

**MINUTES OF THE TOWN OF FLORENCE SPECIAL COUNCIL MEETING HELD ON MONDAY, OCTOBER 1, 2018, 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 5:01 p.m.

**ROLL CALL:**

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

**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.

**WORK SESSION ON BUDGET**

Mr. Joe Jarvis, Finance Director, discussed the following for the Fiscal Year 2017/2018:

- Collected more revenue for some funds than projected
- Not an issue for funds that collected less revenue than projected because they expended less than projected.
- Cash Balances – all of the funds, with the exception of the Streets Fund, collected more revenue than they spent during the fiscal year.
  - General Fund - \$720,000 to be added to cash balance
  - General Capital Fund - \$1.4 million to be added to cash balance
  - Street Funds – Expended more than what was collected in revenue
    - Was anticipated to spend over
    - Specific capital projects that Council approved
    - Utilizing HURF Bond and existing capital balance to complete projects

Mr. Jarvis stated that the auditors will be here in two weeks to complete the site work for the audit.

Councilmember Anderson inquired about the projected amounts versus the actual amounts on the Streets Budget. It shows \$7 million projected; however, only \$3 million was spent.

Mr. Jarvis explained that there were a few challenges with some of the projects that prevented them from being completed this fiscal year. Those projects have been re-budgeted in the upcoming fiscal year.

Mr. Joe Jarvis, discussed the following for the Fiscal Year 2018/2019:

- Council Contingency:
  - To have specific dollars set aside for projects that the Council wants to move forward on
    - Economic Development Initiatives - \$100,000
    - IT Security - \$25,000 for contract with Subex
    - Public Relations Training - \$10,000
    - Tourism Initiatives - \$15,000
    - Economic Development Organization - \$40,000

Mr. Jarvis stated that the Greater Florence Chamber of Commerce funding request is up for consideration on this agenda and it is a non-funded item. If Council would like to move forward on this item, he suggests that funds from Council Contingency be utilized. Council would need to reduce the budget for one of the above listed items in order to pay for it.

Councilmember Wall inquired if the Economic Development Organization line item includes the 501(c)3 for preservation of the Adamsville Cemetery.

Mr. Jarvis stated that the budget includes the 501(c)3 for preservation of the Adamsville Cemetery. It was his understanding that the direction from the Council that they wanted to get into the process of creating a 501(c)3 and estimated \$40,000 for that purpose.

Councilmember Wall stated that it is her understanding that they do not need the full \$40,000 for either one of the 501(c)3s.

Mr. Jarvis stated that they have budgeted high to ensure there was enough funding available.

Mr. Jarvis stated that there is \$165,000 remaining in the Council Contingencies.

Mayor Walter asked Mr. Brent Billingsley, Town Manager, to discuss his experience with economic development in Maricopa, Arizona.

Mr. Billingsley elaborated on his experience in Maricopa. The community was a County development area in which development had been approved without the consideration of any of the ancillary development needs of a city. This included no thought of churches, neighborhood commercial space or industrial property. It became clear that the city will be unsustainable unless changes were made. They did not have a Chamber of Commerce, so the city hired an Executive Director and started the original Chamber of Commerce. They also established an Economic Development Organization and ensured that it was funded. This is a non-profit entity specifically oriented towards coordination on economic development type activities. There is a board which is comprised of volunteers who represent all of the directors who try and assist with economic development.

Florence Town Council Meeting Minutes

October 1, 2018

Page 2 of 22

Mr. Billingsley stated that Maricopa first hired a consultant to start off the economic development efforts.

Councilmember Larsen stated that it is important that the goals of the Council be addressed. She provided a listing of the goals she would like to see accomplished, which include:

- Purple Pipe Reclaimed Water Policy
- Trolley Cart Expansion (5310 Expansion)
- Unified Calendar between Library and Park services
- Downtown Real Estate – purchase buildings and revitalize the buildings
- Social media or marketing be a priority
- Staffing (library and programs that they are doing)
- Arts in the community center and around town
- Skatepark near Anthem because there are no parks and recreation services received in that area

Mr. Billingsley stated that the unified calendar will be completed soon.

Mr. Jarvis inquired how he is to handle the requests in terms of the budget.

Mr. Billingsley stated that the Town can look at the existing budget versus the upcoming budget. The challenge with the existing budget is that if staff were to move forward on some of the requests, they will need to remove some of the budgeted items/projects currently budgeted for in order to add the requests.

Councilmember Anderson stated that he would like to see quick picks (software program) added. The cost will be approximately \$21,000.

Councilmember Guilin stated that discussion occurred regarding the Cuen building and having an architect examine the building. She inquired the status including the timeline, what the cost will be, and what fund will be used to pay for it. She also inquired in what fiscal year this will be done.

Councilmember Guilin stated that the Parks and Recreation Department needs to schedule more large events during the fall and winter months that will draw people to Florence. She stated that the Town needs a bluegrass festival when the winter visitors are here.

Mr. Billingsley stated that the Town has reached out to individuals from an architectural perspective as well as a contractor's perspective to determine the cost for the Cuen Building. The Town's intent is to budget the Cuen Building Project next year as there is currently no funding in the is fiscal year's budget unless they use the Council's Contingency funds.

Mr. Larry Harmer, Community Development Director, stated that they are utilizing those on the preferred or recommended list from the Arizona Preservation Foundation to provide an estimate on what it will cost to rehab the Cuen building.

Mr. Harmer stated that they would like to use the Cuen building for demonstrations during the 2019 Home Tour. Even if the building is not fully restored, it can be used as an educational tool for the Tour.

