK 1 - MANHOLE REHABILITATION SWWTP	183,903.48
052-575-217	114787	10/10/19	ELLISON-MILLS CONTRACTING LLC	1599-1	09/17/19	TASK 2 - CLARIFIER	102,865.95
052-575-217	114813	10/10/19	Pro-Tec Environmental Inc.	19091303	09/13/19	CIP SU-94 ANNUAL SEWER LINE CLEANING	2,276.25
052-575-217	114814	10/10/19	RIGHT AWAY DISPOSAL LLC	2698183	08/15/19	SWWTP 12 YD RENTAL FEE	24.20
052-575-217	114814	10/10/19	RIGHT AWAY DISPOSAL LLC	2699503	08/31/19	NWWTP - 1 DUMPTER RENTAL - MONTHLY	245.00
052-575-217	114814	10/10/19	RIGHT AWAY DISPOSAL LLC	2699503	08/31/19	AUG DUMP AND RETURN	245.00
052-575-217	114815	10/10/19	Rottweiler Controls LLC	2019-1014	10/03/19	VFD REPAIRS AND IMPROVEMENTS	674.12
052-575-217	114845	10/17/19	EUSI LLC	2758	08/13/19	SWWTP OPERATOR OF RECORD - JULY 2019	2,448.36
052-575-217	114845	10/17/19	EUSI LLC	2758	08/13/19	DOBSON RANCH-JULY 2019	612.00
052-575-217	114845	10/17/19	EUSI LLC	2758	08/13/19	SWWTP OPERATOR OF RECORD-AUGUST 2019	2,366.58
052-575-217	114845	10/17/19	EUSI LLC	2797	10/03/19	PS - DOBSON RANCH	927.00
052-575-217	114845	10/17/19	EUSI LLC	2797	10/03/19	PS - SWWTP PERMIT RENEWAL SUPPORT	664.50
052-575-217	114845	10/17/19	EUSI LLC	2797	10/03/19	PS - SWWTP OPERATOR OF RECORD	2,435.89
052-575-217	114921	10/31/19	HALL'S PLUMBING & DRAIN SERVICE	4935	10/07/19	SWWTP JET MAINLINE FOR RESTROOMS	250.00
052-575-217	114943	10/31/19	RIGHT AWAY DISPOSAL LLC	2789686	10/15/19	OCT 11-DUMP AND RETURN	245.00
052-575-217	114943	10/31/19	RIGHT AWAY DISPOSAL LLC	2789686	10/15/19	OCT 11 - DUMP AND RETURN	245.00
052-575-230	114814	10/10/19	RIGHT AWAY DISPOSAL LLC	247	08/31/19	SWWTP - LANDFILL FEES SWWTP 3.39 TONS	1,282.40

GL Account	Check Number	Check Issue Date	Name	Invoice No	Invoice Date	Description	Total Cost
052-575-302	114716	10/03/19	Day Auto Supply Inc	783947	09/23/19	GUNK ENGINE GREASER FOR SHOP	3.93
052-575-302	114716	10/03/19	Day Auto Supply Inc	783981	09/24/19	SPRAY BOTTLE FOR SHOP	0.49
052-575-302	114716	10/03/19	Day Auto Supply Inc	784045	09/24/19	CARB CLEANER FOR SHOP	9.15
052-575-302	114716	10/03/19	Day Auto Supply Inc	784118	09/25/19	Freon for Fleet	11.29
052-575-302	114790	10/10/19	FLORENCE TRUE VALUE HARDWARE	244317	09/18/19	Small Tools for PW/Facilities Maint.	39.78
052-575-302	114790	10/10/19	FLORENCE TRUE VALUE HARDWARE	244398	09/23/19	Small Tools for PW/Facilities Maint.	39.36
052-575-302	114790	10/10/19	FLORENCE TRUE VALUE HARDWARE	244601	10/04/19	Small Tools for PW/Facilities Maint.	38.33
052-575-302	114825	10/10/19	USABlueBook - ACCT 703717	2877	09/09/19	HACH TOTAL CHLORINE ACCUVAC	329.24
052-575-302	114825	10/10/19	USABlueBook - ACCT 703717	3674	09/09/19	TNT & AMMONIA TESTS LR	685.20
052-575-302	114825	10/10/19	USABlueBook - ACCT 703717	6345	09/11/19	REDINGTON ELECTRONIC LCD HOUR METER	45.59
052-575-302	114841	10/17/19	Day Auto Supply Inc	784438	09/30/19	PARTS WASHER SOLVENT	8.75
052-575-302	114841	10/17/19	Day Auto Supply Inc	785164	10/09/19	1/4 FUEL LINE	2.55
052-575-302	114874	10/24/19	Day Auto Supply Inc	785629	10/15/19	1157 BULBS FOR SHOP	5.39
052-575-302	114874	10/24/19	Day Auto Supply Inc	785679	10/16/19	HEAT SHRINK FOR SHOP	12.99
052-575-302	114874	10/24/19	Day Auto Supply Inc	785874	10/18/19	1157 BULBS FOR SHOP	0.83
052-575-302	114894	10/31/19	AGS SAFETY & SUPPLY	7499275	09/20/19	GLASS ZONE II SAFETY GLASSES	80.31
052-575-302	114910	10/31/19	Day Auto Supply Inc	785910	10/18/19	3057 light bulbs for fleet	2.09
052-575-302	114910	10/31/19	Day Auto Supply Inc	786309	10/24/19	Air line filter for shop	9.50
052-575-302	114910	10/31/19	Day Auto Supply Inc	786312	10/24/19	Air line filter for shop	9.50
052-575-302	114916	10/31/19	FERGUSON ENTERPRISES LLC	373530	10/11/19	18' PVC SWR GXG 90 BEND	867.71
052-575-302	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244843	10/21/19	HOSE CLAMP	2.11
052-575-302	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244861	10/22/19	Sealant / scrubber / blue pvc	18.38
052-575-302	114965	10/31/19	USABlueBook - ACCT 703717	29180	10/04/19	CLEAR PVC SUCTION HOSE	349.33
052-575-302	114965	10/31/19	USABlueBook - ACCT 703717	36180	10/11/19	CLEAR PVC SUCTION HOSE	771.31
052-575-304	114771	10/10/19	BC GRAPHICS	16773-1	09/11/19	19/20 WWTP DEPT UNIFORM SHIRTS	656.77
052-575-304	114771	10/10/19	BC GRAPHICS	17225-1	09/27/19	Mario Grijalva - UNIFORM SHIRTS	29.17
052-575-304	114793	10/10/19	GRIJALVA MARIO	43739	09/27/19		47.50
052-575-304	114793	10/10/19	GRIJALVA MARIO	43739	09/27/19	ADDITIONAL AMOUNT OVER PO	3.21
052-575-304	114902	10/31/19	BC GRAPHICS	16793-1	09/05/19		14.47
052-575-306	114829	10/10/19	WEX BANK	61600576	09/30/19	FUEL-SEPT S. SEWER	133.96
052-575-310	114848	10/17/19	HILL BROTHERS CHEMICAL CO.	50917361	09/24/19	12.5% LIQUID BLEACH	2,250.09
052-575-310	114848	10/17/19	HILL BROTHERS CHEMICAL CO.	50917387	09/24/19	SODIUM BISULFITE 40%	850.58
052-575-310	114848	10/17/19	HILL BROTHERS CHEMICAL CO.	50917456	09/24/19	12.5% LIQUID BLEACH	2,250.09
052-575-310	114923	10/31/19	HILL BROTHERS CHEMICAL CO.	50917648	09/30/19	12.5% LIQUID BLEACH	2,087.04
052-575-310	114923	10/31/19	HILL BROTHERS CHEMICAL CO.	50917649	09/30/19	SOCIUM BISULFITE 40%	956.56
052-575-311	114841	10/17/19	Day Auto Supply Inc	784657	10/02/19	AXLE NUT SOCKET	4.81
052-575-311	114841	10/17/19	Day Auto Supply Inc	784660	10/02/19	IMPACT SOCKET ADAPTER	1.31
052-575-311	114841	10/17/19	Day Auto Supply Inc	785032	10/08/19	1.4 LOCK FLEX RETCHET	7.10
052-575-311	114841	10/17/19	Day Auto Supply Inc	785161	10/09/19	CUT OFF WHEELS	3.27
052-575-311	114924	10/31/19	HOME DEPOT CREDIT SERVICES	83209	10/15/19	RIGID SHOP VAC FOR SHOP	16.40
052-575-317	114898	10/31/19	ARIZONA DEPARTMENT OF CORRECTIONS-IT/ A04117A 20190829		09/23/19	Inmate Labor (117A 8/23/19) CEMETARY, SWWTP, MAIN ST,	8.00
052-575-326	114779	10/10/19	COOLIDGE ENGINE & PUMP L.L.C.	8356	08/29/19	SWWTP Repair & Maintenance	1,392.52
052-575-326	114828	10/10/19	Western Environmental Equipment Co.	W5979	09/17/19	WAM BRUSHES KIT & PARTS	1,968.70
052-575-326	114886	10/24/19	SmartCover Systems Inc.	13269	08/23/19	SmartFLOE System Renewal	2,386.00
052-575-401	114765	10/10/19	AMERICAN WATER WORKS ASSOC	3321203	10/01/19	MEMBERSHIP # 03321203 - TW	20.75
052-575-402	114961	10/31/19	Timothy Wainscott	11062019AZWA	10/24/19	PER DIEM AZWA SEMINAR	11.50
052-575-408	114707	10/03/19	Arizona Department of	0000307455X	08/12/19	AQUIFER PROTECTION PERMIT #105685	6,000.00
052-575-507	114891	10/24/19	WESTLAND RESOURCES INC	48614001	10/11/19	Design services CIP SU-91 System wide capacity/condition an	3,122.50

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							<b>366,153.02</b>
<b>SEWER OPERATIONS - NORTH PLANT</b>							
052-576-201	114777	10/10/19	CENTURYLINK	SEPT/19-8356	09/28/19	868-8356 WATER WORKS ALARM LINES	235.43
052-576-207	114757	10/03/19	T-MOBILE USA INC.	SEPT/19 GPS	09/30/19	SEPTEMBER 2019 GPS	55.64
052-576-207	114776	10/10/19	CASA GRANDE COURIER INC.	1488	10/02/19	SEPT/2019 NWWTP WATER SAMPLE	315.60
052-576-207	114799	10/10/19	Legend Technical Svcs Inc.	1914551	09/30/19	NWWTP WATER TESTING - SEP 2019	503.00
052-576-207	114814	10/10/19	RIGHT AWAY DISPOSAL LLC	2758543	09/15/19	SEP 15 20 YD RENTAL FEES NWWTP	25.00
052-576-207	114814	10/10/19	RIGHT AWAY DISPOSAL LLC	2698183	08/15/19	SWWTP 20YD RENTAL FEE	24.20
052-576-207	114814	10/10/19	RIGHT AWAY DISPOSAL LLC	2699503	08/31/19	AUG 30 20 YD RENTAL FEE NWWTP	25.81
052-576-207	114814	10/10/19	RIGHT AWAY DISPOSAL LLC	12769777	09/30/19	SEP 15 20 YD RENTAL FEE NWWTP	25.00
052-576-207	114814	10/10/19	RIGHT AWAY DISPOSAL LLC	2698183	08/15/19	AUG 15 20 YD RENTAL FEES NWWTP	24.20
052-576-207	114845	10/17/19	EUSI LLC	2758	08/13/19	NWWTP PERMIT RENEWAL - AUGUST 2019	865.50
052-576-207	114868	10/17/19	T-MOBILE USA INC.	963909583	02/01/19	GPS-FEB/19 REPLACEMENT FOR LOST CHECK #113041	69.55
052-576-207	114943	10/31/19	RIGHT AWAY DISPOSAL LLC	2789686	10/15/19	OCT 15-20 YD CONTAINER RENTAL FEES NWWTP	24.20
052-576-211	114873	10/24/19	Casa Gande Pumping Svc. Inc	8407	09/30/19	AUGUST - SLUDGE HAULING - 8 LOADS	3,000.00
052-576-215	114774	10/10/19	BIA	43727	10/01/19	HWY 79 WASTE WATER PLANT W/SD OF INS	1,730.40
052-576-217	114845	10/17/19	EUSI LLC	2758	08/13/19	NWWTP OPERATOR OF RECORD - JULY 2019	2,448.36
052-576-217	114845	10/17/19	EUSI LLC	2758	08/13/19	NWWTP OPERATOR OF RECORD - AUGUST 2019	2,366.58
052-576-217	114845	10/17/19	EUSI LLC	2797	10/03/19	PS - NWWTP PERMIT RENEWAL SUPPORT	664.50
052-576-217	114845	10/17/19	EUSI LLC	2797	10/03/19	PS - NWWTP OPERATOR OF RECORD	2,435.89
052-576-222	114835	10/17/19	Capital Pump & Equipment	0101449-IN	08/19/19	NWWTP RENTAL SAPP66S12L71-D	1,261.18
052-576-302	114790	10/10/19	FLORENCE TRUE VALUE HARDWARE	244412	09/24/19	Small Tools for PW/Facilities Maint.	35.13
052-576-302	114790	10/10/19	FLORENCE TRUE VALUE HARDWARE	244415	09/24/19	Small Tools for PW/Facilities Maint.	9.51
052-576-302	114790	10/10/19	FLORENCE TRUE VALUE HARDWARE	244420	09/24/19	Small Tools for PW/Facilities Maint.	7.39
052-576-302	114790	10/10/19	FLORENCE TRUE VALUE HARDWARE	244633	10/07/19	Small Tools for PW/Facilities Maint.	37.24
052-576-302	114835	10/17/19	Capital Pump & Equipment	00006080-IN	08/19/19	NWWTP PERKINS DIESEL ENGINE	2,715.40
052-576-302	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244791	10/17/19	3/8 PROOF CHAIN / SAFETY SNAP	116.43
052-576-302	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244802	10/17/19	NIPPLE / GOLV BELL	59.82
052-576-302	114918	10/31/19	FLORENCE TRUE VALUE HARDWARE	244864	10/22/19	flexogen hose / nozzle / seal tape	38.41
052-576-306	114829	10/10/19	WEX BANK	61600576	09/30/19	FUE-SEPT N SEWER	242.72
052-576-310	114848	10/17/19	HILL BROTHERS CHEMICAL CO.	250917350	09/24/19	CHLORINE GAS	983.74
052-576-310	114923	10/31/19	HILL BROTHERS CHEMICAL CO.	50917644	09/30/19	CHLORINE GS	1,433.74
052-576-317	114898	10/31/19	ARIZONA DEPARTMENT OF CORRECTIONS-IT/A04117A 20190829		09/23/19	Inmate Labor (117A 8/23/19) CEMETARY, SWWTP, MAIN ST,	8.00
052-576-401	114765	10/10/19	AMERICAN WATER WORKS ASSOC	3321203	10/01/19	MEMBERSHIP # 03321203 - TW	20.75
							<b>21,808.32</b>
<b>CAPITAL OUTLAY</b>							
052-581-506	114900	10/31/19	Az Wastewater Industries, Inc.	40398	10/22/19	SU-95 JETTER TRUCK	<b>100,180.32</b>
<b>LIABILITIES</b>							
053-219-000	114704	10/03/19	2ND TEMP	708722	10/01/19	REFUND SANITATION DEPOSIT	51.00
053-219-000	114714	10/03/19	2ND TEMP	736030	10/01/19	REFUND SANITATION DEPOSIT	16.34
053-219-000	114718	10/03/19	2ND TEMP	738830	10/01/19	REFUND SANITATION DEPOSIT	33.67
053-219-000	114735	10/03/19	2ND TEMP	714633	10/01/19	REFUND SANITATION DEPOSIT	42.33
053-219-000	114736	10/03/19	2ND TEMP	701541	10/01/19	REFUND SANITATION DEPOSIT	33.67
053-219-000	114744	10/03/19	2ND TEMP	707212	10/01/19	REFUND SANITATIN DEPOSIT	51.00



GL Account	Check Number	Check Issue Date	Name	Invoice No	Invoice Date	Description	Total Cost
053-219-000	114796	10/10/19	2ND TEMP	708444	10/07/19	REFUND SANITATIN DEPOSIT	25.00
053-219-000	114843	10/17/19	2ND TEMP	734090	10/15/19	REFUND SANITATIN DEPOSIT	25.00
053-219-000	114858	10/17/19	2ND TEMP	725840	10/10/19	REFUND SANITATION DEPOSIT	16.34
053-219-000	114861	10/17/19	2ND TEMP	717455	10/10/19	REFUND SANITATIN DEPOSIT	33.67
053-219-000	114882	10/24/19	2ND TEMP	736300	10/22/19	REFUND SANITATIN DEPOSIT	16.34
053-219-000	114885	10/24/19	2ND TEMP	737260	10/22/19	REFUND SANITATIN DEPOSIT	33.67
053-219-000	114931	10/31/19	2ND TEMP	790100	10/25/19	Refund SANITATION DEPOSIT	51.00
053-219-000	114933	10/31/19	2ND TEMP	704481	10/24/19	REFUND SANITATIN DEPOSIT	33.67
							<b>462.70</b>

**SANITATION OPERATIONS**

053-571-201	114826	10/10/19	Verizon Wireless	43709	09/21/19	SANITATION PHONE	74.73
053-571-207	114757	10/03/19	T-MOBILE USA INC.	SEPT/19 GPS	09/30/19	SEPTEMBER 2019 GPS	27.85
053-571-207	114868	10/17/19	T-MOBILE USA INC.	963909583	02/01/19	GPS-FEB/19 REPLACEMENT FOR LOST CHECK #113041	27.82
053-571-209	114716	10/03/19	Day Auto Supply Inc	783920	09/23/19	OIL & FILTER FOR SA 1	75.96
053-571-209	114871	10/17/19	WATER SHED	400003269	10/09/19	1 Gal distilled water for Fleet	0.22
053-571-209	114910	10/31/19	Day Auto Supply Inc	785926	10/18/19	TURN SIGNAL BULBS FOR SA-8	13.19
053-571-217	114884	10/24/19	RIGHT AWAY DISPOSAL LLC	2759255	09/30/19	OCTOBER RESIDENTIAL BILLING	52,944.87
053-571-217	114884	10/24/19	RIGHT AWAY DISPOSAL LLC	2771787	09/30/19	OCTOBER INSTITUTIONAL BILLING	7,774.73
053-571-302	114716	10/03/19	Day Auto Supply Inc	783947	09/23/19	GUNK ENGINE GREASER FOR SHOP	0.39
053-571-302	114716	10/03/19	Day Auto Supply Inc	783981	09/24/19	SPRAY BOTTLE FOR SHOP	0.05
053-571-302	114716	10/03/19	Day Auto Supply Inc	784045	09/24/19	CARB CLEANER FOR SHOP	0.92
053-571-302	114716	10/03/19	Day Auto Supply Inc	784118	09/25/19	Freon for Fleet	1.13
053-571-302	114841	10/17/19	Day Auto Supply Inc	784438	09/30/19	PARTS WASHER SOLVENT	0.88
053-571-302	114841	10/17/19	Day Auto Supply Inc	785164	10/09/19	1/4 FUEL LINE	0.25
053-571-302	114874	10/24/19	Day Auto Supply Inc	785629	10/15/19	1157 BULBS FOR SHOP	0.54
053-571-302	114874	10/24/19	Day Auto Supply Inc	785679	10/16/19	HEAT SHRINK FOR SHOP	1.30
053-571-302	114874	10/24/19	Day Auto Supply Inc	785874	10/18/19	1157 BULBS FOR SHOP	0.08
053-571-302	114910	10/31/19	Day Auto Supply Inc	785910	10/18/19	3057 light bulbs for fleet	0.21
053-571-302	114910	10/31/19	Day Auto Supply Inc	786309	10/24/19	Air line filter for shop	0.95
053-571-302	114910	10/31/19	Day Auto Supply Inc	786312	10/24/19	Air line filter for shop	0.95
053-571-304	114902	10/31/19	BC GRAPHICS	16793-1	09/05/19		1.45
053-571-306	114829	10/10/19	WEX BANK	61600576	09/30/19	FUEL-SEPT SANITATION	90.77
053-571-311	114841	10/17/19	Day Auto Supply Inc	784657	10/02/19	AXLE NUT SOCKET	0.48
053-571-311	114841	10/17/19	Day Auto Supply Inc	784660	10/02/19	IMPACT SOCKET ADAPTER	0.13
053-571-311	114841	10/17/19	Day Auto Supply Inc	785032	10/08/19	1.4 LOCK FLEX RETCHET	0.70
053-571-311	114841	10/17/19	Day Auto Supply Inc	785161	10/09/19	CUT OFF WHEELS	0.33
053-571-311	114924	10/31/19	HOME DEPOT CREDIT SERVICES	83209	10/15/19	RIGID SHOP VAC FOR SHOP	1.64
							<b>61,042.52</b>


**5310 Grant Dial A Ride Pgm**

226-508-403	114775	10/10/19	CAROLYN BALLARD	43709	10/04/19	78.32 for mileage, meals 92.00 to attend training conference	<b>170.32</b>
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**DOHS OP STONEGARDEN 180429-02**

249-522-505	114742	10/03/19	MHQ OF ARIZONA	112079	09/26/19	Upfit for new PD Tahoe	14,739.49
249-522-505	114742	10/03/19	MHQ OF ARIZONA	112080	09/26/19	Grant Funded: Camera w/LED, two year warranty	4,000.00
249-522-505	114742	10/03/19	MHQ OF ARIZONA	112081	09/26/19	Grant funded: Docking station for Panasonic Toughbook	1,118.02
							<b>19,857.51</b>

GL Account	Check Number	Check Issue Date	Name	Invoice No	Invoice Date	Description	Total Cost
<b>DOHS OP STONEGARDEN 180429-02</b>							
250-510-312	114963	10/31/19	UNIVERSAL POLICE SUPPLY INC	239359	10/18/19	Grant funded vest for J.Sutton	<b>972.85</b>
<b>LIBRARY</b>							
275-529-407	114805	10/10/19	Newegg Business Inc.	1302389761	09/11/19	13 Chromebooks 81H00012US	1,031.47
276-529-511	114805	10/10/19	Newegg Business Inc.	1302389761	09/11/19	13 Chromebooks 81H00012US (SGIA excess funds used)	1,399.14
							<b>2,430.61</b>
<b>ANTHEM SLID #1</b>							
300-506-215	114768	10/10/19	ARIZONA PUBLIC SERVICE	SEPT/19 SLIDS	10/02/19	SLID 1	<b>2,474.12</b>
<b>ANTHEM SLID #2</b>							
301-506-215	114768	10/10/19	ARIZONA PUBLIC SERVICE	SEPT/19 SLIDS	10/02/19	SLID 2	<b>2,504.70</b>
<b>ANTHEM SLID #3</b>							
302-506-215	114768	10/10/19	ARIZONA PUBLIC SERVICE	SEPT/19 SLIDS	10/02/19	SLID 3	<b>2,244.71</b>
<b>IMPOUND FUND</b>							
566-511-408	114728	10/03/19	HUGHES TOWING	19-05885	09/25/19	Impound of vehicle: F19090418	<b>195.00</b>
<b>Grand Total</b>							<b><u>1,316,056.30</u></b>

	<b>TOWN OF FLORENCE COUNCIL ACTION FORM</b>	<b><u>AGENDA ITEM</u> 12a.</b>
<b>MEETING DATE:</b> December 16, 2019  <b>DEPARTMENT:</b> Administration  <b>STAFF PRESENTER:</b> Jennifer Evans, Management Analyst  <b>SUBJECT:</b> Approval of the Florence Downtown Redevelopment Area Improvement Program		<input checked="" type="checkbox"/> <b>Action</b> <input type="checkbox"/> <b>Information Only</b> <input type="checkbox"/> <b>Public Hearing</b> <input type="checkbox"/> <b>Resolution</b> <input type="checkbox"/> <b>Ordinance</b> <input type="checkbox"/> Regulatory <input type="checkbox"/> 1 <sup>st</sup> Reading <input type="checkbox"/> 2 <sup>nd</sup> Reading <input type="checkbox"/> <b>Other</b>
<b>STRATEGIC PLAN REFERENCE:</b> <input checked="" type="checkbox"/> Community Vitality <input checked="" type="checkbox"/> Economic Prosperity <input type="checkbox"/> Leadership and Governance <input type="checkbox"/> Partnership and Relationships <input type="checkbox"/> Transportation and Infrastructure <input type="checkbox"/> Statutory <input type="checkbox"/> None		

**RECOMMENDED MOTION/ACTION:**

Motion to approve the Florence Downtown Redevelopment Area Improvement Program.

**BACKGROUND/DISCUSSION:**

The initial Façade Improvement Program was established in 2017 with \$20,000 and the Town partnered with the Florence Industrial Development Authority (IDA) to manage it. Under that program, the IDA awarded a \$5,000 grant to Florence True Value Hardware for repairs to the north facing façade. The project should be completed in the next few months. Town staff anticipates Arizona State Parks will apply for \$5,000 to assist with repairs of the porch at McFarland State Park. To date, \$13,500 has been earmarked for the two project grants totaling \$10,000 and the IDA’s administration fee of \$3,500.

The new Florence Downtown Redevelopment Area Improvement Program provides reimbursement of up to 50% for eligible, pre-approved façade improvements or fire suppression system installation costs on commercial buildings. The maximum amount for any individual façade grant is \$5,000 or \$10,000 for fire suppression system installation. The intent of the program is to generate commercial activity by addressing deteriorating property conditions in the slum and blight designated Florence Redevelopment Area.

Under this updated program, grants are awarded to install fire suppression systems or for exterior improvements applied to a front, side or rear façade that faces a public street or parking area. Grants are awarded based on the availability of funds, scope

and impact of the project. Any façade improvements or fire suppression system installations made prior to approval of an application will not be funded by the program. Applications for the program are accepted throughout the year. Grants are awarded on a first come, first served basis.

The purpose of the Downtown Redevelopment Area Improvement Program is to improve the street-facing exteriors of a building or a former residential structure that has been re-designated as commercial, office, or public/institutional located in the Downtown. Fire suppression system grants assist with the reduction of damage and/or destruction from fire in commercial buildings. A.R.S. §36-1472 allows a public body to expend public funds to provide assistance in the elimination of slum and blight to preserve public health and safety.

Eligible participants of the program include property owners and tenants of commercial buildings located within the Florence Downtown Redevelopment Area. Eligible properties must be zoned Downtown Commercial (DC), Neighborhood Business (B-1), Highway Business Commercial (B-2), Neighborhood Office (NO), Planned Unit Development (PUD), or Public/Institutional (PI). A business owner who leases a commercial property must have written approval from the property owner to participate in the program. Applicants may be awarded funding for one façade project and one fire suppression system installation project within any five year period on the same property. The IDA will continue to manage the program with Town Council's approval of their Administrative Services Contract.

**A VOTE OF NO WOULD MEAN:**

A No vote would mean the Florence Downtown Redevelopment Area Improvement Program will not be implemented.

**A VOTE OF YES WOULD MEAN:**

A Yes vote would mean the Florence Downtown Redevelopment Area Improvement Program will be implemented.

**FINANCIAL IMPACT:**

There is \$20,000 budgeted for façade improvement projects and \$50,000 budgeted for installing fire suppression systems. A 5% (\$3,500) administrative fee will be paid to the IDA for managing the program and remaining funds will be used for grant awards.

**ATTACHMENTS:**

Florence Downtown Redevelopment Area Improvement Program

# **Florence Downtown Redevelopment Area Improvement Program**

## **Program Overview and Purpose**

The Florence Downtown Redevelopment Area Improvement Program provides reimbursement of up to 50% for eligible, pre-approved façade improvements or fire suppression system installation costs on commercial buildings. The maximum amount for any individual façade grant award is \$5,000 or \$10,000 for fire suppression system installation. The intent of the program is to generate commercial activity by addressing deteriorating property conditions in the slum and blight designated Florence Downtown Redevelopment Area.

Grants are awarded to install fire suppression systems or for exterior improvements applied to a front, side or rear façade that faces a public street or parking area. Grants are awarded based on the availability of funds, scope and impact of the project. Any façade improvements or fire suppression system installations made prior to approval of an application will not be funded by the program. Applications for the program are accepted throughout the year. Grants are awarded on a first come, first served basis.

The purpose of the Downtown Redevelopment Area Improvement Program is to improve the street-facing exteriors of a building or a former residential structure that has been re-designated as commercial, office, or public/institutional located in the Downtown. Fire suppression system grants assist with the reduction of damage and/or destruction from fire in commercial buildings. A.R.S. §36-1472 allows a public body to expend public funds to preserve public health and safety that assists in the elimination of slum and blight in the designated redevelopment area.

## **Eligible Participants**

Eligible participants of the program include property owners and tenants of commercial buildings located within the Florence Downtown Redevelopment Area. Eligible properties must be zoned Downtown Commercial (DC), Neighborhood Business (B-1), Highway Business Commercial (B-2), Neighborhood Office (NO), Planned Unit Development (PUD), or Public/Institutional (PI). A business owner who leases a commercial property must have written approval from the property owner to participate in the program. Applicants may be awarded funding for one façade improvement project and/or one fire suppression system installation project within any five (5) year period on the same property.

## **Eligible Façade Improvements**

Eligible facade improvements must contribute to the visual enhancement of the property as viewed from the public right of way. Improvements must be comprehensive and may incorporate several of the acceptable components of the existing façade. The property must meet all Town of Florence Building and Safety Codes upon completion of work. In the event there is a violation of building or safety codes, correction of the violation must be made prior to disbursement of the grant.

# Florence Downtown Redevelopment Area Improvement Program

Examples of typical eligible improvements include:

1. exterior painting and façade repair;
2. façade detail and trim restoration or replacement;
3. accessibility improvements for ADA compliance;
4. plants and landscaping;
5. awnings;
6. doors and windows;
7. façade and display window lighting;
8. demolition of obsolete structures; and
9. addition of a patio or outdoor space.

Exterior signage (street facing) and parking lots/parking lot striping may be considered as eligible projects based on a complete façade design package.

## Ineligible Improvements and Exclusions

Examples of ineligible activities include:

1. new building construction;
2. any interior work;
3. roof repairs, except those portions that directly attach to a new or renovated façade; and
4. any items that are not allowed by the Town of Florence Town Code or Building Code.

Funds may not be used for working capital; routine maintenance or repairs; property, equipment or inventory acquisition; refinancing of existing debt; or refinancing private funding.

## Eligible Costs for Fire Suppression System Installation Grants

Any costs associated with installing a fire suppression system that is acceptable to the Town's Building Official and Fire Marshal.

## Program Administration

The Program provides participants the opportunity to receive reimbursement for up to 50% of eligible, pre-approved improvement costs. The maximum amount for any individual façade grant award is \$5,000 per individual property owner. The maximum amount for any individual fire suppression system grant award is \$10,000 per individual property owner.

## **Florence Downtown Redevelopment Area Improvement Program**

The Downtown Redevelopment Area Improvement Program is administered by the Florence Industrial Development Authority (IDA). Final decisions of grant awards, the amount of grant award and eligible projects will be made by a review committee of the Florence IDA. Appeals may be submitted to the Florence IDA within 30 days of notification. Funding for the program is subject to availability each fiscal year. The Town of Florence provides funding to the Florence IDA for the implementation of the program to fulfill the following goals:

- To encourage well-designed improvements.
- To restore or improve architectural elements and interest to the structure.
- To visually improve facades to encourage economic growth in the Florence Redevelopment Area.
- To reduce the risk of damage by fire in commercial buildings.

