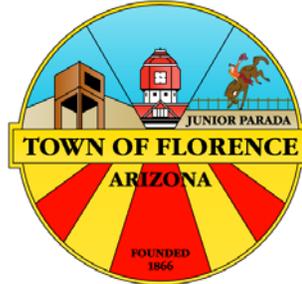


TOWN OF FLORENCE REGULAR MEETING AGENDA

Mayor Tara Walter
Vice-Mayor John Anderson
Councilmember Bill Hawkins
Councilmember Karen Wall
Councilmember Kristen Larsen
Councilmember Michelle Cordes
Councilmember Judy Hughes



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

6:00 PM

Monday, March 4, 2019

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the Town of Florence Council and to the general public that a Regular Meeting of the Florence Town Council will be held on Monday, March 4, 2019, at 6:00 p.m., in the Florence Town Council Chambers, located at 775 N. Main Street, Florence, Arizona. The agenda for this meeting is as follows:

1. CALL TO ORDER

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

3. MOMENT OF SILENCE

4. PLEDGE OF ALLEGIANCE

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

6. PRESENTATIONS

- a. **Second Quarter Fiscal** Year 2018-2019 Budget Presentation (Joe Jarvis)
- b. **Public Safety Personnel** Retirement System Plans Unfunded Liability Presentation (Scott Barber)

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

- a. **Approval of accepting** the register of demands ending January 31, 2019, in the amount of \$1,117,162.56 (Joe Jarvis)

8. UNFINISHED BUSINESS

- a. **Ordinance No. 668-19:** Discussion/Approval/Disapproval of AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING THE TOWN OF FLORENCE CODE OF ORDINANCES TITLE XV "LAND USAGE" CHAPTER 150: DEVELOPMENT CODE, SECTION 150.031 "DEFINITIONS" AND "PART 7 PARKING; LOADING AND UNLOADING," SECTIONS 150.156 TO 150.167 (CASE PZ 18-34 ORD.) (Dana Burkhardt)
- b. **Discussion and possible** action on a prioritization of construction projects within the Historic District and related CIP projects that have been frozen.

9. NEW BUSINESS

- a. **Resolution 1688-19:** Discussion/Approval/Disapproval of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AUTHORIZING THE TOWN MANAGER TO SUBMIT AN APPLICATION FOR THE ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) 5310 GRANT PROGRAM WHICH PROVIDES FUNDING TO SERVICE THE ELDERLY AND PERSONS WITH DISABILITIES IN THE COMMUNITY. (Jennifer Evans)
- b. **Resolution No. 1689-19:** Discussion/Approval/Disapproval of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM AT MERRILL RANCH UNIT 31; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS. (Larry Harmer)
- c. **Resolution No. 1690-19:** Discussion/Approval/Disapproval of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM AT MERRILL RANCH UNIT 33; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS. (Larry Harmer)

10. LEGISLATIVE UPDATE

11. MANAGER'S REPORT

12. DEPARTMENT REPORTS

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

13. CALL TO THE PUBLIC

14. CALL TO THE COUNCIL – CURRENT EVENTS ONLY

15. ADJOURNMENT TO EXECUTIVE SESSION

For the purposes of discussions or consultations with designated representatives of the public body and/or legal counsel pursuant to A.R.S. Sections 38-431.03 (A)(3), (A)(4) and (A)(7) to consider its position and instruct its representatives and/or attorneys regarding:

- a. Town's position and instruct its attorneys regarding Arizona Department of Environmental Quality proceedings, related to Water Quality Appeals Board Case No. 16-002, including appellate proceedings to reviewing courts.
- b. Town's position and instruct its attorneys regarding pending litigation in Maricopa County Superior Court: Town of Florence v. Florence Copper, Inc. CV2015-000325.
- c. 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.
- d. Discussion of Notice of Claim received on January 25, 2019.

16. ADJOURNMENT FROM EXECUTIVE SESSION

17. ADJOURNMENT

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

POSTED ON FEBRUARY 27, 2019, BY MARIA HERNANDEZ, DEPUTY TOWN CLERK, AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA, AND AT WWW.FLORENCEAZ.GOV.

*****PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (ADA), THE TOWN OF FLORENCE DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY REGARDING ADMISSION TO PUBLIC MEETINGS. PERSONS WITH A DISABILITY MAY REQUEST REASONABLE ACCOMMODATIONS BY CONTACTING THE TOWN OF FLORENCE ADA COORDINATOR, AT (520) 868-7574 OR (520) 868-7502 TDD. REQUESTS SHOULD BE MADE AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE THE ACCOMMODATION.*****

FY 2018-2019

SECOND QUARTER
RESULTS AND
FORECAST FOR
THE REST OF THE
YEAR

FORECAST IS BASED ON DATA AS OF DECEMBER 31, 2018

General Fund Revenue

Focused on seven revenue sources that make up 80% of the revenue to develop a trend analysis

- City Sales Tax
- Food Tax
- Property Taxes
- Building Permits
- State Shared Sales Tax
- State Shared Income Tax
- Auto License Tax

General Fund-Revenue FY18-19

TITLE	2nd Quarter FY17-18	2nd Quarter FY18-19	BUDGET	FORECAST	Quarter comparison
City Sales Tax	\$1,390,474	\$1,213,766	\$2,700,000	\$2,779,065	▼
City Food Tax	\$49,117	\$133,189	\$300,000	\$301,637	▲
Property Tax	\$517,041	\$564,505	\$1,000,000	\$1,064,481	▲
Building Permits	\$367,578	\$351,387	\$700,000	\$723,056	▼
State Sales Tax	\$1,080,532	\$1,068,609	\$2,599,550	\$2,672,026	▼
State Income Tax	\$1,596,487	\$1,578,769	\$3,157,450	\$3,157,450	▼
Auto License Tax	\$616,347	\$725,234	\$1,568,630	\$1,588,656	▲

General Fund-Expense FY18-19

TITLE	2nd Quarter FY17-18	2nd Quarter FY18-19	BUDGET	FORECAST	Quarter comparison
General Fund	\$6,531,975	\$7,241,745	\$15,185,620	\$15,185,620	▲

Other Funds-Major Revenue FY18-19

TITLE	2nd Quarter FY17-18	2nd Quarter FY18-19	BUDGET	FORECAST	Quarter comparison
General Capital Fund	\$201,224	\$720,302	\$1,200,000	\$1,200,000	▲
Streets Fund	\$1,284,873	\$1,353,750	\$3,163,530	\$3,482,674	▲
Water Fund	\$1,358,049	\$1,373,030	\$2,800,000	\$2,800,000	▲
Sewer Fund	\$1,710,663	\$2,162,415	\$3,800,000	\$4,200,000	▲
Sanitation Fund	\$403,300	\$437,035	\$854,700	\$854,700	▲

Other Funds-Expenses FY18-19

TITLE	2nd Quarter FY17-18	2nd Quarter FY18-19	BUDGET	FORECAST	Quarter comparison
General Capital Fund	\$8,286	\$160,803	\$1,457,640	\$1,457,640	▲
Streets Fund	\$1,467,312	\$2,170,425	\$7,966,495	\$7,966,495	▲
Water Fund	\$1,320,078	\$1,529,018	\$4,276,360	\$4,276,360	▲
Sewer Fund	\$1,665,334	\$1,745,296	\$7,823,320	\$7,823,320	▲
Sanitation Fund	\$255,544	\$450,322	\$841,290	\$841,290	▲



Questions?

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 6b.
MEETING DATE: March 4, 2019 DEPARTMENT: Human Resources STAFF PRESENTER: Scott Barber, HR Director SUBJECT: PSPRS Plans Unfunded Liability		<input type="checkbox"/> Action <input checked="" type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Regulatory <input type="checkbox"/> 1 st Reading <input type="checkbox"/> 2 nd Reading <input type="checkbox"/> Other
STRATEGIC PLAN REFERENCE: <input type="checkbox"/> Community Vitality <input type="checkbox"/> Economic Property <input type="checkbox"/> Leadership and Governance <input type="checkbox"/> Partnership and Relationships <input type="checkbox"/> Transportation and Infrastructure <input type="checkbox"/> Statutory <input checked="" type="checkbox"/> None		

RECOMMENDED MOTION/ACTION:

None; information only on the Town of Florence Public Safety Personnel Retirement System Police and Fire Plans Unfunded Liability.

BACKGROUND/DISCUSSION:

As a part of the preparations for the Fiscal Year 2019/2020 budget process, I prepared a “White Paper” to detail the unfunded liabilities of the Town’s police and fire department Public Safety Personnel Retirement System plans. That information was presented to the Budget Committee, with copies provided to the rest of the Council. A request was made to present the information to the full Council at a regular meeting.

A VOTE OF NO WOULD MEAN:

Not applicable

A VOTE OF YES WOULD MEAN:

Not applicable

FINANCIAL IMPACT:

None

ATTACHMENTS:

PSPRS White Paper
Presentation



White Paper **'Drilling Down' On Our PSPRS Unfunded Liability**

The Town of Florence unfunded liability (the difference between present assets and accrued liability) for our two Arizona Public Safety Personnel Retirement Systems is \$956,293 (Police) and \$739,947 (Fire) according to the actuarial reports for the period ending June 30, 2018. While that \$1.7 million is relatively small compared to the numbers of many other plans around the state, it is something we should address in the coming years. The Town has already been required to do three things to formally acknowledge the unfunded liability. First, our annual financial report (CAFR) now includes the unfunded pension liability as part of the financial statements. Secondly, Council approved a Pension Funding Policy on 2/4/19. And finally, at that same meeting, Council accepted the assets, liabilities and current funding ratio of our two Plans.

One might ask at the onset of any discussion about pension liability, "how in the world did we get here?". There has been no disputing the serious financial position of the Arizona Public Safety Systems, and even the System Administrator declared the Plans to be "unsustainable".¹ There is general agreement on the factors that have led to the public safety system-wide unfunded liability of \$8.8 billion:

1. PSPRS is a multi-agent employer, defined benefit pension plan, containing 257 individual plans, each maintaining its own identity (assets and liabilities).
2. Demographics of System membership.
3. Investment losses in market downturn and unrealistic presumed rate of return.
4. Employee contribution rates are fixed by law; employer rates float.
5. Creation of the Deferred Retirement Option Plan (DROP) which provides for the continuance of employment for members in a non-contributing status and provides for a (non-market-linked) fixed interest rate.
6. A Permanent Benefit Increase (PBI) feature which distributes annual investment earnings over a specific amount back to retirees.
7. Plan structural issues including makeup of the Board of Trustees and the failure of member entities to actively manage their plans.
8. Failed legislative reform efforts (constitutionally protected pension benefits).

On a positive note, the League of Arizona Cities and Towns convened a Pension Task Force in 2014 to study the problems associated with the PSPRS and help chart a positive course for the future. The result of the year-long process was a document called "The Yardstick: A Tool to Evaluate Proposed Reforms of Arizona's Public Safety Personnel Retirement System (PSPRS)".² That report was the foundation for the creation by the Arizona Legislature in 2016 of a new Tier 3 Plan, along with other important changes (SB1428), and Proposition 124 which was passed by Arizona voters also in 2016. The new Tier 3 Plan addresses many of the issues for all new hires after July 1, 2017. But

¹ PSPRS Administrator Jim Hacking as reported in the *Arizona Republic* 1/20/14

² Final report issued to the League Executive Committee on August 19, 2015.

most of the legacy issues remain and therefore all PSPRS participating entities must find ways to address the unfunded pension reality.

So what can we do to positively impact our unfunded liability and achieve full funding of our PSPRS pension obligations in our public safety departments? Here are some ideas:

1. Pay more attention to our Plans and their fiscal health.
Our two PSPRS Plans really are ours and therefore we must be more engaged in all aspects of Plan management, including joining with others to demand a more employer-focused perspective from the PSPRS Board of Trustees. In so many ways the Arizona Legislature and the PSPRS Board have prescribed the benefits under PSPRS but have left the 257 individual Plans to pay the bill.
2. Take uncommitted fund balance dollars and pay down PSPRS liability.
To the extent that Town fund balance exceeds established policy minimums, an annual allocation strategy could be considered to pay down the unfunded liability (debt) over time.
3. Prepay our (annual) budgeted contributions to PSPRS in both police and fire at the beginning of the fiscal year.
The investment interest yield for PSPRS funds generally exceed that which we can earn on our own. The difference, however slight, accrues to the benefit of our Plans.
4. Budget and pay contributions for DROP members.
When an employee enters the Deferred Retirement Option Program, the employee and the Town discontinue PSPRS contributions for that employee. If we continue to budget and pay retirement contributions as if the employee had not entered the DROP, the amount paid accrues to the benefit of the Plan. We currently have 2 employees in the DROP; one in Police and one in Fire.
5. Budget and pay for Tier 3 members as if they were Tier 1 & 2 members.
Public safety employees hired after 7/1/17 are enrolled in the Tier 3 plan, at a lower employer percentage contribution than is paid for employees in Tier 1 & 2. If we budget and pay contributions for Tier 3 members at the higher (Tier 1 & 2) levels, the amounts paid accrue to the benefit of the Plans.
6. Manage overtime practices (overall and pension “spiking”).
PSPRS retirement benefits are based on total employee earnings, not just the employee’s base pay. If overtime is built into the schedule, such as in the Fire Department, or if an employee works a great deal of overtime, that is ultimately reflected at some point in the earned pension benefit. This is especially true if an employee works a lot of overtime in his/her last 3 years of employment (the typical benefit calculation period). In addition, overtime that is earned in a special duty situation (such as during the Country Thunder event, on wildland fires, in the Operation Stonegarden grant, etc.) is part of the employee’s compensation and therefore is reflected in the earned pension benefit. In those special-duty situations where the Town is reimbursed for personnel costs, that reimbursement doesn’t include any

consideration for an increased pension benefit for the rest of an employee's life. These truly aren't cost-free situations to the Town.

7. Understand the impact of hiring practices (tenured vs. non-tenured).

A public safety employee hired in a lateral situation (as opposed to an entry-level situation) brings with him/her the PSPRS pension and associated liability. Therefore, the benefit that the Town receives for hiring an experienced and already certified employee must be balanced with the ultimate liability associated with previous PSPRS membership.

8. Other available potential impacts (our S.B 1186).

We proposed a bill which is included in the League of Arizona Cities & Towns 2019 Municipal Policy Statement. The bill would allow us to conduct an actuarial analysis of our part-time firefighters Profit Sharing Plan to determine the amount of excess funds in the Plan (the forfeiture account balance less amounts necessary to pay Plan member benefits) and take those excess funds and apply them toward our PSPRS Fire plan unfunded liability. The bill passed out of committee with unanimous support and we are optimistic that it will be passed by both houses and signed by the governor.

9. Support structural changes such as consolidation of local boards (especially for adjudication of disability claims).

One of the reforms suggested by the League Pension Task Force in its "Yardstick" report was the consolidation of PSPRS local boards to achieve consistency and to more competently be able to consider claims for disability retirement under the provisions of PSPRS. An advisory committee of stakeholders was assembled to evaluate this possibility. The Advisory Committee met a couple of times and voted to recommend to the PSPRS Board of Trustees partial local board consolidation for disability determinations only (large member entities could retain their own local boards for this purpose). Unfortunately, a month later, the Committee voted to hold the recommendation subject to further review, "...after a police and fire union representative tag-team presentation in general opposition to the partial consolidation proposal, but conceding there is some basis for partial consolidation".³ I'm told an ad-hoc committee was formed from that group and met several times, with no agreement or progress.

Scott Barber
02/12/2019

³ Nick Ponder, League of Cities & Towns Pension Policy Analyst, in 11/1/2017 presentation: PSPRS Reform Update.

Town of Florence PSPRS Police Plan (6/30/18)

Actives	24
Retirees/Beneficiaries	7
DROP	1
Inactives/Vested	8



Town of Florence PSPRS Police Plan (6/30/18)

	<u>6/30/17</u>	<u>6/30/18</u>
Net Accrued Unfunded Liability	\$844,063	\$956,293

NOTE: \$196,36 is shown separately due to Tier 3 Pool group



Town of Florence PSPRS Fire Plan (6/30/18)

Actives (Tier 1 & 2)	25
Retirees/Beneficiaries	2
DROP	0
Inactives/Vested	2



Town of Florence PSPRS Fire Plan (6/30/18)

	<u>6/30/17</u>	<u>6/30/18</u>
Net Accrued Unfunded Liability	\$334,162	\$739,947

NOTE: \$196,36 is shown separately due to Tier 3 Pool group



Town of Florence PSPRS Plans (6/30/18)

Year-to-year differences due to:

- Increase in payroll base (especially in fire)
- 2% COLA as of 7/1/18 for retirees
- Amortization method changes (not us)
- Hall/Parker settlement
- Plan demographic changes



Warrant Register January 2019

Grand Total \$1,881,395.01

Electronic Payments

Payee or Description		Amount
Arizona State Retirement System		92,526.37
Assignment Payments		2,343.78
Bank Trustee Fee		1,000.00
Debt Payment CFD #1 GO Bonds 2008		9,990.00
Debt Payment CFD #1 GO Bonds 2010		74,880.63
Debt Payment CFD #1 GO Bonds 2017		40,862.25
Debt Payment CFD #2 GO Bonds 2013		50,981.25
Debt Payment CFD #2 GO Bonds 2016		44,881.25
Debt Payment CFD #2 GO Bonds 2017		18,750.00
Federal Withholding Tax		42,701.69
FICA		146,518.00
Life Insurance Premium		4,185.75
National Bank of Arizona Fees		13,829.11
Other		7.50
Payments to AFLAC		4,868.73
Payments to AMEX		2,047.33
Payments to Inifinisource		6,522.59
Payments to Nationwide		19,287.85
Payments to Paymentech		1,985.18
Payments to Securian- Volunteer Fireman Pension Fund		1,050.92
Payments to United Health Care		208,635.63
Payments to Xpress Bill Pay		1,514.52
Pinal County Federal Credit Union		5,360.00
Public Safety Retirement System		148,466.19
State Withholding Tax		25,501.24
Transaction Privilege Tax		24,513.42
WIFA Debt Payment #910138-10		11,159.46
WIFA Debt Payment #910151-03		35,951.92
Workers' Compensation 4th Quarter		76,840.00
	Total	1,117,162.56

Vendor	Check Date	Check Number	Amount
ARIZONA CORRECTIONAL INDUSTRIES	1/3/2019	112406	206.00
ARIZONA DEPARTMENT OF CORRECTIONS-ITA	1/3/2019	112407	56.00
Arizona Society of CPAs	1/3/2019	112408	275.00
Arizona's Best Choice Pest & Termite Svc	1/3/2019	112409	940.00
CASA GRANDE COURIER INC.	1/3/2019	112410	3,219.00
CAVALRY SPVI LLC	1/3/2019	112411	306.44
CNA Surety Direct Bill	1/3/2019	112412	150.00
Command Solutions, LLC	1/3/2019	112413	800.00
DANIEL HUGHES	1/3/2019	112414	22.20
Day Auto Supply Inc	1/3/2019	112415	404.61
DON CAMPBELL	1/3/2019	112416	151.48
ERNESTO LUEVANO	1/3/2019	112417	81.99
FERTIZONA CASA GRANDE LLC	1/3/2019	112418	50.00
FLORENCE TRUE VALUE HARDWARE	1/3/2019	112419	297.46
GEN-TECH	1/3/2019	112420	6,949.02
HOME DEPOT CREDIT SERVICES	1/3/2019	112421	593.18
INFINISOURCE INC.	1/3/2019	112422	267.30
Infosend	1/3/2019	112423	2,355.19
JAQUETTE TONYA	1/3/2019	112424	79.61
JOHN CAVINESS	1/3/2019	112425	33.23
JONES AUTO CENTER	1/3/2019	112426	365.94
JOSEPH SUTTON	1/3/2019	112427	219.48
PINAL CO ANIMAL CARE & CONTROL	1/3/2019	112428	375.12
Public Safety Software Group	1/3/2019	112429	324.00
RIGHT AWAY DISPOSAL LLC	1/3/2019	112430	7,673.13
Staples Business Advantage	1/3/2019	112431	510.11
STEVEN REYNA	1/3/2019	112432	50.00
SUPERIOR ELECTRIC LLC	1/3/2019	112433	485.00
TRUCK WORKS HOLDINGS LLC	1/3/2019	112434	1,142.76
UNIVERSAL POLICE SUPPLY INC	1/3/2019	112435	918.80
Verizon Wireless	1/3/2019	112436	10,656.55
WATER SHED	1/3/2019	112437	19.75
WEX BANK	1/3/2019	112438	15,296.34
AAED	1/10/2019	112439	150.00
ARIZONA DEPARTMENT OF CORRECTIONS-ITA	1/10/2019	112440	92.00
ARIZONA STATE TREASURER	1/10/2019	112441	10,743.79
AZ DEPT OF REVENUE COLL SVC	1/10/2019	112442	50.00
BAKEMARK USA LLC	1/10/2019	112443	31.48
BAKER & TAYLOR BOOKS	1/10/2019	112444	966.37

BARLO MEDIA, LLC	1/10/2019	112445	110.00
Benefit Intelligence Inc. (ConsultADoc)	1/10/2019	112446	570.00
Bestway Electric Motor	1/10/2019	112447	9,280.83
BIA	1/10/2019	112448	8,238.45
BRETT HILTON	1/10/2019	112449	175.00
Calibre Press	1/10/2019	112450	447.00
Casa Grande Valley Newspaper Inc.	1/10/2019	112451	126.23
CASELLE, INC.	1/10/2019	112452	200.00
CAVALRY SPVI LLC	1/10/2019	112453	307.29
CED CASA GRANDE #0969	1/10/2019	112454	215.05
CENTRAL AZ COLLEGE	1/10/2019	112455	796.52
CITY OF ELOY	1/10/2019	112456	11,000.00
CODE 3 TECHNOLOGY	1/10/2019	112457	14,191.63
CODY CURTIS	1/10/2019	112458	70.93
COLIBRYN	1/10/2019	112459	2,585.00
Continental Flooring Company	1/10/2019	112460	8,433.89
COX BUSINESS	1/10/2019	112461	969.87
DAN CISCO	1/10/2019	112462	298.69
David Hills	1/10/2019	112463	79.00
David J. DeFeo dba	1/10/2019	112464	411.78
Day Auto Supply Inc	1/10/2019	112465	418.55
Dennis Watkins dba Autosonics	1/10/2019	112466	600.00
Desert Appliance Repair	1/10/2019	112467	75.00
DH Pace Company Inc.	1/10/2019	112468	4,098.51
DIAMONDBACK POLICE SUPPLY CO.	1/10/2019	112469	967.43
DON CAMPBELL	1/10/2019	112470	14.00
EUSI LLC	1/10/2019	112471	1,632.00
FLORENCE TRUE VALUE HARDWARE	1/10/2019	112472	31.21
FLORENCE UNIFIED SCHOOL DIST	1/10/2019	112473	270.00
FREIGHTLINER ARIZONA LLC	1/10/2019	112474	11.04
Galls/Quartermaster	1/10/2019	112475	371.75
GIANT 6647	1/10/2019	112476	30.00
Interstate Battery System of Scottsdale	1/10/2019	112477	210.19
INT'L ASSOC FOR PROP. & EVIDEN	1/10/2019	112478	50.00
James Allen	1/10/2019	112479	139.00
Jennings Strouss Law Firm	1/10/2019	112480	1,364.29
JONES AUTO CENTER	1/10/2019	112481	224.36
JOY JONAS	1/10/2019	112482	44.38
KS STATEBANK	1/10/2019	112483	1,258.51
LEE ENGINEERING, LLC	1/10/2019	112484	2,850.00
LONG STAR AUTO GLASS SERVICES	1/10/2019	112485	300.89
Manatee Tire & Auto Inc. dba	1/10/2019	112486	203.00
MARSHALL BEST SECURITY OF ARIZONA	1/10/2019	112487	77.10
MOTOROLA SOLUTIONS INC.	1/10/2019	112488	264.30
OFFICE DEPOT INC	1/10/2019	112489	45.96

PETTY CASH - LIBRARY	1/10/2019	112490	104.24
PHILLIP J. RICCOMINI II	1/10/2019	112491	14.00
Physio- Control Inc.	1/10/2019	112492	88.19
PINAL COUNTY MOUNTED POSSE	1/10/2019	112493	243.00
PINAL COUNTY RECORDER	1/10/2019	112494	17.50
PINAL COUNTY TREASURER	1/10/2019	112495	41.70
Pitney Bowes Inc	1/10/2019	112496	638.69
PUMP PROS LLC	1/10/2019	112497	7,337.16
RAIN FOR RENT	1/10/2019	112498	373.39
RICK HALL	1/10/2019	112499	70.98
RYLEY CARLOCK & APPLEWHITE	1/10/2019	112500	656.00
SCOTT MORRIS	1/10/2019	112501	14.00
SLATE CONSTRUCTION	1/10/2019	112502	9,992.68
Staples Business Advantage	1/10/2019	112503	1,604.57
TRUE VALUE HARDWARE-FLO	1/10/2019	112504	100.00
Village of Copper Basin Community Assoc.	1/10/2019	112505	242.27
WATER SHED	1/10/2019	112506	40.59
ARIZONA SECRETARY OF STATE	1/11/2019	112507	25.00
WATER SHED	1/11/2019	112508	124.55
IRENE ENRIQUEZ	1/16/2019	112509	221.48
2nd Temp	1/17/2019	112510	84.67
Aquatic Consulting	1/17/2019	112510	3,050.00
ARAMARK	1/17/2019	112511	898.79
Arizona Department of	1/17/2019	112512	9,484.01
ARIZONA DEPARTMENT OF CORRECTIONS-ITA	1/17/2019	112513	48.00
Arizona Office of Technology	1/17/2019	112514	1,946.52
ARIZONA PUBLIC SERVICE	1/17/2019	112515	62,230.63
ATSSA-American Traffic	1/17/2019	112516	79.00
BLEND4	1/17/2019	112517	137.82
BlueTarp Financial Inc	1/17/2019	112518	239.99
CASA GRANDE COURIER INC.	1/17/2019	112519	1,924.00
Casa Grande Valley Newspaper Inc.	1/17/2019	112520	331.54
CENTURYLINK	1/17/2019	112521	932.70
COOLIDGE ENGINE & PUMP L.L.C.	1/17/2019	112522	65,514.02
CURTIS WILLIAMS	1/17/2019	112523	56.00
Day Auto Supply Inc	1/17/2019	112524	1,495.16
DEPT OF ECONOMIC SECURITY	1/17/2019	112525	366.90
DIANE HIGHT	1/17/2019	112526	10.00
DUDE SOLUTIONS, INC.	1/17/2019	112527	23,758.56
Electrical District No. 2	1/17/2019	112528	267.63
Elijah White	1/17/2019	112529	15.00
ETHAN TAYLOR	1/17/2019	112530	50.00
EWING	1/17/2019	112531	972.93
Ferguson Waterworks	1/17/2019	112532	426.32
FLORENCE AUTO TINT	1/17/2019	112533	140.00

FLORENCE TRUE VALUE HARDWARE	1/17/2019	112534	59.27
GEN-TECH	1/17/2019	112535	2,752.55
Geuther Electrical LLC	1/17/2019	112536	1,921.38
HACH COMPANY	1/17/2019	112537	75.75
HALL'S PLUMBING & DRAIN SERVICE	1/17/2019	112538	250.00
JASON REYNOLDS	1/17/2019	112539	150.00
Jennings Strouss Law Firm	1/17/2019	112540	54,289.45
JESSICA N TROTTER MBR	1/17/2019	112541	175.00
JIM HEET PHOTOGRAPHY	1/17/2019	112542	523.64
JOHN PITTS C. JR.	1/17/2019	112543	56.00
Johnson Utilities	1/17/2019	112544	260.44
KIM A. HUNTER	1/17/2019	112545	3,000.00
Life Assist Inc	1/17/2019	112546	310.68
MATERIAL PROMOTIONS INC.	1/17/2019	112547	1,350.00
MIKE LOPEZ JR.	1/17/2019	112548	15.00
NEW YORK LIFE INSURANCE	1/17/2019	112549	429.37
Newegg Business Inc.	1/17/2019	112550	205.62
OFFICE DEPOT INC	1/17/2019	112551	2,014.30
PURCELL TIRE COMPANY	1/17/2019	112552	2,188.54
RIGHT AWAY DISPOSAL LLC	1/17/2019	112553	64,547.65
ROADRUNNER OXYGEN SVC	1/17/2019	112554	123.76
RUMDOUL IN	1/17/2019	112555	100.00
SOUTHWEST GAS CORPORATION	1/17/2019	112556	614.74
Superstition Fire & Medical District	1/17/2019	112557	1,043.26
The Daily Dispatch	1/17/2019	112558	280.00
UNIQUE IMPRESSIONS INC	1/17/2019	112559	3,994.37
UNITED FIRE EQUIPMENT CO.	1/17/2019	112560	267.92
USABlueBook - ACCT 703717	1/17/2019	112561	540.54
WATER SHED	1/17/2019	112562	1,181.37
WAXIE SANITARY SUPPLY	1/17/2019	112563	2,612.59
2nd Temp	1/24/2019	112564	51.00
A & R Fire Protection LLC	1/24/2019	112565	485.00
AQUA CHILL INC #1	1/24/2019	112566	32.61
ARIZONA CORRECTIONAL INDUSTRIES	1/24/2019	112567	433.04
Arizona Office of Technology	1/24/2019	112568	107.02
ARLENE COX	1/24/2019	112569	565.00
Az Department of Public Safety	1/24/2019	112570	132.00
AZ DEPT OF REVENUE COLL SVC	1/24/2019	112571	50.00
AZ LAW ENFORCEMENT RADAR TECHNOLOGY	1/24/2019	112572	194.68
BAKER & TAYLOR BOOKS	1/24/2019	112573	1,126.81
BC GRAPHICS	1/24/2019	112574	285.25
BlueTarp Financial Inc	1/24/2019	112575	62.99
BRIAN & CHERYL BRECI	1/24/2019	112576	33.67
CAVALRY SPVI LLC	1/24/2019	112577	307.29

CENTERLINE SUPPLY WEST INC.	1/24/2019	112578	940.56
COLIBRYN	1/24/2019	112579	5,747.50
COST CONTROL ASSOCIATES INC.	1/24/2019	112580	9,832.21
DANIEL TIMMONS	1/24/2019	112581	63.03
DAVID AND JOAN NAGY	1/24/2019	112582	51.17
Day Auto Supply Inc	1/24/2019	112583	429.39
EMPIRE SOUTHWEST	1/24/2019	112584	202.66
FBINAA FBI Nation Academy	1/24/2019	112585	130.00
FESTER & CHAPMAN PLLC	1/24/2019	112586	4,000.00
FLORENCE TRUE VALUE HARDWARE	1/24/2019	112587	117.46
FREIGHTLINER ARIZONA LLC	1/24/2019	112588	291.58
GLORIA MORENO	1/24/2019	112589	101.00
Greater Florence Chamber	1/24/2019	112590	15,000.00
GREENPLAY LLC	1/24/2019	112591	8,449.60
Heinfeld Meech & Co., P.C.	1/24/2019	112592	110.00
HERB HAMEL	1/24/2019	112593	150.00
HOME BUYER FUND	1/24/2019	112594	51.00
HUB Planning & Urban Design LLC	1/24/2019	112595	1,732.98
J2 Engineering And	1/24/2019	112596	16,908.97
James Edwards	1/24/2019	112597	33.67
JASON REYNOLDS	1/24/2019	112598	1,150.00
JOEL RAMIREZ	1/24/2019	112599	450.00
KEITH MICHAEL REA	1/24/2019	112600	250.00
Manatee Tire & Auto Inc. dba	1/24/2019	112601	566.05
MATERIAL PROMOTIONS INC.	1/24/2019	112602	1,462.50
MOBILE CONCEPTS TECHNOLOGY LLC	1/24/2019	112603	32,802.63
N & D Designs LLC	1/24/2019	112604	663.94
Nat'l Ctr For Safety Initiatives LLC	1/24/2019	112605	64.00
NICHOLAS ZAPATA	1/24/2019	112606	5.00
OFFICE DEPOT INC	1/24/2019	112607	30.59
PINAL NUTRITION PROGRAM	1/24/2019	112608	1,015.62
PIPER JAFFRAY & CO.	1/24/2019	112609	12,894.52
RAIN FOR RENT	1/24/2019	112610	1,991.34
ROBIN WHITTEN	1/24/2019	112611	12.17
ROLANDO BELLOC	1/24/2019	112612	30.00
RU ANN HOOKS	1/24/2019	112613	250.00
RYLEY CARLOCK & APPLEWHITE	1/24/2019	112614	535.00
SHI International Corp	1/24/2019	112615	23,676.41
STEVEN REYNA	1/24/2019	112616	50.00
STOTZ EQUIPMENT	1/24/2019	112617	3,952.25
Toshiba Business Solutions USA	1/24/2019	112618	3,282.00
UNITED EXTERMINATING	1/24/2019	112619	695.00
US DEPARTMENT OF EDUCATION AWG	1/24/2019	112620	59.05

Village of Copper Basin Community Assoc.	1/24/2019	112621	150.35
WALMART COMMUNITY # 0005 7118	1/24/2019	112622	95.99
WATER SHED	1/24/2019	112623	52.11
WAXIE SANITARY SUPPLY	1/24/2019	112624	358.12
BRIGGS REALTY LLC	1/28/2019	112625	500.00
AMERICAN CONSERVATION EXPERIENCE	1/31/2019	112626	6,166.65
AQUATIC ENVIRONMENTAL	1/31/2019	112627	1,650.00
ARIZONA BAG CO.,L.L.C.	1/31/2019	112628	927.48
Arizona Department of	1/31/2019	112629	9,525.84
ARIZONA DEPARTMENT OF CORRECTIONS-ITA	1/31/2019	112630	24.00
Arizona Fire & Burn Educators Assoc	1/31/2019	112631	135.00
Arizona Office of Technology	1/31/2019	112632	248.57
Auto Safety House (ASH)	1/31/2019	112633	7,657.29
Axon Enterprises	1/31/2019	112634	9,067.80
AZ LAW ENFORCEMENT RADAR TECHNOLOGY	1/31/2019	112635	45.00
BAKER & TAYLOR BOOKS	1/31/2019	112636	361.29
BC GRAPHICS	1/31/2019	112637	272.28
BELINDA SICHLING	1/31/2019	112638	32.00
BINGHAM EQUIPMENT COMPANY	1/31/2019	112639	742.47
Casa Grande Valley Newspaper Inc.	1/31/2019	112640	336.27
CENTURYLINK	1/31/2019	112641	1,725.68
CHEMICAL FEEDING TECHNOLOGIES	1/31/2019	112642	2,033.00
COLIBRYN	1/31/2019	112643	1,952.50
COX BUSINESS	1/31/2019	112644	771.86
CRAFCO INC	1/31/2019	112645	6,636.89
Day Auto Supply Inc	1/31/2019	112646	513.42
DESTINY PATTON	1/31/2019	112647	360.00
DPC ENTERPRISES L.P.	1/31/2019	112648	666.81
EARHART EQUIPMENT CORPORATION	1/31/2019	112649	2,170.38
Electrical District No. 2	1/31/2019	112650	48.38
Elijah White	1/31/2019	112651	15.00
EPS GROUP INC	1/31/2019	112652	1,850.00
FIVE G INC	1/31/2019	112653	9,067.00
FLORENCE TRUE VALUE HARDWARE	1/31/2019	112654	360.17
FORTILINE INC	1/31/2019	112655	420.51
GRAINGER INC.	1/31/2019	112656	1,480.31
Gust Rosenfeld P.L.C.	1/31/2019	112657	325.00
HILL BROTHERS CHEMICAL CO.	1/31/2019	112658	1,989.21
HOME DEPOT CREDIT SERVICES	1/31/2019	112659	978.43
James Allen	1/31/2019	112660	139.00

JOY JONAS	1/31/2019	112661	43.14
Larry O. Garcia Jr.	1/31/2019	112662	153.00
LEE ENGINEERING, LLC	1/31/2019	112663	2,850.00
Legend Technical Svcs Inc.	1/31/2019	112664	2,695.00
Manatee Tire & Auto Inc. dba	1/31/2019	112665	1,024.44
MIKE LOPEZ JR.	1/31/2019	112666	15.00
OFFICE DEPOT INC	1/31/2019	112667	785.06
PETER MONTGOMERY	1/31/2019	112668	100.00
PETTY CASH - PARKS	1/31/2019	112669	300.00
PINAL NUTRITION PROGRAM	1/31/2019	112670	797.54
PURCELL TIRE COMPANY	1/31/2019	112671	756.86
RAIN FOR RENT	1/31/2019	112672	148.88
RAYMOND, WHITE	1/31/2019	112673	244.79
Ricoh USA, Inc.	1/31/2019	112674	229.12
ROADRUNNER OXYGEN SVC	1/31/2019	112675	60.13
ROBERT & CYNTHIA ORTEGA	1/31/2019	112676	69.70
ROD TYRELL	1/31/2019	112677	33.67
RYLEY CARLOCK & APPLEWHITE	1/31/2019	112678	700.00
SIMS MURRAY LTD	1/31/2019	112679	90.00
SUPERIOR ELECTRIC LLC	1/31/2019	112680	676.00
TargetSolutions Learning, LLC	1/31/2019	112681	4,664.00
Titan Machinery Inc.	1/31/2019	112682	690.43
USABlueBook - ACCT 703717	1/31/2019	112683	112.15
WASTE MANAGEMENT OF ARIZONA	1/31/2019	112684	668.80
WATER SHED	1/31/2019	112685	153.85
WESTLAND RESOURCES INC	1/31/2019	112686	30,898.79
Wilson & Company Inc	1/31/2019	112687	6,161.50
YOLANDA BATHAN	1/31/2019	112688	51.00

Total 764,232.45

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 8a.
MEETING DATE: March 4, 2019 DEPARTMENT: Community Development STAFF PRESENTER: Dana Burkhardt, Planning Consultant SUBJECT: Ordinance No. 668-19 Development Code Parking & Loading Regs. Text Amendment (PZ-18-34 ORD)		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input checked="" type="checkbox"/> 2nd Reading <input type="checkbox"/> Other
STRATEGIC PLAN REFERENCE: <input checked="" type="checkbox"/> Community Vitality <input type="checkbox"/> Economic Prosperity <input checked="" type="checkbox"/> Leadership and Governance <input type="checkbox"/> Partnerships and Relationships <input type="checkbox"/> Transportation and Infrastructure <input type="checkbox"/> Statutory <input type="checkbox"/> None		

RECOMMENDED MOTION/ACTION:

Adoption of Ordinance No. 668-19: AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING THE TOWN OF FLORENCE CODE OF ORDINANCES TITLE XV “LAND USAGE” CHAPTER 150: DEVELOPMENT CODE, SECTION 150.031 “DEFINITIONS” AND “PART 7 PARKING; LOADING AND UNLOADING,” SECTIONS 150.156 TO 150.167 (CASE PZ 18-34 ORD.)

OVERVIEW:

The Town’s current parking and loading code has created some challenges to effectively administering the on-site parking requirements. On May 17, 2018, the Planning and Zoning Commission initiated text amendments to the Town’s Development Code, including updates to Part 7 Parking; Loading and Unloading. Staff has elicited input from stakeholders, the community at large, and researched best practices from other Arizona communities to update this section of the Development Code. The result of this effort is culminated in the attached draft amendment (Exhibit A).

This agenda item and report addresses proposed Ordinance Number 668-19, a text amendment to The Development Code of the Town of Florence amending the “Definitions” and “Part 7. Parking; Loading and Unloading” Sections 150.031, and 150.156 to 150.167, respectively. On January 17, 2019, the Planning and Zoning Commission unanimously recommended the Town Council adopt this text amendment, Ordinance No. 668-19.

BACKGROUND/DISCUSSION:

Staff finds the existing parking code in need of updates to:

- prescribe adequate number of parking spaces for certain uses
- provide flexibility to accommodate effective alternatives to parking improvements
- establish minimum parking design standards; and
- clean up to clarify the code

Exhibit A, attached, illustrates the proposed modifications to the parking code as tracked edits. In summary, the proposed modifications are as follows:

- Addition of new defined words
- Updated alphanumeric order for clarity
- Revised purpose statement
- Grant relief when change of use requires a nominal increase in parking
- Consider alternative paving options
- Reinforce maintenance responsibilities for parking areas
- Reduce minimum curb cut widths from 40 feet to 32 feet
- Enhance shared parking and off-site parking opportunities
- Recreational vehicle storage screening
- Increase the maximum allowed parking on a site
- Relief for parking lots of less than 20 spaces
- Additional parking area shade trees required for certain uses
- Updated "Parking Space Allocation Requirements"
- Minimum parking area design standards
- Provision for Electric Vehicle parking

Historic District Overlay Zoning Designation:

The Historic District Overlay Zoning Designation does not specify deviations from the Parking Code nor contain requirements to cause an obvious conflict. The district regulations authorize the Historic District Advisory Council (HDAC) and Town Council to consider certain criteria when determining the compatibility of a development proposal with existing development in the immediate vicinity. When the HDAC considers proposals for alternations or new construction within the overlay district, they may request any necessary modifications to parking that would ensure compatibility and to retain the historic character of the area.

Historic District Preservation Guidelines:

The Historic District Preservation Guidelines (HDPG) serve as a companion document to the Town of Florence Development Code. The HDPG provides specific standards for parking areas, above and beyond the Development Code provisions for parking areas. For instance, when converting a single-family home into a commercial or multi-family use, the HDPG requires parking to be located in the rear and side yards only.

The HDPG does not conflict with the parking code but provides requirements for parking orientation and aesthetics intended to preserve the historic townsite character. In the unlikely event a conflict occurs between the HDPG provisions and the Development Code parking standards, the HDPG requirements would likely prevail.

PUBLIC PARTICIPATION:

Town Staff has complied with all applicable Town requirements and Arizona Revised Statutes regarding public notification and public participation. A notice for the Planning and Zoning Commission Public Hearing was advertised in the local Town paper, posted at the Town’s posting location, and advertised on social media and the Town’s website. Meetings and public outreach for these proposed amendments are as follows (* denotes tentatively scheduled):

May 17, 2018	Planning and Zoning Commission Code Amendment Initiation
June 21, 2018	Planning and Zoning Commission Discussion
Sept. 20, 2018	Planning and Zoning Commission Work Session
Oct. 18, 2018	Planning and Zoning Commission Work Session
Nov. 15, 2018	Planning and Zoning Commission Review/Discussion
Dec.4, 2018	Neighborhood Meeting (5-6:30PM Community Center)
Dec. 20, 2018	Planning and Zoning Commission (public hearing)
Jan. 2, 2019	Historic District Advisory Committee Review/Discussion
Jan. 17, 2019	Planning and Zoning Commission (public hearing and action)
Feb.19, 2019	Town Council (public hearing and 1st reading)
*March 4, 2019	2nd Town Council (action)

A VOTE OF NO WOULD MEAN:

The Town of Florence would not adopt Development Code Parking & Loading Regulation Text Amendment.

A VOTE OF YES WOULD MEAN:

The Town of Florence would adopt Development Code Parking & Loading Regulation Text Amendment.

FINANCIAL IMPACT:

Neutral, approval or denial of this request has no impact to the Town’s finances.

ATTACHMENTS:

- Ordinance No. 668-19
- Exhibit A
- Parking Code Amendment

ORDINANCE NO. 668-19

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING THE TOWN OF FLORENCE CODE OF ORDINANCES TITLE XV "LAND USAGE" CHAPTER 150: DEVELOPMENT CODE, SECTION 150.031 "DEFINITIONS" AND "PART 7 PARKING; LOADING AND UNLOADING," SECTIONS 150.156 TO 150.167 (CASE PZ 18-34 ORD).

WHEREAS, in accordance with A.R.S. § 9-462, the legislative body may adopt by ordinance, any change or amendment to the regulations and provisions as set forth in the Development Code of the Town of Florence; and

WHEREAS, notification of this amendment has been published in a local newspaper with general circulation in the Town of Florence, giving 15 day notice of time, date, and place of public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission on December 20, 2018; and

WHEREAS, the Planning and Zoning Commission, after having held a public hearing on the case, has forwarded the Mayor and Town Council a unanimous favorable recommendation for the text amendment ordinance; and

WHEREAS, the Town Council has determined that it is in the best interest of the residents of Florence to amend the Town of Florence Development Code Sections 150.031, and 150.156 to 150.167, such that it is advisable to repeal and replace the aforementioned sections, as further set forth in Exhibit "A", which is attached hereto and incorporated herein by reference; and

WHEREAS, the Town Council has determined that, for the reasons set forth above and for the purpose of protecting the public health, safety and welfare of the residents and visitors of Florence, it is in the best interests of the Town to amend the Code of Ordinances as provided herein.

NOW THEREFORE BE IT ORDAINED by the Mayor and Council of the Town of Florence, Arizona, as follows:

- Section 1. Any proposal for the construction of new off-street parking facilities or the modification of existing off-street parking facilities within the Town shall be subject to the following: Town of Florence Code of Ordinances Title XV Land Usage, Chapter 150 of the Florence Development Code Sections 150.156 to 150.167 "Parking; Loading and Unloading,"; the Town's licensing and permit requirements; the Town's reasonable design review and development standards; the

Town's reasonable rates and fees as adopted by the Town; and all other applicable regulatory processes.

Section 2. Existing Title XV of the Town of Florence Code of Ordinances is hereby amended by the revisions, additions, deletions, and replacement of the Development Code text as set forth in Exhibit "A."

Section 3. Exhibit "A" is hereby approved, adopted and incorporated into the Town of Florence Code of Ordinances Title XV Land Usage, Chapter 150 Development Code by reference, as fully as if set forth in this Ordinance in its entirety.

Section 4. If any section, subsection, clause, phrase or portion of this Ordinance or any part of the amended and restated Town of Florence Code of Ordinances Title XV is for any reason held invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 5. One paper copy and one electronic copy of this ordinance is ordered to remain on file with the Town Clerk.

PASSED AND ADOPTED by the Mayor and Council of the Town of Florence, Arizona, this 4th day of March 2019.

Tara Walter, Mayor

ATTEST:

APPROVED AS TO FORM:

Lisa Garcia, Town Clerk

Clifford L. Mattice, Town Attorney

EXHIBIT A

PARKING CODE AMENDMENT

Town of Florence Development Code

The following text in red are proposed additions to the Development Code and text with a strikethrough are proposed for deletion:

DEFINITIONS

§ 150.031 DEFINED WORDS.

COMMUNITY DEVELOPMENT DIRECTOR. Interprets the meaning and intent of the General Plan and the Development Code.

DRIVEWAY. That portion of a parcel adjacent to a parking area that is used for ingress to and egress from the parcel.

ELECTRIC VEHICLE CHARGING STATION. Equipment that has as its primary purpose to transfer electric energy to a battery or other energy storage device on an electric vehicle.

ELECTRIC VEHICLE. A vehicle that operates, either partially or exclusively, on electrical energy from the electrical grid, or an off-grid source, that is stored on board for motive purposes.

GROSS FLOOR AREA. The total area of a building calculated by measuring the outside dimensions of all the building's floor levels excluding non-habitable attics and crawl spaces.

NET FLOOR AREA. The gross floor area minus hallways and corridors, restrooms, storage rooms, equipment rooms and other non-habitable rooms within a building.

PARKING AREA. The total area including parking spaces, parking aisles, required parking landscape areas and walkways, and loading and unloading areas.

PARKING SPACE. That portion of the parking area required for the parking of one vehicle that is ~~A~~ a permanently surfaced area, enclosed or unenclosed, having an area of not less than 180 square feet which will accommodate a car, minimum width nine feet. Parking as used in this Development Code is to mean off-street parking with access from streets or secondary means or as approved by subdivision plat or site plan.

USE. The purpose ~~or activity~~ for which ~~land or a building, parcel or structure~~ is arranged, designed, occupied or maintained, ~~arranged, designed, or intended~~. For the purpose of calculating parking demand for a parcel, more than one use may be allocated to a single parcel.

Part 7. 150.156 PARKING; LOADING AND UNLOADING

I. PURPOSE.

- II. OFF-STREET PARKING.
- III. PARKING STANDARDS FOR MULTIFAMILY, NONRESIDENTIAL, MIXED-USE, AND PUD'S.
- IV. PARKING STANDARDS FOR SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL USES.
- V. PARKING STANDARDS; CALCULATIONS.
- VI. PARKING SPACE ALLOCATION REQUIREMENTS.
- VII. OFF-STREET LOADING REQUIREMENTS.
- VIII. DIMENSIONS AND CIRCULATION.
- IX. ELECTRIC VEHICLE PARKING.

I. 150.156 PARKING AREAS. PURPOSE

~~Parking areas required herein shall be provided, improved and maintained in accord with the following specifications.~~ The purpose of this section is to minimize congestion on public streets, provide minimum requirements for off-street vehicle parking facilities and to promote the safety and welfare of the public.

150.157 PARKING STANDARDS PERTAINING TO ALL DISTRICTS.

II. 150.158 GENERAL REQUIREMENTS FOR ALL SPACES. OFF-STREET PARKING.

- (A) No building permit shall be issued until the applicant has presented satisfactory evidence to the ~~Planning Director~~ **Community Development Director**, or designee, that he or she owns or has otherwise available for his or her use, sufficient property to provide required parking, **required landscaping, and other site improvements required by this code.**
- (B) No additions to or enlargement of an existing building or use shall be permitted unless parking requirements are met for the entire building or use.
- (C) For new buildings, building expansion or conversions, **and changes of use**, plans must show the arrangement of required parking spaces, and indicate sufficient space for turning **and back-up maneuvers, refuse screening**, and adequate ingress and egress by patrons and delivery vehicles to the parking area before a permit is granted. Plans shall be submitted **to scale and fully dimensioned** to the ~~Planning Director~~ **Community Development Director**, or designee, for approval prior to the permit being granted.
- (D) When the use of an existing building, structure, or premises is changed such that the change requires an increase in the total number of required parking spaces for the parcel of greater than ten percent or twenty spaces, whichever is greater, then such additional parking spaces and parking and loading areas shall be provided for the entire building, structure or premises either on the premises or by joint off-site parking agreement. When the use of any existing building, structure or premises is changed such that an increase in parking spaces is less than ten percent of the total required for the site or twenty spaces, whichever is less, then the change of use or intensity is exempt from the requirements of this section related to parking quantities.
- (E) ~~(A) Required~~ All parking and loading spaces, maneuvering areas, driveways and fire lanes shall be paved with asphaltic, concrete or masonry; pavers; cement concrete; penetration treatment of bituminous material and seal coat of bituminous binder and a mineral aggregate; and/or a stabilization method approved by the Town. Through the site plan and

design review process, the Town may permit up to 20 percent of the required parking to be of a pervious surface to reduce heat-island and run-off effects. All parking surfaces must be designed to a sufficient thickness to withstand repeated vehicular traffic and receive approval from the Town Engineer.

- (F) ~~(B)~~ All vehicular egress from parking lots to public right-of-way shall be by forward motion only, except in the case of single-family and 2-family residences fronting on a local street or a primary or secondary collector street.
- (G) ~~(C)~~ Tandem arrangement of required parking spaces is prohibited, except as otherwise permitted by this Development Code.
- ~~(D) Permanent use of off-street parking areas for other than the purpose shall constitute a violation of this Development Code. Should the owner or occupants of a building change the use of the building and thus increase the requirement for off-street parking, it shall constitute a violation of this Development Code, until the parking requirements have been complied with.~~
- (H) The use of an off-street parking space for the storage of merchandise, supplies, equipment, vehicles for sale or rent, vehicles used for business identification signage, or for repair of vehicles, is prohibited. The temporary use of on-site parking spaces for the purposes of construction staging may be permitted in conjunction with an active building permit. Minimum required on-site parking spaces shall be maintained for all active uses for the duration of construction. A vehicle for sale may be parked in an approved residential parking space for non-commercial purposes, for a period not to exceed 30 days. No more than one vehicle may be advertised for sale on the same residential property during a period of one year.
- (I) All parking areas and landscaping shall be maintained in good condition. Maintenance shall include, but not limited to, fixing potholes, filling cracks, landscaping, and maintaining the appearance of the parking area.
- (J) Construction of required parking areas shall be completed in accordance with this section prior to commencement of the use or occupancy of the parcel, building or structure.

III. ~~150.159~~ PARKING STANDARDS FOR MULTI-FAMILY, NONRESIDENTIAL, OR MIXED-USES, AND PUDs.

(A) ~~Mixed-uses~~ *Uses computed separately.* In case of ~~mixed~~ multiple uses on a site, the total requirements for off-street parking space shall be the sum of the requirements of the various uses computed separately.

(B) *Maintenance.* It shall be the joint and separate responsibility of the lessee and owner of the principal use, uses or building to maintain in a neat and adequate manner, the parking space, access ways, striping, landscaping and required fences or screening.

(C) *Parking area improvements.* For multi-family residential, commercial, industrial and PUD districts, the following shall apply:

(1) Parking areas shall be screened from street view and residential development by a berm, and/or wall (minimum of three feet in height), with landscaping.

(2) Lights illuminating a parking space shall be arranged and ~~screened~~ shielded to reflect light away from adjoining residences and streets. Light standards shall be a maximum height of 24 feet. Refer to Section 150.090 for additional parking area lighting requirements.

(3) Except where a wall is required, a minimum six-inch high curb or permanently attached or affixed bumper guard shall be constructed so that no part of a vehicle extends beyond the property line.



Parking Area Improvements

(D) *Access.* Off-street parking space shall be connected with a public street by a paved driveway, which affords safe and reasonably convenient ingress and egress. The minimum width of driveways shall be 40 feet where ~~if ingress and egress are the same~~ **right and left turn egress is proposed. If only a single ingress and egress lane is proposed, the minimum width required shall be 32 feet.** If ingress and egress are by separate drives, then the minimum width of each drive shall be 20 feet.

(E) *Parking space location.* All required parking spaces for non-residential or mixed uses shall be located on the lot upon which the use is located or on an adjacent lot. Required parking spaces for multi-family, commercial or industrial use may be located on an adjacent lot in another district (other than in a single-family residential district).

(F) *Joint use ~~or non-simultaneous use~~ parking for **mixed use or PUD.***

(1) If an applicant for a mixed use PUD **or in any multi-family or Employment/commercial district** can demonstrate through a parking study supplied by the applicant and approved by the ~~Planning Director~~ **Community Development Director** or designee that the peak parking demand for the mixed uses will be less than the sum of the parking spaces required for each use served, a reduction in spaces may be allowed.

(2) The approved joint use parking plan shall specify the typical hours of operation with anticipated periods of greatest parking demand for all uses within the development and shall indicate the number, location and convenience of pedestrian access of all spaces available to serve each use.

(3) The joint use parking plan shall remain on file with the ~~Planning and Zoning Department~~ **Town** for the purpose of monitoring the continued adequacy of available parking.

(4) At the time of joint use parking plan approval, or at any subsequent time when uses, intensities of use or hours of operation may be expanded or otherwise change, or upon findings that the parking facilities are inadequate, the ~~Planning Director~~ **Community Development Director**, or designee, may require additional site area to be provided, and as necessary, improved to supply additional parking facilities.

(5) **Joint use parking plans shall include the necessary perpetual cross-access and shared parking easements as required by the Town and recorded in a form approved by the Town**

Attorney. Any request for reduction of minimum required parking shall be substantiated by calculations based on Urban Land Institute (ULI) standards and in a manner acceptable to the Town.

(6) Off-site parking areas may be approved by the Community Development Director if the parking area is within three hundred feet of the associated business or use as part of a development plan when it can be demonstrated to be of benefit to the public interest.

IV. ~~150.160~~ PARKING STANDARDS FOR SINGLE FAMILY AND 2-FAMILY RESIDENTIAL USES.

(A) *Parking space location.* All residential parking spaces shall be paved or surfaced in a manner approved by the Town Engineer. Each residential unit shall have a driveway not less than 18 feet in length, as measured from the back of sidewalk. If no sidewalk exists, the driveway length shall be measured from the back of curb. ~~No part of any vehicle parked in the front yard of a single family or 2-family residence lot shall extend over the public right of way or sidewalk, pavement edge or street curb where no sidewalk exists; Nor shall any vehicle~~ shall be parked in a manner to encroach within the right-of-way or obstruct the sight visibility of a sidewalk or right of way in accordance with the Town's engineering standards. ~~within the area formed by a ten-foot by ten-foot triangle as measured, when the side property line is within five feet of a driveway or an improved parking surface located on an adjacent lot.~~

(B) *Parking space allocation and/or improvement standards.* Requirements and directions for the allocation, and design of parking spaces in all residential districts are described for various land uses in Subsection VI Parking Space Allocation Requirements.

(C) *Recreational Vehicle Storage.* Recreational vehicles, boats, and trailers shall be stored behind a solid six-foot wall with view obscuring gates. They may be located in front of a wall for a period not to exceed 72 hours for the purpose of preparing for travel or prior to storage.

V. ~~150.161~~ PARKING STANDARDS; CALCULATIONS.

Calculations to determine the required number of parking spaces, and the design of the space shall consider the following:

(A) Minimum standards for parking space allocation shall be subject to the requirements of this Development Code.

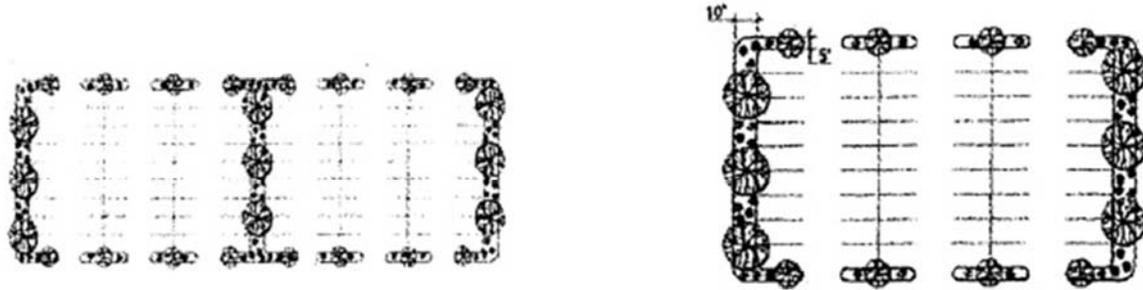
(B) The maximum number of parking spaces provided shall not exceed the minimum number of spaces ~~required plus~~ **required plus** and an additional 20% of parking spaces, except as otherwise provided in this Development Code, ~~without specific approval by the Community Development Director or designee.~~ **without specific approval by the Community Development Director or designee.** Parking spaces exceeding 120% of the minimum required may be approved at the discretion of the Planning and Zoning Commission through the design review process.

(C) Parking lots shall be designed with a clear hierarchy of circulation with major access drives providing access from the major street, major circulation drives forming circulation through the parking area and parking aisles whose purpose is to provide access to parking spaces.

(D) ~~An agreement for~~ **An agreement for** Reciprocal access between adjacent commercial developments is required.

(E) Large parking lots shall be divided into a series of smaller lots of approximately 150 spaces each, using ~~raised~~ **raised** landscape island(s) at least ten feet in width, and at least ~~500~~ **380** square feet in total area, located along ~~the sides of~~ **the sides of** the parking areas to ~~separate~~ **separate** ~~break up~~ **break up** large expanses of parking areas. **A hierarchy of drive aisles shall be used to identify the primary on site circulation routes from secondary drive aisles that provide direct access and maneuvering for**

parking spaces. Walkways ~~should be considered~~ **may be located within** as a part of these landscape areas. ~~Raised~~ **Landscape strips islands** at least five feet wide and at least 95 square feet in total area, ~~should~~ **shall** be located **between spaces at regular intervals and** on the ends of parking rows, extending the full length of parking spaces.



Large Parking Lots

~~Additional landscape islands should be considered~~ **Diamond shaped tree planters shall be provided** in the interior of the individual parking areas to provide shade ~~and break up large expanses of parking area~~. **Diamond planters in multi-family, commercial, office, and industrial development shall be uniformly distributed between landscape islands. Such planters shall be a minimum of five feet square in size, oriented in a diagonal fashion, and shall occur at the following minimum frequencies:**

Frequency	Type of Development
One (1) island/twelve (12) spaces	Multi-Family Residential
One (1) island and two (2) diamond planters/fifteen (15) spaces	Commercial
One (1) island and two (2) diamond planters/fifteen (15) spaces	Office
One (1) island/twenty (20) spaces	Industrial

Parking lots with more than 20 spaces shall provide an equal number of landscape islands and planters as prescribed above. Refer to §150.138 for additional parking area landscape requirements. As part of design review, town staff shall review parking lot and landscape layouts to determine if they are in keeping with the requirements of this Development Code.

(F) Parking areas may be combined and share the required landscape buffers.

(G) Parking lots shall be separated from the sides of buildings by a raised walkway with a minimum width of six feet.

(H) All commercial, office, multi-family, and manufactured home developments shall provide a minimum six-foot wide sidewalk connection through the parking lot from the public right-of-way, or public sidewalk, where provided, to the building entry or interior sidewalk network.

