

**MINUTES OF THE TOWN OF FLORENCE COUNCIL MEETING HELD ON MONDAY, MARCH 18, 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, Kristen Larsen, Michelle Cordes, Judy Hughes.

**WORK SESSION ON THE TOWN OF FLORENCE DEVELOPMENT IMPACT FEES AND THE TOWN'S NOTICE OF INTENT TO INCREASE FEES.**

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, introduced Mr. Carson Bise, TischlerBise, who presented to the Council on January 7, 2019, where Council adopted the Land Use Assumptions Policy. The Town is moving forward and will have a public hearing on the impact fees during tonight's Council Meeting. Council will consider an ordinance on May 7, 2019, that will establish those rates, it will be posted online for 75 days and will become effective on August 1, 2019 should Council adopt the ordinance.

Mr. Carson Bise, TischlerBise, provided a presentation, in which he outlined the following:

- Senate Bill (SB)1525
  - Three integrated products
    - Land Use Assumptions (at least 10 years and approved by elected officials)
    - Infrastructure Improvements Plan (IIP) limited to 10 years (no build out analysis)
    - Development Fees part of broader revenue strategy
  - Based on same Level-of-Service (LOS) provided to existing development
  - Limitations on Necessary Public Services
    - 3,000 square feet recreational facilities
    - Cannot collect for general government uses
    - Libraries cannot exceed 10,000 square feet
    - No regional training facilities for public safety
  - Refunds can be requested if improvements are not built
- Legal and Methodology
  - One-time payment for growth-related infrastructure, usually collected at the time buildings permits are issued
  - Can't be used for operations, maintenance, or replacement
  - Not a tax but more like a contractual arrangement to build infrastructure, with three requirements
    - Need (system improvements, not project-level improvements)
    - Benefit

- Short range expenditures
- Geographic service areas and/or benefit districts
- Proportionate
- Summary of LUA
  - Population increase
    - Year round: 3,331
    - Seasonal: 1,101
  - Housing unit increase
    - Single family: 1,750 units
    - Multifamily: 250 units
  - Nonresidential development increase
    - 3,719 jobs
    - 1.3 million square feet
- Parks and Recreation Facilities
  - Methodology and Components
    - Consumption-based approach
    - Town wide service area
    - Components
      - Park and open space land
      - Park improvements
- Projected Demand

Type of Infrastructure	Level of Service		Demand Unit	Average Cost
Land	Residential	0.0083	Acres	per Person
	Nonresidential	0.0007		per Job
Improvements	Residential	0.060	Units	per Person
	Nonresidential	0.005		per Job
				\$10,000 per Acre
				\$11,765 per Unit

Need for Park Infrastructure					
	Year	Peak HH Population	Jobs	Acres	Improvements
Base	2018	14,480	7,626	125	908
Year 1	2019	14,926	7,902	128	936
Year 2	2020	15,369	8,188	132	964
Year 3	2021	15,812	8,484	136	992
Year 4	2022	16,255	8,791	140	1,020
Year 5	2023	16,698	9,172	144	1,049
Year 6	2024	17,141	9,571	148	1,077
Year 7	2025	17,584	9,987	152	1,106
Year 8	2026	18,027	10,420	156	1,135
Year 9	2027	18,470	10,873	160	1,164
Year 10	2028	18,913	11,345	164	1,193
Ten-Yr Increase		4,433	3,719	39	285
				\$390,208	\$3,347,543
				<b>Total Growth-Related Expenditures \$3,737,751</b>	

- Proposed Parks Development fees

<i>Fee Component</i>	<i>Cost per Person</i>	<i>Cost per Job</i>
Park Land	\$82.55	\$6.53
Park Improvements	\$708.21	\$56.03
Development Fee Study	\$7.19	\$0.43
<b>TOTAL</b>	<b>\$797.95</b>	<b>\$62.99</b>

*Residential (per unit)*

<i>Development Type</i>	<i>Persons per Household</i>	<i>Proposed Fees</i>	<i>Current Fee</i>	<i>Increase / Decrease</i>
Single-Family	2.42	\$1,934	\$1,417	\$517
Multifamily	1.80	\$1,437	\$1,148	\$289

*Nonresidential (per square foot)*

<i>Development Type</i>	<i>Jobs per 1,000 Sq. Ft.</i>	<i>Proposed Fees</i>	<i>Current Fee</i>	<i>Increase / Decrease</i>
Commercial/Retail	2.34	\$0.15	\$0.17	(\$0.02)
Office/Institutional	2.97	\$0.19	\$0.20	(\$0.01)
Industrial/Flex	1.63	\$0.10	\$0.13	(\$0.03)

- Fire Facilities

- Methodology and Components
  - Consumption-based approach
  - Town wide service area
  - Credit for existing debt
  - Components
    - Station square footage
    - Apparatus

- Projected Demand

<i>Type of Infrastructure</i>	<i>Level of Service</i>		<i>Demand Unit</i>	<i>Average Cost</i>
Facilities	Residential	1.21	Square Feet	per Person per Job
	Nonresidential	0.89		
Vehicles	Residential	0.0005	Vehicles	per Person per Job
	Nonresidential	0.0004		
				\$292 per SF
				\$459,583 per Vehicle

<b>Need for Fire Infrastructure</b>					
	<b>Year</b>	<b>Peak HH Population</b>	<b>Jobs</b>	<b>Facilities (SF)</b>	<b>Vehicles</b>
Base	2018	14,480	7,626	24,300	11
Year 1	2019	14,926	7,902	25,085	11
Year 2	2020	15,369	8,188	25,875	12
Year 3	2021	15,812	8,484	26,675	12
Year 4	2022	16,255	8,791	27,484	12
Year 5	2023	16,698	9,172	28,359	13
Year 6	2024	17,141	9,571	29,250	13
Year 7	2025	17,584	9,987	30,156	14
Year 8	2026	18,027	10,420	31,078	14
Year 9	2027	18,470	10,873	32,017	14
Year 10	2028	18,913	11,345	32,974	15
<b>Ten-Yr Increase</b>		4,433	3,719	8,674	4
<b>Growth-Related Expenditures =&gt;</b>				<b>\$2,529,907</b>	<b>\$1,804,548</b>

**Total Growth-Related Expenditures \$4,334,455**

• **Proposed Fire Development Fee**

<b>Fee Component</b>	<b>Cost per Person</b>	<b>Cost per Job</b>
Fire Facilities	\$248.90	\$183.80
Fire Vehicles	\$251.37	\$185.62
Development Fee Study	\$5.84	\$2.36
Credit	(\$112.13)	(\$75.38)
<b>TOTAL</b>	<b>\$393.98</b>	<b>\$296.39</b>

**Residential (per unit)**

<b>Development Type</b>	<b>Persons per Household</b>	<b>Proposed Fees</b>	<b>Current Fee</b>	<b>Increase / Decrease</b>
Single-Family	2.42	\$955	\$917	\$38
Multifamily	1.80	\$710	\$743	(\$33)

\*Figure A1.