Councilmember Hawkins suggested a jazz festival and car show as well as a bluegrass festival. He stated that costs will need to be considered. The Town needs more events to provide more exposure to the Town.

Councilmember Wall would like to see the following:

- Bluegrass Festival
- Tree Lighting Ceremony to kick off the holiday season
- Restoration of the Adamsville Cemetery
- Completion of the Cuen Building
- Support for the Greater Florence Chamber of Commerce

Mayor Walter stated that the tourist budget of \$15,000 can be used for the bluegrass festival or car show and be implemented in the current fiscal year's budget.

Mr. Jarvis stated that the contingency is earmarked but can be modified by Council. He stated that the \$15,000 has not been designated for a specific item.

Mr. Billingsley stated that the \$15,000 is used for advertising the Town's events and will be used for advertising the western festival during the ranch rodeo.

Councilmember Larsen stated that many of the projects are not a significant cost and can proceed this fiscal year.

Councilmember Wall stated that the major events take time and will take at least one year to plan to book the bands.

Mr. Billingsley stated that staff will research what it takes to put on a Blue Grass Festival. Staff is also working on something to light up during the holiday season.

Mayor Walter stated that sometimes the events start out small and grow over time and they require partnerships with many other entities.

Councilmember Larsen asked for an update on the arts discussion she had with Mr. Bryan Hughes.

Mr. Bryan Hughes, Community Services Director, stated that they have a successful partnership with the Industrial Development Authority on the Suter House and the programs being located there. They will have a variety of exhibits this fall through December. They are also working on an RFP to have artists from some of the universities exhibit their artwork throughout the town. They are hoping to get something started in the spring.

Councilmember Hawkins stated that there are several cities that have large arts and crafts festivals and the cost is minimal to the city. He asked that an arts and crafts festival be included with some of the events.

Councilmember Guilin stated that events that are planned during summer (hottest time of the year) need to be planned later in the evening.

Mayor Walter would like to see a farmer's market started in Florence.

Mr. Jarvis inquired of the Mayor who she would like to be part of the Budget Committee.

Mayor Walter appointed Councilmember Wall and Councilmember Larsen, as well as herself to the Budget Committee.

Mr. Jarvis stated that the Town will hold a public meeting on Wednesday, October 3, 2018, to get input on the budget from the public. They have advertised the meeting through a variety of medias. The meeting will be recorded and transcribed and the transcription will be forwarded to the Budget Committee. The Budget Committee will also meet on October 3, 2018.

Mr. Jarvis included a draft budget calendar for Council's consideration. Staff can hold additional budget committee meetings as Council sees fit. He feels that there is ample time to develop the budget and still meet the required State mandated deadlines. Some items that need to be considered for the upcoming Fiscal Year 2019/2020 budget:

- Recommend that \$10,000 is budgeted for advertising and promotion of the 2020 Census Count
  - Arizona may gain another representative – based on population figures
  - Increased shared revenue which is a major funding source for the General Fund

Ms. Wendy Yu, Florence Business Owner, stated that she would like to see increased funding for the Greater Florence Chamber of Commerce.

Mayor Walter invited everyone to the public meeting and asked to have their ideas forwarded to the Council.

Vice-Mayor Woolridge inquired about the suggestion regarding the use of 1% from the development agreements to be used for arts and culture.

Mr. Billingsley stated that the Town used to do this as part of the development agreements, include a percentage of the development agreements from each unit that was built specifically to assist in redeveloping downtown. This practice was stopped because it wasn't looked upon well.

Vice-Mayor Woolridge stated that the City of Oro Valley does this practice and asked Mr. Billingsley to research this further.

Mayor Walter thanked Mr. Jarvis for his presentation. The budget season is starting much earlier than in the past. The Town is working hard to ensure that there is opportunity for citizen input.

Mayor Walter opened the Call to the Public.

Mr. Troy Dayne, Vice-President of Operations for Epcor, stated they are the interim managers for Johnson Utilities since August 31, 2018. They are working hard to make improvements. The conditions are not ideal.

Mr. Dayne provided a brief overview of the company. They serve a population of 400,000 and are located in Fountain Hills. They have been in Arizona since 2012 when they purchased Arizona American Water. They have been chosen by the Arizona Corporation Commission to come in as interim manager for Johnson Utilities due to several problems that the utilities are having. He asked for everyone's patience. They will get things fixed, but it will not happen overnight. He stated that it took two decades to get the utilities where it is, and it will take time for the repairs.

Mr. Jeff Stuck, Director of Operations, Epcor Water, stated that he directly oversees the operations of water and wastewater facilities in various parts of Arizona and most recently, Johnson Utilities. They are very aware of the issues and concerns that the customers have. They are looking at all the concerns such as pressure, odor and customer service related concerns.

Mr. Stuck stated that they have spent a great deal of time assessing and getting to know the system. There are many components of the utilities that are located within the service territory. Their focus is to ensure the water quality the customer receives meets all federal and state water quality standards. They also focus on ensuring that the wastewater that the utility processes stays in the pipes, goes to the plants and is properly treated at the plants and disposed of in the proper manner and consistent with the permits that have been issued for the utility as well as addressing a number of open regulatory actions.

Mr. Stuck stated that there is a lot of work to be done. Some things can be resolved quickly; however, there are others that will require capital and take some time. They are working around the clock to resolve the issues to get the system to operate the way it is supposed to operate and stay that way for many years to come.