All projects should be permanent to the structure and remain as part of the property if the building is sold or applicant moves outside of the Florence Redevelopment Area.

### **Property Owner Obligations**

The Property Owner shall be solely responsible for all improvements. The Property Owner's obligations under this Agreement include, but not limited to:

1. The Property Owner shall be responsible for providing a professionally installed fire suppression system or façade improvements.
2. The Property Owner shall be responsible for maintaining façade improvements or completing maintenance of its fire suppression system for proper operation.
3. The Property Owner shall allow access to the Town's employees, agents, and representatives for inspection of all improvements.

### **Indemnity**

To the fullest extent permitted by law, the Property Owner and Tenant shall jointly and severally protect, defend, indemnify and hold harmless the Town of Florence, its Council members, agents, officers, officials, representatives and employees from and against all suits, claims, demands, damages, losses, liabilities, fines, charges, penalties, administrative and judicial proceedings and orders, judgments, remedial actions of any kind, and all costs and cleanup actions of any kind, together with expenses (including but not limited to attorneys' fees, court costs, experts' fees, the cost of appellate proceedings, and all claim adjusting and handling expenses), relating to, arising out of, resulting from or alleged to have resulted from the Property Owner's and Tenant's acts, errors, mistakes or omissions relating to any action or inaction of the Property Owner or Tenant under this Program, including, but not limited to the acts, errors, mistakes, omissions, work or services of the Property Owner's and Tenant's agents, employees, contractors,

## Florence Downtown Redevelopment Area Improvement Program

subcontractors or anyone for whose acts they or the Property Owner or Tenant may be liable in the performance of the improvements.

The Property Owner's and Tenant's duty to defend, hold harmless and indemnify the Florence Industrial Development Authority and Town, its Council members, agents, officers, officials, representatives and employees shall arise in connection with any suits, claims, damages, losses or expenses that are attributable to or otherwise relate to, result from, or are alleged to have resulted from the Property Owner's and Tenant's acts, errors, mistakes or omissions relating to any action or inaction of the Property Owner and Tenant, including but not limited to the acts, errors, mistakes, omissions, work or services of the Property Owner's and Tenant's agents, employees, contractors, or anyone for whose acts they or Property Owner and Tenant's may be liable in the performance of this Agreement, regardless of the legal or equitable grounds upon which such suits, claims, damages, losses and expenses are based.

### Application Process

1. **Complete and submit a formal application** to the Florence Town Clerk, Florence Town Hall, 775 North Main Street, Florence, AZ 85132. The Town of Florence will accept applications on behalf of the Florence IDA.

Submissions for façade grants must include:

- a. a completed application,
- b. a site plan drawn to scale including landscape placement,
- c. altered property rehabilitation plans drawn to scale,
- d. photographs of the existing condition,
- e. estimated total project costs including at least one bid for each project (bids are subject to review; additional bids may be requested),
- f. paint chips/samples if work includes painting of buildings, doors, awnings, etc.,
- g. if tenant is the applicant, written authorization must be given by the property owner indicating permission to apply for the project, and
- h. an electronic copy of submission materials.

Submissions for fire suppression system installation grants must include:

- a. a completed application,
- b. a site plan drawn to scale,
- c. fire suppression system specifications,
- d. estimated total project costs including at least one bid for each project (bids are subject to review; additional bids may be requested),
- e. If tenant is the applicant, authorization must be given by the property owner



# Florence Downtown Redevelopment Area Improvement Program

indicating permission to apply for the project, and

- f. An electronic copy of submission materials.

**2. Application Review Process:** The Florence IDA Review Committee will evaluate applications based on the following criteria:

- a. Total project budget,
- b. Design plan,
- c. Location within the Redevelopment Area,
- d. Returning facility into a productive use and/or creation of new uses within the space, and
- e. Total linear feet of storefront to be improved if applicable.
- f. Approval and recommendation of the Fire Marshal.

**3. The Florence IDA will issue a formal “Notice to Proceed” after application approval:** Any work initiated before “Notice to Proceed” will not be eligible for funds reimbursement. Participants will be required to enter into and execute a written agreement with the Florence IDA to establish the terms, conditions, and requirements for participation in the program.

**4. Prior to work starting on the project, the applicant must secure any required building or development permits through the Town of Florence Community Development Department.** Façade improvement and fire suppression system projects on properties located with the Florence Townsite Historic District must be approved by the **Florence Historic District Advisory Commission**.

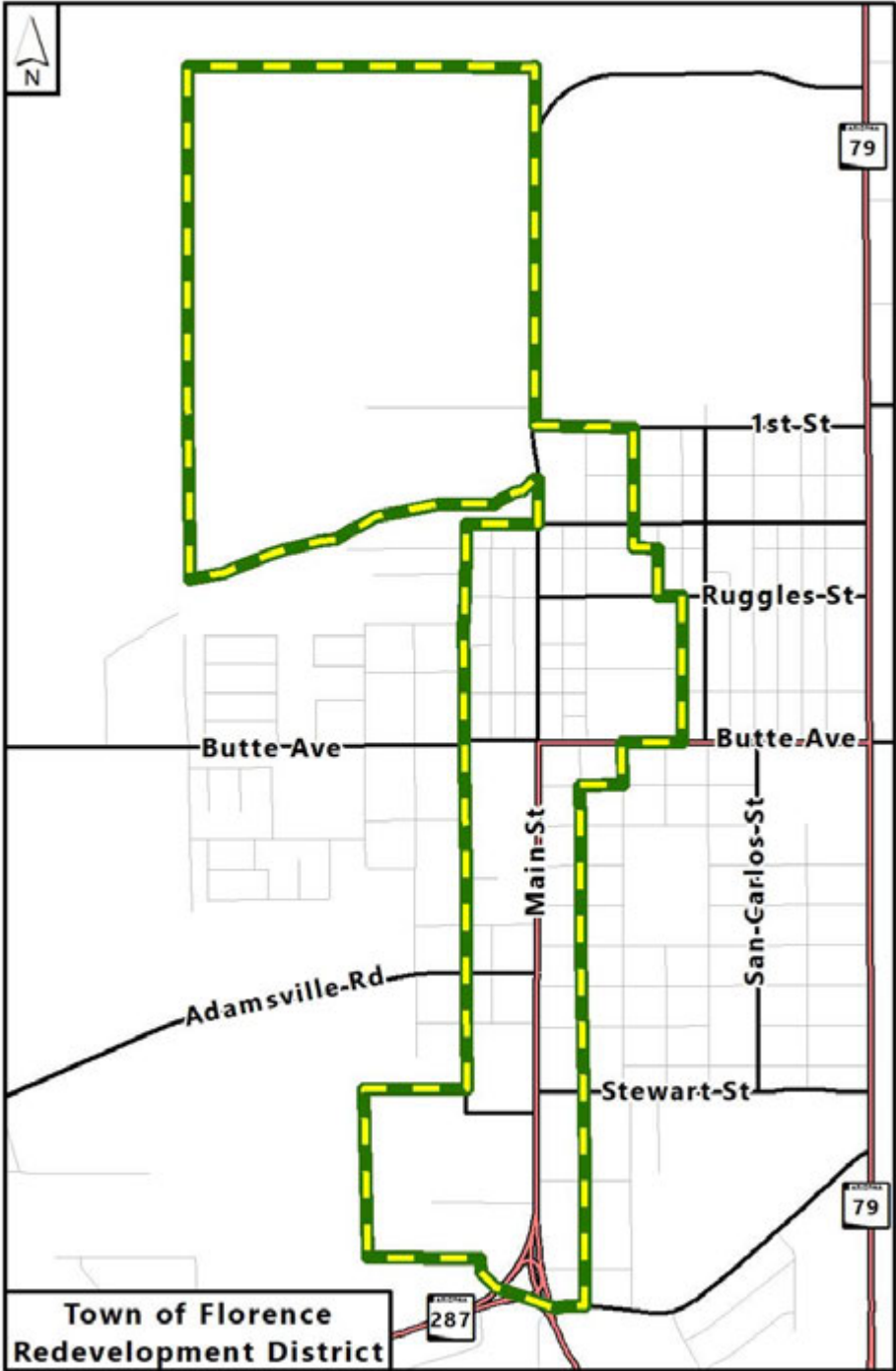
**5. The applicant must submit copies of paid bills, cancelled checks, contractor lien waivers and receipts to the Florence IDA for reimbursements.** Reimbursements can be requested on the last day of each month for work that has been completed. A receipt, picture of the completed work, along with the line item within the application that the work applied to will be needed for each reimbursement.

**6. The Florence IDA Review Committee will inspect the completed project to ensure that work was performed as outlined in application.** This inspection does not replace or supersede any additional inspections that may be required by the Town’s Building Safety Division.

**7. The Applicant will be reimbursed up to the amount of the approved grant.** Work must be completed within 6 months of the stated start date unless otherwise noted in application.

Contact the Florence Industrial Development Authority at 520-705-2541 or call the Town of Florence at 520-868-7549 for more information and to apply for the program.

# Florence Downtown Redevelopment Area Improvement Program





## TOWN OF FLORENCE COUNCIL ACTION FORM

### AGENDA ITEM 12b.

**MEETING DATE:** December 16, 2019

**DEPARTMENT:** Administration

**STAFF PRESENTER:** Jennifer Evans, Management Analyst

**SUBJECT:** Approval of an Administrative Services Contract with the Florence Industrial Development Authority for management of the Florence Downtown Redevelopment Area Improvement Program

- Action**
- Information Only**
- Public Hearing**
- Resolution**
- Ordinance**
  - Regulatory**
  - 1<sup>st</sup> Reading**
  - 2<sup>nd</sup> Reading**
- Other**

#### **STRATEGIC PLAN REFERENCE:**

- Community Vitality     Economic Prosperity     Leadership and Governance
- Partnership and Relationships     Transportation and Infrastructure
- Statutory     None

#### **RECOMMENDED MOTION/ACTION:**

Motion to approve the Administrative Services Contract with the Florence Industrial Development Authority (IDA) for Management of the Florence Downtown Redevelopment Area Improvement Program.

#### **BACKGROUND/DISCUSSION:**

Staff is seeking approval of an Administrative Services Contract with the IDA to manage the Florence Downtown Redevelopment Area Improvement Program on behalf of the Town of Florence. The term of the agreement ends on June 30, 2021 with an option to extend the agreement. The scope of services includes managing the application and award process; reviewing submitted applications; awarding façade and fire suppression system grants based on established criteria; and reimbursing grant awardees for 50% of approved expenses.

The purpose of the Florence Downtown Redevelopment Area Improvement Program is to improve the street-facing exteriors of commercial buildings and assist with the installation of fire suppression systems located in the Florence Downtown Redevelopment Area. The Program provides reimbursement of pre-approved façade improvement and fire suppression system installation costs of up to 50%. The maximum grant award is \$5,000 per building for façade projects and \$10,000 for fire suppression systems.

The IDA will establish a Review Committee to evaluate applications and make recommendations for grant award approval. The IDA will award grants and reimburse applicants for approved expenses. The IDA has agreed to enter into a contract to manage the program once it is approved by the Town Council.

**A VOTE OF NO WOULD MEAN:**

A No vote would mean the Florence Downtown Redevelopment Area Improvement Program would not be implemented.

**A VOTE OF YES WOULD MEAN:**

A Yes vote would mean the Florence Downtown Redevelopment Area Improvement Program will be implemented.

**FINANCIAL IMPACT:**

There is \$20,000 budgeted for façade improvement projects and \$50,000 budgeted for installing fire suppression systems. The IDA will be paid \$3,500.00 (5%) for managing the program and remaining funds will be used for grant awards.

**ATTACHMENTS:**

Administrative Services Contract

**FLORENCE INDUSTRIAL DEVELOPMENT AUTHORITY  
ADMINISTRATIVE SERVICES CONTRACT  
TOWN OF FLORENCE  
FLORENCE DOWNTOWN REDEVELOPMENT AREA IMPROVEMENT PROGRAM**

THIS AGREEMENT is made and entered into as of the \_\_\_ day of **December 2019**, by and between the Town of Florence, an Arizona municipal corporation (“Town”) and the Florence Industrial Development Authority, an Arizona non-profit corporation (“Contractor”) for administrative Services to manage the Florence Downtown Redevelopment Area Improvement Program (“Services”). The Town and Contractor may be referred to in this Agreement collectively as the “Parties” and each individually as a “Party”.

WITNESSETH:

WHEREAS, the Town has funds designated for a downtown redevelopment area improvement program; and

WHEREAS, the Town desires assistance in administering the program; and

WHEREAS, the Contractor is agreeable to providing such assistance;

NOW, THEREFORE, the parties do mutually agree as follows:

1. TERM: Activities under this Agreement shall commence on or about **December 15, 2019**, and shall be completed on or about **June 30, 2021**. The term of the Agreement may be extended upon mutual agreement. The Agreement may be unilaterally extended by the Town for a period of thirty-one (31) days.

2. SCOPE OF WORK

- a. Contractor agrees to perform Services as outlined in **Exhibit A** (the “Services”).
- b. Town will ensure availability of staff assistance as needed to assist with review and oversight of the program.

3. AMOUNT AND METHOD OF COMPENSATION

- a. The Town shall compensate the Contractor the sum of \$3,500.00 (5% of allocated grant funds) for management of the program. The payment shall be paid when the program is implemented.
- b. Town will provide funds for the disbursement of grant awards as part of the downtown redevelopment area improvement program.

4. CONTRACTOR’S STANDARD OF PERFORMANCE

While performing the Services, Contractor shall exercise the reasonable professional care and skill customarily exercised by reputable members of Contractor's profession and shall use reasonable diligence and best judgment while exercising its professional skill and expertise. Contractor shall be responsible for all errors and omissions Contractor commits in the performance of this Agreement.

## 5. NOTICES

All notices and requests to the other Party required under this Agreement shall be in writing and sent by first class certified mail, postage prepaid, return receipt requested, addressed to the following personnel:

Town of Florence  
Town Manager  
P.O. Box 2670  
775 North Main Street  
Florence, AZ 85132

Florence Industrial Development Authority  
President  
P.O. Box 1413  
Florence, AZ 85132

6. TERMINATION: This Agreement may be terminated by either Party upon thirty (30) working days written notice. If this Agreement is terminated, Contractor shall be paid for Services performed to the date of receipt of such termination notice. In the event of such termination, Contractor shall deliver to Town all work in any state of completion at the date of effective termination. The Town has the right to terminate this Agreement for cause or convenience, or to terminate any portion of the Services which have not been performed by Contractor.

7. INDEPENDENT CONTRACTOR: Contractor shall at all times during Contractor's performance of the Services retain Contractor's status as independent contractor. Contractor's employees shall under no circumstances be considered or held to be employees or agents of Town. Town shall have no obligation to pay or withhold state or federal taxes or provide workers' compensation or unemployment insurance for or on behalf of them or Contractor.

8. GOVERNING LAW AND VENUE: This Agreement shall be governed by and construed in accordance with the substantive laws of the State of Arizona without reference to conflicts of laws and principles. Any action at law or in equity brought by either party for the purpose of enforcing a right or rights provided for in this Agreement shall be tried in a court of competent jurisdiction in Pinal County, State of Arizona. The parties hereby waive all provisions of law providing for a change of venue in such proceeding to any other county. In the event either party shall bring suit to enforce any term of this Agreement or to recover any damages for and on account of the breach of any term or condition in this Agreement, it is mutually agreed that the prevailing party in such action shall recover all costs including: all litigation and appeal expenses, collection expenses, reasonable attorneys' fees, necessary witness fees and court costs to be determined by the court in such action.

9. OWNERSHIP OF RECORDS AND REPORTS: All of the files, reports, documents, information and data prepared or assembled pursuant to the Agreement are to be and remain the property of the Town and are to be delivered to Town before final payment under the Agreement is made to Contractor, or upon termination of the Agreement for any reason.

10. NONASSIGNMENT: This Agreement has been entered into based upon the personal reputation, expertise and qualifications of Contractor. Neither Party to this Agreement shall assign its interest in the Agreement, either in whole or in part. Contractor shall not assign any monies due or to become due to it hereunder without the prior written consent of Town.

11. ENTIRE AGREEMENT: This Agreement and any attachments represent the entire agreement between Town and Contractor and supersede all prior negotiations, representations or agreements, express or implied, written or oral. It is mutually understood and agreed that no alteration or variation of the terms and conditions of this Agreement shall be valid unless made in writing and signed by the Parties hereto.

12. FUNDS APPROPRIATION: If the term of this Agreement or provision of any Services hereunder extends beyond the current fiscal period of the Town and the Town Council does not appropriate funds to continue this Agreement and pay for charges hereunder, the Town may terminate this Agreement at the end of the current fiscal period. The Town agrees, to the extent reasonably practical, to give written notice of such termination pursuant to Section 5 of the Agreement at least 30 days prior to the end of the current fiscal period and will pay to the Contractor approved charges incurred through the end of such period.

13. CONFLICTS OF INTEREST: The provisions of A.R.S. § 38-511 relating to cancellation of contracts due to conflicts of interest shall apply to this Agreement.

14. PROHIBITED BOYCOTT: Pursuant to A.R.S. 35-393.01, the Contractor, by execution of this Agreement, certifies that it is not currently engaged in, and agrees for the duration of the Agreement to not engage in, a boycott of Israel.

[BALANCE OF THIS PAGE LEFT BLANK INTENTIONALLY; SIGNATURES AND  
ACKNOWLEDGEMENTS APPEAR ON FOLLOWING PAGE]

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be signed by their duly authorized representatives as of the day and year first above written.

**TOWN OF FLORENCE:**

**FLORENCE INDUSTRIAL  
DEVELOPMENT AUTHORITY:**

\_\_\_\_\_  
Tara Walter, Mayor

\_\_\_\_\_  
Barbara Kelly, President

**ATTEST:**

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

**APPROVED AS TO FORM:**


\_\_\_\_\_  
Clifford L. Mattice, Town Attorney



## **EXHIBIT A**

### **Scope of Work**

1. Manage the application and award process of the downtown redevelopment area improvement program as outlined in the Florence Downtown Redevelopment Area Improvement Program and approved by the Florence Town Council.
2. Review submitted applications from commercial property owners or tenants to ensure the application has all required documentation.
3. Award façade grants based on established criteria that encourages good design and is compatible with the architecture of neighboring commercial buildings. Award fire suppression system grants to reduce the risk of damage by fire in commercial buildings.
4. Issue a "Notice to Proceed" for each awarded project in a timely manner.
5. Inspect completed improvement projects to ensure work was performed as outlined in the application.
6. Reimburse grant awardees for 50% of expenses associated with the façade or fire suppression system improvement project. Grants must be disbursed in a timely manner upon submittal of all required invoices, proof of payments, and other documentation.

	<b>TOWN OF FLORENCE COUNCIL ACTION FORM</b>	<b><u>AGENDA ITEM</u></b> <b>12c.</b>
<b>MEETING DATE:</b> December 16, 2019  <b>DEPARTMENT:</b> Administration  <b>STAFF PRESENTER:</b> Brent Billingsley, Town Manager  <b>SUBJECT:</b> Authorization to purchase Extinguishment Credits from Greenstone Water Credits, LLC.		<input checked="" type="checkbox"/> <b>Action</b> <input type="checkbox"/> <b>Information Only</b> <input type="checkbox"/> <b>Public Hearing</b> <input type="checkbox"/> <b>Resolution</b> <input type="checkbox"/> <b>Ordinance</b> <input type="checkbox"/> <b>Regulatory</b> <input type="checkbox"/> <b>1<sup>st</sup> Reading</b> <input type="checkbox"/> <b>2<sup>nd</sup> Reading</b> <input type="checkbox"/> <b>Other</b>
<b>STRATEGIC PLAN REFERENCE:</b> <input type="checkbox"/> Community Vitality <input checked="" type="checkbox"/> Economic Prosperity <input type="checkbox"/> Leadership and Governance <input type="checkbox"/> Partnership and Relationships <input type="checkbox"/> Transportation and Infrastructure <input type="checkbox"/> Statutory <input type="checkbox"/> None		

**RECOMMENDED MOTION/ACTION:**

Authorize the Town of Florence to purchase 4,960 extinguishment credits from Greenstone Water Credits, LLC, for Pinal Active Management Area Extinguishment Credits, in an amount not to exceed \$434,135.25.

**BACKGROUND/DISCUSSION:**

The Town of Florence has an Assured Water Supply Designation (AWS), more commonly known as a Decision and Order (D&O), by Arizona Department of Water Resources (ADWR). In order for the Town to obtain and maintain this designation, it must demonstrate, among other requirements, that it's water supplies will be physically, legally, and continually available for 100 years. Staff has been working toward modifying our designation to acknowledge an increase of water supply that could result from the acquisition of water supplies within the Pinal AMA and from groundwater recharge.

The Town currently utilizes a relationship with the Central Arizona Ground Water Replenishment District (CAGR) to assure a 100-year water supply. CAGR provides the opportunity for water providers to obtain paper water access to renewable resources without having to construct the infrastructure necessary to physically convey those resources to new developments. In effect, the water provider need only install a local ground-water system to supply the wet-water needs of the development. The CAGR is not mandated to hydrologically balance local ground-water withdrawals with aquifer replenishment. Instead, the CAGR relies on paper-water accounting that allows ground-water pumping in one area of an Active Management Area (AMA) to be offset by the recharge of

Colorado River water in another area of the same AMA. Growth which solely depends on the CAGRDR to obtain an AWS designation would result in a paper-water balance of ground water withdrawals with ground water replenishment. Utilizing the CAGRDR in this fashion is not consistent with the Town's interests because reliance on paper-water accounting would circumvent the hydrologic-based principle of aquifer stewardship.

Under the Assured Water Supply (AWS) Program, designated water providers are granted a volume of allowable ground water withdrawals without incurring a replenishment obligation (ground water allowance). This volume was considered a phase-in allowance to assist water providers in shifting from reliance on mined ground water to renewable supplies. Allowable ground water can also be credited over time. An annual incidental recharge credit is accrued based on four percent of the total potable and reclaimed water produced in the previous calendar year.

Long-term storage credits are accrued when renewable water supplies are recharged to the aquifer for recovery in a subsequent year.

The owner of an irrigation grandfathered groundwater right has the option of permanently retiring his farmland, in full or in part at a time of his own choosing and depending on a date specified in the Assured Water Supply Rules, can create a groundwater credit that can be used by the developer to allow an orderly transition over time to non-groundwater supplies. Groundwater credits, also known as extinguishment credits, may be sold to another party and transferred to be used anywhere within the same AMA, provided those credits have not already been pledged toward an Assured Water Supply certificate or designation and that the applicant has demonstrated that the water will be physically available for 100 years at the location of withdrawal.

In September of 2018, Town Council ratified a Purchase Agreement that would facilitate purchase of Extinguishment Credits utilizing net proceeds of Town income from the Tonopah Irrigation and Drainage District/CAGRDR Long Term Storage Credit Agreements. The negotiated price of these Extinguishment Credits a fraction of the current 2018/19 CAGRDR Total Assessment Rate of \$694 per acre foot and less than half of the 2018 Central Arizona Project (CAP) "Excess Water" value of \$205 per acre foot. Purchased credits can be used to offset potential CAGRDR charges.

**A VOTE OF NO WOULD MEAN:**

The Town would not purchase Extinguishment Credits from Greenstone Water Credits, LLC.

**A VOTE OF YES WOULD MEAN:**

The Town would purchase 4,960 Extinguishment Credits, at \$87.52 per credit, utilizing net proceeds of Town income from the Tonopah Irrigation and Drainage District/CAGRDR Long Term Storage Credit Agreements, not to exceed the amount received from the proceeds described above.

**FINANCIAL IMPACT:**

The net impact of ratifying the Purchase Agreement is positive as it will substantially facilitate a Council Strategic Plan objective while strengthening Florence's water future by broadening and diversifying the Town's water portfolio. The Town recently received our 2018/19 payment from CAGRDR of \$434,135.25. These funds would immediately be reinvested in future water by purchasing Management Area Extinguishment credits. These credits would in turn, add to the Town's 100-year water supply and overtime reduce dependence on CAGRDR.

**ATTACHMENTS:**

Purchase Agreement

**TOWN OF FLORENCE – GREENSTONE WATER CREDITS, LLC**  
**AGREEMENT FOR PURCHASE AND SALE OF EXTINGUISHMENT CREDITS**

Effective Date: September 17, 2018

Seller: Greenstone Water Credits, LLC  
2999 N. 44th St., Suite 518  
Phoenix, AZ 85018

Buyer: Town of Florence  
775 N. Main St.  
Florence, AZ 85132

Escrow Agent: Pioneer Title Agency, Inc.  
c/o Linda Duval  
7310 N. 16<sup>th</sup> St., Suite 250  
Phoenix, AZ 85020  
Phone: (602) 943-0184  
Fax: (866) 757-4696  
E-mail: linda.duval@PTAAZ.com

**Recitals**

A. Buyer has previously entered into that certain Purchase and Sale Agreement for Long Term Storage Credits (the "CAWCD PSA") with the Central Arizona Water Conservation District ("CAWCD") dated December 1, 2016, pursuant to which Buyer has agreed to sell long-term storage credits (each, a "LTSC") to CAWCD. A copy of the fully executed CAWCD PSA is attached hereto as Exhibit "A".

B. Seller owns certain extinguishment credits, issued by the Arizona Department of Water Resources ("ADWR") in the Pinal active management area (the "Extinguishment Credits").

C. Buyer desires to use, inter alia, a portion of the proceeds from the sale of LTSCs under the CAWCD PSA in order to purchase Extinguishment Credits from Seller, and Seller desires to sell to Buyer certain Extinguishment Credits, during each of the calendar years 2018, 2019, 2020, 2021 and 2022, and in certain minimum and maximum numbers of Extinguishment Credits during each of the foregoing calendar years, all as more fully set forth under the terms and conditions of this Agreement for Purchase and Sale of Extinguishment Credits (this "Agreement").

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Buyer and Seller (the "Parties") hereby agree as follows:

**Agreements**

1. **Purchase and Sale – Minimum and Maximum Per Year.** During each of the calendar years 2018, 2019, 2020, 2021 and 2022 (each, a "Purchase Year"), Buyer agrees to

purchase, and Seller agrees to convey, transfer and assign to Buyer, a minimum of three thousand (3,000) Extinguishment Credits per calendar year, up to a maximum of eight thousand (8,000) Extinguishment Credits per calendar year, in a single closing during each calendar year, subject to the terms and conditions of this Agreement.

2. **Purchase Price.** The purchase price to be paid by Buyer to Seller (the "Purchase Price") shall be Ninety Dollars (\$90.00) per Extinguishment Credit purchased during the year 2018. Beginning in 2019, and for each subsequent Purchase Year, the Purchase Price per Extinguishment Credit shall be increased or decreased relative to the prior year's Purchase Price per Extinguishment Credit by the same percentage increase or decrease that the cost per LTSC under Section 2.2 of the CAWCD PSA increased or decreased relative to the prior year's cost per LTSC, measured over the same year-to-year period. By way of example only, if the cost per LTSC for 2019 is 5% greater than the 2018 cost per LTSC, then the Purchase Price per Extinguishment Credit shall also increase by 5% in 2019 over 2018, i.e., to a Purchase Price of \$94.50 per Extinguishment Credit for 2019. Notwithstanding the foregoing, under no circumstances shall any annual increase or decrease in the Purchase Price per Extinguishment Credit exceed a maximum increase or decrease of seven percent (7%) compared to the prior year's Purchase Price per Extinguishment Credit.

3. **Required Notice From Buyer.** During each Purchase Year, Buyer shall give notice to Seller, by no later than five (5) business days following the closing of that year's sale of LTSCs by Buyer to CAWCD, of the computation of that Purchase Year's Purchase Price per Extinguishment Credit, as determined pursuant to Section 2 herein. Then, no later than ten (10) business days following Buyer's notice to Seller of the Purchase Price, Buyer shall notify Seller of the number of Extinguishment Credits Buyer desires to purchase for that Purchase Year, subject to the minimum and maximum restrictions set forth in Section 1 herein. Notwithstanding the foregoing, Buyer's initial notice of the computation of the Purchase Price must occur by no later than October 15 of each Purchase Year.

4. **Escrow Opening.** Within three (3) business days of Buyer's notice of the number of Extinguishment Credits Buyer desires to purchase, the Parties shall cause an escrow ("Escrow") to be established with Escrow Agent. "Opening of Escrow" as used herein shall mean the day on which Escrow Agent receives notice from Buyer and Seller of the number of Extinguishment Credits to be conveyed, the price per Extinguishment Credit and the resulting total Purchase Price for that Purchase Year's conveyance of Extinguishment Credits. Upon the Opening of Escrow, Escrow Agent shall execute the Acceptance of Escrow Agent attached hereto as Exhibit "B". Escrow Agent shall promptly notify Buyer and Seller in writing of the date of the Opening of Escrow.

5. **Seller's Delivery of Documents to Escrow Agent.** Within fifteen (15) business days following Opening of Escrow, Seller shall deliver to Escrow Agent the original form(s) of Notification of Conveyance of Extinguishment Credits, in the form attached hereto as Exhibit "C", for the Extinguishment Credits being purchased, each fully completed, executed and notarized by Seller (the "ADWR Documents"). All Extinguishment Credits shall be from the Pinal active management area, shall not have been pledged and shall be free and clear of any and all encumbrances, including (but not limited to) all monetary encumbrances.

6. **Closing and Payment of Closing Fees.** Subject to the terms and obligations of this Agreement, consummation of the purchase by Buyer and sale by Seller of the Extinguishment Credits (the "Closing") shall occur no later than 5:00 PM MST thirty (30) business days following Opening of Escrow (the "Closing Date") at the offices of the Escrow Agent. Notwithstanding the foregoing, under no circumstances shall Closing for any Purchase Year occur later than December 31 of that Purchase Year. On or prior to the Closing Date, Buyer shall deposit with the Escrow Agent, by wire transfer of immediately available funds, the Purchase Price, together with one-half (1/2) of the Escrow Fees. Upon the Closing, the Escrow Agent shall deliver the Purchase Price to Seller. Upon the Closing, the Escrow Agent shall deliver the ADWR Documents to Buyer. Buyer and Seller shall each pay one-half (1/2) of the escrow fees charged by Escrow Agent (the "Escrow Fees"). Except as otherwise provided herein, all other Escrow and Closing costs shall be allocated to and paid by Seller or Buyer in accordance with the manner in which such costs are customarily paid by such parties in sales of real property in Pinal County; provided, however, that each Party shall pay its own attorneys' fees, and Buyer shall pay ADWR's fees for filing the ADWR Documents and for issuance of revised Certificates to Buyer. The obligations of the Parties to pay the Escrow Fees and Closing costs shall survive Closing.

7. **Escrow Instructions.** Buyer and Seller shall deliver to Escrow Agent an executed copy of this Agreement, which shall constitute the instructions to Escrow Agent.