**Nonresidential (per square foot)**

<b>Development Type</b>	<b>Jobs per 1,000 Sq. Ft.</b>	<b>Proposed Fees</b>	<b>Current Fee</b>	<b>Increase / Decrease</b>
Commercial/Retail	2.34	\$0.69	\$0.66	\$0.03
Office/Institutional	2.97	\$0.88	\$0.61	\$0.27
Industrial/Flex	1.63	\$0.48	\$0.20	\$0.28

- Police Facilities
  - Methodology and Components
    - Consumption-based approach
    - Town wide service area
    - Components
      - Police space
      - Police vehicles

- Projected Demand (IIP)

Type of Infrastructure	Level of Service		Demand Unit	Average Cost
Facilities	Residential	0.70	Square Feet	\$292 per SF
	Nonresidential	0.26		
Vehicles	Residential	0.0021	Vehicles	\$47,744 per Vehicle
	Nonresidential	0.0008		

Need for Police Infrastructure					
	Year	Peak HH Population	Trip Ends	Facilities (SF)	Vehicles
Base	2018	14,480	14,830	14,016	43
Year 1	2019	14,926	15,366	14,469	44
Year 2	2020	15,369	15,922	14,925	46
Year 3	2021	15,812	16,498	15,386	47
Year 4	2022	16,255	17,095	15,852	49
Year 5	2023	16,698	17,837	16,357	50
Year 6	2024	17,141	18,612	16,871	52
Year 7	2025	17,584	19,420	17,394	53
Year 8	2026	18,027	20,264	17,926	55
Year 9	2027	18,470	21,144	18,467	57
Year 10	2028	18,913	22,063	19,019	58
Ten-Yr Increase		4,433	7,233	5,003	15
Growth-Related Expenditures =>				\$1,460,893	\$732,825
<b>Total Growth-Related Expenditures</b>					<b>\$2,193,718</b>

- Proposed Police Development Fee

<i>Fee Component</i>	<i>Cost per Person</i>	<i>Cost per Vehicle Trip</i>
Police Facilities	\$203.50	\$77.27
Police Vehicles	\$102.08	\$38.76
Development Fee Study	\$5.39	\$1.55
<b>TOTAL</b>	<b>\$310.97</b>	<b>\$117.58</b>

**Residential (per unit)**

<i>Development Type</i>	<i>Persons per Household</i>	<i>Proposed Fees</i>	<i>Current Fee</i>	<i>Increase / Decrease</i>
Single-Family	2.42	\$754	\$607	\$147
Multifamily	1.80	\$560	\$492	\$68

\*Figure A1.

**Nonresidential (per square foot)**

<i>Development Type</i>	<i>Trips per 1,000 Sq. Ft.</i>	<i>Trip Rate Adjustment</i>	<i>Proposed Fees</i>	<i>Current Fee</i>	<i>Increase / Decrease</i>
Commercial/Retail	37.75	33%	\$1.46	\$0.44	\$1.03
Office/Institutional	9.74	50%	\$0.57	\$0.40	\$0.17
Industrial/Flex	4.96	50%	\$0.29	\$0.13	\$0.16

- Proposed Police Development Fee

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Police Vehicles	\$102.08	\$38.76
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<b>TOTAL</b>	<b>\$310.97</b>	<b>\$117.58</b>

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Commercial/Retail	37.75	33%	\$1.46	\$0.44	\$1.03
Office/Institutional	9.74	50%	\$0.57	\$0.40	\$0.17
Industrial/Flex	4.96	50%	\$0.29	\$0.13	\$0.16

- Water Facilities
  - Methodology and Components
    - Plan-based approach
    - Florence utility service area
    - Components
      - Transmission
      - Storage
      - Supply
- Water IIP

Description	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23	Years 6-10	Total Project
Centennial Park Road 8" Loop		\$80,000	\$145,000				\$225,000
Adamsville Rd water line (12 inch)						\$250,000	\$250,000
Water line infrastructure to serve North Florence (16 inch)			\$1,000,000				\$1,000,000
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,475,000</b>

Ten-Year Increase in Gallons of Peak Demand per Day => 1,241,411  
 Cost per Gallon of Demand => \$1.19

Description	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23	Years 6-10	Total Project
North Florence Storage Tank			\$1,250,000				\$1,250,000
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,250,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,250,000</b>

Gallons of Capacity per Day => 1,000,000  
 Cost per Gallon of Capacity => \$1.25

Description	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23	Years 6-10	Total Project
Future Wells (1000 gallons a minute)			\$1,250,000			\$1,500,000	\$2,750,000
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,250,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,500,000</b>	<b>\$2,750,000</b>

Gallons of Capacity per Day => 1,440,000  
 Cost per Gallon of Capacity => \$1.91

- Proposed Water Development Fee

<i>Input Variables</i>	<i>Cost per Gallon of Capacity</i>
Transmission Projects	\$1.19
Storage Projects	\$1.25
Supply Projects	\$1.91
Development Fee Study	\$0.03
<b>Capital Cost per Gallon of Capacity =&gt;</b>	<b>\$4.38</b>
Peak Day Gallons of Demand per ERU =>	243

**All Development (per meter)**

<i>Meter Size (inches)</i>	<i>Meter Type</i>	<i>Capacity Ratio</i>	<i>Proposed Water Fee</i>	<i>Current Fee</i>	<i>\$ Change</i>
0.625	Displacement	1.00	\$1,065	\$1,980	(\$915)
0.75	Displacement	1.50	\$1,597	\$4,950	(\$3,353)
1.00	Displacement	2.50	\$2,662	\$4,950	(\$2,288)
1.50	Displacement	5.00	\$5,324	\$9,900	(\$4,576)
2.00	Displacement	8.00	\$8,519	\$15,840	(\$7,321)
3.00	Compound	16.00	\$17,038	\$31,680	(\$14,642)
3.00	Turbine	17.50	\$18,636	\$34,650	(\$16,014)
4.00	Compound	25.00	\$26,623	\$49,500	(\$22,877)
4.00	Turbine	31.50	\$33,544	\$59,400	(\$25,856)
6.00	Turbine	65.00	\$69,219	\$123,750	(\$54,531)
8.00	Turbine	140.00	\$149,088	\$178,200	(\$29,112)
10.00	Turbine	210.00	\$223,633	\$287,100	(\$63,467)
12.00	Turbine	265.00	\$282,203	\$425,700	(\$143,497)

- Wastewater Facilities

- Methodology and Components
  - Plan-based approach
  - Florence utility service area
  - Credit for future debt service
  - Components
    - Collection system
    - Wastewater treatment

- Wastewater IIP

<i>Description</i>	<i>Prior Years</i>	<i>FY18-19</i>	<i>FY19-20</i>	<i>FY20-21</i>	<i>FY21-22</i>	<i>FY22-23</i>	<i>Years 6-10</i>	<i>Total Project</i>
West Main extension Adamsville to Dobson Property (36 inch)							\$600,000	\$600,000
South Sewer Main Extensions 287/SR79 (12 inch)							\$1,000,000	\$1,000,000
Lift Station at Hunt Highway & SR79				\$40,000	\$330,000			\$370,000
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,970,000</b>

Ten-Year Increase in Gallons of Peak Demand per Day => 931,058

Cost per Gallon of Demand => \$2.12

Description	Prior Years	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23	Years 6-10	Total Project
Florence S. - WWTP Expansion				\$2,000,000	\$15,150,000			\$17,150,000
South WWTP Expansion Headworks	\$150,000	\$2,000,000	\$1,500,000					\$3,650,000
SWWTP disinfection system upgrade			\$30,000	\$3,000,000				\$3,030,000
S. WWTP odor control / dust abatement			\$300,000					\$300,000
<b>Total</b>	<b>\$150,000</b>	<b>\$2,000,000</b>	<b>\$1,830,000</b>	<b>\$5,000,000</b>	<b>\$15,150,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$24,130,000</b>

Gallons of Capacity per Day => 1,500,000

Cost per Gallon of Capacity => \$16.09

- Proposed Wastewater Development Fee

<i>Input Variables</i>	<i>Cost per Gallon of Capacity</i>
Transmission Projects	\$2.12
Treatment Projects	\$16.09
Principal Payment Credit per Gallon =>	(\$5.04)
Capital Cost per Gallon of Capacity =>	\$13.17
Peak Day Gallons of Demand per ERU =>	182