Ms. Sarah Mauler, Director of Customer Care, Epcor Water, stated that she and her team have been working very closely with customer care and back office staff at Johnson Utilities to address the key concerns that the community members have had. Some of the high levels items that she identified as a priority are:

- Verifying that rates were set up in the Johnson Utilities billing system in accordance with approved tariffs.
- Bills are being calculated correctly
- Collections procedures are complying with ACC regulations
- Customer care representatives are being trained on key and hot topics
- Tax credits, that have been recently been ordered by the Arizona Corporations Commission, are currently being tested and will show up on customer's November bill
  - Customer notification on the tax credits and how they are calculated and the key components
  - Customer care agents will have the necessary messaging and training to adequately and accurately communicate with customers about those tax credits

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

On motion of Councilmember Guilin, seconded by Councilmember Wall, and carried (7-0) to adjourn to Merrill Ranch Community Facilities District No. 1.

**Discussion/Approval/Disapproval of the Professional Services Agreement Extension with EPS Group, Inc., for Merrill Ranch Community Facilities District No. 1 engineering services.**

Mr. Chris Salas, District Engineer, stated that this is a requirement of the CFD. EPS Group, Inc. was selected as part of the general on call selection two years ago. Staff is asking for an extension while staff gathers additional RFPs in the future for a CFD on call engineer as well as utility engineers. He stated that there is no monetary impact and they are within their budget of their original contract.

On motion of Boardmember Guilin, seconded by Boardmember Anderson, and carried (7-0) approve the Professional Services Agreement Extension with EPS Group, Inc., for Merrill Ranch Community Facilities District No. 1 engineering services.

**July 30, 2018 Merrill Ranch Community Facilities District No. 1 Meeting minutes.**

On motion of Vice-Chairman Woolridge, seconded by Boardmember Hawkins, and carried (7-0) approve the July 30, 2018 Merrill Ranch Community Facilities District No. 1 Meeting minutes.

**ADJOURN FROM MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1.**

On motion of Vice-Chairman Wooldridge, seconded by Boardmember Larsen, and carried (7-0) to adjourn from Merrill Ranch Community Facilities District No. 1.

**ADJOURN TO MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2.**

On motion of Councilmember Larsen, seconded by Councilmember Guilin, and carried (7-0) to adjourn to Merrill Ranch Community Facilities District No. 2.

**Discussion/Approval/Disapproval of the Professional Services Agreement Extension with EPS Group, Inc., for Merrill Ranch Community Facilities District No. 2 engineering services. (Chris Salas)**

Mr. Salas, stated that this item is the same as that for Merrill Ranch Community Facilities District No. 1.

On motion of Boardmember Guilin, seconded by Boardmember Anderson, and carried (7-0) approve the Professional Services Agreement Extension with EPS Group, Inc., for Merrill Ranch Community Facilities District No. 2 engineering services.

**July 30, 2018 Merrill Ranch Community Facilities District No. 2 Meeting minutes.**

On motion of Boardmember Larsen, seconded by Boardmember Wall, and carried (7-0) approve the July 30, 2018 Merrill Ranch Community Facilities District No. 2 Meeting minutes.

**ADJOURN FROM MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2.**

On motion of Boardmember Guilin, seconded by Boardmember Anderson, and carried (7-0) to adjourn from Merrill Ranch Community Facilities District No. 2.

## **PRESENTATIONS**

### **Presentation by Arizona Fight Club**

Mr. Brent Billingsley, stated that the Town has received a Development Agreement Application and invited Mr. Robles to discuss the of the Robles Family history in Florence and what they would like to work with the Town on.

Mr. Randy Robles, Arizona Fight Club Owner, and his wife Julie Robles, provided a presentation in which they outlined the following:

- Who We Are
  - Arizona Fight Club – (Boxing Fitness Gym)
  - Established in 2009
  - We offer multiple boxing and fitness programs for children, adults, and seniors (55+). Whether you are looking to compete, lose weight, learn -defense, or live a healthy lifestyle, we are here to help.
  - We are passionate about helping at-risk youth. We are fighting to keep kids in school, fighting to keep kids off drugs, and fighting to be a positive influence amongst our community.
  - Arizona Fight Club has also produced many amateur champions at the state and national level. Many have successfully gone on to the pro level of boxing while showcasing their talents on major networks such as Showtime and ESPN.
- About the Owners
  - Randy Robles has spent a lifetime in boxing starting at the age of 6 as a boxer. He is now a boxing trainer, cut man, manager of pro fighters, and gym owner.
  - Six years ago, Randy met his wife, Julie Robles, at the Arizona Golden Gloves.
  - Since meeting, Julie began managing the gym while assisting Randy with his pro fighters.
- What does Arizona Fight Club Offer?
  - Group classes such as:
    - Boxing fitness
    - Kickboxing
    - Boot camps
    - Zumba
    - Pilates
    - Yoga
    - Other fitness related classes to be added as we grow
  - Technical training for:
    - Amateur boxing team
    - Pro fighters
  - Self -Defense seminars
  - Desert Training Camp for pro fighters from around the world. These fighters will be able to stay and train here before big upcoming fights.
  - Personal Training