150.162 ALTERNATIVE DESIGN STANDARDS.

(A) To provide flexibility in design and development of projects, ~~alternative design standards are provided.~~ **additional parking spaces may be considered through the design review process.** The total number of parking spaces may be increased by 10% above the maximum **allowed** for each additional 2-1/2% increase in total landscape area, ~~exceeding~~ **in addition to the minimum required amount landscape area.** However, in no case may the total number of parking spaces be increased by more than 40% above the base maximum allowed.

(B) (1) In the case of fractional results in calculating parking requirements, the required number shall be rounded up to the nearest whole number if the fraction is 0.5 or greater.

(C) (2) All uses not specifically designated, or similar to a specified use, shall have parking space requirements determined by the ~~Planning Director~~ **Community Development Director, or designee.**

(D) ~~In multi-family, commercial and industrial districts, handicapped parking spaces shall be provided at the ratio of three spaces for the first 50 parking spaces provided, and one space for each 20 spaces thereafter.~~

VI. 150.163 PARKING SPACE ALLOCATION REQUIREMENTS.

<i>Use</i>	<i>Minimum Standards</i>
<i>Residential</i>	
Single residences, duplexes and detached dwellings	2 spaces per dwelling unit
Mobile home	1 space per unit
<i>Multiple residence and apartments</i>	
Efficiencies and studios	1 space per dwelling unit
One and 2 bedroom unit	1-1/2 spaces per dwelling unit
Two+ bedroom units	2 spaces per dwelling unit
All apartment developments with five or more units shall also provide guest parking and recreational vehicle parking	1 space per 10 dwelling units
Condominium and town homes	2 spaces per unit plus 1 guest space for each additional and 1 recreational vehicle park for each 10 units
Boarding house or similar facility	1 space per each 2 guest rooms plus 2 spaces for the dwelling unit
<i>Public assembly and schools</i>	
Churches and clubs, lodges and fraternal buildings, assembly halls, funeral homes, community centers, libraries, auditoriums and theaters	1 space for each 75 square foot of indoor floor area used for public assembly
Schools, kindergarten through ninth grade	1 space per 375 square foot indoor floor area

High schools, academies, colleges, universities, trade or vocational schools	1 space per 200 square foot indoor floor area
<i>Health care</i>	
Medical or dental offices and out-patient	1 space per 150 square foot indoor floor area clinics
Hospitals, nursing and convalescent homes	1 space per 400 square foot indoor floor area
Day nurseries	1 space per 375 square foot indoor floor area, but not less than 5
Retail and other commercial developments	1 space per 300 square foot floor area

<i>Use</i>	<i>Minimum Standards</i>
<i>Independent commercial buildings and uses</i>	
General offices and/or retail and services	1 space per 300 square foot floor area
General auto repair. Garage, service station, car wash and drive-through lubrication shops	1 space per 300 square foot floor area, including service bays, wash tunnels and retail areas
Hotel and motel	1 space per room or suite or rooms plus 1 space for each 25 rooms for truck trailers and recreational vehicles, the space is to be 10 feet by 75 feet
Restaurant and/or bar	1 space per 50 square foot floor area and outdoor seating area
Outdoor sales and service areas (car lots, plant nurseries, building supplies and the like)	1 space per 375 square foot indoor floor area, of sales and service building, but not less than 4 spaces per use
<i>Recreation</i>	
Bowling alleys	5 spaces per lane plus ancillary use requirements
Theaters	1 space for every 3 patron seats
Golf course	1 space per 2 practice tees in driving range plus 4 spaces per green plus ancillary use requirements
Miniature golf, amusement parks and water slides	1 space per 500 square foot outside recreation area
Health spas and/or clubs, gyms and tennis, handball, racquetball courts and/or clubs	1 space per 100 square foot indoor floor area, excluding courts, which require 2 spaces per court

Skating rinks and dance halls	1 space per 75 square foot gross floor area used for recreational activities and ancillary use requirements
<i>Industrial buildings and uses</i>	
Industrial buildings and uses	2 spaces for every 3 employees on the shift with the greatest number of employees
<i>Independent industrial buildings and uses</i>	
Warehouses	One space per 900 square foot floor area
Manufacturing	One space per 600 square foot floor area

Use	Minimum Required Spaces
Automobile Sales Lot - New or Used	1/200 SF of building plus 1/10 outdoor vehicle display spaces
Bowling Alleys	4/bowling lane + 1/employee on largest shift + 2/billiard table + 1/5 seats in visitor's gallery
Boarding House, Lodge or Similar Facility	1/guest room + 2/dwelling unit
Business or Vocational School	1/150 SF of Gross Floor Area
Child Care or Day Nursery	1/200 Sf of Gross Floor Area
Churches	1/4 fixed seats in main auditorium/sanctuary or 1/30 SF of floor area + 1/250 SF of office and classroom
Commercial / Retail	1/200 SF of Gross Floor Area
Community or Recreation Buildings	1/200 SF of Gross Floor Area
Dwellings	
Single-Family	2/dwelling unit
Duplexes or Detached Dwellings	2/dwelling unit
Townhouse	2/dwelling unit + 1 guest space for every 5 dwelling units
Manufactured Home	2/dwelling unit
Efficiency Units and Studios	1.5/dwelling unit
Multi-Family	2/ 1 and 2-bedroom dwelling units; 2.5/ 3 or more bedrooms + 1 guest space for every 55 dwelling units + 1 recreational vehicle space for every 10 dwelling units
Senior/Assisted Living Facilities	.75/ dwelling unit

Independent Living Facilities	1.25/dwelling unit
Elementary Schools, K-9th Grade	1/staff + 1/3 seats in public assembly
Funeral Homes and Mortuaries	1/3 seats in the viewing room + 1/30 SF of public assembly + 1/funeral service vehicle + 1/employee
Furniture Store	
Up to 10,000 SF	1/200 SF of retail floor area
10,001 SF or Greater	1/350 SF of retail floor area
Golf Course	
Public	1/200 SF of Gross Floor Area + 1/2 practice tees in driving range + 4/each green in play
Private/Semi-Private	1/200 SF of Gross Floor Area + 2/each green in play
Health Spa, Gyms, Tennis, Handball, Racquetball Courts and/or Clubs	1/100 SF of Gross Floor Area + 2/court of play
High Schools	1/each staff + 1/3 students + 1 visitor space for every 10 staff and student space
Hospitals	1/each bed + 1.5/employee during peak shift + 20 for emergency room services
Hotels and Motels	1/guest room or unit + 1/200 SF office + 1/each cleaning staff + 1-10'x75' truck space/15 units
Industrial	
Manufacturing	1/500 SF of Gross Floor Area
Warehouse	1/500 SF of Gross Floor Area
Garage, General Auto Repair, Service Station Car Wash w/o Convenience Store	1/300 SF of Gross Floor Area
Convenience Store with Gas Pumps	1/gas pump + 1/75 SF of Gross Floor Area
Office	
General	1/200 SF of Gross Floor Area
Medical	1/100 SF of Gross Floor Area
Financial Institution	1/200 SF of Gross Floor Area
Outdoor Sales, Plant Nursery, Building Supplies w/ Office	1/300 SF of Gross Floor Area

Restaurant, Cafes, Bars, Taverns	1/50 SF of Net Floor Area including outdoor seating areas (excludes hallways, restrooms, storage) + 100 linear feet of queuing for drive-thru window
Theaters, Auditoriums, and Similar	1/3 fixed seats or 1/400 SF + 1/employee on largest shift
Museums, Art Galleries, and Similar	1/200 SF of Gross Floor Area
Handicapped Space Requirements	
Multi-Family Dwellings, Commercial, Retail, Office, Manufacturing, Warehousing, Recreational Facilities	1/25 spaces of vehicle parking

(A) *Handicapped Parking.* Handicapped parking shall comply with the requirements of the Americans with Disabilities Act, including all regulations adopted pursuant to that act, and to the following:

1. Each public and private parking lot is required to provide a minimum of one van accessible (handicap) parking space, of the minimum required accessible parking spaces as prescribed by the Americans with Disabilities Act.
2. Accessible parking spaces must be the closest spaces to the building's accessible entrance.
3. An accessible aisle must connect directly to the accessible route.
4. Accessible parking spaces and parking aisle must be level with no slope greater than 1:50.
5. All accessible parking spaces shall be designated with an unobscured vertical sign that shows the universal symbol of accessibility and references A.R.S. §28-881 et seq.
6. (D) In multi-family, commercial and industrial districts, handicapped parking spaces shall be provided at the ratio of three spaces for the first 50 parking spaces provided, and one space for each 20 spaces thereafter.

VII. ~~150.164~~ OFF-SITE STREET LOADING REQUIREMENTS.

(A) *Minimum loading space.* Commercial and industrial uses requiring delivery shall observe minimum loading space accommodation **within this section including required number of berths.**

(B) *Spaces required.* Every hotel, restaurant, department store, freight terminal or railroad yard, hospital or sanitarium, industrial plant, manufacturing establishments, retail establishment, storage warehouse or wholesale establishment and all other structures devoted to similar mercantile or industrial pursuits which has an aggregate gross floor area of ~~10,000~~**15,000** square feet or more, shall provide off-street truck loading or unloading berths in accordance with the following table:

<i>Square Feet of Aggregate Gross Floor Area Required</i>	<i>Required Number of Berths</i>
Building greater than 15,000 10,000 square feet up to and including 40,000 square feet	1
40,001 square feet up to 100,000 square feet	2
100,001 square feet up to 160,000 square feet	3
160,001 square feet up to 240,000 square feet	4
240,001 square feet up to 320,000 square feet	5
320,001 square feet up to 400,000 square feet	6
400,001 square feet up to 490,000 square feet	7
Each additional 100,000 square feet	1 additional

(C) Any office building 100,000 square feet or larger shall have at least 1 off-street loading berth.

~~150.165 STANDARDS FOR OFF-STREET LOADING FACILITIES.~~

~~All off-street loading facilities shall conform to the following standards:~~

(~~A~~ D) *Dimensions.* Unless otherwise specified in these zoning regulations, berths required shall be at least 45 feet in length and all loading berths shall be at least 12 feet in width and 14 feet in height, exclusive of aisle and maneuvering space.

(~~B~~ E) *Locations.*

(1) The space may occupy all or any part of any required yard space, except front and side yards, and shall not be located closer than 50 feet to any lot in any residential zone unless separated from the zone by a screening wall with a height of eight feet, a 20-foot landscape buffer with at least 50% of the view obscured by evergreen plant material or a combination of the above as approved by the ~~Planning Director~~ **Community Development Director or designee** or the Planning and Zoning Commission.

(2) Sufficient room for turning and maneuvering vehicles shall be provided on the site so that vehicles shall cross a property line only by driving forward. Driving over curbs or pavement rails is prohibited.

(3) Each loading berth shall be accessible from a street or alley or from an aisle or drive connecting with a street or alley, without traversing a residential district.

(4) Off-street loading facilities for a single use shall not be considered as providing required off-street loading facilities for any other use.

(5) If more than one use is located on a site, the number of loading berths provided shall be equal to the sum of the requirements prescribed in this Development Code for each use.

(6) ~~If more than one use is located on a site and~~ For sites with multiple tenants or uses, the total aggregate floor area of all uses shall be computed together to determine the minimum number of ~~the gross floor area of each use is less than the minimum for which loading berths are required but the aggregate gross floor area is greater than the minimum for which~~ loading berths are required. Off street loading berths shall be provided as if the aggregate gross floor area were used for the use requiring the greatest number of loading berths.

150.166 IMPROVEMENT STANDARDS.

(~~A~~ F) The loading area, aisles and access drives shall be paved and maintained to provide a durable, dustless surface and shall be so graded and drained to dispose of surface water without damage to private or public properties, streets or alleys.

(~~B~~ G) Bumper rails shall be provided at locations where needed for safety or to protect property.

(~~C~~ H) The loading area is to be illuminated and lighting shall be deflected away from the abutting residential site so as not to cause glare. Refer to Section 150.090 for additional lighting requirements.

150.167 COMPLIANCE.

(A I) Off-street loading facilities shall be located on the same site with the use for which the berths are required.

(~~B~~ J) ~~Proposed changes of use or enlargement of a site or structure shall be required to~~ At the time of initial occupancy, major alterations or enlargement of a site, or of completion of construction of a structure or of a major alteration or enlargement of a structure, there shall be provided by the owner, furnish a calculation report of identifying the required number off-street loading berths requirements with the Site Plan Design Review application. The number of loading berths provided for a major alteration or enlargement of a site or structure shall be in addition to the number existing prior to the alteration or enlargement.

(~~C~~ K) Space allocated to any off-street loading berth shall not be used to satisfy the space requirements for any off-street parking facility.

(~~D~~ L) No regular repair work or servicing of vehicles shall be conducted in a loading area.

VIII. DIMENSIONS AND CIRCULATION

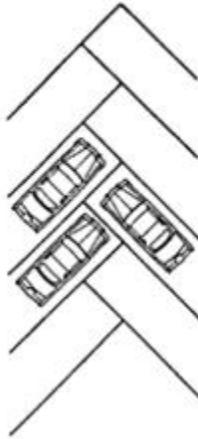
(A) *Parking Spaces.* Each parking space shall contain a rectangular area at least nineteen feet long (including a maximum of an eighteen-inch overhang) and nine feet wide.

(B) *Parking Aisles.* Parking aisle widths shall conform to the following table, which varies the width requirement according to the angle of parking:

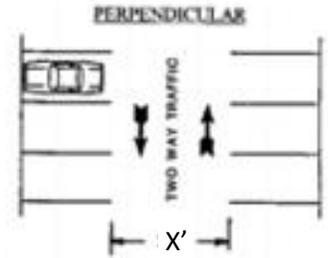
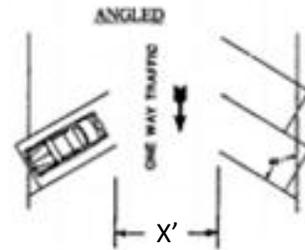
	Parking Angle				
	90°	60°	45°	30°	0°
	Required Aisle Width				

One-Way Traffic	24 ft.	18 ft.	13 ft.	12 ft.	13 ft.
Two-Way Traffic	24 ft.	23 ft.	21 ft.	20 ft.	19 ft.

Interlocking or Herringbone



Not Permitted Design



Permitted Designs

(C) *Commercial Parking Areas Adjacent to Residential Districts.* Commercial parking areas adjacent to residential districts and not separated by a public street shall have installed and maintained a solid decorative masonry wall six feet in height on the commercial district boundary line. This solid decorative masonry wall shall be reduced to four feet in height when located within the front yard area of the property abutting a residential district.

(D) *Driveways.* Driveways shall be provided only at locations approved by the Town Engineer. Driveways shall not be located less than thirty feet from any street intersection.

(E) *Passenger Drop-Off Points.* Drop-off points separated from street traffic and readily accessible without hazardous maneuvering, shall be provided in conjunction with the following uses: hotels, motels, hospitals and clinics, educational facilities with fifty or more pupils, daycare centers, religious facilities with one hundred or more seats, transit terminals, major recreational facilities, commercial airports, public buildings and offices and financial services.

(F) *Access and Maneuvering for Fire and Refuse Trucks.* Parking lots shall have the necessary dimensions for the on-site maneuvering of refuse vehicles and fire trucks.

IX. ELECTRIC VEHICLE PARKING

(A) Application

The Electrical Vehicle parking standards established in this section are intended to promote sustainability and alternative transportation practices.

(B) Designation of Electric Vehicle parking space

- (1) Parking lots containing 20 or more spaces, serving multiple unit dwellings, , or located within 100 feet from a highway or major arterial street shall include the installation of conduits to at least one percent of parking spaces in anticipation of a

need for Electric Vehicle Charging Stations. Fractional parking space amounts shall be rounded up to the nearest whole number.

- (2) *Signs or Markings.* Upon designation of a parking space or spaces for the exclusive use of Electric Vehicles (a) Signs or markings shall be placed to give adequate notice that the parking space or spaces are restricted and to be used only for Electric Vehicles.



	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 8b.
MEETING DATE: March 4, 2019 DEPARTMENT: Administration STAFF PRESENTER: Brent Billingsley, Town Manager SUBJECT: Prioritization of Construction Projects within the Historic District.		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading <input type="checkbox"/> Other
STRATEGIC PLAN REFERENCE: <input checked="" type="checkbox"/> Community Vitality <input checked="" type="checkbox"/> Economic Prosperity <input type="checkbox"/> Leadership and Governance <input type="checkbox"/> Partnership and Relationships <input type="checkbox"/> Transportation and Infrastructure <input type="checkbox"/> Statutory <input type="checkbox"/> None		

RECOMMENDED MOTION/ACTION:

Discussion and possible action on a prioritization of construction projects within the Historic District and related CIP projects that have been frozen.

BACKGROUND/DISCUSSION:

The Mayor and Council have made several decisions involving buildings in the Historic District. Staff will be providing an update as well as seeking clarified direction based on project importance, needs of the community, scope of work, and estimated costs.

Cuen Building

At the September 4, 2018 Town Council meeting, the Mayor and Town Council took the following action:

- On motion of Councilmember Guilin, seconded by Councilmember Wall, and carried (7-0) to direct staff to contact consultants who had prepared the plans for restoration to determine the cost to improve the Cuen Building, to obtain a Certificate of Occupancy, and add to the Town’s CIP Project List.

Per Council’s direction, staff contacted the architectural firm of Reece and Rowe Architects (RRA). This firm specializes in historic building rehabilitation and worked on several structures in downtown Florence, including the Cuen Building. Stephanie Rowe, principal at RRA, met with representatives of Town Staff on-site on October 24,

2018, to assess the current status of the structure and evaluate any work that had been completed by the previous holder of the property.

During this site visit, it was readily apparent that additional deterioration had occurred, and certain inappropriate improvements were contributing to that situation. The on-site visit noted that:

- the roof was further compromised by several years of rain seepage and subsequent wood rotting;
- an interior adobe divider wall had been partially removed and the remaining wall was further compromised;
- an inappropriate cement mortar was used in place of stucco on various locations of the interior walls that will ultimately have to be removed and any damage caused by that material would have to be corrected;
- there were limited exterior wall 'bowing' and accompanying incomplete window sets; and
- there were other miscellaneous issues found throughout the structure.

Ms. Rowe followed-up the visual inspection with an estimate of her services to modify previous architectural plans for rehabilitation to cover items discovered during the on-site visit. A basic fee proposal of \$10,850 was submitted to update the plans, which does not include several items that she would not be able to estimate until certain specialized inspections take place. Those exceptions are noted in RRA's fee proposal. Staff anticipates that those extras could add an additional \$3,500-\$4,000 to the cost of updating the plans. At that point, the Town of Florence would own the plans and could either use them to obtain cost estimates for rehabilitation or include them as part of a public sale of the structure.

Subsequent to the submittal of the fee proposal, staff had a discussion with Ms. Rowe to determine an estimate for the rehabilitation of the approximately 1,000 square foot structure. It is estimated that that cost will run approximately \$250-\$300 per square foot, meaning the cost for rehabilitation of the Cuen Building is likely between \$260,850 to \$314,850. If Council elects to move forward with the rehabilitation of the Cuen Building, \$15,000 of Council contingencies from the list below would be used for architectural plans. The remaining amount would be placed in a future CIP project in a year determined by the Town Council.

Discussion on viability of the project based on square footage, cost, and end use of the building is important. Staff has reached out to the bidders on the Kokopelli Demolition project and requested a quote for also demolishing the Cuen building. That information will be provided at the March 4, 2019 meeting. Cost savings occur if both projects were to be demolished at the same time.

Attached for Council review is the January 28, 2015 Historic District Advisory Commission minutes, which has a motion to authorize the demolition of the Cuen Building. Council can at this time either move forward with authorizing the demolition or refer the item back to the HDAC for recommendations.

Kokopelli Update

At the October 15, 2018 joint meeting with the HDAC, the Council took the following actions:

- On motion of Vice Mayor Woolridge, seconded by Councilmember Wall, and carried (6-0) to authorize the Town Manager to use the City of Tucson Contract No. 18194601 Job Order for Demolition Services to solicit, negotiate, and enter into a contract with the selected vendor(s) in an amount not to exceed \$300,000 for demolition, abatement, remediation, removal and disposal of any structures (including debris) formerly constituting the Kokopelli Moon Saloon (APN 200-49-017A) located at 255 N. Main Street, Florence, and to possibly save the building.
- On motion of Vice-Mayor Woolridge, seconded by Councilmember Wall, and carried (6-0) to authorize the Town Manager, the Town's Attorneys and other representatives of the Town, on behalf of the Town of Florence, without further order of the Mayor and Common Council of the Town, to do all such acts and things, including full prosecution seeking demolition, remediation, abatement, removal and disposal of any structures (including debris) formerly constituting the Kokopelli Moon Saloon, Tax Parcel No. 200-49-017A located at 255 N. Main Street, Florence, Arizona (the "Property") and to pursue any and all actions including executing, filing and delivering all such notices, assessments, complaints, appeals, liens, certificates, recordings, filings, pleadings, correspondence, proceedings, agreements and other documents as may be necessary or convenient to be executed, filed and delivered on behalf of the Town in order to carry out the demolition, abatement, remediation and removal of any structures (including debris) formerly constituting the Kokopelli Moon Saloon, including the assessment, recording, lien, foreclosure, sale or purchase of the Property to satisfy liens.

Since October 15, 2018, staff has filed the necessary paper work in municipal court to receive the permissions necessary to act as directed by Council. Staff hired a testing company to sample and received an asbestos report with minimal amounts of asbestos present. On February 28, 2019, staff will review bids to demolish the structure. At the March 4, 2019 meeting, Council will receive costs to demolish the building. Staff anticipates those numbers will be considerably less than originally estimated.

Staff did speak with each bidder about the possibility of saving the Tack Room, per HDAC request. Each bidder expressed concern of viability based on the structural integrity once the surrounding structure is removed.

This project remains a high priority based on health and safety of the community.

Silver King Hotel Update:

The Town Council, as part of the budget process, included \$80,000 for repairs to the Silver King Hotel porch. This project is on track and expected to finish within this fiscal

year, depending on SHPO and HDAC approvals. If the project cannot be completed in this fiscal year, monies will be reallocated in 2019-20.

Not included in this year's budget is secondary access for Suite 201. Town staff is currently working on a solution and has contacted the original architect on the project. Staff has issued an order to proceed for work totaling \$10,250 for architectural plans to be updated to include a secondary access for Suite 201 through a fire hallway in Suite 202 to the outside staircase. The creation of the hallway will result in reducing the available space for Suite 202.

Until the drawings are complete, the Town will not have an estimated cost for construction. Staff will work with the tenant in Suite 202 during the construction phase.

This is a life safety issue. Staff cannot move forward in leasing Suite 201 until the access situation is mitigated.

During its October 15, 2018 meeting, Town Council agreed to hold off on the following projects to fund the Kokopelli demolition project.

Traffic Light at Hunt Highway and Highway 79.....	\$100,000
Police and Fire Vehicles	\$ 94,000
Economic Development	\$100,000
Public Relations Training.....	\$ 10,000
Tourism Initiatives.....	\$ 15,000
Non-Profit creation.....	\$ 20,000
	<u>\$339,000</u>

To date the Town has paid or committed to pay for the following:

Kokopelli Moon Saloon

Structural Report: Broderick Engineering	\$ 4,800
Fence: Slate Construction	\$ 9,993
Miscellaneous: True Value.....	\$ 97
Title Research: Fidelity National Title.....	\$ 1,680
Material Analysis: Terracon	<u>\$ 3,850</u>
	\$ 20,420

Silver King

Architectural Drawings	<u>\$ 10,250</u>
	\$ 10,250

TOTAL \$ 30,670

At this time, we ask Council to prioritize the construction projects within the Historic District, as well as the projects placed on hold, to reserve funding for said projects.

Staff is recommending the project priority be as follows:

1. Kokopelli Moon Saloon

2. Silver King Hotel
3. Release funding for purchase of police and fire vehicles.
4. Make a determination on Cuen Building (rehab, demolish, refer to HDAC)

Staff is recommending Council consider an alternative to the rehabilitation of the Cuen Building. If Council desires to rehab or construct a new building downtown, staff suggests a building that will have a larger impact on the Historic District, such as the General Store lot or the Elections lot. Both buildings were lost to fires and the lots have substantial square footage to be considered viable for either government or retail use. Using a cost estimator for a commercial building (attached), 6,000 square foot could potentially be built for the same cost as rehabilitation of the Cuen Building.

Historic District Advisory members were emailed a copy of this report. Notice of a quorum for the Historic District Advisory Board attendance at the March 4, 2019 meeting was posted in anticipation of their attendance.

The Power Point presentation will be handed out the night of the meeting. It will include costs associated with bids received on February 28, 2019.

A VOTE OF NO WOULD MEAN:

Not applicable, staff needs a motion from Council on the Town's prioritization of projects and funding sources.

A VOTE OF YES WOULD MEAN:

Not applicable, staff needs a motion from Council on the Town's prioritization of projects and funding sources.

FINANCIAL IMPACT:

Included in report.

ATTACHMENTS:

- Reece and Rowe Architects Fee Estimate
- Kokopelli Asbestos Report
- Silver King Architecture Report
- January 28, 2015 HDAC minutes regarding demolition of the Cuen Building
- September 4, 2018 Council Meeting minutes
- October 15, 2018 Joint Meeting minutes
- Commercial Cost Estimator (website calculation)



PHOENIX:

4343 E. AVALON DRIVE
 PHOENIX, ARIZONA 85018
 PHONE: 602-957-4343

FLAGSTAFF:

1254 W. UNIVERSITY AVE, #100
 FLAGSTAFF, ARIZONA 86001
 PHONE: 928-779-4340

November 5, 2018

Larry Harmer

Via email: larry.harmer@florenceaz.gov

Re: Professional Services proposal for remodel of historic Cuen Building in Florence Arizona

Thank you for the opportunity to present this proposal for architectural services from Reece and Rowe Architects, PLLC. Based on our meeting I understand the scope of this project to be to update the construction documents done in 2006 per current code and adjusted for the partial repairs and stabilizing work that has been done by others in the interim. Due to the historic status of the building the design will consider the requirements of the Secretary of the Interior's Standards for Rehabilitation and the State Office of Historic Preservation.

The invoices for the project will be based upon phases of our process, as illustrated below. These invoices will occur monthly or at project milestone points.

Architectural		= \$	2,850.00
Structural	Hourly Not To Exceed	= \$	3,000.00
Mechanical/Plumbing		= \$	1,000.00
Electrical		= \$	1,000.00
Construction Admin - Architectural	Hourly Not To Exceed	= \$	1,500.00
Construction Admin - Structural	Hourly Not To Exceed	= \$	1,500.00
	Total		10,850.00

Services to be included: Architectural design and drawings as described above. Two site visits to review the specific existing conditions are included, any additional site visits during the design will be additional services billed hourly per the attached rate sheet. Structural engineering will include one site visit during design, calculations plans and details. Mechanical, Plumbing and Electrical Engineers will update the 2006 drawings per current code and the slight revisions discussed. All drawings will be for the purposes of obtaining construction permit from the Town of Florence. Construction Administration is included for shop drawing review and basic coordination with the contractor, and three site visits during construction. Any additional site visits requested during construction will be billed hourly per the attached rate sheet.

Excluded:

MPE site visits if needed will be \$500 each. Energy Calculations if required by the Town will be \$150 for MP, \$250 for Electrical. Attendance at any Town Council or Historic District Advisory Commission meetings will be billed hourly per the attached rate schedule. Asbestos or any other Hazardous material testing or abatement. Any Zoning and or Variance processes. Any neighbor or Town cross access agreements. Phase 1 environmental studies. Geotechnical Soils Report. Traffic Impact Analysis. Off-site or on-site Civil Engineering. Landscape design and construction plans. LEED or other energy program documentation. Interior Decorating, (colors, wall paper, furniture etc). Any Fire Sprinkler and Fire Alarm drawings are to be provided by monitoring sub-contractor and submitted for separate permits as needed. Reimbursable expenses and any additional services will be billed per attached rate schedule. All Town review and permit fees shall be paid by owner. Special Inspections as required by the Town will be billed separately at the advertised amount typically from the engineer directly to the contractor.



PHOENIX:

4343 E. AVALON DRIVE
PHOENIX, ARIZONA 85018
PHONE: 602-957-4343

FLAGSTAFF:

1254 W. UNIVERSITY AVE, #100
FLAGSTAFF, ARIZONA 86001
PHONE: 928-779-4340

Limits of Liability: The Consultant, Reece And Rowe Architects, PLLC. (RAR), and the Client will discuss the risks and benefits associated with this project as well as the Consultant's fee for services. Consultant and Client agree to the fullest extent permitted by law, that all claims for damages of any kind arising out of the Services furnished under this Agreement and any Change Orders to this agreement, asserted against Consultant by Client (including client's officers, directors, employees, shareholders, members, agents, architects, other consultants, contractors and subcontractors) including claims against Consultant's officers, directors, employees, shareholders, members, and agents are limited to the total invoiced dollar value of the Services provided by Consultant under this Agreement and paid by Client, but in no event shall Consultant's liability exceed the amount of Consultant's available insurance proceeds. All claims, disputes or other matter between the parties to this Agreement shall be subject to and decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association.

Collection Costs: If the Client fails to make payments when due and RAR incurs any costs in order to collect overdue sums from the Client, the Client agrees that all such collection costs incurred shall immediately become due and payable to RAR. Collection costs shall include, without limitation, legal fees, collection agency fees and expenses, court costs, collection bonds and reasonable staff costs at standard billing rates for our time spent in efforts to collect.

Any significant design changes initiated by the client, or coordination with any outside firms will be billed at the advertised hourly rate.

Upon acceptance of this proposal, an AIA Form Standard Owner Architect Agreement may be executed.

Meetings and extra services to be performed by the Architect will be billed at the hourly rate on the attached rate schedule.

Please call if you have any questions regarding this proposal. Thank you again for this opportunity. We look forward to working with you.

Sincerely,

Stephanie Rowe

Stephanie Rowe, AIA, LEED AP

Accepted:

Date:

Asbestos Survey & TCLP Sampling

Former Kokopelli Moon Saloon

255 North Main Street

Florence, Pinal County, Arizona

January 18, 2019

Terracon Project No. 65187573



Prepared for:

Town of Florence - Public Works
Florence, Arizona

Prepared by:

Terracon Consultants, Inc.
Tempe, Arizona

terracon.com

Terracon

Environmental



Facilities



Geotechnical



Materials



January 18, 2019

Town of Florence - Public Works
425 East Ruggles Street
Florence, Arizona 85132

Attn: Mr. Christopher A. Salas, P.E. – Public Works Director / Town Engineer
P: (520) 868-7617
C: (520) 251-3118
E: christopher.salas@florenceaz.gov
Admin: susan.jonas@florenceaz.gov

Re: Asbestos Survey & TCLP Sampling
Former Kokopelli Moon Saloon
255 North Main Street
Florence, Pinal County, Arizona 85254
Terracon Project No. 65187573

Dear Mr. Salas:

Terracon Consultants, Inc. (Terracon) is pleased to submit the attached report for the above referenced site to Town of Florence - Public Works. The purpose of this report is to present the results of an Asbestos Survey & TCLP Sampling performed on January 4, 2019. This survey was conducted in general accordance with Terracon proposal no. P65187573, dated October 31, 2018. We understand that this survey was requested due to potential demolition of the above referenced building.

Terracon appreciates the opportunity to provide this service to Town of Florence - Public Works. If you have any questions regarding this report please contact the undersigned at 480-897-8200.

Sincerely,

Terracon Consultants, Inc.

Matthew R. Fogerson
Project Manager

David M. Matson, CHMM
Principal / Department Manager

Terracon Consultants, Inc. 4685 S. Ash Ave., Suite-H4 Tempe, AZ 85282-6767
P 480-897-8200 F 480-897-1133 terracon.com



Environmental



Facilities



Geotechnical



Materials

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**APPENDIX A IDENTIFIED ASBESTOS CONTAINING MATERIALS BY HA
MATERIALS CONTAINING 1% OR LESS ASBESTOS BY HA**

APPENDIX B ASBESTOS SAMPLE SUMMARY TABLE

APPENDIX C ASBESTOS ANALYTICAL LABORATORY DATA

APPENDIX D SAMPLE LOCATION MAP

APPENDIX E LICENSES AND CERTIFICATIONS

EXECUTIVE SUMMARY

Terracon Consultants, Inc. (Terracon) conducted an Asbestos Survey and Toxicity Characteristic Leaching Procedure (TCLP) Sampling for lead at the Kokopelli Moon Saloon, located at 255 North Main Street, Florence, Arizona. We understand this Asbestos Survey and TCLP Sampling was requested due to potential demolition of the on-site building. The purpose of this Asbestos Survey was to sample and identify suspect asbestos-containing materials (ACM) and to provide information regarding the identity, location, condition, and approximate quantities of ACM associated with interior and exterior building components. The Asbestos Survey and TCLP Sampling was performed on January 4, 2019 by Matthew Fogerson and Corey Griswold, Asbestos Hazard Emergency Response Act (AHERA) accredited asbestos building inspectors, in general accordance with our Agreement, dated October 31, 2018, and the sampling protocols established in United States Environmental Protection Agency (USEPA) 40 Code of Federal Regulations (CFR) Part 763, Subpart E, known as AHERA. Terracon collected 90 bulk samples from 30 homogeneous areas of suspect ACM for laboratory analysis.

The following asbestos containing material was identified as a result of laboratory analysis:

HA No.	Material Description	Material Location	% and Type Asbestos**	NESHAP Classification	Estimated Quantity*
22	Black Roofing Mastic	Roof Penetration of the SW Bldg. Caved in Roof	10% Chrysotile	Cat. I Non Friable	60 Sq. Ft.

The roof mastic is classified as Category I non-friable ACM which is not regulated by NESHAP. Removal or disturbance to this material should be performed by appropriately trained and certified personnel. Removed ACM should be disposed at a landfill that accepts asbestos waste. The landfill should be checked for acceptance of this material prior to disposal.

The following materials were identified as containing 1% or less asbestos by laboratory analysis:

HA No.	Material Description	Material Location	% and Type Asbestos	Estimated Quantity*
6	Off-White Compound with Multilayered Paint	Drywall System w/ Smooth Paint in SW Bldg.	1% Chrysotile (Point Count)	300 Sq. Ft.
10	White Window Glazing with White Paint	Window Glazing on the SW Bldg.	<1% Chrysotile	20 Sq. Ft.

The materials in the above table were determined through lab analysis to contain asbestos in concentrations of 1% or less, which is below the USEPA NESHAP threshold. As such, they are not considered ACM. However, compliance with the USOSHA standard (29 CFR 1926.1101) is still required. Compliance by building owners with the USOSHA asbestos regulations may result in response actions not required by the USEPA for certain unregulated materials. Under the USOSHA Construction Standard for Asbestos (29 CFR 1926.1101), materials containing less than or equal to 1% asbestos is still regulated to some degree. The employer who disturbs this asbestos material must, 1) use wet methods, 2) promptly contain any waste in leak-tight

containers, and 3) conduct air monitoring or have a negative exposure assessment. The waste is not regulated for transportation or disposal by USEPA or USOSHA.

Asbestos was not detected in the remaining samples collected and analyzed.

One composite TCLP samples was collected for lead analysis by Matthew Fogerson, an EPA-certified lead-based paint inspector. Based on the TCLP analytical data, the waste would not be considered hazardous waste and can be disposed of as general demolition debris.

A summary of the classification, condition and approximate quantity of identified ACM is presented in Appendix A. The summary of materials is presented in Appendix B. Laboratory analytical reports are included in Appendix C. A sample location map is included in Appendix D.

**ASBESTOS SURVEY & TCLP SAMPLING
FORMER KOKOPELLI MOON SALOON
255 NORTH MAIN STREET
FLORENCE, PINAL COUNTY, ARIZONA
JANUARY 18, 2019
Terracon Project No. 65187573**

1.0 INTRODUCTION

Terracon Consultants, Inc. (Terracon) conducted an Asbestos Survey and TCLP Sampling at the former Kokopelli Moon Saloon, located at 255 North Main Street, Florence, Arizona. The Asbestos Survey & TCLP Sampling was conducted on January 4, 2019, by Matthew Fogerson and Corey Griswold, AHERA accredited asbestos building inspectors, in general accordance with our Agreement dated October 31, 2018. The interior and exterior building components were surveyed, and homogeneous areas of suspect ACM were visually identified and documented. Although reasonable effort was made to survey accessible suspect materials, additional suspect but un-sampled materials could be located in walls, in voids, or in other concealed areas. Suspect ACM samples were collected in general accordance with the sampling protocols outlined in United States Environmental Protection Agency (USEPA) 40 Code of Federal Regulations (CFR) Part 763, Subpart E, known as AHERA. Samples were delivered to an accredited laboratory for analysis by Polarized Light Microscopy (PLM).

1.1 Project Objective

We understand this Asbestos Survey and TCLP Sampling was requested due to potential demolition of the on-site building to satisfy requirements of the USEPA 40 CFR Part 61, Subpart M, the National Emission Standards for Hazardous Air Pollutants (NESHAP).

1.2 Reliance

This report is for the exclusive use of the Town of Florence - Public Works for the project being discussed. Reliance by any other party on this report is prohibited without written authorization of Terracon and the Town of Florence - Public Works. Reliance on this report by the Town of Florence – Public Works and all authorized parties will be subject to the terms, conditions, and limitations stated in the proposal, this report, and Terracon’s Agreement for Services. The limitations of liability defined in Terracon’s Agreement for Services is the aggregate limit of Terracon’s liability to the Town of Florence - Public Works.

2.0 BUILDING DESCRIPTION

The site consists of three adjoining single-story buildings with an attached, enclosed, canopy covered, patio area. The northwest building consists of a large dirt floor area with a shallow basement, and a later modeled storage area with a drywall system, concrete and ceramic flooring and blown-in insulation. The exterior includes plaster and the roof consists of white sealant over foam on a wood deck.

The southwest building consists of a single large open room, with a central drywall system and sheet metal enclosed bathroom area. This building has extensive fire damage in which the entire roof has caved in, the entire floor is covered in debris, and the bathroom area is partially standing with a damaged HVAC system hanging overhead. The brick and mortar, plaster and adobe walls still stand. Debris consists of ceramic tile, vinyl floor tile, drywall system, window sealant, door caulking, asphalt roof membrane, roof penetration, white sealant and foam. The southeast patio area consists of plaster, concrete masonry unit (CMU) blocks, concrete floor and a metal sheet roof with caulk sealant.

The northeast building is a former adobe house that has been renovated into an office area. Building materials include plaster over adobe, concrete floors, drywall system, and ceramic tile. The roof consists of white sealant over foam on a wood deck.

3.0 FIELD ACTIVITIES

The comprehensive Asbestos Survey and TCLP sampling was conducted by Matthew Fogerson and Corey Griswold, AHERA accredited asbestos building inspectors. Mr. Fogerson is also an EPA Lead Paint Inspector. A copy of Mr. Fogerson's and Mr. Griswold's certifications are included in Appendix C. The Asbestos Survey was conducted in general accordance with the sample collection protocols established in USEPA 40 CFR Part 763, Subpart E, Section 763.86, AHERA. A summary of survey activities is provided below.

3.1 Visual Assessment

Survey activities were initiated with visual observation of the interior and exterior of the buildings to identify homogeneous areas of suspect ACM. A homogeneous area (HA) consists of building materials that appear similar throughout in terms of color and texture with consideration given to the date of application. Interior assessment was conducted in visually accessible areas of the buildings proposed for demolition. Building materials identified as unpainted metal, glass, or wood were not considered suspect ACM.

3.2 Physical Assessment

A physical assessment of each HA of suspect ACM was conducted to assess the friability and condition of the materials. A friable material is defined by the USEPA as a material which can be crumbled, pulverized, or reduced to powder by hand pressure when dry. Friability was assessed by physically touching suspect materials.

3.3 Sample Collection

Based on results of the visual observation, bulk samples of suspect ACM were collected in general accordance with USEPA AHERA sampling protocols. Samples of suspect materials were collected from randomly selected locations in each homogeneous area. Bulk samples were collected using wet methods as applicable to reduce the potential for fiber release. Samples were placed in sealable containers and labeled with unique sample numbers using an indelible marker. The selection of sample locations and frequency of sampling were based on Terracon's observations and the assumption that like materials in the same area are homogeneous in content.

Terracon collected 90 bulk samples from 30 homogeneous areas of suspect ACM. Summary tables of samples collected during the survey are included in Appendix B.

3.4 Sample Analysis

Asbestos

Bulk suspect asbestos samples were submitted under chain of custody to EMLab P&K, LLC of Phoenix, Arizona for analysis by polarized light microscopy with dispersion staining techniques per USEPA methodology 600/R-93/116. The percentage of asbestos, where applicable, was determined by microscopic visual estimation. EMLab P&K, LLC is accredited under the National Voluntary Laboratory Accreditation Program (NVLAP) Accreditation No. 500031-0.

A copy of the laboratory analytical report is included in Appendix C of this report.

TCLP

The composite representative sample of paint and substrate waste materials and completed chain-of-custody form were relinquished to APEX Analytical Laboratory in Tempe, Arizona (ADHS License No. AZ0768). The sample was submitted for Lead TCLP analysis by EPA Method 1311/6020A.

A copy of the laboratory analytical report is included in Appendix C of this report.

4.0 REGULATORY OVERVIEW

The Asbestos NESHAP program in Arizona is enforced by federal, state, and county Asbestos NESHAP Coordinators. For projects occurring in Pinal County, the County has been delegated authority from the EPA to enforce the Asbestos NESHAP within its respective jurisdictional boundaries, excluding tribal lands.

The asbestos NESHAP (40 CFR Part 61, Subpart M) regulates asbestos fiber emissions and asbestos waste disposal practices. The asbestos NESHAP regulation also requires the identification and classification of existing ACM according to friability prior to demolition or renovation activity. Friable ACM is a material containing more than 1% asbestos that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. All friable ACM is considered regulated asbestos containing material (RACM).

The asbestos NESHAP regulation classifies material subject to demolition or renovation as either RACM, Category I non-friable ACM, or Category II non-friable ACM. RACM includes all friable ACM (pre-disturbance), along with Category I non-friable ACM that becomes friable (during disturbance), and Category I non-friable ACM subject to sanding, grinding, cutting, or abrading, or Category II non-friable ACM with a high probability of becoming crumbled, pulverized, or reduced to powder by forces expected to act on the material during disturbance. Category I non-friable ACM are exclusively asbestos-containing packings, gaskets, resilient floor coverings, and asphalt roofing products that contain more than 1% asbestos. Category II non-friable ACM are all other non-friable materials (other than Category I non-friable ACM) that contain more than 1% asbestos. Category II non-friable ACM generally includes (but is not limited to) cementitious material such as: cement pipes, cement siding, cement panels, glazing, mortar, and grouts.

The United States Occupational Safety and Health Administration (USOSHA) asbestos standard for construction (29 CFR 1926.1101) regulates workplace exposure to asbestos. The USOSHA standard requires that employee exposure to airborne asbestos must not exceed 0.1 fibers per cubic centimeter of air (0.1 f/cc) as an eight hour time weighted average (TWA) and not exceed 1.0 fibers per cubic centimeter of air (1.0 f/cc) over a 30 minute time period known as an excursion limit (EL). The TWA and EL are known as USOSHA's asbestos permissible exposure limits (PELs). The USOSHA standard classifies construction and maintenance activities which could disturb ACM, and specifies work practices and precautions which employers must follow when engaging in each class of regulated work.

5.0 FINDINGS

Asbestos

The following asbestos containing material was identified as a result of laboratory analysis:

Asbestos Survey & TCLP Sampling

Former Kokopelli Moon Saloon ■ Florence, Arizona

January 18, 2019 ■ Terracon Project No. 65187573



HA No.	Material Description	Material Location	% and Type Asbestos**	NESHAP Classification	Estimated Quantity*
22	Black Roofing Mastic	Roof Penetration of the SW Bldg. Caved in Roof	10% Chrysotile	Cat. I Non Friable	60 Sq. Ft.

The roof penetration mastic is classified as Category I non-friable ACM and is not regulated by NESHAP. Removal or disturbance to these materials should be performed by appropriately trained and certified personnel. Removed ACM should be disposed at a landfill that accepts asbestos waste. The landfill should be checked for acceptance of this material prior to disposal.

The following materials were identified as containing 1% or less asbestos by laboratory analysis:

HA No.	Material Description	Material Location	% and Type Asbestos	Estimated Quantity*
6	Off-White Compound with Multilayered Paint	Drywall System w/ Smooth Paint in SW Bldg.	1% Chrysotile (Point Count)	300 Sq. Ft.
10	White Window Glazing with White Paint	Window Glazing on the SW Bldg.	<1% Chrysotile	20 Sq. Ft.

The materials in the above table were determined through lab analysis to contain asbestos in concentrations of 1% or less, which is below the USEPA NESHAP threshold. As such, they are not considered ACM. However, compliance with the USOSHA standard (29 CFR 1926.1101) is still required. Compliance by building owners with the USOSHA asbestos regulations may result in response actions not required by the USEPA for certain unregulated materials. Under the USOSHA Construction Standard for Asbestos (29 CFR 1926.1101), materials containing less than or equal to 1% asbestos is still regulated to some degree. The employer who disturbs this asbestos material must, 1) use wet methods, 2) promptly contain any waste in leak-tight containers, and 3) conduct air monitoring or have a negative exposure assessment. The waste is not regulated for transportation or disposal by USEPA or USOSHA.

Asbestos was not detected in the remaining samples collected and analyzed.

A summary of the classification, condition and approximate quantity of identified ACM is presented in Appendix A. The summary of materials is presented in Appendix B. Laboratory analytical reports are included in Appendix C. A sample location map is included in Appendix D.

TCLP

The sample was found not to contain lead at a concentration above laboratory detection limits and the TCLP regulatory threshold for Lead of 5.0 milligrams per liter (mg/L). Based on the TCLP analytical results, the waste would not be considered hazardous and materials may be disposed of

Asbestos Survey & TCLP Sampling

Former Kokopelli Moon Saloon ■ Florence, Arizona

January 18, 2019 ■ Terracon Project No. 65187573



as general construction/demolition waste. The laboratory analytical report is included in Appendix C.

6.0 LIMITATIONS/GENERAL COMMENTS

Terracon did not perform sampling requiring demolition or destructive activities such as knocking holes in walls, dismantling of equipment, or removal of protective coverings. Reasonable efforts to access suspect materials within known areas of restricted access (e.g., crawl spaces) were made; however, confined spaces or areas which may pose a health or safety risk to Terracon personnel were not sampled. Sampling did not include suspect materials which could not be safely reached with available ladders/man-lifts.

This Asbestos Survey and TCLP Sampling was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. The results, findings, conclusions, and recommendations expressed in this report are based on conditions observed during our survey of the building. The information contained in this report is relevant to the date on which this survey was performed, and should not be relied upon to represent conditions at a later date. This report has been prepared on behalf of and exclusively for use by the Town of Florence - Public Works for specific application to their project as discussed. This report is not a bidding document. Contractors or consultants reviewing this report must draw their own conclusions regarding further investigation or remediation deemed necessary. Terracon does not warrant the work of regulatory agencies, laboratories, or other third parties supplying information which may have been used in the preparation of this report. No warranty, express or implied, is made.

APPENDIX A
FORMER KOKOPELLI MOON SALOON
255 North Main Street, Florence, Arizona
Terracon Project No. 65187573

IDENTIFIED ASBESTOS CONTAINING MATERIALS BY HOMOGENEOUS AREA (HA)

HA No.	Material Description	Material Location	% and Type Asbestos**	NESHAP Classification	Condition	Estimated Quantity*
22	Black Roofing Mastic	Roof Penetration of the SW Bldg. Caved in Roof	10% Chrysotile	Cat. I Non Friable	Damaged	60 Sq. Ft.

***Estimated quantities** are based on a cursory field evaluation, and actual quantities may vary significantly, especially if asbestos containing materials are present in hidden and/or inaccessible areas not evaluated as part of this survey.

****% & Type Asbestos** = this column contains both the analytical result of the sample with the highest concentration of asbestos detected in the samples that make up the HA and the types of asbestos identified.

The materials listed in this table have been sampled and determined to contain asbestos in concentrations greater than 1%. When disturbed, various federal, state and local regulations may apply. These materials should be monitored for damage over time and repaired as necessary by appropriately trained personnel. Removal may be necessary before renovations and in most cases before a demolition. See Appendix B for a summary of samples collected. See Appendix C for detailed analytical results.

MATERIALS CONTAINING 1% OR LESS ASBESTOS BY HA

HA No.	Material Description	Material Location	% and Type Asbestos	Condition	Estimated Quantity*
6	Off-White Compound with Multilayered Paint	Drywall System w/ Smooth Paint in SW Bldg.	1% Chrysotile (Point Count)	Good	300 Sq. Ft.
10	White Window Glazing with White Paint	Window Glazing on the SW Bldg.	<1% Chrysotile	Damaged	20 Sq. Ft.

Materials containing 1% or less asbestos are not regulated by NESHAP or AHERA; however the OSHA personal exposure limits (0.1 f/cc of air as an eight hour time weighted average or 1.0 f/cc of air over 30 minutes) for asbestos apply when materials containing 1% asbestos or less are disturbed during renovations or demolitions. A listing of materials that contain 1% asbestos or less is provided above to enable the renovation/demolition contractor to make appropriate decisions concerning compliance issues with applicable OSHA regulations.

APPENDIX B

FORMER KOKOPELLI MOON SALOON
255 North Main Street, Florence, Arizona
Terracon Project No. 65187573

ASBESTOS SURVEY SAMPLE SUMMARY

HA No.	Material Description	Sample Number	Sample Location	Lab Results
1	Brown Brick	1-MA5-A	Brick & Mortar in SW Bldg.	None Detected
1	White Mortar	1-MA5-A	Brick & Mortar in SW Bldg.	None Detected
1	Brown Brick	1-MA5-B	Brick & Mortar in SW Bldg.	None Detected
1	White Mortar	1-MA5-B	Brick & Mortar in SW Bldg.	None Detected
1	Brown Brick	1-MA5-C	Brick & Mortar in SW Bldg.	None Detected
1	White Mortar	1-MA5-C	Brick & Mortar in SW Bldg.	None Detected
2	Off-White Ceramic Tile	2-MA5-A	1"X1" Ceramic Tile in SW Bldg.	None Detected
2	Off-White Grout	2-MA5-A	1"X1" Ceramic Tile in SW Bldg.	None Detected
2	Black Mastic	2-MA5-A	1"X1" Ceramic Tile in SW Bldg.	None Detected
2	Off-White Ceramic Tile	2-MA5-B	1"X1" Ceramic Tile in SW Bldg.	None Detected
2	Off-White Grout	2-MA5-B	1"X1" Ceramic Tile in SW Bldg.	None Detected
2	Black Mastic	2-MA5-B	1"X1" Ceramic Tile in SW Bldg.	None Detected
2	Off-White Ceramic Tile	2-MA5-C	1"X1" Ceramic Tile in SW Bldg.	None Detected
2	Off-White Grout	2-MA5-C	1"X1" Ceramic Tile in SW Bldg.	None Detected
2	Black Mastic	2-MA5-C	1"X1" Ceramic Tile in SW Bldg.	None Detected
3	Brown Debris	3-FT2-A	12'X12' Vinyl Floor Tile in SW Bldg.	None Detected
3	Black Floor Tile	3-FT2-A	12'X12' Vinyl Floor Tile in SW Bldg.	None Detected
3	Yellow Mastic	3-FT2-A	12'X12' Vinyl Floor Tile in SW Bldg.	None Detected
3	Dark Gray Leveling Compound	3-FT2-A	12'X12' Vinyl Floor Tile in SW Bldg.	None Detected
3	Yellow Mastic	3-FT2-A	12'X12' Vinyl Floor Tile in SW Bldg.	None Detected
3	Brown Debris	3-FT2-B	12'X12' Vinyl Floor Tile in SW Bldg.	None Detected
3	Black Floor Tile	3-FT2-B	12'X12' Vinyl Floor Tile in SW Bldg.	None Detected
3	Yellow Mastic	3-FT2-B	12'X12' Vinyl Floor Tile in SW Bldg.	None Detected

HA No.	Material Description	Sample Number	Sample Location	Lab Results
3	Dark Gray Leveling Compound	3-FT2-B	12'X12' Vinyl Floor Tile in SW Bldg.	None Detected
3	Yellow Mastic	3-FT2-B	12'X12' Vinyl Floor Tile in SW Bldg.	None Detected
3	Brown Debris	3-FT2-C	12'X12' Vinyl Floor Tile in SW Bldg.	None Detected
3	Black Floor Tile	3-FT2-C	12'X12' Vinyl Floor Tile in SW Bldg.	None Detected
3	Yellow Mastic	3-FT2-C	12'X12' Vinyl Floor Tile in SW Bldg.	None Detected
3	Dark Gray Leveling Compound	3-FT2-C	12'X12' Vinyl Floor Tile in SW Bldg.	None Detected
3	Yellow Mastic	3-FT2-C	12'X12' Vinyl Floor Tile in SW Bldg.	None Detected
4	Black Roofing Shingle with Red Pebbles	4-RF5-A	Asphalt Membrane on SW Bldg. Caved in Roof	None Detected
4	Black Roofing Tar and Felt	4-RF5-A	Asphalt Membrane on SW Bldg. Caved in Roof	None Detected
4	Black Roofing Tar and Felt	4-RF5-A	Asphalt Membrane on SW Bldg. Caved in Roof	None Detected
4	Black Roofing Shingle with Red Pebbles	4-RF5-B	Asphalt Membrane on SW Bldg. Caved in Roof	None Detected
4	Black Roofing Tar and Felt	4-RF5-B	Asphalt Membrane on SW Bldg. Caved in Roof	None Detected
4	Black Roofing Tar and Felt	4-RF5-B	Asphalt Membrane on SW Bldg. Caved in Roof	None Detected
4	Black Roofing Shingle with Red Pebbles	4-RF5-C	Asphalt Membrane on SW Bldg. Caved in Roof	None Detected
4	Black Roofing Tar and Felt	4-RF5-C	Asphalt Membrane on SW Bldg. Caved in Roof	None Detected
5	White Sealant	5-RF5-A	White Sealant on SW Bldg. Caved in Roof	None Detected
5	Yellow Foam	5-RF5-A	White Sealant on SW Bldg. Caved in Roof	None Detected
5	White Sealant	5-RF5-B	White Sealant on SW Bldg. Caved in Roof	None Detected
5	Yellow Foam	5-RF5-B	White Sealant on SW Bldg. Caved in Roof	None Detected
5	White Sealant	5-RF5-C	White Sealant on SW Bldg. Caved in Roof	None Detected
5	Yellow Foam	5-RF5-C	White Sealant on SW Bldg. Caved in Roof	None Detected
6	White Compound	6-WB4-A	Drywall System w/ Smooth Paint in SW Bldg.	None Detected
6	White Drywall with Brown Paper and Multilayered Paint	6-WB4-A	Drywall System w/ Smooth Paint in SW Bldg.	None Detected
6	White Compound	6-WB4-B	Drywall System w/ Smooth Paint in SW Bldg.	None Detected
6	White Compound with Multilayered Paint	6-WB4-B	Drywall System w/ Smooth Paint in SW Bldg.	None Detected
6	White Drywall with Brown Paper	6-WB4-B	Drywall System w/ Smooth Paint in SW Bldg.	None Detected
6	Off-White Compound with Multilayered Paint	6-WB4-C	Drywall System w/ Smooth Paint in SW Bldg.	1% Chrysotile by 400 Point Count
6	White Drywall	6-WB4-C	Drywall System w/ Smooth Paint in SW Bldg.	None Detected
7	Dark Gray Skim Coat	7-MA5-A	Plaster Walls in SW Bldg.	None Detected
7	Gray Base Coat	7-MA5-A	Plaster Walls in SW Bldg.	None Detected
7	Dark Gray Skim Coat with Multilayered Paint	7-MA5-B	Plaster Walls in SW Bldg.	None Detected
7	Gray Base Coat	7-MA5-B	Plaster Walls in SW Bldg.	None Detected
7	Dark Gray Skim Coat with Multilayered Paint	7-MA5-C	Plaster Walls in SW Bldg.	None Detected
7	Gray Base Coat	7-MA5-C	Plaster Walls in SW Bldg.	None Detected

HA No.	Material Description	Sample Number	Sample Location	Lab Results
8	Gray Plaster with Multilayered Paint	8-MA5-A	Plaster Walls in the SE Patio	None Detected
8	Gray Plaster with Multilayered Paint	8-MA5-B	Plaster Walls in the SE Patio	None Detected
8	Gray Plaster with Multilayered Paint	8-MA5-C	Plaster Walls in the SE Patio	None Detected
9	Gray Cementitious Material with Red Paint	9-MA5-A	CMU Walls in SE. Patio	None Detected
9	Gray Cementitious Material with Red Paint	9-MA5-B	CMU Walls in SE. Patio	None Detected
9	Gray Cementitious Material with Red Paint	9-MA5-C	CMU Walls in SE. Patio	None Detected
10	White Window Glazing with White Paint	10-GZ5-A	Window Glazing on the SW Bldg.	<1% Chrysotile
10	White Window Glazing with White Paint	10-GZ5-B	Window Glazing on the SW Bldg.	<1% Chrysotile
10	White Window Glazing with Brown Paint	10-GZ5-C	Window Glazing on the SW Bldg.	None Detected
11	Black Caulk	11-CA5-A	Window Caulking & Door on the SW Bldg. Main Entrance.	None Detected
11	Black Caulk	11-CA5-B	Window Caulking & Door on the SW Bldg. Main Entrance.	None Detected
11	Black Caulk	11-CA5-C	Window Caulking & Door on the SW Bldg. Main Entrance.	None Detected
12	White Skim Coat with Multilayered Paint	12-MA5-A	Plaster Walls in the NW Bldg.	None Detected
12	Brown Base Coat	12-MA5-A	Plaster Walls in the NW Bldg.	None Detected
12	White Skim Coat with Multilayered Paint	12-MA5-B	Plaster Walls in the NW Bldg.	None Detected
12	Brown Base Coat	12-MA5-B	Plaster Walls in the NW Bldg.	None Detected
12	White Skim Coat with Multilayered Paint	12-MA5-C	Plaster Walls in the NW Bldg.	None Detected
12	Brown Base Coat	12-MA5-C	Plaster Walls in the NW Bldg.	None Detected
13	White Drywall with Brown Paper	13-WB1-A	Unfinished Drywall in the NW Bldg.	None Detected
13	White Drywall with Brown Paper	13-WB1-B	Unfinished Drywall in the NW Bldg.	None Detected
13	White Drywall with Brown Paper	13-WB1-C	Unfinished Drywall in the NW Bldg.	None Detected
14	Tan Ceramic Tile	14-MA5-A	16"X16" Ceramic Tile in the NW Bldg.	None Detected
14	Gray Grout	14-MA5-A	16"X16" Ceramic Tile in the NW Bldg.	None Detected
14	Tan Ceramic Tile	14-MA5-B	16"X16" Ceramic Tile in the NW Bldg.	None Detected
14	Gray Grout	14-MA5-B	16"X16" Ceramic Tile in the NW Bldg.	None Detected
14	Tan Ceramic Tile	14-MA5-C	16"X16" Ceramic Tile in the NW Bldg.	None Detected
14	Gray Grout	14-MA5-C	16"X16" Ceramic Tile in the NW Bldg.	None Detected
15	Brown Insulation	15-BT5-A	Blown-in Insulation in the NW Bldg.	None Detected
15	Brown Insulation	15-BT5-B	Blown-in Insulation in the NW Bldg.	None Detected
15	Brown Insulation	15-BT5-C	Blown-in Insulation in the NW Bldg.	None Detected
16	White Texture with Tan Paint	16-WB4-A	Drywall System w/ Speckle Texture in the NW Bldg.	None Detected

HA No.	Material Description	Sample Number	Sample Location	Lab Results
16	White Drywall with Brown Paper	16-WB4-A	Drywall System w/ Speckle Texture in the NW Bldg.	None Detected
16	White Texture with Tan Paint	16-WB4-B	Drywall System w/ Speckle Texture in the NW Bldg.	None Detected
16	White Drywall with Brown Paper	16-WB4-B	Drywall System w/ Speckle Texture in the NW Bldg.	None Detected
16	White Texture with Tan Paint	16-WB4-C	Drywall System w/ Speckle Texture in the NW Bldg.	None Detected
16	White Drywall with Brown Paper	16-WB4-C	Drywall System w/ Speckle Texture in the NW Bldg.	None Detected
17	Gray Stucco	17-MA5-A	Stucco Wall in the NW Bldg.	None Detected
17	Gray Stucco	17-MA5-B	Stucco Wall in the NW Bldg.	None Detected
17	Gray Stucco	17-MA5-C	Stucco Wall in the NW Bldg.	None Detected
18	White Compound with White Paint	18-MA5-A	Plaster Walls in the NE Bldg.	None Detected
18	White Skim Coat with Multilayered Paint	18-MA5-A	Plaster Walls in the NE Bldg.	None Detected
18	Gray Base Coat	18-MA5-A	Plaster Walls in the NE Bldg.	None Detected
18	White Compound with White Paint	18-MA5-B	Plaster Walls in the NE Bldg.	None Detected
18	White Skim Coat with Multilayered Paint	18-MA5-B	Plaster Walls in the NE Bldg.	None Detected
18	Gray Base Coat	18-MA5-B	Plaster Walls in the NE Bldg.	None Detected
18	White Skim Coat with Multilayered Paint	18-MA5-C	Plaster Walls in the NE Bldg.	None Detected
18	Gray Base Coat	18-MA5-C	Plaster Walls in the NE Bldg.	None Detected
19	White Drywall with Brown Paper and Multilayered Paint	19-WB4-A	Drywall System w/ Rough Texture on Ceiling in the NE Bldg.	None Detected
19	White Drywall with Brown Paper and Multilayered Paint	19-WB4-B	Drywall System w/ Rough Texture on Ceiling in the NE Bldg.	None Detected
19	White Drywall with Brown Paper and Multilayered Paint	19-WB4-C	Drywall System w/ Rough Texture on Ceiling in the NE Bldg.	None Detected
20	Red Ceramic Tile	20-MA5-A	Various Sized Ceramic Tiles in the Bathroom of the NE Bldg.	None Detected
20	Light Brown Grout	20-MA5-A	Various Sized Ceramic Tiles in the Bathroom of the NE Bldg.	None Detected
20	Gray Thinset	20-MA5-A	Various Sized Ceramic Tiles in the Bathroom of the NE Bldg.	None Detected
20	Yellow Mastic	20-MA5-A	Various Sized Ceramic Tiles in the Bathroom of the NE Bldg.	None Detected

HA No.	Material Description	Sample Number	Sample Location	Lab Results
20	Red Ceramic Tile	20-MA5-B	Various Sized Ceramic Tiles in the Bathroom of the NE Bldg.	None Detected
20	Gray Thinset	20-MA5-B	Various Sized Ceramic Tiles in the Bathroom of the NE Bldg.	None Detected
20	Yellow Mastic	20-MA5-B	Various Sized Ceramic Tiles in the Bathroom of the NE Bldg.	None Detected
20	Brown Ceramic Tile	20-MA5-C	Various Sized Ceramic Tiles in the Bathroom of the NE Bldg.	None Detected
20	Gray Thinset	20-MA5-C	Various Sized Ceramic Tiles in the Bathroom of the NE Bldg.	None Detected
20	White Mastic	20-MA5-C	Various Sized Ceramic Tiles in the Bathroom of the NE Bldg.	None Detected
21	White Compound	21-WB4-A	Drywall System Patch in the Doorway of the SE Room of the NE Bldg.	None Detected
21	White Drywall with Brown Paper	21-WB4-A	Drywall System Patch in the Doorway of the SE Room of the NE Bldg.	None Detected
21	White Compound	21-WB4-B	Drywall System Patch in the Doorway of the SE Room of the NE Bldg.	None Detected
21	White Drywall with Brown Paper	21-WB4-B	Drywall System Patch in the Doorway of the SE Room of the NE Bldg.	None Detected
21	White Drywall with Brown Paper	21-WB4-C	Drywall System Patch in the Doorway of the SE Room of the NE Bldg.	None Detected
22	Black Roofing Mastic	22-RF5-A	Roof Penetration of the Caved in Roof of the SW Bldg.	10% Chrysotile
22	Black Woven Material	22-RF5-B	Roof Penetration of the Caved in Roof of the SW Bldg.	None Detected
22	Black Roofing Shingle with Multicolored Pebbles	22-RF5-B	Roof Penetration of the Caved in Roof of the SW Bldg.	None Detected
22	Black Roofing Tar	22-RF5-B	Roof Penetration of the Caved in Roof of the SW Bldg.	None Detected
22	Black Roofing Mastic	22-RF5-B	Roof Penetration of the Caved in Roof of the SW Bldg.	10% Chrysotile
22	Black Woven Material	22-RF5-C	Roof Penetration of the Caved in Roof of the SW Bldg.	None Detected
22	Black Roofing Shingle with Multicolored Pebbles	22-RF5-C	Roof Penetration of the Caved in Roof of the SW Bldg.	None Detected

HA No.	Material Description	Sample Number	Sample Location	Lab Results
22	Black Roofing Tar	22-RF5-C	Roof Penetration of the Caved in Roof of the SW Bldg.	None Detected
22	Black Roofing Mastic	22-RF5-C	Roof Penetration of the Caved in Roof of the SW Bldg.	10% Chrysotile
23	Brown Brick	23-MA5-A	Brick & Mortar Façade of the SW Bldg.	None Detected
23	Brown Mortar	23-MA5-A	Brick & Mortar Façade of the SW Bldg.	None Detected
23	Brown Brick	23-MA5-B	Brick & Mortar Façade of the SW Bldg.	None Detected
23	Brown Mortar	23-MA5-B	Brick & Mortar Façade of the SW Bldg.	None Detected
23	Brown Brick	23-MA5-C	Brick & Mortar Façade of the SW Bldg.	None Detected
23	Brown Mortar	23-MA5-C	Brick & Mortar Façade of the SW Bldg.	None Detected
24	Red Brick	24-MA5-A	Brick & Mortar Façade of the SE Patio	None Detected
24	Gray Mortar	24-MA5-A	Brick & Mortar Façade of the SE Patio	None Detected
24	Red Brick	24-MA5-B	Brick & Mortar Façade of the SE Patio	None Detected
24	Gray Mortar	24-MA5-B	Brick & Mortar Façade of the SE Patio	None Detected
24	Red Brick	24-MA5-C	Brick & Mortar Façade of the SE Patio	None Detected
24	Gray Mortar	24-MA5-C	Brick & Mortar Façade of the SE Patio	None Detected
25	Gray Stucco with White Paint	25-MA5-A	Stucco Exterior of the NW Bldg.	None Detected
25	Gray Stucco with Multilayered Paint	25-MA5-B	Stucco Exterior of the NW Bldg.	None Detected
25	Gray Stucco with Green Paint	25-MA5-C	Stucco Exterior of the NW Bldg.	None Detected
26	Gray Plaster with Tan Paint	26-MA5-A	Exterior Plaster on Adobe on the NE Bldg.	None Detected
26	Gray Plaster with Tan Paint	26-MA5-B	Exterior Plaster on Adobe on the NE Bldg.	None Detected
26	Gray Plaster with Multilayered Paint	26-MA5-C	Exterior Plaster on Adobe on the NE Bldg.	None Detected
26	Brown Plaster	26-MA5-C	Exterior Plaster on Adobe on the NE Bldg.	None Detected
27	White Sealant	27-RF5-A	White Sealant & Foam on the NE Bldg. Roof	None Detected
27	Yellow Foam	27-RF5-A	White Sealant & Foam on the NE Bldg. Roof	None Detected
27	White Sealant	27-RF5-B	White Sealant & Foam on the NE Bldg. Roof	None Detected
27	Yellow Foam	27-RF5-B	White Sealant & Foam on the NE Bldg. Roof	None Detected
27	White Sealant	27-RF5-C	White Sealant & Foam on the NE Bldg. Roof	None Detected
27	Yellow Foam	27-RF5-C	White Sealant & Foam on the NE Bldg. Roof	None Detected
28	White Caulk	28-RF5-A	White Roof Caulk on the SE Patio Roof	None Detected
28	White Caulk	28-RF5-B	White Roof Caulk on the SE Patio Roof	None Detected
28	White Caulk	28-RF5-C	White Roof Caulk on the SE Patio Roof	None Detected
29	White Sealant	29-RF5-A	White Sealant & Foam on the NW Bldg. Roof	None Detected
29	Yellow Foam	29-RF5-A	White Sealant & Foam on the NW Bldg. Roof	None Detected
29	White Sealant	29-RF5-B	White Sealant & Foam on the NW Bldg. Roof	None Detected
29	Yellow Foam	29-RF5-B	White Sealant & Foam on the NW Bldg. Roof	None Detected

HA No.	Material Description	Sample Number	Sample Location	Lab Results
29	White Sealant	29-RF5-C	White Sealant & Foam on the NW Bldg. Roof	None Detected
29	Yellow Foam	29-RF5-C	White Sealant & Foam on the NW Bldg. Roof	None Detected
30	Gray Concrete	30-MA5-A	Concrete Floor Throughout Bldgs. and Patio	None Detected
30	Black Non-Fibrous Material	30-MA5-A	Concrete Floor Throughout Bldgs. and Patio	None Detected
30	Gray Concrete	30-MA5-B	Concrete Floor Throughout Bldgs. and Patio	None Detected
30	Black Non-Fibrous Material	30-MA5-B	Concrete Floor Throughout Bldgs. and Patio	None Detected
30	Gray Concrete	30-MA5-C	Concrete Floor Throughout Bldgs. and Patio	None Detected

APPENDIX C

ASBESTOS ANALYTICAL LABORATORY DATA



Report for:

Mr. Matthew Fogerson
Terracon: AZ
4685 S Ash Avenue, Suite: H-4
Tempe, AZ 85282

Regarding: Project: 65187573; Kokopelli Moon Saloon
EML ID: 2071454

Approved by:

Dates of Analysis:
Asbestos PLM: 01-10-2019

A handwritten signature in cursive script that reads "Renee Luna-Trepczynski".