**All Development (per meter)**

Meter Size (inches)	Meter Type	Capacity Ratio	Proposed Wastewater Fee	Current Fee	\$ Change
0.625	Displacement	1.00	\$2,400	\$2,140	\$260
0.75	Displacement	1.50	\$3,600	\$2,782	\$818
1.00	Displacement	2.50	\$6,001	\$7,062	(\$1,061)
1.50	Displacement	5.00	\$12,002	\$14,338	(\$2,336)
2.00	Displacement	8.00	\$19,202	\$22,898	(\$3,696)
3.00	Compound	16.00	\$38,405	\$45,852	(\$7,447)
3.00	Turbine	17.50	\$42,005	\$49,862	(\$7,857)
4.00	Compound	25.00	\$60,008	\$71,262	(\$11,254)
4.00	Turbine	31.50	\$75,610	\$85,600	(\$9,990)
6.00	Compound	50.00	\$120,015	\$142,738	(\$22,723)
6.00	Turbine	65.00	\$156,020	\$178,262	(\$22,242)
8.00	Turbine	140.00	\$336,043	\$256,800	\$79,243
10.00	Turbine	210.00	\$504,065	\$413,662	\$90,403
12.00	Turbine	265.00	\$636,082	\$613,538	\$22,544

- Street Facilities

- Methodology and Components
  - Hybrid consumption/plan-based approach
  - Town wide service area
  - Components
    - Arterial road capacity

- Road IIP

Improvement	Segment	New Lanes	Miles	Lane Miles	Func Class	Per lane mile	Project Cost
Florence Heights Drive	SR 79 to SR 79B	2	1	2	Minor Arterial	\$915,000	\$1,830,000
Adamsville Road	3/4 Mile Extension to Plant Road	2	3	6	Principal Arterial	\$1,013,000	\$6,078,000
Butte Avenue	Main to Plant	2	1	2	Major Collector	\$757,000	\$1,514,000
Plant Road	Butte to River	2	0.6	1.2	Minor Arterial	\$915,000	\$1,098,000
Diversion Dam Road	SR79 to Bowling	2	0.5	1	Minor Arterial	\$915,000	\$915,000
Main Street Extension	1st to 79th	2	1	2	Minor Arterial	\$915,000	\$1,830,000
River Road	N/S Corridor to Main	4	1.5	6	Principal Arterial	\$1,013,000	\$6,078,000
Hunt Highway	SR79 to Town Limits	2	4.25	8.5	Principal Arterial	\$1,013,000	\$8,610,500
Hunt Highway	Franklin to Hiller	2	1	2	Principal Arterial	\$1,013,000	\$2,026,000
Attaway Road	Palmer to Hunt	2	1	2	Principal Arterial	\$1,013,000	\$2,026,000
Felix Road	Copper Basin to AZ Farms	2	2	4	Principal Arterial	\$1,013,000	\$4,052,000
Arizona Farms Road	Copper Basin to Hersoth	2	4.5	9	Principal Arterial	\$1,013,000	\$9,117,000
Attaway Road	AZ Farms to Judd	2	2	4	Principal Arterial	\$1,013,000	\$4,052,000
N/S Corridor Alignment	287 to N. Town Limits	4	13	52	Az Parkway	\$1,215,600	\$63,211,200
<b>101.7</b>						<b>\$1,105,582</b>	<b>\$112,437,700</b>

Source: Town of Florence.

- These are potential projects for which to use the development fees. Also used to derive weighted average cost per lane mile for the fee calculation.

- Proposed Development Fee

Average Miles per Trip =>	3.82
Cost per Additional Lane Mile =>	\$1,105,582
Planned Lane Miles Needed to Maintain LOS =>	6.10
Ten-Year Growth Cost Funded by Fees	\$6,744,051
VMT Increase Over Ten Years	54,532
Capital Cost per VMT#	\$124.32

**Residential (per unit)**

Development Type	Avg Wkdy Veh Trip Ends*	Trip Rate Adjustment	Trip Length Adjustment	Proposed Fees	Current Fee	Increase / Decrease
Single-Family Unit	6.20	63%	121%	\$2,250	\$2,086	\$164
Multi-Family Unit	4.30	63%	121%	\$1,560	\$1,313	\$247

**Nonresidential (per square foot)**

Development Type	Avg Wkdy Veh Trip Ends**	Trip Rate Adjustment	Trip Length Adjustment	Proposed Fees	Current Fee	Increase / Decrease
Commercial/Retail	37.75	33%	66%	\$3.90	\$3.14	\$0.76
Office/Institutional	9.74	50%	73%	\$1.68	\$1.73	(\$0.05)
Industrial/Flex	4.96	50%	73%	\$0.85	\$1.02	(\$0.17)

#Includes cost per VMT of \$0.65 for the development fee study

\*Current nonresidential fees adjusted from per 1,000 square feet to per square foot.

- Proposed vs. Existing Fees

*Residential (per unit)*

Type	Police	Fire and Rescue	Parks and Open Space	Roads	Proposed Fee	Current Fee	Difference
Single-Family	\$754	\$955	\$1,934	\$2,250	\$5,892	\$5,027	\$865
Multi-Family	\$560	\$710	\$1,437	\$1,560	\$4,267	\$3,696	\$571

*Nonresidential (per 1,000 square feet)*

Type	Police	Fire and Rescue	Parks and Open Space	Roads	Proposed Fee	Current Fee	Difference
Commercial/Retail	\$1,465	\$694	\$148	\$3,900	\$6,206	\$5,423	\$783
Industrial	\$292	\$482	\$102	\$850	\$1,726	\$464	\$1,262
Office/Other Services	\$292	\$880	\$187	\$1,680	\$3,038	\$2,937	\$101

Meter Size (inches)	Meter Type	Proposed Water Fee	Current Fee	\$ Change	Proposed Wastewater Fee	Current Fee	\$ Change
0.625	Displacement	\$1,065	\$1,980	(\$915)	\$2,400	\$2,140	\$260
0.750	Displacement	\$1,597	\$4,950	(\$3,353)	\$3,600	\$2,782	\$818
1.000	Displacement	\$2,662	\$4,950	(\$2,288)	\$6,001	\$7,062	(\$1,061)
1.500	Displacement	\$5,324	\$9,900	(\$4,576)	\$12,002	\$14,338	(\$2,336)
2.000	Displacement	\$8,518	\$15,840	(\$7,322)	\$19,202	\$22,898	(\$3,696)
3.000	Displacement	\$17,037	\$31,680	(\$14,643)	\$38,405	\$45,582	(\$7,177)
3.000	Compound	\$17,037	\$31,680	(\$14,643)	\$38,405	\$45,852	(\$7,447)
3.000	Turbine	\$18,635	\$34,650	(\$16,015)	\$42,005	\$49,862	(\$7,857)
4.000	Compound	\$26,621	\$49,500	(\$22,879)	\$60,008	\$71,262	(\$11,254)
4.000	Turbine	\$33,543	\$59,400	(\$25,857)	\$75,610	\$85,600	(\$9,990)
6.000	Compound	\$53,243	\$99,000	(\$45,757)	\$120,015	\$142,738	(\$22,723)
6.000	Turbine	\$69,216	\$123,750	(\$54,534)	\$156,020	\$178,262	(\$22,242)
8.000	Compound	\$85,189	\$178,200	(\$93,011)	\$192,025	\$0	\$192,025
8.000	Turbine	\$149,082	\$178,200	(\$29,118)	\$336,043	\$256,800	\$79,243
10.000	Turbine	\$223,623	\$287,100	(\$63,477)	\$504,065	\$413,662	\$90,403
12.000	Turbine	\$282,191	\$425,700	(\$143,509)	\$636,082	\$613,538	\$22,544