8. **Default; Remedies.**

(a) Buyer shall be deemed to be in default hereunder if, during the term of this Agreement, Buyer fails to perform its obligations within the time prescribed under this Agreement or there is a material breach of the warranties of Buyer as set forth herein. If Buyer is in default during the term of this Agreement, Seller shall notify Buyer in writing of the particulars of the default. Buyer shall have thirty (30) calendar days from receipt of such default notice to cure such default. If Buyer remedies such default within the thirty (30) calendar day cure period, Buyer shall be reinstated in good standing under this Agreement. If Buyer fails to cure the default within such thirty (30) calendar day cure period, Seller may exercise all remedies as may be available to Seller at law or in equity. Notwithstanding any other provision herein to the contrary, if Buyer is unable to perform its obligations hereunder as a result of a change in Arizona or Federal law that causes the CAWCD PSA to become invalid or unenforceable, then Buyer shall not be deemed in default hereunder.

(b) Seller shall be deemed to be in default hereunder if, during the term of this Agreement, Seller fails to perform its obligations within the time prescribed under this Agreement or there is a material breach of the warranties of Seller as set forth herein. If Seller is in default during the term of this Agreement, Buyer shall notify Seller in writing of the particulars of such default. Seller shall have thirty (30) calendar days from receipt of such default notice to cure such default. If Seller remedies such default within the thirty (30) calendar day cure period, Seller shall be reinstated in good standing under this Agreement. If Seller fails to cure the default within such thirty (30) calendar day cure period, Buyer may elect to terminate this Agreement, or Buyer may as its sole remedy hereunder seek specific performance from Seller for any breach of obligation hereunder, provided that Buyer must file a notice of action for specific performance within sixty (60) calendar days after Seller fails to cure the default, or Buyer shall be deemed to have waived its right to specific performance.

(c) This Section 8 shall survive the termination of this Agreement.

9. **Notices.** Any notices or demands which shall be required or permitted by law or under the provisions of this Agreement shall be in writing and shall be effective when delivered personally or by expedited courier service, or when delivered by facsimile or e-mail transmission, and addressed to the Parties at the addresses shown below, or such other addresses indicated by one party to the other party in writing from time to time:

If to Buyer:           Town of Florence  
775 N. Main St.  
Florence, AZ 85132  
Attn: Brent Billingsley  
Fax: ( ) \_\_\_\_\_  
E-mail: [brent.billingsley@florenceaz.gov](mailto:brent.billingsley@florenceaz.gov)

With a copy to:       Town of Florence  
775 N. Main St.  
Florence, AZ 85132  
Attn: Clifford Mattice  
Fax: ( ) \_\_\_\_\_  
E-mail: [clifford.mattice@florenceaz.gov](mailto:clifford.mattice@florenceaz.gov)

If to Seller:           Greenstone Water Credits, LLC  
2999 N. 44th St., Suite 518  
Phoenix, AZ 85018  
Attn: Mike Schlehuder  
E-mail: [mschlehuder@greenstonerp.com](mailto:mschlehuder@greenstonerp.com)  
Attn: Mike Malano  
E-mail: [mmalano@greenstonerp.com](mailto:mmalano@greenstonerp.com)

With a copy to:       Joseph M. Atkinson  
Atkinson, Hamill & Barrowclough, P.C.  
3550 N. Central Ave., Suite 1150  
Phoenix, AZ 85012  
Fax: (602) 222-4820  
E-mail: [jatkinson@ahblawfirm.com](mailto:jatkinson@ahblawfirm.com)

All notices and other communications shall be deemed to have been received on (i) the date of receipt, if personally delivered; (ii) the next business day after deposit with an overnight courier with national operations, if transmitted by courier; (iii) the next business day after the date of facsimile transmission, if transmitted by facsimile; (iv) the next business day after the date of e-mail transmission, if transmitted by e-mail. Any hand-delivered notices received on a Saturday, Sunday or on an Arizona State or Federal holiday, or after 5:00 p.m., recipient's local time, on a business day, shall be deemed received on the next succeeding business day.



10. **General Provisions.**

(a) **Authority.** Buyer represents and warrants that it has legal authority and capacity to enter into this Agreement upon the terms and conditions provided within this Agreement, and has properly and legally authorized and executed this Agreement. Seller represents and warrants that it has the legal authority and capacity to enter into this Agreement upon the terms and conditions provided within this Agreement, and has properly and legally authorized and executed this Agreement.

(b) **Assignment.** This Agreement shall not be assignable by either Party hereto without the prior written consent of the other Party, which consent shall not be unreasonably withheld; provided, however, that Seller may assign its rights under this Agreement and any other documents associated therewith (a) in connection with the sale of all or substantially all of the assets of Seller, (b) in connection with any merger, consolidation or similar transaction involving Seller, and (c) to any affiliate of or related entity to Seller, all without Buyer's consent.

(c) **Execution.** This Agreement may be executed in any number of counterparts, which taken together shall constitute one Agreement. Fax or email copies of this Agreement and fax/email signatures thereon shall have the same force, effect, and legal status as originals.

(d) **Severability.** If any provision of this Agreement or application thereof is or shall become invalid or unenforceable, it shall be severed, this Agreement shall remain in effect, and the remaining provisions of this Agreement and/or application of the pertinent provision shall not be affected.

(e) **Governing Law and Venue.** This Agreement shall be governed by the laws of the State of Arizona and applicable Federal law, without regard to principles of conflicts of laws thereof, or principles of conflicts of law or choice of law provisions of any other jurisdiction which could cause the pre-emption of Arizona law, or the application of the laws of any jurisdiction other than the State of Arizona. The venue for any dispute, controversy or claim arising out of or relating to this Agreement shall be exclusively in the Superior Court of Pinal County, Arizona.

(f) **Attorneys' Fees.** In the event of any litigation or other proceedings between the Parties concerning this Agreement or the Property, the prevailing Party shall be entitled to the payment by the non-prevailing Party of all of its reasonable attorneys' fees, court costs and litigation expenses.

(g) **Waiver.** Neither the failure of either Party to insist upon the timely or full performance of any of the terms and conditions of this Agreement, nor the waiver of any breach of any of the terms and conditions of this Agreement, shall be construed as thereafter waiving any such terms and conditions, but these shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.

(h) **Entire Agreement.** This Agreement is intended by the Parties to be the final expression of their agreement and constitutes the entire and exclusive understanding and

agreement between the Parties regarding this subject matter. This Agreement supersedes any previous negotiations, letters of intent, offers, counteroffers, agreements, or representations that may have been communicated or executed by the Parties. Any and all such previous offers, agreements, etc. are hereby terminated and canceled in their entirety. No amendment or modification may be made to this Agreement unless in writing and signed by both Parties.

(i) **Incorporation of Recitals.** The Parties acknowledge and agree that the Recitals are true and correct and are by reference incorporated into this Agreement.

(j) **Brokerage Commission.** Seller shall pay any commission owing to Community Resource Inc. (Tim Bray) by separate agreement (the "Commission"). With the exception of the Commission, Seller and Buyer each warrants to the other that the warranting party has incurred no obligation by reason of the Agreement, by separate agreement or by the transactions contemplated by the Agreement for any brokerage commission or finder's fee for which the other party would be liable. Each party hereby indemnifies, protects and holds the other party harmless from and against any and all costs and liabilities, including, without limitation, reasonable attorneys' fees and costs, for causes of action or proceedings which may be instituted by any broker, agent or finder, licensed or otherwise, claiming through, under or by reason of the conduct of such party in connection with this transaction.

(k) **Beneficiaries.** This Agreement shall be binding upon and inure to the benefit of the Parties hereto and to their respective heirs, representatives, successors and permitted assignees. This Agreement is intended for the exclusive benefit of Seller and Buyer and permitted assignees and is not intended and (except for any provisions expressly benefitting Escrow Agent) shall not be interpreted as conferring any benefit on any third party, including any real estate broker or agent, or the general public.

(l) **Reasonable Actions to Effect Agreement.** Each of the Parties shall execute and deliver any and all additional documents and shall do any and all acts and things reasonably necessary or appropriate to carry out the performance of their respective obligations hereunder.

(m) **Time Periods.** In the event the time for performance of any obligation hereunder expires on a Saturday, Sunday or legal holiday, the time for performance shall be extended to the next day that is not a Saturday, Sunday or legal holiday.

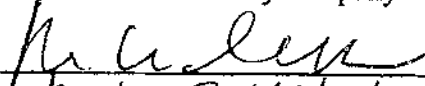
(n) **Arms' Length.** This Agreement has been negotiated at arms' length between sophisticated business persons with ready access to counsel of their choice, and shall therefore be construed as if prepared by both Parties, and without any presumption against or in favor of either Party. Captions and headings are used for reference only and shall not be used in construing or interpreting this Agreement. All exhibits referred to in this Agreement are attached to it and incorporated into it by this reference.

*[Signatures on following page]*

IN WITNESS WHEREOF, Buyer and Seller have executed this Agreement as of the Effective Date.

**SELLER**

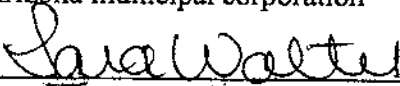
GREENSTONE WATER CREDITS, LLC,  
a Delaware limited liability company

By:   
Name: Mike Schlhuber  
Its: CEO

Dated: Sept 12, 2018

**BUYER**

TOWN OF FLORENCE, ARIZONA,  
an Arizona municipal corporation

By:   
Name: Tara Walter  
Its: Mayor

Dated: Sept. 17, 2018

**Exhibit "A"**

Purchase and Sale Agreement for Long Term Storage Credits dated December 1, 2016,  
by and between the Central Arizona Water Conservation District, and the Town of Florence

[see attached]

**PURCHASE AND SALE  
AGREEMENT FOR  
LONG TERM STORAGE CREDITS**

This Purchase and Sale Agreement is made this 1<sup>st</sup> day of December, 2016, (the "Effective Date"), between and among the Central Arizona Water Conservation District ("CAWCD"), a multi-county water conservation district organized and existing under the laws of the State of Arizona, and the Town of Florence, a municipal corporation of the State of Arizona ("Florence").

**RECITALS**

A. CAWCD operates the Central Arizona Project ("CAP"). CAWCD also provides replenishment services to member lands and member service areas under authorities provided in Title 48, Chapter 22, Article 4 of the Arizona Revised Statutes. These replenishment authorities are commonly referred to as the Central Arizona Groundwater Replenishment District or CAGRD. CAGRD is not a separate legal entity, but functions within and is operated by CAWCD.

B. CAWCD desires to purchase Long-Term Storage Credits developed by Florence pursuant to Arizona Revised Statutes Title 45, Chapter 3.1, for the benefit of CAGRD member lands and member service areas.

C. Florence is willing to sell and transfer certain Long-Term Storage Credits to CAWCD under the price, terms and conditions set forth herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, and intending to be legally bound, the parties hereby agree as follows:

**ARTICLE I  
DEFINITIONS**

As used in this Agreement, the following terms, when capitalized, shall mean:

- 1.1 "ADWR" means the Arizona Department of Water Resources.
- 1.2 "Agreement" means this Purchase and Sale Agreement for Long-Term Storage Credits.
- 1.3 "Annual Notice" means the notice submitted by Florence to CAWCD pursuant to Article 3.1 of this Agreement.
- 1.4 "Annual Purchase Price" means the annual purchase price for Long-Term Storage Credits to be transferred pursuant to the terms of this Agreement as calculated pursuant to Article 2.2 of this Agreement.
- 1.5 "CAGRD" means the Central Arizona Groundwater Replenishment District, the

replenishment authority operated by CAWCD.

1.6 "CAGRID's Account(s)" means (i) the long-term storage account established pursuant to Arizona Revised Statutes § 45-859.01 for the Phoenix Active Management Area, account No. 70-441120.0001; (ii) the conservation district account established pursuant Arizona Revised Statutes § 45-859.01 for the Phoenix Active Management Area, Account No. 75-441120.0000 and/or the (iii) the conservation district replenishment reserve subaccount for the Phoenix Active Management Area, account No 70-441120.0002.

1.7 "CAWCD" means the Central Arizona Water Conservation District.

1.8 "CAP" means the Central Arizona Project.

1.9 "Estimated Annual Long-Term Storage Credit Volume" is as defined in Article 3.1 of this Agreement.

1.10 "Final Annual Long-Term Storage Credit Volume" is as defined in Article 4.1 of this Agreement.

1.11 "Florence" means the Town of Florence.

1.12 "Florence's CAP Water" means the 2,048 acre-feet per year of CAP M&I priority water available to Florence under the Subcontract among the United States, the Central Arizona Water Conservation District, and the Town of Florence, Providing for Water Service, Subcontract No. 07-XX-30-W0481.

1.13 "Florence's Long-Term Storage Account" means the account established pursuant to Arizona Revised Statutes § 45-852.01 in Florence's name to hold the Long-Term Storage Credits accrued by Florence through the storage of Florence's CAP Water in the Phoenix Active Management Area.

1.14 "Florence's Water Storage Permit" means the water storage permit obtained by Florence pursuant to Arizona Revised Statutes § 45-831.01 and Article 2.5.1 of this Agreement authorizing Florence to store Florence's CAP Water at the TID Groundwater Savings Facility.

1.15 "Initial Term" is as defined in Article 6.1 of this Agreement.

1.16 "Long-Term Storage Credit" is as defined in Arizona Revised Statutes § 45-802.01(11).

1.17 "Long-Term Storage Credit Transfer Form" is a form, approved by ADWR, to effectuate the assignment of Long-Term Storage Credits, as defined in Arizona Revised Statutes § 45-854.01(B), and more specifically described in Article 3.2 of this Agreement.

1.18 "Renewal Term(s)" is as defined in Article 6.1 of this Agreement.

1.19 "TID Groundwater Savings Facility" means the Tonopah Irrigation District Groundwater Savings Facility, ADWR Facility permit number 72-534439.0004. CAWCD and Florence

acknowledge that the ADWR Facility permit number for the TID Groundwater Savings Facility may be modified by ADWR upon renewal or modification of the facility's permit.

**ARTICLE 2  
PURCHASE OF LONG-TERM STORAGE CREDITS**

2.1 Sale and Purchase. Subject to the terms and conditions of this Agreement, beginning January 1, 2018, each year during the term of this Agreement, Florence agrees to sell, transfer and assign to CAWCD all Long-Term Storage Credits created from the storage of Florence's CAP Water minus losses as determined by ADWR pursuant to A.R.S. § 45-852.01(C). CAWCD agrees to purchase, accept and pay for such Long-Term Storage Credits. Provided, however, Florence shall not be obligated to sell, transfer and assign Long-Term Storage Credits to CAWCD pursuant to this Agreement, for any year in which Florence is unable, for reasons beyond its control, to store CAP water and/or accrue CAP water Long-Term Storage Credits at the TID Groundwater Savings Facility or at another underground storage facility or groundwater savings facility agreed to by CAWCD pursuant to Article 2.6 of this Agreement.

2.2 Annual Purchase Price Calculation. The Annual Purchase Price for the Long-Term Storage Credits to be transferred pursuant to this Agreement will vary from year to year and shall be based on components of the CAP published rate schedule. The Annual Purchase Price for the Long-Term Storage Credits to be transferred each year pursuant to this Agreement shall be calculated as follows:

$$AP = \{[(CAP \text{ Long Term M\&I Subcontract Capital Charge} + CAP \text{ Fixed OM\&R Charge}^* + CAP \text{ Pumping Energy Rate Charge}^* + CAP \text{ Underground Water Storage O\&M Charge for the Phoenix AMA}^*) / .94] \times \text{Final Annual Long-Term Storage Credit Volume for the applicable year}$$

*where*

AP = the Annual Purchase Price for Long-Term Storage Credits transferred in the applicable year

\*As published in CAP's Annual Rate Schedule for the year in which the credits are transferred.

[The following is an example calculation of the Annual Purchase Price using the applicable CAP charges for 2017 and a Final Annual Long-Term Storage Credit Volume of 2,000 acre-feet of Long-Term Storage Credits:

$$AP = [(\$31 \text{ (CAP Long Term M\&I Subcontract Capital Charge)} + \$87 \text{ (CAP Fixed OM\&R Charge}^*) + \$77 \text{ (CAP Pumping Energy Rate Charge}^*) + \$12 \text{ (CAP Underground Water Storage O\&M Charge for the Phoenix AMA}^*)] / .94 = \$220.21 / \text{Long-Term Storage Credit} \times 2,000 \text{ acre-feet of Long-Term Storage Credits (example Final Annual Long-Term Storage Credit Volume)} = \$440,420$$

2.3 Type of Water. It is the intent of the parties that all Long-Term Storage Credits purchased and sold under this Agreement shall retain the identity of the source of water used to generate such Long-Term Storage Credits.

2.4 Long-Term Storage Credits.

2.4.1 The Long-Term Storage Credits to be sold by Florence are from Florence's Long-Term Storage Account and shall be transferred to CAGR's Account(s) subject to the terms and conditions of this Agreement.

2.4.2 Except as otherwise agreed to by CAWCD pursuant to Article 2.6 of this Agreement, the Long-Term Storage Credits to be sold by Florence to CAWCD under this Agreement will be stored at the TID Groundwater Savings Facility.

2.5 Water Storage Permit; Obligation to Store Water.

2.5.1 Florence shall apply for and obtain a water storage permit from ADWR pursuant to Arizona Revised Statutes § 45-831.01 authorizing Florence to store Florence CAP Water at the TID Groundwater Savings Facility. Florence shall provide CAWCD with a copy of the permit within ten (10) days of ADWR's issuance of Florence's Water Storage Permit.

2.5.2 Florence shall provide CAWCD with a copy of any agreement between Florence and the Tonopah Irrigation District authorizing Florence to store Florence's CAP Water in the TID Groundwater Savings Facility and any amendments to such agreement.

2.5.3 Except as otherwise agreed to by CAWCD pursuant to Article 2.6 of this Agreement, commencing January 1, 2017, and continuing each year during the term of this Agreement, Florence shall store the entire annual volume of Florence's CAP Water at the TID Groundwater Savings Facility for the purpose of creating Long-Term Storage Credits to sell to CAWCD under this Agreement. Provided, however, Florence shall not be obligated to store the entire annual volume of Florence's CAP Water in any year in which Florence is unable to do so for reasons beyond its control.

2.6 Storage of Water at Alternate Facilities. With the prior written consent of CAWCD, Florence may obtain a water storage permit from ADWR pursuant to Arizona Revised Statutes § 45-831.01 authorizing Florence to store Florence CAP Water at underground storage facilities or groundwater savings facilities in the Phoenix Active Management area other than the TID Groundwater Savings Facility, and may store Florence's CAP Water at such alternate facilities, for the purpose of accruing Long-Term Storage Credits to sell to CAWCD. CAWCD shall not unreasonably withhold written consent authorizing Florence to store Florence CAP Water at facilities other than the TID Groundwater Savings Facility. Unless otherwise agreed to in writing by CAWCD, any Long-Term Storage Credits accrued by Florence through the storage of Florence's CAP Water at such alternate facilities shall be sold to CAWCD under the same terms and conditions of this Agreement applicable to Long-Term Storage Credits accrued by Florence through the storage of Florence's CAP Water at the TID Groundwater Savings Facility. Prior to commencing storage of Florence's CAP Water in any alternate facility, Florence shall provide CAWCD with a copy of Florence's water storage permit for that facility and any agreement entered into with the operator of



such facility.

### ARTICLE 3 TIME AND MANNER OF TRANSFER

3.1 Annual Notice. On or before February 15, 2018 and on or before February 15 of each year thereafter during the term of this Agreement, Florence shall notify CAWCD of the volume of Long-Term Storage Credits to be sold to CAWCD during such year (the "Estimated Annual Long-Term Storage Credit Volume").

3.2 Long-Term Storage Credit Transfer Form. On or before March 15, 2018, and on or before March 15 of each year thereafter during the term of this Agreement, Florence and CAWCD shall complete, sign and deliver to ADWR the Long-Term Storage Credit Transfer Form to evidence the transfer of the Estimated Annual Long-Term Storage Credit Volume for that year. A copy of the Long-Term Storage Credit Transfer Form is attached as Exhibit A to this Agreement. If ADWR adopts a different Long-Term Storage Credit Transfer form, then the Parties shall utilize that form instead. On or before March 15, 2018, and on or before March 15 of each year thereafter during the term of this Agreement, CAWCD shall submit a fully executed Long-Term Storage Credit Transfer Form to ADWR.

3.3 Additional Actions and Documentation. CAWCD shall pay any administrative fees established by ADWR to effectuate the transfer of Long-Term Storage Credits into CAGR's Account(s). The parties shall cooperate to take such further actions and execute such further documents as may be determined by either party to be necessary or advisable in order to complete the transfer of the Long-Term Storage Credits contemplated by this Agreement.

### ARTICLE 4 COMPLETION OF DELIVERY AND PAYMENT

4.1 Completion of Delivery. Delivery of the Long-Term Storage Credits to be transferred to CAWCD in any particular year under this Agreement shall be deemed complete when ADWR notifies CAWCD in writing that ADWR has received and accepted the Long-Term Storage Credit Transfer Form for such year and intends to transfer Long-Term Storage Credits from Florence's Long-Term Storage Account to CAGR's Account(s) ("ADWR Acceptance"). The volume of Long-Term Storage Credits that the ADWR Acceptance provides will be transferred from Florence's Long-Term Storage Account to CAGR's Account(s) in any particular year will be the "Final Annual Long-Term Storage Credit Volume" for that year and will be used to calculate the Annual Purchase Price for that year.

4.2 Payment. Each year during the term of this Agreement, within thirty (30) days after CAWCD's receipt of the ADWR Acceptance, CAWCD shall pay Florence the Annual Purchase Price as calculated pursuant to Article 2.2 of this Agreement.

### ARTICLE 5 REJECTION OR INVALIDATION OF TRANSFER

5.1 Rejection or Invalidation of Transfer. If ADWR, pursuant to Arizona Revised

Statutes § 45-854.01(C), rejects or invalidates any transfer or assignment of Long-Term Storage Credits made hereunder before CAWCD has paid for such Long-Term Storage Credits, CAWCD shall not be obligated to pay for the number of Long-Term Storage Credits affected by such rejection or invalidation. If such rejection or invalidation occurs after payment has been made by CAWCD, Florence shall refund an amount equal to the number of Long-Term Storage Credits affected by such rejection or invalidation times the price per acre-foot paid by CAWCD for the affected Long-Term Storage Credits, as such price is established in Article 2.2 of this Agreement. Florence shall refund such amount within forty-five (45) calendar days after either CAWCD or Florence receives any notice of rejection or invalidation from ADWR. CAWCD shall transfer and assign back to Florence the number of credits affected by any such rejection or invalidation. Florence's obligation to refund any payments under this Article 5 shall expire thirty (30) days after ADWR has issued a non-appealable final agency decision approving the transfer and assignment of the Long-Term Storage Credits into CAGR's Account(s). The Parties' rights and obligations under this Article 5 shall remain in full force and effect, and shall survive termination of this Agreement for purposes of addressing a circumstance where ADWR rejects or invalidates any transfer of Long-Term Storage Credits made hereunder.

## **ARTICLE 6 EFFECTIVE DATE AND TERM**

6.1 Term. This Agreement shall be effective as of the date set forth in the introductory paragraph of this Agreement (the "Effective Date"). The initial term of this Agreement shall extend from the Effective Date to December 31, 2022 (the "Initial Term"). This Agreement will automatically renew for three (3) additional five (5)-year terms (the "Renewal Term(s)"), unless either Party notifies the other in writing at least one-hundred twenty (120) days before the expiration of the Initial Term, or the Renewal Term as applicable, that it does not wish to renew this Agreement. (The Parties intend that Florence will sell and CAWCD will purchase Long-term Storage Credits for five (5) years under the Initial Term of this Agreement, and up to twenty (20) years, if this Agreement is automatically renewed pursuant to the provisions of this Article.)

6.2 Termination. Notwithstanding Section 6.1 of this Agreement, CAWCD may terminate this Agreement if Florence has not commenced storing Florence's CAP Water at the TID Groundwater Savings Facility by October 1, 2017. If CAWCD desires to terminate this Agreement pursuant to this Article 6.2, it shall provide written notice of termination to Florence no later than December 31, 2017.

## **ARTICLE 7 DEFAULT AND REMEDIES**

7.1 Default. The occurrence of any of the following events constitutes an event of default by a party to this Agreement:

7.1.1 The failure of either party to perform any term, covenant, or condition of this Agreement, if that failure continues for sixty (60) days following the receipt of written notice from the other party. The parties shall have an opportunity to cure a potential failure to perform or other breach of this Agreement during the sixty (60) days following receipt of written notice. Both

parties shall cooperate with each other to remedy any default.

7.1.2 (i) The filing by or against either party of a petition to have the party adjudged a bankrupt or a petition for reorganization or arrangement under any law relating to bankruptcy (unless, in the case of a petition filed against a party, the same is dismissed within sixty (60) days); (ii) the making by a party of any general assignment for the benefit of creditors; (iii) the appointment of a trustee or receiver to take possession of substantially all of the party's assets, when possession is not restored to the party within sixty (60) days; or (iv) the attachment, execution, or other judicial seizure of substantially all of a party's assets, where such seizure is not discharged within sixty (60) days.

7.2 Remedies. If an event of default occurs, the non-defaulting party may immediately terminate this Agreement by written notice to the defaulting party and/or may pursue any other rights available to it in law or equity. The obligation of the defaulting party to pay any amounts due but unpaid as of the date of termination under this provision shall survive such termination.

## ARTICLE 8 MISCELLANEOUS PROVISIONS

8.1 Interpretation. This Agreement is governed by and must be construed and interpreted in accordance with and in reference to the laws of the State of Arizona, without regard to its' conflicts of laws provisions. Any action to resolve any dispute regarding this Agreement shall be taken in a state court of competent jurisdiction located in Maricopa County, Arizona.

8.2 Florence's Warranty of Title. Florence warrants that to the best of its actual knowledge it has good and marketable title to the Long-Term Storage Credits that are the subject of this Agreement and agrees to convey marketable title to such Long-Term Storage Credits free and clear of all liens and encumbrances. Florence shall warrant and defend title against all persons claiming by or through Florence and no other.

8.3 Amendments. This Agreement may be modified, amended or revoked only by the express written agreement of the parties hereto.

8.4 Entire Agreement. This Agreement constitutes the entire agreement between the parties and no understandings or obligations not expressly set forth in this Agreement are binding upon the parties.

8.5 Waiver. No delay in exercising any right or remedy shall constitute a waiver unless such right or remedy is waived in writing signed by the waiving party. A waiver by any party of any right or remedy hereunder shall not be construed as a waiver of any other right or remedy, whether pursuant to the same or a different term, condition or covenant.

8.6 Captions. All captions, titles, or headings in this Agreement are used for the purpose of reference and convenience only and do not limit, modify, or otherwise affect any of the provisions of this Agreement.

8.7 Rules, Regulations and Amendment or Successor Statutes. All references in this Agreement to the Arizona Revised Statutes include all rules and regulations promulgated by ADWR under such statutes and all amendment statutes and successor statutes, rules, and regulations to such statutes, rules, and regulations.

8.8 Conflict of Interest. This parties to this Agreement are hereby notified of A.R.S. § 38-511.

8.9 Notices. Except as otherwise required by law, any notice given in connection with this Agreement must be in writing and must be given by personal delivery, overnight delivery, or United States certified or registered mail. Any such notice must be addressed to the appropriate party at the following address (or at any other address as a party may hereafter designate by written notice given as required by this paragraph):

**CAWCD:**

For delivery use: c/o General Manager  
23636 N. 7th Street  
Phoenix, AZ 85024

For U.S. Mail use: c/o General Manager  
P.O Box 43020  
Phoenix, AZ 85080-3020

**TOWN OF FLORENCE:**

For delivery use: c/o Town Manager  
775 N. Main Street  
Florence, AZ 85132

For U.S. Mail use: c/o Town Manager  
P.O. Box 2670  
Florence, AZ 85132

Notice is deemed to have been given on the date on which notice is personally delivered, delivered to an overnight delivery service or mailed. Notice is deemed to have been received on the date on which the notice is actually received or delivery is refused.

IN WITNESS WHEREOF, the parties to this Agreement have executed this Agreement as of the date first set forth above.

CAWCD: **CENTRAL ARIZONA WATER CONSERVATION DISTRICT**

By: *David A. Atkinson*  
Its: President  
ATTEST: *Frank [Signature]*  
Secretary

FLORENCE: **TOWN OF FLORENCE**

By: *Leon J. Roubi*  
Its: Chair  
ATTEST: *[Signature]*  
Town Council Clerk

EXHIBIT A

**LONG-TERM STORAGE CREDIT TRANSFER FORM**

ARIZONA DEPARTMENT OF WATER RESOURCES  
 Water Planning & Permitting Division  
 1110 West Washington St., Suite 310  
 Phoenix, Arizona 85007  
 Telephone (602) 771-8599  
 Fax (602) 771-8689

**LONG-TERM STORAGE CREDIT TRANSFER FORM**  
 A.R.S. § 45-854.01

For Official Use Only DATE RECEIVED: _____
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The fee for a Long-Term Storage Credit Transfer is \$250.00 per water storage transfer. Only one transaction may be requested per form. Payment may be made by cash, check, or credit card. Checks should be made payable to the Arizona Department of Water Resources. Failure to enclose the fee will cause the form to be returned. Fees for a Long-Term Credit Transfer are authorized by A.A.C. R12-18-104.

**[FOR SELLER]**

\_\_\_\_\_  
Name of Seller

\_\_\_\_\_  
Long-Term Storage Account No.

\_\_\_\_\_  
Contact Person Telephone Number

\_\_\_\_\_  
Facility Permit Number (where source water was stored)

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
Water Storage Permit Number (authority to store source water)

\_\_\_\_\_  
City/State/Zip

\_\_\_\_\_  
Email

Number of long-term storage credits (in acre-feet) transferred by type(s) of water and year credits were earned.

Type: \_\_\_\_\_ acre-feet \_\_\_\_\_ year earned \_\_\_\_\_

Type: \_\_\_\_\_ acre-feet \_\_\_\_\_ year earned \_\_\_\_\_

**[FOR BUYER]**

\_\_\_\_\_  
Name of Buyer

If the transfer includes long-term storage credits earned from the storage of Central Arizona Project (CAP) water in an Active Management Area (AMA), please state:

\_\_\_\_\_  
Contact Person Telephone Number

1. The date of Buyer's formation (if Buyer is a legal entity) \_\_\_\_\_

\_\_\_\_\_  
Mailing Address

2. The amount of groundwater withdrawn by Buyer in the AMA during the calendar year that the credits were earned:  
\_\_\_\_\_

\_\_\_\_\_  
City/State/Zip

3. The groundwater right number(s) the Buyer withdrew the groundwater pursuant to:  
\_\_\_\_\_

\_\_\_\_\_  
Email

\_\_\_\_\_  
Long-Term Storage Account No (if any)

*Required Signature Blocks on Page 2*

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Pursuant to A.R.S. § 45-854.01(C), the director of the Arizona Department of Water Resources may reject and invalidate any assignment of long-term storage credits in which the stored water would not have met the requirements for long-term storage credits as prescribed by A.R.S. § 45-852.01 if the assignee had stored the water.

The undersigned hereby certify, under penalty of perjury, that the information contained in this report is, to the best of their knowledge and belief, correct and complete and that they are authorized to sign on behalf of the party for whom their signature appears.