Approved Signatory
Renee Luna-Trepczynski

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1267)

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the items tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

EMLab P&K ("the Company") shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Client: Terracon: AZ
 C/O: Mr. Matthew Fogerson
 Re: 65187573; Kokopelli Moon Saloon

Date of Sampling: 01-04-2019
 Date of Receipt: 01-07-2019
 Date of Report: 01-10-2019

ASBESTOS PLM REPORT

Total Samples Submitted: 90
Total Samples Analyzed: 90
Total Samples with Layer Asbestos Content > 1%: 3

Location: 1-MA5-A, Brick & Mortar

Lab ID-Version‡: 9785972-1

Sample Layers	Asbestos Content
Brown Brick	ND
White Mortar	ND
Sample Composite Homogeneity:	Moderate

Location: 1-MA5-B, Brick & Mortar

Lab ID-Version‡: 9785973-1

Sample Layers	Asbestos Content
Brown Brick	ND
White Mortar	ND
Sample Composite Homogeneity:	Moderate

Location: 1-MA5-C, Brick & Mortar

Lab ID-Version‡: 9785974-1

Sample Layers	Asbestos Content
Brown Brick	ND
White Mortar	ND
Sample Composite Homogeneity:	Moderate

Location: 2-MA5-A, 1X1 Ceramic Tile

Lab ID-Version‡: 9785975-1

Sample Layers	Asbestos Content
Off-White Ceramic Tile	ND
Off-White Grout	ND
Black Mastic	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by any agency of the federal government. EMLab P&K reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Terracon: AZ
 C/O: Mr. Matthew Fogerson
 Re: 65187573; Kokopelli Moon Saloon

Date of Sampling: 01-04-2019
 Date of Receipt: 01-07-2019
 Date of Report: 01-10-2019

ASBESTOS PLM REPORT

Location: 2-MA5-B, 1X1 Ceramic Tile

Lab ID-Version‡: 9785976-1

Sample Layers	Asbestos Content
Off-White Ceramic Tile	ND
Off-White Grout	ND
Black Mastic	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

Location: 2-MA5-C, 1X1 Ceramic Tile

Lab ID-Version‡: 9785977-1

Sample Layers	Asbestos Content
Off-White Ceramic Tile	ND
Off-White Grout	ND
Black Mastic	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

Location: 3-FT2-A, 12X12 FT

Lab ID-Version‡: 9785978-1

Sample Layers	Asbestos Content
Brown Debris	ND
Black Floor Tile	ND
Yellow Mastic	ND
Dark Gray Leveling Compound	ND
Yellow Mastic	ND
Composite Non-Asbestos Content:	2% Cellulose
Sample Composite Homogeneity:	Poor

Location: 3-FT2-B, 12X12 FT

Lab ID-Version‡: 9785979-1

Sample Layers	Asbestos Content
Brown Debris	ND
Black Floor Tile	ND
Yellow Mastic	ND
Dark Gray Leveling Compound	ND
Yellow Mastic	ND
Composite Non-Asbestos Content:	2% Cellulose
Sample Composite Homogeneity:	Poor

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Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Terracon: AZ
 C/O: Mr. Matthew Fogerson
 Re: 65187573; Kokopelli Moon Saloon

Date of Sampling: 01-04-2019
 Date of Receipt: 01-07-2019
 Date of Report: 01-10-2019

ASBESTOS PLM REPORT

Location: 3-FT2-C, 12X12 FT

Lab ID-Version‡: 9785980-1

Sample Layers	Asbestos Content
Brown Debris	ND
Black Floor Tile	ND
Yellow Mastic	ND
Dark Gray Leveling Compound	ND
Yellow Mastic	ND
Composite Non-Asbestos Content:	2% Cellulose
Sample Composite Homogeneity:	Poor

Location: 4-RF5-A, Asphalt Membrane

Lab ID-Version‡: 9785981-1

Sample Layers	Asbestos Content
Black Roofing Shingle with Red Pebbles	ND
Black Roofing Tar and Felt	ND
Black Roofing Tar and Felt	ND
Composite Non-Asbestos Content:	25% Cellulose 5% Glass Fibers
Sample Composite Homogeneity:	Poor

Location: 4-RF5-B, Asphalt Membrane

Lab ID-Version‡: 9785982-1

Sample Layers	Asbestos Content
Black Roofing Shingle with Red Pebbles	ND
Black Roofing Tar and Felt	ND
Black Roofing Tar and Felt	ND
Composite Non-Asbestos Content:	25% Cellulose 5% Glass Fibers
Sample Composite Homogeneity:	Poor

Location: 4-RF5-C, Asphalt Membrane

Lab ID-Version‡: 9785983-1

Sample Layers	Asbestos Content
Black Roofing Shingle with Red Pebbles	ND
Black Roofing Tar and Felt	ND
Composite Non-Asbestos Content:	25% Cellulose 5% Glass Fibers
Sample Composite Homogeneity:	Moderate

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Client: Terracon: AZ
 C/O: Mr. Matthew Fogerson
 Re: 65187573; Kokopelli Moon Saloon

Date of Sampling: 01-04-2019
 Date of Receipt: 01-07-2019
 Date of Report: 01-10-2019

ASBESTOS PLM REPORT

Location: 5-RF5-A, White Sealant

Lab ID-Version‡: 9785984-1

Sample Layers	Asbestos Content
White Sealant	ND
Yellow Foam	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 5-RF5-B, White Sealant

Lab ID-Version‡: 9785985-1

Sample Layers	Asbestos Content
White Sealant	ND
Yellow Foam	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 5-RF5-C, White Sealant

Lab ID-Version‡: 9785986-1

Sample Layers	Asbestos Content
White Sealant	ND
Yellow Foam	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 6-WB4-A, Drywall System W/Smooth Paint

Lab ID-Version‡: 9785987-1

Sample Layers	Asbestos Content
White Compound	ND
White Drywall with Brown Paper and Multilayered Paint	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

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Client: Terracon: AZ
 C/O: Mr. Matthew Fogerson
 Re: 65187573; Kokopelli Moon Saloon

Date of Sampling: 01-04-2019
 Date of Receipt: 01-07-2019
 Date of Report: 01-10-2019

ASBESTOS PLM REPORT

Location: 6-WB4-B, Drywall System W/Smooth Paint

Lab ID-Version‡: 9785988-1

Sample Layers	Asbestos Content
White Compound	ND
White Compound with Multilayered Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Poor

Location: 6-WB4-C, Drywall System W/Smooth Paint

Lab ID-Version‡: 9785989-1

Sample Layers	Asbestos Content
Off-White Compound with Multilayered Paint	< 1% Chrysotile
White Drywall	ND
Sample Composite Homogeneity:	Moderate

Location: 7-MA5-A, Plaster

Lab ID-Version‡: 9785990-1

Sample Layers	Asbestos Content
Dark Gray Skim Coat	ND
Gray Base Coat	ND
Sample Composite Homogeneity:	Moderate

Location: 7-MA5-B, Plaster

Lab ID-Version‡: 9785991-1

Sample Layers	Asbestos Content
Dark Gray Skim Coat with Multilayered Paint	ND
Gray Base Coat	ND
Sample Composite Homogeneity:	Moderate

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Client: Terracon: AZ
 C/O: Mr. Matthew Fogerson
 Re: 65187573; Kokopelli Moon Saloon

Date of Sampling: 01-04-2019
 Date of Receipt: 01-07-2019
 Date of Report: 01-10-2019

ASBESTOS PLM REPORT

Location: 7-MA5-C, Plaster

Lab ID-Version‡: 9785992-1

Sample Layers	Asbestos Content
Dark Gray Skim Coat with Multilayered Paint	ND
Gray Base Coat	ND
Sample Composite Homogeneity: Moderate	

Location: 8-MA5-A, Plaster

Lab ID-Version‡: 9785993-1

Sample Layers	Asbestos Content
Gray Plaster with Multilayered Paint	ND
Sample Composite Homogeneity: Good	

Location: 8-MA5-B, Plaster

Lab ID-Version‡: 9785994-1

Sample Layers	Asbestos Content
Gray Plaster with Multilayered Paint	ND
Sample Composite Homogeneity: Good	

Location: 8-MA5-C, Plaster

Lab ID-Version‡: 9785995-1

Sample Layers	Asbestos Content
Gray Plaster with Multilayered Paint	ND
Sample Composite Homogeneity: Good	

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Client: Terracon: AZ
 C/O: Mr. Matthew Fogerson
 Re: 65187573; Kokopelli Moon Saloon

Date of Sampling: 01-04-2019
 Date of Receipt: 01-07-2019
 Date of Report: 01-10-2019

ASBESTOS PLM REPORT

Location: 9-MA5-A, CMU

Lab ID-Version‡: 9785996-1

Sample Layers	Asbestos Content
Gray Cementitious Material with Red Paint	ND
Sample Composite Homogeneity: Good	

Location: 9-MA5-B, CMU

Lab ID-Version‡: 9785997-1

Sample Layers	Asbestos Content
Gray Cementitious Material with Red Paint	ND
Sample Composite Homogeneity: Good	

Location: 9-MA5-C, CMU

Lab ID-Version‡: 9785998-1

Sample Layers	Asbestos Content
Gray Cementitious Material with Red Paint	ND
Sample Composite Homogeneity: Good	

Location: 10-GZ5-A, Window Glazing

Lab ID-Version‡: 9785999-1

Sample Layers	Asbestos Content
White Window Glazing with White Paint	< 1% Chrysotile
Sample Composite Homogeneity: Good	

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Client: Terracon: AZ
 C/O: Mr. Matthew Fogerson
 Re: 65187573; Kokopelli Moon Saloon

Date of Sampling: 01-04-2019
 Date of Receipt: 01-07-2019
 Date of Report: 01-10-2019

ASBESTOS PLM REPORT

Location: 10-GZ5-B, Window Glazing

Lab ID-Version‡: 9786000-1

Sample Layers	Asbestos Content
White Window Glazing with White Paint	< 1% Chrysotile
Sample Composite Homogeneity: Good	

Location: 10-GZ5-C, Window Glazing

Lab ID-Version‡: 9786001-1

Sample Layers	Asbestos Content
White Window Glazing with Brown Paint	ND
Sample Composite Homogeneity: Good	

Location: 11-CA5-A, Window Caulking & Door

Lab ID-Version‡: 9786002-1

Sample Layers	Asbestos Content
Black Caulk	ND
Sample Composite Homogeneity: Good	

Location: 11-CA5-B, Window Caulking & Door

Lab ID-Version‡: 9786003-1

Sample Layers	Asbestos Content
Black Caulk	ND
Sample Composite Homogeneity: Good	

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Client: Terracon: AZ
 C/O: Mr. Matthew Fogerson
 Re: 65187573; Kokopelli Moon Saloon

Date of Sampling: 01-04-2019
 Date of Receipt: 01-07-2019
 Date of Report: 01-10-2019

ASBESTOS PLM REPORT

Location: 11-CA5-C, Window Caulking & Door

Lab ID-Version‡: 9786004-1

Sample Layers	Asbestos Content
Black Caulk	ND
Sample Composite Homogeneity: Good	

Location: 12-MA5-A, Plaster

Lab ID-Version‡: 9786005-1

Sample Layers	Asbestos Content
White Skim Coat with Multilayered Paint	ND
Brown Base Coat	ND
Sample Composite Homogeneity: Moderate	

Location: 12-MA5-B, Plaster

Lab ID-Version‡: 9786006-1

Sample Layers	Asbestos Content
White Skim Coat with Multilayered Paint	ND
Brown Base Coat	ND
Sample Composite Homogeneity: Moderate	

Location: 12-MA5-C, Plaster

Lab ID-Version‡: 9786007-1

Sample Layers	Asbestos Content
White Skim Coat with Multilayered Paint	ND
Brown Base Coat	ND
Sample Composite Homogeneity: Moderate	

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Client: Terracon: AZ
 C/O: Mr. Matthew Fogerson
 Re: 65187573; Kokopelli Moon Saloon

Date of Sampling: 01-04-2019
 Date of Receipt: 01-07-2019
 Date of Report: 01-10-2019

ASBESTOS PLM REPORT**Location: 13-WB1-A, Unfinished Drywall**

Lab ID-Version‡: 9786008-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Good

Location: 13-WB1-B, Unfinished Drywall

Lab ID-Version‡: 9786009-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Good

Location: 13-WB1-C, Unfinished Drywall

Lab ID-Version‡: 9786010-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Good

Location: 14-MA5-A, 16X16 Ceramic Tile

Lab ID-Version‡: 9786011-1

Sample Layers	Asbestos Content
Tan Ceramic Tile	ND
Gray Grout	ND
Sample Composite Homogeneity:	Moderate

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Client: Terracon: AZ
 C/O: Mr. Matthew Fogerson
 Re: 65187573; Kokopelli Moon Saloon

Date of Sampling: 01-04-2019
 Date of Receipt: 01-07-2019
 Date of Report: 01-10-2019

ASBESTOS PLM REPORT**Location: 14-MA5-B, 16X16 Ceramic Tile**

Lab ID-Version‡: 9786012-1

Sample Layers	Asbestos Content
Tan Ceramic Tile	ND
Gray Grout	ND
Sample Composite Homogeneity:	Moderate

Location: 14-MA5-C, 16X16 Ceramic Tile

Lab ID-Version‡: 9786013-1

Sample Layers	Asbestos Content
Tan Ceramic Tile	ND
Gray Grout	ND
Sample Composite Homogeneity:	Moderate

Location: 15-BT5-A, Blown In Insulation

Lab ID-Version‡: 9786014-1

Sample Layers	Asbestos Content
Brown Insulation	ND
Composite Non-Asbestos Content:	99% Cellulose
Sample Composite Homogeneity:	Good

Location: 15-BT5-B, Blown In Insulation

Lab ID-Version‡: 9786015-1

Sample Layers	Asbestos Content
Brown Insulation	ND
Composite Non-Asbestos Content:	99% Cellulose
Sample Composite Homogeneity:	Good

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Client: Terracon: AZ
 C/O: Mr. Matthew Fogerson
 Re: 65187573; Kokopelli Moon Saloon

Date of Sampling: 01-04-2019
 Date of Receipt: 01-07-2019
 Date of Report: 01-10-2019

ASBESTOS PLM REPORT

Location: 15-BT5-C, Blown In Insulation

Lab ID-Version‡: 9786016-1

Sample Layers	Asbestos Content
Brown Insulation	ND
Composite Non-Asbestos Content:	99% Cellulose
Sample Composite Homogeneity:	Good

Location: 16-WB4-A, Drywall System W/Speckle Text.

Lab ID-Version‡: 9786017-1

Sample Layers	Asbestos Content
White Texture with Tan Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 16-WB4-B, Drywall System W/Speckle Text.

Lab ID-Version‡: 9786018-1

Sample Layers	Asbestos Content
White Texture with Tan Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 16-WB4-C, Drywall System W/Speckle Text.

Lab ID-Version‡: 9786019-1

Sample Layers	Asbestos Content
White Texture with Tan Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

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 Re: 65187573; Kokopelli Moon Saloon

Date of Sampling: 01-04-2019
 Date of Receipt: 01-07-2019
 Date of Report: 01-10-2019

ASBESTOS PLM REPORT**Location: 17-MA5-A, Stucco**

Lab ID-Version‡: 9786020-1

Sample Layers	Asbestos Content
Gray Stucco	ND
Composite Non-Asbestos Content:	2% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 17-MA5-B, Stucco

Lab ID-Version‡: 9786021-1

Sample Layers	Asbestos Content
Gray Stucco	ND
Composite Non-Asbestos Content:	2% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 17-MA5-C, Stucco

Lab ID-Version‡: 9786022-1

Sample Layers	Asbestos Content
Gray Stucco	ND
Composite Non-Asbestos Content:	2% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 18-MA5-A, Plaster

Lab ID-Version‡: 9786023-1

Sample Layers	Asbestos Content
White Compound with White Paint	ND
White Skim Coat with Multilayered Paint	ND
Gray Base Coat	ND
Sample Composite Homogeneity:	Poor

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Client: Terracon: AZ
 C/O: Mr. Matthew Fogerson
 Re: 65187573; Kokopelli Moon Saloon

Date of Sampling: 01-04-2019
 Date of Receipt: 01-07-2019
 Date of Report: 01-10-2019

ASBESTOS PLM REPORT

Location: 18-MA5-B, Plaster

Lab ID-Version‡: 9786024-1

Sample Layers	Asbestos Content
White Compound with White Paint	ND
White Skim Coat with Multilayered Paint	ND
Gray Base Coat	ND
Sample Composite Homogeneity:	Poor

Location: 18-MA5-C, Plaster

Lab ID-Version‡: 9786025-1

Sample Layers	Asbestos Content
White Skim Coat with Multilayered Paint	ND
Gray Base Coat	ND
Sample Composite Homogeneity:	Moderate

Location: 19-WB4-A, Drywall System W/Rough Text On Ceiling

Lab ID-Version‡: 9786026-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper and Multilayered Paint	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Good

Location: 19-WB4-B, Drywall System W/Rough Text On Ceiling

Lab ID-Version‡: 9786027-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper and Multilayered Paint	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Good

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Client: Terracon: AZ
C/O: Mr. Matthew Fogerson
Re: 65187573; Kokopelli Moon SaloonDate of Sampling: 01-04-2019
Date of Receipt: 01-07-2019
Date of Report: 01-10-2019**ASBESTOS PLM REPORT****Location: 19-WB4-C, Drywall System W/Rough Text On Ceiling**

Lab ID-Version‡: 9786028-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper and Multilayered Paint	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Good

Location: 20-MA5-A, Various Ceramic

Lab ID-Version‡: 9786029-1

Sample Layers	Asbestos Content
Red Ceramic Tile	ND
Light Brown Grout	ND
Gray Thinset	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Poor

Location: 20-MA5-B, Various Ceramic

Lab ID-Version‡: 9786030-1

Sample Layers	Asbestos Content
Red Ceramic Tile	ND
Gray Thinset	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Poor

Location: 20-MA5-C, Various Ceramic

Lab ID-Version‡: 9786031-1

Sample Layers	Asbestos Content
Brown Ceramic Tile	ND
Gray Thinset	ND
White Mastic	ND
Sample Composite Homogeneity:	Poor

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Client: Terracon: AZ
 C/O: Mr. Matthew Fogerson
 Re: 65187573; Kokopelli Moon Saloon

Date of Sampling: 01-04-2019
 Date of Receipt: 01-07-2019
 Date of Report: 01-10-2019

ASBESTOS PLM REPORT**Location: 21-WB4-A, Drywall System Patch**

Lab ID-Version‡: 9786032-1

Sample Layers	Asbestos Content
White Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 21-WB4-B, Drywall System Patch

Lab ID-Version‡: 9786033-1

Sample Layers	Asbestos Content
White Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 21-WB4-C, Drywall System Patch

Lab ID-Version‡: 9786034-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Good

Location: 22-RF5-A, Roof Penetration

Lab ID-Version‡: 9786035-1

Sample Layers	Asbestos Content
Black Roofing Mastic	10% Chrysotile
Sample Composite Homogeneity:	Good

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Client: Terracon: AZ
C/O: Mr. Matthew Fogerson
Re: 65187573; Kokopelli Moon SaloonDate of Sampling: 01-04-2019
Date of Receipt: 01-07-2019
Date of Report: 01-10-2019**ASBESTOS PLM REPORT****Location: 22-RF5-B, Roof Penetration**

Lab ID-Version‡: 9786036-1

Sample Layers	Asbestos Content
Black Woven Material	ND
Black Roofing Shingle with Multicolored Pebbles	ND
Black Roofing Tar	ND
Black Roofing Mastic	10% Chrysotile
Composite Non-Asbestos Content:	7% Cotton 3% Glass Fibers
Sample Composite Homogeneity:	Poor

Location: 22-RF5-C, Roof Penetration

Lab ID-Version‡: 9786037-1

Sample Layers	Asbestos Content
Black Woven Material	ND
Black Roofing Shingle with Multicolored Pebbles	ND
Black Roofing Tar	ND
Black Roofing Mastic	10% Chrysotile
Composite Non-Asbestos Content:	7% Cotton 3% Glass Fibers
Sample Composite Homogeneity:	Poor

Location: 23-MA5-A, Brick & Mortar Facade

Lab ID-Version‡: 9786038-1

Sample Layers	Asbestos Content
Brown Brick	ND
Brown Mortar	ND
Sample Composite Homogeneity:	Moderate

Location: 23-MA5-B, Brick & Mortar Facade

Lab ID-Version‡: 9786039-1

Sample Layers	Asbestos Content
Brown Brick	ND
Brown Mortar	ND
Sample Composite Homogeneity:	Moderate

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‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Terracon: AZ
 C/O: Mr. Matthew Fogerson
 Re: 65187573; Kokopelli Moon Saloon

Date of Sampling: 01-04-2019
 Date of Receipt: 01-07-2019
 Date of Report: 01-10-2019

ASBESTOS PLM REPORT

Location: 23-MA5-C, Brick & Mortar Facade

Lab ID-Version‡: 9786040-1

Sample Layers	Asbestos Content
Brown Brick	ND
Brown Mortar	ND
Sample Composite Homogeneity: Moderate	

Location: 24-MA5-A, Brick & Mortar Facade

Lab ID-Version‡: 9786041-1

Sample Layers	Asbestos Content
Red Brick	ND
Gray Mortar	ND
Sample Composite Homogeneity: Moderate	

Location: 24-MA5-B, Brick & Mortar Facade

Lab ID-Version‡: 9786042-1

Sample Layers	Asbestos Content
Red Brick	ND
Gray Mortar	ND
Sample Composite Homogeneity: Moderate	

Location: 24-MA5-C, Brick & Mortar Facade

Lab ID-Version‡: 9786043-1

Sample Layers	Asbestos Content
Red Brick	ND
Gray Mortar	ND
Sample Composite Homogeneity: Moderate	

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Client: Terracon: AZ
 C/O: Mr. Matthew Fogerson
 Re: 65187573; Kokopelli Moon Saloon

Date of Sampling: 01-04-2019
 Date of Receipt: 01-07-2019
 Date of Report: 01-10-2019

ASBESTOS PLM REPORT

Location: 25-MA5-A, Stucco

Lab ID-Version‡: 9786044-1

Sample Layers	Asbestos Content
Gray Stucco with White Paint	ND
Sample Composite Homogeneity: Good	

Location: 25-MA5-B, Stucco

Lab ID-Version‡: 9786045-1

Sample Layers	Asbestos Content
Gray Stucco with Multilayered Paint	ND
Sample Composite Homogeneity: Good	

Location: 25-MA5-C, Stucco

Lab ID-Version‡: 9786046-1

Sample Layers	Asbestos Content
Gray Stucco with Green Paint	ND
Composite Non-Asbestos Content:	2% Glass Fibers
Sample Composite Homogeneity: Good	

Location: 26-MA5-A, Plaster On Adobe

Lab ID-Version‡: 9786047-1

Sample Layers	Asbestos Content
Gray Plaster with Tan Paint	ND
Sample Composite Homogeneity: Good	

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Client: Terracon: AZ
 C/O: Mr. Matthew Fogerson
 Re: 65187573; Kokopelli Moon Saloon

Date of Sampling: 01-04-2019
 Date of Receipt: 01-07-2019
 Date of Report: 01-10-2019

ASBESTOS PLM REPORT

Location: 26-MA5-B, Plaster On Adobe

Lab ID-Version‡: 9786048-1

Sample Layers	Asbestos Content
Gray Plaster with Tan Paint	ND
Sample Composite Homogeneity: Good	

Location: 26-MA5-C, Plaster On Adobe

Lab ID-Version‡: 9786049-1

Sample Layers	Asbestos Content
Gray Plaster with Multilayered Paint	ND
Brown Plaster	ND
Composite Non-Asbestos Content:	3% Glass Fibers
Sample Composite Homogeneity: Moderate	

Location: 27-RF5-A, White Sealant & Foam

Lab ID-Version‡: 9786050-1

Sample Layers	Asbestos Content
White Sealant	ND
Yellow Foam	ND
Sample Composite Homogeneity: Moderate	

Location: 27-RF5-B, White Sealant & Foam

Lab ID-Version‡: 9786051-1

Sample Layers	Asbestos Content
White Sealant	ND
Yellow Foam	ND
Sample Composite Homogeneity: Moderate	

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Client: Terracon: AZ
 C/O: Mr. Matthew Fogerson
 Re: 65187573; Kokopelli Moon Saloon

Date of Sampling: 01-04-2019
 Date of Receipt: 01-07-2019
 Date of Report: 01-10-2019

ASBESTOS PLM REPORT

Location: 27-RF5-C, White Sealant & Foam

Lab ID-Version‡: 9786052-1

Sample Layers	Asbestos Content
White Sealant	ND
Yellow Foam	ND
Sample Composite Homogeneity: Moderate	

Location: 28-RF5-A, White Roof Caulk

Lab ID-Version‡: 9786053-1

Sample Layers	Asbestos Content
White Caulk	ND
Sample Composite Homogeneity: Good	

Location: 28-RF5-B, White Roof Caulk

Lab ID-Version‡: 9786054-1

Sample Layers	Asbestos Content
White Caulk	ND
Sample Composite Homogeneity: Good	

Location: 28-RF5-C, White Roof Caulk

Lab ID-Version‡: 9786055-1

Sample Layers	Asbestos Content
White Caulk	ND
Sample Composite Homogeneity: Good	

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Client: Terracon: AZ
 C/O: Mr. Matthew Fogerson
 Re: 65187573; Kokopelli Moon Saloon

Date of Sampling: 01-04-2019
 Date of Receipt: 01-07-2019
 Date of Report: 01-10-2019

ASBESTOS PLM REPORT

Location: 29-RF5-A, White Sealant & Foam

Lab ID-Version‡: 9786056-1

Sample Layers	Asbestos Content
White Sealant	ND
Yellow Foam	ND
Sample Composite Homogeneity: Moderate	

Location: 29-RF5-B, White Sealant & Foam

Lab ID-Version‡: 9786057-1

Sample Layers	Asbestos Content
White Sealant	ND
Yellow Foam	ND
Sample Composite Homogeneity: Moderate	

Location: 29-RF5-C, White Sealant & Foam

Lab ID-Version‡: 9786058-1

Sample Layers	Asbestos Content
White Sealant	ND
Yellow Foam	ND
Sample Composite Homogeneity: Moderate	

Location: 30-MA5-A, Concrete Floor

Lab ID-Version‡: 9786059-1

Sample Layers	Asbestos Content
Gray Concrete	ND
Black Non-Fibrous Material	ND
Composite Non-Asbestos Content: < 1% Cellulose	
Sample Composite Homogeneity: Moderate	

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Client: Terracon: AZ
 C/O: Mr. Matthew Fogerson
 Re: 65187573; Kokopelli Moon Saloon

Date of Sampling: 01-04-2019
 Date of Receipt: 01-07-2019
 Date of Report: 01-10-2019

ASBESTOS PLM REPORT

Location: 30-MA5-B, Concrete Floor

Lab ID-Version‡: 9786060-1

Sample Layers	Asbestos Content
Gray Concrete	ND
Black Non-Fibrous Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 30-MA5-C, Concrete Floor

Lab ID-Version‡: 9786061-1

Sample Layers	Asbestos Content
Gray Concrete	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Good

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Project No.: 65187573

Client: Town of Florence - Public Works

Building: Kokapelli Moon Saloon

Homogeneous Area: 1 Material Code: 1A5 Material Description: Brick + Mortar Friable Non-Friable

Size: Primary Color: Brown Secondary Color: Texture:

Material Quantity: SF LF EACH Estimated By: Drawing Field Measure

Homogeneous Material Location: RM 10

Sample No.	Functional Space	Origin	Length Dimensions	Width Dimensions	Height Dimensions	Surface	ACM?	Asbestos Percent and Type
A	RM 10	SE	12	0	3	F-W-C-O		
B	↓	↓	10	↓	↓	F-W-C-O		
C	↓	↓	8	↓	↓	F-W-C-O		
D						F-W-C-O		
E						F-W-C-O		
F						F-W-C-O		
G						F-W-C-O		

Comments:

Inspector: Matthew Fogerson
Cert. No.:
Signature:

Date: 1/4/2019
State:
Exp Date:

Inspector: Corey Griswold
Cert. No.:
Signature:

Date: 1/4/2019
State:
Exp Date:

Material Sample Sheet



002071454



Project No.: 65187573 Client: Town of Florence - Public Works Building: Kokopelli Moon Saloon

Homogeneous Area: 2 Material Code: AA5 Material Description: 1x1 CERAMIC TILE Friable Non-Friable

Size: Primary Color: Secondary Color: Texture:

Material Quantity: SF LF EACH Estimated By: Drawing Field Measure

Homogeneous Material Location: RM 10

Sample No.	Functional Space	Origin	East/West Dimension	North/South Dimension	Height	Surface	ACM?	Asbestos Percent and Type
A	RM 10	NE				F-W-C-O		
B	↓	↓				F-W-C-O		
C	↓	↓				F-W-C-O		
D						F-W-C-O		
E						F-W-C-O		
F						F-W-C-O		
G						F-W-C-O		

Comments:

Inspector: Matthew Fogerson Date: 1/4/2019 Inspector: Corey Griswold Date: 1/4/2019
 Cert. No.: State: Cert. No.: State:
 Signature: Exp Date: Signature: Exp Date:

Material Sample Sheet



Project No.: 65187573 Client: Town of Florence - Public Works Building: Kokopelli Moon Saloon

Homogeneous Area: 3 Material Code: FT2 Material Description: 12x12 FT Friable Non-Friable

Size: Primary Color: Blue Secondary Color: White Speck Texture:

Material Quantity: SF LF EACH Estimated By: Drawing Field Measure

Homogeneous Material Location: 2-110

Sample No.	Functional Space	Origin	East/West Dimension	North/South Dimension	Height A/E/F	Surface	ACM?	Asbestos Percent and Type
A	2-110					F-W-C-O		
B	↓					F-W-C-O		
C	↓					F-W-C-O		
D						F-W-C-O		
E						F-W-C-O		
F						F-W-C-O		
G						F-W-C-O		

Comments:

Inspector: Matthew Fogerson Date: 1/4/2019
 Cert. No.: State:
 Signature: Exp Date:

Inspector: Corey Griswold Date: 1/4/2019
 Cert. No.: State:
 Signature: Exp Date:

Material Sample Sheet



002071454



Project No.: 65187573

Client: Town of Florence - Public Works

Building: Kokopelli Moon Saloon

Homogeneous Area: 4

Material Code: 255

Material Description: ASPHALT MEMBRANE

Friable Non-Friable

Size: Primary Color:

Secondary Color:

Texture:

Material Quantity: SF LF EACH Estimated By: Drawing Field Measure

Homogeneous Material Location: RM 10

Sample No.	Functional Space	Origin	Sampling Dimensions	Non-sampling Dimensions	Length (ft)	Surface	ACM?	Asbestos Percent and Type
A	RM 10					F-W-C-O		
B						F-W-C-O		
C	∇					F-W-C-O		
D						F-W-C-O		
E						F-W-C-O		
F						F-W-C-O		
G						F-W-C-O		

Comments:

Inspector: Matthew Fogerson

Date: 1/4/2019

Inspector: Corey Griswold

Date: 1/4/2019

Cert. No.:

State:

Cert. No.:

State:

Signature:

Exp Date:

Signature:

Exp Date:

Material Sample Sheet



002071454

Terracon

Project No.: 65187573

Client: Town of Florence – Public Works

Building: Kokopelli Moon Saloon

Homogeneous Area: 5 Material Code: RFS Material Description: WHITE SEALANT Friable Non-Friable

Size: Primary Color: WHITE Secondary Color: Texture:

Material Quantity: SF LF EACH Estimated By: Drawing Field Measure

Homogeneous Material Location: RM 10

Sample No.	Functional Space	Origin	East/West Dimension	North/South Dimension	Height A/F/F	Surface	ACM?	Asbestos Percent and Type
A	RM 10					F-W-C-O		
B	↓					F-W-C-O		
C						F-W-C-O		
D						F-W-C-O		
E						F-W-C-O		
F						F-W-C-O		
G						F-W-C-O		

Comments:

Inspector: Matthew Fogerson	Date: 1/4/2019	Inspector: Corey Griswold	Date: 1/4/2019
Cert. No.:	State:	Cert. No.:	State:
Signature:	Exp. Date:	Signature:	Exp. Date:

Material Sample Sheet



002071454

Terracon

Project No.: 65187573

Client: Town of Florence - Public Works

Building: Kokopelli Moon Saloon

Homogeneous Area: 6

Material Code: WB4

Material Description: DRYWALL SYSTEM W/ SMOOTH PAINT

Friable Non-Friable

Size: Primary Color: WHITE

Secondary Color: Yellow/Red/Black

Texture:

Material Quantity: SF LF EACH Estimated By: Drawing Field Measure

Homogeneous Material Location: RM 10 + 10A

Sample No.	Functional Space	Origin	East/West Dimension	North/South Dimension	Height	Surface	ACCF	Asbestos Percent and Type
A	RM 10A					F-W-C-O		
B	↓					F-W-C-O		
C	RM 10					F-W-C-O		
D						F-W-C-O		
E						F-W-C-O		
F						F-W-C-O		
G						F-W-C-O		

Comments:

Inspector: Matthew Fogerson

Date: 1/4/2019

Inspector: Corey Griswold

Date: 1/4/2019

Cert. No.:

State:

Cert. No.:

State:

Signature:

Exp Date:

Signature:

Exp Date:

Material Sample Sheet



002071454

Terracon

Project No.: 65187573 Client: Town of Florence - Public Works Building: Kokopelli Moon Saloon

Homogeneous Area: 7 Material Code: VAS Material Description: PLASTER Friable Non-Friable

Size: Primary Color: VARIOUS COLORS Secondary Color: Texture:

Material Quantity: SF LF EACH Estimated By: Drawing Field Measure

Homogeneous Material Location: RM 10

Sample No.	Functional Space	Origin	East/West Dimension	North/South Dimension	Height (in feet)	Surface	ACM	Asbestos Percent and Type
A	RM 10					F-W-C-O		
B	↓					F-W-C-O		
C	↓					F-W-C-O		
D						F-W-C-O		
E						F-W-C-O		
F						F-W-C-O		
G						F-W-C-O		

Comments:

Inspector: Matthew Fogerson Date: 1/4/2019 Inspector: Corey Griswold Date: 1/4/2019
 Cert. No.: State: Cert. No.: State:
 Signature: Exp Date: Signature: Exp Date:

Material Sample Sheet



Terracon

Project No.: 65187573

Client: Town of Florence - Public Works

Building: Kokopelli Moon Saloon

Homogeneous Area: 0

Material Code: MAS

Material Description: PLASTER

Friable Non-Friable

Size: Primary Color: WHITE/RED/BLACK

Secondary Color:

Texture:

Material Quantity: SF LF EACH Estimated By: Drawing Field Measure

Homogeneous Material Location: RM 11

Sample No.	Functional Space	Origin	East/West Dimension	North/South Dimension	Height A/E/F	Surface	ACM?	Asbestos Percent and Type
A	RM 11	NW	0	4	5	F-W-C-O		
B		SW	0	4	5	F-W-C-O		
C		NE	4	0	5	F-W-C-O		
D						F-W-C-O		
E						F-W-C-O		
F						F-W-C-O		
G						F-W-C-O		

Comments:

Inspector: Matthew Fogerson
Date: 1/4/2019
Cert. No.:
Signature:

Date: 1/4/2019
State:
Exp Date:

Inspector: Corey Griswold
Date: 1/4/2019
Cert. No.:
Signature:

Date: 1/4/2019
State:
Exp Date:

Material Sample Sheet



Project No.: 65187573

Client: Town of Florence - Public Works

Building: Kokopelli Moon Saloon

Homogeneous Area: 9 Material Code: H45 Material Description: CMU Friable Non-Friable

Size: Primary Color: RED UNITS BLK Secondary Color: Texture:

Material Quantity: SF LF EACH Estimated By: Drawing Field Measure

Homogeneous Material Location: RM 11

Sample No.	Functional Space	Origin	East/West Dimension	North/South Dimension	Height	Surface	A/C/M?	Asbestos Percent and Type
A	RM 11	SW	8	0	4	F-W-C-O		
B	↓	SW	12	10	3	F-W-C-O		
C	↓	SE	0	10	3	F-W-C-O		
D						F-W-C-O		
E						F-W-C-O		
F						F-W-C-O		
G						F-W-C-O		

Comments:

Inspector: Matthew Fogerson
Cert. No.:
Signature:

Date: 1/4/2019
State:
Exp Date:

Inspector: Corey Griswold
Cert. No.:
Signature:

Date: 1/4/2019
State:
Exp Date:

Material Sample Sheet



Project No.: 65187573

Client: Town of Florence -- Public Works

Building: Kokopelli Moon Saloon

Homogeneous Area: 10 Material Code: G25 Material Description: WINDOW GLAZING Friable Non-Friable

Size: Primary Color: WHITE Secondary Color: Texture:

Material Quantity: SF LF EACH Estimated By: Drawing Field Measure

Homogeneous Material Location: RM 11, 10

Sample No.	Functional Space	Origin	East/West Dimension	North/South Dimension	Height	Surface	Area	Asbestos Percent and Type
A	RM 11	NW	0	5	3	F-W-C-O		
B	↓	SW	0	5	3	F-W-C-O		
C	RM 10 EXT	NW	0	10	4	F-W-C-O		
D						F-W-C-O		
E						F-W-C-O		
F						F-W-C-O		
G						F-W-C-O		

Comments:

Inspector: Matthew Fogerson

Date: 1/4/2019

Inspector: Corey Griswold

Date: 1/4/2019

Cert. No.:

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Exp Date:

Material Sample Sheet



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Terracon

Project No.: 65187573

Client: Town of Florence - Public Works

Building: Kokopelli Moon Saloon

Homogeneous Area: 11 Material Code: CAS Material Description: WINDOW CAULKING + DOOR Friable Non-Friable

Size: Primary Color: BLACK Secondary Color: Texture:

Material Quantity: SF LF EACH Estimated By: Drawing Field Measure

Homogeneous Material Location: RM 10

Sample No.	Functional Space	Origin	East/West Dimension	North/South Dimension	Height A/E	Surface	ACM?	Asbestos Percent and Type
A	RM 10	SW	4	5	6	F-W-C-O		
B	↓	↓	↓	↓	4	F-W-C-O		
C	→	→	→	→	4	F-W-C-O		
D						F-W-C-O		
E						F-W-C-O		
F						F-W-C-O		
G						F-W-C-O		

Comments:

Inspector: Matthew Fogerson
Cert. No.:
Signature:

Date: 1/4/2019
State:
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Inspector: Corey Griswold
Cert. No.:
Signature:

Date: 1/4/2019
State:
Exp Date:

Material Sample Sheet



002071454



Project No.: 65187573

Client: Town of Florence - Public Works

Building: Kokopelli Moon Saloon

Homogeneous Area: 12

Material Code: 1A5

Material Description: PLASTER

Friable Non-Friable

Size: N/A

Primary Color: RED

Secondary Color: Green

Texture: Semi-Rough

Material Quantity: SF LF EACH Estimated By: Drawing Field Measure

Homogeneous Material Location: RM 1

Sample No.	Functional Space	Origin	East/West Dimension	North/South Dimension	Height	Surface	ACM?	Asbestos Percent and Type
A	RM. 1 - SE Wall		10' W	RM	5'	F- (M) -C-O		12A
B	RM. 1 - SW Wall		10' E	RM	7'	F- (M) -C-O		12B
C	RM. 1 - NE Wall		10' W	RM	↓	F- (M) -C-O		12C
D						F-W-C-O		
E						F-W-C-O		
F						F-W-C-O		
G						F-W-C-O		

Comments:

Inspector: Matthew Fogerson Date: 1/4/2019
 Cert. No.: State:
 Signature: Exp Date:

Inspector: Corey Griswold Date: 1/4/2019
 Cert No.: State:
 Signature: Exp Date:

Material Sample Sheet



Terracon

Project No.: 65187573

Client: Town of Florence - Public Works

Building: Kokopelli Moon Saloon

Homogeneous Area: 13

Material Code: WBI

Material Description: UNFINISHED DRYWALL

Friable Non-Friable

Size: N/A

Primary Color: N/A

Secondary Color: N/A

Texture: No Texture

Material Quantity: SF LF EACH Estimated By: Drawing Field Measure

Homogeneous Material Location: RM 1

Sample No.	Functional Space	Origin	East/West Orientation	North/South Orientation	Height	Surface	ACM?	Asbestos Percent and Type
A	EAST WALL - NE	~	~	5'5		F-W-C-O		13A
B	} - North Corridor	~	~	10'5		F-W-C-O		13B
C		~	~	10'N		F-W-C-O		13C
D						F-W-C-O		
E						F-W-C-O		
F						F-W-C-O		
G						F-W-C-O		

Comments:

Inspector: Matthew Fogerson

Date: 1/4/2019

Inspector: Corey Griswold

Date: 1/4/2019

Cert. No.:

State:

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State:

Signature:

Exp Date:

Signature:

Exp Date:

Material Sample Sheet



002071454

Terracon

Project No.: 65187573

Client: Town of Florence - Public Works

Building: Kokopelli Moon Saloon

Homogeneous Area: 14 Material Code: MAS Material Description: 16x16 Ceramic Tile Friable Non-Friable

Size: 16x16 Primary Color: BEIGE Secondary Color: [wavy line] Texture: N/A

Material Quantity: SF LF EACH Estimated By: Drawing Field Measure

Homogeneous Material Location: RM 3

Sample No.	Functional Space	Origin	East/West Dimension	North/South Dimension	Height (AFE)	Surface	ACM?	Asbestos Percent and Type
A	ROOM 3 - WEST DOOR	Floor	1'E	10'N	0'	(F) W-C-O		14A
B	ROOM 3 - SW FLOOR	↓	10'E	5'N	↓	(F) W-C-O		14B
C	ROOM 3 - NORTH FLOOR	↓	8'E	~	↓	(F) W-C-O		14C
D						F-W-C-O		
E						F-W-C-O		
F						F-W-C-O		
G						F-W-C-O		

Comments:

Inspector: Matthew Fogerson

Date: 1/4/2019

Inspector: Corey Griswold

Date: 1/4/2019

Cert. No.:

State:

Cert. No.:

State:

Signature:

Exp Date:

Signature:

Exp Date:

Material Sample Sheet



002071454

Terracon

Project No.: 65187573

Client: Town of Florence - Public Works

Building: Kokopelli Moon Saloon

Homogeneous Area: 15 Material Code: BT5 Material Description: Blown in insulation Friable Non-Friable

Size: N/A Primary Color: GRAY Secondary Color: [wavy line] Texture: N/A

Material Quantity: SF LF EACH Estimated By: Drawing Field Measure

Homogeneous Material Location: RM 3

Sample No.	Functional Space	Origin	East/West Dimension	North/South Dimension	Height A/E	Surface	ACM?	Asbestos Percent and Type
A	RM. 3 - SE Ceiling	Ceiling	5'E	5'N	8'	F-W-C-O		
B	7 - E. Ceiling	7	10'E	10'N	7	F-W-C-O		
C	7 - N. Ceiling	7	5'E	1'N	7	F-W-C-O		
D						F-W-C-O		
E						F-W-C-O		
F						F-W-C-O		
G						F-W-C-O		

Comments:

Inspector: Matthew Fogerson

Date: 1/4/2019

Inspector: Corey Griswold

Date: 1/4/2019

Cert. No.:

State:

Cert. No.:

State:

Signature:

Exp Date:

Signature:

Exp Date:

Material Sample Sheet



002071454

Terracon

Project No.: 65187573 Client: Town of Florence -- Public Works Building: Kokopelli Moon Saloon

Homogeneous Area: 16 Material Code: W34 Material Description: DRY WALL SYSTEM W/ SPECKLE TEXT. Friable Non-Friable

Size: N/A Primary Color: BEIGE Secondary Color: [wavy line] Texture: Semi-Rough

Material Quantity: [] SF LF EACH Estimated By: Drawing Field Measure

Homogeneous Material Location: RM 3

Sample No.	Functional Space	Origin	East/West Dimension	North/South Dimension	Height	Surface	ACBT	Asbestos Percent and Type
A	RM. 3 - E Wall	Wall	~	3'N	5'	F-W-C-O		16A
B	7 - NE Wall	7	S'W	8'N	7	F-W-C-O		16B
C	7 - N. Wall	7	S'E	~	7	F-W-C-O		16C
D						F-W-C-O		
E						F-W-C-O		
F						F-W-C-O		
G						F-W-C-O		

Comments:

Inspector: Matthew Fogerson Date: 1/4/2019 Inspector: Corey Griswold Date: 1/4/2019
 Cert. No.: State: Cert. No.: State:
 Signature: Exp. Date: Signature: Exp. Date:

Material Sample Sheet



Terracon

Project No.: 65187573

Client: Town of Florence - Public Works

Building: Kokopelli Moon Saloon

Homogeneous Area: 17 Material Code: MAS Material Description: STUCCO Friable Non-Friable

Size: N/A Primary Color: GRAY Secondary Color: N/A Texture: Semi-Rough

Material Quantity: SF LF EACH Estimated By: Drawing Field Measure

Homogeneous Material Location: RM 5 + EXT. OF RM 1

Sample No.	Functional Space	Origin	East/West Dimension	North/South Dimension	Height	Surfaces	ACM?	Asbestos Percent and Type
A	RM. 5 - NE Wall	Wall	1'N	~	5'	F-W-C-O		17A
B	2 - NW Wall	↓	4'W	~	↓	F-W-C-O		17B
C	RM 5 - S. Wall	↓	2'W	~	↓	F-W-C-O		17C
D						F-W-C-O		
E						F-W-C-O		
F						F-W-C-O		
G						F-W-C-O		

Comments:

Inspector: Matthew Fogerson Date: 1/4/2019
Cert. No.: State:
Signature: Exp Date:

Inspector: Corey Griswold Date: 1/4/2019
Cert. No.: State:
Signature: Exp Date:

Material Sample Sheet



Terracon

Project No.: 65187573

Client: Town of Florence - Public Works

Building: Kokopelli Moon Saloon

Homogeneous Area: 18

Material Code: HAS

Material Description: PLASTER

Friable Non-Friable

Size: N/A

Primary Color: WHITE

Secondary Color:



Texture: Rough

Material Quantity:

SF LF EACH

Estimated By:

Drawing

Field Measure

Homogeneous Material Location:

Rm 7, 6, 8, 9, 8A

Sample No.	Functional Space	Origin	Fastener Dimension	Mounting Dimension	Height A/E	Surface	ACM?	Asbestos Percent and Type
A	Rm. 7 ~ N. Wall	Walls	3'E	~	5'	F-W-C-O		18A
B	Rm. 6 ~ SE Wall	↓	~	1'N	↓	F-W-C-O		18B
C	Rm. 8 ~ E. Wall	↓	~	8'N	↓	F-W-C-O		18C
D						F-W-C-O		
E						F-W-C-O		
F						F-W-C-O		
G						F-W-C-O		

Comments:

Inspector: Matthew Fogerson

Date: 1/4/2019

Inspector: Corey Griswold

Date: 1/4/2019

Cert. No.:

State:

Cert. No.:

State:

Signature:

Exp Date:

Signature:

Exp Date:

Material Sample Sh



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Terracon

1-7-18 8:10 2Knew. D.B

Project No.: 65187573

Client: Town of Florence - Public Works

Building: Kokopelli Moon Saloon

Homogeneous Area:

19

Material Code: WBA

Material Description: DRYWALL SYSTEM W/ROUGH TEXT ON CEILING

Friable Non-Friable

Size: N/A

Primary Color: WHITE

Secondary Color:

Texture: Semi-Rough

Material Quantity: SF LF EACH Estimated By: Drawing Field Measure

Homogeneous Material Location: RM 7, 8A - ceilings only

Sample No.	Functional Space	Origin	East/West Dimension	North/South Dimension	Height A/E/F	Surface	ACM?	Asbestos Percent and Type
A	Rm. 8A - N. WALL	Wall	~	~	5'	F-W-C-O		19A
B	~ E. WALL	~	~	~	~	F-W-C-O		19B
C	~ SE WALL	~	~	~	~	F-W-C-O		19C
D	Ceiling					F-W-C-O		
E						F-W-C-O		
F						F-W-C-O		
G						F-W-C-O		

Comments:

Inspector: Matthew Fogerson

Date: 1/4/2019

Inspector: Corey Griswold

Date: 1/4/2019

Cert. No.:

State:

Cert. No.:

State:

Signature:

Exp Date:

Signature:

Exp Date:

Material Sample Shee



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Terracon

1-7-18 8:10 2 Knowles, D.B.

Project No.: 65187573

Client: Town of Florence - Public Works

Building: Kokopelli Moon Saloon

Homogeneous Area: 20 Material Code: MAS Material Description: VARIOUS CERAMIC Friable Non-Friable

Size: 16" x 16" Primary Color: BEIGE Secondary Color: N/A Texture: N/A

Material Quantity: SF LF EACH Estimated By: Drawing Field Measure

Homogeneous Material Location: RM 7 (16" x 16" / 1" x 1") - Wall & Floors

Sample No.	Functional Space	Origin	East/West Dimension	North/South Dimension	Height in Feet	Surface	ACM?	Asbestos Percent and Type
A	RM. 7 ~ Main Door	Floor	~	3' N	0'	(P-M)-C-O		20A
B	7 ~ North Floor	7	3' E	~	7	(P-M)-C-O		20B
C	7 ~ Shower Floor	7	4' E	2' N	7	(P-M)-C-O		20C
D						F-W-C-O		
E						F-W-C-O		
F						F-W-C-O		
G						F-W-C-O		

Comments:

Inspector: Matthew Fogerson

Date: 1/4/2019

Inspector: Corey Griswold

Date: 1/4/2019

Cert. No.:

State:

Cert No.:

State:

Signature:

Exp Date:

Signature:

Exp Date:

Material Sample Shee



002071454

Terracon

1-7-19 R 10 2K name NA R

Project No.: 65187573

Client: Town of Florence - Public Works

Building: Kokopelli Moon Saloon

Homogeneous Area:

21

Material Code: W3A

Material Description: DRYWALL SYSTEM PATCH

Friable Non-Friable

Size:

Primary Color: WHITE

Secondary Color:

Texture:

Material Quantity: SF LF EACH Estimated By: Drawing Field Measure

Homogeneous Material Location:

Rm 9 - Around Rm. 9 Door Only

Sample No.	Functional Space	Origin	East/West Dimension	North/South Dimension	Height (Feet)	Section	ACMT	Asbestos Percent and Type
A	Room 9 ~ E. Door	Wall	3'W	8'N		F- M -C-O		21A
B	7 ~ E. Door	7	3'W	8'N		F- M -C-O		21B
C	7 ~ W. Door	7	5'W	8'N		F- M -C-O		21C
D						F-W-C-O		
E						F-W-C-O		
F						F-W-C-O		
G						F-W-C-O		

Comments:

Inspector: Matthew Fogerson

Date: 1/4/2019

Inspector: Corey Griswold

Date: 1/4/2019

Cert. No.:

State:

Cert. No.:

State:

Signature:

Exp. Date:

Signature:

Exp. Date:

Material Sample Sheet



002071454

Terracon

Project No.: 65187573

Client: Town of Florence - Public Works

Building: Kokopelli Moon Saloon

Homogeneous Area: 22 Material Code: RFS Material Description: ROOF PENETRATION Friable Non-Friable

Size: Primary Color: BLACK Secondary Color: Texture:

Material Quantity: SF LF EACH Estimated By: Drawing Field Measure

Homogeneous Material Location: RM 10

Sample No.	Functional Space	Origin	Footprint Dimension	North-South Dimension	Height	Surface	ACML	Asbestos Percent and Type
A	RM 10					F-W-C-O		
B						F-W-C-O		
C						F-W-C-O		
D						F-W-C-O		
E						F-W-C-O		
F						F-W-C-O		
G						F-W-C-O		

Comments:

Inspector: Matthew Fogerson

Date: 1/4/2019

Inspector: Corey Griswold

Date: 1/4/2019

Cert. No.:

State:

Cert. No.:

State:

Signature:

Exp Date:

Signature:

Exp Date:

Material Sample Sheet



002071454

Terracon

Project No.: 65187573 Client: Town of Florence - Public Works Building: Kokopelli Moon Saloon

Homogeneous Area: 23 Material Code: HAS Material Description: BRICK + MORTAR Friable Non-Friable

Size: Primary Color: Brown Secondary Color: FACADE Texture:

Material Quantity: SF LF EACH Estimated By: Drawing Field Measure

Homogeneous Material Location: RM 10 EXT

Sample No.	Functional Space	Angle	East/West Dimension	North/South Dimension	Height	Surface	ACM?	Asbestos Percent and Type
A	RM 10 EXT.					F-W-C-O		
B	↓					F-W-C-O		
C	↓					F-W-C-O		
D						F-W-C-O		
E						F-W-C-O		
F						F-W-C-O		
G						F-W-C-O		

Comments:

Inspector: Matthew Fogerson	Date: 1/4/2019	Inspector: Corey Griswold	Date: 1/4/2019
Cert. No.:	State:	Cert. No.:	State:
Signature:	Exp. Date:	Signature:	Exp. Date:

Material Sample Sheet



002071454



Project No.: 65187573

Client: Town of Florence - Public Works

Building: Kokopelli Moon Saloon

Homogeneous Area:

24

Material Code:

11A5

Material Description:

Brick & Mortar

Friable

Non-Friable

Size:

Primary Color:

RED

Secondary Color:

FACADE

Texture:

Material Quantity:

SF

LF

EACH

Estimated By:

Drawing

Field Measure

Homogeneous Material Location:

RM 11 EXT

Sample No.	Functional Space	Origin	East/West Dimension	North/South Dimension	Height A/E/F	Surface	ACWA	Asbestos Percent and Type
A	RM 11 EXT.					F-W-C-O		
B	↓					F-W-C-O		
C	↓					F-W-C-O		
D						F-W-C-O		
E						F-W-C-O		
F						F-W-C-O		
G						F-W-C-O		

Comments:

Inspector: Matthew Fogerson

Date: 1/4/2019

Inspector: Corey Griswold

Date: 1/4/2019

Cert. No.:

State:

Cert. No.:

State:

Signature:

Exp Date:

Signature:

Exp Date:

Material Sample Sheet



002071454

Terracon

1-7-18 8:10 2K... PR Pa

Project No.: 65187573

Client: Town of Florence - Public Works

Building: Kokopelli Moon Saloon

Homogeneous Area:

25

Material Code:

MAS

Material Description:

STUCCO

Friable

Non-Friable

Size:

Primary Color:

BEIGE

Secondary Color:

Texture:

Material Quantity:

SF

LF

EACH

Estimated By:

Drawing

Field Measure

Homogeneous Material Location:

RMI-5 EXT.