- Fee Comparison for SF Units

<b>Single-Family Fees per Unit</b>									
<i>Jurisdiction</i>	<i>Total</i>	<i>Parks</i>	<i>Police</i>	<i>Fire</i>	<i>Streets</i>	<i>Water</i>	<i>Sewer</i>	<i>Gen. Govt.</i>	<i>Library</i>
Gilbert	\$16,374	\$4,081	\$2,469	\$0	\$450	\$6,286	\$1,933	\$1,155	\$0
Casa Grande*	\$9,941	\$1,153	\$179	\$589	\$3,230	\$0	\$4,557	\$233	\$0
Coolidge*	\$7,012	\$1,168	\$0	\$426	\$3,235	\$0	\$2,183	\$0	\$0
Queen Creek	\$15,890	\$3,681	\$167	\$490	\$1,263	\$4,014	\$5,082	\$470	\$723
Avondale*	\$16,888	\$1,497	\$832	\$775	\$3,171	\$4,495	\$5,999	\$0	\$119
<b>Florence*</b>	<b>\$9,357</b>	<b>\$1,934</b>	<b>\$754</b>	<b>\$955</b>	<b>\$2,250</b>	<b>\$1,065</b>	<b>\$2,400</b>	<b>\$0</b>	<b>\$0</b>
Goodyear*	\$18,037	\$2,255	\$820	\$971	\$3,330	\$7,843	\$2,818	\$0	\$0
Glendale*	\$10,154	\$1,181	\$600	\$631	\$3,928	\$2,126	\$1,493	\$0	\$195
Pinal County-North Central	\$9,214	\$536	\$700	\$0	\$7,978	\$0	\$0	\$0	\$0
Pinal County-West	\$2,592	\$536	\$544	\$0	\$1,512	\$0	\$0	\$0	\$0
Pinal County-East	\$3,511	\$536	\$544	\$0	\$2,431	\$0	\$0	\$0	\$0
Pinal County-South Central	\$3,703	\$536	\$544	\$0	\$2,623	\$0	\$0	\$0	\$0

\*Proposed

Councilmember Cordes inquired what the fee would be for a Florence resident purchasing a lot of land.

Mr. Bise explained that they would pay \$9,357 in impact fees if they are serviced by Florence's utilities.

**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.

**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 Addendum Two Modification of the Lease Agreement dated June 1, 2017, between the Town of Florence, and Sharon Grier, owner of What's Upstairs.**

**Ratification of extending a professional services contract with Colibryn, for permit support and training with a total contract amount not to exceed \$35,000.**

**Approval of the 2019 Town of Florence Title VI Implementation Plan.**

**Authorization for Mayor Walter to join other regional mayors in signing a letter of support for the pay increases for both public and private correctional employees in the Fiscal Year 2020 State budget.**

**Approval of the temporary Utility Payment Deferment Program for furloughed Federal government employees.**

**Ratification of the election of William Bruin as an Employee Representative on the Town of Florence Public Safety Personnel Retirement System Fire Local Board for a period of four years.**

**Authorization to dispose of Town vehicles and equipment that are no longer needed and/or have outlived their useful life.**

**Approval of the February 4 and February 19, 2019 Town Council Meeting minutes.**

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

**January 17, 2019 Arts and Culture Commission Meeting minutes**

**January 30, 2019 Historic District Advisory Commission Meeting minutes**

**January 17, 2019 Planning and Zoning Commission Meeting minutes**

On motion of Vice-Mayor Anderson, seconded by Councilmember Cordes, and carried (7-0) to approve the Consent Agenda as written, with the exception of Item a and Item b.

**Approval of Addendum Two Modification of the Lease Agreement dated June 1, 2017, between the Town of Florence, and Sharon Grier, owner of What's Upstairs.**

Mayor Walter asked for this item to be removed from Consent Agenda because Councilmember Hughes is not able to vote on this item as she was a tenant in the building.

On motion of Vice-Mayor Anderson, seconded by Councilmember Wall, and carried (6-0; Councilmember Hughes recused herself as she was a previous tenant of the Silver King Marketplace) to approve Addendum Two Modification of the Lease Agreement dated June 1, 2017, between the Town of Florence, and Sharon Grier, owner of What's Upstairs.

**Ratification of extending a professional services contract with Colibryn, for permit support and training with a total contract amount not to exceed \$35,000.**

Councilmember Cordes inquired how long has the town had this contract.

Mr. James "Jimmy" Allen, Building Official, stated that they have had a contract with Colibryn since December 3, 2018, to assist with Smartgov permitting software due to the loss of the permit technician and frontend staff. The initial contract was for a not-to-exceed amount of \$25,000; however, staff is asking for an increase, so they can train the new permit tech as well as to learn all of the facets of the permitting program. Being able to fully utilize all of the components of the program will allow for better customer service. They will utilize the staff intermittently to help maximize the training.

Councilmember Larsen understands this scope of service to include plan review and inspections.

Mr. Allen explained that the Town was inundated with plan review requests and they are assisting with the reviews to help meet the required deadlines. The Town will still receive the permit fees and a portion of the plan review fees.

Mr. Allen explained that the Town presented to the developer four agencies that went through the procurement process for Pinal and Yavapai counties and chose Colibryn. The Town is able to piggyback off of their contracts.

Mr. Billingsley stated that Ms. Colibryn is a certified permit technician. The person hired is not a certified permit technician and requires training. The Town needed a bridge between the last permit technician and the new technician. The Town also wanted her to get deeper into the software package and provide training. The Town has a boiler plate that is used for contracts that they use for new contracts. The Town utilized Willdan and Stantec in the past and they did plan reviews, building inspections, etc. He clarified that Ms. Colibryn will only be doing permit technician duties and her contract is to do the permit technician duties as well as training.

Mr. Billingsley stated that this is the same contract he signed with his authority of up to \$24,999 and is going before Council for an additional \$10,000.

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk explained that the verbiage in the contract allows for a broader scope so if the Town had a need, it set the limitations on what the Town could go into contact for. The original contract was signed on December 3, 2018 and would have allowed for any of the services outlined in the contract. The reason for the increase is the second page of Exhibit B. Once the not to exceed amount has been expended, the contract will retire.

On motion of Councilmember Cordes, seconded by Councilmember Wall, and carried (7-0) for ratification of extending a professional services contract with Colibryn, for permit support and training with a total contract amount not to exceed \$35,000.

## **UNFINISHED BUSINESS**

### **Resolution No. 1690-19:**

Mayor Walter read Resolution No. 1690-19 by title only.

**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.**

Mr. Larry Harmer, Community Development Director, stated that the summary for DR Horton was previously forwarded to the Council.

Mr. Dan Bonow, DR Horton, stated that Unit 33 is adjacent to the wastewater treatment plant to the east. He met with EPCOR last week and received an email, which was forwarded to Council, with regards to what they are doing with the plant. It will be a 6 million gallon per day facility, at build out. It is currently permitted for 3 million and is built out for 1.5 million gallons. Currently it is at .85 million gallons per day and does not include sewage that is being transferred down from the north.

Mr. Bonow stated that there is a 350' set back from the buildings, not the wall. DR Horton is no different than Pulte and they also have to provide a public report, and have it filed with the Arizona Department of Real Estate. The language will be the same as Pulte's and is extensive. The report will disclose that there may be dust and possible smell at any hours of the day. They try to disclose as much as possible. They have not filed their report as of yet.