- How did Arizona Fight Club Begin?
  - Randy Robles worked as a trainer at a boxing gym in Tempe for over a year that did not allow kids under the age of 14, amateur boxers, or professional boxers. The vision for his own boxing gym began in 2009 as he wanted to provide a boxing facility for all ages, amateur, and pro boxers alike.
  - He first opened Arizona Fight Club in Tempe, AZ. Over the last 10 years he has partnered up with other various gyms but feels he hasn't found his forever spot.
  - He began to think about the Town of Florence where his boxing journey started for him.
  - Randy and his wife, Julie, have become very passionate about bringing their boxing gym back home to his roots.
- Who is Our Head Boxing Coach?
  - Randy Robles was one of the greatest amateur boxers of all time with a record of 426 wins and only 11 losses.
    - He has worked in the boxing industry for over 40 years and now trains boxers himself.
    - He has worked with many world champions and has helped many kids get off the streets to pursue their dreams of becoming a boxer.
    - He has been named Coach of the Year many times for the West Coast.
    - Randy is always striving to offer the best boxing and fitness programs for everyone who attends the gym.
    - Over the years coaching boxers, he has also managed multiple boxing fitness facilities including a gym of his own.
    - But now he would like to bring his experiences and knowledge back to the town of Florence where it all began for himself.
- Why Florence, Arizona
  - Florence, AZ has a high demand for a facility like this as there is no other gym like it within a 30-mile radius of the town.
  - Randy and his wife Julie would like to bring back what his father started when Randy was a child growing up in the Town of Florence.
  - Substance abuse is a problem in many communities. One of our goals is to offer a healthy outlet for at-risk youth.
  - We have a petition survey with close to 500 signatures from residents in the town that want to see a boxing fitness gym in the Town of Florence.
- What specific programs will we offer the Town?
  - Kids Boxing/Kickboxing program for ages 8-12
  - Boxing and Fitness programs for ages 13+
  - Senior Boxing program for ages 55+
  - Amateur Boxing Team for those wanting to compete in the sport and possibly pursue their dreams in becoming an Olympian or professional boxer
  - Boxing and Fitness programs that will benefit our Military, law enforcement, and prison guards that live in town.
  - Self-defense seminars
- Benefits of Boxing
  - Cardiovascular health
  - Improved Strength
  - Better hand-eye coordination
  - Decreased stress level

- Self defense
- Increased confidence and self-esteem
- Healthy weight management
- Promotes discipline and respect
- Improves both physical and mental fitness
- Community Outreach
  - Get involved with different community programs
    - Sheriff's Department
    - Group Homes (NHYH)
    - Children living on the reservation in Sacaton
  - Fundraisers for boxing team
    - Car Wash
    - Poker Night
  - Charity Events
    - School Supply Drive
    - Toy Drive
    - Food Drive
  - Sponsors
    - We are working with local non-profits that will help sponsor children whose families cannot afford the membership fees
    - Local businesses wanting to sponsor a professional boxer
    - Local sponsors for amateur boxer events
- Weekend Events
  - Amateur Boxing Events
    - Every other month if not once a month
    - Support local talent
    - Raises funds for the team
    - Family friendly event with food and music
  - State Championship Events
    - Host Copper and Golden Glove Tournaments
    - Bring economic value to the town (hotels, restaurants, and other local businesses will benefit)
  - Both events will bring high interest to the Town of Florence
- Fight Night at the gym
  - A giant movie screen will show the pro fights
  - Show Pay-Per-View fights and other big-time fights that might be on ESPN, Showtime, or HBO. Some of these fights could include boxers that train at our facility.
  - Food and Drinks
  - Fun for the whole family
- Jobs
  - We will hire 4-6 full time employees and 8-10 part time employees. Some of these jobs will include:
    - Fitness Instructors
    - Front Desk Associate
    - Janitorial & Cleaning Team
    - Marketing Associate
    - Personal Trainers
- Location – To Be Determined (TBD)

- We would love to be on or near Main St in Florence, AZ
- Found one building on Main St that could work temporarily. But we would need to purchase custom made equipment that costs roughly \$100k made special for this building. After finding our “forever” spot, the same equipment might not work for us anymore.
- Open to other buildings (possibly a lease to own option)
- Possibility of us building our own building (site TBD)
- Options for Building our “Forever” Spot
  - We are considering building our own boxing fitness gym
  - We would like to establish our “forever” home. We want Arizona Fight Club to be around even after our passing
  - If we build, the building would be built specific to the fitness gym’s needs
  - We are already working with a team of architects & are still in the design phases because the site is still TBD
  - If we build in Florence, our dream is to be near the new library and aquatic center at the end of Main St
  - We have a construction company & contractor lined up and ready to get started
- Why do we need living quarters?
  - The living quarters would be used to house various pro fighters from all around the World.
  - Our facility would be used as their Desert Training Camp before big upcoming fights.
  - These professional boxers would occasionally train side by side with many of the children that reside in Florence, AZ.
  - Could you imagine a World Champion boxer running with the kids in the town?
  - After these fighters leave our Desert Training Camp to go fight we will show the fights at our gym if they are televised.
  - This would be very inspiring for the youth of the town and used as a tool to encourage children to stay in school, stay focused, and always do their best to succeed.
- Future Plans: Short -Term Goals
  - Our short-term goals include fundraising and finding sponsors for underprivileged youth whose families cannot afford the membership.
  - Secondly, we would like to purchase a van or bus that can be used to transport our amateur boxing team to different competitions and events.
  - Thirdly, Arizona Fight Club plans to put on amateur boxing events in the town of Florence every other month if not every month.
- Future Plans: Long-Term Goals
  - Our long-term goals include adding an outdoor training facility with an obstacle course, sand pits, and cargo climbing nets.
  - As well as, a possible addition on our building for an MMA program.
  - Additionally, Arizona Fight Club will offer a desert training camp with living quarters for professional fighters from around the world.
  - In conclusion, we want to own our building.

Mrs. Robles showcased photos of Mr. Robles throughout his career as well as pictures of participants. She provided depictions of what the building would look like.