Sample No.	Functional Space	Origin	East/West Dimension	North/South Dimension	Height (ft)	Surface	Asst	Asbestos Percent and Type
A	RMI-5 EXT.					F-W-C-O		
B						F-W-C-O		
C	↓					F-W-C-O		
D						F-W-C-O		
E						F-W-C-O		
F						F-W-C-O		
G						F-W-C-O		

Comments:

Inspector: Matthew Fogerson

Date: 1/4/2019

Inspector: Corey Griswold

Date: 1/4/2019

Cert. No.:

State:

Cert No.:

State:

Signature:

Exp Date:

Signature:

Exp Date:

Material Sample Sheet



002071454

Terracon

1-7-18 8:10 2Kms on DA

Project No.: 65187573

Client: Town of Florence - Public Works

Building: Kokopelli Moon Saloon

Homogeneous Area: 26 Material Code: HAS Material Description: PLASTER ON ADBE Friable Non-Friable

Size: Primary Color: BEIGE Secondary Color: Texture:

Material Quantity: SF LF EACH Estimated By: Drawing Field Measure

Homogeneous Material Location: R-15 6-9 EXT.

Sample No.	Functional Space	Origin	East/West Dimension	North/South Dimension	Height	Surface	ACMG	Asbestos Percent and Type
A	R-15 6-9 EXT.					F-W-C-O		
B						F-W-C-O		
C						F-W-C-O		
D						F-W-C-O		
E						F-W-C-O		
F						F-W-C-O		
G						F-W-C-O		

Comments:

Inspector: Matthew Fogerson Date: 1/4/2019
Cert. No.: State:
Signature: Exp. Date:

Inspector: Corey Griswold Date: 1/4/2019
Cert. No.: State:
Signature: Exp. Date:

Material Sample Sheet



Terracon

1-7-18 8:10 2K hours D.R. Pa.

Project No.: 65187573

Client: Town of Florence - Public Works

Building: Kokopelli Moon Saloon

Homogeneous Area: 27 Material Code: RFS Material Description: WHITE SEALANT & FOAM Friable Non-Friable

Size: Primary Color: WHITE Secondary Color: Texture:

Material Quantity: SF LF EACH Estimated By: Drawing Field Measure

Homogeneous Material Location: RFS 6-9 ROOF

Sample NO.	Functional Space	Origin	Each Way Dimension	Row/Colth Direction	Height	Surface	ACM?	Asbestos Percent and Type
A	RFS 6-9 ROOF	SE	10	1		F-W-C-O		
B		SE	15	1		F-W-C-O		
C		SW	3	1		F-W-C-O		
D						F-W-C-O		
E						F-W-C-O		
F						F-W-C-O		
G						F-W-C-O		

Comments:

Inspector: Matthew Fogerson

Date: 1/4/2019

Inspector: Corey Griswold

Date: 1/4/2019

Cert. No.:

State:

Cert No.:

State:

Signature:

Exp. Date:

Signature:

Exp. Date:

Material Sample Sh



002071454

Terracon

1-7-18 8:10 aKnewas DR

Project No.: 65187573 Client: Town of Florence - Public Works Building: Kokopelli Moon Saloon

Homogeneous Area: 28 Material Code: RFS Material Description: ^{Roof} WHITE CAULK Friable Non-Friable

Size: Primary Color: WHITE Secondary Color: Texture:

Material Quantity: SF LF EACH Estimated By: Drawing Field Measure

Homogeneous Material Location: RM 11 ROOF

Sample No.	Functional Space	Origin	East/West Dimension	North/South Dimension	Height	Substrate	ACSR	Asbestos Percent and Type
A	RM 11 ROOF	NW	10	10		F-W-C-O		
B	↓	SE	20	10		F-W-C-O		
C	↓	NE	5	5		F-W-C-O		
D						F-W-C-O		
E						F-W-C-O		
F						F-W-C-O		
G						F-W-C-O		

Comments:

Inspector: Matthew Fogerson Date: 1/4/2019
 Cert. No.: State:
 Signature: Exp. Date:

Inspector: Corey Griswold Date: 1/4/2019
 Cert. No.: State:
 Signature: Exp. Date:

Material Sample Sheet



002071454



Project No.: 65187573

Client: Town of Florence - Public Works

Building: Kokopelli Moon Saloon

Homogeneous Area: 29 Material Code: RFS Material Description: WHITE SEALANT & FOAM Friable Non-Friable

Size: Primary Color: WHITE Secondary Color: Texture:

Material Quantity: SF LF EACH Estimated By: Drawing Field Measure

Homogeneous Material Location: RMS 1-5 ROOF

Sample No.	Functional Space	Origin	East/West Dimension	North/South Dimension	Height (in/ft)	Surface	ACM?	Asbestos Percent and Type
A	RMS 1-5 ROOF	SE	2	5		F-W-C-O		
B	↓	↓	↓	↓		F-W-C-O		
C	↓	↓	↓	↓		F-W-C-O		
D						F-W-C-O		
E						F-W-C-O		
F						F-W-C-O		
G						F-W-C-O		

Comments:

Inspector: Matthew Fogerson Date: 1/4/2019 Inspector: Corey Griswold Date: 1/4/2019
 Cert. No.: State: Cert. No.: State:
 Signature: Exp Date: Signature: Exp Date:

Material Sample Sheet



002071454

Terracon

Project No.: 65187573 Client: Town of Florence - Public Works Building: Kokopelli Moon Saloon

Homogeneous Area: 30 Material Code: MAS Material Description: CONCRETE FLOOR Friable Non-Friable

Size: Primary Color: GRAY Secondary Color: Texture:

Material Quantity: SF LF EACH Estimated By: Drawing Field Measure

Homogeneous Material Location: THROUGHOUT BUILDINGS

Sample No.	Functional Space	Origin	East/West Dimension	North/South Dimension	Height	Surface	ACM?	Asbestos Percent and Type
A	Rm 10					F-W-C-O		
B	Rm 11					F-W-C-O		
C	Rm 8					F-W-C-O		
D						F-W-C-O		
E						F-W-C-O		
F						F-W-C-O		
G						F-W-C-O		

Comments:

Inspector: Matthew Fogerson Date: 1/4/2019
 Cert. No.: State:
 Signature: Exp Date:

Inspector: Corey Griswold Date: 1/4/2019
 Cert. No.: State:
 Signature: Exp Date:

Material Sample Sheet



Terracon



Report for:

Mr. Matthew Fogerson
Terracon: AZ
4685 S Ash Avenue, Suite: H-4
Tempe, AZ 85282

Regarding: Project: 65187573; Kokopelli Moon Saloon
EML ID: 2071454

Approved by:

Dates of Analysis:
Asbestos-EPA 400 point count: 01-12-2019

Approved Signatory
Renee Luna-Trepczynski

Service SOPs: Asbestos-EPA 400 point count (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1262)

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the items tested.

EMLab P&K ("the Company") shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Client: Terracon: AZ
 C/O: Mr. Matthew Fogerson
 Re: 65187573; Kokopelli Moon Saloon

Date of Sampling: 01-04-2019
 Date of Receipt: 01-07-2019
 Date of Report: 01-14-2019

ASBESTOS POINT COUNT REPORT

Location:	6-WB4-C Drywall System W/Smooth Paint		
Total Points Counted:	400		
Lab ID-Version‡:	9803818-1		
Sample Layers	Asbestos Type	Asbestos Points Counted	Asbestos Concentration (%)
Off-White Compound with Multilayered Paint	Chrysotile	4	1
Layer Totals:		4	1

The analytical sensitivity is 1 asbestos point. The limit of detection is 1 asbestos point divided by the total number of points counted and multiplied by 100.

The results relate only to the items tested. Interpretation is left to the company and/or persons who conducted the field work. The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by any agency of the federal government.

All samples were received in acceptable condition unless otherwise noted. EMLab P&K reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".



2105 S. 48th St., Suite 102
Tempe, AZ 85282
(602) 437-0762



January 11, 2019

Matthew Fogerson
Terracon
4685 S. Ash Ave., Suite H-4
Tempe, AZ 85282

Workorder #: A1901023

Client Project Name: -
Client Project Number: 65187573

Dear Matthew Fogerson

Apex Analytical Laboratory received 1 sample(s) for analysis on 01/07/19 .

All analyses met laboratory QA/QC requirements with any exceptions addressed in the Case Narrative.

If you have any questions or concerns regarding the analysis of your samples, please contact the laboratory at (602) 437-0762.

Sincerely,

A handwritten signature in black ink that reads 'Robert V. Woods'.

Robert Woods
Laboratory Director

ADHS License No. AZ0768



2105 S. 48th Street, Suite 102
Tempe, AZ 85282
(602) 437-0762
ADHS License No. AZ0768



Client: Terracon
Workorder: A1901023

Project Name: -
Project Number: 65187573

Case Narrative

All samples and QC associated with your samples met the quality control objectives. Any discrepancies will be addressed in this case narrative. Data qualifiers in this report are in accordance with ADEQ Data Qualifiers.



Definitions

CCV	Continuing Calibration Verification: A solution of one or more compounds used to evaluate the performance of the instrument system with respect to a defined set of method criteria.
Duplicate	Two aliquots of the same sample analyzed separately with identical procedures. Analyses of the sample and duplicate indicates precision associated with laboratory procedures.
LCS	Laboratory Control Sample: An aliquot of a blank matrix to which known quantities of the method analytes are added in the laboratory. The LCS is analyzed exactly like a sample, and its purpose is to determine whether the methodology is in control, and whether the laboratory is making accurate and precise measurements.
LCSD	Laboratory Control Sample Duplicate: A duplicate analyses of an LCS. It is an indication of precision and accuracy.
MS	Matrix Spike: An aliquot of an environmental sample to which known quantities of the method analytes are added in the laboratory. The MS is analyzed exactly like a sample, and its purpose is to determine whether the sample matrix contributes bias to the analytical results.
MSD	Matrix Spike Duplicate: A duplicate analyses of an MS. It also is an indication of precision and accuracy.
RPD	Reported Percent Difference. RPD is simply a QC measurement used by taking the difference of two results, and dividing by the average of the two results, and converting that number to a percent.



2105 S. 48th Street, Suite 102
 Tempe, AZ 85282
 (602) 437-0762
 ADHS License No. AZ0768



Client Contact:	Matthew Fogerson	Work Order #:	A1901023
Company:	Terracon	Project Name:	-
Address:	4685 S. Ash Ave., Suite H-4	Project Number:	65187573
Address:	Tempe, AZ 85282	Received Date:	01/07/19

Sample Temperature, °C:	Ambient
Samples received intact:	Yes
Correct container:	Yes
Correct preservation:	Yes
Comments regarding sample receipt:	Sample(s) received in good condition

SAMPLE SUMMARY

LAB ID	CLIENT ID	MATRIX	SAMPLE DATE	SAMPLE TIME
A1901023-01	TCLP-1	Solid	1/4/19	9:30
Total number samples received:		1		



2105 S. 48th Street, Suite 102
 Tempe, AZ 85282
 (602) 437-0762
 ADHS License No. AZ0768



Sample Report
TCLP Metals - Method 1311/6020A

Client ID: TCLP-1
 Workorder: A1901023
 Lab ID: A1901023-01
 Sample Date: 1/4/19
 Sample Time: 9:30

Client: Terracon
 Project Name: -
 Project Number: 65187573
 Matrix: Solid
 Prep Date: 1/9/19

Analyte	CAS No.	Report Limit, mg/L	Dilution	Sample Result, mg/L	Qual	Analysis Date	Analyst	QC Batch	TCLP Regulatory Level, mg/L
Lead	7439-92-1	0.05	1	<0.05		1/10/19	RW	010919_3010	5.0



2105 S. 48th Street, Suite 102
 Tempe, AZ 85282
 (602) 437-0762
 ADHS License No. AZ0768



Quality Control Data - Method Blank
TCLP Metals - Method 1311/6020A

Work Order: A1901023

Client: Terracon

Project Name: -

Project Number: 65187573

Prep Date: 1/9/19

Analyte	CAS No.	Report Limit, mg/L	Dilution	Sample Result, mg/L	Qual	Analysis Date	Analyst	QC Batch
Lead	7439-92-1	0.05	1	<0.05		1/10/19	RW	010919_3010



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**Quality Control Data - MS/MSD
 TCLP Metals - Method 1311/6020A**

Work Order: A1901023
 QC Batch ID: 010919_3010

Prep Date: 1/9/19
 Analysis Date: 1/10/19
 Analyst: RW
 Spiked Sample ID: A1901019-01

Analyte	Sample Result, mg/L	MS Result, mg/L	MS % Rec	MSD Result, mg/L	MSD % Rec	Spike Added	Limits %	RPD	Qual
Lead	<0.05	0.506	101%	0.503	101%	0.500	75-125	1%	



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**Quality Control Data - LCS/LCSD
 TCLP Metals - Method 1311/6020A**

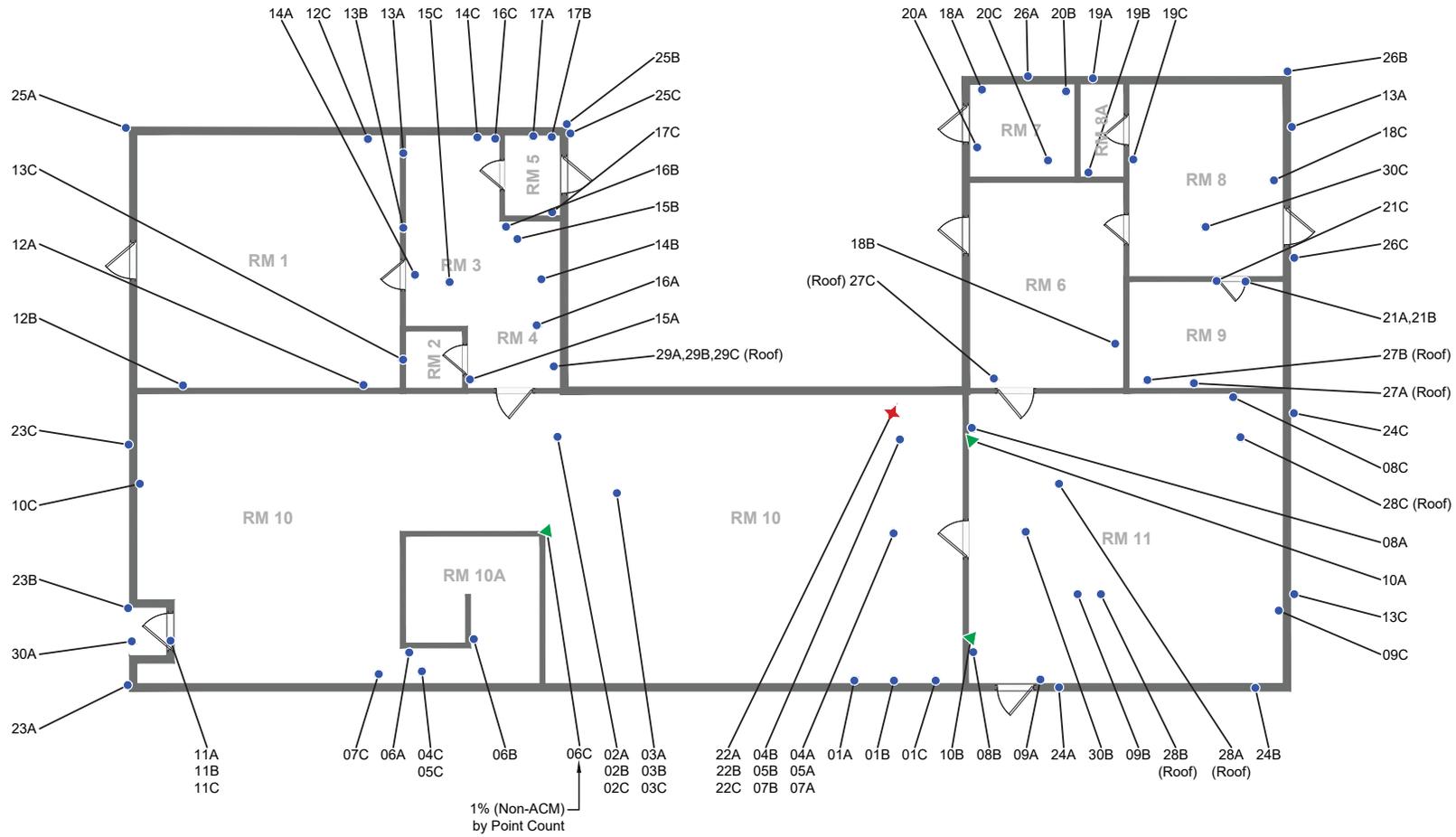
Work Order: A1901023
 QC Batch ID: 010919_3010

Prep Date: 1/9/19
 Analysis Date: 1/10/19
 Analyst: RW

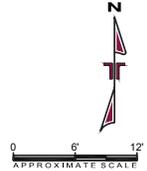
Analyte	LCS Result, mg/L	LCS % Rec	LCSD Result, mg/L	LCSD % Rec	True Value, mg/L	Limits %	RPD	Qual
Lead	0.518	104%	0.516	103%	0.500	80-120	0%	

APPENDIX D
SAMPLE LOCATION MAP

r:\Projects\2018\65187573\working_files\diagrams-drawings-figures\top\65187573.dwg / tab: EXH 1 - SAMPLES



LEGEND:
 ● APPROXIMATE SUSPECTED ASBESTOS SAMPLE LOCATION
 ▼ SAMPLES CONTAINING ACM < 1%
 ★ SAMPLES CONTAINING ACM



1% (Non-ACM)
by Point Count

APPENDIX E
LICENSES AND CERTIFICATIONS

THE ASBESTOS INSTITUTE

Certifies that

Matthew Fogerson

has attended and received instruction in the EPA approved course

AHERA Building Inspector Refresher

on

December 27, 2018

and successfully completed and passed the competency exam.

ON-4644-967-122718

Date of Examination:
27-Dec-2018

Date of Expiration:
27-Dec-2019



William T. Cavness
Director



Approved Instructor

THE ASBESTOS INSTITUTE

20033 N. 19th Ave, Building 6, Phoenix, AZ 85027
602-864-6564 – www.theasbestosinstitute.com

This training meets all requirements for asbestos certification under Toxic Substance Control Act Title II.

THE ASBESTOS INSTITUTE

Certifies that

Corey Griswold

has attended and received instruction in the EPA approved course

AHERA Building Inspector Refresher

on

February 09, 2018

and successfully completed and passed the competency exam.

4646-4851-020918

Date of Examination:
9-Feb-2018

Date of Expiration:
09-Feb-2019



William T. Cavness
Director



Approved Instructor

THE ASBESTOS INSTITUTE

20033 N. 19th Ave, Building 6, Phoenix, AZ 85027
602-864-6564 – www.theasbestosinstitute.com

This training meets all requirements for asbestos certification under Toxic Substance Control Act Title II.

United States Environmental Protection Agency

This is to certify that



Matthew R Fogerson

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as:

Inspector

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires February 02, 2020

LBP-I-1172116-1

Certification #

January 19, 2017

Issued On



A handwritten signature in black ink, appearing to read "Adrienne Priselac".

Adrienne Priselac, Manager, Toxics Office

Land Division

United States Environmental Protection Agency

This is to certify that

Terracon Consultants Inc.

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires May 24, 2020

LBP-2606-1

Certification #

May 04, 2017

Issued On



A handwritten signature in black ink, appearing to read "Michelle Price".

Michelle Price, Chief

Lead, Heavy Metals, and Inorganics Branch



Design Group, LLC

Architecture - Historic Preservation - Planning - Landscape Design

February 8, 2019

Jennifer Evans
Management Analyst
Town of Florence
775 N. Main St.
PO Box 2670
Florence, AZ 85132

(520) 868-7549
Jennifer.evans@florenceaz.gov

RE: Silver King Hotel Egress Improvements
Architectural & Engineering Services Proposal

Dear Ms. Evans:

Thank you for contacting us regarding the above project. Please accept this letter as our proposal to provide architectural and engineering services for the improvements to second floor egress at the Silver King Hotel.

We understand the scope of design to encompass the creation of an egress hallway at the north end of the second floor connecting the balcony to the north exit stair. In addition to wall and door alterations, upgrades to exit signage and lighting are anticipated. We will provide architectural and electrical design drawings and specifications for permits, bidding, and construction of the project under a fixed fee detailed on following pages. We will be available on a time-and-materials basis to assist in bidding and construction administration. These services will only be provided when requested, and to the extent requested, on-call, as-needed.

A breakdown of our proposed fee is attached.

The professional fees for design of the project shall be a fixed fee of \$6,510. Deliverables shall be in the form of an electronically delivered PDF file of a plans and specifications in 24x36 format.

Bidding and construction phase services will be provided within a budget allowance of \$3,300 at the hourly rates indicated on the attachment.

Travel expenses shall be reimbursable within an allowance of \$440.

The total costs for the project, including fees and expenses shall not exceed \$10,250 without additional authorization.

If this proposal is acceptable, please issue a purchase request or contract for our execution. We can also propose a contract form if you prefer.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Graham".

Robert Graham, AIA
Principal Architect

Silver King Hotel Egress Improvements Design



Design Group, LLC

Architecture - Historic Preservation - Planning - Landscape Design

FEE ESTIMATE

Task	Princ. Arch.	Sr. Designer	Total
Rate:	\$150	\$90	
PRELIMINARY DESIGN PHASE			
Site Visit	4	4	
Update CAD building model		2	
Preliminary layout & scope description	1	1	
Client communications, summary drawing	1	1	
Phase Totals	6	8	
Phase Fees	\$900	\$720	\$1,620
CONSTRUCTION DOCUMENTS PHASE			
Cover/General/Site Map	1	3	
Floor Plans	1	2	
Ceiling Plans	1	2	
Sections & Elevations	2	4	
Details, door & hardware schedule	2	2	
Specifications	4		
Electrical Coordination		1	
Plan Q/A, seal, export & distribute	1	1	
Project admnstration time	1	1	
Phase Totals	13	16	
Phase Fees	\$1,950	\$1,440	\$3,390
BIDDING & CONSTRUCTION ALLOWANCE			
Prebid Conference	4		
Respond to bidder questions	2		
Preconstruction conference	4		
Submittal reviews	2		
Respond to questions	2		
Site visits (2)	8		
Phase Totals	22	0	
Phase Fees	\$3,300	\$0	\$3,300
ELECTRICAL ENGINEERING SUBCONTRACT			\$1,500
PROJECT TOTAL FEES			\$9,810
EXPENSE ALLOWANCE			
Mileage - 5 auto trips	700 mi	\$ 0.50	\$ 350.00
Meals	6 meal	\$ 15.00	\$ 90.00
Total Expenses			\$ 440.00
PROJECT TOTAL BUDGET			\$ 10,250

WELCH & SANDON DESIGN, LLC

PROPOSAL

Date: February 08, 2019
To: Motley Design Group, LLC
Attention: Robert Graham
Project Name: Silver King Hotel - Florence

Welch & Sandon Design, LLC is pleased to provide a proposal for the above referenced project with the following scope of work:

Provide electrical CD's for remodel of office space and balcony to add new exit corridor. Fee proposal is for new lighting and exit signage only. Fee excludes SES upgrades, new power, generator connections, ammeter readings, and CA.

Fixed Fee for Construction Documents: **\$1000.00** plus reimbursable billed at 115%.

Fixed Fee for Site Investigation: **\$500.00** plus reimbursable billed at 115%.

This fee is based in preliminary information given at the time of proposal by the client. Scope changes and additional work above and beyond description above may require additional fee. Final payment is required upon completion of electrical construction documents. Fees shall expire 60 days from date on this contract.

Completion Time: **Fifteen (15) working days**

Accelerated timeframes may require additional service fees to cover overtime resources.

Information Required for Completion:

Welch & Sandon Design, LLC requires the client to provide project criteria including but not limited to: electrical equipment requirements including FLA, MOCP, and Voltage, reflected ceiling plan, exiting plan including path of egress, foot-candle requirements, complete code study with codes that project shall be reviewed under, HVAC and Plumbing requirements, existing electrical drawings of building or current space (if available), project deadline schedule, and final backgrounds in AutoCAD.

Exclusions:

The contract excludes Fire Alarm, Special Systems(UPS, Generators, lightning protection, grounding loops, security, AV systems, nurse call, theatrical or other dimming systems, etc.), Special Inspections, Solar PV, city submittals, off-site lighting, LEED documentation, replacement of SES (unless included in Scope of Work), X-Ray Machines, CT Scan machines, REVIT, and Construction Administration unless specifically mentioned in scope of work. The hiring of an electrical contractor or 3rd Party to conduct as-builting or ammeter readings is also excluded. This contract does not

include design or documentation of existing work completed without a permit. These services can be included for additional services.

Site Visit Terms and Conditions:

The presence of Welch & Sandon Design, LLC on-site to verify existing conditions does not mean that the Engineer of Record can know and verify all field conditions as many of these items cannot be seen without opening walls, ceilings, or live electrical distribution equipment to verify. The owner/tenant shall be responsible for all cost associated with repairing, bring into compliance, or re-design involving such conditions or discoveries. Nor does the presence of Welch & Sandon Design, LLC on site mean that the Engineer of Record understands or has acquired all equipment information, processes, quantities, locations, control requirements, interlocking requirements, and all other pertinent information needed to complete the project. It shall remain the responsibility of the client to provide this information in written form in compliance with the terms of this contract.

Risk Allocation:

The client and Engineer of Record have discussed the risks and rewards of the project and the Engineer's fee for services. The risks have been allocated such that the client agrees to the fullest extent permitted by law that the Engineer of Record's and all sub-consultants total liability shall not exceed the total amount of compensation received for the services. Total liability includes injuries, claims, losses, expenses, damages, attorney fees, expert witness costs, and any claims arising from damages or losses. Causes shall include but are not limited to negligence on the part of the Engineer of Record, errors, omissions, liability, and breach of contract/warranty.

Additional Fee Schedule:

<i>Principal / P.E.</i>	<i>= \$125.00 per hour</i>
<i>Project Manager</i>	<i>= \$100.00 per hour</i>
<i>Designer</i>	<i>= \$75.00 per hour</i>
<i>Administration</i>	<i>= \$60.00 per hour</i>
<i>Permit by Appointment (PBA)</i>	<i>= \$125.00 per hour</i>
<i>Construction Administration</i>	<i>= \$500.00 per trip</i>
<i>Special Inspections</i>	<i>= \$500.00 (during business hours)</i> <i>= \$750.00 (off hours)</i>
<i>Ammeter Readings</i>	<i>= \$750.00 minimum</i>

Welch & Sandon Design, LLC will require a signed contract prior to start of work.

Thank You,



Brian R. Sandon

Vice President

Welch & Sandon Design, LLC

This contract has been accepted.

Client Signature: _____

Date: _____

**TOWN OF FLORENCE
HISTORIC DISTRICT ADVISORY COMMISSION
REGULAR MEETING MINUTES**

REGULAR MEETING OF THE HISTORIC DISTRICT ADVISORY COMMISSION OF THE TOWN OF FLORENCE HELD WEDNESDAY, JANURARY 28, 2015, AT 6:00 PM, IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER

Chair Wheeler called the meeting to order at 6:00 pm.

ROLL CALL

Present: Chair Wheeler, Vice-Chair Adam, Commissioner Smith, Commissioner Reid, Commissioner Cochran, Commissioner Novotny

PLEDGE OF ALLEGIANCE

Chair Wheeler led the Pledge of Allegiance.

DISCUSSION/APPROVAL/DISAPPROVAL of the minutes of the special meeting conducted on November 19, 2014.

On motion of Commissioner Reid, seconded by Commissioner Smith, and carried to approve the minutes, with corrections, of the special meeting conducted on November 19, 2014.

NEW BUSINESS

CASE HDAC-01-15-DR (RITTER LAW GROUP SIGN)

DISCUSSION/APPROVAL/DISAPPROVAL of a Design Review signage application for the "Ritter Law Group" signage establishment located at 250 North Main Street in Florence, Arizona.

Heath Reed, Town Planner, stated that this historic commercial building was built between 1886 and 1889 as a flat roof adobe structure. This building is one of the few remaining examples of the adobe-walled regional/vernacular wood support earth-roofed Sonoran or Spanish Colonial architectural tradition still standing on Main Street. The building has been utilized for commercial uses over the years. This property is zoned Downtown Commercial (DC) which allows professional office use.

The applicant recently remodeled and restored the interior of a former residence into an office and relocated his law office that was located at 592 North Pinal Parkway (State Route 79) for the past 20 years. The applicant removed the wall sign from his last building and located it on his new office at 250 North Main Street.

The owner has met with staff and submitted an application for Design Review for signage. The wall sign is currently located on the front of the building and above the awning facing Main Street. The subject sign currently measures at 2' x 3'. The sign contains a black metal casing with white lettering. The existing sign is in conformance with Town Codes (Section 150.107 Wall Signage).

The subject sign has a plain font with a common classic sign design that is used in the legal industry. However, the font style does not match the district's font guidelines. The applicant has used this sign for almost two decades at his former office location. The font is legible and easy to read with a color comparison that is not intrusive or loud. The colors provide significant contrast between the background of the sign and the letters. Staff notes that the design of the sign does not clash with current signs within the area.

Staff found that this request was in compliance with applicable Town Codes, but did not meet the font recommendation of the Florence Townsite Historic District Preservation Design Guidelines. Therefore, staff presented to the Historic District Advisory Commission the Design Review application for HDAC-01-15-DR for approval or disapproval, subject to the following conditions:

1. Signage shall conform to the exhibits presented on January 28, 2015.
2. Design Review approval shall expire in one (1) year from this approval (January 28, 2015) if a building permit is not issued for the subject site/project within said period.
3. Signage shall comply with all applicable Town Codes, including all applicable building, fire and engineering codes. The existing sign will require a building permit from the Community Development Department.
4. All future signage shall come before the Historic District Advisory Commission for approval before any signs be erected.

Commission inquired if there would be one sign on one side of the building, which was confirmed. The Commissioners also stated that they would like to have an amendment made stating if in the future there is additional signage, the Commission would like to see said signage prior to the installation.

On motion of Commissioner Cochran, seconded by Commissioner Smith and carried to approve the proposed signage application for the "Ritter Law Group" located at 250 North Main Street, Florence, Arizona with an amendment.

OLD BUSINESS

CASE HDAC-02-14-D (CUEN BUILDING)

DISCUSSION/APPROVAL/DISAPPROVAL of The Town of Florence request that a demolition of the Cuen Building move forward and be approved by the Historic District Advisory Commission located at 145 N. Main Street Florence, AZ 85132.

Gilbert Olgin, Senior Town Planner, stated on October 7, 2013, the Mayor and Town Council of the Town of Florence accepted the donation of the Cuen building from Langley Momentum Historical, LLC.

As initially constructed, the building was L-shaped, with two one room wide wings. The building interior was extensively remodeled in 1910 for use as Florence's first telephone central office. For the past few decades, the building has been unoccupied and continually deteriorating.

Unfortunately, multiple penetrations into the building have allowed the elements to accelerate deterioration (bricks, plaster, adobe, etc.) and permitted pigeons to roost in the building. The north wall, roof and chimney cannot be saved. The building is gutted inside. Beyond structural concerns, these conditions present aesthetic and other issues that are repeatedly noted by downtown visitors and patrons of the Fitness Center.

Over the past seven years, a few improvements have been made to stabilize the structure on an interim basis. A recent external and internal assessment of the facility with Town staff and Swan Architects confirmed that prompt action needs to be taken to demolish, rehabilitate or re-construct the subject building.

Staff contends unless Town Council is able to allocate funds for the immediate stabilization of the building within the current fiscal year, then demolition may be the only option.

On February 3, 2014, the Mayor and Town Council (property owners) motioned to proceed to send a recommendation to the Historic District Advisory Commission supporting the demolition of the Cuen building. On February 26, 2014, HDAC carried to deny the demolition permit by the Town of Florence for the Cuen building with a grace period of 180 days.

With recent failed attempts to auction the building and secure donations; the Cuen building may pose a public safety hazard. Staff moves to forward the recommendation from Town Council to demolish the Cuen Building for the health and safety of the public.

Staff finds that the request is in compliance with applicable Town Codes and policies and staffs hereby presents to the Historic District Advisory Commission the demolition permit of the Cuen Building, case HDAC-02-14-D.

There was discussion regarding two applicants that came forward to possibly purchase the building, however, the applicants were not successful in the purchase of the subject building.

Commission and staff discussed the possibility of utilizing the Adaptive Reuse Program for the two interested parties, however it was explained that the majority of the expense is going to be in stabilizing and rehabilitating the property.

Staff stated if demolition is completed, there are plans for possibly a pocket park, benches, trees, granites, play park, something that would improve the aesthetics of the corner.

Commissioners were in agreement that if demolition occurred they would like as many materials as possible to be salvaged from the original building, such as brick and the skylight.

Commission would like to know what plan Town Council has to keep something similar to this situation from happening again in the future, citing that an owner of any business on Main Street could allow their building to fall into such a state of disarray that it is a danger to the public and cost prohibitive to rehabilitate the property.

The safety of Home Tour attendees was discussed along with the possibility of erecting a barrier around the building to aid in public safety.

On motion of Chairwoman Wheeler, seconded by Commissioner Cochran and carried to regretfully approve the demolition of the Cuen Building.

STAFF REPORT

PRESENTATION of the Gila Valley "Florence" Masonic Lodge windows.

Heath Reed, Town Planner, stated the Town has many tools to facilitate redevelopment and encourage new development within the core area of Town where smaller lots, older structures and various nonconforming situations can present challenges. These tools help to merge the need to preserve the past while understanding the necessity of moving forward and adapting to ongoing market changes. These tools include, but are not limited to, the: Downtown Commercial (DC) Zoning District; Downtown Redevelopment Plan; Town Core Infill Incentive Plan; and Adaptive Reuse Program.

When a situation recently arose on a downtown property within the Florence Townsite Historic District, staff recognized the need to use our resources to help property owners within the Town Core area.

The Gila Valley "Florence" Masonic Lodge has been located within the Town for many years. Currently the building has two occupants. The Lodge occupies offices and lodge center in the second floor while the first floor has remained medical and professional office spaces. Current windows are wooden sash, double-hung 8/8 windows. The existing windows did not allow for opening and allowed significant heat gain in the building. The windows were also falling apart due to their age in addition.

The property owner has replaced the windows with identical windows (8/8 double-hung windows) that will allow for the users to open and close the windows. The new windows will reflect 76% of infrared light and will reduce solar heat gain, minimize interior glare and lowers inside glass temperature, saving energy.

Town staff has applied the Town of Florence Adaptive Reuse Program to this item, which was adopted by the Town Council in 2014. Within the program, it states; (Pg. 4, ARP)

"PERMITS

The Town will waive building permit requirements for the following within the Adaptive Reuse Program area: All cosmetic improvements (flooring, paint, etc.); replacement of like equipment involving no new electrical/plumbing/gas work; changing of existing doors or windows with like doors and windows; changing of light fixtures with like fixtures; and/or any work that is expressly not subject to plan reviews and permitting per any adopted Town codes.

However, visible exterior improvements within a property located within the Historic District shall remain subject to the Town's Design Review procedures. Furthermore, it shall be the responsibility of the property owners, businesses, developers, building owners, contractors, etc. to ensure that all work is performed to applicable codes. If this work is part of a larger project requiring permitting, these improvements shall be included on such plans. It is also noted that this Adaptive Reuse Program cannot override the requirements of external agencies and applicable business license requirements."

Investment into the core areas by property owners helps a defined area retain or improve its character. Staff contends that the granting of this request encourages investment within the Town Core as owners are seeking to rehabilitate historic and non-historic structures within the core. Furthermore, the property owner's desire to reinvest into the building and maintain the building is a positive for the District.

No motion required. This item is for presentation purposes only.

CALL TO THE PUBLIC/COMMISSION RESPONSE

Call to the Public for Comment is limited to issues within the jurisdiction of the Town of Florence Historic District Advisory Commission. Individual Commission members may respond to criticism made by those commenting, may ask staff liaison to review a matter raised, or may ask that a matter be put on a future agenda.

Ruth Harrison, a Florence resident, stated at the Parks and Rec Commission meeting she brought up the point that many of the windows on Main Street would look better if they were cleaned prior to the Home Tour. Mr. Nixon told Ms. Harrison that he would bring the suggestion up to the committee to see if they can become involved. She also stated that the Brunenkant Building had some leakage on the east side, one story portion of the building that faces 8th Street. She stated that she brought it to the attention of staff who escalated it to Carroll Michael who responded by stating that one of the containers holding the water on the side of the building as it comes off of the roof is too small and another container was added. A blockage in the pipe was also found which allowed water to flow off of the roof. This item was repaired. He also told her that due to that side of the building not receiving a lot of sunlight, it would take awhile for the water to dry up. Ms. Harrison would like the Commission to keep an eye on the building and make sure that the water damage does not become permanent.

Ms. Harrison continued that after the Town Council meeting she spoke with George Johnson and explained the history of the Cuen Building. She advised him that he could be in a position to do something great for the Town. She stated that Mr. Johnson returned her call approximately one week later and explained to her that he was not in a position to become involved with the Cuen Building. Ms. Harrison would like to potentially see a small steel building replace the building that is already there and have the bricks and adobe from the Cuen Building used as a façade over a stronger steel structure. She proposed making this a Town project.

CALL TO THE COMMISSION

Commissioner Cochran stated that she is resigning from the Historic District Advisory Commission and that it will probably be announced at the next Town Council meeting. She was hopeful to remain on this Commission as well as serve on another Commission, however, Mayor Rankin would prefer people to serve on one Commission only.

Commissioner Smith inquired if there is anything the Town can do regarding out of town landowners that own buildings Downtown and do not keep them maintained.

Commissioner Adam brought up that the Silver King sign may have been damaged either by dirt or heat. She would like to know if anything can be done to make it look better.

Commissioners also stated that the dental sign as well as the saloon building sign are in need of repair.

ADJOURNMENT

Chair Wheeler adjourned the meeting at 6:45 pm.

X Betty Wheeler
Chair Wheeler

MINUTES OF THE TOWN OF FLORENCE COUNCIL SPECIAL MEETING HELD ON TUESDAY, SEPTEMBER 4, 2018, AT 6:00 P.M., IN THE FLORENCE TOWN COUNCIL CHAMBERS, LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER

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

ROLL CALL:

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

MOMENT OF SILENCE

Mayor Walter called for a moment of silence in honor of Senator John McCain.

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.

Mr. Ronald Rowley, Caliente Casa De Sol Director, stated that since 2017, the Caliente RV Resort has been confused about the impact of the International Building Code (IBC), the International Fire Code (IFC) and the International Residential Code (IRC). He stated that they still do not know the direct impact but have been told that their side setbacks changed from one foot on the right and two feet on the left, to five feet on each side for a total of 10 feet. This reduces 856 lots by one-third. Loss of one third of our lot size in width would greatly affect the owner's ability to replace units that were in deteriorating condition and/or allow placement of a new code compliant unit.

Mr. Rowley stated that since this action was put into place, prospective buyers have backed away from purchasing properties, the value of their properties have decreased, and the population of the park is in a quandary as to what will happen next.

Mr. Rowley stated that the IRC, IBC and the IFC cover the properties in Caliente Casa de Sol RV Resort, as well as the Town of Florence. All three of these codes state under Scope and Administration, the following: The provision of this Code shall not be deemed to nullify any provisions of Local, State, or Federal Law. The key word here is local.

Mr. Rowley stated that an ordinance is a local law of a city or town. Arizona law states: It is formally defined as a local law of municipal corporation, duly enacted by the proper authorities,

prescribing general, uniform and permanent rules of conduct relating to the corporate affairs of the municipality.

Mr. Rowley stated that the setbacks for RV Trailers or park models in Caliente have been established by lawful Town ordinances, several times, and include Ordinance Nos. 272-99, 270-99 and 66 to mention a few. In all cases, the agreed setback of these ordinances is a three-foot total side setback, and not 10 feet.

Mr. Rowley asked the Council if they agree, then Caliente requests that the verbiage used in the current IBC, IFC and IRC regulations be upheld by the Town of Florence that states: The provisions of this Code shall not be deemed to nullify any provisions of local, state or federal law.

Mr. Rowley stated that all building permits in Caliente under the IBC, IRC, and IFC, pending or in progress be reviewed using the above criteria, if applicable.

Mr. Rowley stated that they are not allowed to continue their placement and replacement of RV trailers or park models utilizing the lawful setbacks as prescribed by the ordinances of the Town of Florence.

Mr. Rowley stated that these actions will allow Caliente and the Town of Florence to prosper and regain its property values, dignity and create a community that encourages growth and building, as well as making it a friendly Town again, which businesses can be conducted.

Mr. Arnie Raasch, Florence Resident, stated that while he was on the Council, the Council made a decision to grandfather Caliente and he wanted to remind the Council of that decision. He also supports Mr. Rowley's comments.

Ms. Cathy Adams, Florence Resident, stated that she wanted to clarify HDAC role regarding the Cuen Building, specific to the building and demolition permits. She quoted page 2, paragraph 2 of the Request for Council Action, which stated: "The Commission considered the results of a cost analysis by Swan Architects, to rehabilitate/re-construct the Cuen Building. Utilizing this and other information, the HDAC determined that the structure could not be preserved in an economical manner." She stated that the determination is not the HDACs to make and is not what they do as a commission. HDAC is only asked to accept or deny of a demolition permit. That is what the HDAC is tasked to do. The Town's staff does the analysis. HDAC was asked to either approve or deny the application for a demolition permit based on the Town staff's analysis. She stated that Town staff recommended approval of the demolition permit on February 26, 2014. HDAC denied the permit, which allowed another 180 days for the building to find another solution. HDAC was told that it did not pose an imminent health and safety risk; however, it may pose a public safety risk.

PRESENTATIONS

Presentation on Youth Empowerment Retreat at White Stallion Ranch and Youth Program Day at the League of Cities and Towns Annual Conference.

Ms. Alison Feliz, Recreation Coordinator, stated that the team was invited to the White Stallion Leadership Retreat, on August 17 – 18, 2018, as well as to the League of Cities and Towns Annual Conference.

The Youth explained to the Council their experience from attending the White Stallion Leadership Retreat as well as the League of Cities and Towns Annual Conference. Some of the highlights included:

- League of Cities and Towns Annual Conference
 - How a Teen Council is run
 - How to present yourself for an interview (in person and on paper)
 - Showed a Power Point Presentation to the other Teen Councils on the events that the Florence Teen Council has conducted
 - Had a booth with a board presentation and made themselves available to speak with other Teen Councils
- White Stallion Ranch Leadership Retreat
 - Purpose is to create better leaders
 - Mental Health Advocacy
 - Learned about mental health through role playing and testing

The Teen Council thanked Mr. Bryan Hughes, Community Services Director for allowing them to attend, and Mr. David Lewis for driving them. They also thanked the White Stallion Ranch for hosting them at their event.

Councilmember Anderson and Vice-Mayor Woolridge complimented the Teen Council for their presentation at the League of Cities and Towns Annual Conference.

Vice-Mayor Woolridge stated that the Florence Youth Council were the only ones who had a Power Point Presentation. She thanked Mr. Hunter and Mr. Lewis for being great leaders and thanked the Florence Teen Council for the way they conducted themselves; they made Florence proud.

Mr. Brent Billingsley, Town Manager, stated that imitation is the highest form of flattery. The Florence Youth Council was the first to provide a video presentation two years ago at the conference; and now half of the Youth Councils have a video presentation. He stated that the students should be very proud of the fact that they did such a good job that everyone else is following their lead. He congratulated them and told them to keep up the good work.

Mayor Walter stated that the Florence Teen Council has great leadership and will do great things locally and statewide.

Presentation, per Council request, on Town zoning, the International Codes, and applicable legal advice received, regarding the Caliente Del Sol Development.

Mr. Larry Harmer, Planning Manager, provided a presentation, in which they outlined the following:

- Planning and Zoning

- The Planning and Zoning Division administers the Development (Zoning & Subdivision) Code, the General Plan and provides staff support to the Historic District Advisory Commission.
 - Planning and Zoning does not administer Building Safety or Construction Codes
 - Zoning is intended to promote an orderly pattern of development and to separate incompatible land uses ... such as industrial uses and homes ... to ensure a pleasant environment.
 - The Town of Florence Development Code (Zoning Code) is the legal instrument to regulate and establish limits on the use of land and building size by shape, height, and setbacks.
- Development Code Purpose
- Promote and protect the health, safety and welfare of the residents of the Town
 - Establish land use classifications
 - Dividing the Town into districts
 - Establish regulations for the development of properties
 - Governs the use of land for compatibility with adjacent properties by regulating:
 - Height and bulk of buildings and other structures
 - Lot occupancy and the size of yards and other open spaces
 - Standards for site improvements such as parking, landscaping and signs
 - Establish a commonality between land usages
 - Example: R 1-6 Single Family Residential

<i>Front</i>	<i>Interior Side</i>	<i>Street Side</i>	<i>Rear</i>
20 feet	10 feet	12 feet	12 feet

<i>Minimum Site Area</i>	<i>Minimum Lot Area</i>	<i>Minimum Lot Width</i>	<i>Minimum Lot Depth</i>	<i>Maximum Height</i>
N/A	6,000 square feet	45 feet	100 feet	30 feet

Note: Regulations for distances between buildings, accessory buildings, access, walls, fences and required screening are contained in §§ 150.164 through 150.184.

- Establishes basic yards for setbacks of structures from property lines, lot area, minimum lengths and widths in order to establish a land use protection from lot to lot and allow for individual property owners not to be encumbered by a more intensive use next to them.
- For Subdivisions, the Code ensures:
 - Adequate traffic circulation through coordinated street systems with relation to major thoroughfares, adjoining subdivisions and public facilities
 - Adequate provisions for water supply, drainage and other health requirements
 - Consideration for adequate sites for schools, recreation areas and other public facilities
- Per ARS §9-461 and §9-462
 - The Town of Florence Development Code shall be considered the *minimum requirements* necessary for the promotion of the General Plan.
 - When the provisions of the Development Code are interpreted or applied, they shall be held to be the *minimum requirements* for the promotion of the public safety, health and general welfare.

- RV Parks and/or Subdivisions

- If a new park were to be developed

<i>Front</i>	<i>Interior Side</i>	<i>Street Side</i>	<i>Rear</i>
5 feet *	5 feet	10 feet	5 feet
* Exclusive of recreational vehicle tongue.			

<i>Minimum Site Area</i>	<i>Minimum Space Area</i>	<i>Minimum Lot Width</i>	<i>Minimum Lot Depth</i>	<i>Maximum Height</i>
10 acres	2,000 square feet*	40 feet	50 feet	30 feet

*A maximum density of 14 recreational vehicles per net acre after deduction of existing and/or proposed right-of-way.

- These are general steps and can vary on a case-by-case basis depending on the sophistication of the development.
 - Non-fee service that is provided which brings together Planning and Zoning, Building, Engineering, Public Safety, Fire and Police and any other departments as necessary to sit down with a pending application and allow them the opportunity to provide some basics and for staff to help guide them into the process.
- Development Entitlement Process
- Pre-Application Meeting with staff from Planning, Building Safety, Fire, Police, Town Engineer and others, as needed
 - Submit Formal Application
 - Determine whether Administrative or Planning Commission and/or Town Council approval are required
 - Place on agendas for appropriate Commissions and/or Town Council
 - Submit for Building Permit(s)
- Caliente De Sol

		Current Code
Typical Lot Size	1,260 SF	2,000 SF
Smallest Lot Width	30'	40'
Smallest Lot Depth	41'	50'
Setbacks changed to the following per Ordinance No. 270-99		
Front (as you face the property):	3.66'	5' excluding tongue
Street Side (right side):	1'	5' interior
Interior Side (left side):	2'	10' street side
Rear	1.5'	5'

- Tierra De Sol

		Current Code
Typical Lot Size	2,000 SF	2,000 SF
Smallest Lot Width	35'	40'
Smallest Lot Depth	49'	50'
Setbacks-BOA01-14-V		

Front:	5'	5'
Street Side:	3'	10'
Interior Side:	3'	5'
Rear	3'	5'

- In 2014, the then Council approved a blanket variance for all of Tierra De Sol to reduce the front street side, interior side, and rear sides the numbers listed above.

Mayor Walter inquired about Ordinance No. 272-99. Mr. Rowley provided this resolution along with Resolution No. 270-99 and 66 in previous discussions. She inquired if any of the ordinances that Mr. Rowley references rescinded.

Mr. Harmer stated that Ordinance No. 270-99 is the most current ordinance that he is aware of. He stated that the zoning administrator, prior to him, did a review at the end of last year and an analysis. Ordinance No. 270-99 was the dominant ordinance.

Mr. James Allen, Building Official, stated that there is confusion regarding zoning setbacks and building safety and fire setbacks. Both are common in how they are measured; however, they have two distinct purposes.

1. Zoning is for land use.
2. Fire separation is strictly for fire and life safety issues.

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

- Building Safety
 - How does the Zoning Code relate to the Building Code?
 - Zoning setbacks and fire separation are two different and distinct items.
 - Zoning setback: The minimum allowable horizontal distance from a property line to the vertical wall of a building or structure.
 - Fire separation: (IRC, IBC) The distance measured from a building face to one of the following; (1) to closest interior lot line.
- What are the Building Codes?
 - Today, building codes are sets of regulations that address numerous items like; plumbing, electrical, structural integrity, fire resistance, safe exits, lighting, ventilation and construction materials.
 - They specify the minimum requirements to safeguard the health, safety and general welfare of building occupants.
- Codes are constantly changing
 - 1927 Uniformed Building Code (UBC) building code was a single publication.
 - 2018 International Code Council (ICC) building codes are now a collection of over 12 different publications. Each one dealing with a specific subject.
 - Example:
 - 2006 IRC building code was first printed in February 2006, the last printing was April 2012.
 - Codes are adopted throughout the United States, and other "first-world" countries, in 3-year cycles.

- 2000, 2003, 2006, etc. (with 2018 being the latest)
- History of fire separation by codes and years
 - 1905 National Building Code
 - Fire separation not clearly covered or defined
 - One and two-story dwellings were required to be made out of a minimum of 12 inches of brick
 - 12 inches of brick would be greater than 1-hour fire-resistant rated construction
 - 1927 – 1997 Uniform Building Code
 - Fire separation distance 3-ft measured from face of structure to the property line
 - 2000 & 2003 International Residential Building Code
 - Fire separation distance 3-ft measured from face of structure to the property line
 - 2006 – 2018 International Residential Building Code
 - Fire separation distance 5-ft measured from face of structure to the property line
- Controlling Fire Spread
 - A danger of conflagration may exist in a residential area; if conditions are right, fire can quickly spread beyond control, primarily due to closely built combustible construction without adequate fire barriers, fire breaks and/or fire suppressions systems.
- Caliente RV Park vs. Other Similar Parks
 - Setbacks are critical for fire safety
 - Provided examples of other communities that depicted separation between homes
 - Tierra De Sol, Apache Junction, Casa Grande and Mesa
 - Requirements that must be adhered to for various examples
- Improvement Methods
 - Replace Existing Structure
 - New Construction
- Existing Structures
 - (IBC) 3403.1 Existing buildings or structures. Additions or alterations to any building or structure shall comply with the requirements of the code for new construction. Additions or alterations shall not be made to an existing building or structure *that will cause the existing building or structure to be in violation of any provisions of this code*. An existing building plus additions shall comply with the height and area provisions of Chapter 5. Portions of the structure not altered and not affected by the alteration are not required to comply with the code requirement for a new structure.
- International Residential Code
 - (IRC) R104.10 Modifications. Wherever there are practical difficulties involved in carrying out the provisions of this code, the Building Official shall have the authority to grant modifications for individual cases, provided the Building Official shall first find that the special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code *and that such modification does not lessen health, life, fire and structural safety requirements*. The details of action granting modifications shall be recorded and entered in the files of the Development Services Department, Building Safety Division.
- Requirements for replacement (within existing footprints)
 - Prior to removal of existing unit
 - Have an approved permit through Building Safety, Planning and Zoning, and Fire Department

- Schedule an inspection so that existing unit location can be documented. That location will be allowed for the replacement unit
- If replacement unit is wider than the previous unit, that difference will be accommodated to the inside of the lot
- Replacement Unit
 - No greater than five years old
 - All electric, no propane or natural gas appliances
 - Factory-installed, hard-wired operational smoke detectors with minimum of one carbon monoxide or combination type smoke detector
- New construction, no current primary use
 - Must meet all current five-foot separation requirements per 2006 IFC, IBC and IRC. Measured from the lot lines.
 - This would include newly installed living units, awnings, storage sheds or other similar structures.
 - Any existing structures that are non-compliant such as storage sheds, awnings or similar structures may remain.
- Next steps when seeking permits
 - Each property and situation is unique, and often requires individualized or complex solutions
 - The Town wants to assist you in the improvement of your property, while ensuring the property remains safe and enjoyable.
 - If you have concerns or questions, please reach out to us. We are always available for information concerning potential improvements

Mayor Walter stated that the governing body has the ability to approve variances and ordinances regarding different situations.

Mr. Allen stated that it is his understanding that the variances are for zoning, and not building codes. His understanding is that the codes cannot be lessened.

Mr. Brent Billingsley, Town Manager, stated that the Board of Adjustment is a zoning board. He stated that the deviations that have occurred have to do with zoning and not life safety codes. The life safety codes are a minimum.

Mayor Walter expressed her views, and the fact that the lots were permitted prior. She said she finds it difficult to tell residents that want to upgrade their homes from propane to electric that they need to move to a smaller lot size to meet the new setbacks.

Mr. Allen explained that the modifications does not lessen the health, life or fire safety. He explained how the Code would be applied in various examples. The residents can keep their same distance; however, if the structure is bigger, it must come out of the customer's side and not the fire separation side. If there is a new installation where there is livable structure, there is no right to a grandfather, and therefore, would need to meet the five-foot setbacks. The Town is not addressing existing structures that already exist. The Code applies to everyone, and not just Caliente.

Discussion occurred on replacement of park models, inclusive of permits, square footage size, permitting, and possible issues with regards to awnings.

Mayor Walter inquired about the need for a structural engineer for awnings. She would like clarification of when a structural engineer is needed.

Mr. Allen stated that anything that is non-prescriptive needs to go to a structural engineer. He explained various scenarios of plans for awnings and how they review the plans.

Mr. Billingsley stated that the Town is now going backwards and all existing structures are being grandfathered. He stated that it is possible to put the same size unit on the same size lot with the same setbacks. There are multiple ways that this can occur. There is also the ability to have a rated firewall or sprinklers to keep those setbacks. The Town has never said that a unit cannot be replaced. There are always options, and sometimes the options cost more to keep that one-foot setback. He stated that new development needs to meet the current codes. A structural engineer is not needed for every structure that is install. Many manufacturers must meet all the Codes from city to city. Where you run into issues is when you hire someone individually and they cut part of the structure off or attach it to something that it is not designed to be attached to, or remove portions of its foundation from the way it was originally designed. A structural engineer would need to be hired to ensure that the modifications that were made are safe and per Code.

Discussion occurred on the CC & R's for Caliente and how the CC & R's are applied with the Town Code.

Discussion occurred on spacing between structures, with regards to awnings, park models and RVs.

Fire Chief David Strayer, stated that the predominant existing arrangement in Caliente is a park model with an Arizona Room or an attachment of some sort that extends the structure. He stated that fire can spread by heat, convection and radiant heat. He stated that it is an issue because all three opportunities to spread exist: structure-to-structure, radiant heat, or the banking down caused by the canopy causes the fire to increase laterally unit-to-unit. The way things are set up in Caliente is an increased way of spreading fire.

Councilmember Guilin inquired if the replacement units need to be all electric.

Mr. Allen stated that the replacement units need to be all electric. He stated that if it is a new unit and meets the five-foot separation, the Town does not have a concern if they have propane because it meets the separation requirements. He stated that by removing the fire hazard by removing the propane element.

Councilmember Larsen stated that she drove through Caliente and understand their concerns. She stated that she appreciates staff taking the time to educate the Council and the public. She stated that it is the Town's intention to create a safer environment and to be there for the citizens.

Mr. Rowley stated that Caliente started in the 1970s and is 85% filled. The Town Council and the ordinances protected the Park. The Town incorporated the 2006 International Building Code (IRC and IFC) in October 2007. Nothing was said to them for 11 years that they were in violation of

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the Code until the new planning department took place. He stated that the Town has some type of obligation to assist them. He stated that the Town allowed them to build the park against the regulations that were in effect since 2007.

Mr. Rowley stated that he does not believe that the main line is large enough to handle an approved fire system in the park, as you would need a ¾ meter. The park has been in operation for approximately 40 years and has had one accident, which was an explosion of a propane unit.

Mr. Rowley stated that in 1997, the National Fire Board regulated park models to the point that they cannot have propane after 1997. Park models are as safe as a stick-built home. They are not against the Town and are willing to work together. Caliente can change their rules, regulations and deed restrictions to conform; however, they need to work together. They appreciate the ability to replace the park model with the same footprint. They still have approximately 15% of the lots that will need to conform to the new Code and will need to be different than the other 85%. He would like the 15% to have the same setbacks as the existing park models.

Councilmember Walter stated that she would like to see the 15% be consistent with the other 85% of the lots. She inquired how many lots are there in the 15% and if they are able to quantify this, it may be able to put things in a better perspective.

Chief Strayer stated that as the units age, there will be more fires. Some of the older units may have aluminum wiring. He stated that the fire that they had was a fatality with a serious injury.

Ms. Michelle Cordes, Florence Resident, inquired if a structure is removed without the intention of replacing it and someone purchases the lot afterwards and wants to place a park model on there, would it be considered new or replacement.

Mr. Allen stated that once the park model is removed without the intent of replacement, and a new owner wants to place a park model on the property, it would be treated as new. He stated that they are trying to improve the safety and not hinder replacements. He stated that the 15% of the park equates to approximately 130 lots. He stated the lots are fill in lots.

Mr. Allen stated that they must adhere to the Code for the remaining lots. The Town adopted the Code as written and cannot lessen what the Code requires. The five-foot separation is an industry standard across the United States. He stated that the changes are for new installations only and not replacements. Existing structures that are being replaced are grandfathered.

Mr. Bruce Long, Caliente Casa de Sol HOA Boardmember and President for Citizens for Five Parks Communities, stated that they are trying to get rid of any unit that deals with propane because it is problematic. He stated that they are in a standstill because another Town employee stated that if a unit is replaced, it will need to conform to the five-foot setbacks. He appreciates that the Town is trying to help them. He explained the issue with the five-foot setbacks for new installations. He stated that this would render the lots worthless unless someone is going to park an RV on the lot.

Mr. Long stated that the fire that occurred in Caliente had an awning and the unit was destroyed. The unit next to it had minimal damage. He stated that they are asking to use the same parameters that the existing lots have for the new lots.

Councilmember Anderson stated that he believes Ordinance No. 270-99 should be reaffirmed and asked that it be placed on the next agenda.