Mr. Bonow stated that aside from the required report, DR Horton does a separate disclosure and both documents are signed by the buyer. He said because this is an existing facility, is readily available to see. Typically, you disclose what is coming in the future, which is not as easy to display or to let prospective buyers know what is coming in.

Mayor Walter inquired if the .85 million gallons per day total takes into consideration the dumping from Section 11 that is being pumped in.

Mr. Bonow stated yes, the total is what is going to the plant as it stands right now, which is the diversion from Section 11 that is happening to the north.

Mr. Bonow stated that the plant is built for the entire build out of Anthem at Merrill Ranch, which is approximately built out half way. He stated that there is an increase when the winter visitors are here.

Mr. Billingsley clarified that Anthem at Merrill Ranch is a quarter built out. There is 1.5 million gallons available at the plant today with the ultimate being 6 million gallons. He noted that there is a minimal amount of flow that has to go into the plant in order for it to work effectively, which is one of the reasons they had to force main from sectional 11 down to this plant.

Vice-Mayor Anderson inquired how does the Town protect DR Horton and its citizens if Johnson Utilities does not perform. He inquired if they can revoke their business licenses or impose a fine.

Mr. Billingsley stated that the Town has been very involved for approximately 1.5 years regarding the conversations with the Arizona Department of Environmental Quality and the Arizona Corporation Commission regarding Johnson Utilities. Johnson Utilities is regulated by various agencies and the Town does not have a say with respect to those compliance and enforcement duties.

Mr. Billingsley stated that when it comes to public safety and requirements in Florence, the Town is very much involved and issues letters when there are life safety issues.

Councilmember Wall inquired about odor. It is Council's concern that they would be facing a similar problem that people near the Section 11 plant have had with odor.

Mr. Bonow stated that an activated carbon odor control system is installed just outside of the headworks at the plant.

Councilmember Cordes stated that she is very concerned about the odor and wants to ensure that as a builder, DR Horton is doing its due diligence to protect those homebuyers from gases, spillage, odor, etc. She understands that they have no control over Johnson Utilities but are doing everything they can to protect them, especially with the issues regarding the water. She inquired if DR Horton has validated what Epcor has said to them regarding Johnson Utilities.

Mr. Bonow stated that the odor concern is of utmost importance to them as well. They are selling a lifestyle and want to ensure that they are getting what they purchased. He stated that they are working with EPCOR to remedy the situation regarding Section 11, where there are DR Horton Home in treatment section area.

Mr. Bonow stated it is very important to get Section 11 running up to its full capacity.

Councilmember Larsen stated that she appreciates DR Horton doing the extra report notifying the homebuyers and identifying where the wastewater treatment plant is located. She wished them the best and welcomed them to Florence.

Vice-Mayor Anderson stated that there is a water pressure problem in the Anthem area and inquired if DR Horton is aware of the issue.

Mr. Bonow stated that pressure has been an ongoing problem and it has been addressed with Johnson Utilities a variety of times to find resolution. He stated that there are more builders, so they can add more pressure to Johnson Utilities and EPCOR to rectify the situation.

On motion of Councilmember Hawkins, seconded by Councilmember Wall, and carried (7-0) to adopt Resolution No. 1690-19.

## **NEW BUSINESS**

### **Resolution No. 1691-19:**

Mayor Walter read Resolution No. 1691-19 by title only.

**A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, VACATING, ABANDONING AND TRANSFERRING TITLE TO THE RIGHT-OF-WAY FOR A PORTION OF NORTH PARK STREET ADJACENT TO THE ABUTTING PROPERTY OWNERS LOCATED AT 157 NORTH PARK STREET ("WEST"), AND APPROVING AND ACCEPTING THE COMPENSATION PAID BY THE ABUTTING PROPERTY OWNER AND OTHER CONSIDERATION FOR THE RIGHT-OF-WAY.**

Mr. Chris Salas, Public Works Director, there are several buildings in the downtown area that were built in the Town's right-of-way. The property owner had a shed and wall in the Town's right of way. While going through the permitting process it was determined that the Town could not allow the rebuild to take place on the Town's right-of-way. The Town had the property owner do a survey and acquire the additional right-of-way to build his shed in the back yard and abandon the right-of-way.

On motion of Councilmember Wall, seconded by Councilmember Hawkins, and carried (7-0) to adopt Resolution No. 1691-19.

**Discussion/Approval/Disapproval to adopt the Policy Guidelines and Application Procedures for the Establishment of Community Facilities Districts.**

Mr. Joe Jarvis, Finance Director, stated that in November 19, 2007, the Mayor and Council of the Town of Florence adopted the Policy Guidelines and Application Procedures for Establishment of new Community Facilities Districts (CFDs). Since 2007, the statues and guidelines for managing Community Facilities Districts have changed and it is now time for the Town to consider an update to the existing policy. This policy would only apply to new entities that request to be considered a community facilities district. This will have zero impact on existing CFDs.

Mr. Jarvis outlined some of the changes, which are:

- Two additional members will be added, along with the Councilmembers, for the new CFD Board
  - New members will be selected by the developer
- Change in fees that developer has to pay to the Town in order to process their application

Mr. Jarvis stated that the Council and not the CFD1 or CFD2 Boards, need to review and approve the update to the policy. If approved, Mayor, Town Clerk, and Town Attorney will sign off on the update.

Councilmember Wall inquired if Article 1, Section 1.9, states that \$0.25 per every \$1.00 is to be spent on the infrastructure improvements.

Mr. Jarvis stated that staff checked with Greenburg and Traurig and Mike Caffisio and this is the standard around the state.

Councilmember Wall inquired what happens to the additional \$0.75.

Ms. Garcia explained that the paragraph states at least \$0.25 and is not a maximum number.

Mr. Billingsley stated that there will be administrative fees and costs associated with the bond market. He stated that there are is the ability to buy down the rate and sometimes you can pay points to obtain a lower a rate.

Mayor Walter inquired where Section 1.9 was derived from.

Mr. Billingsley stated that the law has changed, and the bond attorneys have provided a model policy which includes Section 1.9.

Councilmember Hughes inquired what is the formulary for buying down a bond.

Mr. Billingsley explained that it depends on the federal rate, the bond market, and what our individual bond rating is. A rating agency can also assist with having the bond rating updated. Our current rating is BBB-. He explained how the cost benefit is determined. He explained how the rating is determined.

On motion of Councilmember Hawkins, seconded by Councilmember Larsen, and carried (7-0) to adopt the Policy Guidelines and Application Procedures for the Establishment of Community Facilities Districts.

## **PUBLIC HEARINGS AND PRESENTATIONS**

**Public Hearing on the Town's Development Impact Fees and Notice of Intent to Increase Fees and first reading of Ordinance No. 672-19.**

Mayor Walter read Ordinance No. 672-19 by title only.

**AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING TITLE XV – LAND USAGE, CHAPTER 150 AMENDING, SECTIONS § 150.280(C) (D) (G) (H) and (K), ADOPTING NEW IMPACT FEES PURSUANT TO ASSUMPTION AND INFRASTRUCTURE IMPROVEMENT PLAN, ADOPTED ON JANUARY 7, 2019, BY APPROVING RESOLUTION NO. 1685-19.**

Ms. Lisa Garcia stated that Carson Bise provided a presentation at the start of the meeting regarding the impact fees. The Council adopted the resolution, which adopted the Plan. The Town published the notice in the paper, pursuant to A.R.S. Statutes that the Town would have the work session and have a public hearing. The second reading will come before the Council on May 7, 2019. If adopted on May 7, 2019, the effective date will be August 1, 2019.