Mr. Robles stated that they have a 60% retention rate of clients who stay with them over 10 years. Most clients who join become life-long members. As they relocate to Florence, many of them said they would follow. They are excited to bring their passion and knowledge of boxing to the Town. She stated that their boxing and fitness programs are some of the best that Arizona has to offer. She provided letters of recommendation as well as a survey petition of when they went out in the community.

Mr. Billingsley stated that the Town received the Development Agreement Application from Arizona Fight Club.

Mayor Walter stated that the Council is excited that they want to come to the Town of Florence and move forward with the project.

Mr. Robles introduced Orthon Carrola, amateur fighter, who has been with him since he was 13 years old. He stated that Mr. Carrola will be a national champion soon. He and his family will move to Florence along with Robles when they open their business here.

Mr. Robles' business donated a vast variety of non-perishable food items for the food drive and enjoys in being part of the community. He stated that they teach about being successful in life, and not only boxing.

Mayor Walter thanked Mr. Robles for the donation as well as for choosing to come back to Florence.

### **Presentation on the 2018 Pinal County Community Wildfire Protection Plan.**

Mr. David Strayer, Fire Chief, stated that the Pinal County Office of Emergency Management hired a consultant to update their Wildland Fire Mitigation Plan. The process took approximately six months that involved fire departments throughout Pinal County. He introduced Mr. Art Carlton, Pinal County Office of Emergency Management.

Mr. Art Carlton, Pinal County Office of Emergency Management, provided the following presentation, in which he discussed the following:

- 2018 Pinal County Community Wildfire Protection Plan (CWPP)
- What they cover?
  - What is a Community Wildfire Protection Plan?
  - History and Past Council Actions
  - What are the benefits to the Town of Florence
- What is a Community Wildfire Protection Plan?
  - A local plan to address and reduce the wildland fire risk to the Town of Florence and Pinal County as whole;
  - Collaboratively developed by our local governments and fire departments, with assistance from State and Federal agencies;
  - Identifies and prioritizes areas for fuel reduction treatments;
  - Recommends measures that can be taken to reduce ignitability of structures;
  - Encourages community involvement and promotes economic development.
- History and Past Council Actions

- The plan was first developed in 2009
- The current revision process began on October 17, 2017
  - Should be updated every five years
- The revision process included a core team composed of local fire departments, state and federal forestry and fire agencies, electric utilities, and subject matter experts
  - Subject matter is the fuel such as brush, trees, weeds, etc.
- The Pinal County Board of Supervisors approved the Plan on August 8, 2018.
  - Town of Florence must approve Plan before they can move forward.
- What are the benefits to the Town of Florence?
  - Gives local government and fire chiefs a critical role in the development of the plan who along with the state, must agree to the plan;
  - Establishes locally determined and approved wildland urban interface boundaries;
  - Gives priority for federal mitigation grant funding, to the maximum extent possible, to communities that have adopted a plan;
  - Requires federal agencies implementing fuel reduction projects to give priority to projects that are identified in the plan;
  - Does not obligate the Town to any policy, project, or expenditures.
  - Explained the risk areas and how high the risk is
- It helps ISO rating and places them in front for receiving mitigation funds
- The 2018 Pinal County Community Wildfire Protection Plan can be found online at: [pinalcountyz.gov/EmergencyManagement](http://pinalcountyz.gov/EmergencyManagement)

Councilmember Wall inquired how the Town would approach those areas that they do not have jurisdiction over.

Mr. Carlton stated that they will work with partnerships between the Town, County, State Agencies, Federal Agencies, private sector and private property owners. He provided examples of instances in which multiple agencies worked together, such as in the San Pedro Valley.

Mayor Walter inquired what the next steps are moving forward.

Mr. Carlton stated that the Plan would need to be approved by the Florence Town Council.

Councilmember Anderson stated that the wash in the Anthem area has not been cleaned up for over six years. He inquired how that can get cleaned up.

Mr. Carlton stated that you would work with the local jurisdictions as well, as County, State and Federal entities to get the wash cleaned up.

Discussion occurred on the threat levels regarding the areas within the Town and those near the Town and how to remove or lower the threat by thinning out the dry foliage, otherwise known as fuel.

Mayor Walter inquired about Cactus Forest, specifically because Rural Metro will not respond to that area.

Mr. Carlton stated that the Pinal County Emergency Management Director has been tasked with trying to find a way to offer fire protection to the unincorporated areas. Development is coming to this County, and not having fire protection is hindering growth in those areas. By having fire service in those areas, it will promote economic development.

Chief Strayer stated that the Town has a great partnership with Pinal County.

#### **Proclamation declaring October 7-13, 2018 as Fire Prevention Week.**

Mayor Walter declared October 7 -13, 2018 as Fire Prevention Week.

#### **Proclamation declaring October 2018 as Domestic Violence Awareness Month.**

Mayor Walter declared October 2018 as Domestic Violence Awareness Month and presented the proclamation to Ms. Nancy Larsen, Pinal County Attorney's Office.

Mr. Daniel Hughes, Police Chief, stated that last year, at this time, the Town had 84 domestic violence calls, compared to 92 this year. He stated that Florence and Pinal County have several options for help available for those who are experiencing domestic violence. Florence has a team that can go out and talk to families and refer them to the many resources that are available locally.

#### **Hunger Month Challenge Presentation.**

Mayor Walter thanked everyone who participated in the food drive. She stated that the food will be donated to the Florence Baptist Church and the Florence Mosaic Church, as both operate food banks. She stated that a challenge was posed to Town Departments to see who could bring in the most donations, and all departments participated. The top three departments are:

- 3<sup>rd</sup> Place: Fire Department with 54 food items donated
- 2<sup>nd</sup> Place: Community Services with 163 food items donated
- 1<sup>st</sup> Place: Administration with 317 food items donated

Mayor Walter stated the Town also had an Arizona Department of Transportation event, which yielded an additional 326 food items donated. She stated that the total amount of items to be donated is 880, not including all the food items donated by the Robles family this evening.