Councilmember Larsen inquired if there is a time frame of when the replacing structure needs to be installed in order to be maintained the grandfathered rights.

Mr. Allen stated that he does not know what the time frame is.

Mr. Rowley stated that an ordinance was adopted in 2008 that outlines if there was a unit beyond repair or destroyed partially by fire, it could be pulled out, but had to be replaced within 180 days or it lost its non-conforming status. It also addressed the issue of residents choosing to replace their units and provided a timeframe of 90 days. Park models are permanent, and residents do not take it with them when they leave.

Councilmember Hawkins inquired if it would be legal to allow Caliente to continue status quo and indemnify the Town of liability.

Mr. Billingsley stated that there are numerous challenges and the Town has received two legal opinions on what the Town's responsibilities are regarding the life safety codes. The challenge with indemnity is that it is not possible to indemnify a government entity from a disaster occurring, even if they voted to indemnify the Town. It does not indemnify the damage to public infrastructure or if personnel were injured as part of responding to an incident.

Mr. Billingsley stated that the Town will look at all of the options and try to provide solutions or best answers to Council by the next meeting.

Discussion occurred on fire walls, block walls, and other scenarios and the expense associated with each.

Mr. Allen stated that there are several options; however, the cost can vary greatly.

Mayor Walter stated that the Town wants there to be some flexibility.

Mr. Allen stated that they must adhere to the building codes. The building codes do not apply to mobile units.

Mr. Rowley stated there are rules outlined in the CC & R's for mobile units.

NEW BUSINESS

Resolution No. 1674-18:

Mayor Walter read Resolution No. 1674-18 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AUTHORIZING THE TOWN OF FLORENCE TO EXECUTE A DEVELOPMENT AGREEMENT WITH FLORENCE ARTISAN ACRES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, FOR

PROPERTY LOCATED AT THE SOUTHEAST CORNER OF PLANT ROAD AND BUTTE AVENUE.

Mr. Brent Billingsley, Town Manager, stated that Mr. Harold Christ, Property Owner and the investors have been working hard on the project and have reformatted the Development Agreement to sub-phase the project.

Mr. Harold Christ, Property Owner, stated that they have been working for two years to bring the project to fruition. He stated that the prices have escalated exponentially to the extent that they have not been able to move forward. They feel they now have a way to move forward and are working with the staff and progress with the project.

Councilmember Anderson inquired if they are going to build the Inn and if it will contain a dining room.

Mr. Christ stated that there is no food service being built at the Inn.

Mayor Walter stated that Mr. Christ is a visionary for the community and the Windmill Winery has brought people from all over the world to be married there. He has invested in the Town and everyone appreciates what he has done for the community.

On motion of Councilmember Anderson, seconded by Councilmember Guilin, and carried (7-0) to adopt Resolution No. 1674-18.

Resolution No. 1677-18:

Mayor Walter read Resolution No. 1677-18 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ESTABLISHING REGULAR MEETING LOCATIONS, DATES AND TIMES FOR TOWN OF FLORENCE TOWN COUNCIL AND TOWN BOARDS AND COMMISSIONS.

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, stated that the Town Clerk's Office posts the regular meeting dates for all of the Town meetings. The resolution lists all of the meetings, days, times and locations and is posted for the public viewing.

Ms. Garcia stated that the resolution is being updated to include the Florence Youth Commission, which will meet on the third Thursday, at 6:00 pm, in the Community Center. Meetings that are filmed are held in Town Hall. Currently, the Historical District Advisory Commission meetings are not filmed. They have requested that their meetings be filmed as well, and provisions can be made to film their meetings.

On motion of Councilmember Wall, seconded by Councilmember Larsen, and carried (7-0) to adopt Resolution No. 1677-18.

Discussion/Approval/Disapproval of accepting the register of demands ending July 31, 2018, in the amount of \$4,525,702.31.

Councilmember Guilin inquired what the Debt Service Excise Tax is for.

Mr. Joe Jarvis, Finance Director, stated that it is the principal and interest payment for HURF bonds.

On motion of Vice-Mayor Woolridge, seconded by Councilmember Guilin, and carried (7-0) to accept the register of demands ending July 31, 2018, in the amount of \$4,525,702.31.

Discussion/Approval/Disapproval awarding the bid and entering into an agreement with Waste Management of Arizona, Inc., to provide transfer station and landfill services for the Town of Florence for a one-year term, with five options to renew. (Ben Bitter)

Mr. Ben Bitter, Assistant to the Town Manager, stated that Council directed staff to solicit bids for transfer station and landfill services. Staff received three responses to the Request for Proposals: RAD, Republic Services (who now operates the CASW facility), and Waste Management. Staff is recommending that the Town enter into an Agreement with Waste Management.

Mr. Bitter stated that upon review of the proposals, staff determined that Waste Management met the majority of the Town's goals better than the other two proposals. He stated that in terms of cost and location, and the availability for hours and convenience are improved under Waste Management's proposal. All of the proposals are a lower cost than what the Town is currently paying, and Waste Management is significantly lower than the other providers. The residents will also have the option to use the transfer station on Saturdays; previously that had not been an option. This will be an enhancement to our service.

Mr. Bitter stated that they are also requesting a 60-day cancellation notice in the agreement with Waste Management, which will provide the Town time to prepare a new proposal and negotiate with another party that submitted proposals and is consistent with the existing agreement that the Town has with the current provider.

Councilmember Anderson inquired how soon, after the approval, will the Town be able to utilize the facilities.

Mr. Bitter stated that they anticipate it can be as soon as one week. They will be doing outreach via social media and in the utility bills.

The Council commended Mr. Bitter and the team for doing a great job. The Council is pleased with the contract that is being presented.

Councilmember Larsen inquired about use of the transfer station in Apache Junction.

Mr. Bitter stated that the Town will cancel the contract and advertise accordingly.

Councilmember Wall asked what will the residents present at the landfill if they do not receive a utility bill because they do auto pay.

Mr. Bitter stated that they are working out the details and will need to consider this.

Mr. Joe Jarvis, Finance Director, explained that residents have the ability to print from Express Bill Pay, or they can come to Town Hall and get a copy of their bill or a proof of residency letter from the staff.

Councilmember Wall inquired about Clause No. 4.25 Access of the contract and thought that the clause does not apply.

Mr. Bitter explained that the contract is similar to the current contract with another provider and the clause pertains to dumpsters.

On motion of Councilmember Hawkins, seconded by Councilmember Wall, and carried (7-0) to award the bid and enter into an agreement with Waste Management of Arizona, Inc., to provide transfer station and landfill services for the Town of Florence for a one-year term, with five options to renew.

Discussion and possible action regarding on the Cuen Building Project. (Lisa Garcia)

Ms. Garcia stated that the building is approximately 1,000 feet and is an example of the transform Sonoran architecture in the Town of Florence. It was the Town's first telephone exchange from 1910 to 1941. It became a law firm in 1960. The building was donated to the Town in 2013 and went through an auction process in 2015 and auctioned with a revision clause.

Ms. Garcia stated that the clause stated if the building did not receive a Certificate of Occupancy, the building, along with improvements would revert back to the Town. In May 2018, the property reverted back to the Town. Staff is seeking Council's direction on how they would like to proceed. Some options include:

- Refer the building back to the Historic District Advisory Commission to see what they would like to do
- The building could go back up for auction with the same type of revision clause and see if there is any interest.
- Hire a consultant and add to the CIP as a Town building

Councilmember Guilin stated that she would like the Town to take a proactive step in restoring some of the buildings on Main Street. The Town could then sell the building once it is restored.

Mayor Walter agreed with Councilmember Guilin and thought it would set a precedence. She stated the building could be used as a government building for a few years and then sold. The proceeds could be used on another building and do the same thing with that building.

Ms. Garcia explained how town money can be used and the rules associated with each of the separate funds.

Councilmember Wall stated that individuals are looking for ready to move in buildings and not building from scratch. She would like to see the Town invest in that building.

Councilmember Guilin stated that the Town has received the monies from the Big Horn Ranch Construction Project and she believes that they can use that money for the building.

Ms. Garcia stated that the amount is \$334,000 has been set aside in the Economic Development fund.

On motion of Councilmember Guilin, seconded by Councilmember Wall, and carried (7-0) to direct staff to hire consultants to determine the cost to improve the Cuen Building, to obtain a Certificate of Occupancy, and add to the Town's CIP Project List.

Discussion/Approval/Disapproval of the Mayor attending the White House Women Mayors of America Conference on Thursday, September 20, 2018. (Mayor Walter)

Mayor Walter stated that while she was attending the League Conference, Mr. Ken Strobach mentioned that approximately 300 female mayors from the United States may receive an invitation to a special conference at the White House. She was surprised to have been one of the recipients. The conference would entail round tables and informative sessions regarding what is going on in communities across the United States. The conference will be held on September 20, 2018.

Vice-Mayor Woolridge stated that it is a compliment and a great opportunity beneficial to Florence and would be in for of Mayor Walter attending.

Councilmember Guilin stated that it was an honor for Florence, and she is also in favor of Mayor Walter attending.

Councilmember Larsen inquired where the money would come from.

Mr. Jarvis suggested that Council use the Council trainings line item. Since it is not a budgeted item, Council can choose to spend less on other conferences or anticipating that you will be expending more than budgeted.

Mayor Walter would present to Council in a formal session regarding the event.

On motion of Vice-Mayor Woolridge, seconded by Councilmember Hawkins, and carried (7-0) for Mayor Walter to attend the White House Women Mayors of America Conference on Thursday, September 20, 2018.

MANAGER'S REPORT

Mr. Billingsley stated that he submitted a written report.

Mayor Walter inquired about the time line for the mural.

Mr. Billingsley stated that Ms. Evans manages the grant project and she is not in attendance.

Councilmember Hawkins inquired if the Town is going to have clean up the Kokopelli Moon Saloon and put a lien on it or if the property owner has responded.

Mr. Billingsley stated that the Town has sent the owner two letters regarding the Town's expectations under the Code and enforcement of the Code. The next step would be a legal process pertaining to the life safety aspects of the Town Code. This will happen after the owner

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has had an opportunity to respond and his ability to have due process. The investigation is complete. Following that process, a decision needs to be made regarding the potential demolition or preservation of that building. The HDAC will be involved in the process because it is a historical building as well as the Council.

Councilmember Hawkins would like the Town to save as much of the brick as possible and use it for other projects if the building is demolished or raised.

Mayor Larsen likes the written report; however, she would like the Town Manager to discuss some of the success stories for the public.

Mayor Walter discussed the reasons for a written report.

Mr. Billingsley discussed the following:

- Teen Council held their first annual lock in at the Florence Community Center in which over 100 teens participated in the event.
- Update of the Redevelopment Plan
 - Scope of work is almost complete
 - Create an Advisory Committee to assist with the Plan
- Received Community Development Block Grant to complete Phase II of the Downtown 12" water loop.
- Town submitted for grant of \$331,330 to complete Phase III
- Working on enhancing our relationships with surrounding governments
 - Working with Queen Creek to create a positive future in the region
- Florence Gardens Phase IV and V Paving Project is nearing completion.
 - Spent approximately \$2 million for the projects
 - Will pave approximately 12,746 linear feet of asphalt
- Upcoming Events
 - Town will be hosting the Arizona Transportation Board meeting
 - Arizona Commission of the Arts has awarded a lifelong Arts Engagement Grant
 - Mural on Main Street
- 6.4% growth of Florence
- D L Horton closed on four parcels of land in Anthem. (35A, 35B, 31 and 33)
- Joint press release with Subex, Inc. regarding the Town's partnership with them, and as of today, over 100 media outlets around the world have carried the story.
- Will have special meeting next Thursday and the following Monday

DEPARTMENT REPORTS

Community Services

Courts

Development Services

Finance

Fire

Police

The Department Reports were received and filed.

Town of Florence Council Meeting Minutes

September 4, 2018

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CALL TO THE PUBLIC

Ms. Kathy Adams, Florence Resident and HDAC Commissioner, thanked everyone for wanting to get Main Street back on its feet. She requested that the Cuen building be a poster child for future projects. She asked Mr. Larry Harmer, Community Development Director, to keep documentation as to what the extra added effort was for historic buildings. This can be used as a model to entice others to come to Florence and take over historic properties. People perceive that it is much worse than it is.

CALL TO THE COUNCIL – CURRENT EVENTS ONLY

Councilmember Larsen stated that the League of Cities and Town conference was very good. She stated her take-aways from the conference were:

- The key component is communication and to first seek to understand and then to be understood. She said that everyone needs to focus on communication and listening.
- Learn to offer an alternative rather than just say no.
- Appreciate staff and be supportive of residents and Council

Councilmember Larsen stated that she is sad to see that Vice-Mayor Woolridge and Councilmember Guilin will no longer be on the Council but is also excited for the new Councilmembers to join the Council and to hear their ideas and perspectives.

Councilmember Wall stated that she appreciates Vice-Mayor Woolridge and Councilmember Guilin's experience.

Councilmember Anderson stated that Coolidge will have a new truck factory and will employ approximately 2,000 employees. He thinks it will be good for the community and would like to be involved and would like to meet with all stakeholders.

Councilmember Guilin stated that she is very happy for the new Councilmembers that were elected. She stated that Vice-Mayor Woolridge will be missed as she is a great asset to the Town. She would like the new Councilmembers to know that the Council presents itself together, but that does not mean that you do not have a different opinion. Normally, the majority rules. She would like to see a real effort made for everyone to come together and get along as one working unit for the community and the Town no matter what the differences are. People need to understand that there is a perspective and there are great contributions by everyone. The Town needs a great strong core to go forward.

Councilmember Hawkins stated that the Town may want to ask the voters to consider districts. He has had several residents come to him stating that Anthem is taking over. It is important to have representation from all areas of the Town.

Vice-Mayor Woolridge congratulated those who won in the election. She thanked the Council for their sentiments. She stated that she has enjoyed her 14 years serving the Town of Florence and its residents and it has been a pleasure. She is looking forward to her future endeavors.

Mayor Walter stated that it has been a pleasure to work with Vice-Mayor Woolridge and Councilmember Guilin. They have provided her with a sense of understanding. She stated that she looks forward to seeing them on boards and commissions. She congratulated the newly elected Council.

Mayor Walter stated that September is Hunger Action Month. She stated it is a month where people all over America stand together with feeding America. It is a month to spread the word and take action. She stated that hunger is real for 1 out of every 8 people. She asked everyone department to have a food donation collection box in their office. The department that collects the most will win a pizza party. The food collected will be disseminated between the food banks in our community.

ADJOURNMENT

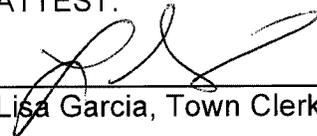
Council may go into Executive Session at any time during the meeting for the purpose of obtaining legal advice from the Town's Attorney(s) on any of the agenda items pursuant to A.R.S. § 38-431.03(A)(3).

On motion of Councilmember Hawkins, seconded by Councilmember Guilin, and carried (7-0) to adjourn the meeting at 8:32 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 September 4, 2018, and that the meeting was duly called to order and that a quorum was present.



Lisa Garcia, Town Clerk

MINUTES OF THE TOWN OF FLORENCE COUNCIL SPECIAL MEETING OF THE FLORENCE TOWN COUNCIL HELD ON MONDAY, OCTOBER 15, 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 5:00 pm.

ROLL CALL:

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

Absent: Guilin

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) and (A)(4) to consider its position and instruct its representatives and/or attorneys regarding:

Town's position and instruct its attorneys regarding pending litigation in the U.S. District Court for the District of Arizona: (Case No. CV-14-01304-PHX-DMF) Walt Hunter and Jarris A.H. Varnrobinson VonZombie v. Town of Florence, et al.

On motion of Councilmember Anderson, seconded by Councilmember Hawkins, and carried (6-0) to adjourn to Executive Session.

ADJOURNMENT FROM EXECUTIVE SESSION

On motion of Councilmember Larsen, seconded by Councilmember Wall, and carried (6-0) to adjourn from Executive Session.

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.

Ms. Ruth Harrison, Florence Resident, asked the Council to save the historic walls of the Kokopelli Moon Saloon. She asked that the burned debris be removed, that they stabilize the walls and add a new roof and floor. She stated that Florence cannot afford to lose another building in the Historic District. She stated that the distressed buildings, such as the Kokopelli are opportunities for capital gain. She stated that the Town could also appeal to the residents and open a 501(c)3 non-profit to accept donations for projects, such as this. The Industrial Development Authority is a non-profit that can accept donations and do projects such as this as well.

WORK SESSION ON LAND USE ASSUMPTIONS (LUA), INFRASTRUCTURE IMPROVEMENTS PLAN (IIP), AND DEVELOPMENT FEE UPDATE.

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, stated that the Town is in the process of updating the town-wide development fees. Residents may view the Plan at Town Hall or on the Town's website.

Ms. Garcia, stated the dates of importance are:

- Monday, October 1, 2018 - Published LUA and IIP on Town Webpage
- Monday, October 15, 2018 - Council Work Session: LUA and IIP. Stakeholder sent notice of meeting
- Monday, December 3, 2018 - Public Hearing: LUA and IIP
- Monday, January 7, 2019 - Council Work Session: Development Impact Fees & Stakeholder Meeting
- Monday January 7, 2019 - LUA and IIP adoption
- Monday, March 11, 2019 - Public Hearing: Development Impact Fees
- Monday, April 15, 2019 – Ordinance for adoption of Development Impact Fees
- Monday, July 1, 2019 - Development Impact Fees become effective

Ms. Garcia stated that the Town entered into a contract with TischlerBise, to complete the Development Impact Fee Study and Infrastructure Improvements Plan (IIP), on September 18, 2017. She stated that Carson Bise has 28 years of fiscal and economic planning experience and has conducted the fiscal and infrastructure finance evaluations in 36 states.

Mr. Carson Bise, President of TischlerBise, provided a presentation in which he discussed the following:

- Who they are
 - 40-year consulting practice serving local government nationwide
 - Impact fees/infrastructure financing strategies
 - Fiscal/economic impact analyses
 - Capital improvement planning
 - Infrastructure finance/revenue enhancement
 - Real estate and market feasibility
- Senate Bill 1525 adopted in 2012
 - 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
 - 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
 - Methodology and Components
 - Consumption-based approach
 - Town-wide service area
 - Components
 - Park and open space land
 - Park improvements
- Projected Demand (IIP)

Type of Infrastructure	Level of Service		Demand Unit	Average Cost
Land	Residential	0.0083	Acres	\$10,000 per Acre
	Nonresidential	0.0007		
Improvements	Residential	0.060	Units	\$13,402 per Unit
	Nonresidential	0.005		

Need for Park Infrastructure					
	Year	Peak HH Population	Jobs	Acres	Improvements
Base	2018	14,480	7,626	125	909
Year 1	2019	14,926	7,902	128	937
Year 2	2020	15,369	8,188	132	965
Year 3	2021	15,812	8,484	136	993
Year 4	2022	16,255	8,791	140	1,022
Year 5	2023	16,698	9,172	144	1,050
Year 6	2024	17,141	9,571	148	1,079
Year 7	2025	17,584	9,987	152	1,107
Year 8	2026	18,027	10,420	156	1,136
Year 9	2027	18,470	10,873	160	1,165
Year 10	2028	18,913	11,345	164	1,194
Ten-Yr Increase		4,433	3,719	39	285
Growth-Related Expenditures =>				\$390,208	\$3,817,598

Total Growth-Related Expenditures **\$4,207,806**

- Proposed Development Fee

Fee Component	Cost per Person	Cost per Job
Park Land	\$82.55	\$6.53
Park Improvements	\$807.65	\$63.90
Development Fee Study	\$7.19	\$0.43
TOTAL	\$897.39	\$70.86

Residential (per unit)

Development Type	Persons per Household	Proposed Fees	Current Fee	Increase /
Single-Family	2.42	\$2,175	\$1,417	\$758
Multifamily	1.80	\$1,616	\$1,148	\$468

*Figure A1.

Nonresidential (per square foot)

Development Type	Jobs per 1,000 Sq. Ft.	Proposed Fees	Current Fee	Increase /
Commercial/Retail	2.34	\$0.17	\$0.17	(\$0.00)
Office/Institutional	2.97	\$0.21	\$0.20	\$0.01
Industrial/Flex	1.63	\$0.12	\$0.13	(\$0.01)

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

Type of Infrastructure	Level of Service		Demand Unit	Average Cost
Facilities	Residential	1.21	Square Feet	per Person
	Nonresidential	0.89		per Job
Vehicles	Residential	0.0005	Vehicles	per Person
	Nonresidential	0.0004		per Job

Need for Fire Infrastructure					
	Year	Peak HH Population	Jobs	Facilities (SF)	Vehicles
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
Ten-Yr Increase		4,433	3,719	8,674	4
Growth-Related Expenditures =>				\$2,529,907	\$1,804,548

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

- Proposed Development Fee

Fee Component	Cost Per Person	Cost Per Job
Fire Facilities	\$248.90	\$183.80
Fire Vehicles	\$251.39	\$185.62
Development Fee Study	\$5.84	\$2.36
Credit	(\$106.72)	(\$71.09)
Total:	\$399.39	\$300.68

Residential (per unit)

Development Type	Persons per household	Proposed Fees	Current Fee	Increase/Decrease
Single-family	2.42	\$968	\$917	\$51
Multi-family	1.80	\$719	\$743	(\$24)

Non-residential (per square foot)

Development Type	Jobs per 1,000 Sq. Ft.	Proposed Fees	Current Fee	Increase/Decrease
Commercial/Retail	2.34	\$0.70	\$0.66	\$0.04
Office/Institutional	2.97	\$0.89	\$0.61	\$0.29
Industrial/Flex	1.63	\$0.49	\$0.20	\$0.29

- Police
 - 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
Total Growth-Related Expenditures					\$2,193,718

- Proposed Development Fee

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

Residential (per unit)

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

*Figure A1.

Nonresidential (per square foot)

Development Type	Trips per 1,000 Sq. Ft.	Trip Rate Adjustment	Proposed Fees	Current Fee	Increase /
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

- 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
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$1,475,000

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
Total	\$0	\$0	\$1,250,000	\$0	\$0	\$0	\$1,250,000

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
Total	\$0	\$0	\$1,250,000	\$0	\$0	\$1,500,000	\$2,750,000
						Gallons of Capacity per Day =>	1,440,000
						Cost per Gallon of Capacity =>	\$1.91

- Proposed Development Fee

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

All Development (per meter)

Meter Size (inches)	Meter Type	Capacity Ratio	Proposed Water Fee	Current Fee	\$ Change
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

- Methodology and Components
 - Consumption-based approach
 - Town-wide service area
 - Credit for future debt service
 - Components
 - Police space
 - Police vehicles

Wastewater IIP

Description	Prior Years	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23	Years 6-10	Total Project
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
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,970,000

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
Total	\$150,000	\$2,000,000	\$1,830,000	\$5,000,000	\$15,150,000	\$0	\$0	\$24,130,000

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

Cost per Gallon of Capacity => \$16.09

Input Variables

	<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

- Transportation
 - 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
101.7						\$1,105,582	\$112,437,700

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 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 /
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 /
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	\$2,175	\$2,250	\$6,133	\$5,027	\$1,106
Multi-Family	\$560	\$710	\$1,616	\$1,560	\$4,446	\$3,696	\$750

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	\$166	\$3,900	\$6,225	\$5,423	\$802
Industrial	\$292	\$482	\$115	\$850	\$1,739	\$464	\$1,275
Office/Other Services	\$292	\$880	\$210	\$1,680	\$3,061	\$2,937	\$124

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

Councilmember Wall inquired what HH and N & S stand for.

Mr. Bise stated that HH stands for household and N & S stand for non-residential square feet.

Mayor Walter inquired how the current fees are being collected.

Mr. Brent Billingsley, Town Manager, stated that the development impact fees are collected at permit; however, there were two separate development agreements where the Town collected 50% at permit and the remaining 50% prior to receiving the Certificate of Occupancy. He stated that the law now states that the fees will be collected at permit.

Mayor Walter inquired about the differences in impact fees and how it affects growth.

Mr. Billingsley stated that the impact fees are project-based. He stated that the projects that are located in other parts of the Town, other than those in the current fee schedule, are not set up to collect the fees. He outlined the upcoming projects and stated that it is a balancing act to make the necessary improvements for growth and still maintain competitive with surrounding entities for development.

Councilmember Anderson inquired who will pay for the impact fees for roads.

Mr. Billingsley stated that every new residential permit will be charged those fees to pay for the regional improvements. Mr. Bise explained that the Town has \$110,000,000 worth of projects that are needed. The Town will collect the funds and Council will determine which projects to spend those funds where the Town has the most need for.

Mr. Bise stated that with regards to the roads they want to allow for flexibility due to changes that can occur such as growth rates, funding, etc.

PRESENTATION

Presentation of Letters of Appreciation and Challenge Coins from the Fire Department to Mr. and Mrs. Kruthaupt.

Mr. David Strayer, Fire Chief, stated that on September 19, 2018, DEA Agent John Kruthaupt, and his wife Fabiola, stopped and aided the Florence Fire Department at a vehicle accident involving 11 patients with multiple fatalities that occurred on Highway 79, at mile post 122. Agent Kruthaupt identified himself and stated that he was an Emergency Medical Technician and offered to help. He was assigned to the treatment area. Mrs. Kruthaupt also offered to assist and was able to translate for each patient and aided in gathering the necessary information. She also offered words of encouragement to the injured patients and helped keep them calm in the aftermath of the accident. Due to the remote location of the incident and the lack of resources in the area, the assistance provided by Mr. and Mrs. Kruthaupt was both needed and appreciated.

Chief Strayer stated that six patients died on scene, and the other five were flown out. Unfortunately, two of those patients that were flown out passed away as well. This incident

was considered a mass casualty since it was over 10 patients. He expressed his deep appreciation for their help and presented each of them with a Letter of Appreciation and Challenge Coin.

Mr. Mike Harrison, Engineer, Florence Fire Department, expressed his gratitude to Mr. and Mrs. Kruthaupt for their assistance. He stated that due to the severity of the accident, their assistance was much needed. He commended Mrs. Kruthaupt for her assistance in translating as it helped the Fire Department to expedite treatment and gather pertinent information. The Kruthaupts went above and beyond what is expected of citizens' who stop and help.

Mayor Walter expressed her appreciation on behalf of herself and the Council to Mr. and Mrs. Kruthaupt for their assistance. The Town is grateful that they were there at the right time.

Chief Strayer explained that the Challenge Coin originated in the military; however, Police and Fire use it as well. The Challenge Coin is reserved for people who go above and beyond or do something extraordinary. He was honored to present Mr. and Mrs. Kruthaupt with their own Challenge Coin.

Mr. Kruthaupt stated that the first responders were doing a great job and realized that they could use assistance. He realized the nature of the patience and the language barrier and asked his wife to assist as well. He was impressed with her, as she is not used to working in those types of situations. He stated that it was an honor to assist and he wishes that they could have done more.

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 the purchase of three Police Interceptors from San Tan Ford, for a total not to exceed amount of \$96,706.14.

Acceptance of the 2018 Homeland Security Grant Program Subrecipient Agreement 180303-01, from Arizona Department of Homeland Security, in the amount of \$36,798, for the Florence Public Safety Interoperable Communications Project.

Authorization to contract with Centimark, for replacement and repairs of the Police Department and Fitness Center roofs using the Mohave Contract #13XCTMK-0417 in an amount \$51,393.70, plus a 15% contingency, for a total not to exceed amount of \$59,102.76.

Authorization for the Town Manager to execute a Cooperative Purchasing Agreement with the City of Tucson.

Authorization to enter into an Intergovernmental Agreement, with Pinal County, to provide Commercial Driver's License Testing Services.

Notice of Change to Task Order, issued on April 23, 2018, to WestLand Resources, for Task Assignment to perform an Environmental Assessment of two parcels the

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Town is proposing to acquire from the Bureau of Land Management for the expansion of the Poston Butte Preserve. This item is Information Only.

Responses to the Request for Proposal were received on March 7, 2018, for an Environmental Assessment for the Poston Butte Expansion Project and was awarded to Westland Resources. Council entered into an Extension to the On-Call Engineer Contract on October 3, 2018.

Approval of the September 4 (Work Session), September 4, September 7, September 17 and September 24, 2018 Town Council Meeting minutes.

Receive and file the following board and commission minutes:
May 10, 2018 Arts and Culture Commission Minutes
August 16, 2018 Planning and Zoning Commission Meeting minutes.

On motion of Councilmember Wall, seconded by Councilmember Larsen, and carried to approve the Consent Agenda, as written.

NEW BUSINESS

Resolution No. 1682-18.

Mayor Walter read Resolution No. 1682 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE MAP OF DEDICATION FOR SUN CITY BOULEVARD – PHASE 2.

Mr. Larry Harmer, Community Development Director, stated that the Map of Dedication for Sun City Boulevard – Phase 2 will result in the extension of Sun City Boulevard, north from the existing terminus near West Meadowlark Way, for a distance of approximately 4,100 linear feet. This extension will serve future development units 60, 66 and 70. The Map of Dedication has been reviewed by the Town Engineer and it meets with the Town's requirement.

Mr. Harmer stated that there is an old dedicated right-of-way from Pinal County that is being abandoned as part of the overall dedication. The total extension is approximately 5.6 acres.

On motion of Vice-Mayor Woolridge, seconded by Councilmember Wall, and carried to adopt Resolution No. 1682-18.

Discussion/Approval/Disapproval of awarding a contract to Regional Pavement Maintenance of Arizona, Inc., to mill and replace asphalt for CIP T-60, East 1st Street Improvement Project, in an amount not to exceed \$755,544.80 under Job Order Contract (JOC) 2014-007 for the City of Buckeye.

Mr. Chris Salas, Public Works Director/Town Engineer, stated that the project was awarded approximately one year ago. The project has not changed; however, it has taken some time to procure a new contractor. The Town has been working on getting quotes through the Job Order Contract. The Town has previously awarded multiple contracts to Regional

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Pavement with the same contract. Compared to previous, they are approximately \$15,000 to \$20,000 less than the competitive bid process.

Mr. Salas stated that the project is on 1st Street, between Main Street, and State Route 79.

Mayor Walter inquired if there is a timeline on when the project will be completed.

Mr. Salas stated the project will start in early January 2019 and will take approximately three to four months to complete.

Councilmember Anderson inquired if the waterline, which is critical, will be replaced.

Mr. Salas stated that the waterline replacement was critical and has been replaced. This is a multi-phased project. Part of the project was done in-house, and part of the project will require a contractor.

Mr. Billingsley stated the waterline was replaced prior to his and Mr. Sala's employment with the Town. The taps to the individual properties had not been replaced. Approximately one and half years ago, staff began replacement of the taps, and it took approximately six months to replace them all. He stated that the old line has been abandoned.

On motion of Councilmember Wall, seconded by Councilmember Larsen, and carried to award a contract to Regional Pavement Maintenance of Arizona, Inc., to mill and replace asphalt for CIP T-60, East 1st Street Improvement Project, in an amount not to exceed \$755,544.80 under Job Order Contract (JOC) 2014-007 for the City of Buckeye.

Discussion/Approval/Disapproval of awarding a contract to Apache Underground & Excavating, LLC, to do work associated with the Community Development Block Grant water line replacement project, in an amount not to exceed \$632,625.00.

Mr. Salas stated that the 12" Waterline Phase 2 Project includes a Community Development Block Grant (CDBG) funded portion as well as a Town funded portion.

Mr. Salas stated that the project will include installation of approximately 3,000 linear feet of water line improvements along Ruggles Street, from North Park Street to North Phoenix Street, then south on North Phoenix Street to 12th Street, west on 12th Street and south on North Warner Street to Butte Avenue.

On motion of Councilmember Anderson, seconded by Councilmember Larsen, and carried to award a contract to Apache Underground & Excavating, LLC, to do work associated with the Community Development Block Grant water line replacement project, in an amount not to exceed \$632,625.00.

Authorization directing the Town's Attorneys to pursue the instructions given in Executive Session relating to U.S. District Court for the District of Arizona (Case No. CV-14-01304-PHX-DMF) Hunter, Varnrobinson Vonzombie v. Town of Florence et. al.

On motion of Councilmember Wall, seconded by Councilmember Hawkins, and carried to authorize directing the Town's Attorneys to pursue the instructions given in Executive Florence Town Council Meeting Minutes

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Session relating to U.S. District Court for the District of Arizona (Case No. CV-14-01304-PHX-DMF) Hunter, Varnrobinson Vonzombie v. Town of Florence et. al.

SPECIAL MEETING WITH THE HISTORIC DISTRICT ADVISORY COMMISSION TO REVIEW AND TAKE ACTION ON ITEMS PERTAINING TO KOKOPELLI MOON SALOON PROPERTY LOCATED AT 255 N. MAIN STREET, FLORENCE, ARIZONA.

Historic District Advisory Commission Roll Call:

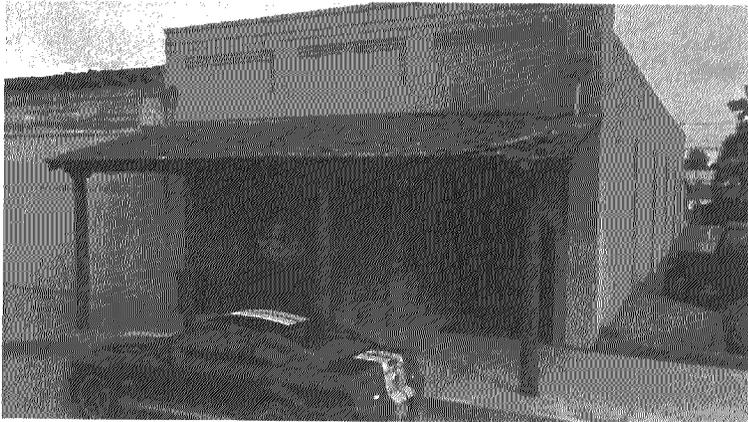
Present: Wheeler, Adam, Reid, Smith, Schmidt, Novotny, Knight

Discussion and possible action of the Historic District Advisory Commission to support an emergency demolition permit, abatement, remediation, removal and disposal of any structures (including debris) formerly constituting the Kokopelli Moon Saloon, Tax Parcel No. 200-49-017A located at 255 N. Main Street, Florence, Arizona.

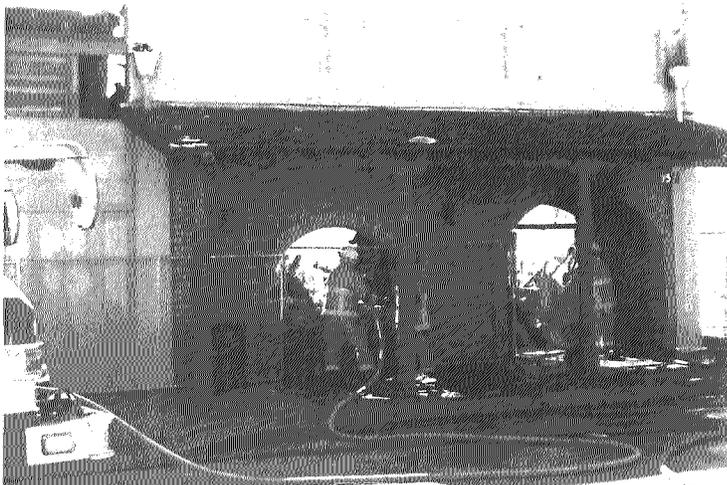
Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, provided a presentation, in which she outlined the following:

- Hazard Abatement
 - 255 N. Main Street
 - Parcel Number: 200-49-017A
 - Owner: Florence Ironhorse Rodeo Consortium, LLC.
- Background
 - Kokopelli Moon Saloon was formerly known as La Cantina, Florence Bar, La Paloma, My Uncle's Place, Cowboy Cradle and My Office
 - Original Construction 1912-1914
 - Style: Early 20th C. Commercial transformed to Contemporary "Territorial"
 - Historic District Significance: Contributor
- History on building
 - The small building that was used as an apartment, and faced Bailey Street, was constructed in 1888
 - Modifications were made in 1941
 - Both structures that were facing Main Street were completed between 1912 and 1914
 - Covered patio was completed without permits so it is unknown when that portion was completed
 - Pinal County Assessor's Office listed on 2010 for the improvements
- Compliance
 - Fires on June 8 and June 26, 2018
 - Compliance Notices sent on the following dates:
 - June 13, 2018
 - June 29, 2018
 - July 27, 2018
 - Gave 60 days for the property owner to abate the issue
 - Acknowledgement of notices were received on August 6, 2018 confirmed by return receipt

- Notice on Non-Compliance stating that the 60 days had elapsed as well as the October 15, 2018 Council Agenda Packet were hand-delivered to the statutory agent on October 11, 2018
- There has not been much discussion from the statutory agent about letting the Town know what the property owner's intentions are
- Building Location
 - Downtown Florence in Historic District
- Image prior to fire

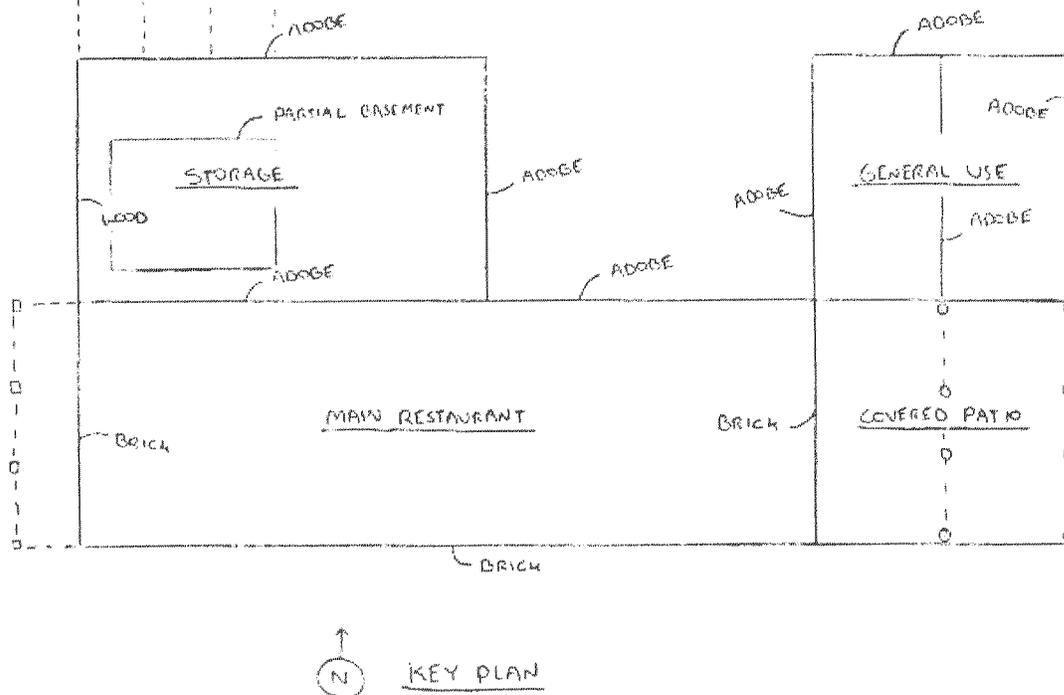


- Unsafe Structure
 - Section 110.1 International Property Management Code (IPMC)
 - Structure is damaged by fire and dilapidated, causing a dangerous, unsafe and unsanitary conditions, unfit for human habitation or occupancy, thus requiring demolition and removal of debris from the property





- 2006 IPMC 108
 - Conditions are unsafe because they are dangerous to the life, health and safety of the public. The structures are damaged and partial or complete collapse is possible
 - Town ordered Structural Report
 - Structural Report was provided to the Statutory Agent
- Structural Condition
 - Main Restaurant
 - Roof has been completely destroyed
 - Covered Patio
 - Roof has noticeable deflection at the wood joists
 - Storage Structure
 - Roof trusses have failed, noticeable deflection throughout.
 - General Use Structure
 - Wood joists are warped, hole in north elevation



- Required Action
 - Demolish, remediate, remove and dispose of all structures on the property including litter and equipment.
 - Demolish rear covered patio, located to the east of the main restaurant area.
 - Demolish existing storage structure, including roof, walls, and basement. The structure is compromised beyond reasonable repair.
 - Remediate and remove all hazardous substances on Property.
 - Demolish, fill and compact any basement openings to a standard of supporting construction of new structures.
- Not a typical situation
 - Abatement Issue
 - Town is not the property owner – Town is abating a life safety issue using the International Uniform Property Management Code, Town Code, and Fire Codes.
 - Not typical Historic District Advisory Commission demolition process.
 - Owner has not been responsive to date.
 - No insurance on building.
- 30 days from service (not yet issued)
 - Property owner will have 30 days to abate the situation after receiving Notice of Intent.
 - If the property owner fails to act, the Town will complete the necessary actions to ensure the safety of the community.
 - At the end of the 30 days, the Town will file documentation with the Town of Florence Magistrate to proceed with abatement.
 - There is an appeal process for the owner if they do not agree
 - Town will file all documents necessary to place a lien for the total required expenditure to abate the property.
- Historic District Action Requested
 - Historic District Advisory Commission to support an emergency demolition permit, abatement, remediation, removal and disposal of any structures (including debris) formerly constituting the Kokopelli Moon Saloon, 255 N. Main Street, APN 200-49-017A.
- Non-budgeted expense
 - Emergency Expenditure
 - Option 1: General Fund or Government Capital Account
 - Possible Reduction in Projects:
 - General Plan - \$350,000
 - Traffic Light - \$100,000 (Waiting for Warrant from ADOT)
 - Vehicles - \$94,000
 - Flooring - \$40,000
 - Council Projects - \$145,000 (Economic Development, PR Training, Tourism, Non-Profits)
 - Town Manager Contingency
 - Option 2: Use unbudgeted funds from 2017-2018, revenues over expenses
- Council Action #1
 - Authorize the Town Manager to use the City of Tucson Contract No. 18194601 Job Order for Demolition Services to solicit, negotiate, and enter into a contract with the selected vendor(s) in an amount not to exceed \$300,000 for demolition, abatement,

remediation removal and disposal of any structures (including debris) formerly constituting the Kokopelli Moon Saloon.

- Council Action #2

- Authorize the Town Manager, the Town's Attorneys and other representatives of the Town, on behalf of the Town of Florence, without further order of the Mayor and Common Council of the Town, to do all such acts and things, including full prosecution seeking demolition, remediation, abatement, removal and disposal of any structures (including debris) formerly constituting the Kokopelli Moon Saloon.

Commissioner Adam inquired if the Town is suggesting to demolish and remediate all structures on the property, including the general use structure which may be sound.

Ms. Garcia stated that the Town is not the property owner and anything that is going to be demolished is under an abatement for life safety and public welfare. There are costs associated with preservation and the Town cannot spend money to shore-up the building or preserve private property.

Mayor Walter inquired if bricks from the building can be preserved because they have historic value. She inquired if this an LLC ownership.

Mr. Larry Harmer, Community Development Director, stated that the Town can be specific with regards to salvage; however, the cost of the demolition will increase because of the time it takes to do the salvage of the brick and adobe and demolition companies count on some of the salvage rights for themselves to help defer the cost that they would normally charge the Town.

Ms. Garcia stated that the business is an LLC; however, the LLC has one member and that member is also the statutory agent. All notices have gone to the statutory agent of the LLC.

Mr. Clifford Mattice, Town Attorney, stated that all notices that the Town has sent, and plan on sending, are directed to the LLC, and the member, and the statutory agent, at multiple addresses. The intent is to also post the building with the notice. The owner of the property has the ability to challenge that notice and challenge the assessment.

Mr. Mattice stated that staff would need to determine the cost for preserving the bricks and would include that cost as part of the lien amount.

Councilmember Larsen inquired if there is a liability on the Town preserving and utilizing the bricks for future projects. She stated that she is concerned about charging a property owner for the abatement and then using the materials on another project.

Mr. Mattice stated that he is not an expert on the remediation of materials, specifically with regards to asbestos and other hazardous materials. He stated that the fire was serious, and he is not aware of the cleaning process. He stated that he would be apprehensive about saving materials like that from a fire damage, or severely damaged situation with those hazardous materials.

Mr. Mattice stated that by taking an abatement action, if the court approves the procedure, does not take title of the property or title of the debris. There may be some items that are

salvageable, and this may be a reason as to why the Town would not want to keep the property. The Town is not taking ownership of anything, but rather a police action to clean up the property. The property then has a lien placed on it. The property owner has a specified time period to pay the lien off. He would be cautious of taking possession of any items on the property or part of the building.

Ms. Garcia stated that if the Council decides to move forward with the abatement, the Council would be authorizing the expenditure of up to \$300,000, as outlined in Item 12c. below. She explained the process and how the time frame would be applied. If the cost exceeds \$300,000, Council will need to authorize the excess.

Ms. Garcia stated that Mr. Salas, Public Works Director/Town Engineer, will have a pre-demolition report done to determine what kind of materials are inside. This will provide understanding of what the total project cost would be. If the Council elects to harvest bricks, the Town would need to determine the cost and Council would need to approve that expenditure as well. This would increase the total project cost amount above the \$300,000.

Councilmember Anderson inquired if the Town is legally able to enter the property to do the assessment.

Mr. Chris Salas, Public Works Director/Town Engineer, stated that staff is legally able to access the property under the auspice of public safety. The Town has the right to enter the property and it was explained in the letters. Per IPMC, Section 109, the Town has authority to do what is necessary, as a municipality, to render the building safe. Part of the process is to do the structural analysis and the next part is to do the pre-demolition report, which is necessary to make the situation and building safe.

Councilmember Anderson stated that it is his understanding that the Town is going to demolish the building at a cost of \$300,000 and will put a lien on the property for that amount.

Ms. Garcia stated that the property owner would have the right to pay back the lien in a ten-year period.

Mr. Mattice stated that the State Statute allows for the property owner to pay back the lien within ten years if the lien exceeds \$10,000. This lien would be inferior to general tax liens, meaning other people may have prior ownership such as deeds or mortgage on the property.

Mr. Mattice stated that they ordered a Litigation Guaranteed Report from a title company showing that there does not appear to be a mortgage on the property.

Discussion occurred how to force the owner to comply with cleanup of the property.

Ms. Garcia explained the process and provided an outline of what the letters contained that were sent to the property owner. The property owner was given three notices and was served by a Town of Florence police officer with this evening's Council packet so that he could attend tonight's Council meeting. The next notice will provide for 30 days and will be

sent to the property owner, via certified mail and delivered by a police officer. The notice will be placed on the building as well.

Ms. Garcia stated that there is a large population that is calling Town Hall asking what the Town is going to do about the situation. People are worried that the situation is dangerous. The Town wants to ensure that the Historic District Advisory Commission and the Town Council are properly informed, so she opted for a joint meeting. She stated that this situation is unique because the property owner did not have insurance and the property owner is not engaged.

Chairman Wheeler stated that there are citizen concerns, safety issues, and once the area is cleaned, there will be another vacant lot in the downtown area. She stated it is frustrating for her to see the vacant lots. She is concerned about the Avenenti Tack house on Bailey Street. She stated that once the property is cleaned up, the owner may be inspired with that building.

Mr. Salas explained that there were two separate fires. A joint letter from the Building Department and Code Enforcement contained the following:

- Material, dangers
- Infractions that needed to be resolved utilizing the International Property Management Code
- Series of pictures
- Code violations along with evidence of unpermitted electrical work that was within the building
- Unpermitted structural work within the building

Mr. Salas stated that after the second fire, the building was rendered structurally unusable and a second letter was sent out, which contained the following:

- Documentation regarding the previous infractions to the property management code as well as a statement that the Town was going to be exercising its right under the International Property Management Code to do an assessment of the building structurally.

Mr. Salas stated that a third letter was sent, which contained the following:

- Documentation of all of the structural shortcomings of the building at this point
- Attached Structural Report to the property owner
- Provided 60 days to resolve, based on structural analysis and integrity of the building

Mr. Salas stated that the Town has spent approximately \$5,000 on the fencing surrounding the building. This cost does not include staff time. Everything has been done for public safety. He stated that the Town does not have in interactive process with the property owner. Staff has moved towards the abatement plan because they have had no response.

Mayor Walter appreciates the Fire Department for securing the building to protect public safety. She stated that this has taken a lot of staff time and understands that this is a delicate situation because of wanting the preservation of the historic building but are concerned about the aesthetics and safety issues on Main Street.

Mr. James Allen, Building Official, addressed Commissioner Adam's concerns regarding the storage room. He stated that the storage room is towards the front of the building and the trusses and roof structure is compromised. He stated that there was evidence of a previous fire that happened years ago. A false ceiling was installed and covered the damage.

Commissioner Adam stated that she was referring to the general use structure.

Mr. Allen explained that the storage room is the general use structure. He elaborated that the area that is called the "house" can remain intact. The patio is considered a non-permitted structure and will need to come down because it relies on the interior wall for support. He addressed issues with the other walls, specifically the heights and not having support and the possibility of collapse. He stated that there is also a basement. He stated that the area which has signs of a previous fire and false roof show that the trusses were repaired and boards were put underneath to prop it up. This is how the business was operated. No one had access to notice the issues. Once staff had access, it was determined that it was unsafe prior, and now with the fire, and water damage from extinguishing the fire, it has created a very unsafe condition.

Mr. Allen stated that there is also a cyan between the buildings. This is all structurally tied together. He stated that the arch next to the hair salon is starting to crack so it will need to be removed as well.

Mr. Allen explained that the bid includes removing the area with the archway as well as the basement area and to fill it in. He stated that a question was posed about securing the remaining walls. This would be an eyesore because there would be bracing everywhere to hold up one wall for an indefinite amount of time.

Commissioner Adam stated that she appreciates the Council's due diligence in trying to save the building. She stated that she understands that this is a unique case and the Town will never be the property owner. The property owner is being non-cooperative. She stated that the Town does not have a choice because it is a safety hazard and an eyesore. She stated that because of the time frame for the deadlines, this eyesore will still be there during the Home Tour.

Councilmember Hawkins inquired if staff could find out if there is a legal way to require businesses to maintain fire insurance on the buildings.

Mr. Billingsley stated that staff will research the possibility of requiring businesses to maintain fire insurance.

Councilmember Anderson inquired if the property taxes have been paid and if the \$300,000 lien for the cleanup will go against their taxes. He also inquired how a person can assume the property by paying the delinquent taxes.

Ms. Garcia stated that the last time she checked there was a balance of approximately \$4,000+ owed for that site. She stated that once taxes have been delinquent for a minimum of three years, anyone can go in and pay the delinquent taxes. The owner will then have

a set time in which to pay the taxes. If they do not pay in the designated time frame, the person who paid the delinquent taxes assumes the property.

Mr. Billingsley stated that the taxes for the Kokopelli Moon Saloon were not paid for last year.

Vice-Mayor Woolridge inquired what access would both the Town and property owner have if the Town paid to have the rest of the building demolished and the lot cleaned. She inquired if the Town would be able to use the property.

Mr. Mattice stated that the specifics would need to be worked out in the order with the Judge, if the judge elects for the Town to proceed with the abatement. The owner would be excluded while the work is being done so there is no interference. Once the work is completed, the owner would have access to the property.

Commissioner Novotny inquired if the Town could condemn the property, and then do an eminent domain and take over the property so the Town does not lose the \$300,000. She does not agree with the Town spending \$300,000 and not getting anything in return. She would prefer that the land be used for something after it is cleaned.

Mr. Billingsley stated that the laws have changed and have taken the police power away from governments. The police power has been used improperly in the past. The only way the Town can condemn the property and take ownership is if the Town had a public use and then the Town would have to fill that public use.

Commissioner Novotny stated that they could build a Police Sub-station in that location. She stated that there is no Police presence on Main Street and Main Street is falling apart.

Councilmember Larsen inquired if there is any way the Town could use the property even on a temporary basis for festivals, etc. without having to take ownership.

Ms. Garcia stated that the Town has different types of agreements with various people to use their property, such as the Pinal County lot on Main Street. She stated that the Town would need to enter into a contractual agreement in order to use someone's property. Each contract is different.

Councilmember Larsen stated that she does not believe the property owner would be in agreement for the Town to use the property.

Mr. Mattice stated that the property owner's permission is required in order to use the property.

Vice-Mayor Woolridge stated that she would like to ensure that the Town get some benefit if they have to spend \$300,000.

Mayor Walter asked for each Commission and Council's opinion on the emergency demolition permit, abatement, remediation, removal and disposal of the structure including the debris regarding Kokopelli Moon Saloon.

Councilmember Hawkins stated that the \$300,000 is the maximum it will cost to clean up the property. The Town must clean up the property because it is a safety issue. This is a non-budgeted item and another project will need to be delayed because of this expense. It is his understanding that the owner will have up to ten years to pay the lien back to the Town. He inquired if the Town would get ownership of the property if the owner does not pay back the Town.

Mr. Mattice stated that if the Town is not paid back, the Town will need to file another action and foreclose on the lien.

Commissioner Adam stated that she worries about the precedence that this is setting. The Town has many absentee commercial building land owners in Florence who don't care about Florence. She fears that this may be their way out. She hopes that the Town can mandate fire insurance, so the Town is not stuck paying for another cleanup.

Ms. Garcia stated that it is unlikely for the property to sell with a huge lien on it.

Chairman Reed stated that she feels like the Town has no choice. She inquired if staff has spoken to SHPO regarding this, since the building is on the National Registry.

Mr. Harmer stated that he reached out to SHPO and they have not responded.

Vice-Chairman Smith agrees with Councilmember Hawkins. She owns a business and pays for fire insurance. She thinks every business should have fire insurance.

Commissioner Schmidt stated that it is a hazard, and something must be done. She hates to waste \$300,000 but doesn't see another option.

Commissioner Novotny inquired if the Town can prohibit a fence from being erected after it is cleaned.

Mr. Billingsley stated that the goal is to clean the lot with the hopes that it can be rebuilt upon.

Commissioner Knight stated that she used to live in the general use building. It is hard to maintain professionalism because she has personal ties to the building. Everyone has memories of the business and there will be a social aspect that will be missed. There is so much work that needs to be done on Main Street. She wonders why no one is listening.

Commissioner Schmidt inquired how it was Kokopelli allowed to open a business and operate without proper permitting. The General Store and Pinal County burned down as well. She inquired why people can't learn from other people's mistakes.

Mayor Walter stated that the new staff that has come aboard is looking at the events and are making proactive changes to ensure that this doesn't happen again. She agrees with Commissioner Knight that the Town needs to take a stronger stance. She asked staff to look at the abandoned buildings on Main Street and find out what can be done.

Commissioner Adam stated that the large space can attract outside investors. She shared a story about a microbrewery in Queen Creek and how they came to be there. She stated the Town needs to be become proactive in getting investors into Florence.

Mr. Billingsley stated that he agrees with Commissioner Adam. He stated the Town is working with Pinal County to do an RFP for the Pinal Country property on Main Street. The Town has been working hard on infill.

Commissioner Novotny inquired if the infill will be in the downtown area or Anthem.

Mr. Billingsley stated that the infill will be in the Florence proper area.

Ms. Ruth Harrison, Florence Resident, asked why the building on Bailey couldn't remain.

Mr. Allen reiterated that the structural report indicated that it could remain and did not need to be demolished. Some repairs will need to be done on it. He explained the compromised units and explained how the buildings will need to be separated.

Mr. Salas stated that the worst-case scenario is to demolish everything on the property, which is what the bid is for.

On motion of Commissioner Reid, seconded by Commissioner Smith, and carried (7-0) to support an emergency demolition permit, abatement, remediation, removal and disposal of any structures (including debris) formerly constituting the Kokopelli Moon Saloon, Tax Parcel No. 200-49-017A, located at 255 N. Main Street, Florence, Arizona, and if feasible, to save the building.

Discussion and Possible action to authorize the Town Manager to use the City of Tucson Contract No. 18194601 Job Order for Demolition Services to solicit, negotiate, and enter into a contract with the selected vendor(s) in an amount not to exceed \$300,000 for demolition, abatement, remediation, removal and disposal of any structures (including debris) formerly constituting the Kokopelli Moon Saloon (APN 200-49-017A) located at 255 N. Main Street, Florence.

Ms. Garcia stated that this an emergency expenditure. She stated that the following projects can be delayed so that funding is available:

- Traffic signal at Hunt Highway and State Route 79 (still awaiting warrant) \$100,000
- Vehicles - \$94,000
 - One Police Department vehicle
 - One Fire Department vehicle
- Flooring - \$40,000
- Council Projects
- Economic Development - \$100,000
- Public Relations Training - \$45,000
- Town Manager Contingency

Ms. Garcia stated that the projects listed above would be the projects that would be moved in order to have funding for the Kokopelli Project. She stated that they can also use the unbudgeted funds from the 2017-2018 revenues over expenditures.

Florence Town Council Meeting Minutes

October 15, 2018

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Mr. Jarvis explained that the Town has collected \$566,000 more in the General Fund than they expended, and this may be another option.

Mr. Jarvis explained if there is excessive revenue over expenditures in the General Revenue it is moved into the Capital Fund and the Capital Fund is used to pay for the capital expenses. He stated that the Town will not be over the expenditure limitation.

Councilmember Anderson asked if they can meet with the homeowner and see if he is willing to sell the property.

Ms. Garcia stated that even if the property were gifted to the Town, the expenditure would still be the same. The only difference is that the Town would not have to put a lien on the property.

Mr. Billingsley stated the following:

- There will be lead and asbestos due to the age of the building and the timeframe of when the construction was done.
 - Staff doesn't have training nor does the Town want to assume liability for the cleanup.
- The Town cannot use public funds to purchase property unless they have use for that property.

Mayor Walter stated that there is hope and potential for Main Street.

Commissioner Adam stated that there needs to be an economic development outreach plan to actively try to bring investors to Florence.

Councilmember Larsen proposed looking at what projects can be postponed more closely once they determine what the final cost will be for the demolition. She inquired if the Town were to use the property for general use, how long will the Town need to own the property for that public use.

Mr. Billingsley stated that it isn't a problem if the property will be used for a right-of-way for a road, waterline or wastewater treatment plant. ; Per the Goldwater Institute's perspective, its fleecing the taxpayers because you can spend a large amount of money and then sell it for substantially less, which is a gift clause issue and a misuse of taxpayer funds.

Councilmember Larsen inquired if the adobe room, that can stay, hinder future growth on the property, specifically because it may be considered a historical property.

Commissioner Adam stated that it has been proven at other locations that having an anchor historic angle draws people. While it may be a little bit more of a challenge to build around it, it could be a selling point.

Councilmember Wall stated that there is a sense of urgency to protect the public. She stated that they need to authorize town staff to do what is necessary to protect the Town from liability and for abatement of the property.

Mr. Billingsley stated that the report does not say the building is great or in good condition. It states that there is a large hole in the adobe wall that needs to be repaired. The roof framing is damaged, and the building will need to be adequately blocked and diaphragm sheeting will need to be added as well as wall bracing. The Town would not be doing any that work as part of the demolition project. The prepares are part of the property owner's responsibility. He stated that the building still might fall down from the action of the demolition of the other building.

On motion of Vice-Mayor Woolridge, seconded by Councilmember Wall, and carried (6-0) to authorize the Town Manager to use the City of Tucson Contract No. 18194601 Job Order for Demolition Services to solicit, negotiate, and enter into a contract with the selected vendor(s) in an amount not to exceed \$300,000 for demolition, abatement, remediation, removal and disposal of any structures (including debris) formerly constituting the Kokopelli Moon Saloon (APN 200-49-017A) located at 255 N. Main Street, Florence, to possibly save the building.

Discussion and possible action of the Florence Town Council authorizing the Town Manager, the Town's Attorneys and other representatives of the Town, on behalf of the Town of Florence, without further order of the Mayor and Common Council of the Town, to do all such acts and things, including full prosecution seeking demolition, remediation, abatement, removal and disposal of any structures (including debris) formerly constituting the Kokopelli Moon Saloon, Tax Parcel No. 200-49-017A located at 255 N. Main Street, Florence, Arizona (the "Property") and to pursue any and all actions including executing, filing and delivering all such notices, assessments, complaints, appeals, liens, certificates, recordings, filings, pleadings, correspondence, proceedings, agreements and other documents as may be necessary or convenient to be executed, filed and delivered on behalf of the Town in order to carry out the demolition, abatement, remediation and removal of any structures (including debris) formerly constituting the Kokopelli Moon Saloon, including the assessment, recording, lien, foreclosure, sale or purchase of the Property to satisfy liens.

On motion of Vice-Mayor Woolridge, seconded by Councilmember Wall, and carried (6-0) to authorize the Town Manager, the Town's Attorneys and other representatives of the Town, on behalf of the Town of Florence, without further order of the Mayor and Common Council of the Town, to do all such acts and things, including full prosecution seeking demolition, remediation, abatement, removal and disposal of any structures (including debris) formerly constituting the Kokopelli Moon Saloon, Tax Parcel No. 200-49-017A located at 255 N. Main Street, Florence, Arizona (the "Property") and to pursue any and all actions including executing, filing and delivering all such notices, assessments, complaints, appeals, liens, certificates, recordings, filings, pleadings, correspondence, proceedings, agreements and other documents as may be necessary or convenient to be executed, filed and delivered on behalf of the Town in order to carry out the demolition, abatement, remediation and removal of any structures (including debris) formerly constituting the Kokopelli Moon Saloon, including the assessment, recording, lien, foreclosure, sale or purchase of the Property to satisfy liens.