\_\_\_\_\_  
Authorized Signature for Seller      DATE

\_\_\_\_\_  
Authorized Signature for Buyer      DATE

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

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#### NOTICE

A.R.S. § 41-1030(B), (D), (E) and (F) provide as follows:

B. An agency shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule or state tribal gaming compact. A general grant of authority in statute does not constitute a basis for imposing a licensing requirement or condition unless a rule is made pursuant to that general grant of authority that specifically authorizes the requirement or condition.

D. This section may be enforced in a private civil action and relief may be awarded against the state. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against the state for a violation of this section.

E. A state employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the agency's adopted personnel policy.

F. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.



**Exhibit "B"**

Form of Acceptance By Escrow Agent

[see attached]

**ACCEPTANCE BY ESCROW AGENT**

Escrow Agent hereby agrees to be bound by the provisions of this Agreement and to perform its obligations set forth in this Agreement. Furthermore, Escrow Agent understands and agrees that the provisions of this Agreement are confidential and that it shall not disclose any of the terms or conditions contained herein without the prior written consent of Buyer and Seller. Escrow Agent understands and acknowledges that Buyer and Seller may suffer substantial and irreparable harm if any of the terms or conditions contained herein are disclosed to any third party without the prior written consent of Buyer and Seller. Pioneer Title Agency agrees to comply with the provisions of Section 6045 of the Internal Revenue Code with respect to the transactions contemplated hereby and agrees to comply with the provisions of Executive Order 13224 regarding the Specially Designated Nationals and Blocked Persons list.

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Opening of Escrow: \_\_\_\_\_, 20\_\_

**Exhibit "C"**

Notification of Conveyance of Extinguishment Credits

[see attached]



**Arizona Department of Water Resources**  
 Office of Assured and Adequate Water Supply  
 1110 W Washington St, Ste 310  
 Phoenix, Arizona 85007-2954  
 (602) 771-8599  
 Web: www.azwater.gov

**Conveyance  
 of Extinguishment Credits**  
 A.A.C. R12-15-723

- ❖ The Credit holder's signature on this form must be notarized.
- ❖ **FEES: The fee for a Conveyance of Extinguishment Credits is \$250.00.** Payment may be made by cash, check, or credit card (if you wish to pay by credit card, please contact the Office of Assured and Adequate Water Supply at 602-771-8599). Checks should be made payable to the Arizona Department of Water Resources. **Failure to enclose the fee will cause the form to be returned. Fees for a Conveyance of Extinguishment Credits are authorized by A.R.S. § 45-113 and A.A.C. R12-15-104.**
- ❖ The effective date of this conveyance is the date of Notarization.
- ❖ Enclose the original extinguishment document for the first conveyance. If the original document has been lost, a notarized statement to this effect must be submitted.
- ❖ Once extinguishment credits are pledged to a Certificate of Assured Water Supply, they may not be re-conveyed.
- ❖ In the case of a change in ownership of the subdivision, use this form to re-convey the credits to the same subdivision. You may choose to withdraw the pledged credits in the case of a change in ownership, but only if no lots have been sold.
- ❖ Extinguishment credits may not be transferred or pledged outside of the active management area in which they originated.


DATE RECEIVED
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**The undersigned party hereby notifies the Arizona Department of Water Resources of the Conveyance of the following extinguishment credits:**

EXTINGUISHMENT DOCUMENT NUMBER 58 -	ACTIVE MANAGEMENT AREA (CHECK ONE) <input type="checkbox"/> Phoenix <input type="checkbox"/> Pinal <input type="checkbox"/> Prescott <input type="checkbox"/> Tucson
AMOUNT OF CREDITS ON CURRENT EXTINGUISHMENT DOCUMENT Acre-Feet	<b>CREDITS ARE BEING PLEDGED TO (CHECK ONE):</b>
AMOUNT OF CREDITS TO BE CONVEYED Acre-Feet	<input type="checkbox"/> DESIGNATED WATER PROVIDER    DWR NO. 26-
	<input type="checkbox"/> CERTIFICATE OF ASSURED WATER SUPPLY    DWR NO. 27-
	<input type="checkbox"/> <b>CREDITS ARE NOT BEING PLEDGED AT THIS TIME</b>

<b>Creditholder</b>	<b><i>If credits are not being pledged at this time, convey to:</i></b>	
FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL	FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL	
MAILING ADDRESS	MAILING ADDRESS	
CITY / STATE / ZIP CODE	CITY / STATE / ZIP CODE	
CONTACT PERSON NAME AND TITLE	CONTACT PERSON NAME AND TITLE	
TELEPHONE NUMBER	FAX	
TELEPHONE NUMBER	FAX	
<b>Sign in the presence of a Notary Public</b>		
SIGNATURE OF CREDITHOLDER	DATE	



	<b>TOWN OF FLORENCE COUNCIL ACTION FORM</b>	<b><u>AGENDA ITEM</u> 12d.</b>
<b>MEETING DATE:</b> December 16, 2019  <b>DEPARTMENT:</b> Community Services  <b>STAFF PRESENTER:</b> Bryan Hughes, Community Services Director  <b>SUBJECT:</b> Design Services Agreement with J2 Engineering and Environmental Design, LLC, for Poston Butte Preserve Project		<input checked="" type="checkbox"/> <b>Action</b> <input type="checkbox"/> <b>Information Only</b> <input type="checkbox"/> <b>Public Hearing</b> <input type="checkbox"/> <b>Resolution</b> <input type="checkbox"/> <b>Ordinance</b> <input type="checkbox"/> <b>Regulatory</b> <input type="checkbox"/> <b>1<sup>st</sup> Reading</b> <input type="checkbox"/> <b>2<sup>nd</sup> Reading</b> <input type="checkbox"/> <b>Other</b>
<b>STRATEGIC PLAN REFERENCE:</b> <input checked="" type="checkbox"/> Community Vitality <input type="checkbox"/> Economic Prosperity <input type="checkbox"/> Leadership and Governance <input type="checkbox"/> Partnership and Relationships <input type="checkbox"/> Transportation and Infrastructure <input type="checkbox"/> Statutory <input type="checkbox"/> None		

**RECOMMENDED MOTION/ACTION:**

Approval of a Design Services Agreement with J2 Engineering, and Environmental Design, LLC, for Poston Butte Preserve Project, in an amount not to exceed \$153,335.

**BACKGROUND/DISCUSSION:**

Expansion and development of the Poston Butte Preserve is part of the draft Parks and Recreation Comprehensive Plan and was a high priority in the 2017-2022 Strategic Plan.

The Bureau of Land Management (BLM) allows for government entities to apply for public lands under the Recreation and Public Purposes Act. There is no charge to lease the land and upon completion of improvements outlined in the application, the Town could then apply for a patent (restricted deed) for ownership of the land.

The Town has a pending application with BLM to lease two parcels, one 80.11-acre parcel on the east and one 129.3-acre parcel on the west side of the existing, approximately 160-acre parcel Town-owned land know as Poston Butte or “F Mountain.” The Town anticipates signing the lease with BLM in early 2020, following the completion of cultural, biological, and environmental assessments; a Historical Property Treatment Plan (HPTP); and a Programmatic Agreement (PA) for proper care of cultural sites in

the area. As part of the process, the Town also submitted 30% design documents completed by J2 Engineering and Environmental Design (J2).

The next step in the process is to continue the design process to the 60% phase. Staff is recommending entering into a Design Services Agreement with J2, for the Poston Butte Preserve Project, to continue their design work on the project. The proposed fee is in line with the staff estimate for design services, and J2 is prepared to begin immediately, which will keep the acquisition process with BLM moving forward.

**A VOTE OF NO WOULD MEAN:**

The Town would not continue design on the Poston Butte Preserve Project and efforts to begin development on the project in the next fiscal year would be stalled.

**A VOTE OF YES WOULD MEAN:**

The Town would move forward with next phase of design services for the Poston Butte Preserve Project.

**FINANCIAL IMPACT:**

The cost to continue the design documents is not to exceed \$153,335 for the design development to a 60% level. The design costs were included in the FY20 CIP budget for POC-31 Poston Butte Preserve.

**ATTACHMENTS:**

J2 Engineering and Environmental Design Proposal

**TOWN OF FLORENCE  
PROFESSIONAL SERVICES CONTRACT**

THIS PROFESSIONAL SERVICES CONTRACT ("**Contract**"), is made and entered into as of December 17, 2019 ("Effective Date"), and is by and between the Town of Florence, a municipal corporation of the State of Arizona ("**Town**"), and J2 Engineering and Environmental Design LLC ("**Consultant**"). The Town and the Consultant may be referred to in the Contract collectively as the "parties" and each individually as a "party".

**RECITALS**

**WHEREAS**, the Town desires to contract for engineering and landscape architectural design services as specified in **Exhibit "A"** ("**Scope of Work**" or "**Services**");

**WHEREAS**, Consultant is duly qualified to perform the requested Services;

**WHEREAS**, Consultant has agreed to perform the Services as set forth in **Exhibit "A"** attached hereto and incorporated herein;

**NOW THEREFORE**, in consideration of the mutual promises and obligations set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the parties hereto agree as follows:

**AGREEMENTS**

**1.0 DESCRIPTION, ACCEPTANCE, DOCUMENTATION**

Consultant shall act under the authority and approval of the Contract Administrator for the Town, further named herein, to provide the professional services required by this Contract.

1.1 Service Description. The Consultant shall provide the requested services as set forth in **Exhibit "A"** (the "Services"). This Contract includes this agreement, including any attachments, as agreed to by the parties to implement the Services.

1.2 Acceptance and Documentation.

1.2.1 Each deliverable shall be reviewed and approved by the Town Manager or his designee to determine acceptable completion.

1.2.2. The Town shall provide all necessary information to the Consultant for timely completion of the tasks specified in item 1.1 above.

1.2.3 All documents, including but not limited to, data compilations, studies, and/or reports, which are prepared in the performance of this Contract are to be and remain the property of the Town and are to be delivered to the Town Manager before final payment is made to the Consultant.



## **2.0 FEES, CATEGORIES OF SERVICE AND PAYMENTS**

2.1 Fees. Consultant will be paid within 30 days of the receipt of an itemized invoice. Monthly payment may be made to Consultant on the basis of a progress report prepared and submitted by Consultant for the Services completed through the last day of the preceding calendar month and for the production of the deliverables as spelled out in **Exhibit "A"**. Contract pricing shall be consistent with the Master Contract, **Exhibit "A"** and shall not exceed \$153,335.

2.2 Categories of Service. Services means in response to Task Orders, including **Exhibit "A"**, that may be mutually agreed upon and issued periodically by Town, Consultant shall furnish all necessary work which will be defined and further described as to specific project requirements in each Task Order.

2.3 Payment Approval. Amounts set forth in Section 1.1, 2.1 and 2.2 represent the entire amounts payable under this Contract and shall be paid upon the submission of monthly invoices to and approved by the Town.

2.4 Business License. Consultant will purchase and maintain a business license with the Town of Florence.

## **3.0 SCHEDULE AND TERMINATION**

3.1 Project Schedule. The Consultant shall perform the Scope of Work in accordance with the schedule attached as **Exhibit "A"**.

### 3.2 Termination.

3.2.1 Termination for Cause: Town may also terminate this Contract with seven (7) days' prior written notice for cause in the event of any default by the Consultant, or if the Consultant fails to comply with any industry standards and customary practices terms and conditions of this Contract. Unsatisfactory performance as judged by Industry standards and customary practices, and failure to provide Town, upon request, with adequate assurances of future performance shall all be causes allowing Town to terminate this Contract for cause. In the event of termination for cause, Town shall not be liable to Consultant for any amount, and Consultant shall be liable to Town for any and all damages sustained by reason of the default which gave rise to the termination.

3.2.2 Termination for Convenience. The Parties reserve the right to terminate this Contract with or without cause upon 30 days' prior written notice. In the event the Town terminates this Contract pursuant to this Section 3.2.2, then in that event the Town agrees to pay for the work performed prior to the date of termination. Town may terminate this Contract, or any part thereof for its sole convenience, at any time without penalty or recourse.

3.2.3 Termination for Violation of Law. In the event Consultant is in violation of any Federal, State, County or Town law, regulation or ordinance, the Town may terminate this Contract immediately upon giving notice to the Consultant.

3.3 Funds Appropriation. If the Town Council does not appropriate funds to continue this Contract and pay for charges hereunder, the Town may terminate this Contract at the end

of the current fiscal period. The Town agrees to give written notice pursuant to Section 4.13 of termination to the Consultant at least thirty (30) days prior to the end of its current fiscal period and will pay to the Consultant all approved charges incurred through the end of such period.

3.4 Terms. The term of this Contract shall be from the Effective Date through satisfactory completion of the Services and acceptance of the Services by the Town. Time is of the essence to the terms of this Contract.

#### **4.0 GENERAL TERMS**

4.1 Entire Contract. This Contract constitutes the entire understanding of the parties and supersedes all previous representations, written or oral, with respect to the Services specified herein. This Contract may not be modified or amended except by a written document, signed by authorized representatives of each party.

4.2 Arizona Law. This Contract shall be governed and interpreted according to the laws of the State of Arizona, without reference to choice of law or conflicts of laws principles thereof.

4.3 Modifications. Any amendment, modification or variation from the terms of this Contract shall be in writing and shall be effective only after approval of all parties signing the original Contract.

4.4 Assignment. Services covered by this Contract shall not be assigned or sublet in whole or in part without the prior written consent of the Town Manager. The Town acknowledges the sub-consultant(s) listed in **Exhibit "A"** and consents to the use of that sub-consultant.

4.5 Successors and Assigns. This Contract shall extend to and be binding upon Consultant, its successors and assigns, including any individual, company, partnership or other entity with or into which Consultant shall merge, consolidate or be liquidated, or any person, corporation, partnership or other entity to which Consultant shall sell its assets.

4.6 Contract Administrator. The Contract Administrator for the Town shall be the Town Manager or designee. The Contract Administrator shall oversee the execution of this Contract, assist the Consultant in accessing the organization, audit billings, and approve payments. The Consultant shall channel reports and special requests through the Contract Administrator.

#### 4.7 Records and Audit Rights.

4.7.1 Consultant's records (hard copy, as well as computer readable data), and any other supporting evidence deemed necessary by the Town to substantiate charges and claims related to this Contract shall be open to inspection and subject to audit and/or reproduction by Town's authorized representative to the extent necessary to adequately permit evaluation and verification of cost of the Service, and any invoices, change orders, payments or claims submitted by the Consultant or any of his payees pursuant to the execution of the Contract. The Town's authorized representative shall be afforded access, at reasonable times and places, to all of the Consultant's records and personnel pursuant to the provisions of this section throughout the term of this Contract and for a period of three years after last or final payment.

4.7.2 Consultant shall require all subconsultants, insurance agents, and material suppliers to comply with the provisions of this section by insertion of the requirements hereof in a written agreement between Consultant and such subconsultants, insurance agents, and material suppliers.

4.7.3 If an audit in accordance with this section, discloses overcharges, of any nature, by the Consultant to the Town in excess of one percent (1%) of the monthly billings, the actual cost of the Town's audit shall be reimbursed to the Town by the Consultant. Any adjustments and/or payments which must be made as a result of any such audit or inspection of the Consultant's invoices and/or records shall be made within a reasonable amount of time, not to exceed thirty (30) days from presentation of Town's findings to Consultant.

4.8 Attorneys' Fees. In the event either party brings any action for any relief, declaratory or otherwise, arising out of this Contract, or on account of any breach or default hereof, the prevailing party shall be entitled to receive from the other party reasonable attorneys' fees and reasonable costs and expenses, determined by the court sitting without a jury, which shall be deemed to have accrued on the commencement of such action and shall be enforceable whether or not such action is prosecuted to judgment.

4.9 Ineligible Bidder. The preparer of specifications is not eligible to submit a bid or proposal on the solicitation for which they prepared the specification, nor is the preparer eligible to supply any product to a bidder or Consultant on the solicitation for which they prepared the specification.

4.10 Independent Consultant.

4.10.1 The Services Consultant provides under the terms of this Contract to the Town are that of an Independent Consultant, not an employee, or agent of the Town. The Town will report the value paid for these Services each year to the Internal Revenue Service (I.R.S.) using Form 1099.

4.10.2 Town shall not withhold income tax as a deduction from contractual payments. As a result of this, Consultant may be subject to I.R.S. provisions for payment of estimated income tax. Consultant is responsible for consulting the local I.R.S. office for current information on estimated tax requirements.

4.11 Conflict of Interest. The Town may cancel any Contract or agreement, without penalty or obligation, if any person significantly involved in initiating, negotiating, securing, drafting or creating the Contract on behalf of the Town's departments or agencies is, at any time while the Contract or any extension of the Contract is in effect, an employee of any other party to the Contract in any capacity or a consultant to any other party to the Contract with respect to the subject matter of the Contract. The cancellation shall be effective when written notice from the Town is received by all other parties to the Contract, unless the notice specifies a later time (A.R.S. § 38-511).

4.12 Compliance with Federal and State Laws.

4.12.1 The Consultant understands and acknowledges the applicability to it of the American with Disabilities Act, the Immigration Reform and Control Act of 1986 and the Drug Free Workplace Act of 1989.

4.12.2 Under the provisions of A. R. S. § 41-4401, Consultant hereby warrants to the Town that the Consultant and each of its subconsultants will comply with, and are contractually obligated to comply with, all Federal Immigration laws and regulations that relate to their employees and A. R. S. § 23-214 (A) (hereinafter "Consultant Immigration Warranty").

4.12.3 A breach of the Consultant Immigration Warranty shall constitute a material breach of this Contract and shall subject the Consultant to penalties up to and including termination of this Contract at the sole discretion of the Town.

4.12.4 The Town retains the legal right to inspect the papers of any Consultant or subconsultant's employee who works on this Contract to ensure that the Consultant or subconsultant is complying with the Consultant Immigration Warranty. Consultant agrees to assist the Town in regard to any such inspections.

4.12.5 The Town may, at its sole discretion, conduct random verification of the employment records of the Consultant and any subconsultants to ensure compliance with Consultant's Immigration Warranty. Consultant agrees to assist the Town in regard to any random verification performed.

4.12.6 Neither the Consultant nor any subconsultant shall be deemed to have materially breached the Consultant Immigration Warranty if the Consultant or subconsultant establishes that it has complied with the employment verification provisions prescribed by section 274A and 274B of the Federal Immigration and Nationality Act and the E-Verify requirements prescribed by A. R. S. § 23-214, Subsection A.

4.12.7 "**Services**" are defined as furnishing labor, time or effort in the State of Arizona by a Consultant or subconsultant. Services include construction or maintenance of any structure, building or transportation facility or improvement to real property.

4.12.8 The provisions of this Section 4.12 must be included in any contract the Consultant enters into with any and all of its subconsultants who provide Services under this Contract or any subcontract.

4.13 Notices. All notices or demands required to be given pursuant to the terms of this Contract shall be given to the other party in writing, delivered by hand or registered or certified mail, at the addresses set forth below, or to such other address as the parties may substitute by written notice given in the manner prescribed in this paragraph.

In the case of Consultant: J2 Engineering and Environmental Design LLC  
4649 E. Cotton Gin Loop, Suite B2  
Phoenix, AZ 85040  
Attn: Aaron Allen, PLA, ASLA

In the case of Town: Town of Florence  
775 N. Main Street  
P.O. Box 2670  
Florence, AZ 85132  
Attn: Town Manager

Notices shall be deemed received on date delivered, if delivered by hand, or on the delivery date indicated on receipt if delivered by certified or registered mail.

4.14 Force Majeure. Neither party shall be responsible for delays or failures in performance resulting from acts beyond their control. Such acts shall include, but not be limited to, acts of God, riots, acts of war, epidemics, governmental regulations imposed after the fact, fire, communication line failures, power failures, or earthquakes.

4.15 Taxes. Consultant shall be solely responsible for any and all tax obligations which may result out of the Consultant's performance of this Contract. The Town shall have no obligation to pay any amounts for taxes, of any type, incurred by the Consultant.

4.16 Advertising. No advertising or publicity concerning the Town using the Consultant's Services shall be undertaken without prior written approval of such advertising or publicity by the Town Contract Administrator. Written approval is required until such time as the project is complete or any adjudication of claims relating to the Services provided herein is complete, whichever occurs later.

4.17 Counterparts. This Contract may be executed in one or more counterparts, and each originally executed duplicate counterpart of this Contract shall be deemed to possess the full force and effect of the original.

4.18 Captions. The captions used in this Contract are solely for the convenience of the parties, do not constitute a part of this Contract and are not to be used to construe or interpret this Contract.

4.19 Subconsultants. During the performance of the Contract, the Consultant may engage such additional subconsultants as may be required for the timely completion of this Contract. The addition of any subconsultants shall be subject to the prior approval of the Town. In the event of subcontracting, the sole responsibility for fulfillment of all terms and conditions of this Contract rests with the Consultant. The Town acknowledges the sub-consultant(s) listed in **Exhibit "A"** (if any) and consents to the use of that sub-consultant.

4.20 Indemnification.

4.20.1 To the fullest extent permitted by law, Consultant, its successors, assigns and guarantors, shall indemnify, and hold harmless the Town of Florence, its Mayor, Council members, agents, representatives, officers, directors, officials and employees from and against all allegations, demands, proceedings, suits, actions, claims, damages, losses, expenses,

including but not limited to damages for personal injury or personal property damage, attorney fees, court costs, and the cost of appellate proceedings, and all claim adjusting and handling expense, but only to the extent caused by negligent or intentional actions, acts, errors, mistakes or omissions of the Consultant in the performance of this Contract, including but not limited to, any subconsultant or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable and any injury or damages claimed by any of Consultant's and subconsultant's employees.

4.20.2 Insurance provisions set forth in this Contract are separate and independent from the indemnity provisions of this section and shall not be construed in any way to limit the scope and magnitude of the indemnity provisions. The indemnity provisions of this Contract shall not be construed in any way to limit the scope and magnitude and applicability of the insurance provisions.

#### 4.21 Changes in the Services.

4.21.1 The Town may at any time, as the need arises, order changes within the scope of the work without invalidating the Contract. If such changes increase or decrease the amount due under the Contract documents, or in the time required for performance of the work, an equitable adjustment shall be authorized by written Change Order.

4.21.2 The Town will execute a formal Change Order based on detailed written quotations from the Consultant for work related changes and/or a time of completion variance. All Change Orders are subject to the prior written approval by the Town Manager.

4.21.3 Contract Change Orders are subject to the Rules and Procedures within the Town's Procurement Code.

#### 4.22 RESERVED

4.23 Alternative Dispute Resolution. If a dispute arises between the parties relating to this Contract, the parties agree to use the following procedure prior to either party pursuing other available remedies:

4.23.1 A meeting shall be held promptly between the parties, attended by individuals with decision-making authority regarding the dispute, to attempt in good faith to negotiate a resolution of the dispute.

4.23.2 If, within 30 days after such meeting, the parties have not succeeded in negotiating a resolution of the dispute, they will jointly appoint a mutually acceptable neutral person not affiliated with either of the parties (the "**neutral**"), seeking assistance in such regard if they have been unable to agree upon such appointment within 40 days from the initial meeting. The fees of the neutral shall be shared equally by the parties.

4.23.3 In consultation with the neutral, the parties will select or devise an alternative dispute resolution procedure ("**ADR**") by which they will attempt to resolve the dispute, and a time and place for the ADR to be held, with the neutral making the decision as to the procedure, and/or place and time if the parties have been unable to agree on any of such matters within 20 days after initial consultation with the neutral.

4.23.4. The parties agree to participate in good faith in the ADR to its conclusion as designated by the neutral. If the parties are not successful in resolving the dispute through the ADR, then the parties may agree to submit the matter to binding arbitration or a private adjudicator, or either party may seek an adjudicated resolution through the appropriate court.

4.24 Town Provided Information and Services. The Town shall furnish the Consultant available studies, reports and other data pertinent to the Consultant's Services; obtain or authorize the Consultant to obtain or provide additional reports and data as required; furnish to the Consultant services of others required for the performance of the Consultant's Services hereunder, and the Consultant shall be entitled to use and rely upon all such information and services provided by the Town or others in performing the Consultant's Services under this Contract.

4.25 Estimates and Projections. In providing opinions of cost, financial analyses, economic feasibility projections, and schedules for potential projects, the Consultant has no control over cost or price of labor and material; unknown or latent conditions of existing equipment or structures that may affect operation and maintenance costs; competitive bidding procedures and market conditions; time or quality of performance of third parties; quality, type, management, or direction of operating personnel; and other economic and operational factors that may materially affect the ultimate project cost or schedule. Therefore, the Consultant makes no warranty that the Town's actual project costs, financial aspects, economic feasibility, or schedules will not vary from the Consultant's opinions, analyses, projections, or estimates.

4.26 Access. The Town shall arrange for access to and make all provisions for the Consultant to enter upon public and private property as required for the Consultant to perform Services hereunder.

4.27 Third Parties. The services to be performed by the Consultant are intended solely for the benefit of the Town. No person or entity not a signatory to this Contract shall be entitled to rely on the Consultant's performance of its Services hereunder, and no right to assert a claim against the Consultant by assignment of indemnity rights or otherwise shall accrue to a third party as a result of this Contract or the performance of the Consultant's Services hereunder.

4.28 Prohibited Boycott. Pursuant to A.R.S. 35-393.01, the Consultant, by execution of this Contract, certifies that it is not currently engaged in, and agrees for the duration of this Contract to not engage in, a boycott of Israel.

## **5.0 INSURANCE**

5.1. General. Consultant agrees to comply with applicable Town ordinances and state and federal laws and regulations. Without limiting any obligations or liabilities of Consultant, Consultant shall purchase and maintain, at its own expense, hereinafter stipulated minimum insurance with insurance companies duly licensed by the State of Arizona (admitted insurer) with an AM Best, Inc. rating of B ++ 6 or above or an equivalent qualified unlicensed insurer by the State of Arizona (non-admitted insurer) with policies and forms satisfactory to Town of Florence. Failure to maintain insurance as specified may result in termination of this Contract at Town of Florence's option. The Consultant is primarily responsible for the risk management if its Services under this Contract, including but not limited to obtaining and maintaining the required insurance and establishing and maintaining a reasonable risk control and safety program. Town reserves the right to amend the requirements herein at any time during the Contract. The Consultant shall require any and all subconsultants to maintain

insurance as required herein naming the Town and Consultant as “Additional Insured” on all insurance policies, except Worker’s Compensation and Errors & Omissions, and this shall be reflected on the Certificate of Insurance. The Consultant’s insurance coverage shall be primary insurance with respect to all available sources. Coverage provided by the Consultant shall not be limited to the liability assumed under the Indemnification provision of this Contract. To the extent permitted by law, Consultant waives all rights of subrogation or similar rights against Town, its Mayor, councilmembers, officials, representatives, agents, and employees. All insurance policies, except Workers’ Compensation and Errors & Omissions, required by this Contract, and self-insured retention or deductible portions, shall name, to the fullest extent permitted by law for claims arising out of performance of this Contract, Town of Florence, its Mayor and councilmembers, agents, representatives, officers, officials and employees as Additional Insureds. The Town reserves the right to require complete copies of all insurance policies and endorsements required by this Contract at any time. Failure to maintain the insurance policies as required by this Contract, or to provide evidence of renewal, is a material breach of this Contract.

5.2 No Representation of Coverage Adequacy. By requiring insurance herein, Town of Florence does not represent that coverage and limits will be adequate to protect Consultant. Town of Florence reserves the right to review any and all of the insurance policies and/or endorsements cited in this Contract, but has no obligation to do so. Failure to demand such evidence of full compliance with the insurance requirements set forth in this Contract or failure to identify any insurance deficiency shall not relieve Consultant from, nor be construed or deemed a waiver of, its obligation to maintain the required insurance at all times during the performance of this Contract.

5.3 Coverage Term. All insurance required herein shall be maintained in full force and effect until all work or Services required to be performed under the terms of this Contract is satisfactorily performed, completed and formally accepted by the Town of Florence, unless specified otherwise in this Contract.

5.4 Policy Deductibles and or Self Insured Retentions. The policies set forth in these requirements may provide coverage which contain deductibles or self-insured retention amounts. Such deductibles or self-insured retention shall not be applicable with respect to the policy limits provided to Town of Florence. Consultant shall be solely responsible for any such deductible or self-insured retention amount. Town of Florence, at its option, may require Consultant to secure payment of such deductible or self-insured retention by a surety bond or irrevocable and unconditional Letter of Credit.

5.5 Use of Subconsultants. If any work under this Contract is subcontracted in any way, Consultant shall execute written agreement with subconsultant containing the same Indemnification Clause and Insurance Requirements set forth herein protecting Town of Florence and Consultant. Consultant shall be responsible for executing the agreement with Subconsultant and obtaining Certificates of Insurance verifying the insurance requirements.

5.6 Evidence of Insurance. Prior to commencing any work or Services under this Contract, Consultant shall furnish Town of Florence with Certificate(s) of Insurance, or formal endorsements as required by this Contract, issued by Consultant’s insurer(s) as evidence that policies are placed with acceptable insurers as specified herein and provide the required coverage’s, conditions, and limits of coverage and that such coverage and provisions are in full force and effect.



## 5.7 Required Coverage.

5.7.1 Commercial General Liability. Consultant shall maintain “occurrence” form Commercial General Liability insurance with a limit of not less than \$1,000,000 for each occurrence, \$2,000,000 Products and Completed Operations Annual Aggregate, and \$2,000,000 General Aggregate Limit. The policy shall cover liability arising from premises, operations, independent Consultants, products-completed operations, personal injury and advertising injury. Coverage under the policy will be at least as broad as Insurance limited to, separation of insureds clause. If any Excess insurance is utilized to fulfill the requirements of this paragraph, such Excess insurance shall be “follow form” equal or broader to coverage scope then underlying.

5.7.2 Worker’s Compensation Insurance. Consultant shall maintain Worker’s Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction of Consultant’s employees engaged in the performance of work or Services under this Contract and shall also maintain Employer’s Liability Insurance of not less than \$100,000 for each accident, \$100,000 disease for each employee and \$250,000 disease policy limit.

5.7.3 Commercial Auto Coverage. Auto Liability limits of not less than \$1,000,000 each accident, combined Bodily Injury and Property Damage Liability insurance. Certificate to reflect coverage for “Any Auto” or “All Owned, Scheduled, Hired and Non-Owned”.

5.7.4 Errors & Omissions Liability. Coverage Amount: \$1,000,000 per occurrence/aggregate, unless higher coverage limits are required under the Master Contract Documents, in which case such higher limits shall apply.

## 6.0 SEVERABILITY AND AUTHORITY

6.1 Severability. If any term or provision of this Contract shall be found to be illegal or unenforceable, then notwithstanding such illegality or unenforceability, this Contract shall remain in full force and effect and such term or provision shall be deemed to be deleted.

6.2 Authority. Each party hereby warrants and represents that it has full power and authority to enter into and perform this Contract, and that the person signing on behalf of each has been properly authorized and empowered to enter this Contract. Each party further acknowledges that it has read this Contract, understands it, and agrees to be bound by it.

IN WITNESS WHEREOF, the Town of Florence by its Town Manager has hereunto subscribed his name this 17<sup>th</sup> day of December, 2019.