#### **Recognition to the Town of Florence as Recycling Champions 2017.**

Mr. Billingsley stated that the Town of Florence has again won the recycling award over its last fiscal year regarding its paving projects. The Town used approximately 130,500 pounds of ground rubber that was derived from approximately 13,000 tires. Those tires were kept out of the landfill. He congratulated Mr. Chris Salas, Public Works Director, and staff for their recycling efforts.

Mr. Salas thanked the Council for their support and approval of the projects. He also thanked Mr. Dan Cisco, Public Works Superintendent, for managing the projects.

Florence Town Council Meeting Minutes

October 1, 2018

Page 14 of 22

**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.**

**Approval of Initial Term Extension of the Lease Addendum between the Town of Florence, and Weagant Law Offices, PLC, at the Brunenkant Building, through October 31, 2019. (Jennifer Evans)**

**Approval of the Intergovernmental Agreement Number 2018-03, regarding reimbursement of overtime and overtime employee-related expenses incurred due to the Florence Police Department's participation in the Pinal County Narcotics Task Force's Arizona Criminal Justice Commission (ACJC) Grant # DC-17-010. (Jennifer Evans)**

**Approval of the Intergovernmental Agreement between the Town of Florence and the Florence Unified School District #1 for joint-use of recreation facilities. (Bryan Hughes)**

**Approval of the Professional Services Agreement Extension with Wilson and Company, Inc., for General Civil On-Call Engineering Services. (Chris Salas)**

**Approval of the Professional Services Agreement Extension with T. Y. Lin International, for General Civil On-Call Engineering Services. (Chris Salas)**

**Approval of the Professional Services Agreement Extension with Water Works Engineers, LLC, for Utility On-Call Engineering Services. (Chris Salas)**

**Approval of the Professional Services Agreement Extension with EPS Group, Inc., for On-Call Engineering Services. (Chris Salas)**

**Accept the resignation of Duane Noack from the Arts and Culture Commission (Lisa Garcia)**

**Authorizing the Town Manager to enter into an Intergovernmental Agreement with the City of Phoenix for use of the Phoenix Business Intelligence System. (Joe Jarvis)**

**Approval to contract with Fairfield Service Company of Indiana LLC, in an amount not to exceed \$50,000, for service technician, evaluation, rehabilitation and repair of the Fairfield Service Company Climber Screen. (Chris Salas)**

**Approval of accepting the register of demands ending August 31, 2018, in the amount of \$3,359,014.33. (Joe Jarvis)**

**On motion of Councilmember Guilin, seconded by Councilmember Hawkins, and carried (7-0) to approve the Consent Agenda, as written.**

**NEW BUSINESS**

**Discussion/Approval/Disapproval of a six-month extension of the Greater Florence Chamber of Commerce Professional Services Agreement, through June 30, 2019, in an amount not to exceed \$33,750.**

Ms. Jennifer Evans, Management Analyst, stated that the Greater Florence Chamber of Commerce is seeking additional funding associated with their professional services contract this year. The agreement will expire December 31, 2018 and the request is to extend the agreement to June 30, 2019 with the addition of \$15,000 in funding.

Mr. Larry Johnson, Executive Director, Greater Florence Chamber of Commerce, stated that he has over 15 years of chamber management experience. He was with Apache Junction for nine years where they achieved significant success where they grew the businesses and memberships doubled in both membership and visitors at the Visitor's Center. He stated he is a Florence native, raised in Globe/Miami. He has a passion for small communities and wants to see them grow to their full potential.

Mr. Johnson stated that it is his understanding there has been some faith lost between the Town and the Chamber. He stated that he is a man of his word and will address the Town's concerns. He is reaching out to everyone to gather input as to what direction they would like to see the Chamber take.

Mr. Johnson stated they would like to participate in the next food drive.

Councilmember Wall thanked Mr. Johnson for accepting the position. She stated that as the liaison to the Chamber, she is excited to see the professionalism and the makeup of the Chamber Board and the direction that they are going. She welcomed Mr. Johnson to Florence.

On motion of Councilmember Wall, seconded by Councilmember Anderson, and carried (7-0) to approve a six-month extension of the Greater Florence Chamber of Commerce Professional Services Agreement, through June 30, 2019, in an amount not to exceed \$33,750.

**Discussion/Approval/Disapproval of the Professional Services Agreement Extension with Hazen and Sawyer, for Utility On-Call Engineering Services in an amount not to exceed \$175,000.**

Mr. Salas explained that within the Arizona Revised Statutes, Chapter 6, Title 34, there is a description of what is required for using professional services on publicly bid projects. The Town is required to obtain services based on qualification and not on a low bid principal for the professional engineering service. This would entail utility engineers, CFD engineers, and general on call engineers.

Mr. Salas stated that approximately two years ago, the Town approved two-year contracts for all of their on-call engineers. Hazen and Sawyer and WestLand Resources, Inc. have secured a majority of the Town's work and staff is asking for an additional \$175,000 for each. The amount has been budgeted for and the majority of the work is being done by those two contractors.

On motion of Councilmember Hawkins, seconded by Councilmember Guilin, and carried (7-0) to approve the Professional Services Agreement Extension with Hazen and Sawyer, for Utility On-Call Engineering Services in an amount not to exceed \$175,000.