Mr. David Strayer, Fire Chief, stated that there is a clear pattern of losing a building every four years. The Town will lose more if radical changes are not made. He stated that changes need to be made.

Ms. Bonnie Bariola, Chandler Resident, stated that when the Silver King burned in 1995, the Florence Preservation Foundation had purchased the building and had funding in place. They immediately had a contractor come and shore up the building. She provided other examples of three historic buildings that were saved because they were prepared.

MANAGER'S REPORT

There was no report provided.

CALL TO THE PUBLIC

There were no public comments.

CALL TO THE COUNCIL – CURRENT EVENTS ONLY

Vice-Mayor Woolridge stated that she received several calls from people who were offended that someone installed Confederate Flags on Town-owned property. Everyone is entitled to their own opinions; however, that does not give anyone the right to put their thoughts or opinions on public property. Anyone can express their opinions on their own property. She asked everyone to be considerate about one another's feelings and to try to be considerate of others. Its ok to disagree but there is no need to be mean and ugly towards one another.

Councilmember Anderson thanked the Fire Department for their open house and for moving forward with the event even with the adverse weather. Everyone seemed to enjoy themselves.

Councilmember Wall thanked everyone who attended the Budget Work Session. She asked for the public to submit their suggestions to any of the Councilmembers within the next two months as they are working on the upcoming budget.

Councilmember Larsen stated that she attended the Fire Department Open House and felt like the event was a success. The public has asked that this become an annual event. She stated that the Council appreciates the public's involvement with the budget process.

Councilmember Larsen encouraged the public to get involved with the Make A Difference Day, which will be held on October 27, 2018. Donations for the Birthday bags and hygiene kits can be left in the large blue bins at the Safeway Store. She invited everyone to come out and build a better community. The gathering place will be at the Community Center.

Mayor Walter thanked everyone who attended the Council meeting. She invited everyone to come out to the Halloween event as well as the Haunted House hosted by the Youth Council.

ADJOURNMENT

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

On motion of Councilmember Anderson, seconded by Councilmember Hawkins, and carried (6-0) to adjourn the meeting.

On motion of Commissioner Adam, seconded by Commissioner Novotny, and carried (7-0) to adjourn the meeting.

The meeting was adjourned at 8:34 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 15, 2018, and that the meeting was duly called to order and that a quorum was present.



Lisa Garcia, Town Clerk



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Commercial Cost Estimate

Type of Building	<input type="text" value="Department Store"/>
Project Location	<input type="text" value="Arizona-Phoenix"/>
Type of Work	<input type="text" value="Lump Sum"/>
Cost Index	<input type="text" value="Median"/>

Square Feet	<input type="text" value="6,000.00"/>
-------------	---------------------------------------

Subtotal		308,529.19
Overhead	<input type="text" value="10.00%"/>	30,852.92
Profit	<input type="text" value="5.00%"/>	15,426.46
Bonding	<input type="text" value="1.00%"/>	3,085.29

Total Budget		357,893.86
Per Square Foot		59.65



Estimate Project

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	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 9a.
MEETING DATE: March 4, 2019 DEPARTMENT: Administration STAFF PRESENTER: Jennifer Evans, Management Analyst SUBJECT: Resolution No. 1688-19: Authorizing the Submission of an Arizona Department of Transportation (ADOT) 5310 Program Grant Application		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading <input type="checkbox"/> Other
STRATEGIC PLAN REFERENCE: <input checked="" type="checkbox"/> Community Vitality <input type="checkbox"/> Economic Prosperity <input type="checkbox"/> Leadership and Governance <input type="checkbox"/> Partnership and Relationships <input checked="" type="checkbox"/> Transportation and Infrastructure <input type="checkbox"/> Statutory <input type="checkbox"/> None		

RECOMMENDED MOTION/ACTION:

Motion to adopt Resolution 1688-19: A RESOLUTION OF THE FLORENCE, PINAL COUNTY, ARIZONA, AUTHORIZING THE TOWN MANAGER TO SUBMIT AN APPLICATION FOR THE ARIZONA DEPARTMENT OF TRANSPORTATION (5310 GRANT PROGRAM WHICH PROVIDES FUNDING TO SERVICE THE ELDERLY AND PERSONS WITH DISABILITIES IN THE COMMUNITY.

BACKGROUND/DISCUSSION:

The Town of Florence intends to apply for Arizona Department of Transportation (ADOT) 5310 Program grant funds to partially fund the Give A Lift Program, to provide preventive maintenance on the van purchased with Fiscal Year (FY) 2017 5310 funds, and purchase a new 12 passenger van for the Florence Senior Center. The Give A Lift Program uses volunteer drivers to transport elderly and/or disabled persons to medical or other vital appointments using personal and Town vehicles. The grant funds 50% of the costs to operate the program and 80% for preventive maintenance and vehicle purchases. The ADOT 5310 grant program now operates on a two-year cycle so this application will request funding for FY 2019 and FY 2020.

A VOTE OF NO WOULD MEAN:

The grant application will not be submitted if the Town Council disapproves the resolution.

A VOTE OF YES WOULD MEAN:

The grant application will be submitted to ADOT.

FINANCIAL IMPACT:

The cost of the Give A Lift program is \$37,213.53 in FY 2019 and \$45,049.55 in FY 2020. For both years, the Town's cash match will be \$36,131 and in-kind match will be approximately \$10,000. The cost of preventive maintenance on the Senior Center's fleet of 5 vehicles is \$10,800 for two years. The Town's share of the cost over two years will be \$2,160. The estimated cost of a 12-passenger van is \$32,130. The Town's share will be approximately \$7,000. The Community Services Department will budget \$50,221 for the Town's match.

ATTACHMENTS:

Resolution No. 1688-19

RESOLUTION NO. 1688-19

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AUTHORIZING THE TOWN MANAGER TO SUBMIT AN APPLICATION FOR THE ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) 5310 GRANT PROGRAM WHICH PROVIDES FUNDING TO SERVICE THE ELDERLY AND PERSONS WITH DISABILITIES IN THE COMMUNITY.

WHEREAS, the Mayor and Council for the Town of Florence, Arizona, recognize the need to provide service to the elderly and disabled persons of the Town of Florence; and

WHEREAS, the Mayor and Council desire to seek appropriate funding to assist in providing resources that may be utilized by the citizens of the Town of Florence.

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the Town of Florence, Arizona, do hereby authorize the Town Manager to submit an application to Arizona Department of Transportation (ADOT) for the 5310grant program. This proposal includes a request for funding to operate the Give a Lift Program and purchase a new van for the Florence Senior Center, as funded by the ADOT 5310 Program. The Council agrees to the terms and conditions of the grant as set forth in the application document.

PASSED AND ADOPTED by the Town Council of the Town of Florence on this 4th day of March 2019.

Tara Walter, Mayor

ATTEST:

APPROVED AS TO FORM:

Lisa Garcia, Town Clerk

Clifford L. Mattice, Town Attorney

I, the undersigned, being the duly appointed and qualified Town Clerk of the Town of Florence, certify that the foregoing Resolution 1688-19 is a true, correct and accurate copy as passed and adopted at a regular meeting of the Town of Florence Mayor and Council, held on the 4th day of March, 2019 at which a quorum was present and voted in favor of said Resolution No. 1688-19.

Lisa Garcia, Town Clerk

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 9b.
MEETING DATE: March 4, 2019 DEPARTMENT: Community Development STAFF PRESENTER: Larry Harmer SUBJECT: Resolution No. 1689-19: Final Plat for Anthem at Merrill Ranch Unit 31		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading <input type="checkbox"/> Other
STRATEGIC PLAN REFERENCE: <input checked="" type="checkbox"/> Community Vitality <input type="checkbox"/> Economic Property <input type="checkbox"/> Leadership and Governance <input type="checkbox"/> Partnership and Relationships <input type="checkbox"/> Transportation and Infrastructure <input type="checkbox"/> Statutory <input type="checkbox"/> None		

RECOMMENDED MOTION/ACTION:

Motion to adopt Resolution No. 1689-19: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM AT MERRILL RANCH UNIT 31; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.

BACKGROUND/DISCUSSION:

D. R. Horton, Inc. requests approval of this proposed subdivision located within the Anthem at Merrill Ranch (AMR) Planned Unit Development (PUD).

AMR Unit 31 one hundred and thirteen (113) single-family residential lots with two points of ingress/egress into the subdivision. Access points to the unit will be through the proposed Unit 33 (north). The typical lot within Unit 31 is 50'x115' (5,750 sq. ft.). The proposed density of this subdivision is 5.10 dwelling units per acre. This brings the overall density of Anthem at Merrill Ranch to 3.14 dwelling units per acre, below the maximum allowed of 3.5. This subdivision expands the current and planned network of green belts and walking trails for Anthem at Merrill Ranch with 2.92 acres dedicated to open space within the unit. The zoning for this Final Plat is PUD (R-1), Planned Unit Development (Single-Family Residential). AMR Unit 33 property lies to the north, State Trust Land is to the west and undeveloped property lie to the south and east.

Neighborhood streets in this unit are designed and constructed with a 42-foot-wide right-of-way (ROW), which is consistent with the AMR PUD zoning. The improvement

plans for this unit reflect modifications to the local street sidewalk standard to ensure ADA compliance.

The Preliminary Plat for Unit 31 was approved by the Planning and Zoning Commission on August 16, 2018. The Town of Florence Public Works and Fire Department staff have reviewed the proposed subdivision and support the approval of this Final Plat. Street names and addresses have been approved by the Town's GIS Coordinator and water and sewer infrastructure will be provided by Johnson Utilities.

A VOTE OF NO WOULD MEAN:

That Council has rejected the final plat for any reason whatsoever, the reasons therefore shall be recorded in the minutes pursuant to Section 150.233 (B). The applicant would be required to return to the final plat process with the new revisions.

A VOTE OF YES WOULD MEAN:

The Final Plat Anthem at Merrill Ranch, Unit 31 is approved and will be recorded with the office of the Pinal County Recorder.

FINANCIAL IMPACT:

D. R. Horton, Inc. will construct the roadways within this subdivision to Town standards and will maintain the roadways until the end of the construction warranty period.

Development of this subdivision allows for continued rooftop development and population growth within the Town of Florence, which subsequently will facilitate new employment and commercial opportunities.

ATTACHMENTS:

Resolution No. 1689-19
Final Plat for Anthem at Merrill Ranch Unit 31
Power Point Presentation

RESOLUTION NO. 1689-19

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM AT MERRILL RANCH UNIT 31; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.

WHEREAS, the Final Plat Anthem at Merrill Ranch Unit 31 is consistent with the approved Anthem at Merrill Ranch Planned Unit Development; and

WHEREAS, the Preliminary Plat Extension for Anthem at Merrill Ranch Unit 31 was approved by the Planning and Zoning Commission on August 16, 2018.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Florence, Arizona, as follows:

1. Approve the Final Plat for Anthem at Merrill Ranch Unit 31 subject to Developer/Owner's compliance with all applicable laws and ordinances.

PASSED AND ADOPTED by the Mayor and Council of the Town of Florence, Arizona, this 4th day of March 2019.

Tara Walter, Mayor

ATTEST:

APPROVED AS TO FORM:

Lisa Garcia, Town Clerk

Clifford L. Mattice, Town Attorney

FINAL PLAT ANTHEM AT MERRILL RANCH UNIT 31 (TOWN OF FLORENCE, AZ)

SITUATED WITHIN THE SOUTHWEST QUARTER OF SECTION 25,
TOWNSHIP 4 SOUTH, RANGE 8 EAST,
OF THE GILA AND SALT RIVER MERIDIAN,
TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

DECLARATION, TITLE WARRANTY AND DEDICATION

STATE OF ARIZONA }
COUNTY OF PINAL } ss.

KNOW ALL MEN BY THESE PRESENTS:

D.R. HORTON, INC., A DELAWARE CORPORATION (HEREINAFTER REFERRED TO IN THIS PLAT AS THE "MASTER DEVELOPER"), AS OWNER HAS SUBDIVIDED UNDER THE NAME ANTHEM AT MERRILL RANCH - UNIT 31, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AND HEREBY DECLARES THIS PLAT SETS FORTH THE LOCATION AND ONES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY.

THE "MASTER DEVELOPER" IS THE OWNER OF FEE TITLE IN: (A) THE PROPERTY BEING DEDICATED ON THIS PLAT TO THE PUBLIC FOR PURPOSES AND ALL INCIDENTALS THEREOF; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. THE "MASTER DEVELOPER" HEREBY WARRANTS TO TOWN OF FLORENCE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS.

STREET RIGHT-OF-WAY SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ANTHEM PARKSIDE AT MERRILL RANCH COMMUNITY ASSOCIATION OR THE ABUTTING PROPERTY OWNER.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE VEHICULAR NON-ACCESS EASEMENTS PROHIBITING VEHICULAR INGRESS AND EGRESS ARE HEREBY DEDICATED TO THE PUBLIC UPON ALL LOTS ADJACENT TO DRAINAGE EASEMENTS, TRACTS, OR FACILITIES AND/OR ADJACENT TO ARTERIAL OR COLLECTOR STREETS.

AS DESIGNATED ON THIS PLAT, THREE FOOT WIDE WALL MAINTENANCE EASEMENTS GRANTING ACCESS TO CONSTRUCT AND MAINTAIN OR REPAIR WALLS AND WALL FOOTINGS WITHIN THE WALL MAINTENANCE EASEMENT IS DEDICATED TO THE ANTHEM PARKSIDE AT MERRILL RANCH COMMUNITY ASSOCIATION, INC.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACTS A, B, C, D, E, F, G AND H AND/OR THOSE AREAS DESIGNATED AS SUCH HEREON. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENTS WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE ANTHEM PARKSIDE AT MERRILL RANCH COMMUNITY ASSOCIATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENTS, THE GOVERNING ENTITY WITH JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE EASEMENTS ARE LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE EASEMENTS, AND CHARGE THE ANTHEM PARKSIDE AT MERRILL RANCH COMMUNITY ASSOCIATION THE COST OF THE MAINTENANCE. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.

PUBLIC UTILITY FACILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGHOUT THOSE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, ELECTRIC, AND TELECOMMUNICATIONS. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY FACILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

IN WITNESS WHEREOF:

D.R. HORTON, INC., AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION

PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS _____ DAY OF _____, 20____.

D.R. HORTON, INC., A DELAWARE CORPORATION:

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } ss.

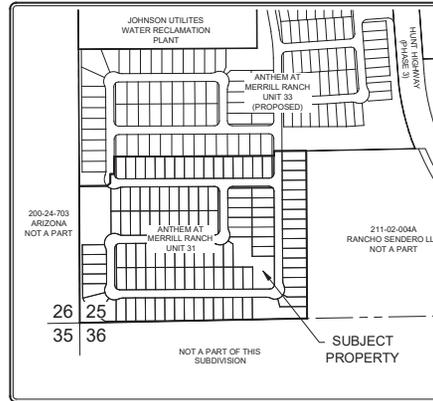
ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED,

WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS THEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE _____
MY COMMISSION EXPIRES: _____, 20____.

MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2

NOTWITHSTANDING THE FOREGOING, THE OWNER OF THE REAL PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, (COLLECTIVELY WITH PREDECESSORS AND SUCCESSORS AND THEIR ASSIGNS PURSUANT TO THE HEREAFTER DESCRIBED DEVELOPMENT AGREEMENT, THE "OWNERS"), HEREBY RESERVE AN INTEREST IN ANY OF THE FOREGOING REAL PROPERTY UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE" AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, HAS BEEN OR IS TO BE CONSTRUCTED. EXCEPT IF RELEASED PRIOR THERETO AS HEREAFTER DESCRIBED, SUCH INTEREST IS, IF THE OWNERS BECOME A PARTY TO THE DEVELOPMENT AGREEMENT, TO BE ACQUIRED PURSUANT TO A DEVELOPMENT AGREEMENT, ORIGINALLY DATED DECEMBER 1, 2005, AND AS THEREBY AMENDED AFTER, AMONG THE OWNERS, THE TOWN OF FLORENCE, ARIZONA (THE "MUNICIPALITY") AND MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2, AMONG OTHERS. SUCH DISTRICT WILL ACQUIRE SUCH PUBLIC INFRASTRUCTURE PURSUANT TO SUCH DEVELOPMENT AGREEMENT. (SUCH INTEREST IS LIMITED TO ONE NECESSARY TO ACCOMMODATE THE FINANCING OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE (INCLUDING OF SUCH INTEREST IN SUCH REAL PROPERTY) PURSUANT TO SUCH DEVELOPMENT AGREEMENT). SUCH INTEREST TO BE RELEASED UPON THE EARLIER OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE, ONLY BY SUCH DISTRICT PURSUANT TO SUCH DEVELOPMENT AGREEMENT AND DECEMBER 31, 2038.



SHEET INDEX

SHEET NO.	CONTENTS
1	COVER SHEET
2	INDEX MAP/LEGAL DESCRIPTION
3	UNIT 31 LAYOUT
4	UNIT 31 LAYOUT
5	UNIT 31 LAYOUT
6	UNIT 31 SDT DETAILS

TRACT AREA TABLE

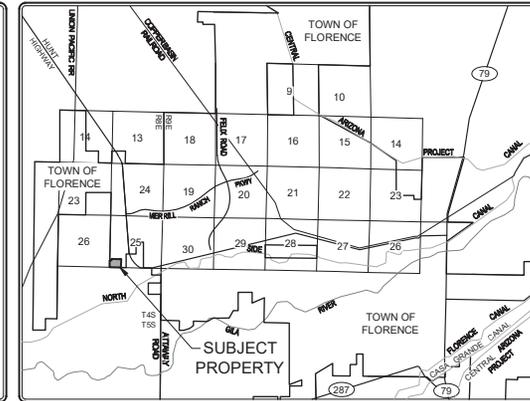
TRACT	AREA (AC)	USAGE
TRACT A	1.3954	LANDSCAPE, DRAINAGE, STORM DRAIN, OPEN SPACE, PUBLIC UTILITY & RETENTION
TRACT B	0.4495	LANDSCAPE, DRAINAGE, STORM DRAIN, OPEN SPACE, PUBLIC UTILITY & RETENTION
TRACT C	0.2965	LANDSCAPE, DRAINAGE, STORM DRAIN, OPEN SPACE, PUBLIC UTILITY & RETENTION
TRACT D	0.0444	LANDSCAPE, DRAINAGE, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT E	0.0211	LANDSCAPE, DRAINAGE, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT F	0.0464	LANDSCAPE, DRAINAGE, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT G	0.0444	LANDSCAPE, DRAINAGE, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT H	0.0211	LANDSCAPE, DRAINAGE, OPEN SPACE & PUBLIC UTILITY EASEMENT

COUNTY RIGHT-OF-WAY EASEMENT ABANDONED AS PART OF THIS RECORDING

PCR No. _____ AREA (AC) USAGE
DKT 375, PG 572, PCR 1.3918 COUNTY RIGHT-OF-WAY SW 1/4 SEC 25, T4S, R8E

GENERAL NOTES

- ALL-WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.
- ALL PROPOSED DWELLING UNITS SHALL BE SINGLE FAMILY, DETACHED.
- THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ANTHEM AT MERRILL RANCH.
- PUBLIC UTILITY FACILITY EASEMENT WOULD BE LAND DEDICATED FOR INSTALLATION OF FACILITIES OVERHEAD AND UNDERGROUND, FURNISHED FOR USE BY THE PUBLIC. THIS TYPE OF EASEMENT MAY BE USED TO DEDICATE INGRESS TO PROPERTY, AS IN PRIVATE TRACT SUBDIVISIONS. ALSO INCLUDED ARE IMPROVEMENTS SUCH AS STREETLIGHTS, TRAFFIC SIGNAL DEVICES, SIDEWALK AND FLOOD CONTROL. THESE FACILITIES MAY BE OWNED AND OPERATED BY THE MUNICIPALITY OR DULY AUTHORIZED POLITICAL SUBDIVISION OF THE STATE OF ARIZONA.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS, SIDEWALKS, LANDSCAPING AND INSTALLATION OF STREET SIGNS.
- NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN EASEMENTS DEDICATED FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF. NO TREES ARE ALLOWED.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT (SEE SHEET 2 FOR DETAIL) OR THE INTERSECTION SIGN DISTANCE TRIANGLE (SEE SHEET 6 FOR DETAILS).
- TRACT, LOT AND PARCEL MONUMENTATION TO BE SET AT THE COMPLETION OF STREET PAVING.
- ALL TRACTS THAT WILL NOT BE DEDICATED TO THE TOWN OF FLORENCE AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE TOWN OF FLORENCE AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE COMMUNITY ASSOCIATION. THE COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- ALL PROPERTY LINES SHOWN INTERSECTING AN ARC ARE TO BE ASSUMED RADIAL, UNLESS NOTED AS NON-RADIAL (NR).
- POSITIONAL TOLERANCE FOR WALLS COMMON TO TWO LOTS IS +/-1.00 FOOT FROM COMMON LOT LINE, WALLS COMMON TO A LOT AND A TRACT OR RIGHT-OF-WAY ARE TO BE WITHIN THE WALL MAINTENANCE EASEMENT.
- DEVELOPMENT WITHIN THIS FINAL PLAT SHALL CONFORM WITH THE 2006 INTERNATIONAL FIRE CODE.
- UNIT 31 LIES WITHIN FLOOD ZONE X, PER FEMA FIRM PANEL 875 OF 2575, MAP NUMBER 04021C0875E, DECEMBER 4, 2007.



BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 25, (THE SOUTHWEST CORNER BEING A 3" ALUMINUM CAP, LS 34554, FOUND, AND THE WEST 1/4 QUARTER CORNER BEING A #5 REBAR, ILLEGIBLE CAP, FOUND, TOWNSHIP 4 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEARING BEING N00°16'22"W, HORIZONTAL DISTANCE BETWEEN MONUMENTS BEING 2640.85'.

WATER AND SEWER SERVICE CERTIFICATION

ANTHEM AT MERRILL RANCH UNIT 31 IS WITHIN THE SERVICE AREA OF JOHNSON UTILITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY, PURSUANT TO A.R.S. 45-576, A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY JOHNSON UTILITIES DRINKING WATER SERVICE AGREEMENT, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT. ON-SITE SANITARY SEWER DISTRIBUTION LINES WILL BE CONSTRUCTED BY THE DEVELOPER OF THIS SUBDIVISION AND OWNED AND MAINTAINED BY JOHNSON UTILITIES, L.L.C.

JOHNSON UTILITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } ss.

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY

APPEARED _____, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

_____, NOTARY PUBLIC DATE _____

MY COMMISSION EXPIRES: _____, 20____.

APPROVALS

BY ACCEPTANCE OF THIS PLAT, THE TOWN OF FLORENCE AGREES TO THE VACATION OR ABANDONMENT OF THE EASEMENTS DESCRIBED OR SHOWN HEREON AS BEING VACATED OR ABANDONED.

ARIZONA, THIS _____ DAY OF _____, 20____.

APPROVED BY: _____ DATE: _____
COMMUNITY DEVELOPMENT DIRECTOR
TOWN OF FLORENCE, ARIZONA

APPROVED BY: _____ DATE: _____
TOWN ENGINEER
TOWN OF FLORENCE, ARIZONA

APPROVED BY THE COUNCIL OF THE TOWN OF FLORENCE, ARIZONA, THIS _____ DAY OF _____, 20____.

APPROVED BY: _____ DATE: _____
MAYOR

ATTEST: _____ DATE: _____
TOWN CLERK

RECORDER

DEVELOPER / OWNER
D.R. HORTON, INC.
20410 N. 19TH AVE., STE. 100
PHOENIX, AZ 85027
480.368.1068

SURVEYOR
BAXTER DESIGN GROUP, LLC
7500 N. DOBSON ROAD, SUITE 200
SCOTTSDALE, AZ 85256
480.818.0001

LAND USE INFORMATION

GROSS AREA	22.1491	ACRES
OPEN SPACE	2.9188	ACRES
RIGHT-OF-WAY AREA	3.5669	ACRES
NET AREA	18.5822	ACRES
TOTAL LOTS	113	
PROPOSED DENSITY	6.1018 D.U./AC.	
MINIMUM LOT SIZE (REQUIRED)	4,600	S.F.
ZONING	F.U.D. R-1	

UTILITIES AND SERVICES

GAS	SOUTHWEST GAS
SEWER	JOHNSON UTILITIES CO
WATER	JOHNSON UTILITIES CO
ELECTRIC	ARIZONA PUBLIC SERVICE (APS)
TELEPHONE	COX/CENTURY LINK
SOLID WASTE DISPOSAL	TOWN OF FLORENCE
CABLE	COX/CENTURY LINK
POLICE	TOWN OF FLORENCE
FIRE	POLICE DEPARTMENT
SCHOOLS	TOWN OF FLORENCE
	FIRE DEPARTMENT
	FLORENCE UNITED SCHOOL DISTRICT



SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE	FEBRUARY 6, 2010
DESIGNED BY	WJG
DRAWN BY	BTWFF
CHECKED BY	JWV
SCALE	FINAL PLAT

J.W. WEEKS, R.L.S. 43021
BAXTER DESIGN GROUP, LLC
7500 N. DOBSON ROAD, SUITE 200
SCOTTSDALE, AZ 85256

D.R. HORTON, INC. ANTHEM AT MERRILL RANCH FINAL PLAT UNIT 31

SITUATED WITHIN THE SW QUARTER OF SEC 25,
T4S, R8E, OF THE GILA AND SALT RIVER MERIDIAN,
TOWN OF FLORENCE, PINAL COUNTY, ARIZONA.

UNIT 31
COVER SHEET
SHEET 1 OF 6

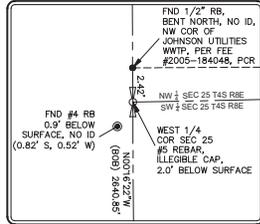
LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

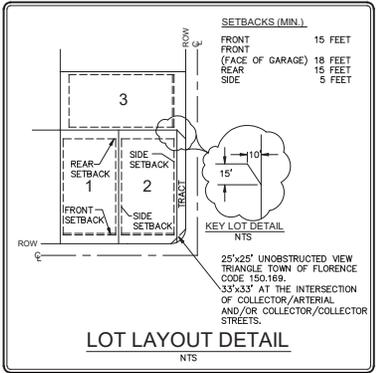
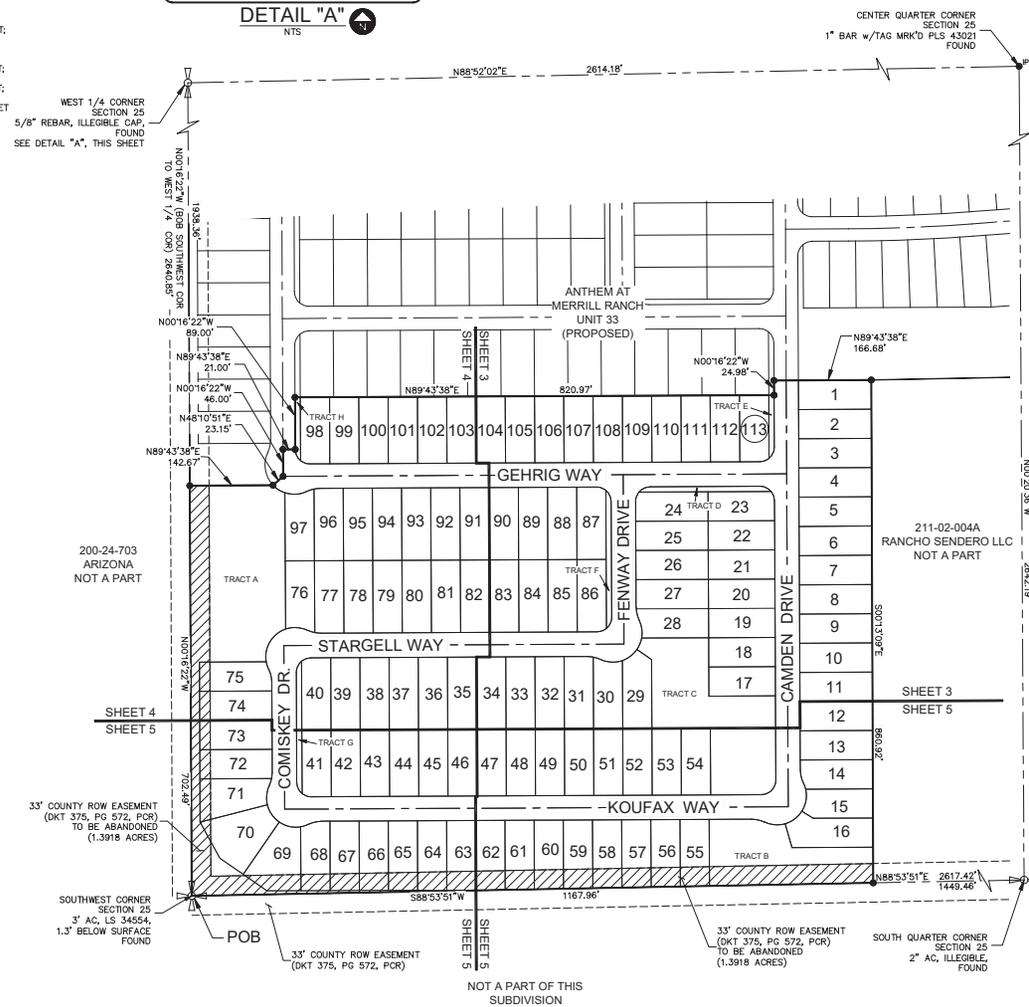
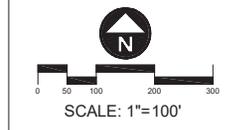
BEGINNING THE AT THE SOUTHWEST CORNER OF SECTION 25 (3" AC, LS 34554, FOUND), FROM WHICH THE WEST QUARTER CORNER OF SECTION 25 (5/8" RB, ILLEGIBLE CAP, FOUND) BEARS NORTH 00 DEGREES 16 MINUTES 22 SECONDS WEST (BASIS OF BEARING, A DISTANCE OF 2614.85 FEET, SAID POINT BEING THE POINT OF BEGINNING.

THENCE NORTH 00 DEGREES 16 MINUTES 22 SECONDS WEST, A DISTANCE OF 702.49 FEET;
 THENCE NORTH 89 DEGREES 43 MINUTES 38 SECONDS EAST, A DISTANCE OF 142.67 FEET;
 THENCE NORTH 48 DEGREES 10 MINUTES 51 SECONDS EAST, A DISTANCE OF 23.15 FEET;
 THENCE NORTH 00 DEGREES 16 MINUTES 22 SECONDS WEST, A DISTANCE OF 46.00 FEET;
 THENCE NORTH 89 DEGREES 43 MINUTES 38 SECONDS EAST, A DISTANCE OF 21.00 FEET;
 THENCE NORTH 00 DEGREES 16 MINUTES 22 SECONDS WEST, A DISTANCE OF 89.00 FEET;
 THENCE NORTH 89 DEGREES 43 MINUTES 38 SECONDS EAST, A DISTANCE OF 820.97 FEET;
 THENCE NORTH 00 DEGREES 16 MINUTES 22 SECONDS WEST, A DISTANCE OF 24.98 FEET;
 THENCE NORTH 89 DEGREES 43 MINUTES 38 SECONDS EAST, A DISTANCE OF 166.68 FEET;
 THENCE SOUTH 00 DEGREES 13 MINUTES 09 SECONDS EAST, A DISTANCE OF 2614.18 FEET;
 THENCE SOUTH 88 DEGREES 53 MINUTES 51 SECONDS WEST, A DISTANCE OF 1,167.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.1491 ACRES, MORE OR LESS



DETAIL "A"
NTS



RECORDER

SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
- 5/8" REBAR & CAP, PLS 21065, SET (UNLESS NOTED OTHERWISE)

LINE LEGEND

- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- TERMINAL POINT ON ROW

ABBREVIATIONS

- (AC) ACRE
- AL ALUMINUM CAP
- BC BRASS CAP
- BOOK BOOK
- (BOB) BASIS OF BEARING
- CMU CONCRETE MASONRY UNIT
- DKT DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- LE LANDSCAPE EASEMENT
- LS# LAND SURVEYORS REGISTRATION No.
- (M) MEASURED
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- NTS NOT TO SCALE
- PCR PINAL COUNTY RECORDER
- PG PAGE
- POB POINT OF BEGINNING
- PUEF PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- RECORD RECORD
- (R) RANGE LINE NO. EAST
- (RB) RADIAL BEARING
- ROW RIGHT OF WAY
- SEC # SECTION No.
- SIDE STORM DRAIN EASEMENT
- SLD SLIDE
- SSE SANITARY SEWER EASEMENT
- SDT SIGHT DISTANCE TRIANGLE
- T & S TOWNSHIP LINE No., SOUTH
- TOP TOWN OF FLORENCE
- UNV UNRESTRICTED VIEW TRIANGLE
- VIA VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT



DATE:	FEBRUARY 6, 2019
DESIGNED BY:	MSD
DRAWN BY:	STAFF
CHECKED BY:	JWW
PROJECT:	
CODE:	FINAL PLAT



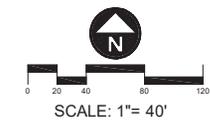
REVISION:	

D.R. HORTON, INC.
 ANTHEM AT MERRILL RANCH
 FINAL PLAT
 UNIT 31

SITUATED WITHIN THE SW QUARTER OF SEC 25, T4S, R9E, OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA.

UNIT 31 LAYOUT SHEET 2 OF 6

Small text at the bottom right corner, likely a disclaimer or contact information.



SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
 - QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
 - CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
 - REBAR & CAP, PLS 21065, SET (UNLESS NOTED OTHERWISE)
- LINE LEGEND**
- BREAK LINE
 - CENTERLINE OF ROADWAY
 - EASEMENT LINE
 - FINAL BOUNDARY LINE
 - PROPERTY LINE
 - RIGHT OF WAY
 - SECTION LINE
 - TERMINAL POINT ON ROW
 - GASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.

ABBREVIATIONS

- (AC) ACRE
- AL ALUMINUM CAP
- BC BRASS CAP
- BK BOOK
- BOB BASE OF BEARING
- CMU CONCRETE MASONRY UNIT
- DKT DOCKET
- FND FOUND MONUMENT
- GENL GENERAL LAND OFFICE
- LE LANDSCAPE EASEMENT
- LS#(N) LAND SURVEYORS REGISTRATION No. MEASURED
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION, (NO LS No.)
- (NR) RADIAL TO CURVE
- NTS NOT TO SCALE
- PCB FINAL COUNTY RECORDER
- PG PAGE
- POB POINT OF BEGINNING
- PUFE PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- R RECORD
- R#E RANGE LINE No. EAST
- RB RADIAL BEARING
- ROW RIGHT OF WAY
- SEC# SECTION No.
- SDE STORM DRAIN EASEMENT
- SLB SLIDE
- SSE SANITARY SEWER EASEMENT
- SOT SIGHT DISTANCE TRIANGLE
- T#S TOWNSHIP LINE No.
- TOP TOWN OF FLORENCE
- UVT UNRESTRICTED VIEW TRIANGLE
- VNAE VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT



DATE: FEBRUARY 4, 2010
 DESIGNED BY: MDC
 DRAWN BY: BTWFF
 CHECKED BY: JWW
 PROJECT: ANTHEM AT MERRILL RANCH FINAL PLAT UNIT 31
 REVISIONS:



D.R. HORTON, INC.
ANTHEM AT MERRILL RANCH
FINAL PLAT
UNIT 31

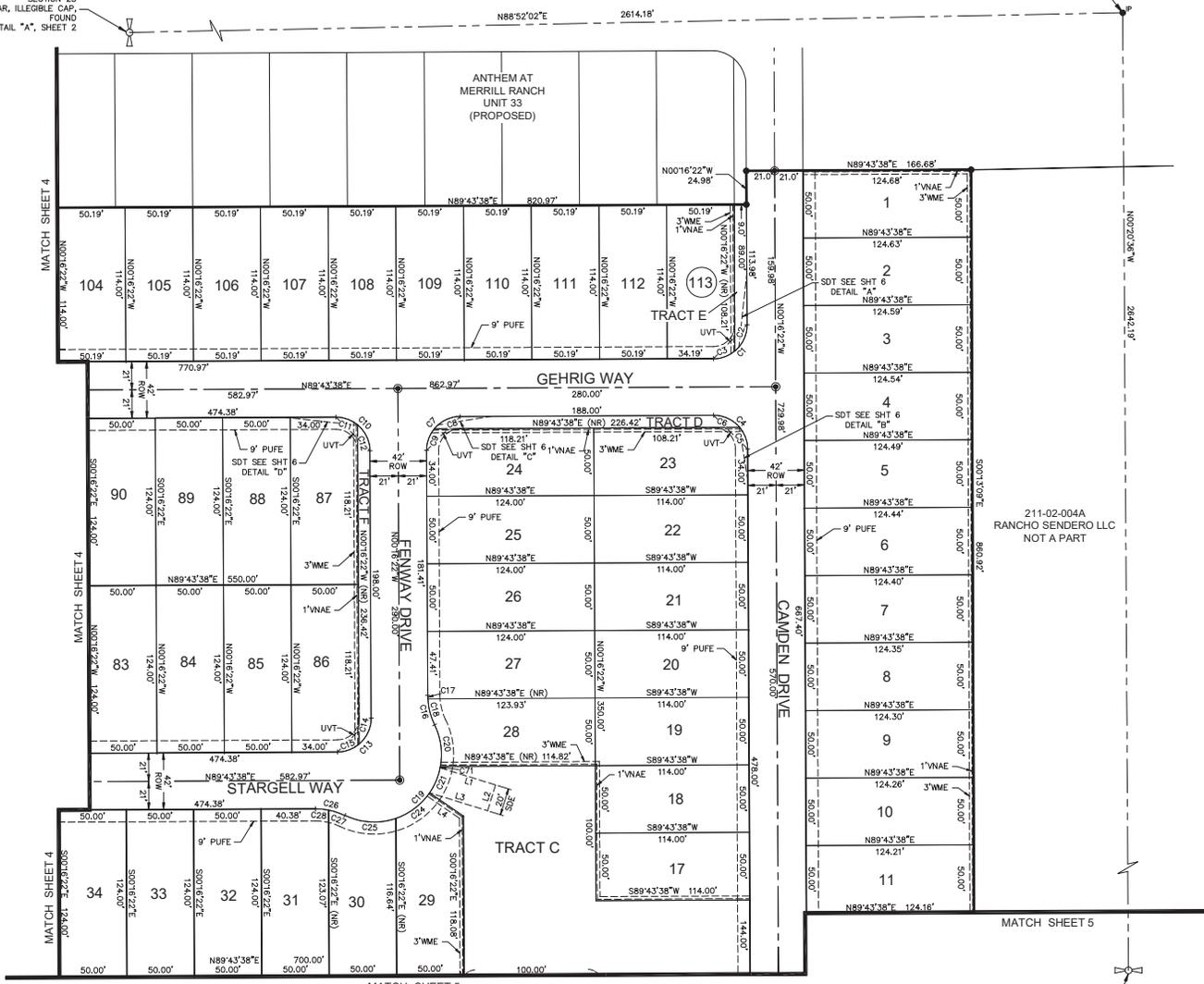
SITUATED WITHIN THE SW QUARTER OF SEC 25, T4S, R9E, OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA.

UNIT 31
LAYOUT
SHEET 3 OF 6

VERSION 2

WEST 1/4 CORNER SECTION 25 5/8" REBAR, ILLISIBLE CAP FOUND SEE DETAIL "A", SHEET 2

CENTER QUARTER CORNER SECTION 25 1" BAR w/TAG MK'D PLS 43021 FOUND



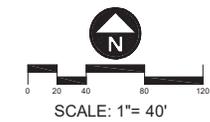
LOT NO.	SQ. FT.	ACRES
1	6,233	0.1431
2	6,230	0.1430
3	6,228	0.1430
4	6,226	0.1429
5	6,223	0.1429
6	6,221	0.1428
7	6,219	0.1428
8	6,216	0.1427
9	6,214	0.1427
10	6,212	0.1426
11	6,209	0.1425
17	5,700	0.1309
18	5,700	0.1309
19	5,700	0.1309
20	5,700	0.1309
21	5,700	0.1309
22	5,700	0.1309
23	5,671	0.1302
24	5,171	0.1177
25	6,200	0.1423
26	6,200	0.1423
27	6,200	0.1423
28	5,895	0.1353
29	6,268	0.1439
30	5,839	0.1340
31	6,197	0.1423
32	6,200	0.1423
33	6,200	0.1423
34	6,200	0.1423
83	6,200	0.1423
84	6,200	0.1423
85	6,200	0.1423
86	6,171	0.1417
87	6,171	0.1417
88	6,200	0.1423
89	6,200	0.1423
90	6,200	0.1423
104	5,721	0.1313
105	5,721	0.1313
106	5,721	0.1313
107	5,721	0.1313
108	5,721	0.1313
109	5,721	0.1313
110	5,721	0.1313
111	5,721	0.1313
112	5,721	0.1313
113	5,692	0.1307

LINE	BEARING	DISTANCE
L1	S72°50'30"E	42.97'
L2	S17°09'30"W	20.00'
L3	S72°50'30"E	45.00'
L4	S55°27'19"E	30.43'

CURVE LENGTH	RADIUS	DELTA	TANGENT	
C1	39.27'	25.00'	90°00'00"	25.00'
C2	21.91'	25.00'	50°12'29"	11.71'
C3	17.36'	25.00'	39°47'31"	9.05'
C4	39.27'	25.00'	90°00'00"	25.00'
C5	17.36'	25.00'	39°47'31"	9.05'
C6	21.91'	25.00'	50°12'29"	11.71'
C7	39.27'	25.00'	90°00'00"	25.00'
C8	21.91'	25.00'	50°12'29"	11.71'
C9	17.36'	25.00'	39°47'31"	9.05'
C10	39.27'	25.00'	90°00'00"	25.00'
C11	17.36'	25.00'	39°47'31"	9.05'
C12	21.91'	25.00'	50°12'29"	11.71'
C13	39.27'	25.00'	90°00'00"	25.00'
C14	21.91'	25.00'	50°12'29"	11.71'
C15	17.36'	25.00'	39°47'31"	9.05'
C16	22.55'	50.00'	25°50'31"	11.47'
C17	2.59'	50.00'	2°58'05"	1.30'
C18	19.96'	50.00'	22°52'26"	10.12'
C19	123.64'	50.00'	141°41'05"	143.92'
C20	31.60'	50.00'	38°14'42"	16.35'
C21	20.24'	50.00'	23°11'38"	10.26'
C24	31.84'	50.00'	36°28'53"	16.48'
C25	38.87'	50.00'	44°38'28"	20.48'
C26	22.55'	50.00'	25°50'31"	11.47'
C27	12.87'	50.00'	14°44'54"	6.47'
C28	9.68'	50.00'	11°05'37"	4.86'
C71	1.09'	50.00'	1°15'14"	0.55'

SOUTH QUARTER CORNER SECTION 25 2" AG. ILLISIBLE FOUND

RECORDER

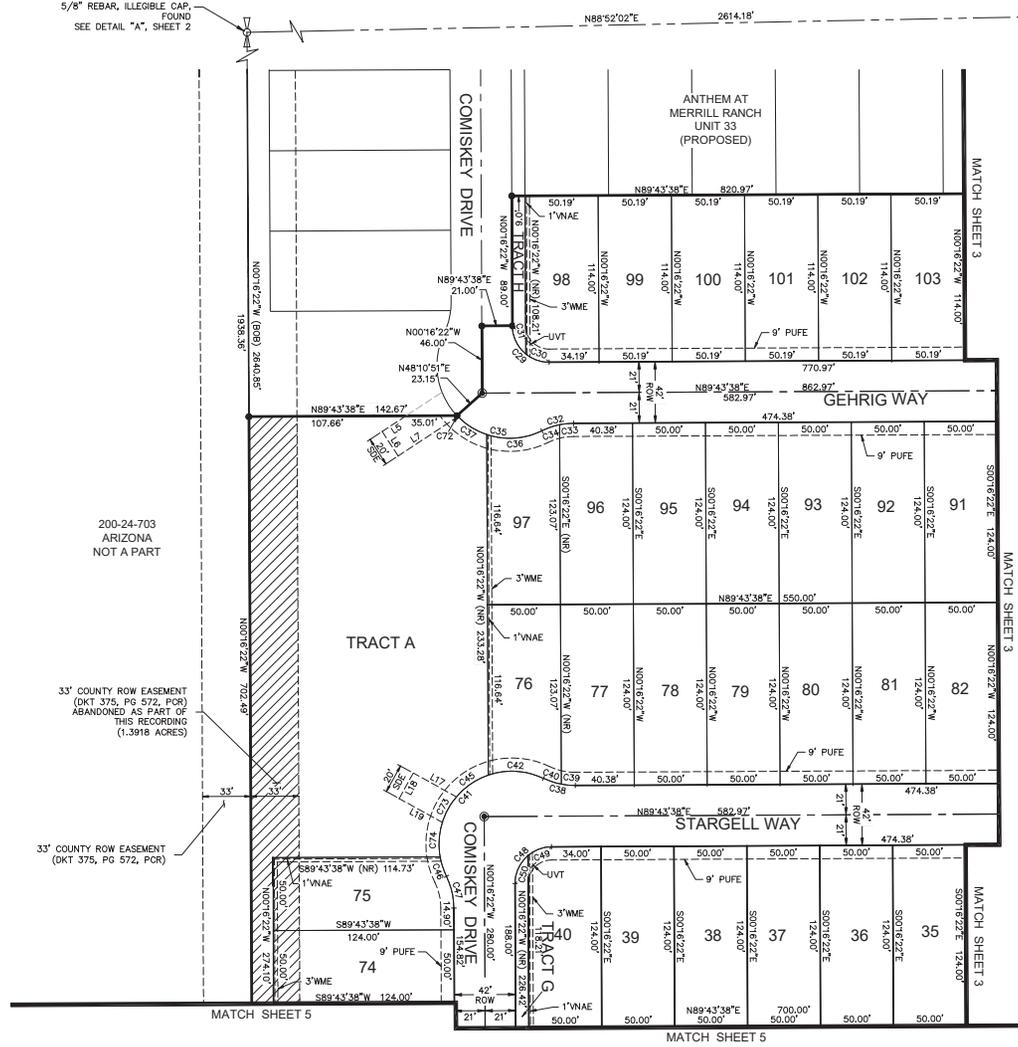


SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
 - QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
 - CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
 - REBAR & CAP, PLS 21065, SET (UNLESS NOTED OTHERWISE)
- LINE LEGEND**
- BREAK LINE
 - GENERAL LINE OF ROADWAY
 - EASEMENT LINE
 - POINT BOUNDARY
 - PROPERTY LINE
 - ROW
 - SECTION LINE
 - TERMINAL POINT ON ROW OF THE 33' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.
- ABBREVIATIONS**
- (AC) ACRE
 - AL ALUMINUM CAP
 - BC BRASS CAP
 - BK BOOK
 - BO BASIS OF BEARING
 - CMU CONCRETE MASONRY UNIT
 - DKT DOCKET
 - FND FOUND MONUMENT
 - GLO GENERAL LAND OFFICE
 - LE LANDSCAPE EASEMENT
 - LS#(1) LAND SURVEYORS REGISTRATION No. MEASURED
 - MOL MORE OR LESS
 - NO ID NO IDENTIFICATION (NO LS No.)
 - (NR) INDICATES LINE IS NOT RADIAL TO CURVE
 - NTS NOT TO SCALE
 - PCR PINAL COUNTY RECORDER
 - PG PAGE
 - POB POINT OF BEGINNING
 - PUFE PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
 - R (R) RECORD
 - R # E RANGE LINE No. EAST
 - (RB) RADIAL BEARING
 - ROW RIGHT OF WAY
 - SEC # SECTION No.
 - SDE STORM DRAIN EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - SIT SIGHT DISTANCE TRIANGLE
 - T # S TOWNSHIP LINE No. SOUTH
 - TOP TOWN OF FLORENCE
 - UNV UNRESTRICTED VIEW TRIANGLE
 - VWAE VEHICULAR NON-ACCESS EASEMENT
 - WME WALL MAINTENANCE EASEMENT

WEST 1/4 CORNER SECTION 25 5/8" REBAR, ILLEGIBLE CAP, FOUND SEE DETAIL "A", SHEET 2

CENTER QUARTER CORNER SECTION 25 1" BAR W/TAG MRK'D PLS 43021 FOUND



LOT TABLE

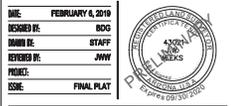
LOT NO.	SQ. FT.	ACRES
35	6,200	0.1423
36	6,200	0.1423
37	6,200	0.1423
38	6,200	0.1423
39	6,200	0.1423
40	6,171	0.1417
74	6,200	0.1423
75	6,065	0.1392
76	5,839	0.1340
77	6,197	0.1423
78	6,200	0.1423
79	6,200	0.1423
80	6,200	0.1423
81	6,200	0.1423
82	6,200	0.1423
91	6,200	0.1423
92	6,200	0.1423
93	6,200	0.1423
94	6,200	0.1423
95	6,200	0.1423
96	6,197	0.1423
97	5,839	0.1340
98	5,692	0.1307
99	5,721	0.1313
100	5,721	0.1313
101	5,721	0.1313
102	5,721	0.1313
103	5,721	0.1313

LINE TABLE

LINE	BEARING	DISTANCE
L5	N56°45'28"E	19.45'
L6	S33°14'32"E	20.00'
L7	N56°45'28"E	49.01'
L17	N61°08'30"W	33.78'
L18	S28°51'30"W	20.00'
L19	N61°08'30"W	33.78'

CURVE TABLE

SURVEY LENGTH	RADIUS	DELTA	TANGENT
C29	39.27'	28.00°00'00"	25.00'
C30	17.36'	25.00°	39.47'31"
C31	21.91'	25.00°	50.12'29"
C32	22.55'	50.00°	26.50'31"
C33	9.68'	50.00°	11.09'37"
C34	12.87'	50.00°	14.44'54"
C35	63.22'	50.00°	72.26'28"
C36	38.87'	50.00°	44'32'28"
C37	23.35'	50.00°	26'47'33"
C38	22.55'	50.00°	26.50'31"
C39	9.68'	50.00°	11.09'37"
C40	12.87'	50.00°	14.44'54"
C41	123.64'	50.00°	141'41'02"
C42	38.87'	50.00°	44'32'35"
C45	26.75'	50.00°	30'37'51"
C46	14.03'	50.00°	16'04'22"
C47	22.55'	50.00°	26.50'31"
C48	39.27'	25.00°	90°00'00"
C49	17.36'	25.00°	39'47'31"
C50	21.91'	25.00°	50'12'29"
C72	0.96'	50.00°	1'06"18"
C73	20.14'	50.00°	23'04'26"
C74	23.88'	50.00°	27'21'48"



D.R. HORTON, INC.
ANTHEM AT MERRILL RANCH
FINAL PLAT
UNIT 31

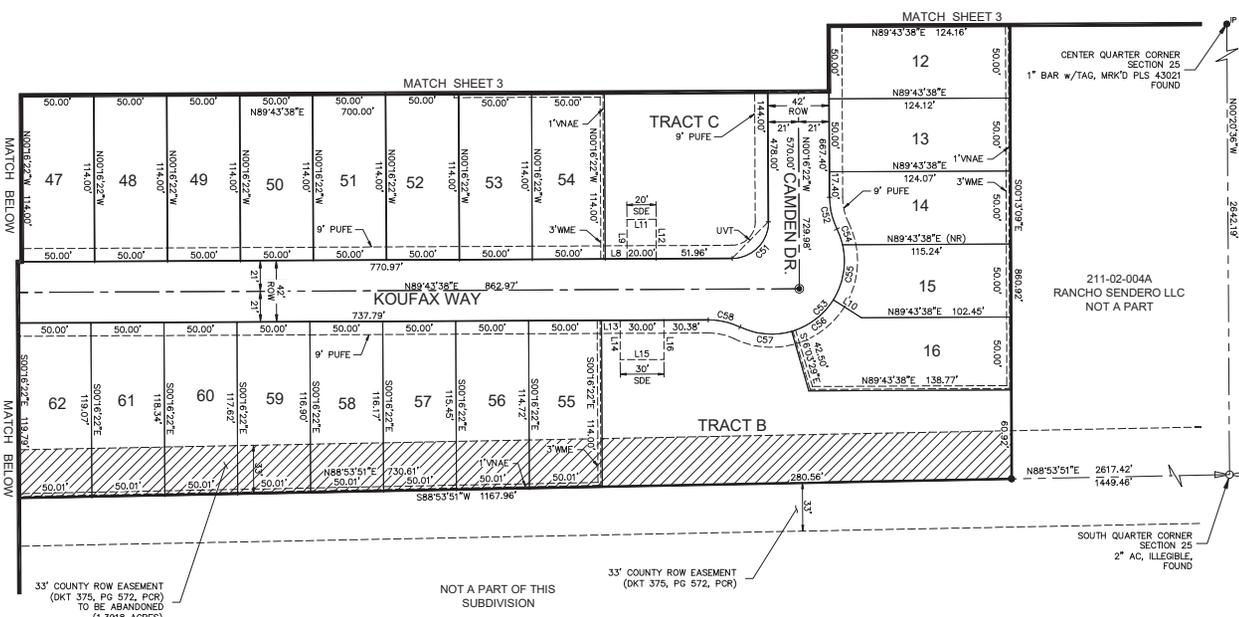
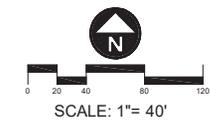
SITUATED WITHIN THE SW QUARTER OF SEC 25, T4S, R1E, OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA.

UNIT 31
LAYOUT
SHEET 4 OF 6

PLAT PREPARED BY: D.R. HORTON, INC. DATE: 08/14/2012. DRAWN BY: J.W.W. CHECKED BY: J.W.W. DATE: 08/14/2012. SCALE: AS SHOWN.

VERSION 2

RECORDER



LOT TABLE

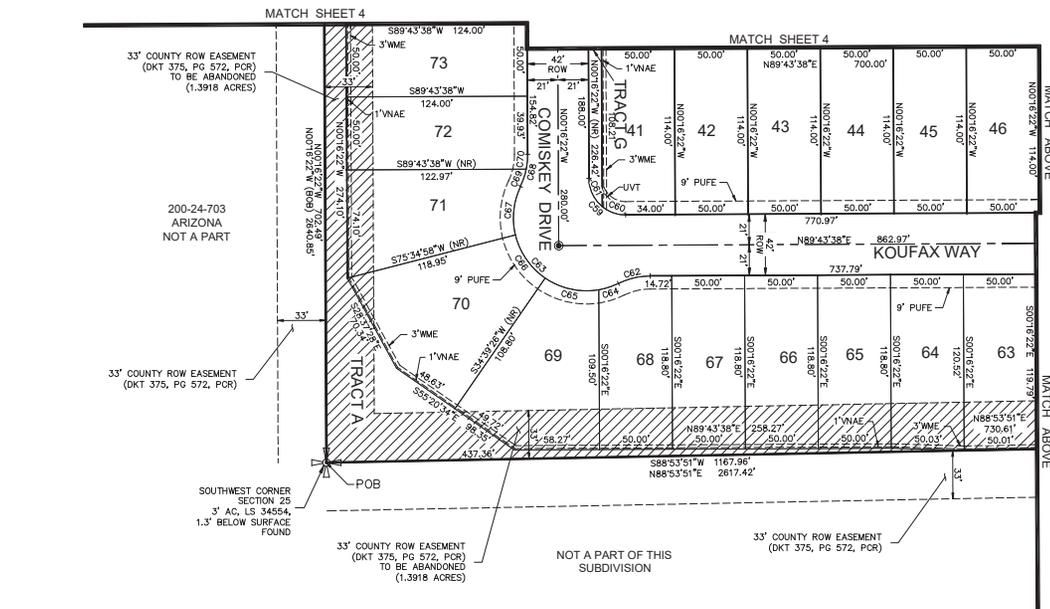
LOT NO.	SQ. FT.	ACRES
12	6,207	0.1425
13	6,205	0.1424
14	6,090	0.1398
15	5,749	0.1320
16	7,365	0.1691
41	5,671	0.1302
42	5,700	0.1309
43	5,700	0.1309
44	5,700	0.1309
45	5,700	0.1309
46	5,700	0.1309
47	5,700	0.1309
48	5,700	0.1309
49	5,700	0.1309
50	5,700	0.1309
51	5,700	0.1309
52	5,700	0.1309
53	5,700	0.1309
54	5,700	0.1309
55	5,718	0.1313
56	5,754	0.1321
57	5,791	0.1329
58	5,827	0.1338
59	5,865	0.1346
60	5,899	0.1354
61	5,935	0.1363
62	5,972	0.1371
63	6,008	0.1379
64	5,983	0.1374
65	5,940	0.1364
66	5,940	0.1364
67	5,940	0.1364
68	5,803	0.1332
69	6,052	0.1384
70	8,755	0.2010
71	6,336	0.1592
72	6,197	0.1423
73	6,200	0.1423

LINE TABLE

LINE	BEARING	DISTANCE
L8	N89°43'18"E	15.01'
L9	S00°16'22"W	27.01'
L10	S57°53'33"E	22.85'
L11	N89°43'38"E	20.00'
L12	S00°16'22"W	27.01'
L13	N89°42'47"E	12.69'
L14	N00°14'38"W	26.98'
L15	N89°45'22"E	30.00'
L16	N00°14'38"W	27.00'

CURVE TABLE

CURVE LENGTH	RADIUS	DELTA	TANGENT	
C50	21.91'	25.00'	50°12'28"	11.71'
C51	39.27'	25.00'	90°00'00"	25.00'
C52	22.85'	50.00'	25°50'31"	11.47'
C53	123.64'	50.00'	141°41'02"	143.92'
C54	11.48'	50.00'	13°09'02"	5.76'
C55	39.33'	50.00'	45°04'18"	20.75'
C56	36.61'	50.00'	41°50'04"	19.11'
C57	36.33'	50.00'	41°37'38"	19.01'
C58	22.55'	50.00'	25°50'31"	11.47'
C59	39.27'	25.00'	90°00'00"	25.00'
C60	17.36'	25.00'	39°47'31"	9.05'
C61	21.91'	25.00'	50°12'28"	11.71'
C62	22.55'	50.00'	25°50'31"	11.47'
C63	123.64'	50.00'	141°41'02"	143.92'
C64	14.20'	50.00'	16°16'24"	7.15'
C65	38.59'	50.00'	44°12'55"	20.31'
C66	36.69'	50.00'	42°02'24"	19.21'
C67	34.17'	50.00'	39°00'15"	17.76'
C68	22.55'	50.00'	25°50'31"	11.47'
C69	12.41'	50.00'	14°13'10"	6.24'
C70	10.14'	50.00'	11°37'21"	5.09'



SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
- REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)

LINE LEGEND

- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- SECTION LINE
- TERMINAL POINT ON ROW

ABBREVIATIONS

- (AC) ACRE
- ALU ALUMINUM CAP
- BC BRASS CAP
- BOOK BOOK
- (BR) BASES OF BEARING
- CMU CONCRETE MASONRY UNIT
- DKT DOCKET
- FND FOUND MONUMENT
- GLD GENERAL LAND OFFICE
- LE LANDSCAPE EASEMENT
- LS# LAND SURVEYORS REGISTRATION No.
- MEASURED
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION, (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- FOR FINAL COUNTY RECORDER
- PG PAGE
- POB POINT OF BEGINNING
- PUFE PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- RECORDS
- R (R) RANGE LINE No. EAST
- (RB) RADIAL BEARING
- ROW RIGHT OF WAY
- SEC SECTION No.
- SDE STORM DRAIN EASEMENT
- SLD SLIDE
- SSE SANITARY SEWER EASEMENT
- SDT SIGHT DISTANCE TRIANGLE
- T & S TOWNSHIP LINE No., SOUTH TOWN OF FLORENCE
- TOP UNRESTRICTED VIEW TRIANGLE
- UVT VEHICULAR NON-ACCESS EASEMENT
- WAE WALL MAINTENANCE EASEMENT



DATE: FEBRUARY 6, 2019
 DESIGNED BY: HMO
 DRAWN BY: BTWFF
 CHECKED BY: JWW
 PROJECT CODE: FINAL PLAT

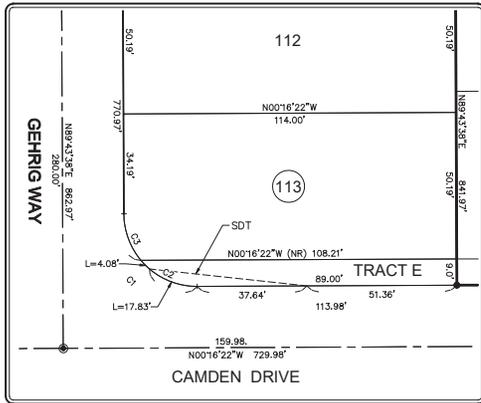


D.R. HORTON, INC.
 ANTHEM AT MERRILL RANCH
 FINAL PLAT
 UNIT 31

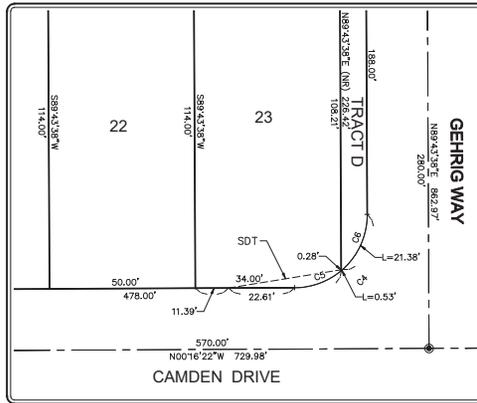
SITUATED WITHIN THE SW QUARTER OF SEC 25, T4S, R16E, OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA.