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

**Public Hearing to receive citizen's comments on rezoning from Neighborhood Office (NO) to Highway Business (B-2) for 470 South Main Street, Florence, Arizona, APN 202-09-0010; and first reading of Ordinance No. 671-19.**

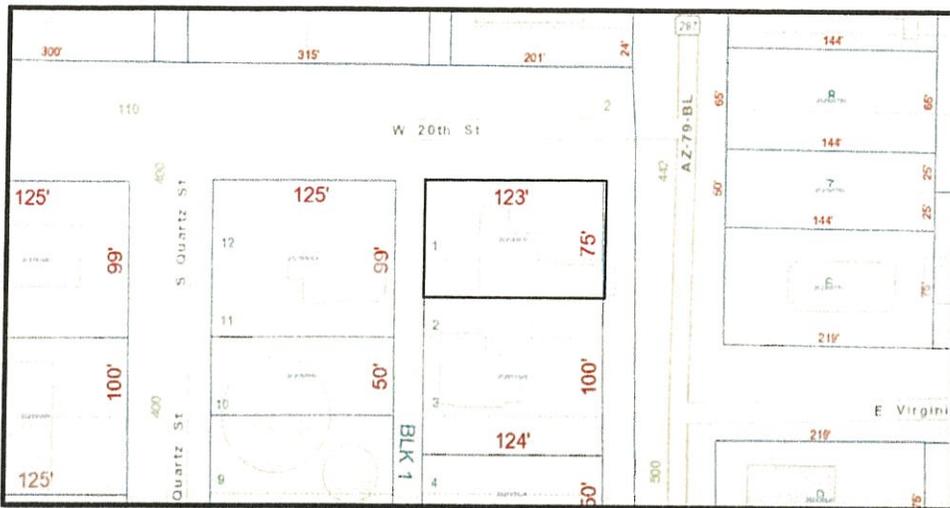
Mayor Walter read Ordinance No. 671-19 by title only.

**AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE HIGHWAY BUSINESS COMMERCIAL (B-2) ZONE CHANGE LOCATED AT 470 SOUTH MAIN STREET, APN 202-09-0010 (PZ-19-15).**

Mr. Larry Harmer, Community Development Director, stated that the Planning and Zoning Commission held a public hearing and has forwarded to Council a positive recommendation.

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

- Celaya Zone Change PZ-19-15 Rezoning
  - Property located at 470 S. Main Street
  - APN# 202-09-0010
  - Rezone from Neighborhood Office (NO) to Highway Business Commercial (B-2)
  - .21 acres
- Location and size of property



- Public Outreach
  - Forms of outreach:
  - Mailed notice to those within 300 ft.
  - Advertisement posted in local newspaper
  - Public Notice sign on site
  - Citizen Review Meeting February 28, 2019
    - No participants
  - Planning and Zoning Commission Public Hearing March 7, 2019
- Findings
  - Proposed rezoning is consistent with the 2020 General Plan
  - Rezoning should facilitate ongoing revitalization and redevelopment along Main Street
- Recommendation
  - The Planning and Zoning Commission recommends approval subject to conditions:
    - The development of the subject site shall be in conformance to any applicable Town Code and Ordinances.
    - Property owners agree to waive claims for diminution in value pursuant to Proposition 207.
    - Any Additional conditions deemed necessary by the Town Council.

Mr. Harmer noted that the applicant was unable to attend due to health reasons and will attend the second reading.

Mr. Billingsley stated that the Town is not doing spot zoning because they are changing the zoning on one parcel as the parcel is inconsistent from the zoning on the remainder of the corridor and inconsistent with the intent of the special planning area.

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

**Public Hearing on an application received from Leslie Bentley, Sun City Anthem at Merrill Ranch, for a Class A Bingo License, located at 3925 N. Sun City Boulevard, Florence, Arizona, and for Council recommendation for approval or disapproval of said license.**

Ms. Garcia stated that the Clerk's Office received an application for a Class A Bingo License for Sun City Anthem. The Clerk's Office is required to hold a public hearing within 45 day, which the Town is holding at this meeting. Staff recommends that Council forward a favorable recommendation for approval of said license.

Mayor Walter opened the public hearing.

Vice-Mayor Anderson inquired if the Town has received an application from Parkside at Anthem at Merrill Ranch.

Ms. Garcia stated that the Town has not received an application for Parkside at Anthem at Merrill Ranch. It is part of the municipal government's job to receive the application and fees (State and

Town). The Town is required to hold a public hearing and Council makes a recommendation and forwards the recommendation to the State.

Vice-Mayor Anderson inquired about those who are doing bingo but do not know to obtain a license.

Ms. Garcia explained that staff reaches out to those entities that are doing bingo and advise them of the requirements. The bingo licenses do not have to be renewed. She stated that she contacted the State and they could not disclose who had bingo licenses in Florence.

Councilmember Cordes inquired if Sun City Anthem was asked to obtain a bingo license because they have offered bingo as part of their lifestyle.

Ms. Garcia stated that a member of the community asked Sun City Anthem if they had a bingo license, at which time, Sun City Anthem confirmed that they needed to apply for a license. She explained that they applied for a Class A non-profit bingo license where they can raise funds through bingo activities.

Councilmember Cordes inquired if schools are required to obtain a bingo permit.

Ms. Garcia stated that she would need to research it further. She stated that anyone who is conducting bingo activities without a license to please contact the Clerk's Office and we can walk them through the process.

Councilmember Cordes asked that the applicant attend the next meeting.

Ms. Garcia stated that only one public hearing is required.

Councilmember Larsen inquired if the license is issued to an individual or location.

Ms. Garcia stated that the license would be for the Sun City Anthem location.

Mayor Walter closed the public hearing.

On motion of Councilmember Hawkins, seconded by Vice-Mayor Anderson, and carried (7-0) to forward approval for a Class A Bingo License, located at 3925 N. Sun City Boulevard, Florence, Arizona.

**Proclamation declaring April 21, 2019 as PowerTalk 21® Day.**

Mayor Walter stated that teen alcohol kills more than 4,700 people each year, more than all illicit drugs combined. Council received an email asking to issue a proclamation. She stated that every conversation is an opportunity to save a life. This April, Mothers Against Drunk Driving (MADD) is hosting a Power of Parents Workshop, across the state, to empower parents to talk early and often with their children about the dangers of drinking and to never ride with a drinking driver.

Mr. Jason Frazier, MADD State Executive Director, stated that we lose far too many teens across the country. He said it is all too often that we hear of accidents occurring and people losing their lives due to excessive drinking. He stated it is an important date because:

- Teens who start drinking before the age of 15 are six times more likely to develop severe alcohol problems and dependence later in life
  - Loss of loved ones due to impaired driving
- One in four teens involved in car crashes are alcohol related

Mr. Frazier stated that when he speaks to first responders and law enforcement, he tells them that there is no way to quantify how many lives they save when they stop impaired drivers.

Councilmember Wall stated that she had her children sign a contract when they got their licenses that if they were ever in a situation where alcohol was present or if they had consumed alcohol, they would call their parents. She inquired if they still promote this.

Mr. Frazier stated that they still promote the contract. He stated that there was a time that MADD was very involved in the schools and have gotten away from that a little bit. They are moving back into that realm. In their Power of Youth and Power of Parents programs, the contracts are discussed.

Mayor Walter stated that the Fire Department, Police Department and Pinal County Sheriff's Office puts on a presentation before prom regarding the dangers of drinking and driving.