**Discussion/Approval/Disapproval of the Professional Services Agreement Extension with WestLand Resources, Inc., for Utility On-Call Engineering Services, in an amount not to exceed \$175,000. (Chris Salas)**

On motion of Councilmember Wall, seconded by Councilmember Hawkins, and carried (7-0) to approve the Professional Services Agreement Extension with WestLand Resources, Inc., for Utility On-Call Engineering Services, in an amount not to exceed \$175,000.

**Discussion/Approval/Disapproval of the Air Methods Corporation, non-exclusive, Revocable License Agreement for the utilization of the helipad at Fire Station 541.**

Chief Strayer, stated that the local hospital closed several months ago, which is where the ambulance and helicopter were housed. The efforts are to maintain emergency service delivery in the Town. AMR is temporarily housed at Fire Station 2. Staff is asking Council to consider allowing an Air Methods helicopter to use the helipad on a temporary basis until they find permanent quarters. If approved, the agreement is for a temporary basis and expires June 30, 2019.

Chief Strayer stated that this is a critical service for the community. Patients who have trauma or strokes use this service and many lives have been saved because of it.

Mayor Walter thanked Air Methods for servicing Florence.

The Air Methods Representative stated that they operate 300 bases nationwide and service 48 states. They operate LifeNet 1, which serves Florence and have done so for over 10 years. He stated that with the hospital closing, they were no longer able to stay there and thanked the Town for the opportunity to serve the community.

Mayor Walter inquired if there will be an option to have two helicopters located in Florence when the hospital opens back up, based on the call volume.

The representative stated that they are not opposed to the idea if the call volume supports the need for two helicopters.

On motion of Vice-Mayor Woolridge, seconded by Councilmember Wall, and carried (7-0) to approve the Air Methods Corporation, non-exclusive, Revocable License Agreement for the utilization of the helipad at Fire Station 541.

**Discussion/Approval/Disapproval of the Land Use Approval Process Agreement by and between the Town of Florence, a municipal corporation, and SWVP-GTIS MR L.L.C., a Delaware limited liability company.**

Mr. Billingsley stated that the Town approved a similar agreement with Pulte. He stated that the Town entered into two separate Development Agreements, one in 2003 and in 2005 that pertained to Anthem and to Anthem at Merrill Ranch. It became clear, approximately two

years ago, that clarification need to be made with the relationship with the Town's partners, Pulte, and Southwest Value Partners. The Town has taken on a third partner, D. R. Horton. The Town has concluded the negotiation process with Southwest Value Partners and have crafted an acceptable clarification agreement which is beneficial to both the Town and the developer. Such items include:

- Extension of development time frames
- Responsibility clarification for maintenance
- Storm drains
- Right of way dedication requirements
- ADA improvements
- Drywell maintenance
- Financial assurances
- The ability to collect development impact fees
  - Were given away in the original development agreement

Mr. Billingsley stated that the agreement is valid through 2038.

Councilmember Anderson stated that the streets are 42 feet wide; however, it is his understanding that the streets would be 50 feet.

Mr. Billingsley stated that the Town agreed to 42-foot wide streets with the developer with regards to the existing Planned Area Development (PAD), so they had room for the five-foot ADA required sidewalks.

Mr. Anderson stated that he would prefer the 50-foot width. It is his understanding that there are parking requirements for parking on both sides of the street.

Mr. Billingsley stated that the Town has two agreements that set forth the parking standards as well as engineering standards that have been approved for this subdivision. The Town would need to completely start over with the PAD because they would lose hundreds of lots and all the standards would need to be changed if they went with 50-foot-wide roads. This is not an amendment to the agreement, but rather a clarification under the existing development agreement. He stated that the reason that they can go two feet wider is because the development agreement included a provision that said if there are changes to federal law, they had to work within that.

Mr. Billingsley stated that there was a change after the PAD was approved, requiring five-foot sidewalks in residential streets. This is an accommodation as a clarification, and not an amendment to the PAD.

On motion of Councilmember Guilin, seconded by Councilmember Wall, and carried (6-1: Yes: Walter, Woolridge, Hawkins, Guilin, Wall, and Larsen: No: Anderson) to approve the Land Use Approval Process Agreement by and between the Town of Florence, a municipal corporation, and SWVP-GTIS MR L.L.C., a Delaware limited liability company.

## **MANAGER'S REPORT**

Mr. Billingsley provided the following report:

**Community Vitality:** The Community Services Department Fall and Winter 2018 Activity Guide was sent to homes over a week ago. The guide lists programs and events from Recreation, Senior Services, Library, Aquatics and Fitness from September to December 2018. Staff has received an overwhelmingly positive response from the public, many who have stated that they had no idea the Town offered this level of programming. This was the first time that the guide has been mailed to all residences in the 85132-area code. Staff hopes the mailing of the guide will increase attendance at programs and events.

**Economic Prosperity:** The Town has received a Development Agreement Application from Arizona Fight Club. Randy and Julie Robles intend to build a boxing and fitness gym in Florence. They have been working with an architect on the design and already have a contractor for the project.

**Leadership and Governance:** Every two years, the Town Clerk's Office conducts a training program for incoming Town Council Members to support them during their first weeks in office. Workshops are specially designed to assist with the Council/Manager Form of Government, municipal budget and financing, the Open Meeting Law, planning for the future, and the functions of each of the Town departments. Newly Elected Training kicked off the week of September 17<sup>th</sup>.