UNIT 31
 LAYOUT
 SHEET 5 OF 6

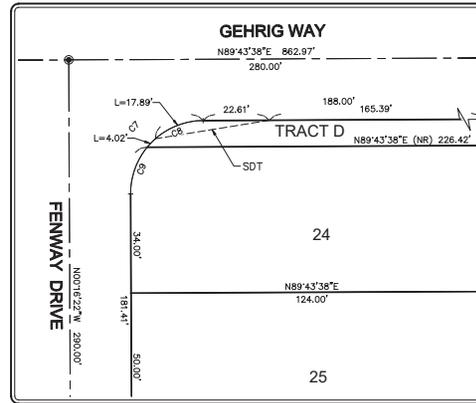
ALL LOTS TO BE ABANDONED TO THE PUBLIC DOMAIN BY THE STATE OF ARIZONA UNDER THE PROVISIONS OF ARIZONA STATUTES, TITLE 17, SECTION 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 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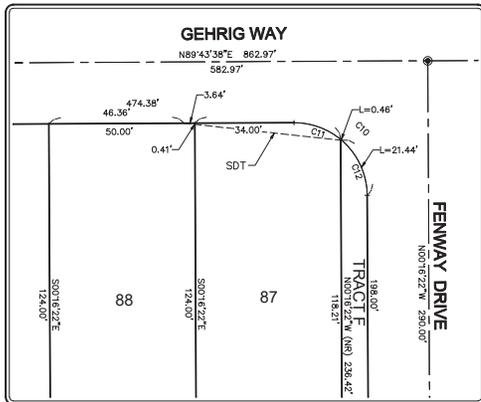
DETAIL "A"
SCALE: 1"=20'



DETAIL "B"
SCALE: 1"=20'



DETAIL "C"
SCALE: 1"=20'



DETAIL "D"
SCALE: 1"=20'

RECORDER

SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
- REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)

LINE LEGEND

- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- TERMINAL POINT ON ROW
- INDICATES THAT PORTION OF THE 33' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.

ABBREVIATIONS

- (AC) ACRE
- AL ALUMINUM CAP
- BC BRASS CAP
- BOOK BOOK
- (BOB) BASIS OF BEARING
- CMU CONCRETE MASONRY UNIT
- DKT DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- LE LANDSCAPE EASEMENT
- LS# LAND SURVEYORS REGISTRATION No.
- (M) MEASURED
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION, (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- NTS NOT TO SCALE
- PCB PINAL COUNTY RECORDER
- PG PAGE
- POB POINT OF BEGINNING
- PUFE PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- (R) RECORDS
- R # E RANGE LINE No. EAST
- (RB) RADIAL BEARING
- ROW RIGHT OF WAY
- SEC # SECTION No.
- SDE STORM DRAIN EASEMENT
- SLS SLURRY
- SSE SANITARY SEWER EASEMENT
- SDT SIGHT DISTANCE TRIANGLE
- T # S TOWNSHIP LINE No. SOUTH
- TOW TOWN OF FLORENCE
- UNV UNRESTRICTED VIEW TRIANGLE
- VIAE VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT



DATE:	FEBRUARY 6, 2019
DESIGNED BY:	MSG
DRAWN BY:	STAFF
CHECKED BY:	JWV
PROJECT:	
SCALE:	FINAL PLAT



REVISION:	

D.R. HORTON, INC.
ANTHEM AT MERRILL RANCH
FINAL PLAT
UNIT 31
 SITUATED WITHIN THE SW QUARTER OF SEC 25,
 T4S, R1E, OF THE GILA AND SALT RIVER MERIDIAN,
 TOWN OF FLORENCE, PINAL COUNTY, ARIZONA.

UNIT 31
 SDT DETAILS
 SHEET 6 OF 6

ask: 11/10/18 10:30 AM
 11/10/18 10:30 AM
 11/10/18 10:30 AM
 11/10/18 10:30 AM

VERSION
 2

March 4, 2019

Florence Town Council

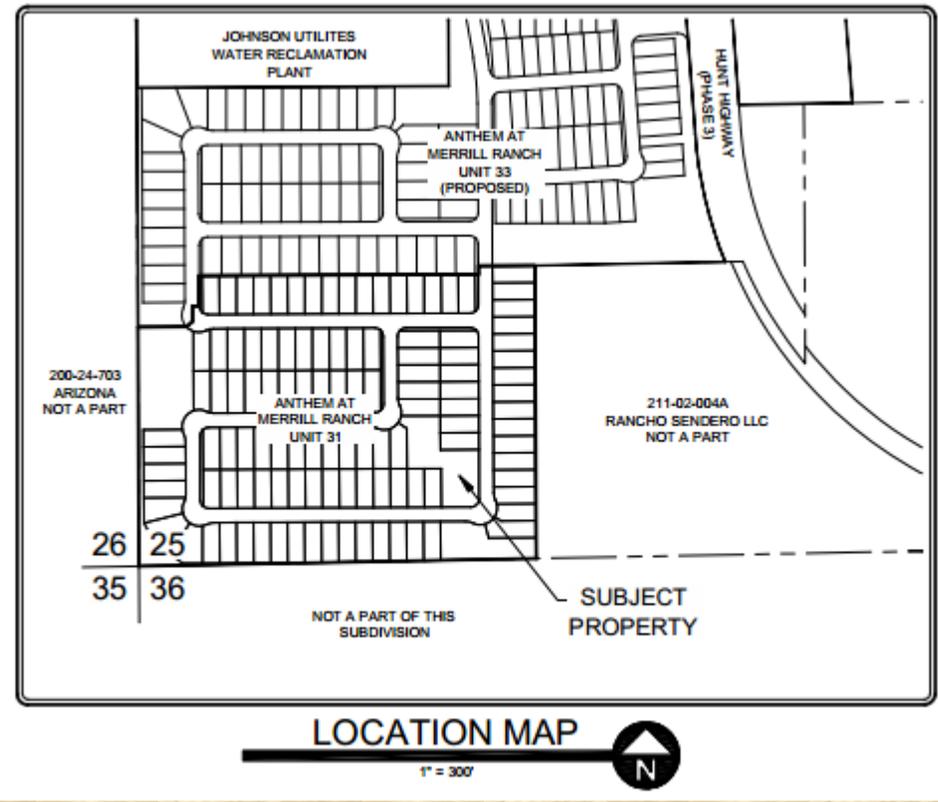
**Anthem at Merrill Ranch
Units 31 & 33
Final Plats**

AMR Unit 31

- Gross Area: 22.15 Acres
- Open Space: 2.92 Acres
- ROW: 3.57 Acres
- Net Area: 18.58 Acres
- Total Lots: 113
- Density: 5.10 D.U./Acre



AMR Unit 31



AMR Unit 31

Totals for AMR including Unit 31

1235.61 +/- Total Acres

3880 Total Single-Family Lots

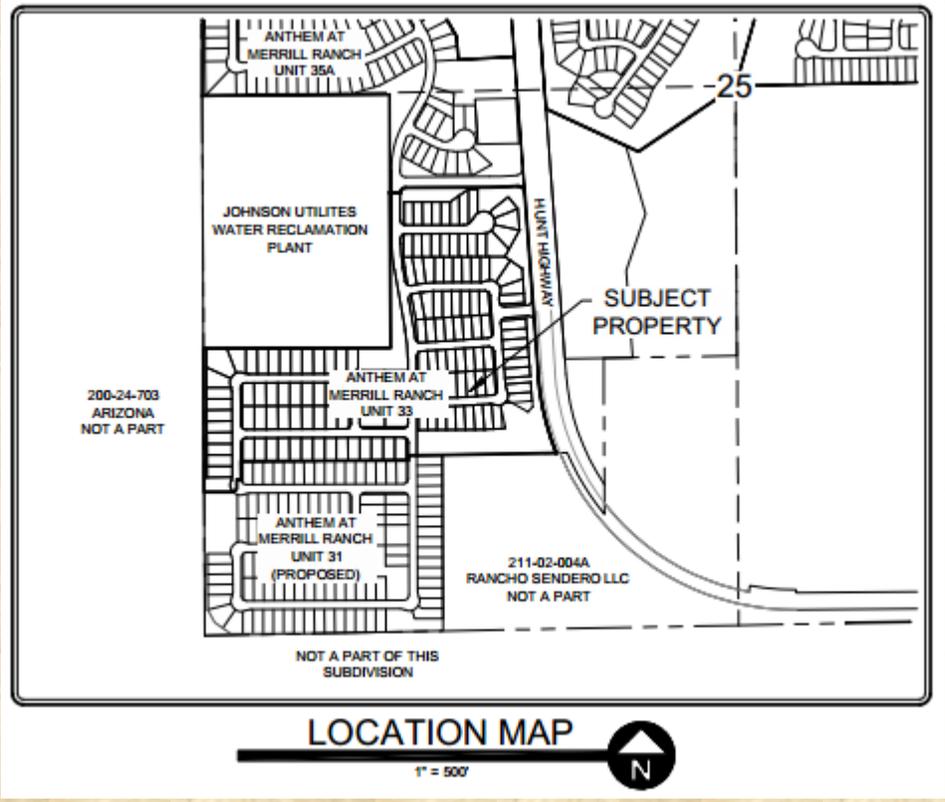
3.14 DU/Acre

AMR Unit 33

- Gross Acres: 33.61 Acres
- Open Space: 6.72 Acres
- ROW: 6.0 Acres
- Net Area: 27.61 Acres
- Total Lots: 146
- Density 4.34 DU/Acre



AMR Unit 33



AMR Unit 33

Totals for AMR including Unit 33

1269.22 +/- Total Acres

4026 Total Single-Family Lots

3.17 DU/Acre

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 9c.
MEETING DATE: March 4, 2019 DEPARTMENT: Community Development STAFF PRESENTER: Larry Harmer Community Development Director SUBJECT: Resolution No. 1690-19: Final Plat for Anthem at Merrill Ranch Unit 33		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading <input type="checkbox"/> Other
STRATEGIC PLAN REFERENCE: <input checked="" type="checkbox"/> Community Vitality <input type="checkbox"/> Economic Property <input type="checkbox"/> Leadership and Governance <input type="checkbox"/> Partnership and Relationships <input type="checkbox"/> Transportation and Infrastructure <input type="checkbox"/> Statutory <input type="checkbox"/> None		

RECOMMENDED MOTION/ACTION:

Motion to adopt Resolution No. 1690-19: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM AT MERRILL RANCH UNIT 33; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.

BACKGROUND/DISCUSSION:

D. R. Horton, Inc. requests approval of this proposed subdivision located within the Anthem at Merrill Ranch (AMR) Planned Unit Development (PUD).

AMR Unit 33 includes one hundred and sixty-one (146) single-family residential lots with two points of ingress/egress into the subdivision. Access points to the unit will be off of Hunt Highway (east). The typical lot within Unit 33 is 45'x115' (5,175 sq. ft.). The proposed density of this subdivision is 4.34 dwelling units per acre. This brings the overall density of Anthem at Merrill Ranch to 3.17 dwelling units per acre. This is below the maximum allowable of 3.5. This subdivision expands the current and planned network of green belts and walking trails for Anthem at Merrill Ranch with 6.72 acres dedicated to open space within the unit. The zoning for this Final Plat is PUD (R-1), Planned Unit Development (Single-Family Residential). AMR Unit 35A lies to the north, State Trust Land is to the west, Hunt Highway to the east and Unit 31 to the south.

Neighborhood streets in this unit are designed and constructed with a 42-foot-wide right-of-way (ROW), which is consistent with the AMR PUD zoning. The improvement

plans for this unit reflect modifications to the local street sidewalk standard to ensure ADA compliance.

The Preliminary Plat for Unit 33 was approved by the Planning and Zoning Commission on August 16, 2018. The Town of Florence Public Works and Fire Department staff have reviewed the proposed subdivision and support the approval of this Final Plat. Street names and addresses have been approved by the Town's GIS Coordinator and water and sewer infrastructure will be provided by Johnson Utilities.

A VOTE OF NO WOULD MEAN:

That Council has rejected the final plat for any reason whatsoever, the reasons therefore shall be recorded in the minutes pursuant to Section 150.233 (B). The applicant would be required to return to the final plat process with the new revisions.

A VOTE OF YES WOULD MEAN:

The Final Plat Anthem at Merrill Ranch, Unit 33 is approved and will be recorded with the office of the Pinal County Recorder.

FINANCIAL IMPACT:

D. R. Horton, Inc. will construct the roadways within this subdivision to Town standards and will maintain the roadways until the end of the construction warranty period.

Development of this subdivision allows for continued rooftop development and population growth within the Town of Florence, which subsequently will facilitate new employment and commercial opportunities.

ATTACHMENTS:

Resolution No. 1690-19
Final Plat for Anthem at Merrill Ranch Unit 33
Power Point Presentation

RESOLUTION NO. 1690-19

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM AT MERRILL RANCH UNIT 33; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.

WHEREAS, the Final Plat Anthem at Merrill Ranch Unit 33 is consistent with the approved Anthem at Merrill Ranch Planned Unit Development; and

WHEREAS, the Preliminary Plat Extension for Anthem at Merrill Ranch Unit 33 was approved by the Planning and Zoning Commission on August 16, 2018.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Florence, Arizona, as follows:

1. Approve the Final Plat for Anthem at Merrill Ranch Unit 33 subject to Developer/Owner's compliance with all applicable laws and ordinances.

PASSED AND ADOPTED by the Mayor and Council of the Town of Florence, Arizona, this 4th day of March 2019.

Tara Walter, Mayor

ATTEST:

APPROVED AS TO FORM:

Lisa Garcia, Town Clerk

Clifford L. Mattice, Town Attorney

FINAL PLAT ANTHEM AT MERRILL RANCH UNIT 33 (TOWN OF FLORENCE, AZ)

SITUATED WITHIN THE SOUTHWEST QUARTER OF SECTION 25,
TOWNSHIP 4 SOUTH, RANGE 8 EAST,
OF THE GILA AND SALT RIVER MERIDIAN,
TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

DECLARATION, TITLE WARRANTY AND DEDICATION

STATE OF ARIZONA }
COUNTY OF PINAL } SS.

KNOW ALL MEN BY THESE PRESENTS:

D.R. HORTON, INC., A DELAWARE CORPORATION (HEREINAFTER REFERRED TO IN THIS PLAT AS THE "MASTER DEVELOPER"), AS OWNER HAS SUBDIVIDED UNDER THE NAME ANTHEM AT MERRILL RANCH - UNIT 33, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AND HEREBY DECLARES THIS PLAT SETS FORTH THE LOCATION AND ONES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY.

THE "MASTER DEVELOPER" IS THE OWNER OF FEE TITLE IN: (A) THE PROPERTY BEING DEDICATED ON THIS PLAT TO THE PUBLIC FOR PURPOSES AND ALL INCIDENTALS THEREOF; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. THE "MASTER DEVELOPER" HEREBY WARRANTS TO TOWN OF FLORENCE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS.

STREET RIGHT-OF-WAY SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ANTHEM PARKSIDE AT MERRILL RANCH COMMUNITY ASSOCIATION OR THE ABUTTING PROPERTY OWNER.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE VEHICULAR NON-ACCESS EASEMENTS PROHIBITING VEHICULAR INGRESS AND EGRESS ARE HEREBY DEDICATED TO THE PUBLIC UPON ALL LOTS ADJACENT TO DRAINAGE EASEMENTS, TRACTS, OR FACILITIES AND/OR ADJACENT TO ARTERIAL OR COLLECTOR STREETS.

AS DESIGNATED ON THIS PLAT, THREE FOOT WIDE WALL MAINTENANCE EASEMENTS GRANTING ACCESS TO CONSTRUCT AND MAINTAIN OR REPAIR WALLS AND WALL FOOTINGS WITHIN THE WALL MAINTENANCE EASEMENT IS DEDICATED TO THE ANTHEM PARKSIDE AT MERRILL RANCH COMMUNITY ASSOCIATION, INC.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M AND N AND/OR THOSE AREAS DESIGNATED AS SUCH HEREON. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENTS WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE ANTHEM PARKSIDE AT MERRILL RANCH COMMUNITY ASSOCIATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENTS, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE EASEMENTS ARE LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE EASEMENTS, AND CHARGE THE ANTHEM PARKSIDE AT MERRILL RANCH COMMUNITY ASSOCIATION THE COST OF THE MAINTENANCE. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.

PUBLIC UTILITY FACILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGHOUT THOSE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, ELECTRIC, AND TELECOMMUNICATIONS. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY FACILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

IN WITNESS WHEREOF:

D.R. HORTON, INC., AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION

PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS _____ DAY OF _____, 20____.

D.R. HORTON, INC., A DELAWARE CORPORATION:

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } SS.

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED,

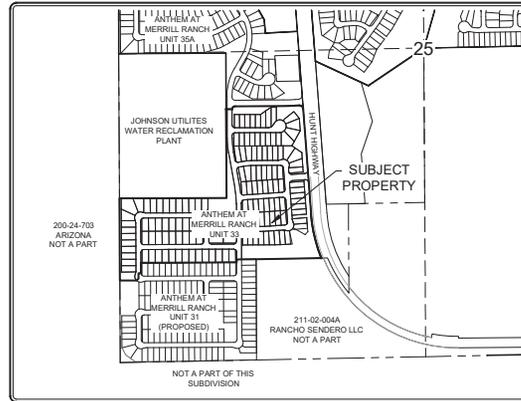
_____, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE _____
MY COMMISSION EXPIRES: _____, 20____.

MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2

NOTWITHSTANDING THE FOREGOING, THE OWNER OF THE REAL PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, [COLLECTIVELY WITH PREDECESSORS AND SUCCESSORS AND THEIR ASSIGNS PURSUANT TO THE HERINAFTER DESCRIBED DEVELOPMENT AGREEMENT, THE "OWNERS"], HEREBY RESERVE AN INTEREST IN ANY OF THE FOREGOING REAL PROPERTY UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE" AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, HAS BEEN OR IS TO BE CONSTRUCTED. EXCEPT IF RELEASED PRIOR THERETO AS HERINAFTER DESCRIBED, SUCH INTEREST IS, IF THE OWNERS BECOME A PARTY TO THE DEVELOPMENT AGREEMENT, TO BE ACQUIRED PURSUANT TO A DEVELOPMENT AGREEMENT, ORIGINALLY DATED DECEMBER 1, 2005, AND AS THEREBY AMENDED AFTER, AMONG THE OWNERS, THE TOWN OF FLORENCE, ARIZONA (THE "MUNICIPALITY") AND MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2, AMONG OTHERS. SUCH DISTRICT WILL ACQUIRE SUCH PUBLIC INFRASTRUCTURE PURSUANT TO SUCH DEVELOPMENT AGREEMENT. (SUCH INTEREST IS LIMITED TO ONE NECESSARY TO ACCOMMODATE THE FINANCING OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE (INCLUDING OF SUCH INTEREST IN SUCH REAL PROPERTY) PURSUANT TO SUCH DEVELOPMENT AGREEMENT). SUCH INTEREST TO BE RELEASED UPON THE EARLIER OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE ONLY BY SUCH DISTRICT PURSUANT TO SUCH DEVELOPMENT AGREEMENT AND DECEMBER 31, 2038.



LOCATION MAP

1" = 500'

SHEET INDEX

SHEET NO.	CONTENTS
1	COVER SHEET
2	INDEX MAP/LEGAL DESCRIPTION
3	UNIT 33 LAYOUT
4	UNIT 33 LAYOUT
5	UNIT 33 LAYOUT
6	UNIT 33 LAYOUT
7	UNIT 33 SDT DETAILS
8	UNIT 33 SDT DETAILS

TRACT AREA TABLE

TRACT	AREA (AC)	USAGE
TRACT A	1.2013	LANDSCAPE, DRAINAGE, STORM DRAIN, OPEN SPACE, PUBLIC UTILITY & RETENTION
TRACT B	1.6969	LANDSCAPE, DRAINAGE, STORM DRAIN, OPEN SPACE, PUBLIC UTILITY & RETENTION
TRACT C	2.9467	LANDSCAPE, DRAINAGE, STORM DRAIN, OPEN SPACE, PUBLIC UTILITY & RETENTION
TRACT D	0.9638	LANDSCAPE, DRAINAGE, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT E	0.0779	LANDSCAPE, DRAINAGE, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT F	0.0431	LANDSCAPE, DRAINAGE, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT G	0.0446	LANDSCAPE, DRAINAGE, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT H	0.0427	LANDSCAPE, DRAINAGE, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT I	0.0444	LANDSCAPE, DRAINAGE, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT J	0.0423	LANDSCAPE, DRAINAGE, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT K	0.0423	LANDSCAPE, DRAINAGE, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT L	0.0423	LANDSCAPE, DRAINAGE, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT M	0.0211	LANDSCAPE, DRAINAGE, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT N	0.4376	LANDSCAPE, DRAINAGE, OPEN SPACE & PUBLIC UTILITY EASEMENT

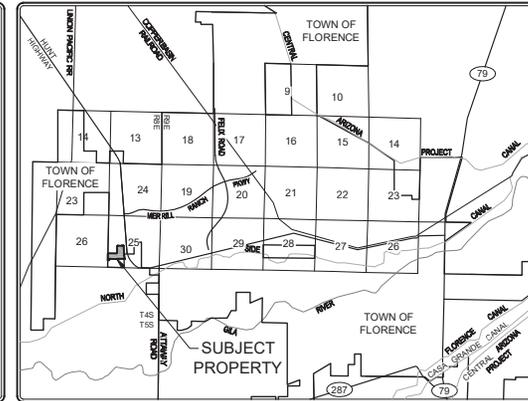
COUNTY RIGHT-OF-WAY EASEMENT

ABANDONED AS PART OF THIS RECORDING

PCR No. _____ AREA (AC) USAGE
DKT 375, PG 572, PCR 0.5324 COUNTY RIGHT-OF-WAY SW 1/4 SEC 25, T4S, R8E

GENERAL NOTES

- ALL-WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.
- ALL PROPOSED DWELLING UNITS SHALL BE SINGLE FAMILY, DETACHED.
- THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ANTHEM AT MERRILL RANCH.
- PUBLIC UTILITY FACILITY EASEMENT WOULD BE LAND DEDICATED FOR INSTALLATION OF FACILITIES OVERHEAD AND UNDERGROUND, FURNISHED FOR USE BY THE PUBLIC. THIS TYPE OF EASEMENT MAY BE USED TO DEDICATE INTEREST TO PROPERTY, AS IN PRIVATE STREET SUBDIVISIONS. ALSO INCLUDED ARE IMPROVEMENTS SUCH AS STREETLIGHTS, TRAFFIC SIGNAL DEVICES, SIDEWALK AND FLOOD CONTROL. THESE FACILITIES MAY BE OWNED AND OPERATED BY THE MUNICIPALITY OR DULY AUTHORIZED POLITICAL SUBDIVISION OF THE STATE OF ARIZONA.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS. SIDEWALKS, LANDSCAPING AND INSTALLATION OF STREET SIGNS.
- NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPERE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN EASEMENTS DEDICATED FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF. NO TREES ARE ALLOWED.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT (SEE SHEET 2 FOR DETAIL) OR THE INTERSECTION SIGHT DISTANCE TRIANGLE (SEE SHEETS 7 & 8 FOR DETAILS).
- TRACT, LOT AND PARCEL MONUMENTATION TO BE SET AT THE COMPLETION OF STREET PAVING.
- ALL TRACTS THAT WILL NOT BE DEDICATED TO THE TOWN OF FLORENCE AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE TOWN OF FLORENCE AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE COMMUNITY ASSOCIATION. THE COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- ALL PROPERTY LINES SHOWN INTERSECTING AN ARC ARE TO BE ASSUMED RADIAL, UNLESS NOTED AS NON-RADIAL (NR).
- POSITIONAL TOLERANCE FOR WALLS COMMON TO TWO LOTS IS +/-1.00 FOOT FROM COMMON LOT LINE. WALLS COMMON TO A LOT AND A TRACT OR RIGHT-OF-WAY ARE TO BE WITHIN THE WALL MAINTENANCE EASEMENT.
- DEVELOPMENT WITHIN THIS FINAL PLAT SHALL CONFORM WITH THE 2006 INTERNATIONAL FIRE CODE.
- UNIT 33 LIES WITHIN FLOOD ZONE X, PER FEMA FIRM PANEL 875 OF 2575, MAP NUMBER 04021C0875E, DECEMBER 4, 2007.



VICINITY MAP

NOT TO SCALE

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 25, (THE SOUTHWEST CORNER BEING A 3" ALUMINUM CAP, LS 34554, FOUND, AND THE WEST 1/4 QUARTER CORNER BEING A #5 REBAR, ILLEGIBLE CAP, FOUND, TOWNSHIP 4 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEARING BEING N00°16'22"W, HORIZONTAL DISTANCE BETWEEN MONUMENTS BEING 2640.85'.

WATER AND SEWER SERVICE CERTIFICATION

ANTHEM AT MERRILL RANCH UNIT 33 IS WITHIN THE SERVICE AREA OF JOHNSON UTILITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY JOHNSON UTILITIES DRINKING WATER SERVICE AGREEMENT, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT. ON-SITE SANITARY SEWER DISTRIBUTION LINES WILL BE CONSTRUCTED BY THE DEVELOPER OF THIS SUBDIVISION AND OWNED AND MAINTAINED BY JOHNSON UTILITIES, L.L.C.

JOHNSON UTILITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } SS.

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY

APPEARED _____, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

_____, NOTARY PUBLIC DATE _____

MY COMMISSION EXPIRES: _____, 20____.

APPROVALS

BY ACCEPTANCE OF THIS PLAT, THE TOWN OF FLORENCE AGREES TO THE VACATION OR ABANDONMENT OF THE EASEMENTS DESCRIBED OR SHOWN HEREON AS BEING VACATED OR ABANDONED.

ARIZONA, THIS _____ DAY OF _____, 20____.

APPROVED BY: _____ DATE: _____
COMMUNITY DEVELOPMENT DIRECTOR
TOWN OF FLORENCE, ARIZONA

APPROVED BY: _____ DATE: _____
TOWN ENGINEER
TOWN OF FLORENCE, ARIZONA

APPROVED BY THE COUNCIL OF THE TOWN OF FLORENCE, ARIZONA, THIS _____ DAY

OF _____, 20____.

APPROVED BY: _____ DATE: _____
MAYOR

ATTEST: _____ DATE: _____
TOWN CLERK

RECORDER

DEVELOPER / OWNER
D.R. HORTON, INC.
20410 N. 19TH AVE., STE. 100
PHOENIX, AZ 85027
480.368.1068

SURVEYOR
BAXTER DESIGN GROUP, LLC
7500 N. DOBSON ROAD, SUITE 200
SCOTTSDALE, AZ 85256
480.818.6001

LAND USE INFORMATION

GROSS AREA	33.6081
OPEN SPACE	6.7156 ACRES
RIGHT-OF-WAY AREA	5.9970 ACRES
NET AREA	27.8111 ACRES
TOTAL LOTS	146
PROPOSED DENSITY	4,342 D.U./AC.
MINIMUM LOT SIZE (REQUIRED)	4,600 S.F.
ZONING	F.U.D. R-1

UTILITIES AND SERVICES

GAS	SOUTHWEST GAS
SEWER	JOHNSON UTILITIES CO
WATER	JOHNSON UTILITIES CO
ELECTRIC	ARIZONA PUBLIC SERVICE (APS)
TELEPHONE	COX/CENTURY LINK
SOLID WASTE DISPOSAL	TOWN OF FLORENCE
CABLE	COX/CENTURY LINK
POLICE	TOWN OF FLORENCE
	POLICE DEPARTMENT
	TOWN OF FLORENCE
FIRE	FIRE DEPARTMENT
SCHOOLS	FLORENCE UNIFIED SCHOOL DISTRICT



SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE	FEBRUARY 6, 2010
DESIGNED BY	MSG
DRAWN BY	GTWFF
REVISED BY	JWW
PROJECT	FINAL PLAT



J.W. WEEKS, R.L.S. 43021
BAXTER DESIGN GROUP, LLC
7500 N. DOBSON ROAD, SUITE 200
SCOTTSDALE, AZ 85256

BY SIGNING THIS PLAT, I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF ARIZONA.

D.R. HORTON, INC. ANTHEM AT MERRILL RANCH FINAL PLAT UNIT 33

SITUATED WITHIN THE SW QUARTER OF SEC 25,
T4S, R8E, OF THE GILA AND SALT RIVER MERIDIAN,
TOWN OF FLORENCE, PINAL COUNTY, ARIZONA.

UNIT 33
COVER SHEET
SHEET 1 OF 8

480.818.6001

VERSION 2

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25 (3" ALUMINUM CAP, LS 34554, 1.3 FEET BELOW SURFACE, FOUND) FROM WHICH THE WEST QUARTER CORNER OF SECTION 25 (5/8" REBAR, ILLEGIBLE CAP, 2.0' FEET BELOW SURFACE, FOUND) BEARS NORTH 00 DEGREES 16 MINUTES 22 SECONDS WEST (BASIS OF BEARING), A DISTANCE OF 2840.85 FEET. ALSO FROM THE SOUTHWEST CORNER, THE SOUTH QUARTER CORNER OF SECTION 25 (2" ALUMINUM CAP, ILLEGIBLE, FOUND) BEARS NORTH 88 DEGREES 53 MINUTES 51 SECONDS EAST, A DISTANCE OF 2617.42 FEET;

THENCE NORTH 00 DEGREE 16 MINUTES 22 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 25, A DISTANCE OF 702.49 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE NORTH 00 DEGREES 16 MINUTES 22 SECONDS WEST, A DISTANCE OF 702.79 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89 DEGREES 43 MINUTES 38 SECONDS EAST, A DISTANCE OF 917.10 FEET;

THENCE NORTH 00 DEGREES 16 MINUTES 22 SECONDS WEST, A DISTANCE OF 758.91 FEET;

THENCE NORTH 89 DEGREES 43 MINUTES 38 SECONDS EAST, A DISTANCE OF 50.98 FEET;

THENCE NORTHEASTERLY AN ARC DISTANCE OF 39.27 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT, FROM WHICH THE RADIUS POINT BEARS NORTH 89 DEGREES 44 MINUTES 01 SECONDS EAST, A DISTANCE 25.00 FEET HAVING A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 37 SECONDS;

THENCE NORTH 89 DEGREES 43 MINUTES 38 SECONDS EAST, A DISTANCE OF 415.89 FEET;

THENCE EASTERLY AN ARC DISTANCE OF 107.77 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1526.00 FEET AND A CENTRAL ANGLE OF 04 DEGREES 02 MINUTES 47 SECONDS;

THENCE NORTH 85 DEGREES 40 MINUTES 51 SECONDS EAST, A DISTANCE OF 23.07 FEET;

THENCE SOUTHEASTERLY AN ARC DISTANCE OF 47.12 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE SOUTH 04 DEGREES 19 MINUTES 09 SECONDS EAST, A DISTANCE OF 906.49 FEET;

THENCE SOUTHEASTERLY, AN ARC DISTANCE OF 387.96 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1255.36 FEET AND A CENTRAL ANGLE OF 17 DEGREES 42 MINUTES AND 25 SECONDS;

THENCE SOUTH 88 DEGREES 51 MINUTES 22 SECONDS WEST, A DISTANCE OF 559.33 FEET;

THENCE SOUTH 89 DEGREES 43 MINUTES 38 SECONDS WEST, A DISTANCE OF 166.68 FEET;

THENCE SOUTH 00 DEGREES 16 MINUTES 22 SECONDS EAST, A DISTANCE OF 24.98 FEET;

THENCE SOUTH 89 DEGREES 43 MINUTES 38 SECONDS WEST, A DISTANCE OF 820.97 FEET;

THENCE SOUTH 00 DEGREES 16 MINUTES 22 SECONDS EAST, A DISTANCE OF 89.00 FEET;

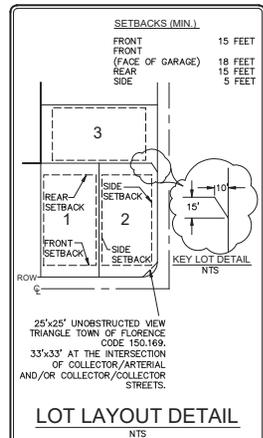
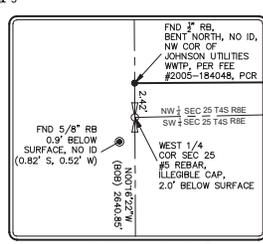
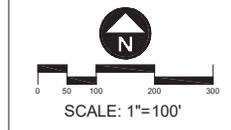
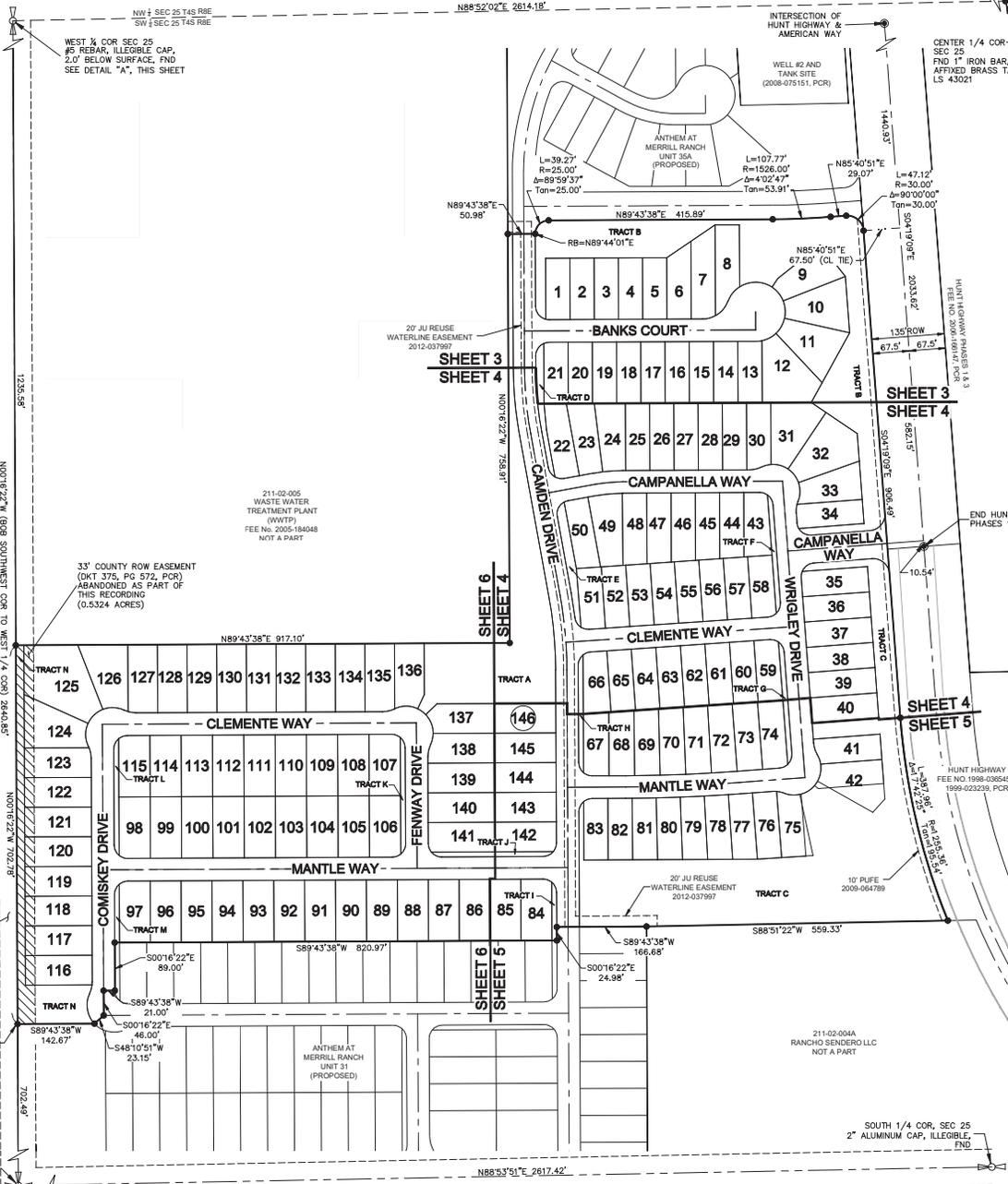
THENCE SOUTH 89 DEGREES 43 MINUTES 38 SECONDS WEST, A DISTANCE OF 21.00 FEET;

THENCE SOUTH 00 DEGREES 16 MINUTES 22 SECONDS EAST, A DISTANCE OF 46.00 FEET;

THENCE SOUTH 48 DEGREES 10 MINUTES 51 SECONDS WEST, A DISTANCE OF 23.15 FEET;

THENCE SOUTH 89 DEGREES 43 MINUTES 38 SECONDS WEST, A DISTANCE OF 142.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 33.6081 ACRES MORE OR LESS.



RECORDER

SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
- 1/2" REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)

LINE LEGEND

- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- TERMINAL POINT ON ROW

ABBREVIATIONS

- (AC) ACRE
- ALUMINUM CAP
- BC BRASS CAP
- BOOK
- (BOB) BASIS OF BEARING
- CMU CONCRETE MASONRY UNIT
- DKT DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- LE LANDSCAPE EASEMENT
- LAND SURVEYORS REGISTRATION No.
- MEASURED
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION, (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- NTS NOT TO SCALE
- PCF FINAL COUNTY RECORDER
- PG PAGE
- POB POINT OF BEGINNING
- PUEF PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- R RECORDS
- (R) RANGE LINE No. EAST
- (RB) RADIAL TO CURVE
- ROW RIGHT OF WAY
- SEC SECTION No.
- SDE STORM DRAIN EASEMENT
- SSE SANITARY SEWER EASEMENT
- SOT SIGHT DISTANCE TRIANGLE
- T & T TOWNSHIP LINE No., SOUTH TOWN OF FLORENCE
- UNV UNOBSTRUCTED VIEW TRIANGLE
- VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT

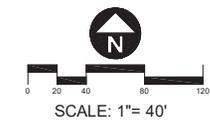


DATE:	FEBRUARY 4, 2010
DESIGNED BY:	MSG
DRAWN BY:	GTWFF
REVIEWED BY:	JWW
PROJECT CODE:	FINAL PLAT
REVISION:	

D.R. HORTON, INC.
ANTHEM AT MERRILL RANCH
FINAL PLAT
UNIT 33
 SITUATED WITHIN THE SW QUARTER OF SEC 25, T4S, R6E, OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA.

UNIT 33
INDEX MAP
SHEET 2 OF 8

VERSION 2



SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
 - QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
 - CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
 - REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)
- LINE LEGEND**
- BREAK LINE
 - CENTERLINE OF ROADWAY
 - EASEMENT LINE
 - BOUNDARY LINE
 - PROPERTY LINE
 - ROW
 - SECTION LINE
 - TERMINAL POINT ON ROW
- INDICATES THAT PORTION OF THE 3RD COUNTY ROW IS TO BE ABANDONED AS PART OF THIS RECORDING.

ABBREVIATIONS

- (AC) ACRE
- AL ALUMINUM CAP
- BC BRASS CAP
- BOOK BOOK
- BASE OF BEARING
- CMU CONCRETE MASONRY UNIT
- DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- LE LANDSCAPE EASEMENT
- LAND SURVEYORS REGISTRATION No. MEASURED
- LS# MEASURED
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- NTS NOT TO SCALE
- PCR PINAL COUNTY RECORDER
- PG PAGE
- POB POINT OF BEGINNING
- PUFE PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- (R) RECORD
- (R) RANGE LINE No. EAST
- (RB) RADIAL BEARING
- ROW RIGHT OF WAY
- SEC # SECTION No.
- SDE STORM DRAIN EASEMENT
- SLE SANITARY SEWER EASEMENT
- SOT SIGHT DISTANCE TRIANGLE
- T # TOWNSHIP LINE No.
- TOF TOWN OF FLORENCE
- UVT UNRESTRICTED VIEW TRIANGLE
- WAE VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT

LOT TABLE

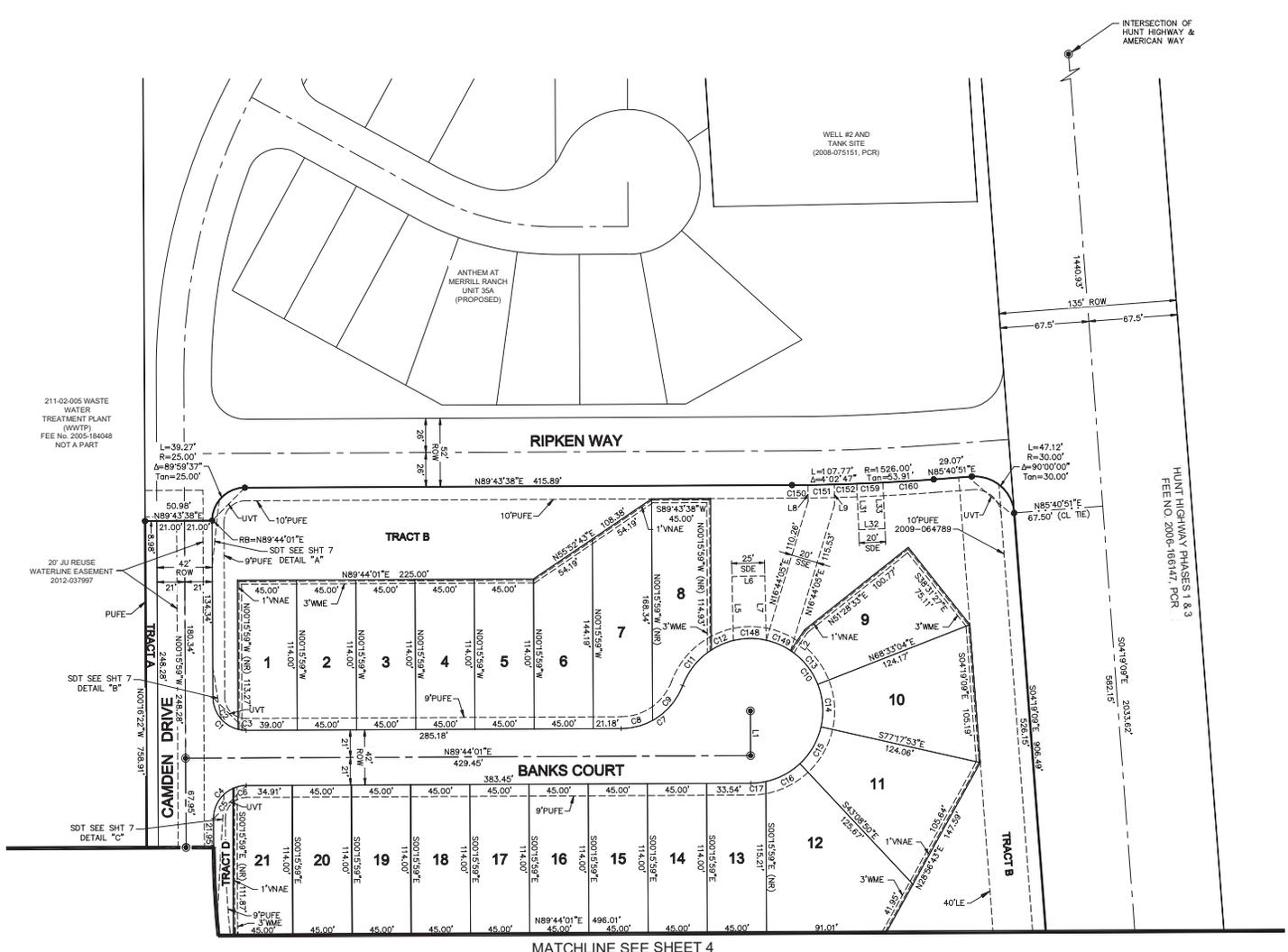
LOT NO.	SQ. FT.	ACRES
1	5,129	0.1177
2	5,130	0.1178
3	5,130	0.1178
4	5,130	0.1178
5	5,130	0.1178
6	5,809	0.1334
7	7,121	0.1635
8	5,402	0.1247
9	6,648	0.1526
10	8,104	0.1860
11	8,179	0.1878
12	9,821	0.2255
13	5,135	0.1179
14	5,130	0.1178
15	5,130	0.1178
16	5,130	0.1178
17	5,130	0.1178
18	5,130	0.1178
19	5,130	0.1178
20	5,130	0.1178
21	5,123	0.1176

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°15'59"E	34.00'
L2	N33°46'28"E	19.00'
L5	N01°17'17"W	48.55'
L6	N88°42'43"E	25.00'
L7	N01°17'17"W	48.92'
L8	N00°16'22"W	12.39'
L9	N00°16'22"W	15.67'
L31	S02°30'52"E	35.04'
L32	N87°28'08"E	20.00'
L33	S02°30'52"E	35.03'

CURVE TABLE

CURVE LENGTH	RADIUS	DELTA	TANGENT	
C1	39.27'	25.00'	89°59'58"	25.00'
C2	33.21'	25.00'	78°08'48"	19.57'
C3	6.06'	25.00'	13°53'11"	3.04'
C4	39.27'	25.00'	90°00'01"	25.00'
C5	28.86'	25.00'	68°11'26"	16.29'
C6	10.39'	25.00'	23°48'36"	5.27'
C7	60.53'	50.00'	69°22'01"	34.60'
C8	24.82'	50.00'	28°26'44"	12.67'
C9	35.71'	50.00'	40°55'17"	18.66'
C10	239.38'	55.00'	249°22'01"	78.48'
C11	35.51'	55.00'	36°59'37"	18.40'
C12	18.29'	55.00'	19°02'59"	9.23'
C13	33.38'	55.00'	34°46'39"	17.22'
C14	32.78'	55.00'	34°09'03"	16.89'
C15	32.78'	55.00'	34°09'03"	16.89'
C16	29.62'	55.00'	30°51'21"	15.18'
C17	11.54'	55.00'	12°01'51"	5.79'
C18	25.22'	55.00'	26°16'33"	12.84'
C19	20.24'	55.00'	21°05'18"	10.24'
C150	12.13'	1526.00'	0°27'19"	6.06'
C151	20.00'	1526.00'	0°45'04"	10.00'
C152	16.98'	1526.00'	0°38'15"	8.49'
C159	20.00'	1526.00'	0°45'03"	10.00'
C160	38.66'	1526.00'	1°27'05"	19.33'



211-02-005 WASTE WATER TREATMENT PLANT (WWTTP) FEE No. 2005-184048 NOT A PART

20' JU REUSE WATERLINE EASEMENT 2012-037997

SOT SEE SHT 7 DETAIL "B"

SOT SEE SHT 7 DETAIL "C"

MATCHLINE SEE SHEET 4

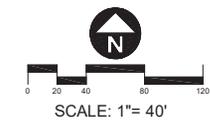
D.R. HORTON, INC.
ANTHEM AT MERRILL RANCH
FINAL PLAT
UNIT 33

SITUATED WITHIN THE SW QUARTER OF SEC 25, T4S, R9E, OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA.

UNIT 33 LAYOUT SHEET 3 OF 8

DATE: 02/04/2010 10:58:00 AM
 DRAWN BY: JMW
 CHECKED BY: JMW
 SCALE: AS SHOWN

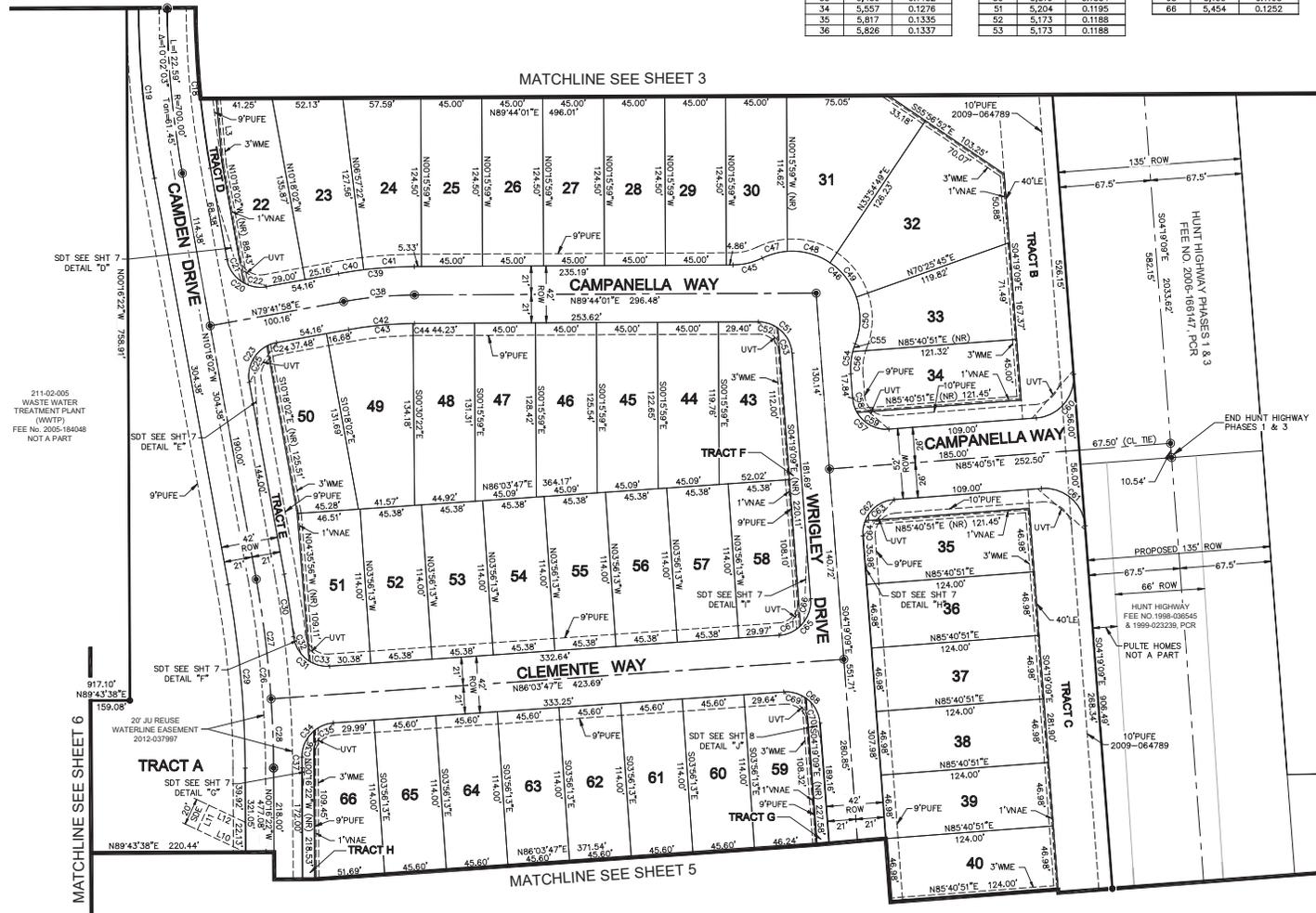
VERSION 2



LOT TABLE		
LOT NO.	SQ. FT.	ACRES
22	6,156	0.1413
23	6,275	0.1441
24	6,288	0.1444
25	5,603	0.1286
26	5,603	0.1286
27	5,603	0.1286
28	5,603	0.1286
29	5,603	0.1286
30	5,419	0.1244
31	8,462	0.1943
32	8,572	0.1974
33	6,456	0.1482
34	5,557	0.1276
35	5,817	0.1335
36	5,826	0.1337

LOT TABLE (CONT.)		
LOT NO.	SQ. FT.	ACRES
37	5,826	0.1337
38	5,826	0.1337
39	5,826	0.1337
40	5,826	0.1337
43	5,630	0.1292
44	5,454	0.1252
45	5,584	0.1282
46	5,714	0.1312
47	5,844	0.1342
48	5,989	0.1375
49	7,074	0.1624
50	5,810	0.1334
51	5,204	0.1195
52	5,173	0.1188
53	5,173	0.1188

LOT TABLE (CONT.)		
LOT NO.	SQ. FT.	ACRES
54	5,173	0.1188
55	5,173	0.1188
56	5,173	0.1188
57	5,173	0.1188
58	5,186	0.1191
59	5,199	0.1194
60	5,199	0.1193
61	5,199	0.1193
62	5,199	0.1193
63	5,199	0.1193
64	5,199	0.1193
65	5,199	0.1193
66	5,454	0.1252



211-02-005
WASTE WATER
TREATMENT PLANT
(WWP)
FEE NO. 2005-18048
NOT A PART

20 JU REUSE
WATERLINE EASEMENT
2012-03798

HUNT HIGHWAY PHASES 1 & 3
FEE NO. 2006-16847, 16848
2003-642

HUNT HIGHWAY
FEE NO. 1998-08954 &
1999-02239, PCR
NOT A PART

LOT TABLE		
LOT NO.	SQ. FT.	ACRES
22	6,156	0.1413
23	6,275	0.1441
24	6,288	0.1444
25	5,603	0.1286
26	5,603	0.1286
27	5,603	0.1286
28	5,603	0.1286
29	5,603	0.1286
30	5,419	0.1244
31	8,462	0.1943
32	8,572	0.1974
33	6,456	0.1482
34	5,557	0.1276
35	5,817	0.1335
36	5,826	0.1337

LOT TABLE (CONT.)		
LOT NO.	SQ. FT.	ACRES
37	5,826	0.1337
38	5,826	0.1337
39	5,826	0.1337
40	5,826	0.1337
43	5,630	0.1292
44	5,454	0.1252
45	5,584	0.1282
46	5,714	0.1312
47	5,844	0.1342
48	5,989	0.1375
49	7,074	0.1624
50	5,810	0.1334
51	5,204	0.1195
52	5,173	0.1188
53	5,173	0.1188

LOT TABLE (CONT.)		
LOT NO.	SQ. FT.	ACRES
54	5,173	0.1188
55	5,173	0.1188
56	5,173	0.1188
57	5,173	0.1188
58	5,186	0.1191
59	5,199	0.1194
60	5,199	0.1193
61	5,199	0.1193
62	5,199	0.1193
63	5,199	0.1193
64	5,199	0.1193
65	5,199	0.1193
66	5,454	0.1252

LINE TABLE		
LINE	BEARING	DISTANCE
L3	N05°10'25"W	49.03'
L10	N64°54'12"W	39.25'
L11	N25°05'48"E	20.00'
L12	N64°54'12"W	29.77'

CURVE TABLE				
SURV. LENGTH	RADIUS	DELTA	TANGENT	
C19	118.81'	679.00'	1002.03'	59.61'
C19	126.27'	721.00'	1002.03'	63.30'
C20	39.27'	25.00'	90°00'00"	25.00'
C21	21.91'	25.00'	5012.29'	11.71'
C22	17.36'	25.00'	3947.91'	9.05'
C23	39.27'	25.00'	90°00'00"	25.00'
C24	7.64'	25.00'	1730.01'	3.85'
C25	31.63'	25.00'	7222.59'	18.33'
C26	140.01'	800.00'	1001.40'	70.19'
C27	88.85'	800.00'	621.49'	44.47'
C28	51.16'	800.00'	339.51'	25.59'
C29	136.34'	779.00'	1001.40'	68.34'
C30	46.52'	821.00'	314.48'	23.27'
C31	37.91'	25.00'	8632.59'	23.68'
C32	21.99'	25.00'	5024.13'	11.77'
C33	15.92'	25.00'	3629.46'	8.24'
C34	37.91'	25.00'	8632.59'	23.68'
C35	15.71'	25.00'	3600.45'	8.13'
C36	22.20'	25.00'	5024.14'	11.89'
C37	7.84'	891.00'	032.50'	3.92'
C38	52.54'	300.00'	1002.03'	26.34'
C39	56.22'	321.00'	1002.03'	28.18'
C40	18.74'	321.00'	329.40'	9.37'
C41	19.45'	321.00'	641.23'	18.76'
C42	48.86'	279.00'	1002.03'	24.48'
C43	47.69'	279.00'	947.40'	23.91'
C44	1.17'	279.00'	0142.23'	0.58'
C45	22.55'	50.00'	2550.31'	11.47'
C46	120.11'	50.00'	13737.52'	129.01'
C47	19.10'	50.00'	2153.25'	9.67'
C48	33.28'	50.00'	3807.54'	17.28'
C49	32.50'	50.00'	3714.39'	16.85'
C50	35.23'	50.00'	4021.54'	18.38'
C51	37.50'	29.00'	8596.50'	23.29'
C52	15.90'	25.00'	3544.91'	8.08'
C53	21.91'	25.00'	5012.29'	11.71'
C54	22.55'	50.00'	2550.31'	11.47'
C55	61.07'	50.00'	4599.27'	3.05'
C56	16.45'	50.00'	1851.04'	8.30'
C57	39.27'	25.00'	90°00'00"	25.00'
C58	11.39'	25.00'	2608.14'	5.80'
C59	27.85'	25.00'	6333.44'	15.59'
C60	47.12'	30.00'	90°00'00"	30.00'
C61	47.12'	30.00'	90°00'00"	30.00'
C62	39.27'	25.00'	90°00'00"	25.00'
C63	27.85'	25.00'	6333.44'	15.59'
C64	11.39'	25.00'	2608.14'	5.80'
C65	39.44'	25.00'	9022.55'	25.17'
C66	21.91'	25.00'	5012.29'	11.71'
C67	17.63'	25.00'	4010.26'	9.14'
C68	39.10'	25.00'	8937.05'	24.83'
C69	17.20'	25.00'	3924.35'	8.95'
C70	21.91'	25.00'	5012.29'	11.71'

SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
- REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)

LINE LEGEND

- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- TERMINAL POINT ON ROW OF THE 3RD COUNTY ROW
- LINE EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.

ABBREVIATIONS

- (AC) ACRE
- (R) RADIUS
- (R) RANGE LINE NO. EAST
- (BC) BRASS CAP
- (B) BOOK
- (R) RADIAL BEARING
- (R) RIGHT OF WAY
- (ROW) ROAD
- (S) STORM DRAIN EASEMENT
- (S) SANITARY SEWER EASEMENT
- (S) SIGHT DISTANCE TRIANGLE
- (S) TOWNSHIP LINE, N. S. SOUTH
- (T) TOWN OF FLORENCE
- (U) UNRESTRICTED VIEW TRIANGLE
- (V) VEHICULAR NON-ACCESS EASEMENT
- (W) WALL MAINTENANCE EASEMENT



DATE: FEBRUARY 6, 2010
 DESIGNED BY: HMO
 DRAWN BY: BTWFF
 CHECKED BY: JWW
 PROJECT: FINAL PLAT

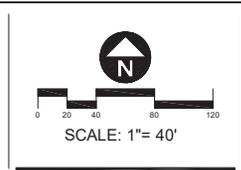


D.R. HORTON, INC.
 ANTHEM AT MERRILL RANCH
 FINAL PLAT
 UNIT 33

SITUATED WITHIN THE SW QUARTER OF SEC 25, T4S, R9E, OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA.

UNIT 33
 LAYOUT
 SHEET 4 OF 8

VERSION 2



RECORDER

SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
- REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)

LINE LEGEND

- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- TERMINAL POINT ON ROW
- EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.