TOWN OF FLORENCE

By: \_\_\_\_\_

By: \_\_\_\_\_

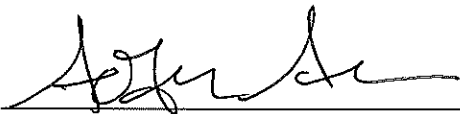
Name: \_\_\_\_\_

Its: \_\_\_\_\_

ATTEST:

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

By: JZ ENGINEERING & ENVIRONMENTAL  
Consultant DESIGN, LLC

By:  \_\_\_\_\_

Name: AARON ALWAN

Its: VICE - PRESIDENT

Approved as Form:

\_\_\_\_\_  
Clifford L. Mattice, Florence Town Attorney

**Exhibit "A"**  
**Scope of Work/Services**



December 6, 2019

Mr. Bryan Hughes  
Community Services Director  
Town of Florence  
778 North Main Street  
Florence, AZ 85132

**Re: POC-31 Poston Butte Open Space and Trails Development**

Dear Mr. Hughes,

J2 is pleased to be asked to continue to provide professional design services for the Poston Butte Open Space and Trails Development for the Town of Florence. The scope of services and fees are based upon our understanding of the project from developing the project plans from master plan to a 30% level. J2 will serve as a Prime Consultant for the project providing overall project coordination, civil engineering design and landscape architecture design and take the plans from a 30% level of completion to a 60% level of completion.

**Project Understanding:** The Town desires to develop trailhead amenities around Poston Butte. The Town is currently in the process of obtaining the land from the Bureau of Land Management (BLM), to preserve the area around the butte and develop recreational amenities for the Town. Current 30% plans show an access road with several box culvert or pipe crossings, a bus parking area, an automobile parking lot, a classroom building, a restroom building, a septic system, pedestrian bridge, access control fencing, and trail improvements.

Our Lump Sum fee for this project is as follows (see attached fee sheet for break down):

**Design**

J2 Engineering and Environmental Design	\$77,286.00
Robert Jones Associates - Architecture	\$13,464.00
Meyer Borgman Johnson - Structural	\$12,960.00
Henderson Engineering – Site Electrical-MPE	\$11,300.00
RAMM Engineering – Geotechnical	\$15,000.00
Native Resources – Native Plant Inventory	\$4,120.00
Lisa Ranzenberger- Signage	\$9,205.00
<b><u>Total Fee J2 Design and Subconsultants:</u></b>	<b>\$143,335.00</b>
Town of Florence Allowance:	\$10,000.00*
<b>Total Fee:</b>	<b>\$153,335.00</b>

\*Town contingency allowance can only be utilized if authorized in advance by the Town.

We thank you again for the opportunity to be of service to the Town of Florence for this project. We are prepared to begin work immediately. Please do not hesitate to call with any questions.

Sincerely,

Aaron Allan, PLA, ASLA  
Vice-President

4649 E. Cotton Gin Loop, Suite B2  
Phoenix, AZ 85040  
voice 602.438.2221  
fax 602.438.2225

# POC-31 Poston Butte Open Space and Trails Development

## Scope of Services: Design Phase

### Task 100 – Design Development (60%)

Based on comments received from the TOF on the 30% plans, J2 will further refine the design towards a 60% level of completion. Along with project plans, J2 will provide an opinion of probable construction cost and outline specifications (MAG Format). J2 will also provide a draft drainage report for the on-site drainage.

#### Deliverables:

- 60% Plans (24x36)(PDF)
- 60% Plans (24x36)(Hard Copy)(2 sets)
- Opinion of Probable Construction Cost (PDF)
- Outline Specifications (PDF)
- Draft Drainage Report (PDF)
- Draft Drainage Report (Hard Copy)(2 sets)

### Task 200 – Meetings

J2 will attend the following meetings. J2 will provide a sign-in sheet, agenda, and meeting minutes for comment resolution, BLM, and Design Coordination Meetings. J2 will provide a color rendered plan view for the public meeting and Town Council presentation.

#### Meetings:

- 60% Comment Resolution Meeting: One (1) meeting. This meeting is anticipated to be two (2) hours in duration. J2 will have Three (3) representatives at this meeting.
- BLM Coordination Meetings: Three (3) meetings. Each meeting is anticipated to be two (2) hours in duration. J2 will have two (2) representatives at this meeting.
- Public Meeting: One (1) meeting. This meeting is anticipated to be two (2) hours in duration. J2 will have three (3) representatives at this meeting.
- Town Council Meeting: One (1) meeting. This meeting is anticipated to be two (2) hours in duration. J2 will have two (2) representatives at this meeting.
- Design Coordination Meetings with Town: Four (4) Meetings. Each meeting is anticipated to be two (2) hours in duration. J2 will have three (3) representatives at this meeting.

#### Deliverables:

- Plan View Color Rendered Site Plan (36x48)(Hard copy)(Mounted)
- Plan View Color Rendered Site Plan (36x48)(PDF)
- Meeting Minutes (PDF)

## **Design General Understanding**

The TOF shall designate a person for the project to act as the Client's representative with respect to the services to be performed or furnished by the Design Team under this agreement. Such person, department, or committee shall have complete authority to transmit instructions, receive information, interpret, and define the Client's policies and decisions with respect to the Design Team's services for the Project. The TOF shall also provide Key Team personnel to be available in coordination meetings including operations and plan review representatives.

The TOF shall make available to the Design Team existing available data and records relevant to the site that the Town has available.

The TOF shall approve in a timely manner all criteria and information as to Client's requirements for the Project including planning objectives and constraints, performance requirements, any budgetary limitations, and the submittal by the Design Team at the various phases of the projects.

The TOF shall furnish to the Design Team any existing pertinent data prepared by others, including aerial images, electronic base maps, drawings of physical conditions in or relating to existing surface or subsurface utilities or structures within the planning area, hydrographic surveys, environmental or cultural assessments, impact statements, and other relevant environmental or cultural studies pertaining to the project as the TOF has available.

The TOF shall give prompt notice to Design Team whenever Client observes or otherwise becomes aware of any development that affects the scope of services or the project schedule.

The TOF warrants and represents that members of the Design Team have the right to enter upon the real property involved herein, and extends this right to J2. The Design Team agrees to exercise due care in the performance of all services pursuant hereto and acknowledges that it is at our own risk.

The Design Team has provided no environmental or cultural investigations on this site/project, has no knowledge of any adverse environmental or cultural conditions on the site/project, and is not responsible for and has no liability for any such environmental or cultural condition should one be found. It is the responsibility of the TOF to investigate and make these environmental or cultural determinations based on the best knowledge and information available at the time of this project. Clearance to begin work shall be given prior to directing or ordering the preparation of any engineering documents.

The Design Team provides construction documents in full or in part freehand drafting and electronic CAD format. Any electronic files provided are for information and convenience purposes only and the final approved/sealed hard copy plans shall prevail. All construction documents will be developed to the TOF and MAG design and construction standards and specifications.

### **Design Assumptions and Exclusions:**

1. The Design Team has not included the development of any legal descriptions or exhibits.
2. The Design Team has not included any re-platting or rezoning efforts.
3. The Design Team is not providing or producing any environmental, cultural, or biological investigations or clearances.
4. Reproduction of all document sets beyond what is stated in the scope will be paid by the TOF and are not included.
5. The Design Team is not providing any permitting fees for this project. All permitting fees shall be paid for by the TOF.
6. This scope of services does not include the design of any traffic signal design, construction sequencing, or traffic control plans.
7. Utility potholing and/or designating utilities has not been included in this scope of services.
8. This Design does not include the design of any below grade or submerged irrigation storage system.
9. Development of phasing plans is not included in this scope of services.
10. No CLOMR, LOMR, or 404 Jurisdictional Delineation has been included in this scope of services.
11. No off-site improvements have been included in this scope and fee proposal.
12. No post design construction administration or construction observation services have been included in this scope of services.
13. No regional hydrology or hydraulic analysis will be performed. J2 will utilize existing previous studies for any regional hydrology or hydraulic data when developing their on-site drainage analysis.
14. It is assumed that new utilities (Water, Sewer, Electric, Communication, etc.) will be at the western property line of the West Parcel that the Town is trying to obtain from BLM at the access road to the trailhead as shown on the 30% plans.
15. This scope and fee proposal does not include producing construction documents beyond a 60% level of completion.

We would expect to start our services after receipt of the Notice to Proceed. This exhibit represents the entire understanding of the Scope of Services as set out herein and may only be modified in writing signed by both parties.

DERIVATION OF COST PROPOSAL: DESIGN SERVICES  
**POC-31 Poston Butte Open Space and Trails Development**  
**Town of Florence**  
*J2 Engineering and Environmental Design, LLC*

Classification	Estimated Man Hours	Current Rates	Total (rounded to nearest whole dollar)
Project Manager - Sr	4	\$194.16	\$777.00
Project Engineer - Sr.	37	\$166.01	\$6,142.00
Project Engineer	96	\$121.27	\$11,642.00
Engineer	120	\$119.55	\$14,346.00
Registered Landscape Architect Sr.	87	\$153.99	\$14,267.00
Registered Landscape Architect	70	\$108.48	\$7,594.00
Designer - Sr	96	\$113.57	\$10,903.00
Designer	144	\$80.66	\$11,615.00
Administrative	0	\$69.70	\$0.00
<b>Total Hours</b>	<b>654</b>	<b>Total Dollars</b>	<b>\$77,286.00</b>

**Total Labor, Overhead, and Profit: \$77,286.00**

Estimated Direct Expenses	Estimated Expenses	Total
		\$0.00

**Total Direct Expenses \$0.00**

**Subconsultants: Design**

Robert Jones Associates, Inc Architecture	\$13,464.00
Meyer Borgman and Johnson	\$12,950.00
Henderson Engineering	\$11,300.00
RAMM Engineering	\$15,000.00
Native Resources	\$4,120.00
Lisa Ranzenberger	\$9,205.00


**Total Estimated Subconsultant Services: \$66,049.00**

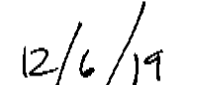
**Allowances**

Town Contingency Allowance	\$10,000.00
<b>Total Allowances:</b>	<b>\$10,000.00</b>

**Total Estimated Cost J2, Subconsultants, and Allowances \$153,335.00**

J2 Engineering and Environmental Design LLC

  
 Aaron Allan, PLA, ASLA  
 Principal

  
 12/6/2019



**Fee Schedule**

12/6/2019

**J2 Engineering and Environmental Design, LLC**

Task Number	Task:	Project Manager - Sr	Project Engineer - Sr.	Project Engineer	Engineer	Registered Landscape Architect Sr.	Registered Landscape Architect	Designer - Sr	Designer	Administrative	Total
<b>100</b>	<b>Design Development (60%)</b>										
101	Refine Plans from 30% to 60%	0	30	70	100	30	70	80	100	0	480
102	Prepare Outline Specifications	0	2	0	0	8	0	0	0	0	10
103	Quantities and OPC	0	1	0	0	1	0	0	8	0	10
104	Prepare Draft Drainage Report	0	4	10	20	0	0	16	0	0	50
105	QA/QC Review	4	0	0	0	0	0	0	0	0	4
106	Subconsultant Coordination	0	0	4	0	24	0	0	0	0	28
<b>200</b>	<b>Meetings</b>										
201	60% Comment Resolution Meeting (1)	0	0	2	0	2	0	0	2	0	6
202	BLM Coordination Meetings (3)	0	0	0	0	6	0	0	6	0	12
203	Public Meeting (1)	0	0	2	0	2	0	0	2	0	6
204	Town Council Meeting (1)	0	0	0	0	2	0	0	2	0	4
205	Design Coordination Meetings (4)	0	0	8	0	8	0	0	8	0	24
206	Prepare Agenda, Sign-in, and Meeting Minutes (8 Meetings)	0	0	0	0	4	0	0	16	0	20
<b>Total Hours:</b>		<b>4</b>	<b>37</b>	<b>96</b>	<b>120</b>	<b>87</b>	<b>70</b>	<b>96</b>	<b>144</b>	<b>0</b>	<b>654</b>

# MEMORANDUM

To: Mayor and Town Council  
From: Brent Billingsley, Town Manager  
Copy: Department Heads  
Date: December 16, 2019  
Re: Town Manager's Report

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I thought that it would be important to make the connection between the Council Strategic Plan and current Town priorities, therefore this memo provides select updates by Strategic Plan Area. It is not intended to be exhaustive list, just an update on one project per area. I do not want to supplant or duplicate the individual department reports that Council receives on a monthly basis.

**Community Vitality:** The fall activity season is upon us and it has started with a bang. The community calendar is full and even more exciting for staff and the community is the recent Council approval of an Arts Festival and Music Festival in the spring.

Recent event update:

- **Drive-In Movie “Aladdin” – Friday, November 22nd**  
The Town’s first drive-in movie was held in the Community Center parking lot. Community Services displayed the movie, “Aladdin” on the 50’ inflatable movie screen. Staff counted 50 vehicles and 150 people who attended. Guests could tune-in to FM radio station 91.3 and listen to the movie through their vehicle, or they could hear the movie from the movie screen’s surround sound. Fry’s Kettle Corn and Chef on the Go were on site selling a variety of food for the evening. About six members of the Florence Teen Council assisted with clean-up after the movie. Throughout the evening, we heard several complimentary reviews and people also asked when the next drive-in movie will occur.
- **Farmer’s Market: Produce on Wheels Without Waste (P.O.W.W.O.W.) – Saturday, November 23rd**  
After months of planning and preparation, our community’s first farmer’s market, titled P.O.W.W.O.W. was held November 23<sup>rd</sup> in the Library and Community Center parking lot. Florence Community Services Department partnered with Borderlands Produce Rescue to present the series of monthly farmers markets. Thanks to the efforts of full-time staff, part-time employees and over 40 volunteers, 267 people purchased a variety of produce including: watermelons, pickles, tomatoes, yellow squash, Italian squash, cucumbers, garlic and eggplant. Ten pallets of produce were not enough to serve all the customers. Staff estimates another 40-50 people were on hand to purchase produce which would have increased our total to over 300 people. POWWOW Program Director Paul Kwan was very pleased at our numbers and promised to discuss an increase in produce for our future POWWOWs, including the next one on December 21st.

- Mystery Author Visit: Betty Webb – Saturday, November 23<sup>rd</sup>**  
 The Library hosted Arizona-based mystery author Betty Webb on Saturday, November 23<sup>rd</sup>. Webb, who is the author of the Lena Jones and Gunn Zoo mystery series, shared her experiences as a writer and answered questions from her audience of four adults. She also discussed her newest book titled, “Desert Redemption.” This program also saw the presentation of a \$1,000 grant to the Library from Sisters in Crime, a nonprofit organization devoted to the advancement, recognition, and professional development of female crime writers. This grant will be used for the purchase of additional books for the Library’s fiction collection.
- Thanksgiving Luncheon at the Senior Center – Wednesday, November 27<sup>th</sup>**  
 Staff and volunteers from the Dorothy Nolan Senior Center hosted its annual Thanksgiving Luncheon and Brown Bag Bingo Wednesday, November 27<sup>th</sup>. Staff is grateful to the members of Teen Council who assisted with both events. There were 23 seniors who played bingo and those with limited eyesight, were assisted by FTC members. The council also helped serve 72 people, a traditional and delicious Thanksgiving meal. This celebration is often the only Thanksgiving some senior citizens will receive.
- Junior Parada Parade – Saturday, November 30<sup>th</sup>**  
 The Annual Junior Parada Parade was held under clear, crisp skies along downtown Main Street. The parade featured 28 entries including the Parada Rodeo Royalty along with various community floats and other organizational representation. Included in the parade, was Arts and Culture Commission Chair Ann Rankin along with the commission’s box ponies creations, proudly displayed by children. The Florence Teen Council members rode in a float that was accompanied by Mayor Tara Walter, Vice-Mayor John Anderson and Councilmember Kristen Larsen. Two food vendors and one merchandise vendor were also present.

**Economic Prosperity:** After a year of financial uncertainty with CART, due to the temporary loss of Greyhound’s stop in the region (and a temporary stop of the funding received from having a Greyhound stop), CART has returned to financial stability. Although ridership has decreased from last year (the ridership has decreased each year for at least 5 years), due to member contributions and good management, the CART system has maintained a healthy reserve fund despite a year of revenue loss from Greyhound. The revenue from Greyhound resumed in July, and because of this, the CART system will be able to begin spending its capital dollars again. A bus shelter has been ordered for the Town of Florence stop between Town Hall and the Library/Community Center. 1-3 other locations in Florence will receive similar shelters, although these will likely be at County facilities.

Staff had lengthy discussion about the expansion of the bus route to include the Anthem area, at the most recent CART Board Meeting. This discussion was also followed-up by discussion with ADOT’s Transit Manager. While expansion is a possibility, the question becomes one of matching funds and the availability of funds on a statewide level (last year, ADOT received \$19 million of requests for rural transit systems, with only \$14 million of funding). To expand the service to Anthem, CART would see an increased cost of around \$56,000 (this number is from the 2016 Coolidge Transit Plan, so it has

likely increased since that time). There would also be a required match to this amount. While we may be able to apply for funding that would commence in October 2020, ADOT may require further route analysis before the funds become available (if they are indeed awarded). ADOT mentioned that it is not likely Florence would receive funding on its own, and that it stands a much better shot of securing funding if it goes through CART. Staff will continue to work with CART staff to encourage them to apply for funding that might be available (current cycle funding applications are due by February), and will keep Council apprised of future deadlines and milestones.

**Leadership and Governance:** It was requested that this report provide a look forward to future Town Council agenda items. The following is a list of future items for potential Town Council action. This list is not intended to be comprehensive but represents important forthcoming items:

- Regional Transportation Plan Update
- Parks Trails and Open Space Plan
- Spirit Loop Ach Culvert 4.1 acceptance
- Redevelopment Plan Update
- Vacant Building Program
- CFD #2 General Obligation Bond Offering
- CFD #2 Special Assessment Bond Offering (Unit 32)
- Town Fee Schedule Update
- Assignment of SOCs (Florence Gardens)
- 2018-19 Audit Results
- Greenstone Extinguishment Credit Purchase

**Partnerships and Relationships:** The Town of Florence Police Department is currently implementing a paperless ticketing system. Traffic and Criminal Software (TraCS) is a state-of-the-art records management system that incorporates the latest in computing technology to collect, report, and manage incident data. The ability for users to collect incident data when and where incidents occur reduces their administrative duties and paperwork while ensuring more accurate and timely data.

For the Florence Police Department this means officers can swipe a driver's license and populate an accident or citation report print out the report then have the citizen back on the road within minutes. This means less grammatical errors for the officers and office staff who review the reports. This program also involves the court system as these citations are electronically sent to the courts diminishing the staff time sending these reports to the court for processing. This program is supported by the State of Arizona at minimal cost to the Town of Florence.

**Transportation and Infrastructure:** The Public Works Department has several projects ongoing but three are of particular interest.

- The Town has been notified by the San Carlos Irrigation and Drainage District (SCIDD) that it expects the Town to replace a culvert on Butte Avenue with a \$800,000 (estimated) bridge due to SCIDD's canal lining project. The Town is currently reviewing options and our legal position.

- CIP WU-88 – Well Preservation (Well #5)
  - Zonal testing completed
  - Report expected in January
  
- CIP T-14 – Roundabout / Intersection Improvement SR 79B & SR287
  - MAG close out funds awarded
  - Design Concept Report completed
  - Engineer has been selected by ADOT. Scoping meeting – Completed
  - Notice to Proceed to be issued by ADOT

**Upcoming Events/Meetings/Forums:**

<b>Date</b>	<b>Time</b>	<b>Event</b>	<b>Host</b>	<b>Venue</b>
December 6 <sup>th</sup>	6:00 p.m.	Christmas on Main	Parks & Recreation	Historic Downtown Florence
December 7 <sup>th</sup>	8:00 a.m.	Jingle Bell Jog*	Parks & Recreation	Historic Downtown Florence
December 7 <sup>th</sup>	9:00 a.m.	Breakfast with Santa*	Parks & Recreation	Library & Community Center
December 7 <sup>th</sup>	2:00 p.m.	Strings of the Sonoran Concert	Arts & Culture Commission	Suter House
December 14 <sup>th</sup>	2:00 p.m.	Guitar Band Concert	Arts & Culture Commission	Suter House
December 18 <sup>th</sup>	2:00 p.m.	“Grinch-mas” Party	Library	Library & Community Center
December 21 <sup>st</sup>	8:00 a.m.	POWWOW	Parks & Recreation	Aquatic Center/Library & Community Center - Parking Lot
December 24 <sup>th</sup>	10:00 a.m.	Christmas Party*	Senior Center	Dorothy Nolan Senior Center
January 25 <sup>th</sup>	8:00 a.m.	Make A Difference Day	Parks & Recreation	Library & Community Center
January 25 <sup>th</sup>	9:00 a.m.	POWWOW	Parks & Recreation	Aquatic Center/Library & Community Center - Parking Lot

**\*Pre-Registration Required**

**Success Stories:**

Statewide:

- Sales Tax collections grew by 6.3% in October. Retail grew by 3.1%, and Restaurant by 5.0%. Contracting continues to see dramatic increases, as it was 13.6% over last year (and is up 16.8% year-to-date).
  
- Individual Income Tax collections increased by 13.4%, which would mean a larger portion of state shared revenues, if the trend holds throughout the fiscal year. Through the first four months of 2019-2020, the State is up 10.6% in income tax collections (and already \$104.0 million above the forecasted total).

- HURF collections were down this month. Collections were down (3.7%) compared to September of last year, and now total (\$5.7) million below the forecast. HURF is one of the few categories where the numbers are not meeting the forecasted growth.
- In September, Arizona's 12-month total of single-family building permits was 32,028, or 5.5% more than a year ago. For Florence, the 12-month period ending on October 31st saw an increase of 45.7% over the same period last year. Florence's single-family permits in October were the highest since June 2006, and the second highest month on record. Florence has already far exceeded the number of Single-family permits issued last year and will likely end up with about 375 permits by the end of the year -- the first time that would happen since 2008. Florence is issuing more permits than Casa Grande over the past few months.

### **Current Advertisements:**

The following Requests for Proposals/Qualification are currently Open:

1. None currently

The following Requests for Proposals/Qualifications are Under Review:

1. On-call engineering services for Public Works. The solicitation seeks to contract for general civil, water, wastewater, geo technical and surveying services.

# Memorandum



**To:** Brent Billingsley, Town Manager  
**From:** Bryan C. Hughes, Community Services Director  
**Date:** November 18, 2019  
**Re:** November 2019 Department Report

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## Project Updates

- The **Poston Butte Preserve Expansion** continues to move forward although there hasn't been much progress to report this month. The next conference call is scheduled for Tuesday, December 10<sup>th</sup>.
- Following the November 4<sup>th</sup> Work Session, Staff plans to forward the **Parks and Recreation Comprehensive Plan** to the Town Council for approval at the next meeting.
- The **Florence Veterans Memorial Plaza** dedication was held on Veterans Day, Monday, November 11<sup>th</sup>. Nearly 200 people were in attendance. The project is now substantially complete. Staff is researching options for benches or picnic tables with umbrellas for additional seating in the plaza utilizing the remaining funds to wrap up the project.

## Special Events

- The first Drive-In Movie is scheduled for Friday, November 22<sup>nd</sup> at sunset at the Aquatic Center parking lot, featuring the new Disney "Aladdin".
- The first POWWOW produce event is Saturday, November 23<sup>rd</sup> from 8:00 a.m. to 11:00 a.m. at the Library and Community Center parking lot. 70 lbs of produce for \$12 CASH.
- The Florence Junior Parada is scheduled for Friday, November 29<sup>th</sup> to Sunday, December 1<sup>st</sup> at the Whitlow Rodeo Grounds. The parade will be held on Saturday, November 30<sup>th</sup> beginning at 10:00 a.m. in Historic Downtown Florence.
- Christmas on Main is scheduled for Friday, December 6<sup>th</sup> from 6:00 p.m. to 8:00 p.m. in Historic Downtown Florence. There will be lots of activities for families up and down Main Street throughout the event, which will conclude with the light parade beginning at 7:30 p.m.
- The first Jingle Bell Jog will take place on Saturday, December 7<sup>th</sup> at 7:30 a.m. The 5K event begins at Heritage Park.
- Also, on Saturday, December 8<sup>th</sup> is Breakfast with Santa at the Library and Community Center beginning at 9:00 a.m. The cost is \$5 per participant and pre-registration is required.

## Boards and Commissions

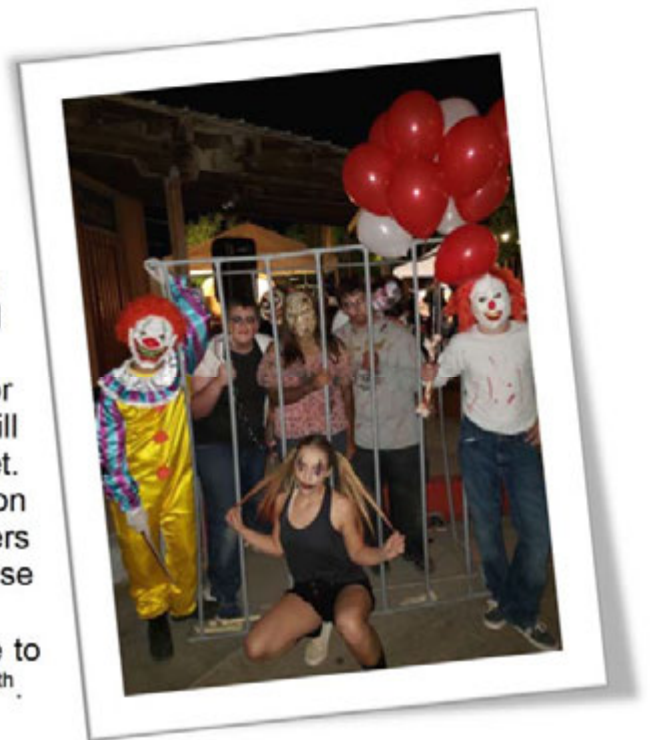
- Arts and Culture Commission

- The Commission held its meeting on Thursday, November 14<sup>th</sup>. Topics included fall and spring programming and the possibility of another mural project by a Phoenix artist. The next meeting is scheduled for November 12<sup>th</sup> at 2:30 p.m. at the Library and Community Center.
- Strings of the Sonoran will perform a FREE concert on Saturday, December 7<sup>th</sup> from 3:00-4:00 p.m. at the Suter House.
- The Guitar Band will perform a FREE concert on Saturday, December 14<sup>th</sup> from 3:00-4:00 p.m. at the Suter House.
- Parks and Recreation Advisory Board
  - The Board held a special meeting on Thursday, November 14<sup>th</sup> to approve the Parks and Recreation Comprehensive Plan.
- Youth Commission
  - The Commission has a meeting scheduled for Thursday, November 21<sup>st</sup>. The commission is still seeking two new members and one alternate.

### Program Updates

The members of the **Florence Teen Council (FTC)** welcomed new advisor Stevie Lopez, Recreation Leader III, at its October 23<sup>rd</sup> meeting, where he had to perform the chicken dance as part of his introduction.

- Teens meet at the Library and Community Center every Wednesday at 3:30 p.m.
- Although the FTC couldn't host its haunted house due to logistical issues at the annual Fright Fest, the teens quickly adapted and moved onto Main Street to participate in the event (pic below).
- Upcoming events include:
  - The Drive-In Movie Friday, November 21<sup>st</sup>. There are five volunteers helping with a photo booth.
  - The first POWWOW on Saturday, November 23<sup>rd</sup>. There are five volunteers helping folks carry produce to their cars.
  - Brown Bag Bingo on November 27<sup>th</sup> at the Senior Center. Volunteers will be helping with bingo, serving food and cleaning up.
  - The FTC will build a float and participate in the Jr. Parada Parade. The float will have an old main theme.
  - The FTC will also build a float for Christmas on Main. The float will bring Mrs. Claus down Main Street.
  - The Breakfast with Santa is on Saturday, December 7<sup>th</sup>. Members will have a gingerbread house contest for the kids.
- The FTC is scheduled to give an update to the Town Council on Monday, January 6<sup>th</sup>.





**Parks and Recreation  
Divisions Report  
October 2019**

**Recreation/Aquatics/Special Events Programs**

Recreation Programs	Participants	Revenue	Notes
Boxing Bootcamp	31	\$2,240	
Boxing... Drop-In	5	\$50	
Hanging After School	23	\$1,955	
Hanging... Drop-In	8	\$80	
Hanging... Weekly	2	\$80	After School Fee
Iddie Biddie Kiddies	16	\$560	
Intersession Drop-In	6	\$120	
Special Event Vendor	5	\$125	\$25 fee
Special Event Vendor	1	\$50	\$50 fee

**Aquatic Center – POS Sales**

Product	Total	Revenue
Adult Lap Swim		\$
Lap Swim Fitness Members	N/A	\$
Free Pool Entry		\$
Open Swim- Adult		\$
Open Swim- Child		\$
<b>Total Sales</b>		<b>\$</b>

**Fitness Center – Membership Package**

Fitness Package	Sales	Renewals	Total	Revenue
Adult Monthly	18	33	51	\$1,020
Adult Six Months	1	0	1	\$99
Employee Membership	0	6	6	Free
Green Tree Inn	29	0	29	Billed thru A/R
Senior Monthly	8	16	24	\$325
Senior Six Months	4	3	7	\$462
Youth Monthly	1	2	3	\$39
Drop-In Fitness	2	0	2	\$12
<b>Total</b>	<b>63</b>	<b>60</b>	<b>124</b>	<b>\$1,957</b>
Estimated member sign-ins throughout the month: 1,052				

**Facility Use Permits**

Number of Facility Use Permits	Number of Bookings	Estimated Number of Participants	Revenue Generated
76	242	8,413	\$1,050

## Dorothy Nolan Senior Center

Activity	Monthly Total
Anthem Pharmacy	07
Bingo / Thursday	134
Back Space 3, Yahtzee, Skip Bo, Dominoes, Cards, Cribbage, Phase 10	191
Bingo- Steward Health	14
Birthday Cards	11
Breakfast Pancakes-23 Biscuits/Gravy -130	153
Angel Care – In-Service	04
Building Use	842
CAHRA	26
Crafts with Doris – Creations & Libations	02
Coolidge Shopping	11
Computer Use	19
After School Program	30
Dinner Date – Golden Corral Casa Grande	06
Dollar Store	03
Exercise with Rhoda	134
Bunko	12
Grief Support	23
Guardian Angel Installation	2
Healthy Eating by Lou	26
Halloween Event/ Party	35
Home Delivered Meals	273
Knit/Crochet Club	0
Lost Meals	30
Alzheimer's support Group	06
Senior Hot Topics	0
Music by Rudy	42
Reid Park Zoo Tucson	17
Retail Store	07
Spanish Class – Uno, Dos, Tres for Beginners	29

### **Accomplishments:**

The Center served 369 meals to participants. We had seven new senior participant this month. Rides were provided for 25 riders. The Center had 91 participants on eight trips, and we did 17 errands, for a combined total of 517 trip riders. We traveled a total of 1,318 miles.

The Give-A-Lift Program had eight volunteers who delivered medical transportation trips to seven participants resulting in 41 trips and 961 additional miles (volunteer vehicles) and additional 55.25 volunteer hours. Vehicle Sharing resulted in another 150 riders.