**Partnerships and Relationships:** Last week the Town of Florence and Pinal County hosted the Arizona State Transportation Board here in Florence. Festivities included a golf tournament, Board Dinner at the Windmill Winery, Continental Breakfast, and ultimately the ADOT Board Meeting. The response has been overwhelmingly positive.

**Transportation and Infrastructure:** The Public Works Department is currently conducting our annual Polymer Modified Asphalt Rubber (PMAR) and HA5 paving programs. This year's PMAR program started the week of September 17<sup>th</sup> and will result in 83,859 square yards of paving. The HA5 program will begin September 24<sup>th</sup> and will result in 143,584 square yards of paving.

**Upcoming Events/Meetings/Forums:**

- The Florence Community Services Department is working with the Pinal County Attorney's Office to host a Domestic Violence Awareness event on Thursday, October 4<sup>th</sup>. The event will begin at Padilla Park at 5:30 p.m. and will conclude with a candlelight walk down Main Street to the Suter House, where victims and witnesses of domestic violence will be displaying works of art. A small reception will be held at the Suter House.

**DEPARTMENT REPORTS**

- Community Development**
- Community Services**
- Courts**
- Finance**
- Fire**
- Police**
- Public Works**

Councilmember Hawkins inquired when something will be done with the Kokopelli Moon Saloon. He asked if the evaluation is complete and what does the owner plan to do.

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, stated that staff is planning to come forward with a presentation at the next Council meeting to discuss this further.

The Department Reports were received and filed.

### **CALL TO THE PUBLIC**

Ms. Gayle Hughes, Cactus Forest Resident, stated that it is rumored that Cactus Forest will be annexed into the Town, and then that they are not going to be annexed into the Town; however, it is her understanding that it is in the 2020 General Plan Annexation.

Mayor Walter stated that they are in the General Plan, but there are no annexations moving forward. She asked that Ms. Hughes speak with Mr. Billingsley so that he may provide her more information. She stated that Mr. Ben Bitter, PIO Officer/Assistant to the Town Manager, may be able to submit an article in the local paper so that they can communicate with all of the Cactus Forest residents.

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

Councilmember Guilin commended Mr. Salas for all of the projects that he has completed. She stated that he had done more in the short time that he has been with the Town than the 19 years that she had worked with the Town. She stated that he is doing a great job.

Councilmember Anderson stated that he attended the Pinal Partnership in which they discussed opportunity zones. He explained the benefits of being in an opportunity zone and it being tax free after 10 years. He stated that the Chamber can assist by promoting this and getting people to invest in Florence's downtown.

Councilmember Wall attended the events for the Arizona Department of Transportation Board meeting. She stated that it was a good experience and the Windmill Winery did a great job hosting the dinner. She stated that there were a lot of executives and elected officials from the surrounding communities that attended the events and it was a great networking opportunity for all. The Pinal County museum had an impressive display of the history of transportation in Arizona, and specifically, Florence. A lot of the attendees learned of the various transportation methods that Florence had. The display is open for the public to see.

Councilmember Wall stated that she will not be able to attend the Budget Committee Meeting on October 3, 2018 as she will be in Apache Junction participating on a panel with civic individuals for interviewing the finalists for the Horizon Health CEO position. She will also be attending an in-service presentation for Town staff regarding community engagement in customer service. She stated that the presenter is the same that presented at the League Conference.

Councilmember Wall asked that the information provided to the Council regarding opportunity zones be shared with the Chamber.

Florence Town Council Meeting Minutes

October 1, 2018

Page 20 of 22

Councilmember Larsen stated that she announced the Activity Guide on social media and received a positive response. People are able to plan their vacations around certain events. She asked that the brochures be available at the Community Center for those who did not receive a copy. She announced upcoming events and invited everyone to participate.

Councilmember Larsen stated that it is important for Council to voice what they would like to see included in the upcoming budget.

Mayor Walter stated that the Make A Difference Day is on October 27, 2018. United Way received a grant and they are investing it in Florence and helping with the community food drive. They have pre-ordered \$2,000 worth of product to make minestrone soup. They are looking to make up a team of 20 volunteers to package the meal packets. The goal is to make 5,000 meals. The food will stay local. United Way is hoping to make this an annual event. There are other meal options that can be made.

Mayor Walter stated that there will also be a book drive during the community clean-up day.

Mayor Walter discussed her trip to Washington D.C. She stated that she was able to tour the White House. The speakers and/or speaking topics included:

- Vice-President Mike Pence was the keynote speaker
- Ms. Karen Pence spoke about career opportunities for military spouses
- Ms. Betsy DeVos, U.S. Department of Education Secretary, spoke about education support of all students and how we are preparing for the jobs of 2020 and 2030 that have not even been created yet.
- Fighting the opioid epidemic
- Public/Private partnerships

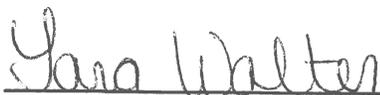
Mayor Walter stated that she has shared the information at all of the meetings she has attended. She also met Ms. Al Heggins, Mayor of Salisbury, North Carolina, and they discussed why they ran for office.

Mayor Walter explained that she ran for office due to a personal experience that tied into how Florence is the safest community in Arizona. That sparked Mayor Heggins to go back to her community to make it the safest community in North Carolina. She shared with her that staffing and response time are the two most important components. Florence is inspiring other communities to be better as well.

Mayor Walter congratulated the Florence Gophers for their win against the Coolidge Bears.

## **ADJOURNMENT**

On motion of Vice-Mayor Woolridge, seconded by Councilmember Larsen, and carried to adjourn the meeting at 7:51 p.m.



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 October 1, 2018, and that the meeting was duly called to order and that a quorum was present.

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