Mayor Walter proclaimed April 21, 2019 as PowerTalk 21<sup>®</sup> Day and read the proclamation for the record.

### **Presentation on Florence Alerts and Public Emergency Notification.**

Mr. Ben Bitter, Assistant to the Town Manager, provided a presentation, in which he discussed the Everbridge Emergency Alert System and how to sign up to receive notifications:

- Everbridge (Pinal County PENS) Emergency Alerts and Notifications, which includes the following steps:
  - Signing up for notifications: [Tinyurl.com/FlorenceAlerts](http://Tinyurl.com/FlorenceAlerts)
  - Change Notification Priority
  - Add Important Locations
  - Make Sure Location is Accurate
  - Select Florence Alerts
  - You're All Set!
  - Staff will begin promoting this on Facebook, in utility bills, and at Town Hall.
  - We will continue to train staff to use the system, knowing there will be a learning curve as everything is set up.

Councilmember Cordes inquired if you can register more than one location.

Mr. Bitter stated that you can register multiple locations.

Councilmember Wall inquired what database is being used. She stated that there are several resources for phone numbers.

Mr. Bitter stated that they utilize whatever resources Everbridge uses. He stated that through the system, there is a way to send an alert to all cell phones in a designated area, regardless if they are registered or not. They still must obtain access in which to do this.

### **NEW BUSINESS (CONTINUED)**

**Discussion/Approval/Disapproval to enter into a contract with Cactus Asphalt (a division of Cactus Transport, Inc.), using the Cooperative Contract, through Pinal County JOC Contract #173923 Asphalt Maintenance & Repair Services, which includes the application of Chip Seal Binder: Polymer Modified Asphalt Rubber and FOG Seal Binder for pavement preservation treatment, for the Town of Florence CIP T-69 Pavement Preservation Project, in an amount not exceed \$103,420.74.**

Mr. Chris Salas, Public Works Director, stated that the Town was not going to expend all of its funds because the majority of the projects were completed last fiscal year. He stated that they will be bringing forward a variety of projects for completion this fiscal year.

Mr. Salas stated that the surface of the various locations throughout Florence are worn and in need of asphalt preservation. These areas targeted for the Spring of 2019.

Councilmember Larsen stated that Exhibit 3 and Exhibit 6 was not included in the agenda packet. She asked that the scope of work be explained along with the roads that were referencing to be on Exhibit 6. She inquired if Hunt Highway is included.

Mr. Salas stated that the roads are in the downtown area, Desoto and Florence Gardens. Hunt Highway is not included. He explained that there is a mistake in the packet that was submitted, and the wrong maps were submitted.

Vice-Mayor Anderson inquired if there are ramifications if this item is tabled.

Mr. Salas stated that the item can be table. The project may have to wait until July.

Mr. Billingsley stated that staff can send the map to Council tomorrow. The contractors who do this type of work do it in a supply chain and schedule out six months to where they are going to travel because they travel with all of their equipment. They are not able to postpone a job for a few weeks. South Dakota Road in Caliente is one of the projects.

Councilmember Larsen inquired what the start date for the project is.

Mr. Salas stated that the project start date is at the discretion of the superintendent.

Mayor Walter asked the projects and maps available online, inclusive of future projects.

On motion of Vice-Mayor Anderson, seconded by Councilmember Wall, and carried (7-0) to enter into a contract with Cactus Asphalt (a division of Cactus Transport, Inc.), using the Cooperative Contract, through Pinal County JOC Contract #173923 Asphalt Maintenance & Repair Services, which includes the application of Chip Seal Binder: Polymer Modified Asphalt Rubber and FOG Seal Binder for pavement preservation treatment, for the Town of Florence CIP T-69 Pavement Preservation Project, in an amount not exceed \$103,420.74.

**Discussion/Approval/Disapproval to enter into a professional services contract with EUSI, LLC, for Public Works Management Support and Consulting Services with a new term to expire on June 30, 2020; approval of Task Order 6 in an amount not to exceed \$109,500.**

Mr. Salas stated The Town's need for professional services with EUSI, LLC, has changed since the initial Task 1 scope of work. Task 6 will cover 4 unique tasks:

- Legal and Technical Assistance with possible utility provider acquisition
  - In conjunction With Task Order 5, previously approved and set to expire June 30, 2019
- Wastewater permit renewal
  - Arizona Pollutant Discharge Elimination System which are required to be updated and the Town's permit is going to expire in a few months
  - The Town has to have a Federal Water Quality Permit in order to be able to discharge the Town's treated effluent at the wastewater treatment plants
- Operator of Record
  - Due to turnover in the department, the Town lost its Grade 3 operator and is required to have a Grade 3 in order to be in compliance
  - Training for staff to learn the permit and what is required to be in compliance
  - Goal is to have three to four grade 3 operators
- Legal and Technical Assistance with Dobson Ranch GSF Permitting and Development Agreement
  - Florence has been working on securing Florence's water for the last three years
  - Florence has existing contract with Dobson Ranch to sell them the Town's treated effluent at a severely reduced price several years ago
  - Florence does not get any credit for the treated effluent when it is used on the farm
  - Per the law, a "Managed Solution" will allow the Town to be able to obtain partial credit for recharge purposes
    - The Town applied to the Arizona Department of Water Resources for the Managed Solution last year and was rejected.
    - Requesting EUSI to work with the landowner to submit a joint application for a managed solution.

Councilmember Cordes stated that consultants should be short-term and believes employees should be trained and appropriately compensated so they do not leave the Town for better opportunities. She wants to ensure that Florence has qualified staff and do best by the employees, so they do not have to worry about them leaving.

Mr. Billingsley stated that it is difficult to obtain a Grade 3 license. He explained all that it entails to obtain a Grade 3, which is why they are in high demand.

Mr. Salas explained the challenges with staff and working towards their Grades and the goals to have Grade 3 operators. He explained what changes have been made and what can be made to enhance the department.

Vice-Mayor Anderson inquired if there is a minimum of certain grades at each facility.

Mr. Salas stated that the Town is only required to have one Grade 3.

Councilmember Larsen inquired if the Town pays for the employees to obtain the Grades.

Mr. Salas stated that it is dependent on what is covered. The employees are reimbursed the testing fee after successful completion of obtaining their Grade.

On motion of Councilmember Hawkins, seconded by Councilmember Hughes, and carried (7-0) to enter into a professional services contract with EUSI, LLC, for Public Works Management Support and Consulting Services with a new term to expire on June 30, 2020; approval of Task Order 6 in an amount not to exceed \$109,500.

**Discussion/Approval/Disapproval to enter into a contract with Arizona Correctional Industries, for repairs to the Silver King Hotel deck, handrails and stairway and replacement of materials including prep for concrete at the west patio by using State Statute § 41-2636, in an amount not to exceed \$53,418.30.**

Mr. Salas stated that the Silver King Project came before Council previously and was approved for \$80,000. Staff was trying to avoid paying \$40,000 in architectural plans. He stated they created a scope of work and put the project out for bid. The Town received one bid for \$80,000 and it only included half of the project. He stated that after speaking to the contractors, they felt that there was a lack of clarity in the documents. Staff repurposed the documents and worked through a series of JOCs. The JOC would have the Town work with a general contractor, who would use a subcontractor; which inflated the price.

Mr. Salas stated that it was suggested that the staff consider using Arizona Correctional Industries for the repairs. Staff met with the Finance Director to ensure that this was acceptable through the procurement process. He stated that the cost is for the majority of the work, less some of the proposed concrete and painting.