# Florence Community Library

## October Statistics

- 13,810 total items were circulated in October
- 120 library cards were issued
- 2,560 wireless sessions were held
- 264 person(s) attended 30 program(s) presented by the library

## October Activities

- 10/1/19 Family Storytime
- 10/2/19 Family Flick
- 10/2/19 Book Club
- 10/3/19 Librarian Gloria Moreno attended a meeting of the Employee Incentive Committee
- 10/3/19 Financial Literacy: Spending Plans
- 10/3/19 Author Visit: Betty Kueker
- 10/8/19 Family Storytime
- 10/9/19 Family Craft
- 10/9/19 Code Club, in partnership with **Girls Who Code**
- 10/10/19 Financial Literacy: Emergency Planning
- 10/11/19 Stargazing into Fall
- 10/15/19 Family Storytime
- 10/16/19 Family Flick
- 10/16/19 Code Club, in partnership with **Girls Who Code**
- 10/17/19 Financial Literacy: Costs of Debt
- 10/19/19 October Library Movie
- 10/21/19 Financial Literacy for Teens
- 10/22/19 Family Storytime
- 10/22/19 No Crumbs Left: No-Bake Halloween Treats
- 10/23/19 Family Craft
- 10/23/19 Code Club, in partnership with **Girls Who Code**
- 10/24/19 Financial Literacy: Credit Score
- 10/24/19 Create Together! Metal Stamping
- 10/26/19 T-Rex Tea Party
- 10/29/19 Family Storytime
- 10/30/19 Family Flick
- 10/30/19 Code Club, in partnership with **Girls Who Code**

## Wireless Printing with Printer One

Wireless printing is coming to the Florence Community Library! The Pinal County Library District is introducing wireless printing to select libraries, including Florence. Once active, patrons will be able to print from their laptops, smartphones, or other devices through the **Printer One** app. Printing costs will remain the same as when printing through the library's public PCs: \$0.10/page, with only black-and-white printing available. For more information, please contact the library at (520) 868-8311.



# TOWN OF FLORENCE

Community Development  
 224 W. 20<sup>th</sup> Street  
 Florence, AZ 85132

**SUBMITTED DATE:** December 2, 2019

**COUNCIL MEETING DATE:** December 16, 2019

**STAFF PRESENTER:** Larry Harmer, Community Development Director

**SUBJECT:** Community Development Report  
 October/November 2019

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Community Development is working on a new format for our Monthly Reports. Please let us know if there is specific information you would like to see included as this evolution takes place.

## Building Safety Division

- A. Permits for October 2019
  - a. Single Family                      67 (October) ... 39 (November) [347 Year-to-Date]
  - b. Manufactured Homes    1    1
  - c. Commercial/Office/TI's    0    2
  - d. Misc.                                      53    63
  - Total**                                      **121**    **105**
- B. Total Single-Family Residential valuation for October/November: \$28,074,926.21.
- C. Current Builders:
  - a. Pulte and DR Horton in Anthem at Merrill Ranch
  - b. Wade Journey Homes in Villa Adelaida

## Code Compliance Division

- A. Compliance Notices Issued for October and November 2019 [Year-to-Date]
  - a. Verbal                                      23 (October) ... 15 (November) [290]
  - b. Written                                      10 (October) ... 2 (November) [111]
- B. Mitigated/Compliance                      15 (October) ... 6 (November) [317]
- C. On-going                                      46 (October) ... 40 (November)
- D. Referred to Town Attorney    9

- E. Types of Notices: weeds, abandoned vehicles, illegally parked vehicles, motor homes and trailers, illegal campsites, general property maintenance

## **Planning and Zoning Division**

- A. Final Plats for Town Council Action
  - a. Pending actions scheduled for December 16, 2019
    - i. AMR Unit 33 (150 lots) for DR Horton
    - ii. AMR Units 47, 49, & 51 (337 lots) for Franklin 643 LLC
    - iii. AMR Units 57 & 66 (192 lots) for Pulte Homes
  
- B. Planning and Zoning Commission
  - a. Pending action of Condition Use Permit for Desert Rock Church located at 9230 West Franklin Road scheduled for December 5, 2019. This will also require Town Council action.
  
- C. Development Code Updates [requires Planning and Zoning Commission and Town Council action]
  - a. Currently in Review
    - i. Adding Temporary Use Permit
    - ii. Administration Section
    - iii. Amendments to §150.066 Overlay District; Historic District
  
- D. Historic Preservation Advisory Commission
  - a. The Town has been awarded a \$10,000 Certified Local Government (CLG) Grant through the State Historic Preservation Office (SHPO). A Request for Proposals has been issued and submittals are scheduled to be received on November 26, 2019.
  
- E. Special Projects
  - a. Redevelopment Plan Update:

Comments received at the October Open House are being evaluated and modifications will be made to the presentation and data collection. An on-line questionnaire is being created so solicit additional public input.
  
  - b. General Plan Update:

A contract with Michael Baker, Inc. was approved by the Town Council on October 21, 2019. The contract documents have been recently executed, and a "Notice to Proceed" has been issued.



# COURT FINANCIAL REPORT

SEPTEMBER 2019

IRENE ENRIQUEZ – Court Administrator

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DISTRIBUTION TYPE	SEPTEMBER 2019 (CURRENT)	SEPTEMBER 2018 (LAST YEAR)
FINE, FEES, & TRAFFIC	9,429.16	12,630.51
STATE SURCHARGES	5,916.67	7,282.43
STATE JCEF	237.65	404.32
LOCAL JCEF	127.97	217.70
STATE FINES	1,591.40	1,204.31
FLORENCE POLICE FUND	676.94	792.78
RESTITUTION	309.00	753.89
BONDS	494.00	1,688.00
PUBLIC DEFENDER FEE	321.02	98.86
JAIL HOUSING FEES	1616.62	1,729.23
JUSTICE COURT FEES	37.49	40.65
GENERAL FUND	0.00	823.00
FARE SPECIAL COLLECTION FEE	748.39	1,463.99
FARE DELINQUENCY FEE	282.65	331.17
VICTIMS RIGHTS ENFORC.	259.25	77.69
PCSO FUND	0.00	0.00
OVERPAYMENT REFUND	100.00	0.00
COUNTY REVENUE	37.49	40.65
STATE REVENUE	9,036.01	10,763.91
TOWN REVENUE	12,171.71	16,292.08
RESTITUTION AND BONDS	903.00	2,441.89
<b>TOTAL MONTHLY REVENUE:</b>	<b>\$22,148.21</b>	<b>\$29,538.53</b>

**25% Decrease from 2018**

**Florence Municipal Court Citation/Complaint Totals**  
**SEPTEMBER 2019**

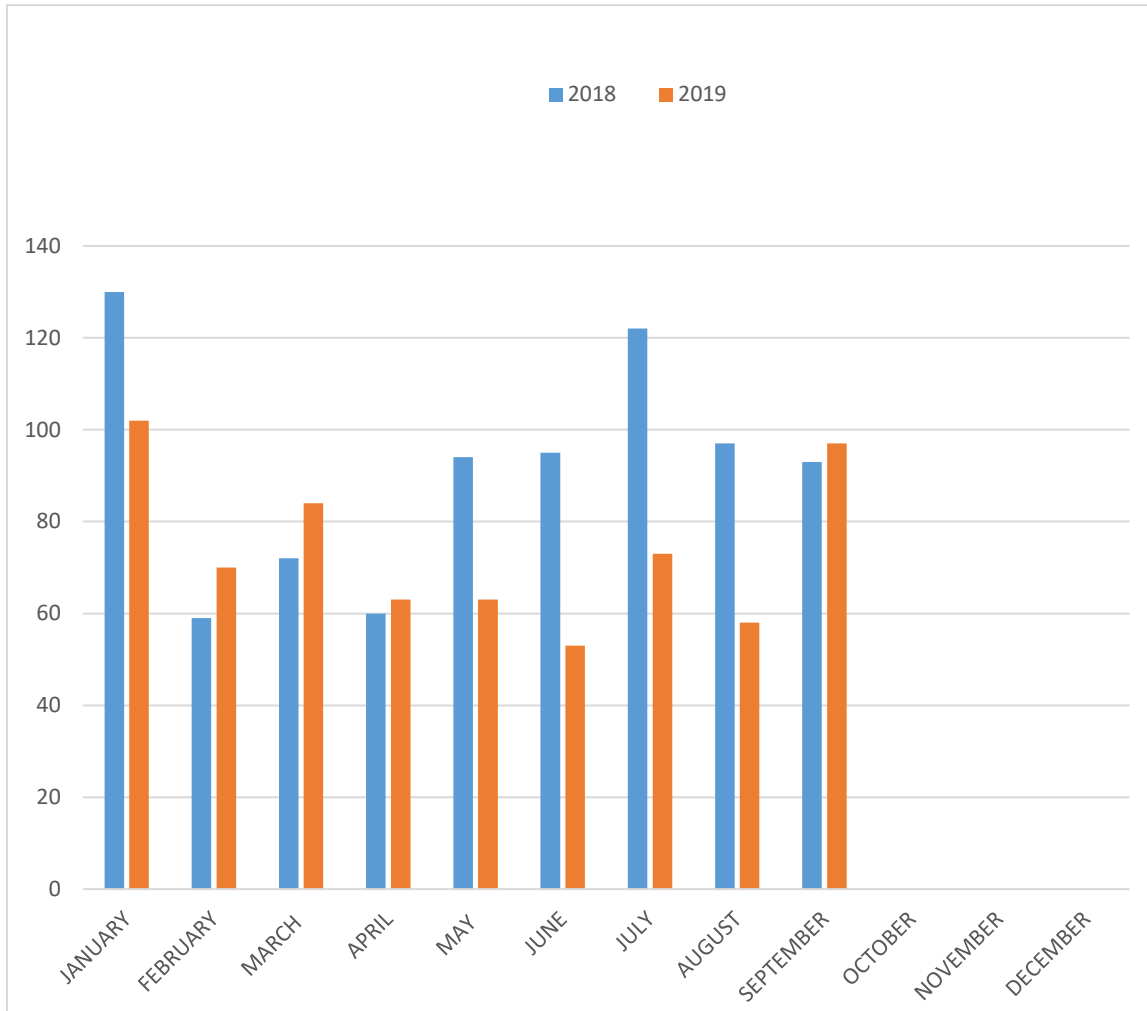
<b><u>TOTAL COMPLAINTS FILED:</u></b>	<b>97</b>
Citations:	90
Longform Complaints:	7

**BREAKDOWN:**

CIVIL TRAFFIC VIOLATIONS:	77
MUNICIPAL CODE:	0
CRIMINAL TRAFFIC:	6
CRIMINAL:	10
DUI:	3
DOMESTIC VIOLENCE:	1

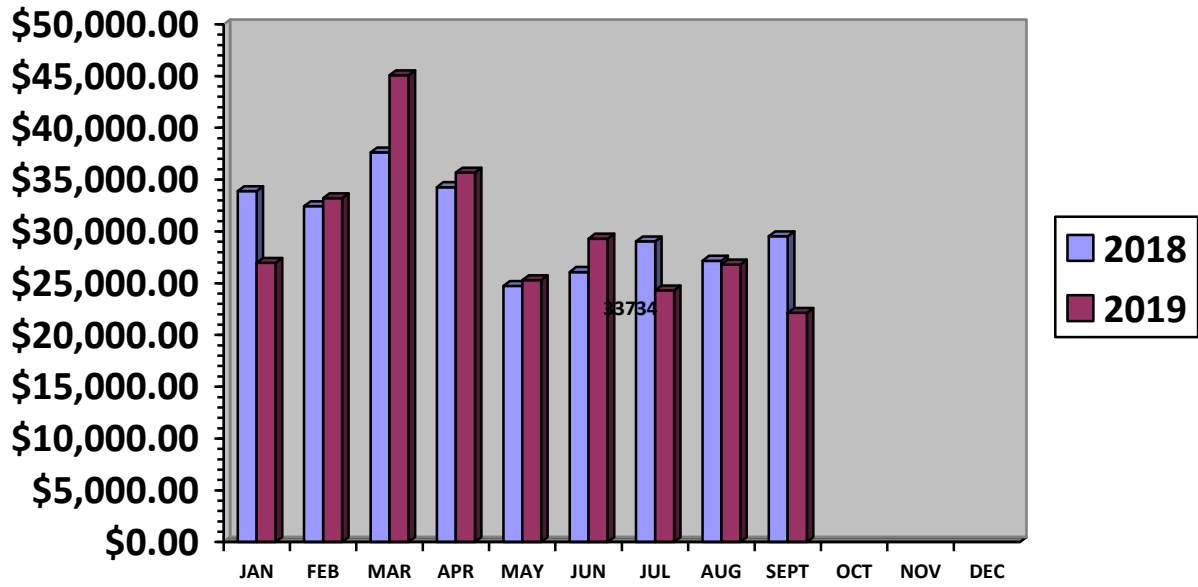


# CITATION/COMPLAINT INTAKE



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
2018 –	130	59	72	60	94	95	122	97	93			
2019 –	102	70	84	63	63	53	73	58	97			

# REVENUE



Courts have been working extremely hard to collect and clean up old cases and have had some success. Our revenue is quite higher than last year despite the major reduction in citation intake.

# COURT FINANCIAL REPORT

OCTOBER 2019

IRENE ENRIQUEZ – Court Administrator

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DISTRIBUTION TYPE	OCTOBER 2019 (CURRENT)	OCTOBER 2018 (LAST YEAR)
FINE, FEES, & TRAFFIC	15,101.17	11,614.74
STATE SURCHARGES	9,633.03	5,843.58
STATE JCEF	539.12	431.14
LOCAL JCEF	290.30	232.15
STATE FINES	3,595.67	1,879.43
FLORENCE POLICE FUND	685.91	936.71
RESTITUTION	175.00	336.22
BONDS	644.00	1,092.00
PUBLIC DEFENDER FEE	495.71	201.27
JAIL HOUSING FEES	2,264.31	1,557.65
JUSTICE COURT FEES	51.43	37.80
GENERAL FUND	0.01	0.00
FARE SPECIAL COLLECTION FEE	1,325.17	708.40
FARE DELINQUENCY FEE	474.48	160.35
VICTIMS RIGHTS ENFORC.	413.30	74.19
PCSO FUND	0.00	0.00
OVERPAYMENT REFUND	0.00	0.00
COUNTY REVENUE	51.43	37.80
STATE REVENUE	15,980.77	9,097.09
TOWN REVENUE	18,837.41	14,542.52
RESTITUTION AND BONDS	819.00	1,428.22
<b>TOTAL MONTHLY REVENUE:</b>	<b>\$35,688.61</b>	<b>\$25,105.63</b>

**42% Increase from 2018**

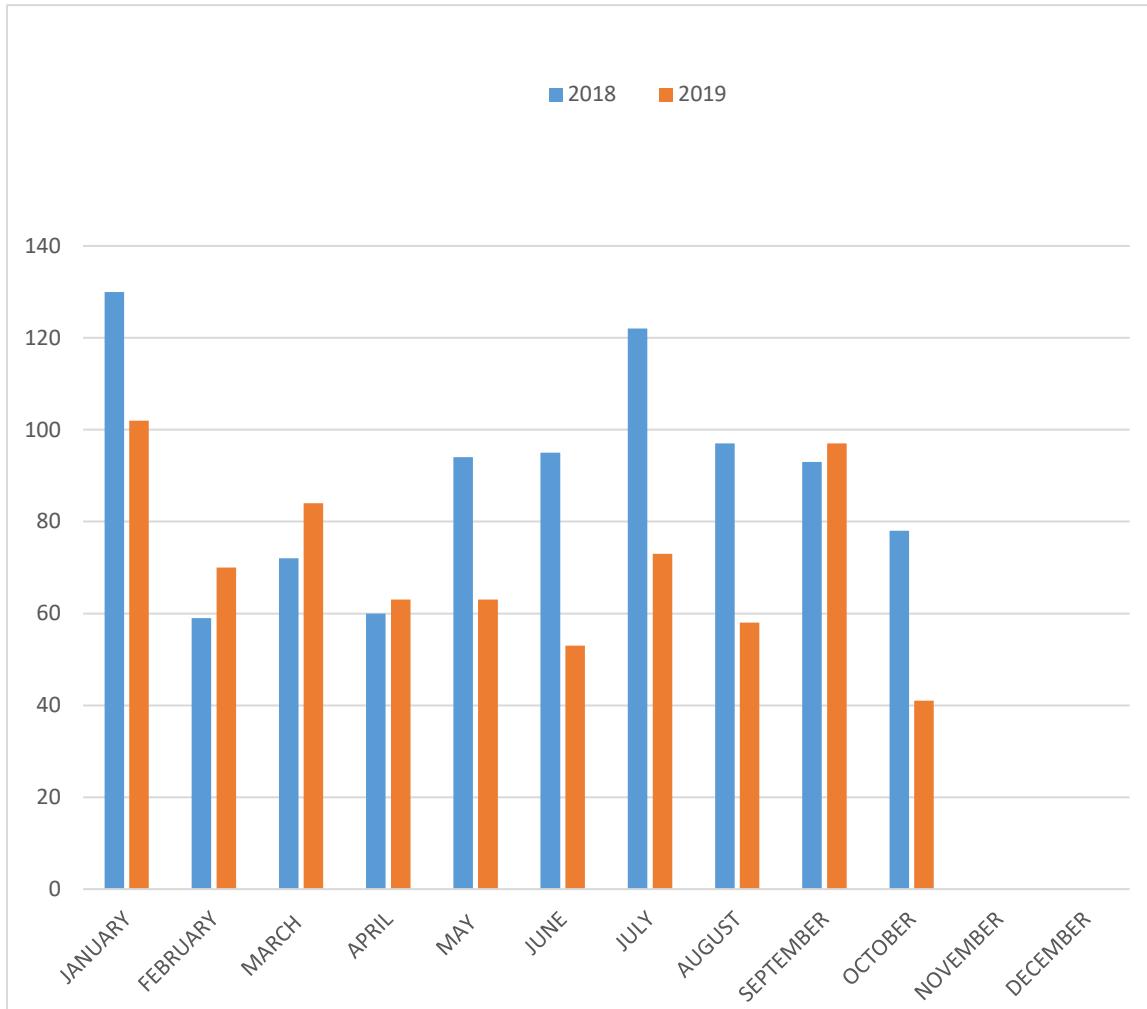
**Florence Municipal Court Citation/Complaint Totals**  
**OCTOBER 2019**

<b><u>TOTAL COMPLAINTS FILED:</u></b>	<b>41</b>
Citations:	36
Longform Complaints:	5

**BREAKDOWN:**

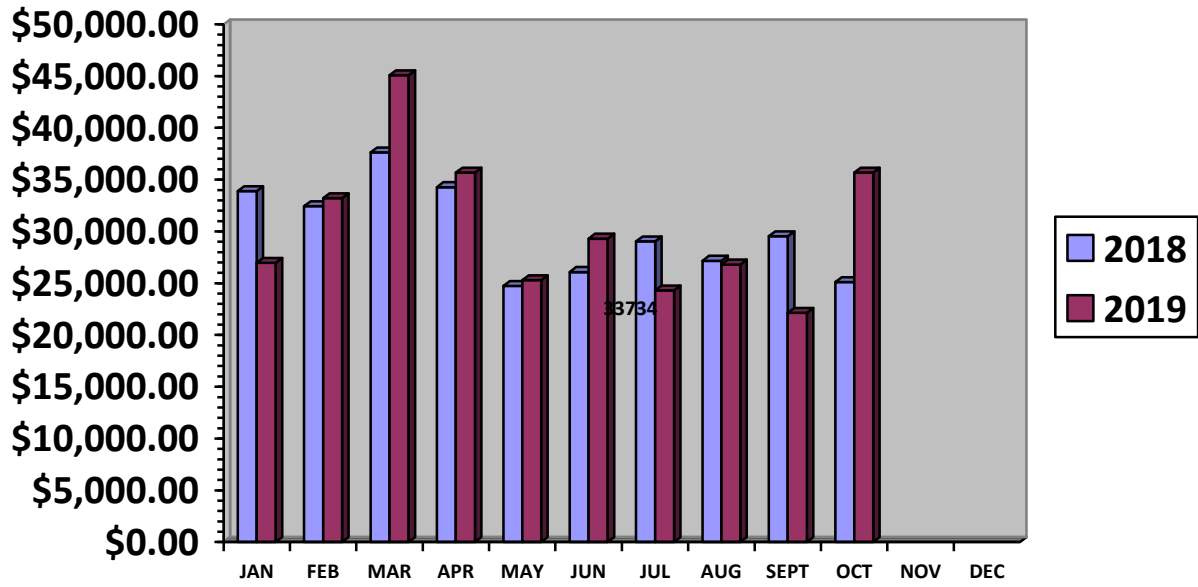
CIVIL TRAFFIC VIOLATIONS:	28
MUNICIPAL CODE:	0
CRIMINAL TRAFFIC:	2
CRIMINAL:	7
DUI:	2
DOMESTIC VIOLENCE:	2

# CITATION/COMPLAINT INTAKE



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
2018 –	130	59	72	60	94	95	122	97	93	78		
2019 –	102	70	84	63	63	53	73	58	97	41		

# REVENUE



# Memo

To: Honorable Mayor and Town Council  
Brent Billingsly, Town Manager  
Lisa Garcia, Deputy Town Manager

From: Rebecca Jimenez, Interim Finance Director

Date: December 10, 2019

Re: Finance Department Report

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Finance Department Update

## **Budget**

The Capital Projects Budget documents were delivered to Town Staff on October 1, 2019. Capital Projects are the first phase of the budget and the basis for budget development of infrastructure to stabilize and expand existing assets and to provide for development of future assets. The Town must provide a sound basis to attract development and encourage growth. Without a stable, efficient and effective infrastructure, there will be deficiencies as we try to provide services. It may mean the difference in a business locating in our community or in another that offers a more enhanced service or infrastructure that will support their business needs. Investment in infrastructure that the Town makes, is invaluable and does not come without significant cost.

During the budget, we try to provide a timeline that will support expenditure of revenues for assets without impacting general operations and maintenance. This may require financing of infrastructure depending upon the need of the Town. We look at many options to suggest to Town Council to provide these much-needed projects for the betterment of the community.



Infrastructure also affects operations and maintenance costs of the Town. Decisions about capital projects should always evaluate the impact on revenue and expenditure to the Town.

The second phase of the budget, the Operational Budget Preparation will go out soon.

Our budget book this year will have a different look. We are handing off the final product to Administration to put it into a more refined and user-friendly version.

### **Finance Reports**

The financial report for the General Fund indicates revenues are strong and covering expenditures. The Enterprise funds continue to cover their obligations and the Highway User fund indicates the ability to cover costs associated with operations and maintenance and capital projects.

Our increase in housing units has impacted our General Fund revenues in Community Development. We are at 34% of the year, and their revenue is at 63.6% of the total budgeted for this year. Be aware that these are one-time revenues and cannot be considered as ongoing. The housing market and economy affects the revenues related to housing and construction. The rise in construction has also impacted our Community Development Department. They were staffed and budgeted for staff based upon historical business. The impact of accelerated development has created a need for supplemental personnel. We will work with them to provide the necessary staff to effectively provide services.

### **Comprehensive Annual Financial Report**

We have received the award for the June 30, 2018, Certificate of Achievement for Excellence in Financial Reporting. Our report was submitted late last year, and it delayed the award. We were unable to get it into our CAFR for this year as an achievement. We will be filing the current year ending June 30, 2019 prior to year-end.

### **Staff**

We are currently evaluating services in our department. Training and cross-training are underway, and evaluation of internal service delivery is ongoing. We have hired temporary staff to fill a vacated position until we can finish the staffing evaluation.

The Timekeeping upgrade in payroll processing is working appropriately. When you have such an upgrade, special care must be taken to first deliver the product and then to ensure that the product is producing accurate information. We are currently ensuring the accuracy by providing parallel checks from old process to new until we are fully comfortable with the accuracy of the information produced.

The software has been expanded to provide electronic input of leave time and electronic approval. This has provided opportunity for payroll staff to refine and expand coding within the software to make leave time more detailed and to fit the reporting needs of the town. Again, we are ensuring the accuracy by providing parallel checks from old process to new. This was recently added. Staff is still being trained on how to input time. It is very easy and user friendly. Administrative staff in each department can assist staff if necessary.

The Budget upgrade was just installed last week, and we are currently testing and building files. We are going to implement and use for this year's budget.

Future projects will include upgrading our purchasing policies, looking at best practices and streamlining the procurement processes.

### **Community Facilities Districts**

We are making additional principal payments to balance out CFD #1 Area One, CFD #1 Area 9, and CFD #2, Area One and bring in line our accounts receivable balances to the Assessment bond debt. This will decrease the interest being charged on the outstanding principal. This should be the last of the adjustments that are needed to bring the assessments back in to balance. These amounts have already been collected by the Districts and are available in cash balances to pay in each District. The payments are as follows:

CFD #1 Area One	\$230,000
CFD #1 Area Nine	\$ 25,000
CFD #2 Area One	\$215,000

We are finalizing the CFD 2 2019 GO bond issue this month and are preparing to bring to council, an assessment bond issue in CFD #2 in January 2020.

# Memorandum

Date:

To: **Brent Billingsly, Town Manager**  
**Lisa Garcia, Deputy Town Manager**

From: **Becki Jimenez, Interim Finance Director**

Subject: **Departmental Report - October 2019**

The month of October represents 34% of the fiscal year. The following chart compares the FY 2019-2020 actual revenue and expenses to the budget amounts for the Town's major Funds. Expenditures posted into the current month do not always reflect current month expense. Expenditures run 30 to 45 days in arrears.

## Major Fund Position

Fund Name	Year to Date Revenue Actual FY 19-20	Revenue Budget FY 19-20	% Actual to Budget	Year to Date Expense Actual FY 19-20	Expense Budget FY 19-20	% Actual to Budget
General	\$4,039,583	\$16,869,437	23.95%	\$4,657,891	\$16,869,437	27.61%
Capital Improvement	\$1,013,967	\$2,253,000	45.01%	\$752,952	\$4,314,198	17.45%
Highway Users Tax	\$1,069,602	\$3,434,251	31.15%	\$1,104,447	\$6,893,944	16.02%
Construction Tax - 4%	\$140,402	\$360,000	39.00%	\$0	\$150,000	0.00%
Town Water	\$1,553,687	\$4,326,237	35.91%	\$1,126,349	\$7,560,536	14.90%
Town Sewer	\$1,266,680	\$4,530,200	27.96%	\$1,418,651	\$5,472,821	25.92%
Sanitation	\$308,570	\$921,300	33.49%	\$304,843	\$1,279,252	23.83%
Total	\$9,392,492	\$32,694,425	28.73%	\$9,365,132	\$42,540,188	22.01%

## General Fund Review

General Fund Revenue	YTD Amount	Budget	% to Budget
Taxes	\$ 162,396.38	\$ 4,339,734.00	3.7%
licenses and permits	\$ 8,323.00	\$ 50,980.00	16.3%
Franchise Fees and Taxes	\$ 160,256.20	\$ 651,681.00	24.6%
Intergovernmental	\$ 2,364,756.54	\$ 7,771,816.00	30.4%
Civil Engineering Inspection	\$ 1,394.60	\$ 104,000.00	1.3%
Civil Engineering Fees	\$ 39,000.00	\$ 100,000.00	39.0%
Community Development	\$ 661,554.06	\$ 1,040,322.00	63.6%
General Government	\$ 26,749.91	\$ 257,567.00	10.4%
Cemetery	\$ 3,175.00	\$ 15,000.00	21.2%
Police	\$ 13,685.16	\$ 29,500.00	46.4%
Parks & Recreation	\$ 78,781.52	\$ 164,050.00	48.0%
Fines & Forfeitures	\$ 54,288.57	\$ 179,800.00	30.2%
Investment Earnings	\$ 14,479.23	\$ 235,000.00	6.2%
Fire	\$ 22,672.09	\$ 53,600.00	42.3%
Library	\$ 1,335.69	\$ 5,500.00	24.3%
Miscellaneous	\$ 14,232.88	\$ 125,415.00	11.3%
Downtown Redevelopment	\$ 520.52	\$ 2,200.00	23.7%
Government Access Channel	\$ 940.00	\$ 4,000.00	23.5%
Seniors	\$ 8,249.36	\$ 21,400.00	38.5%
Transfers In	\$ 402,791.84	\$ 1,217,872.00	33.1%
<b>Total</b>	<b>\$ 4,039,582.55</b>	<b>\$ 16,369,437.00</b>	<b>24.7%</b>

### General Fund Expenditures Administration

Mayor and Council	\$ 57,810.44	\$ 155,985.00	37.1%
Administration	\$ 254,745.58	\$ 659,647.00	38.6%
Courts	\$ 70,177.51	\$ 236,450.00	29.7%
Legal	\$ 123,096.71	\$ 900,700.00	13.7%
Finance	\$ 264,321.44	\$ 815,755.00	32.4%
Human Resources	\$ 83,544.61	\$ 261,195.00	32.0%
Information Technology	\$ 197,576.26	\$ 667,295.00	29.6%
Economic Development	\$ 25,892.74	\$ 194,500.00	13.3%
General Government	\$ 141,578.01	\$ 1,247,283.00	11.4%

Public Safety			
Police Services	\$ 1,232,686.34	\$ 4,195,591.00	29.4%
Fire Services	\$ 1,039,906.36	\$ 3,529,355.00	29.5%
Community Services			
Community Services	\$ 748,652.50	\$ 2,629,304.00	28.5%
Community Development			
Community Development	\$ 188,142.54	\$ 612,390.00	
Engineering	\$ 14,409.89	\$ 103,097.00	14.0%
Facilities Maintenance	\$ 162,083.47	\$ 510,420.00	31.8%
Cemetery	\$ 3,855.08	\$ 10,900.00	35.4%
Fleet Maintenance-General Fund	\$ 49,411.41	\$ 149,570.00	33.0%
Interfund Transfers			
Transfers Out	\$ -	\$ -	0.0%
<b>Total Expenditures</b>	<b>\$ 4,657,890.89</b>	<b>\$ 16,879,437.00</b>	<b>27.6%</b>

## Development Impact Fee Report

Development Impact Fees	Revenue	Use	Cash Balance
Transportation	\$ 265,607.69	\$ -	\$ 1,289,840.26
Police	\$ 164,750.85	\$ -	\$ 1,013,524.73
Fire	\$ 231,099.70	\$ -	\$ 648,877.70
Parks	\$ 332,924.80	\$ -	\$ 354,204.04
Library	\$ 7,941.30	\$ -	\$ 135,286.47
<b>Total Development Impact Fees</b>	<b>\$ 1,002,324.34</b>	<b>\$ -</b>	<b>\$ 3,441,733.20</b>

# Fire Department

## MEMORANDUM

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**DATE:** November 7, 2019

**TO:** Brent Billingsley, Town Manager

**FROM:** David Strayer, Fire Chief

**SUBJ:** Summary of October 2019 and Plans for November 2019

The fire responses for 2019-2017 are as follows:

October 2019	Location of Calls					
Type of Calls	<i>Florence Proper</i>	<i>Florence Gardens</i>	<i>Anthem</i>	<i>Prisons</i>	<i>Mutual Aid</i>	<i>Totals</i>
Brush Fires	1	0	0	0	1	2
Structure Fires	0	0	1	2	0	3
Vehicle Fires	0	0	0	0	0	0
Trash Fires	0	0	0	0	0	0
EMS	65	15	38	54	5	177
HazMat	0	1	1	1	1	4
Electrical Arching	1	0	0	1	0	2
Police Asst./Public Asst.	7	3	6	0	0	16
Unauthorized Burning	0	0	0	0	0	0
Good Intent	0	0	0	0	0	0
Controlled Burning	3	0	1	0	0	4
False Alarm/System Malfunction	6	2	2	0	0	10
Emergency Stand by (move up)	0	0	11	0	0	11
Other Calls	5	3	9	4	0	21
<b>TOTALS</b>	<b>88</b>	<b>24</b>	<b>69</b>	<b>62</b>	<b>7</b>	<b>250</b>

Three Year View	2019		2018		2017	
	Oct	YTD	Oct	YTD	Oct	YTD
EMS	177	1785	156	1530	152	1613
Fire Calls	5	44	2	42	7	39
All other Calls	68	878	82	854	74	856
<b>TOTALS</b>	<b>250</b>	<b>2707</b>	<b>240</b>	<b>2426</b>	<b>233</b>	<b>2508</b>

## *Summary of October*

### *Fire Chief Report*

- Attended all October Town Council Meetings.
- Attended the Mayor's State of the Town Address October 2<sup>nd</sup>.
- Attended a Strategic Plan work session October 28<sup>th</sup>.
- Conducted weekly fire staff meetings.
- Obtained a master's degree in Public Administration/Emergency Services Management from Columbia Southern University conferred on October 10<sup>th</sup>, 2019.
- Met with Fire Department line personnel October 1<sup>st</sup> regarding plans for the organization.
- Implemented a new records management system called Image Trend Elite, on October 1<sup>st</sup>, 2019 greatly enhancing the department's data management and compliance capabilities.
- Participated as a member of the Pinal County Emergency Operations Center full-scale exercise planning committee during the month of October. The exercise is scheduled for November 15<sup>th</sup>, 2019.
- The Florence Fire Department hosted an Open House at Fire Station 2 on October 5<sup>th</sup>. Approximately 330 people from the Town of Florence attended. A great deal of positive feedback was received from the community regarding this event.
- Testing for full-time Firefighter was conducted on October 8<sup>th</sup>. Firefighter Taylor Price finished in first place and has accepted the position. Her start date was November 4<sup>th</sup>, 2019.
- A Community Emergency Response Team (CERT) disaster-response trailer was delivered to Florence Fire Station 1 on October 8<sup>th</sup>. This trailer was provided through a FEMA grant and an IGA with Pinal County. This additional equipment significantly enhances our CERT team's capabilities.
- FFD personnel provided hands-only CPR training to Florence Unified School District personnel on October 16<sup>th</sup>.
- A community First Aid, CPR and AED class was instructed by FFD personnel on October 19<sup>th</sup>. Members of Florence CERT also attended.
- Participated in the Police Chief candidate public meet-and-greet at the Windmill Winery on October 24<sup>th</sup> and as a member of the interview panel, along with the County Attorney, Town Manager, Casa Grande and Florence Police Chiefs, on October 25<sup>th</sup>, 2019.
- Met with the fire chiefs from Casa Grande and Coolidge October 28<sup>th</sup>.
- The Life Net helicopter moved back to the Florence Hospital from Fire Station 1 during the month of October. This culminated an arrangement with Florence Fire and the Town of Florence to provide uninterrupted emergency medical services to the community while the Florence Hospital was closed.

## ***Division Report – Administration***

### **Permit Review and Inspections**

- Florence Unified School District (FUSD) Bonfire Permit Review/Inspection
- FUSD-High School Fireworks Permit Review/Inspection
- Fire Department Open House Event Review/Inspection
- Pony Express Event Review

### **Plan Reviews**

- Mesquite Trails Pre-Plats unit 1 & 3
- Franklyn Development Pre-Plats Unit 47,49,52.
- PC Community Development New Construction Review 2<sup>nd</sup>
- PC-Attorneys Building New Construction Review 2<sup>nd</sup>

### **Fire and Life Safety Inspections**

- Green-Tree Hotel Annual Life Safety
- Bonnybrooke 21244E Diversion Dam RD Annual Life Safety Inspection
- Pinal County Sheriff's Office Annual Life Safety Inspection
- Immigration & Customs facility Annual Life Safety Inspection
- CoreCivic Annul Fire Life Safety Inspection
- FUSD K-8 Fire Lane Final Inspection
- Main Street 240-244 N Main Pre-Final Site Visit
- Main Street 350 N Main Pre-Final Site Visit
- Rodeo Grounds Pre-Event Fire Life Safety Site Inspection
- Vacant Property 301 N Main St Pre-Event Site Inspection Hunted House.
- Sunrise Apartments Mitigated Citizen Complaint-Site Visit Complaint
- Desert Palm Apartments Citizen Complaint-Site Visit Complaint
- Florence Head Start Site Inspection
- Church of Latter -Day Saints Knox Box Installation Inspection

### **Meetings**

- PD/FD Meeting Updates
- Mesa Fire/Florence PD
- Florence PD-FD Country Thunder Dispatch Planning Meeting
- Community Development
- Multiple Pre-Application Meetings
- DEMA 91<sup>st</sup> response Unit
- Pinal County EOC Florence FD Country Thunder Response Planning

### **Special Assignments and Projects**

- Country Thunder Planning Committee
- Firefighter Interview Development
- Wireless Fire Alarm Project-On going
- Engine Company-Response Guide and Safety Survey project (training)
- FD-Training and Professional Development

### **Training**

- ICS Online Instructor Updates.
- APS Electrical Response Training
- Image Trend Records Management Training

## ***Division Report – Operations***

### **Apparatus**

- Shop 122 Tablet Chargers Installed Superstition FD
- Shop 138 Tablet Chargers Installed Superstition FD
- Shop 139 Tablet Chargers Installed Superstition FD
- Pump Test all Fire Rated Pumps Shops: 122, 126, 138, 139

### **Uniforms/Personal Protective Equipment (PPE)**

- Information gathered for brush pants replacements
- Captain Jabara ordering for Tracking System for implementation
- Order Placed for Each Part Time FF Recruit
  - 2 Shirts, 1 Pants, 1 PT Shorts
- New Turnout Spec
  - Working with MES For Custom Turnout Spec
  - Each Member Individually Measured for Custom Fit
  - Similar Cost to United Fire

### **Communications Equipment**

- Image Trend Implementation and full integration complete
  - Continued support from BK Squared to finalize customization
- Mobile Radios Received
- Full Implementation of IPADS for Image Trend EPCR
- Decision to purchase Dell Rugged Laptop to replace out of service life L-542 MDC

### **Emergency Medical Services (EMS)**

- EMS Committee working on Image Trend Data Captures



- Out-dated Drugs Restocked
- Working on agreement with Florence Hospital for Drug Restock
- Mt. Vista Creating Department-Specific Protocols and Re-Stock Procedures
- Gathered Needed Supplies for Cardiac Monitors
  - Working Through Best Financial Options to Outfit Monitors

## **Training**

- Career Manual Updated for Approval
- EMS CE Postponed for October Due to Training Calendar
- East Valley Commanders Apartment Fire Training Attended
- 2 Members attended Crisis Training
- Member Attended Traffic Incident Management Training Train-the-Trainer
- Member Attended Advanced Extrication Training
- Member Attended Inspections Continuing Education
- FFD Hosted Regional APS Training
  - Attended by FFMD, Gilbert, Superstition, Queen Creek, Coolidge and TOF PW
- East Valley Ladder Training
  - Commercial and Residential Ventilation Training 2 Shifts in Oct. last one in Nov.

## **Special Projects**

- CERT Training on Monthly Basis Facilitated by FF Adamczyk and Eng. Scherm
- Working on Capstone Project for NFA “Decon Procedures and ‘Cleaner Cab’”
- Working on Wellness Division Proposal
- Part Time Members Began 10/28
- Full Time Test Conducted 10/23
- Fitness Committee Took Donation of Equipment from Marathon Fitness
- Fire House Subs Grant Received for Purchase of RTF Equipment.
  - Working with FX Tactical for Gear

## **Town Committees**

- Health and Safety
  - Committee met to discuss liability coverages by Town of Florence
- Employee Incentives Committee
- Grants
- Timekeeping and paperless review
- Local Emergency Planning Committee (LEPC)
- Emergency Communications
- Public Safety Planning Group

## ***Public Relations, Education and Community Risk Reduction***

A very successful Open House at Florence Fire Station 542 today. Well over 300 people learned more about their local public safety agencies and the community risk reduction programs offered in Florence. A shout-out to Florence Fire and all our partner agencies for the hard work that went into this great event!



*Firefighter Rumdoul "Pip" In and the entire A-Shift, Station 2 were instrumental in putting this event together. Special thanks to the Florence PD, Public Works and Parks and Rec for their help.*

*A CERT disaster-response trailer was delivered to Fire Station 1 on October 8<sup>th</sup>. This trailer was provided through a FEMA grant and an IGA with Pinal County.*







# ELOY FIRE DISTRICT

4010 N. Toltec Road • Eloy, Arizona 85131  
Business Phone: (520) 466-3544 • Emergency: 911

Dave Strayer  
Fire Chief  
Florence Fire Department

Dave,

I would like to take a moment and send our sincere thanks to you and your CERT team for the assistance Tuesday during our power outage here in Eloy. When they showed up on scene they immediately made contact with us and got organized and developed a plan of action. They were very friendly and did a good job of interacting with our citizens. Florence should be proud of your new CERT team. They are well trained and very helpful. It was a joy having them here. Once again please pass along our gratitude and be sure to thank your Council and Town Manager for me.

Kelly Weddle  
Fire Chief  
Eloy Fire District  
[kweddle@eloyfire.org](mailto:kweddle@eloyfire.org)

## Thank you note from FUSD for hands-only CPR training

**From:** Thad Gates <[tgates@fusdaz.org](mailto:tgates@fusdaz.org)>  
**Sent:** Wednesday, October 16, 2019 2:19 PM  
**To:** James Walter <[James.Walter@florenceaz.gov](mailto:James.Walter@florenceaz.gov)>  
**Cc:** Michael J. Scherm <[Michael.Scherm@florenceaz.gov](mailto:Michael.Scherm@florenceaz.gov)>  
**Subject:** RE: CCC Training

Hey guys,

It was a great morning! Thank you so much for your help. I already sent them each a certificate for recertification (unfortunately they can't use it for 301 as it was during school hours).

I will be sure to pass on your contact info. Please remember to send me your vendor information when you get a chance. Thanks again! Also – I think it's been posted to all of our social media so check it out.

**Marathon Fitness**

Fitness Center Specialists

Suzanne Nadel, CSCS  
Sales Representative

*Florence Fire Station One received a generous donation of exercise equipment from Marathon Fitness in October. Firefighter Taylor Price and BC Walter, along with the members of the Department's Wellness/Fitness Committee were instrumental in obtaining this equipment free of charge*



# Our Heritage

November 2019 Pinal County Historical Society Museum

715 S. Main St. Florence AZ 85132 520-868-4382 www.pinalcountyhistoricalmuseum.org pchsmuseum@yahoo.com

## Coming Up

Nov 2, and Dec 7,  
11 am - 3 pm

Back Porch Sale

Nov 2, 11 am - 4 pm

Anthem Fall Festival

Nov 3 and Nov 10  
11 am

Walking Cemetery  
Tour - Chris Reid  
\$20

SOLD OUT

Nov 6 - 8

ADC Prison Tours  
\$10, Members \$5  
Call for tickets - space is  
limited

Dec 1, 2 pm

Minerals and Gems of  
Arizona - Ray Grant  
\$5, Members free

Dec 4

Begin Antique Toy  
Drop Off

Last Day to RSVP for  
Christmas Dinner

Dec 11, 6 pm

Christmas Dinner

Dec 12, 7 pm

Christmas Parade

Executive Director &  
Newsletter Editor

Stephanie Joyner

## Fall at PCHS Museum

Our 1953 Florence Fire Truck has been a big hit around town! It was featured at the Florence Fire Station 2 Open House and was enjoyed by many. With a new brake job underway, we hope this truck will be at the Halloween Fright Fest, Anthem Fall Festival, and the Christmas Parade. ADC Florence and CAC are working hard on the 1937 Mack Jr. Stay tuned for the restoration progress.



While our Fire Truck is busy participating in many community events, the Museum's fall schedule of events is underway. Ray Grant, of the Pinal Geology & Mineral Museum in Coolidge will return to give a presentation titled "Minerals and Gems of Arizona" on December 1st. Arizona has over 950 species of gems and minerals. Find out where and why these minerals formed some of which are local to Pinal County. Browse our Gift Shop's large selection of rocks and take home a piece of Arizona's geological history.

Our annual Christmas Dinner is fast approaching! Flip to page 5 for more details.

**LIVE UNITED™**

United Way  
of Pinal County



October 18, 2019

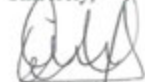
David Strayer  
Town of Florence  
PO Box 2670  
Florence, AZ 85132

Dear David,

On behalf of United Way of Pinal County, I would like to extend our gratitude for your very generous pledge of \$520.00. It is through the generosity and community support of donors like you that the United Way of Pinal County is able to provide funding to our programs, which in turn provide the services that are vital to improving the quality of life for our neighbors in need. For more information visit our website at [unitedwayofpc.org](http://unitedwayofpc.org) or call Monday - Thursday at (520) 836-0736.

Thank you for your support!

Sincerely,



Allen Villalobos  
United Way of Pinal County

GIVE. ADVOCATE. VOLUNTEER.  
P.O. Box 10541 \* Casa Grande, AZ 85130  
Phone: (520) 836 - 0736  
Email: [ap@unitedwayofpc.org](mailto:ap@unitedwayofpc.org) \*

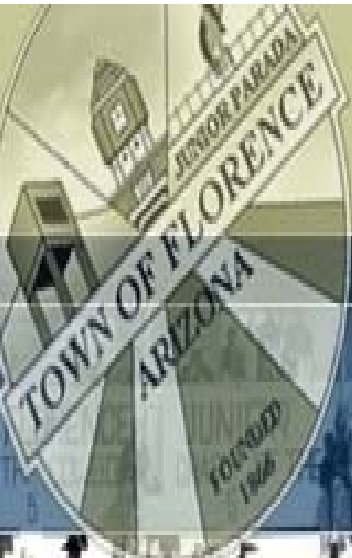
[www.unitedwayofpc.org](http://www.unitedwayofpc.org) / Facebook: [UnitedWayofPC](https://www.facebook.com/UnitedWayofPC) / Twitter: [@UnitedWayofPC](https://twitter.com/UnitedWayofPC)

*Make yours a lasting gift. Remember the United Way of Pinal County in your will or trust and please tell us when you do.*

## *Plans for November*

- BC Kemp, Captain's Usher and Kells will be attending a two-day leadership class in Buckeye November 7-8, 2019.
- Recruitment for the Fire Marshal's position will begin in the month of November.
- A Pinal County emergency operations center functional exercise will take place November 15<sup>th</sup>. Town of Florence personnel participating in the drill include; Council Member Anderson, Manager Billingsley, Asst. Manager/PIO Bitter, Chief Strayer, BC's Kemp and Walter.
- Chief Strayer will be instructing a G400 Advanced Incident Command, National Incident Management System (NIMS) course in Prescott November 13-14, 2019. This is one of the first classes offered under the new curriculum and instructing this class will allow Chief Strayer to maintain his Adjunct Instructor status with the Arizona Department of Emergency and Military Affairs (DEMA). Chief Strayer is taking vacation during that time.
- A Pinal County Fire Chief's Association meeting is scheduled for November 12, 2019.
- A meeting with the James Vincent group is scheduled for November 12, 2019, to discuss the ambulance transport certificate of need (CON), process. A representative of this group is also scheduled to make a presentation at the Town Council Study Session November 18<sup>th</sup>.
- BC Kemp is scheduled to attend Terrorism Liaison Officer (TLO) training in Tucson on November 14, 2019.





# THE HISTORIC TOWN OF FLORENCE *Arizona*



**October 2019**

**FLORENCE POLICE DEPARTMENT**

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**Daniel R. Hughes, Chief of Police**  
425 N. Pinal Street.,  
P.O. Box 988  
Florence, AZ 85132  
Phone: 520-868-7681

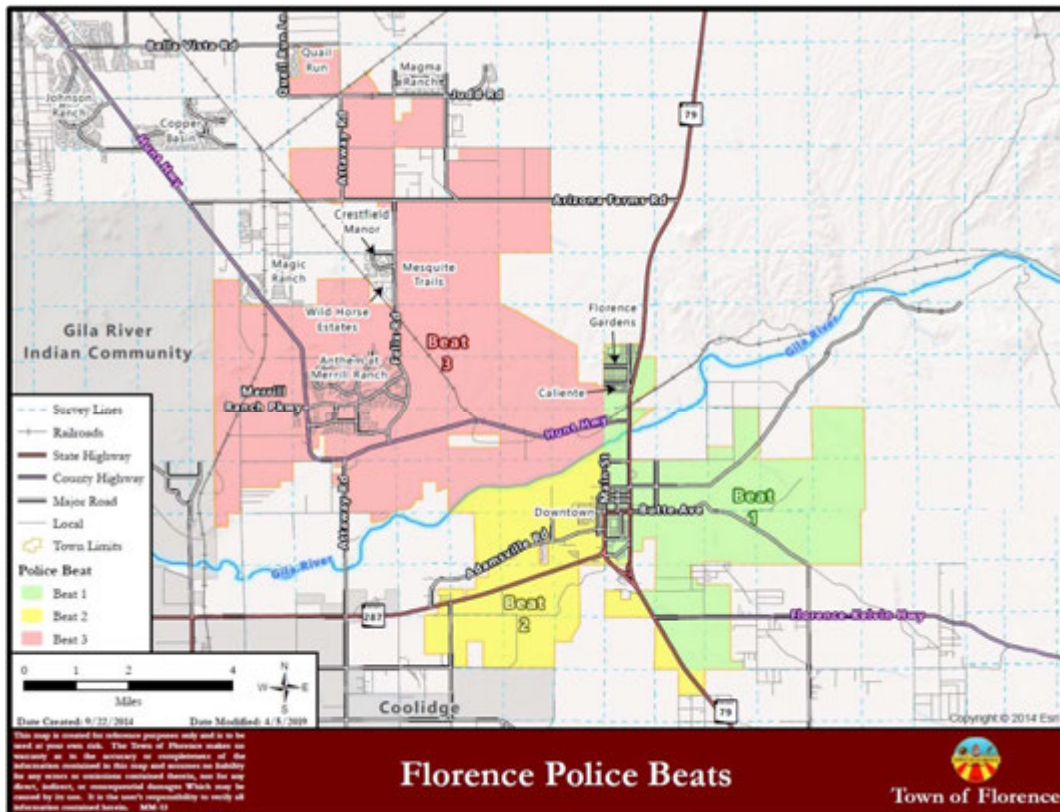


*“The men and women of the Florence Police Department stand firm in our pursuit for justice and public trust. We will stay true to our mission of providing service and safety to our community with honor, respect, and integrity. We are committed to providing fair and equal treatment to those we encounter.”*

# Florence Police Department Monthly Report

October 2019

The information contained in this report outlines significant information and activity within the Florence Police Department (FPD) during the month. The monthly report is prepared for the Town Council’s review and furthermore for the use by FPD to examine the current activity within the department and community to identify short-term and long-term needs, and to develop plans for improvement to provide the highest level of service.



## PERSONNEL

Employee	Position	Effective
<i><b>New Hire</b></i>		
<b>None</b>		
<i><b>Resignations/Terminations</b></i>		
<b>Manuel Carrillo</b>	Certified Officer	10/15/19
<i><b>Vacancies</b></i>		
<b>2 Full-time</b>	1 Patrol Supervisor, 1 Officer	Open continuous
<b>3 Full-time</b>	Dispatcher	Open continuous

Began background for certified officer position. Completed background interview, oral board and polygraph for Certified Officer applicant. Applicant has been given a conditional offer to fill the Certified Officer position and is completing final screenings.

## CHIEF OF POLICE

Chief of Police, Daniel R. Hughes attended the following meetings during the month:

- Town Council Meetings
- Management Team Meetings
- Weekly FPD Administrative Meetings
- Purchasing Committee Meeting
- Fire and Police Communications Meeting
- Alliance to Combat Transnational Threat – Field Area 2 (ACTT FA-1) Planning Meeting
- Pinal County Law Enforcement Association (PCLEA) Meeting

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## ADMINISTRATIVE/SUPPORT SERVICES

The Support Services area includes the following: Communications Division, Evidence and Property, Crime Scene Investigator, Records Division, Departmental Budget/Finances and Public Information-Media.

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The Support Services Manager had the following monthly activities:

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- Racketeer Influenced and Corrupt Organizations (RICO) federal reporting: Compliant
- Employee evaluations
- Review of policies (on-going)
- Laserfiche project (on-going)
- Dispatch testing/hiring
- Budget Review

### Communications

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The Dispatcher Supervisor had the following monthly activities:

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- 3 full-time dispatcher positions vacant
- 1 dispatcher in training
- Oral board interviews
- Scheduling/testing of new applicants
- Revision of draft policies and procedures
- Worked on Superior FD billing

## Calls for Service

Below is a table that depicts the total calls for service handled by FPD Dispatchers during the month. The numbers are shown by the incident locations and how the incident was reported.

How Calls Are Received, Totals by How Received				
	Beat 1	Beat 2	Beat 3	TOTAL
<b>911 Line</b>	51	16	31	98
<b>Crime Stop Line</b>	0	0	0	0
<b>Officer Report</b>	119	68	137	324
<b>In Person</b>	103	5	5	113
<b>Radio Transmission</b>	4	2	2	8
<b>State TT/NLETS</b>	0	0	0	0
<b>Telephone</b>	146	43	94	283
<b>TOTAL</b>	<b>423</b>	<b>134</b>	<b>269</b>	<b>826</b>

## Average Response Time to Calls for Service

6 Month Reporting Period: May 2019 to October 2019						
	May	Jun	Jul	Aug	Sep	Oct
<b>Priority 1</b>	3:24	4:51	5:09	4:18	4:15	4:19
<b>Priority 2</b>	5:50	5:03	5:21	6:43	7:04	6:36
<b>Priority 3</b>	18:47	16:02	28:32	20:32	23:59	21:09
<b>Priority 4</b>	None	None	18:33	1:25:40	None	1:35:08

Definitions:

- Priority 1            These priorities are those in which there is an imminent danger to life or major damage/loss to property or an in progress or just occurred major felony.
- Priority 2            These priorities are those in which a crime in progress might result in a threat of injury to a person, or major loss of property or immediate apprehension of a suspect.
- Priority 3            These priorities are those in which there is no threat of personal injury or major loss of property.
- Priority 4            These priorities are those of a report nature only.

## Uniformed Crime Reporting (UCR)

Classification of Offense	Offenses Reported	Unfounded Complaint	Actual Offense	Offenses Cleared	Juvenile Clearance
<b>CRIMINAL HOMICIDE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>
a. Murder/Non-Neg Manslaughter	0	0	0	1	0
b. Manslaughter by Negligence	0	0	0	0	0
<b>FORCIBLE RAPE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
a. Rape by Force	0	0	0	0	0
b. Attempt Forcible Rape	0	0	0	0	0
<b>ROBBERY</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
a. Firearm	0	0	0	0	0
b. Knife or Cutting Instrument	0	0	0	0	0
c. Other Dangerous Weapon	0	0	0	0	0
d. Hands, Fist, Feet, etc.	0	0	0	0	0
<b>ASSAULT</b>	<b>7</b>	<b>0</b>	<b>7</b>	<b>8</b>	<b>0</b>
a. Firearm	0	0	0	0	0
b. Knife or Cutting Instrument	0	0	0	0	0
c. Other Dangerous Weapon	1	0	1	2	0
d. Hands, Fist, Feet, etc.	1	0	1	2	0
e. Other Assaults – Simple	5	0	5	4	0
<b>BURGLARY</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>
a. Forcible Entry	0	0	0	0	0
b. Unlawful Entry/No Force	1	0	1	0	0
c. Attempt Forcible Entry	0	0	0	0	0
<b>LARCENY – THEFT</b>	<b>5</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>
<b>MOTOR VEHICLE THEFT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
a. Autos	0	0	0	0	0
b. Trucks	0	0	0	0	0
c. Other Vehicles	0	0	0	0	0
<b>GRAND TOTAL</b>	<b>13</b>	<b>0</b>	<b>13</b>	<b>9</b>	<b>0</b>
Clearance(s) by Adult Arrest	2				
Clearance(s) by Juvenile Arrest	0				

\*\*All data presented in this report is tentative.

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## **Property & Evidence**

During the month, there were 72 envelopes/packages involved in 30 incident cases that were submitted for processing by the Property & Evidence Section. Of the total envelopes/packages:

### **Total evidence items: 65**

Released	Stored	Destroyed	Out to lab
0	39	0	26

### **Total safekeeping items: 3**

Released	Stored	Destroyed	Out to lab
3	0	0	0

### **Total disposal items: 13**

Released	Stored	Destroyed	Out to lab
4	9	0	0

### **Total found items: 4**

Released	Stored	Destroyed	Out to lab
1	3	0	0

### **The items of evidence involved the following crimes:**

- 6 drug incidents
- 0 DUIs

### **Other considerations:**

- The status of the Police Evidence Trust Fund bank account: \$2,115.25.
- 13 pending items:
  - 6 are for safekeeping/found property
  - 6 are pending RICO forfeiture/evidence
  - 1 is to be returned to owner, if located
- Fingerprints were taken for 93 citizens by the Property & Evidence Section and Police Volunteers this month. The prints included volunteers, employee applicants and private citizens.

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## Operations/Patrol

The Operations/Patrol Division is under the direction of Lt. Terry Tryon.

The Operations Lieutenant attended the following meetings during the month:

- Town Council Meetings
- FPD Management Team Meetings
- Weekly FPD Administrative Meetings
- Workflow Committee Meeting
- Alliance to Combat Transnational Threat – Field Area 2 (ACTT FA-2) Planning Meeting

### Professional Standards

The Professional Standards Section had the following monthly activities:

- No complaints received.
- No internal administrative investigations initiated.
- There were 2 use of force reports for the month.
  - While transporting a subject for mental health care, the subject became unstable and aggressive towards the officer. The officer utilized his Taser in an attempt to gain compliance. Both probes made contact but were not effective in the subject's state of aggression. There were other subjects coming out of the mental health facility, surrounding the officer and subject, urging the subject to attack the officer. Florence PD and Pinal County responded, the subject was eventually brought into the facility without further incident.
  - A subject was combative at the Anthem Grille Restaurant after assaulting his wife. The officer placed the subject on the ground utilizing control holds and placed restraints on him to gain compliance and to keep the subject safe. It was learned the subject was experiencing a diabetic emergency and as he was being treated his demeanor began to stabilize. He was apologetic to everyone involved.

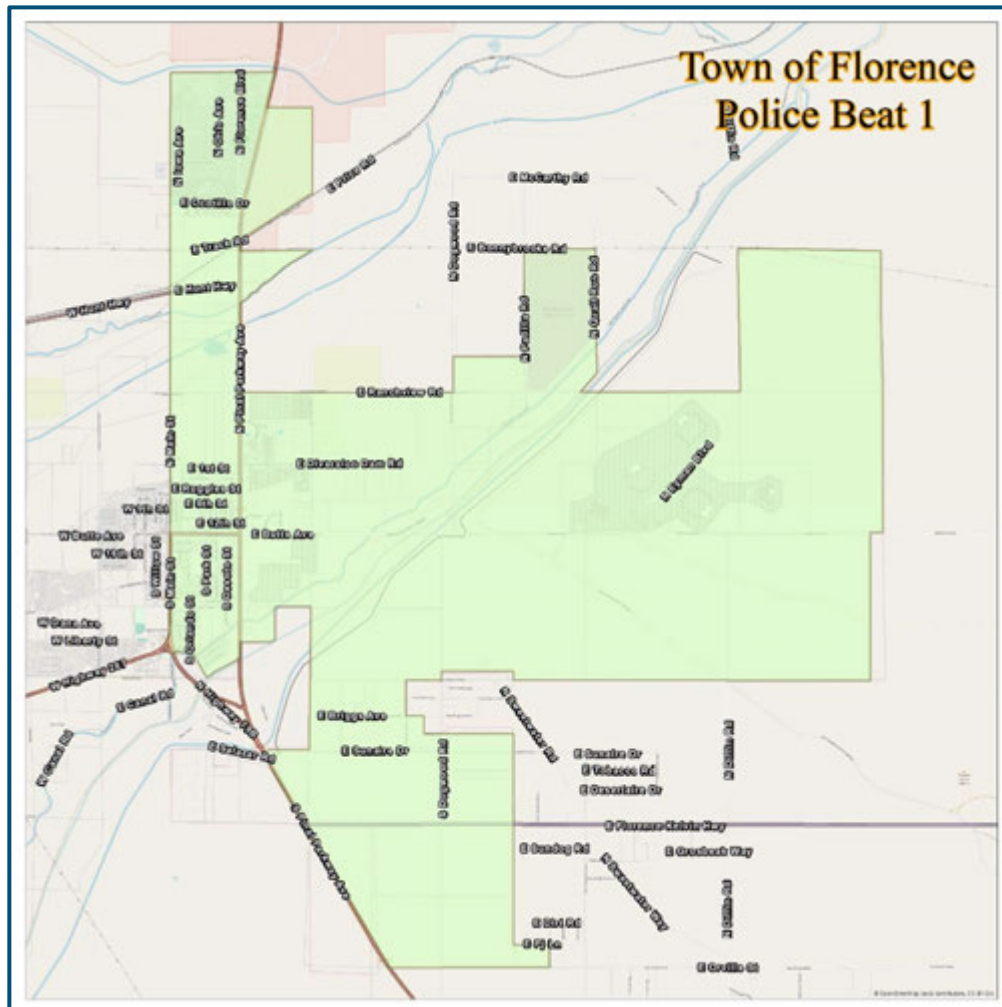


## Criminal Investigations Unit

Observed Offense	Assigned Detective	Case Status	Notes
<b># of new cases assigned this month: 8</b>			
Agency Assist	D. Helsdingen	Closed	Assist Dallas PD with timeline for homicide suspect-FLPD booked him into Pinal County Jail as a FOJ
Inmate Grievance	D. Helsdingen	Closed	Reviewed case-unfounded
Sex Offense (Juvenile)	D. Helsdingen	Closed	Mandatory Report from HS victim did not wish to disclose to LE
Agency Assist (DCS)	D. Helsdingen	Closed	Located two RAJs turned over to DCS-one juvenile RAJ the next day-located her in Town-juvenile referrals on both filed as incorrigible
Sex Offense (Juveniles)	D. Helsdingen	OPEN	Two victims identified; both forensic interviews completed 6 felony counts of Dangerous Crimes Against Children filed
Aggravated Assault (DV)	D. Helsdingen	OPEN	Strangulation Case-SANE exam completed suspect in custody-three forensic interviews completed on juveniles present during assault
Sex Offense (Juvenile)	D. Helsdingen	TOT	Child disclosed inappropriate behavior in Florence & Coolidge -forensic completed insufficient information regarding Florence case to proceed Coolidge PD advised
Agency Assist	D. Helsdingen	Closed	Sex Offender Packet-Subject had no sex offense convictions thus he did not meet criteria for packet
<b># of cases carried over into this month: 7</b>			
Hit & Run	D. Helsdingen	OPEN	Witness came forward with information-report completed and forwarded Charges to PCA Follow-up investigation completed waiting on PCA
Aggravated Assault (DV)	D. Helsdingen	Closed	Serious physical injury-suspect arrested on warrant later released
Death Investigation	D. Helsdingen	Closed	Official Autopsy report received-accidental overdose from a combination of illegal narcotic drugs
Hit & Run Fatality	D. Helsdingen	OPEN	Suspect in custody \$200,000 bond Second Degree Murder Charges Approved investigation on-going
Aggravated Assault with Deadly Weapon (Prison)	D. Helsdingen	OPEN	Grand Jury Indictment-Follow up interview with victim requested
Death Investigation (Juvenile)	D. Helsdingen	Closed	Official Autopsy report received - cause of death Hyperthermia & dehydration
Sex Offense (PREA)	D. Helsdingen	OPEN	All evidence sent to DPS waiting on results

<b># of joint cases worked this month: 5</b>			
<b>Observed Offense</b>	<b>Primary/Secondary Detective</b>	<b>Case Status</b>	<b>Notes</b>
<b>Sex Offense (Juvenile)</b>	L. Gaston/D. Helsdingen	OPEN	Several juvenile females disclosed inappropriate sexual abuse. Recent Grand Jury indictment added 3 more child related offenses
<b>Custodial Interference &amp; Kidnapping</b>	D. Helsdingen/L. Gaston	OPEN	RAJ located in town returned to DCS. Then RAJ + sister and a ward of the state absconded from a group home in Avondale. The three juveniles were in town with mother criminal charges filed on mother Judge wants Charges filed on juveniles as incorrigible waiting on DCS to provided documents to support charges-SEE ABOVE AGENCY ASSIST-4
<b>Sex Offense (Rape)</b>	D. Helsdingen/ L. Gaston	OPEN	Evidence sent to DPS Negative Contact with Victim
<b>Sex Offense</b>	D. Helsdingen/L. Gaston	OPEN	Evidence Sent to DPS- Victim is reluctant to assist with investigation
<b>Sex Assault/Sex Abuse</b>	L. Gaston/D. Helsdingen	OPEN	Reported long time sexual abuse from Illinois to AZ ending in Florence. Working with LE in Illinois search warrant on residence suspect arrested. Suspect rearrested on Agency Assist felony warrant from Illinois. Suspect currently in custody awaiting extradition. Images of Child pornography found on suspect's computer.
<b>Sex Offense (Juvenile)</b>	L. Gaston/D. Helsdingen	OPEN	Several juvenile females disclosed inappropriate sexual abuse. Recent Grand Jury indictment added 3 more child related offenses.
<b>Other activity:</b>			
D. Helsdingen	Forensic interview #5		
D. Helsdingen	Police Local Board Meeting		
D. Helsdingen	Oral board		
D. Helsdingen	Grand Jury x2		

## **BEAT 1**



### **Beat Statistics:**

Beat 1 Supervisor: Sgt. D. Peterson

There are 6 officers assigned to Beat 1

Total number of calls for service (including traffic): 406

Total number of traffic stops: 77

Total number of accident reports taken: 5, 2 were on private property

Total number of citations issued: 11 for 14 violations

Total number of DUI: 1

### **Crimes against persons**

Assault: 5

### **Property crimes**

Burglary: 1

Criminal damage: 3

Theft: 2

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### **Monthly Activities**

Total calls for service for the month were 406. Person crimes totaled 5; 3 of the 5 person crimes took place in a correctional facility. Property crimes totaled 6. Officers in Beat 1 conducted Directed Patrols in the areas of previously reported crimes. Officers also conducted Field Interviews of persons throughout Beat 1 and inquired if there was any knowledge of any crimes being committed. The Directed Patrols and Field Interviews were utilized to gather information/suspects and also to provide a presence in the community to help deter additional crimes. There were 21 warrant arrests in Beat 1 during the month.