Mr. Salas stated that staff is working with Larry Harmer and Jennifer Evans to obtain the State Historic Preservation Office (SHPO) approvals and to HDAC for whatever items that they see fit. Staff is hopeful that the approvals will be done soon.

Mr. Salas stated that the Silver King's deck, patio and stairways are in need of repair and replacement in some areas. The wood has decayed and in some areas is not structurally sound. The deck has had limited access for some time due to safety concerns. The primary components of this project are:

- Upper Decks and Northwest Stair Case
  - Demolition, framing of upper decks and northwest stair case, metal railings and decking

- Painting will be under a separate contract.
- Lower West Deck
  - Demolition, concrete preparation
  - Stamped concrete and painting will be under a separate contract.

Mayor Walter inquired if woodpeckers caused some of the damage.

Mr. Billingsley stated that the woodpeckers did cause damage.

Mr. Salas stated that the material previously used is not something that is not normally used for this type of work and has reached its design life.

Mr. Billingsley discussed the pictures that were shown to Council, the damage, and how repairs will be made. He stated that the finishing work is not included in the scope of work.

Discussion occurred on when the work was initially done, via a grant in the mid-2000s, and issues that were made when it was done, such as incorrect material, structural components and foundation implementation.

Discussion occurred on the following:

- Replacing the decking with stamped and colored concrete; and SHPO needs to approve it
- Length of the decking
- Height of the decking
  - Need to build retention wall if the same height is to be maintained
- Use of composite decking

Councilmember Larsen inquired if they can present SHPO with the possibility of wrapping the deck around on the upper floor. She stated that she has concerns with the Trex product being used because Trex does warp in the heat, is slippery when wet and is not maintenance-free. She is also concerned about metal railings, especially during the summer.

Mr. Salas stated that the Town is already in the process of working with SHPO. He stated that the architect, based on previous approval, has already started the design and is under contract, so any monies expended thus far, will be lost.

Mr. Billingsley stated that they would need to provide renderings, etc. to SHPO. We would have wasted the money we already spent on the architect to do the plans for the internal, but then we would have to spend money on the external for the designs and renderings to send to SHPO. Staff has already moved forward on Solution No. 1, with Council's approval.

Mr. Salas stated that the decking will be covered so there will be minimal water; however, people will need to use common sense when using the decking under wet conditions. He stated that the railings will be made of powder-coated steel. He will forward Councilmember Larsen's concerns to the Facilities Maintenance staff.

Councilmember Hawkins state that they are trying to find long-term solutions. He has seen Trex used several times before and has never seen it warp. The powder coated metal will last a long time.

Councilmember Wall inquired if all three components (decking, painting and concrete) of the project need to be approved by SHPO beforehand, and if so, is Council moving ahead prematurely.

Mr. Salas stated that there is no contract and staff is trying to obtain approvals in anticipation of moving forward, following SHPO approval. If the Town does not obtain SHPO approval, staff will come back to Council with a modified scope of work.

On motion of Councilmember Wall, seconded by Councilmember Cordes, and carried (6-0; Councilmember Hughes recused herself as she was a previous tenant of the Silver King Marketplace) to enter into a contract with Arizona Correctional Industries, for repairs to the Silver King Hotel deck, handrails and stairway and replacement of materials including prep for concrete at the west patio by using State Statue § 41-2636, in an amount not to exceed \$53,418.30.

## **LEGISLATIVE UPDATE**

Mr. Ben Bitter, Assistant to the Town Manager, stated that House Bill 2047 is sponsored by Representative Cook. HB 2047 initially was a bad bill because it was shifting HURF money away from Pinal County, Maricopa County and Pima County. The bill has since been amended and is now a positive bill where the impact will be an approximate \$60 million increase to HURF funding across the State, with 50% going to counites and 50% going to cities. There would be a base line established for all cities. The bill has passed through the House and is now with the Senate Committee. The Town has now signed in support of the bill.

Mr. Bitter stated the SB1186 - Pension Bill has passed unanimously out of the Senate and is in House Committee.

## **MANAGER'S REPORT**

There was nothing to report.

## **CALL TO THE PUBLIC**

Mr. Jerry Ravert stated that he and his wife own the Jean Baptiste Michea Residence and Lone Star Store in the Historic District. He stated that he is a longtime critic of how the Town Operates and treats the Historic District and business within, as the Town is spending on other areas around the District.

Mr. Ravert requested that the Town delay demolition of the two historic properties until a complete evaluation of the structural integrity or remaining structures can be performed, and the feasibility of stabilizing the walls and security of the properties can be assessed. This should include open meetings, not Council meetings, with the Historic District residents and business owners for ideas, and consultation with SHPO for assistance.

Mr. Ravert stated that he would like there to be further discussion. The Town needs to make a complete commitment to preservation within the Historic District. They also need to develop an aggressive outreach program to deal with apathy and promote civic engagement.

Mayor Walter stated that many of the items that Mr. Ravert mentioned, have been completed thought the Town's due diligence.

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

Councilmember Hughes stated that in New Business Item 9e, she did not vote.

Councilmember Cordes stated that 89.1% of the Florence Unified School District's (FUSD) certified staff has signed their contracts for next year. This is a huge accomplishment. She stated that LB Inn is celebrating 45 years of service on March 30, 2019. She encouraged everyone to stop by and congratulate them on their success.

Councilmember Cordes stated that the "Say Yes to the Dress" event was a success. She works in conjunction with the FUSD, which provides her with space to hold the dresses and hold the event. She stated that there were approximately 60 girls who attended and each of them left with a dress, shoes and jewelry. She stated that 90% of the items came from community members and Cinderella Affair also donated items. She thanked the volunteers and has been a great partnership.

Councilmember Larsen stated the Town has started on the Budget Committee and looks forward to working with the group.

Vice-Mayor Anderson stated that the water credits that were set to expire in 2025, will no longer expire; however, there are some complications as to what they will allow. The Town will receive some credits for their recharge.

Mayor Walter invited the public to the upcoming events:

- Women's Club Fashion Show on March 23, 2019
  - Entrance fees will go towards scholarships
- Florence Little League Opening Day on March 30, 2019
- Community Response Emergency Training on March 30, 2019
- G.I. Bill 75<sup>th</sup> Anniversary Celebration on March 30, 2019

### **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 Arizona Department of Environmental Quality proceedings, related to Water Quality Appeals Board Case No. 16-002, including appellate proceedings to reviewing courts.**
- **Town's position and instruct its attorneys regarding pending litigation in Maricopa County Superior Court: Town of Florence v. Florence Copper, Inc. CV2015-000325.**

- 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 those actions related to said litigation as authorized by Ordinance. No. 592-13.
- Discussion of Notice of Claim received on January 25, 2019.

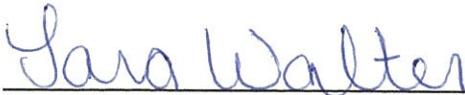
On motion of Councilmember Hawkins, seconded by Vice-Mayor Anderson, and carried (7-0) to adjourn to Executive Session.

#### **ADJOURNMENT FROM EXECUTIVE SESSION**

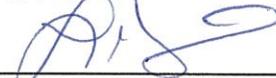
On motion of Councilmember Hawkins, seconded by Councilmember Cordes, and carried (7-0) to adjourn from Executive Session.

#### **ADJOURNMENT**

On motion of Councilmember Hawkins, seconded by Councilmember Larsen, and carried (7-0) to adjourn the meeting at 8:39 pm.

  
\_\_\_\_\_  
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 March 18, 2019, and that the meeting was duly called to order and that a quorum was present.

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