In addition to normal patrol, officers also conducted 251 directed patrols of businesses, apartment complexes, Florence Gardens and Caliente communities and the prisons.

### **Community Involvement and Education**

Area schools were open for all grades. Officers continued their visits to schools and grounds to prevent and/or detect any crimes. Officers were also assigned to schools to monitor crosswalks and school speed zones while school is in session.

### **Special Events**

Halloween Fright Fest 2019 – Well attended with no problems reported.

### **Upcoming Special Events**

Junior Parada

### **Significant Calls for Service**

Assault reported on S. Park Street – During soccer practice one male student began taunting another male student and called him names (inappropriate language). After practice they argued and the student that was being called names punched the other student in his face. A bruise resulted. The parents were notified, and they agreed to have the school handle the issue. (Both students were suspended for one day).

Assault reported on N. Bowling Road – While being escorted to the shower, an inmate started punching two Correctional Officers and applied a headlock to one of them. The Correction Officers utilized a Taser and were able to subdue the inmate. Charges were forwarded to the court.

Assault reported on N. Jason Lopez Circle – Parents were at court for a custodial issue. When court was over the mother requested to “hug” the child. The mother then placed the child in her vehicle and attempted to drive away without returning the child to the father. As the mother drove away, she ran over the father’s foot with her vehicle. Charges were forwarded to the court.

Assault reported on E. Stewart Street – A woman and her adult son had an argument about the son’s children. The son then began to punch the mother and push her around the apartment and bounce her off of the walls. The son then began to choke the mother until she blacked out. Responding officers were able to apprehend the son and summon medical assistance for the mother. The son was arrested and booked into jail.

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Assault reported on E. Diversion Dam Road – One male juvenile inmate approached another and began to punch and kick him about the face and body. The victim was able to shield himself with his arms and sustained minor injuries. Charges were forwarded to the court.

Burglary reported on S. Park Street – A male reported that he hired his former neighbor to make some home repairs. The male stated the neighbor was not getting the work done and had subcontracted the work to other people. The neighbor also placed the key for the home in a lock box and supplied the code to the subcontractors. The reporter and the neighbor advised that someone stole several tools which belonged to the neighbor. No suspects, at this time.

Theft reported on E. Ashley Way – A male reported that he had agreed to sell his cellphone with someone in Florida (via the internet). The “buyer” requested that the phone be sent and that he would send the money upon receipt. The money was never sent after delivery.

Theft reported on N. Main Street – A woman reported that her cellphone and a pair of glasses were stolen after she left them unattended on a park bench for 15 minutes. The total value of the items is \$15.00. No suspects.

Criminal Damage reported on S. Pinal Parkway – A woman reported that an unattended U-Haul truck was entered, and someone damaged the dashboard area, totaling \$2000.00. No suspects at this time.

Criminal Damage reported on E. Stewart Street – A male became enraged when another male was at his ex-wife’s apartment, he used his forearm to break the front window and sustained a large laceration. The male was cited and released for needed medical treatment.

Criminal Damage reported on N. Jason Lopez Circle – During the assault described above, the male half had punched the mother’s vehicle causing some dents. He was cited and released.

Accident at N. Jason Lopez Circle – A motorist was southbound on Pinal Parkway and attempted to turn left into a driveway. She failed to yield and struck a vehicle that was travelling northbound. No injuries reported, the at-fault driver was cited.

Private Property Accident at S. Main Street – A customer tried to leave the parking lot by driving behind the restaurant and struck a utility pole. Information exchanged.

Accident at N. Pinal Parkway – A motorist attempted to exit a driveway and travel southbound on Pinal Parkway. She failed to yield and struck a vehicle that was travelling northbound. No injuries reported, the at-fault driver was cited.

Private Property Accident at N. Pinal Parkway – An employee drove onto the helicopter landing area and struck a pole. No injuries were reported. The motorist and facility exchanged information.

Accident at N. Main Street – A white pick-up truck with a trailer hitch backed into a parked vehicle

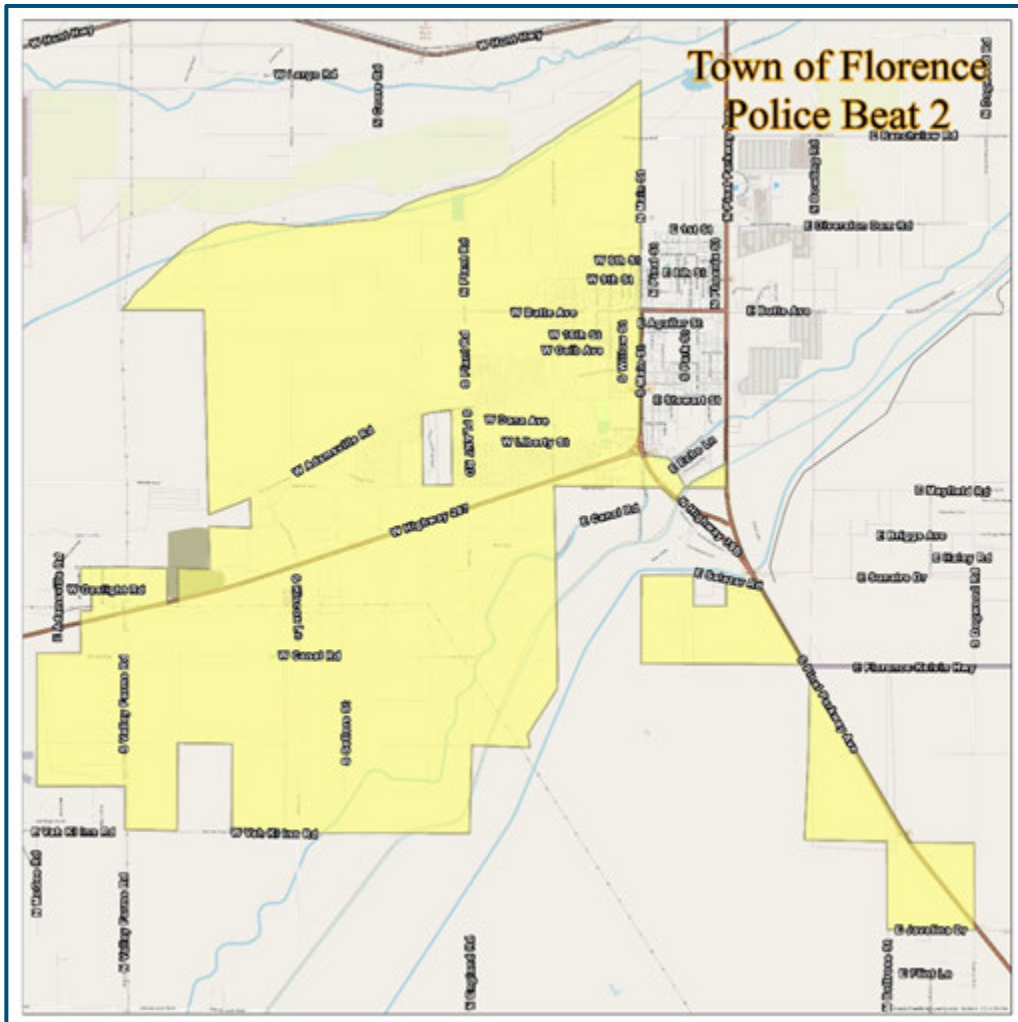
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on Main Street and cracked the bumper of the parked vehicle. The pick-up truck then fled the scene. Officers canvassed the area with negative results.

**Training**

Legal updates.

## BEAT 2



### **Beat Statistics:**

Beat 2 Supervisor: Sgt. D. Campbell

There are 5 officers assigned to Beat 2

Total number of calls for service (including traffic): 114

Total number of traffic stops: 34

Total number of accident reports taken: 0

Total number of citations issued: 4 for 4 violations

Total number of DUI: 0

### **Crimes against persons**

Assault: 1

Sexual assault: 1

### **Property crimes**

Criminal damage: 1

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### **Monthly Activities**

Officers conducted 47 directed patrols of the local business and issuing warning citations for parking violations to include field interviews. Citations were issues for speeding, expired registration, vehicles not having mandatory insurance, passing a stop sign and driving without a license.

### **Community Involvement and Education**

FPD continues to provide Florence High School and Florence K-8 with traffic enforcement.

### **Special Events**

FPD assisted the Halloween event with no reports of criminal activity reported.

### **Upcoming Special Events**

Junior Parada

### **Significant Calls for Service**

Assault reported at Florence High School (FHS) During the investigation, one male subject was arrested for striking another male subject because he did not like him. FHS suspended the juvenile and charges were sent to Town of Florence Magistrate for review.

Bomb Threat reported at FHS. FPD arrived at FHS reference a bomb threat that was written on the men's restroom door. During the investigation, five students were involved, with one student writing the message. These actions were based on the fact the kids did not want to go to school the day after Halloween. FPD arrested one juvenile and booked him into the Pinal County Youth Justice Center and two additional long form charges were submitted for review.

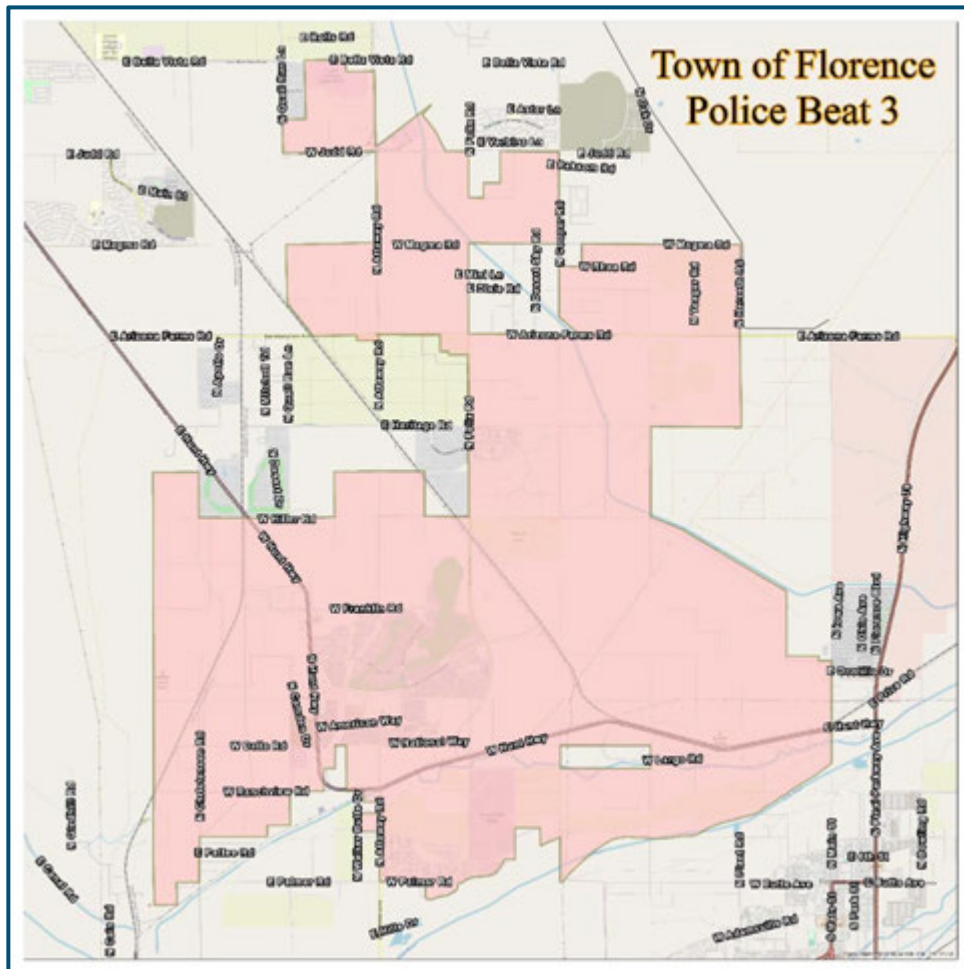
Sexual Assault reported at FHS. FPD arrived at FHS reference a sexual assault. During the investigation, a male subject stated he was forced to provide oral sex to another student. This case is still ongoing with a suspect identified.

### **Training**

FPD Officers were provided information on local events which also included daily briefings on recent intelligence.



## **BEAT 3**



### **Beat Statistics:**

Beat 3 Supervisor: Sgt. S. Morris

There are 6 officers assigned to Beat 3

Total number of calls for service (including traffic): 243

Total number of traffic stops: 150

Total number of accident reports taken: 5

Total number of citations issued: 18 for 24 violations

Total number of DUI: 0

### **Crimes against persons**

Other (domestic): 1

### **Property crimes**

Theft: 2

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### **Monthly Activities**

For the month of October, the total calls for service was 243, compared to 283 in September. A 14.43 % decrease. No influx of major crime. A total of 131 directed patrols were conducted.

The Juvenile Detention Log was completed as required by state law. The Florence Police department detained three juveniles for the month of October.

The speed signs logged the following data:

- No data was obtained due to computer issues. Working with IT to get these resolved.

For the month of October, traffic enforcement in Beat 3 consisted of 150 traffic offenses, with 34 citations, and 42 violations.

### **Community Involvement and Education**

The beat three officers continue to look for code enforcement violations and enforced 18 parking violations.

### **Special Events**

Halloween Event

### **Upcoming Special Events**

Arts in the Park November 2<sup>nd</sup>

### **Significant Calls for Service**

W. Victory Way – A father son got into a verbal argument over household issues. Son is 18 and left the residence. No charges filed.

W. Meadowlark Way – Between the dates of April 2019 and October 21, 2019 an unknown person(s) removed two bicycles out of the victim's garage. One bike was an EPIC, valued at \$5000. The second bike is valued at \$2500. It is unknown how the bikes were removed, as no signs of forced entry were noted, and the residence was secure. No suspects or witnesses.

N. Anthem Way – An unknown subject removed a black BMX bicycle from the school's bicycle corral. Bike is valued at \$300. No suspects or witnesses.

Five minor accidents with no injuries reported. The accidents were in different areas of the beat, so no concerns of traffic issues.

### **Training**

Officer uniforms were inspected this month, with no discrepancies noted.

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## **K-9 Unit**

How many officers assigned to K-9 Unit: 1 - K-9 Murphy

Total number of vehicle stops: 31

Total number of K-9 utilizations: 1

Total number of vehicle hand searches: 1

Total amount of narcotic seizures in weight: 0.2 gram

Type of drug:	Narcotic	Weight:	0.2 gram
Type of drug:	Paraphernalia	# of items:	1 individual item

### Monthly Activity:

Officer Murphy attended weekly K9 detection along with the Pinal County Sheriff's Office K9 Unit Training Unit. Officer Murphy's service dog Rexo, detected marijuana, cocaine, methamphetamine and heroin without incident. Officer Murphy is certified through the (NCAT) National Canine Audit Tracking Systems using K9 Rexo.

During the month of October, Officer Murphy self-initiated (36) cases which included vehicle stops, field interviews and on-view criminal activity. Officer Murphy completed a school search at Florence K-8, no narcotics were discovered.

Traffic Stop: Officer Murphy and K9 Rexo was responded to a traffic stop in the area of Ruggles and King Street. The male subject was arrested for a felony warrant as the female passenger was observed throwing a methamphetamine pipe from the vehicle. With the assistance of K9 Rexo, the vehicle was searched along with the female. The female was concealing 0.2 grams of methamphetamine in her front pocket. Both subjects were processed and booked into Pinal County Sheriff's Office Adult Detention Center.

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## **Volunteers**

The Florence Volunteers put in a total of 146 hours for the month of October. There was a total of 6 volunteers that donated their time this month. The Victim Services Unit was not utilized this month. The volunteers continue to assist the Police Department with fingerprinting, funeral escorts, and any special events hosted by the Town of Florence. The volunteer program is actively involved in house watches, school zones and business checks. There were three 3511 hearings this month, conducted by a volunteer. The vehicles were released to a tow company, and no fees were collected.

## **Grants**

Awarded \$15,000 for Governor's Office of Highway Safety (GOHS) traffic enforcement activities. GOHS has broken the award into 3 categories: 1) DUI \$5,000.00, 2) STEP or Speeding \$5,000.00, 3) Occupant Safety (car seat, seatbelt use, etc.) \$5,000.00.

Awarded \$51,490.00 from the Gila River Indian Community for 7 handheld radios. Radios are in process of quotes and bids at the of this report.

The following are statistics reported to GOHS for both special events and sustained (regular) activity:

Total citations for the month: 55

Total traffic contacts for the month: 417

Type of Citation	Total Number of Citations
Civil traffic	45
Criminal traffic	4
DUI	1
DUI drugs	0
Other (CT, CR, CV)	5

## **Training**

Efforts are continually made by the training staff to incorporate and provide quality training to all FPD officers. FPD staff has worked diligently to reduce training costs by providing required internal training.

## **Traffic**

Total number of citations issued for the department: 33 for 42 violations

## **Directed Patrol**

The Police Department conducted 429 directed patrols during the month. Directed patrols are a proactive, police-initiated, approach which focuses patrol resources on the places with highest risks of serious crime to increase crime prevention. Statistics have proven that an increased pro-active patrol in high crime areas has decreased crimes.

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## ACCOMPLISHMENTS/COMMENDATIONS/KUDOS



**Happy Halloween: We like our coffee and donuts!**





# TOWN OF FLORENCE

## PUBLIC WORKS DEPARTMENT

444 N. Warner Street  
Florence, AZ 85132  
Office: 520-868-7614  
FAX: 520-868-7546

# MEMO

**MEETING DATE:** December 2, 2019

**STAFF PRESENTER:** Christopher A. Salas, Public Works Director/Town Engineer

**SUBJECT:** Staff Report

### Engineering Division:

#### **APS Solar Covered Parking**

- Submitted Library/Community Center design proposal for FY'19 consideration
- Would allow APS to construct a 108-space car covered parking area, roof being made of solar panels. Approximate kW yield is 270 kW
- Funding for FY'19 exhausted, but still in que for FY'20 per APS

#### **Cox Irrigation Ditch**

- Final design modified (lengthened) from original EPS design spec to meet land user inputs
- NRCS (National Resource Conservation Service) provided GPS survey data
- Dennis Bagnall provided bid to build berm for V-ditch and access road grading
- Hunter Ditch Lining to provide bid for concrete V-ditch

#### **SCIDD Canal Sunrise Estates**

- SCIDD performed aerial survey (UAV) early December, pending survey results to determine Towns participation in resolving severe erosion issues – nothing new to report
- 11/4/2019 – no change

#### **SCIDD Diversion Dam/Florence Canal**

- Informational meeting with SCIDD on 6/20/19
- Town utilities (water/sewer) will need to be relocated on two (2) bridges
- Town in possession of GCE construction plans for "Reach 2" of Florence Canal
- Town to get quotes for comparison against GCE quotes to relocate utilities
- Confirmed Town utilities along the two (2) bridges Butte Ave & SR79B
- Town to request PCL quote to perform utility relocation work

### Facilities Maintenance:

## **Safety Walkthroughs**

- In-house follow-up inspection in progress. *(Facilities participated in a walkthrough with the Town's Loss Control Consultant on September 4th. Only selected high risk areas were reviewed at this time. Results showed only minor housekeeping items needing attention. Departments with identified issues have been notified).*

## **General**

- Semiannual PM Services HVAC near completion. Semiannual PM Services for Fire Safety devices on applicable buildings will be scheduled pending contract.

## **Town Hall**

- Several of the units at Town Hall are reaching life expectancy. Facilities is looking into long term solutions to improve several HVAC issue Town Hall has been experiencing over the years.

## **Community Services Building / Library**

- Ceiling tile replacements from roof leak stains are pending. Some minor drywall repair and paint to be performed as Priority Work demand allows. Semiannual PM Services for Fire Safety devices on applicable buildings will be scheduled pending contract.

## **Senior Center**

- Painting, lighting, and ceiling tile work is in progress at Senior Center. Work is being perform as priority work demand allows.

## **Fitness Center**

- Proactive Maintenance walkthrough in pending.

## **Fire Station #1**

- A new roof is proposed in CIP (pending). Semiannual PM Services for Fire Safety devices on applicable buildings will be scheduled pending contract. Semiannual PM Services for Fire Safety devices on applicable buildings will be scheduled pending contract.

## **Fire Station #2**

- Backflow device parts have been received and installation delayed pending coordination with Johnson Utilities and the backflow installer.

## **Police Department**

- Annual floor cleaning completed. Semiannual PM Services for Fire Safety devices on applicable buildings will be scheduled pending contract.

## **Police Evidence**

- Semiannual PM Services for Fire Safety devices on applicable buildings will be scheduled pending contract.

## **Community Development**

- New lighting in Breakroom to be installed

## **Public Works**

- Semiannual PM Services for Fire Safety devices on applicable buildings will be scheduled pending contract.

### **I.T. Building**

- Semiannual PM Services for Fire Safety devices on applicable buildings will be scheduled pending contract.

### **Silver King**

- Semiannual PM Services for Fire Safety devices on applicable buildings will be scheduled pending contract. Follow up from Jeff Swan regarding Building Safety Egress resolutions pending.

### **Brunenkant**

- Semiannual PM Services for Fire Safety devices on applicable buildings will be scheduled pending contract. Follow up from Jeff Swan regarding Building Safety Egress resolutions pending.

### **McFarland**

- Semiannual PM Services for Fire Safety devices on applicable buildings will be scheduled pending contract. Follow up from Jeff Swan regarding Building Safety Egress resolutions pending.

### **South WWTP**

- Semiannual PM Services for Fire Safety devices on applicable buildings will be scheduled pending contract. Contractor performed site visit to provide estimates for repair or replacement for the Blower room roof. Facilities will also be getting a quote to extend roof drains to the ground. A quote to change all exterior locks to single key was provided to Division Manager.

### **Rodeo Grounds**

- Attended site visit with Building Safety, Parks and Fire Department to address Safety issues. Temporary safety issues were addressed. Waiting on long term solutions from Jeff Swan.

### **Fleet Services:**

- Fuel treatment and all major repairs done on generators
- Sold via auction 3 vehicles and an old a/c unit for a total of \$4040.00

### **Streets (HURF) Division:**

#### **Roads**

- Patched 150 potholes
- Replaced cable for the Main Street banner. (ripped down by passing truck)
- Patched 4 water breaks
- Burned brush at cemetery
- Painted crosswalks around Florence k-8
- Bladed various dirt roads
- Cleaned brush and trash from Town right of ways.



## Water Division:

### **SCADA Upgrade**

- To coordinate between well sites
- Fill tanks at night for energy savings
- Need operational plans and programming – In progress

### **Wells**

- Tie-in Well 2B to distribution system, currently being engineered
- New sand filter at Well 2B
- Well #5 – painting exterior wall – quote obtained – pending schedule
- Well #5 - working with Coolidge Engine & Pump – pump has been installed temporarily – pending Nitrate testing. Test pump on 11/29/19

### **WELL WATER LEVELS (IN FEET) – 2019 – YTD Average = 228'**

Well #	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR-TO-DATE AVERAGE
1	205	204	205	205	203	203	204	204	204	205	205		204
2B	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A
3B	219	218	218	218	225	226	221	225	224	231	222		222
4	N/A	N/A	N/A	N/A	220	220	220	232	225	230	221		N/A
5	277	282	274	281	265	242	243	244	244	243	243		258
<b>MONTHLY AVERAGE</b>	<b>234</b>	<b>235</b>	<b>232</b>	<b>235</b>	<b>228</b>	<b>223</b>	<b>222</b>	<b>226</b>	<b>224</b>	<b>227</b>	<b>223</b>		<b>228</b>

## Wastewater Division:

### **Collection System – Manhole Project**

- Construction portion of the project completed
- Technical reports will be submitted on 10/23/2019 for Town review and acceptance
- Completed 10/23/2019

### **South Wastewater Treatment Plant**

- Discussions on amendment to permit to go to chlorine primarily
- Process options to replace current SAM units – touring other Town / City sites. Gathering data.
- Recharge at South Plant completed and permit has been approved

### **North Wastewater Treatment Plant**

- Refurbish recharge ponds – in-house - continues

## Capital Improvement Projects:

### **CIP GG-25 - Silver King Balcony Repairs**

- Motley Design Group –egress designs - Complete
  - Electric
  - Fire suppression
  - Door hardware
- 4.25.2019 – Advertised Formal Bid
- Bids greatly exceed Town budget – revisions to construction documents are occurring

#### **CIP GG-26 - Signal Light @ SR79 & Hunt Highway**

- ADOT Traffic study is complete
- Met with ADOT to discuss project options
- ADOT is using CMAR Process, Contractor selected, but designer has not been selected

#### **CIP GG-29 – Territory Square Expansion – Phase 1**

- Extend 8” waterline within Main Street @ Town Hall
- Funds not available until FY 19/20
- Confirmed on budget 19/20

#### **CIP PSP-18 - HVAC @ Police Department**

- Three units replaced after failures in FY16/17, remaining two are newer and are not scheduled for replacement in 17/18

#### **CIP SU-06 – Wastewater Main Extensions & Replacements**

- Budget is to allow for unplanned repairs
- Currently – no scheduled projects
- Budget has been repurposed to pay for the required manhole repairs.

#### **CIP SU-20 – Recharge Facility**

- Mainly completed – last item is valve key assemblies

#### **CIP SU-83 – SCADA Tie-Ins – Wastewater Controls**

- SOW provided 9/13/18
- As of 3/4/19 – Under review, searching for alternatives
- 12/2/2019 no update

#### **CIP SU-88 – SWWTP Expansion Headworks**

- Plan revisions necessary – working with Hazen & Sawyer
- Fan test is being scheduled

#### **CIP T-12 – Butte Avenue Bridge Replacement**

- On-going – Feasibility Study
- Trying to find funding sources

#### **CIP T-14 – Roundabout / Intersection Improvement SR 79B & SR287**

- MAG close out funds
- Design concept report completed
- Engineer has been selected by ADOT. Scoping meeting – Completed
- Notice to Proceed to be issued by ADOT by end of October

**CIP T-28 – Hunt Highway Fire Station #2 Traffic Signal / Turn Lane**

- 1<sup>st</sup> Phase design completed & reviewed
- Design Complete
- Contract awarded for construction 9/3/2019

**CIP T-41 – Pinal Street Drainage (aka Main Street Butte to Ruggles Ditch)**

- Notice to Proceed -T Y Lin
- Design underway
- Alternatives being evaluated

**CIP T-60 - E. 1st Street Pavement (HURF Bond)**

- Project 99% complete, pending closeout and warranty finalization

**CIP T-91, Hunt Highway at Attaway Intersection Improvements (Design stage)**

- 30% plan was submitted on 8/16
- Project meeting scheduled for 8/28
- Comments supplied to design engineer
- 60% plan completed
- Staff has reviewed 60% plan and providing comments on 10/23

**CIP WU-23 - 2B Outfitting**

- Tie-in Well 2B to distribution system
- New sand filter at Well 2B
- Ellison-Mills to complete piping work – start January 2020

**CIP WU-25 – Water Line Relocation**

- Relocate 12” water line outside of INS property
- Funds not available until FY 22/23

**CIP WU-74 – Transmission Line & Pressure Zones**

- Report on feasibility of project and pump curves
- Project still being scoped
- Alternatives being evaluated

**CIP WU-85 – Hydrant Replacement**

- Replace aging fire hydrants
- Cooperative utilized for parts Fortiline & Ferguson
- Work being completed in-house
- Project is on-going

**CIP WU-86 – 8” Line Extension (410 feet) Willow to High School**

- 7/1/2018 – Project ON HOLD until 3<sup>rd</sup> quarter FY 18/19
- 10/7/19 No update

**CIP WU-88 – Well Preservation (Well #5)**

- Ongoing

**CIP WU-91 – Water Barn**

- In design with Swan Architects – civil engineer, landscape and soils reports