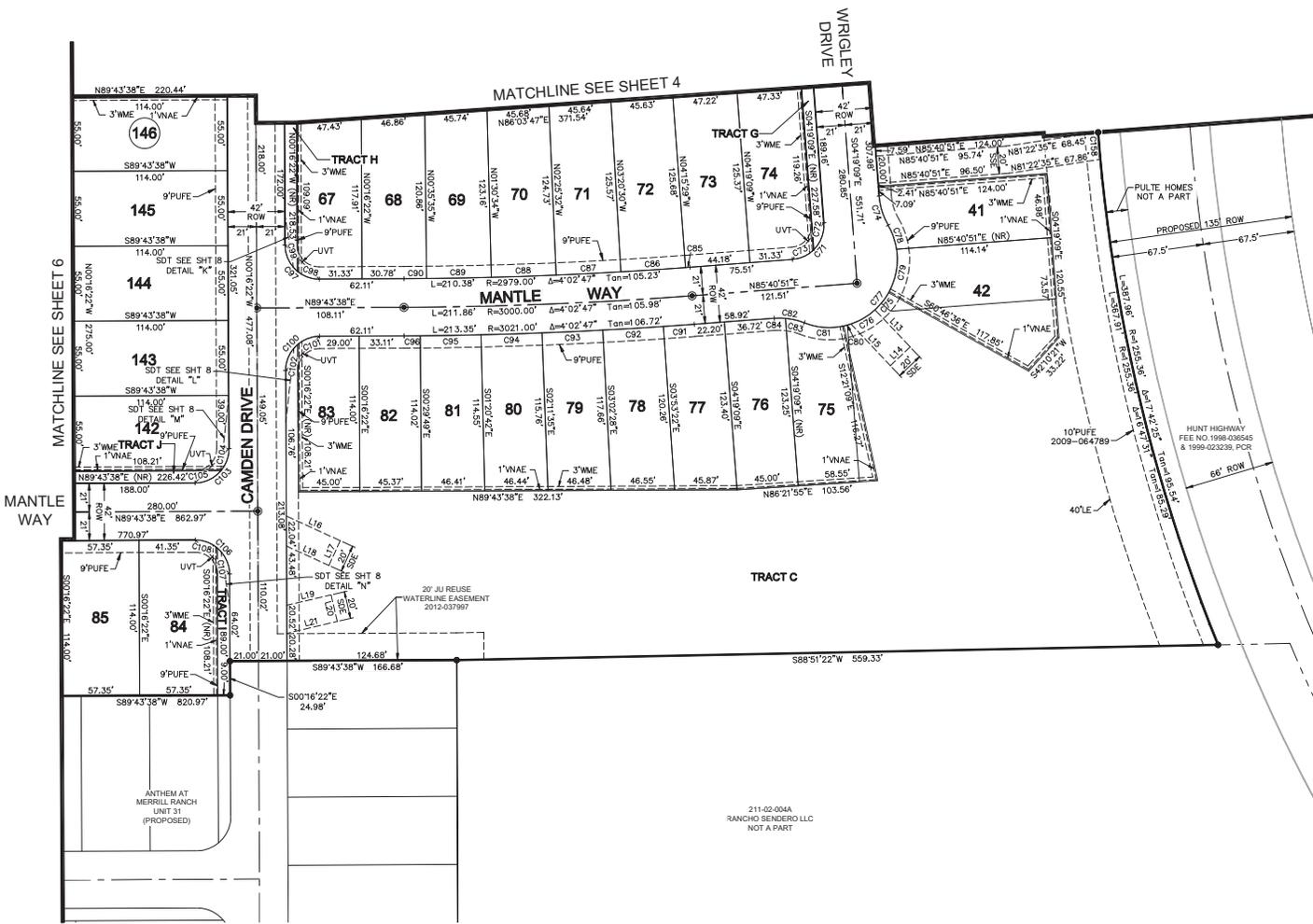
ABBREVIATIONS

- (AC) ACRE
- ALUMINUM CAP
- BRASS CAP
- BOOK
- BASE OF BEARING
- CONCRETE MASONRY UNIT
- DOCKET
- FOUND MONUMENT
- GENERAL LAND OFFICE
- LANDSCAPE EASEMENT
- LAND SURVEYORS REGISTRATION No.
- MEASURED
- MORE OR LESS
- NO ID IDENTIFICATION, (NO LS No.)
- INDICATES LINE IS NOT RADIAL TO CURVE
- NOT TO SCALE
- FINAL COUNTY RECORDER
- PAGE
- POINT OF BEGINNING
- PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- RECORD
- RANGE LINE No. EAST
- BEARING
- RIGHT OF WAY
- SECTION No.
- STORM DRAIN EASEMENT
- SUB
- SANITARY SEWER EASEMENT
- SIGHT DISTANCE TRIANGLE
- TOWNSHIP LINE No. SOUTH
- TOWN OF FLORENCE
- UNRESTRICTED VIEW TRIANGLE
- VEHICULAR NON-ACCESS EASEMENT
- WALL MAINTENANCE EASEMENT

LOT NO.	SQ. FT.	ACRES
41	5,644	0.1296
42	8,137	0.1868
67	5,480	0.1258
68	5,624	0.1291
69	5,669	0.1308
70	5,784	0.1328
71	5,839	0.1341
72	5,861	0.1345
73	5,855	0.1363
74	5,897	0.1354
75	5,902	0.1355
76	5,563	0.1277
77	5,519	0.1267
78	5,422	0.1245
79	5,317	0.1221
80	5,245	0.1204
81	5,205	0.1195
82	5,147	0.1182
83	5,101	0.1171
84	6,509	0.1494
85	6,538	0.1501
142	6,241	0.1433
143	6,270	0.1439
144	6,270	0.1439
145	6,270	0.1439
146	6,270	0.1439

LINE	BEARING	DISTANCE
L13	S43°26'48"E	37.49'
L14	N48°33'12"E	20.00'
L15	S43°26'48"E	42.13'
L16	S65°25'48"E	43.49'
L17	N24°34'12"E	20.00'
L18	S65°25'48"E	34.22'
L19	N78°47'51"E	33.40'
L20	S13°12'09"E	20.00'
L21	N78°47'51"E	37.99'

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C71	39.27'	25.00'	90°00'00"	25.00'
C72	21.91'	25.00'	50°12'29"	11.71'
C73	17.36'	25.00'	39°47'31"	9.05'
C74	22.55'	50.00'	25°50'31"	11.47'
C75	16.19'	50.00'	18°35'58"	8.17'
C76	20.85'	50.00'	23°41'46"	10.49'
C77	123.64'	50.00'	141°41'02"	143.92'
C78	18.85'	50.00'	21°36'20"	9.54'
C79	32.97'	50.00'	37°46'43"	17.11'
C80	5.39'	50.00'	8°10'45"	2.02'
C81	28.56'	50.00'	33°52'31"	15.23'
C82	22.55'	50.00'	25°50'31"	11.47'
C83	14.24'	50.00'	16°18'45"	7.17'
C84	8.32'	50.00'	9°31'46"	4.17'
C85	3.17'	2979.00'	0°03'40"	1.59'
C86	47.64'	2979.00'	0°54'58"	23.82'
C87	47.64'	2979.00'	0°54'58"	23.82'
C88	47.64'	2979.00'	0°54'58"	23.82'
C89	47.64'	2979.00'	0°54'58"	23.82'
C90	16.66'	2979.00'	0°19'13"	8.33'
C91	22.66'	3021.00'	0°25'47"	11.33'
C92	44.72'	3021.00'	0°50'53"	22.36'
C93	44.72'	3021.00'	0°50'53"	22.36'
C94	44.72'	3021.00'	0°50'53"	22.36'
C95	44.72'	3021.00'	0°50'53"	22.36'
C96	11.81'	3021.00'	0°13'27"	5.91'
C97	39.27'	25.00'	90°00'00"	25.00'
C98	17.36'	25.00'	39°47'31"	9.05'
C99	21.91'	25.00'	50°12'29"	11.71'
C100	39.27'	25.00'	90°00'00"	25.00'
C101	17.36'	25.00'	39°47'31"	9.05'
C102	21.91'	25.00'	50°12'29"	11.71'
C103	39.27'	25.00'	90°00'00"	25.00'
C104	17.36'	25.00'	39°47'31"	9.05'
C105	21.91'	25.00'	50°12'29"	11.71'
C106	39.27'	25.00'	90°00'00"	25.00'
C107	21.91'	25.00'	50°12'29"	11.71'
C108	17.36'	25.00'	39°47'31"	9.05'
C109	20.05'	1255.36'	0°54'54"	10.02'



211-02-004A
RANCHO SENDERO LLC
NOT A PART

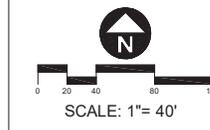
D.R. HORTON, INC.
ANTHEM AT MERRILL RANCH
FINAL PLAT
UNIT 33

SITUATED WITHIN THE SW QUARTER OF SEC 25, T4S, R9E, OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA.

UNIT 33
LAYOUT
SHEET 5 OF 8

DATE: FEBRUARY 4, 2010
DESIGNED BY: MBO
DRAWN BY: BTWFF
CHECKED BY: JWW
SCALE: FINAL PLAT
REVISIONS:
VERSION: 2





SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
 - QUARTER CORNER, GLO BRASS CAP, UNLESS NOTED OTHERWISE
 - CENTERLINE MONUMENT (BRASS CAP, OR AS NOTED)
 - REBAR & CAP, RLS 21065, SET (UNLESS NOTED OTHERWISE)
- LINE LEGEND**
- BREAK LINE
 - GENERAL LINE OF ROADWAY
 - EASEMENT LINE
 - PLAT BOUNDARY
 - PROPERTY LINE
 - ROW
 - SECTION LINE
 - TERMINAL POINT ON ROW
 - EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING

ABBREVIATIONS

- (AC) ALUMINUM CAP
- (BC) BRASS CAP
- (BK) BOOK
- (BMB) BASIS OF BEARING
- (CMU) CONCRETE MASONRY UNIT
- (DCT) DOCKET
- (FND) FOUND MONUMENT
- (GL) GENERAL LAND OFFICE
- (LE) LANDSCAPE EASEMENT
- (LSP) LAND SURVEYORS REGISTRATION NO.
- (M) MEASURED
- (ML) MORE OR LESS
- (NO ID) NO IDENTIFICATION, (NO LS No.)
- (NR) INDICATES LINE IS NOT
- (NTS) NOT TO SCALE
- (R) RADIAL TO CURVE
- (R) RANGE LINE, NO. EAST
- (R) RADIAL BEARING
- (R) RIGHT OF WAY
- (R) RECORD
- (SEC) SECTION NO.
- (SDE) STORM DRAIN EASEMENT
- (SSE) SANITARY SEWER EASEMENT
- (S) SIGHT DISTANCE TRIANGLE
- (T) TOWNSHIP LINE, NO. SOUTH
- (T) TOWN OF FLORENCE
- (UNV) UNRESTRICTED VIEW TRIANGLE
- (V) VEHICULAR NON-ACCESS EASEMENT
- (VME) WALL MAINTENANCE EASEMENT



DATE: FEBRUARY 4, 2010
 DESIGNED BY: MDC
 DRAWN BY: BTWFF
 CHECKED BY: JWW
 PROJECT: FINAL PLAT

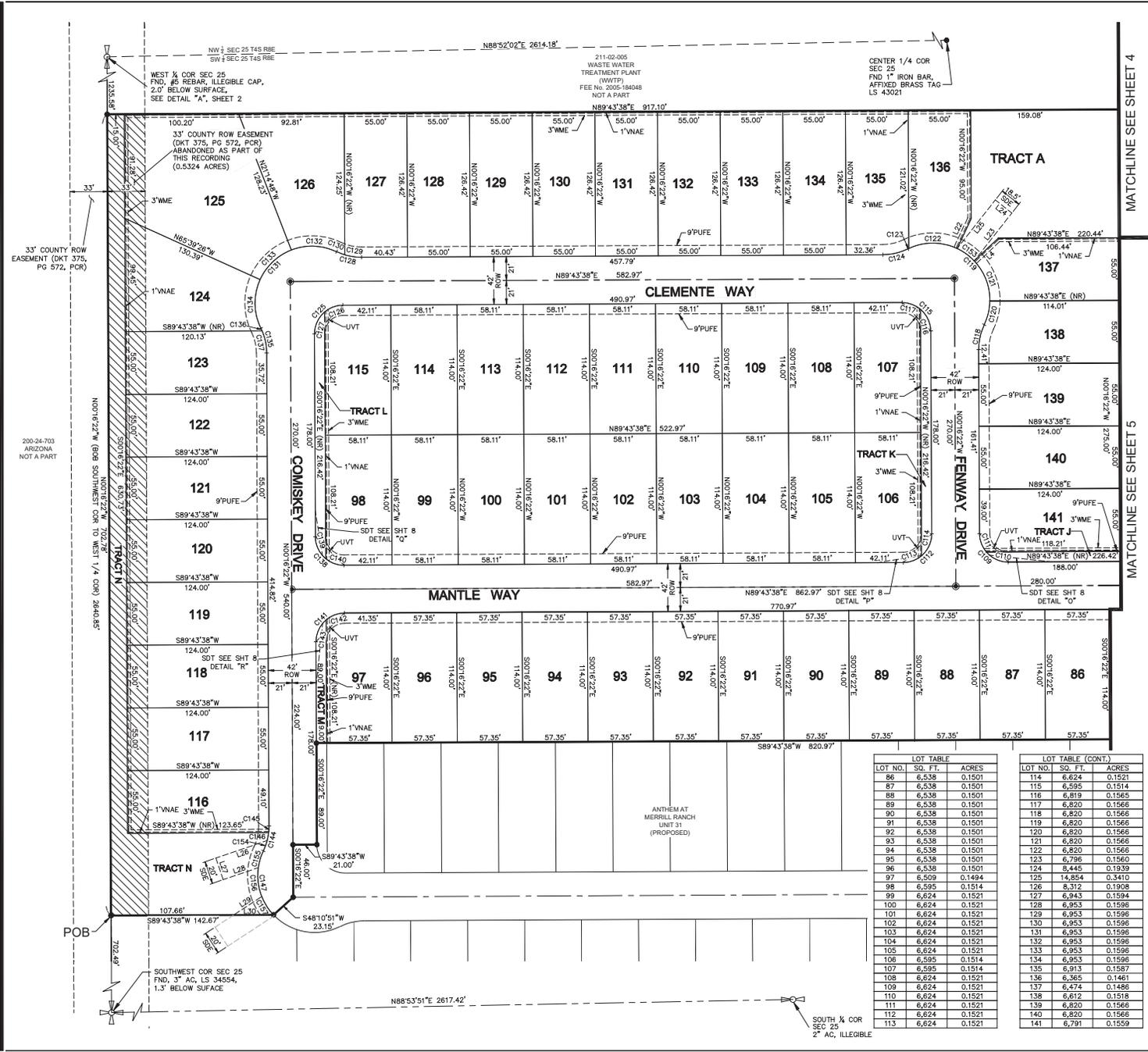


D.R. HORTON, INC.
ANTHEM AT MERRILL RANCH
FINAL PLAT
UNIT 33

SITUATED WITHIN THE SW QUARTER OF SEC 25, T4S, R9E, OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA.

UNIT 33
LAYOUT
SHEET 6 OF 8

DATE: FEBRUARY 4, 2010
 DESIGNED BY: MDC
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 PROJECT: FINAL PLAT



MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 5

LINE TABLE

LINE	BEARING	DISTANCE
L14	N48°33'27"E	28.83'
L22	N25°13'03"E	29.12'
L23	N38°11'56"E	53.39'
L24	S51°48'04"E	18.50'
L25	N38°11'56"E	54.14'
L26	S71°09'01"W	47.57'
L27	N18°50'59"W	20.00'
L28	S71°09'01"W	32.59'
L29	N48°43'28"E	29.56'
L30	N89°43'38"E	35.01'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C109	39.27	25.00'	90°00'00"	25.00'
C110	21.91	25.00'	50°12'29"	11.71'
C111	17.36	25.00'	39°47'31"	9.05'
C112	39.27	25.00'	90°00'00"	25.00'
C113	17.36	25.00'	39°47'31"	9.05'
C114	21.91	25.00'	50°12'29"	11.71'
C115	39.27	25.00'	90°00'00"	25.00'
C116	21.91	25.00'	50°12'29"	11.71'
C117	17.36	25.00'	39°47'31"	9.05'
C118	22.55	50.00'	25°50'31"	11.47'
C119	123.64	50.00'	141°14'02"	143.92'
C120	21.55	50.00'	24°41'45"	10.95'
C121	38.67	50.00'	44°18'57"	20.36'
C122	43.85	50.00'	50°13'39"	23.45'
C123	0.93	50.00'	104°17'	0.47'
C124	22.55	50.00'	25°50'31"	11.47'
C125	39.27	25.00'	90°00'00"	25.00'
C126	17.36	25.00'	39°47'31"	9.05'
C127	21.91	25.00'	50°12'29"	11.71'
C128	22.55	50.00'	25°50'31"	11.47'
C129	14.78	50.00'	16°46'29"	7.45'
C130	7.77	50.00'	6°54'02"	3.89'
C131	123.64	50.00'	141°14'02"	143.92'
C132	40.85	50.00'	46°48'57"	21.65'
C133	38.76	50.00'	44°24'38"	20.41'
C134	44.03	50.00'	50°22'29"	23.56'
C135	22.55	50.00'	25°50'31"	11.47'
C136	2.76	50.00'	3°09'36"	1.36'
C137	19.79	50.00'	22°40'53"	10.03'
C138	39.27	25.00'	90°00'00"	25.00'
C139	21.91	25.00'	50°12'29"	11.71'
C140	17.36	25.00'	39°47'31"	9.05'
C141	39.27	25.00'	90°00'00"	25.00'
C142	17.36	25.00'	39°47'31"	9.05'
C143	21.91	25.00'	50°12'29"	11.71'
C144	22.55	50.00'	25°50'31"	11.47'
C145	5.91	50.00'	6°46'28"	2.96'
C146	7.02	50.00'	8°32'20"	3.51'
C147	60.43	50.00'	69°14'36"	34.52'
C153	18.62	50.00'	21°20'23"	9.42'
C154	9.62	50.00'	11°01'45"	4.83'
C155	15.45	50.00'	17°42'34"	7.79'
C156	25.80	50.00'	28°33'54"	13.19'
C157	19.17	50.00'	21°58'08"	9.70'

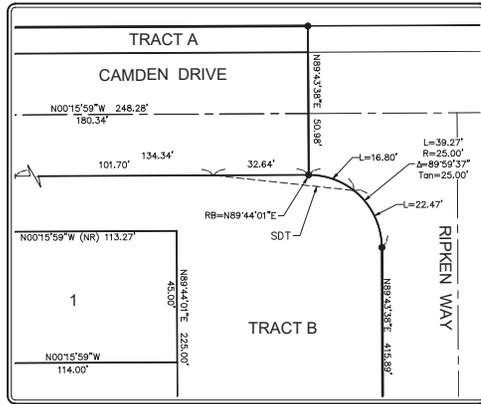
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87	6,538	0.1501
88	6,538	0.1501
89	6,538	0.1501
90	6,538	0.1501
91	6,538	0.1501
92	6,538	0.1501
93	6,538	0.1501
94	6,538	0.1501
95	6,538	0.1501
96	6,538	0.1501
97	6,509	0.1494
98	6,595	0.1514
99	6,624	0.1521
100	6,624	0.1521
101	6,624	0.1521
102	6,624	0.1521
103	6,624	0.1521
104	6,624	0.1521
105	6,624	0.1521
106	6,595	0.1514
107	6,595	0.1514
108	6,624	0.1521
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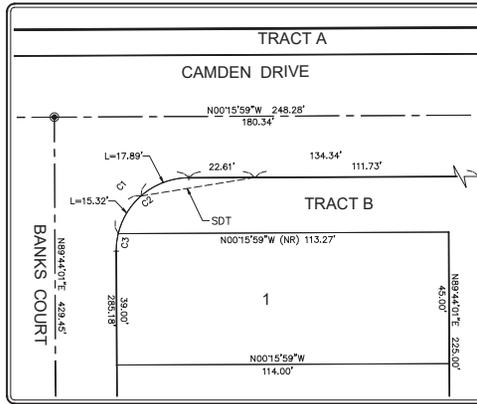
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115	6,595	0.1514
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117	6,820	0.1566
118	6,820	0.1566
119	6,820	0.1566
120	6,820	0.1566
121	6,820	0.1566
122	6,820	0.1566
123	6,786	0.1560
124	8,445	0.1939
125	14,854	0.3410
126	8,312	0.1908
127	6,943	0.1594
128	6,953	0.1596
129	6,953	0.1596
130	6,953	0.1596
131	6,953	0.1596
132	6,953	0.1596
133	6,953	0.1596
134	6,953	0.1596
135	6,913	0.1587
136	6,365	0.1461
137	6,474	0.1486
138	6,612	0.1518
139	6,612	0.1518
140	6,820	0.1566
141	6,791	0.1559

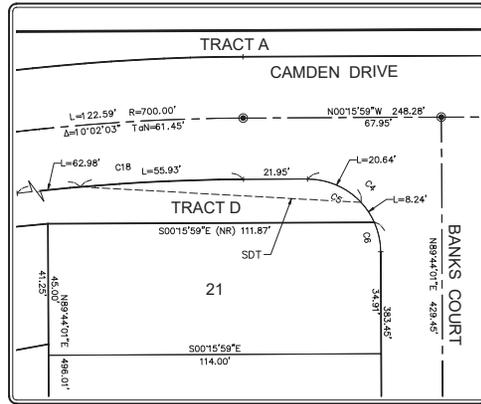
VERSION 2



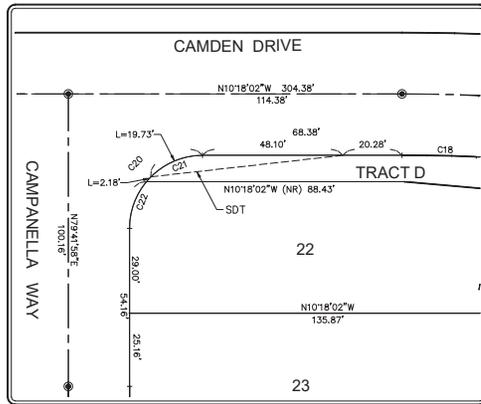
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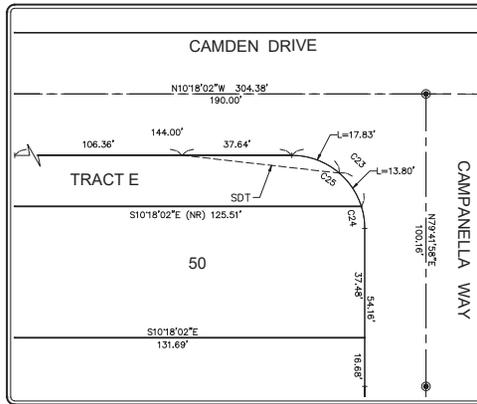
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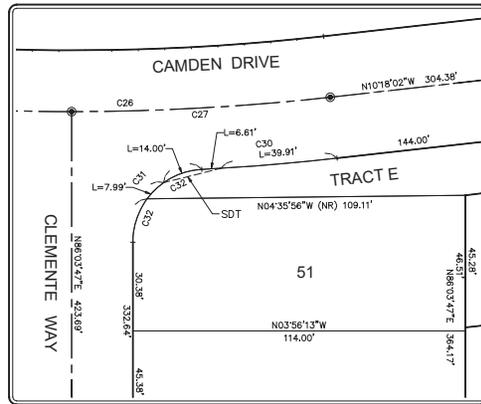
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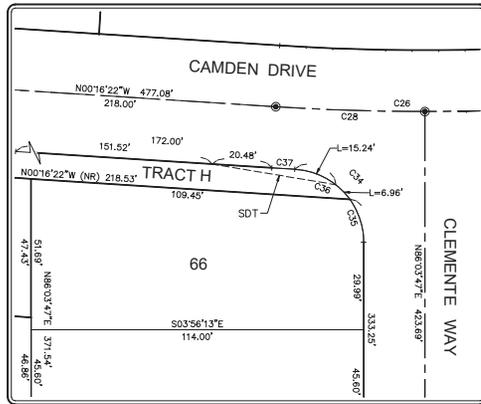
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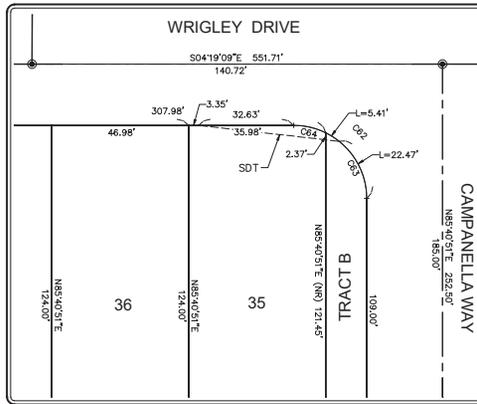
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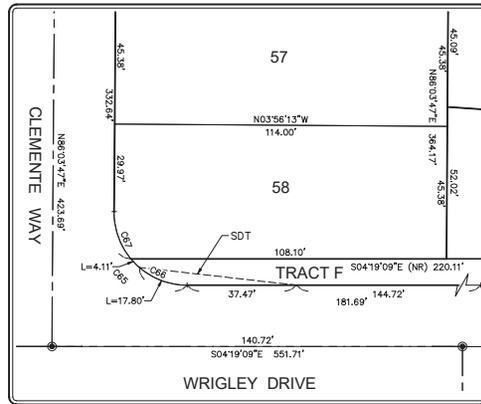
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SCALE: 1"=20'



DETAIL "G"
SCALE: 1"=20'



DETAIL "H"
SCALE: 1"=20'



DETAIL "I"
SCALE: 1"=20'

RECORDER

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 - EASEMENT LINE
 - FINAL BOUNDARY PROPERTY LINE
 - ROW
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 - INDICATES THAT PORTION OF THE 3RD COUNTY ROW IS TO BE ABANDONED AS PART OF THIS RECORDING.

ABBREVIATIONS

- (AC) ACRE
- AL ALUMINUM CAP
- BC BRASS CAP
- BB BOOK
- (BOB) BASIS OF BEARING
- CMU CONCRETE MASONRY UNIT
- DKT DOCKET
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- LE LANDSCAPE EASEMENT
- LS# LAND SURVEYORS REGISTRATION No. MEASURED
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- NO ID NO IDENTIFICATION, (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
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- PCR PINAL COUNTY RECORDER
- PG PAGE
- POB POINT OF BEGINNING
- PUEF PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- R RECORDS
- R# RANGE LINE No. EAST
- (RB) RADIAL BEARING
- ROW RIGHT OF WAY
- SEC # SECTION No.
- SDE SLIDE
- SSE SANITARY SEWER EASEMENT
- SDT SDT DISTANCE TRIANGLE
- T & S TOWNSHIP LINE No., SOUTH
- TOT TOWN OF FLORENCE
- UN UNRESTRICTED VIEW TRIANGLE
- VIAE VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT



DATE:	FEBRUARY 6, 2019
DESIGNED BY:	MSG
DRAWN BY:	STAFF
REVIEWED BY:	JWW
PROJECT:	FINAL PLAT

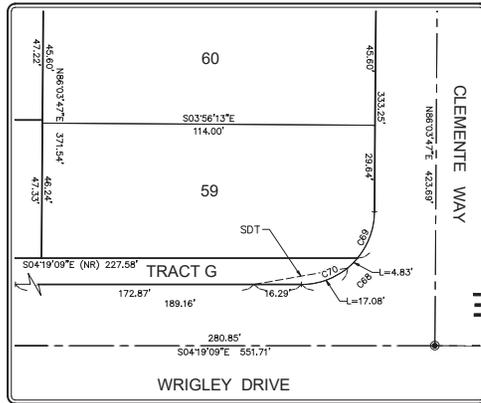


REVISION:	

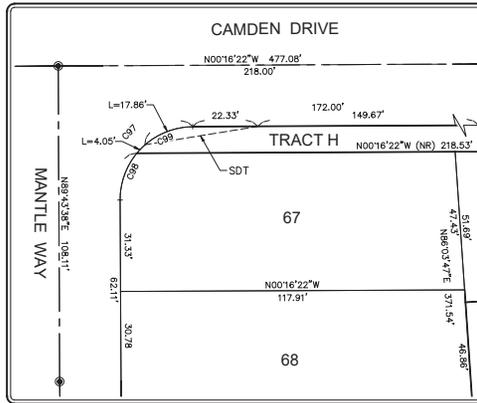
D.R. HORTON, INC.
ANTHEM AT MERRILL RANCH
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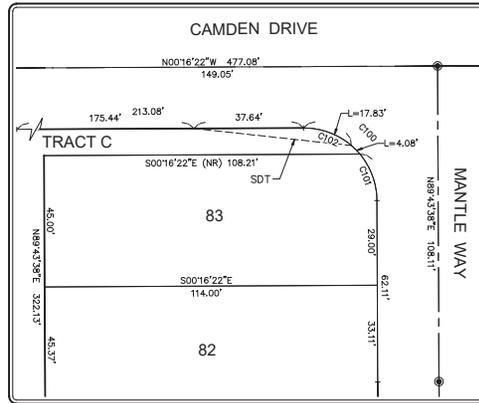
UNIT 33
SDT DETAILS
SHEET 7 OF 8



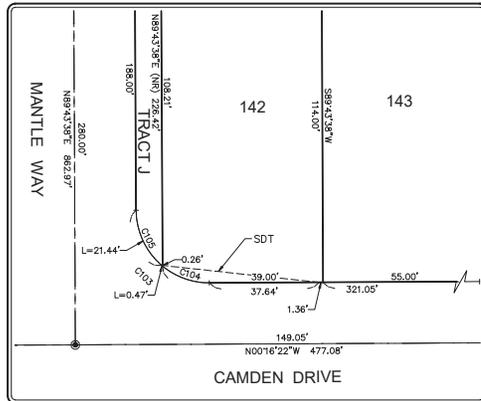
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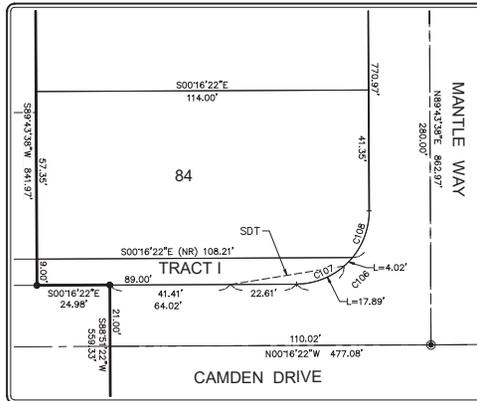
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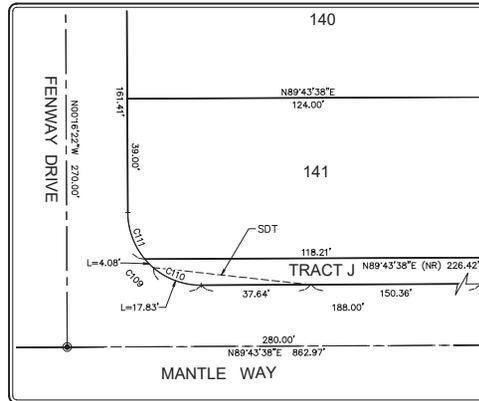
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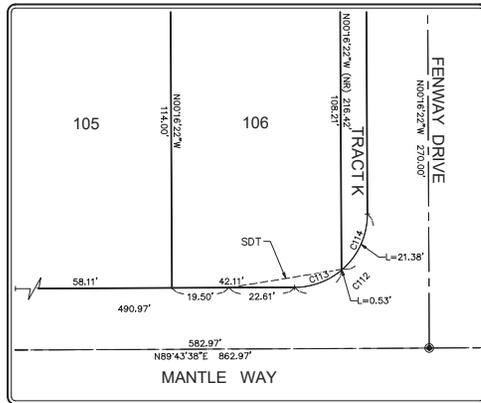
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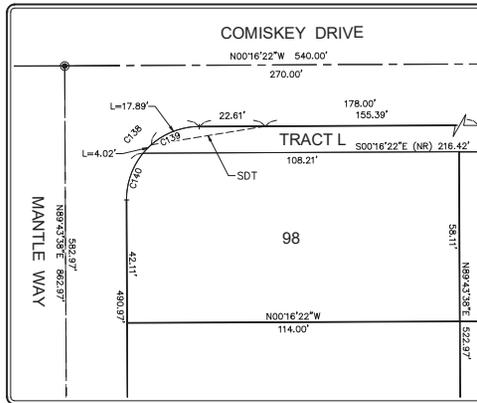
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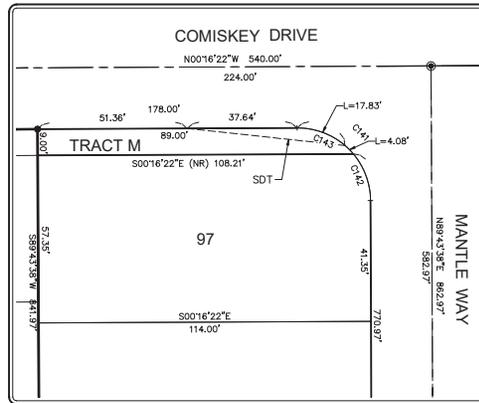
DETAIL "O" SCALE: 1"=20'



DETAIL "P" SCALE: 1"=20'



DETAIL "Q" SCALE: 1"=20'



DETAIL "R" SCALE: 1"=20'

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DATE:	FEBRUARY 6, 2019
DESIGNED BY:	MSD
DRAWN BY:	STAFF
REVIEWED BY:	JWW
PROJECT:	
SCALE:	FINAL PLAT



REVISION:	

D.R. HORTON, INC.
 ANTHEM AT MERRILL RANCH
 FINAL PLAT
 UNIT 33

SITUATED WITHIN THE SW QUARTER OF SEC 25, T4S, R1E, OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA.

UNIT 33
 SDT DETAILS
 SHEET 8 OF 8

ask: 11/10/18 11:00 AM
 11/10/18 11:00 AM
 11/10/18 11:00 AM

March 4, 2019

Florence Town Council

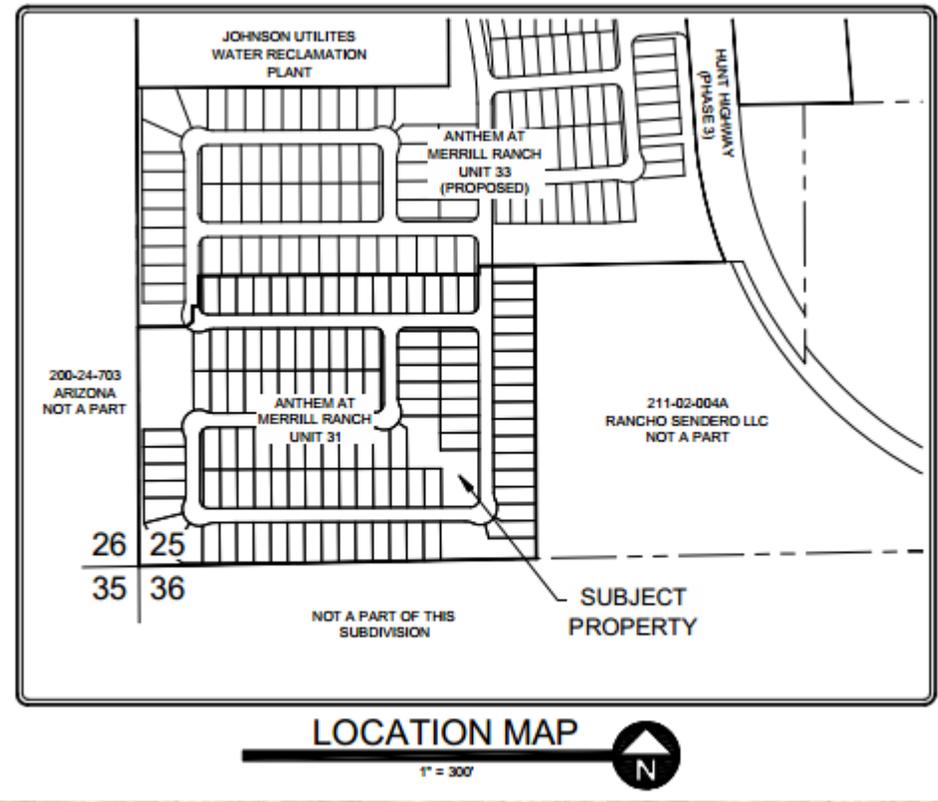
**Anthem at Merrill Ranch
Units 31 & 33
Final Plats**

AMR Unit 31

- Gross Area: 22.15 Acres
- Open Space: 2.92 Acres
- ROW: 3.57 Acres
- Net Area: 18.58 Acres
- Total Lots: 113
- Density: 5.10 D.U./Acre



AMR Unit 31



AMR Unit 31

Totals for AMR including Unit 31

1235.61 +/- Total Acres

3880 Total Single-Family Lots

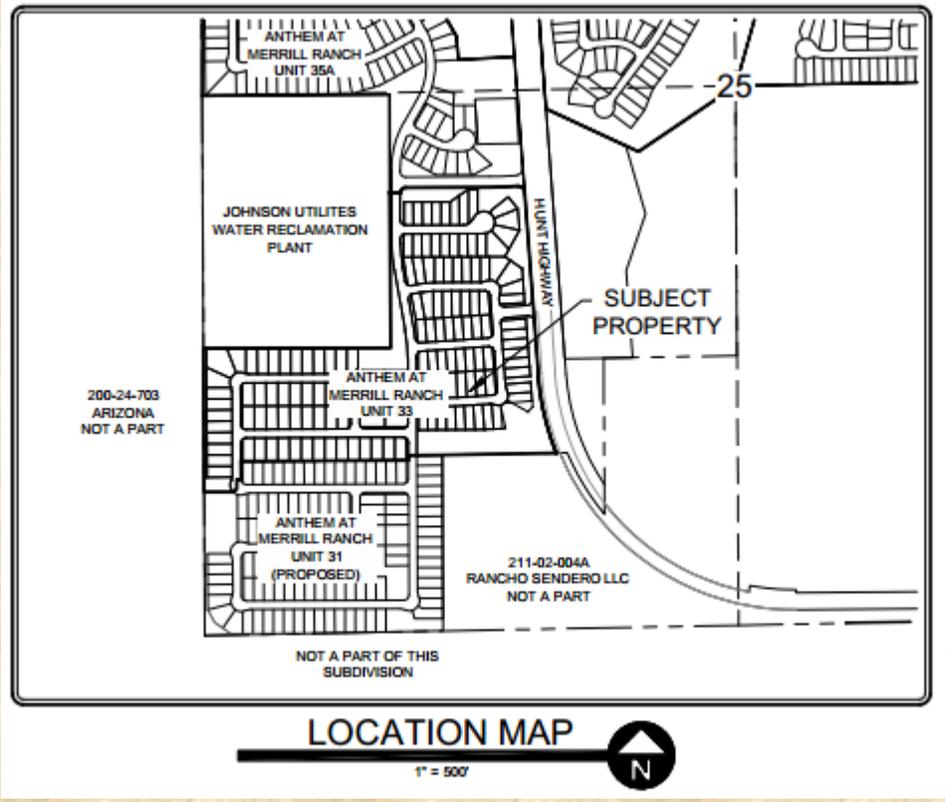
3.14 DU/Acre

AMR Unit 33

- Gross Acres: 33.61 Acres
- Open Space: 6.72 Acres
- ROW: 6.0 Acres
- Net Area: 27.61 Acres
- Total Lots: 146
- Density 4.34 DU/Acre



AMR Unit 33



AMR Unit 33

Totals for AMR including Unit 33

1269.22 +/- Total Acres

4026 Total Single-Family Lots

3.17 DU/Acre

MEMORANDUM

To: Mayor and Town Council
From: Brent Billingsley, Town Manager
Copy: Department Heads
Date: March 4, 2019
Re: Town Manager's Report



I thought that it would be important to make the connection between the Council Strategic Plan and current Town priorities, therefore this memo provides select updates by Strategic Plan Area. It is not intended to be exhaustive list, just an update on one project per area. I do not want to supplant or duplicate the individual department reports that Council receives on a monthly basis.

Community Vitality: The 34th Annual Florence Historic Home Tour was held Saturday, February 9, 2019. This year's event had 803 paid visitors and ran from 10:00 a.m. until 4:00 p.m. There were 18 total structures, including seven historic homes hosted by 104 volunteers. Three trolleys provided transportation.

Ticket prices were increased by \$5 this year to bring them more in line with other state-wide Home Tours and provide additional revenue to cover Town expenses. Advance tickets of \$15 were sold at the Pinal County Historical Museum, McFarland State Park, Greater Florence Chamber of Commerce and the Florence Library and Community Center. Tickets were \$20 the day of the event and sold at Jaques Square.

The Home Tour Committee, comprised of Town staff members and community volunteers, began planning Home Tour in April 2018. Special Events Coordinator Alison Feliz assumed chair of the committee in September. The committee created the theme, "Small Town, Big History – Living Within Adobe Walls."

The Florence Arts and Culture Commission held its fourth annual Quick Draw Art Event at the Jacob Suter House. Eight artists had two and a-half-hours to complete a work-of-art from start to finish. The artists donated their works which were sold through a silent auction. This event raised \$250 which will be used for Arts and Culture programming.

The Pinal County Museum presented its Vintage Quilt Display. Total museum visitors for the day were 454.

The Volunteer/Homeowner Appreciation and Orientation meeting was Thursday in the community center. This provided the opportunity for the committee, town staff, homeowners and volunteers to discuss Saturday's event and allow the volunteers to learn more about the homes they will host. Attendance was estimated at 105 people.

Economic Prosperity: For the last few months Town staff has been working with Monica Shumway and Dr. Jani Attebery (CAC and SBDC) to provide local business training as part of our business retention and expansion focus provided by the Council Strategic Plan. The Town and the Greater Florence Chamber of Commerce will be promoting and supporting

the series. The offering will be called, “Workforce Education Business Series” and will be hosted at the Florence Community Center by Central Arizona College. The schedule of topics is as follows:

- Marketing Fundamentals, March 5th
- Communication in the Workplace, April 2nd
- Business Finance, May 7th
- Customer Service, June 4th
- Optimum Performance, June 25th

Sessions will be held from 6:00 to 8:00pm and are priced at \$10 per session or \$30 for the whole series. Interested parties should contact Monica at 520-494-6651.

Leadership and Governance: The CAG/SCMPO Legislative Day was held on February 4th at the Arizona League of Cities and Towns, in Phoenix. A total of 65 people were in attendance, including 9 legislators (one of which was the Senate President, Karen Fann). The hot topic at the meeting was the potential elimination of the \$32 fee placed on motor vehicle registrations last year, and another proposal to increase the gas tax from \$.18 to \$.43 over the next three years. All three of our local legislators (Pratt, Shope, and Cook) were in attendance.

Partnerships and Relationships: On February 12th Town staff participated in the “Big Ideas 2018: Fighting Opioid Overdose” roundtable at the Westward Ho in downtown Phoenix. The event was a gathering of senior local government leaders in the Phoenix metro area. The event was sponsored by Arizona State University and the Alliance for Innovation.

Last October the Alliance for Innovation convened a national conversation on the opioid crisis at their annual BIG Ideas meeting. Over 2½ days in Austin, experts from local government, medicine/treatment, and academia shared their personal and professional experience with the opioid crisis, and we created a Roadmap defining 5 major tracks and 16 specific opportunities for impact.

The Alliance is now holding smaller local workshops on each of those opportunities, and Arizona hosted the first of 20+ Regional Roundtables in 2019. In addition to Florence, the following agencies attended:

- Arizona State University
- CATO Institute
- City of Avondale
- City of Glendale
- City of Goodyear
- City of Mesa
- City of Peoria
- City of Phoenix
- Santa Cruz County
- City of Tempe
- City of Tucson
- Coconino County
- NARBHA Institute
- Town of Paradise Valley

On February 20, 2019 COX Communications informed the Town that they will no longer be facilitating monthly bill payment in-person at Florence Town Hall. COX subscribers have several different options for making a bill payment, including online bill payment, automatic payment through direct deposit, by phone, by mail, or in-person at a Cox Solutions Store. COX will no longer accept in-person payment in Florence, effective March 22, 2019.

Transportation and Infrastructure: Well #4 project update: Well #4 has been pulled. The casing has been brushed, bailed, and cleaned. The well has been sleeved (inserted a smaller diameter casing due to the well's poor condition). The test pumping is in progress. After the test pumping has been completed, a bowl assembly will be chosen based on test pumping. The project should be completed in less than 60 days.

The 12" Water Loop Project (Phase 2), the project is near completion. Water line is installed, pressure tested and bacterial tested. A small percentage of paving is still required to complete. Phase 3A will be starting the last week of February.

Upcoming Events/Meetings/Forums:

- March 8th 5:15 p.m. – 8:15 p.m. Community Kickball Game
Heritage Park
- March 16th 3:00 p.m. Rail Three Ranch Rodeo
Whitlow Rodeo Grounds
- March 23rd 5:30 p.m. - 8:00 p.m. Senior Prom (Senior Center & FTC)
Library and Community Center
- March 29th 10:00 a.m. – 12:00 p.m. Easter Party
Senior Center
- March 30th 10:00 a.m. 75th Anniversary G.I. Bill Parade
Historic Downtown Florence
- March 30th 1:00 p.m. Little League Opening Ceremonies
Heritage Park

Success Stories:

- State Shared Revenues
 - Statewide, the twelve-month rolling average of increase in building permits was 12%. Florence has started to fall behind the statewide growth numbers, largely due to a slowdown in Anthem. Our year-over-year growth rate was up by only 4%. We expect these numbers to increase as we get into busy season, and with the addition of DR Horton (Anthem) and J. Carl Homes (Villa Adelaida) products. The national average over this same period was 4.7%.
 - Sales Tax collections have increased by 7.0% year-to-date, with gains across all of its major subcomponents (Retail, Contracting and Restaurant/Bar). In particular, Prime Contracting revenues are up to 16.8% during FY 2019, bolstered by significant growth in building permit activity. In just January, Sales Tax revenue grew by 6.3% above the prior year.

- Arizona's Highway User Revenue Fund (HURF) collections of \$129.3 million in January were up 6.7% compared to January of last year and were \$2.9 million above the forecast. Year-to-date, collections have increased by 5.3% above the prior year and are \$16.2 million above forecast.

Current Advertisements:

The following Requests for Proposals are currently Open:

1. None

The following Requests for Proposals are Under Review:

1. None



TOWN OF FLORENCE

Community Development

224 W. 20th Street

Florence, AZ 85132

Office: 520-868-7542

Fax: 520-868-7546

COUNCIL MEETING DATE: March 4, 2019

STAFF PRESENTER: Larry Harmer

SUBJECT: Community Development Monthly Report

Projects:

Anthem at Merrill Ranch

- Unit 5
 - Landscape Plan submitted
 - Pave 1st QTR 2019

- Unit 7
 - Landscape Plan submitted
 - Pave 1st QTR 2019

- Unit 24
 - Improvement Plan approved
 - Final plat approved and recorded
 - Landscape Plan submittal 2020

- Unit 32
 - Improvement Plan approved
 - Final plat approved and recorded
 - Landscape Plan submittal 2019

- Unit 34
 - Improvement Plan approved
 - Landscape Plan submittal 2020

- Unit 52
 - Paved – working on adjustments
 - Landscape completed

- Unit 55A
 - Grading 1st Quarter 2019
 - Grading permit approved

- Units 56B and 58
 - Preplat late 2019

- Unit 57
 - Preplat in 2019
 - Grading with Unit 55

- Unit 60
 - Improvement Plan approved
 - Final Plat recorded
 - Landscape Plan submittal – 2nd Quarter 2019
 - Grading 1st Quarter 2019

Attaway Crossing Annexation

- A preliminary land plan was shared showing primarily single family residential with a 20-acre commercial site
- Updates have been received from Applicant
 - A new annexation petition needs to be submitted
 - A revision to the cost-benefit has been prepared that addresses years 11-20
 - A new PUD will be submitted to address this development as free-standing (separate from Merrill Ranch)
- Contact from property owner – proceeding with application

Building Code

- FINAL 2012 ICC Code Adoption is being prepared for Town Council adoption

Rail 3 – 390 N. Main Street

- Improvements continue of interior according to approved plans

Kokopelli Moon Saloon – 255 N. Main Street

- Council action to proceed with remediation 10-15-2018
- Staff is continuing with process
- Bids for removal are due February 28, 2019.

Florence Artisan Acres (Windmill Winery)

- A new Development Agreement was approved by Town Council on September 4, 2018
- Design Review for the new Winery Inn was approved by the Planning and Zoning Commission of August 16, 2018.
- No new updates from previous report.

Monarch/Aspen Farms

- Submittal for new Planned Unit Development (PUD) under review
- 1st review comments have return to the applicants for response/revisions
- Town staff ahs been with applicant to discuss revisions

Smith Building

- Remodeling continuing under current permit

Parking and Sign Code Amendments

- Planning and Zoning Commission held their first Public Hearing on December 20 with a second Public Hearing on January 17, 2019. Recommendation for adoption.
- Town Council Public Hearings are scheduled for March 4 and March 18, 2019.

470 South Main Street

- A rezoning request has been received from the property owner to rezone from NO-Neighborhood Office to B-2 Downtown and Highway Business.
- Planning and Zoning Commission Public Hearing is scheduled for March 7, 2019
- Town Council Public Hearings are tentatively scheduled for March 18 and April 1, 2019.

Permits Issued January 2019 (February 2019 totals should available the 2nd week in March)

- BLD-RES-SFR-NEW – 15 (Total of 15 for the calendar year)
- OTHER – 62
TOTAL – 77

Memorandum



To: Brent Billingsley, Town Manager
From: Bryan C. Hughes, Community Services Director
Date: February 15, 2019
Re: February 2019 Department Report

Project Updates:

- Staff and our consultants had a conference call with Bureau of Land Management (BLM) for acquisition of parcels adjacent to Poston Butte on Wednesday, February 13th. The Town will be submitting a draft of the 30% design documents, along with an updated Plan of Development (POD) to BLM by the end of February. We are scheduled to meet at the BLM Lower Sonoran District Office on Tuesday, March 19th to review the design and move forward with the process.
- WestLand Resources submitted their Cultural Inventory of 403 acres for the Poston Butte Expansion Project to the BLM for review. BLM is still reviewing the document and are backlogged due to the recent federal government shutdown.
- Town staff will be working with J2 Engineering and Environmental Design to get the 30% design on the Poston Butte Preserve Expansion Project. The Bureau of Land Management (BLM) requires 30% design to BLM by the end of February.
- Michael Baker International, the consultant working on the Active Transportation Plan, submitted a working paper last month, outlining current conditions and our next steps. Town staff is currently reviewing and will provide comments back to the consultant. The project continues to move forward and is scheduled to be completed in June.
- GreenPlay, the consultant working on the Parks and Recreation Comprehensive Plan, held a series of stakeholder and public meetings January 29th-31st. The meetings helped GreenPlay gather information for the comprehensive survey that will be distributed in March.
- The Veterans Memorial Committee will meet on Wednesday, February 20th as fundraising efforts continue. The American Legion is taking the lead on fundraising and all donations made through them may be eligible for a tax deduction.

Special Events

- The 34th Annual Historic Home Tour was held on Saturday, February 9th and was a huge success. There were over 800 participants and 100+ volunteers.
- The Town is a co-sponsor of the Memories on main Car Show being held on Saturday, February 16th. The Town is providing support through use of the equipment and supplies, as well as police and barricading for street closures.

Boards and Commissions

- Arts and Culture Commission
 - The Commission met on Thursday, February 14th.
 - The Commission hosted a few events at the Suter House over the past month.
 - The Quick Draw on Saturday, February 9th in conjunction with the Home Tour had eight artists and raised \$250 for arts and culture programming.
 - The Strings of the Sonoran are performing at the Suter House on Saturday, February 16th.
 - Commissioners and volunteers are beginning to meet to plan the Main Street Mural Project. Painting will begin in March and be completed by the end of the month.
- Parks and Recreation Advisory Board
 - The Board met on Thursday, January 31st for their first meeting of 2019. The Board reviewed and approved the 30% design for the Poston Butte Expansion Project.
- Youth Commission
 - John Nixon, Recreation Superintendent, forwarded a recommendation to the Town Council to appoint five youth and one alternate to the Youth Commission. If the appointments are made, the Commission will have their first meeting in March.
- Library Board
 - The Board met on Wednesday, January 16th.

The Florence Teen Council (FTC) started off the new year slow, but continues to plan for several events over the next few months:

- The January FTC “Member of the Month” was Jayden McMillin
- The FTC participated in Mini “Make a Difference Day” on Saturday, January 26th to clean up the trolley route prior to the annual Home Tour
- Active members received FTC hoodies this year. The teens were very excited and are already wearing them around town.
- The FTC held their 1st Annual Cupids Ball on Friday, February 15th. There were 102 attendees. The members sold concessions as a fundraiser for future activities.

**Parks and Recreation Department
Divisions Report
December 2018**

Recreation/Aquatics/Special Events Programs

Recreation Programs	Participants	Revenue	Notes
B&A Bell – Anthem	22	\$1,210	
B&A Bell – Florence	37	\$2,055	
Drop-In B&A Bell	1	\$10	
Iddie Biddie Kiddies	17	\$595	
Mother Son Dance	24	\$336	
Pickleball Lessons	15		Free Program
Zumba	2		
Fine Art for Teens	3		Free Program - Arts & Culture
Open Studio			Free Program - Arts & Culture
Drum Circle			Free Program - Arts & Culture
Guitar & Cello Lessons			Free Program - Hermalene
Concert in the Park	1	\$50	
Home Tour Vendor	2	\$75	
Home Tour 1/2-page Ad	1	\$80	
Home Tour Full Page Ad	1	\$150	

2,839

Facility Use Permits

Number of Facility Use Permits	Number of Bookings	Estimated Number of Participants	Revenue Generated
67	129	2,839	\$2,465

Fitness Center – Membership Package

Fitness Package	Sales	Renewals	Total	Revenue
Adult Annual				
Adult Monthly	39	45	84	\$1,680
Adult Six Months				
Employee Membership	4	8	12	Free
Green Tree Inn	23		23	Billed thru A/R
Senior Annual				
Senior Monthly	22	31	53	\$702
Senior Six Months	2	3	5	\$330
Youth Monthly	4	5	9	\$117
Youth Six Month				
Drop-In Fitness	10		10	\$60
Total Memberships	104	92	196	\$2,889

Fitness Center Classes

Program	Resident	Non-Resident	Revenue	Notes
Silver Sneakers Classic			\$0	
Silver Sneakers Classes			\$0	
Optum Fitness			\$0	

- Estimated member sign-ins throughout the month: 1,523
- Total membership packages sold: 92
- Fitness Center revenue for membership package sales: \$2,135
- Fitness Classes revenue: \$
- Total Revenue: \$2,135

Miscellaneous Revenue

Product	Total	Revenue	Notes
Paper & Markers		\$	
150 th Mug		\$	
Replacement Key FC	5	\$5	
Replacement Key AC		\$	
Swim Diapers		\$	

Dorothy Nolan Senior Center

Activity	Monthly Total
Anthem Pharmacy	05
Angel Care Discussion	0
Back Space 3, Yahtzee, Skip Bo, Dominoes, Cards, Cribbage, Phase 10, Wii Bowling, Bunco-12, Pool	268
Bingo-200	Healthy Bingo - 11
Birthday Cards	09
Bible Study	28
Breakfast	180
Blood Pressures- Angel Care	0
Blood Pressures – Florence Fire	0
Building Use	1400
CAHRA	10
Crafts- with Doris - Jewelry- Creations & Libations- Art-	08
Coolidge Shopping	08
Computer Use	19
Diabetic Presentation by:	0
Dinner Date –Organ Stop Pizza	07
Dollar Store	04
Dental Clinic	26
Exercise with Rhoda - Pizzazz, - Hand weights and walk a mile, Dining Room	16
Extension Food Program	0
Fitness Center	18
Grief Support	21
Guardian Angel Installation	5
Hair Cuts by Mary Helen	03
Healthy Eating by Lou	10
Home Delivered meals –	354
Knit/Crochet Club	0
Lost Meals	-37
Medicare Advocate Benefits (Open Enrollment)	0
Movie & Popcorn	06
Music by Rudy/ Music with Hermalene- Coffee Tyme Players39	220
Senior Donation Account Meal Participant -Safeway Anthem	23
Senior Hot Topics	13
Staff Cooked meals & senior meal	145
Volunteer Hours	236.50
Wii bowling /Volleyball	17

Accomplishments:

The Center served 320 meals to participants. We had 6 new senior participant this month. Rides were provided for 258 riders, 87 trips to the Center, 27 errands and 17 special events. We also had approximately 180 people for our Fundraiser.

We traveled a total of 1112 miles.

Yard Sales-02 Az Fish Farm/Wild Horse Program-29

CAC Trip “The Improvable” - 5

Alzheimer’s Support -04 FHS Retail Store- 10 Country Store -5

Florence Community Library

January 2019

January Statistics

- 15,412 total items were circulated in January
- 178 library cards were issued
- 960 patrons signed up for use of the computer lab computers
- 2,487 wireless sessions were held
- 196 person(s) attended 15 program(s) presented by the library

January Activities

1/01/19	Library Closed for New Year's
1/02/19	Book Club
1/08/19	Family Storytime
1/10/19	'Tween Code Club
1/11/19	AZ Humanities Presentation: AZ Art + H2O
1/12/19	January Library Movie
1/15/19	Family Storytime
1/16/19	Family Craft
1/17/19	'Tween Code Club
1/22/19	Family Storytime
1/22/19	Tech Class: Protect Yourself Online
1/24/19	'Tween Code Club
1/29/19	Family Storytime
1/30/19	Family Flick
1/30/19	"Color Me Puzzled" Adult Coloring
1/31/19	'Tween Code Club

"Color Me Puzzled" Write-Up

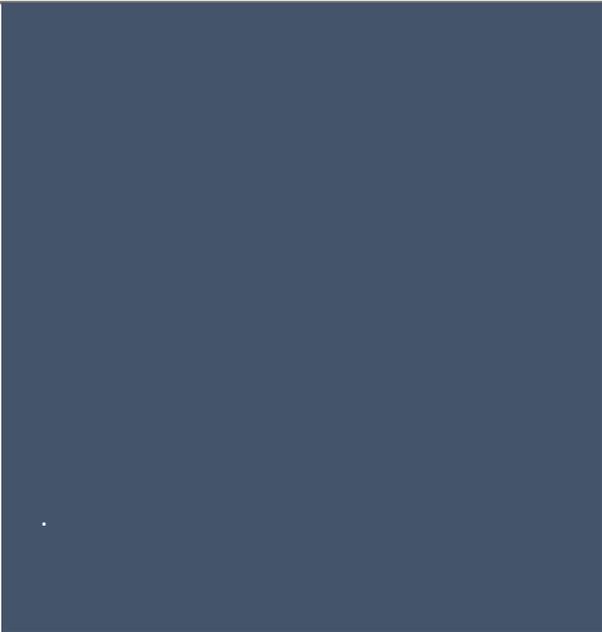
January saw the launch of a new monthly library program: "Color Me Puzzled." This program returns adult coloring to the library, by popular demand – But this time, with an added twist.

Adults ages 18+ are invited to the library at 6:00 pm the last Wednesday of each month for 90 minutes of coloring and mystery. During each session, we will play an installment of a mystery/suspense audio book while you color. Do you want to follow the clues and find out whodunit? Come to each session to enjoy the whole story!

Coloring supplies are provided, but you are welcome to bring your own. For more information, please contact the library at (520) 868-8311.

Spotlight: Electronic Research

The library offers a number of research databases through its online catalog. Log into the library catalog at home, or on the library computers, for a wealth of resources that include: job search and resume writing; genealogy databases; automotive databases; and small business resources. For more information, please contact the library.

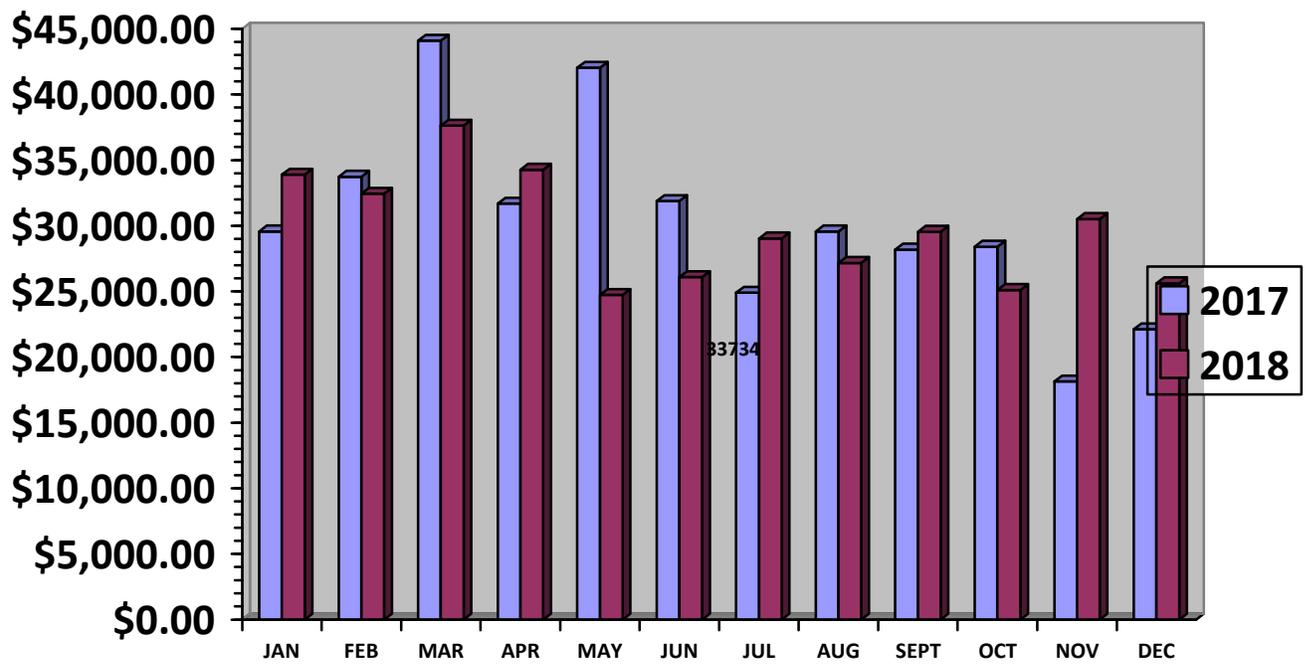


COURT FINANCIAL REPORT

December 2018

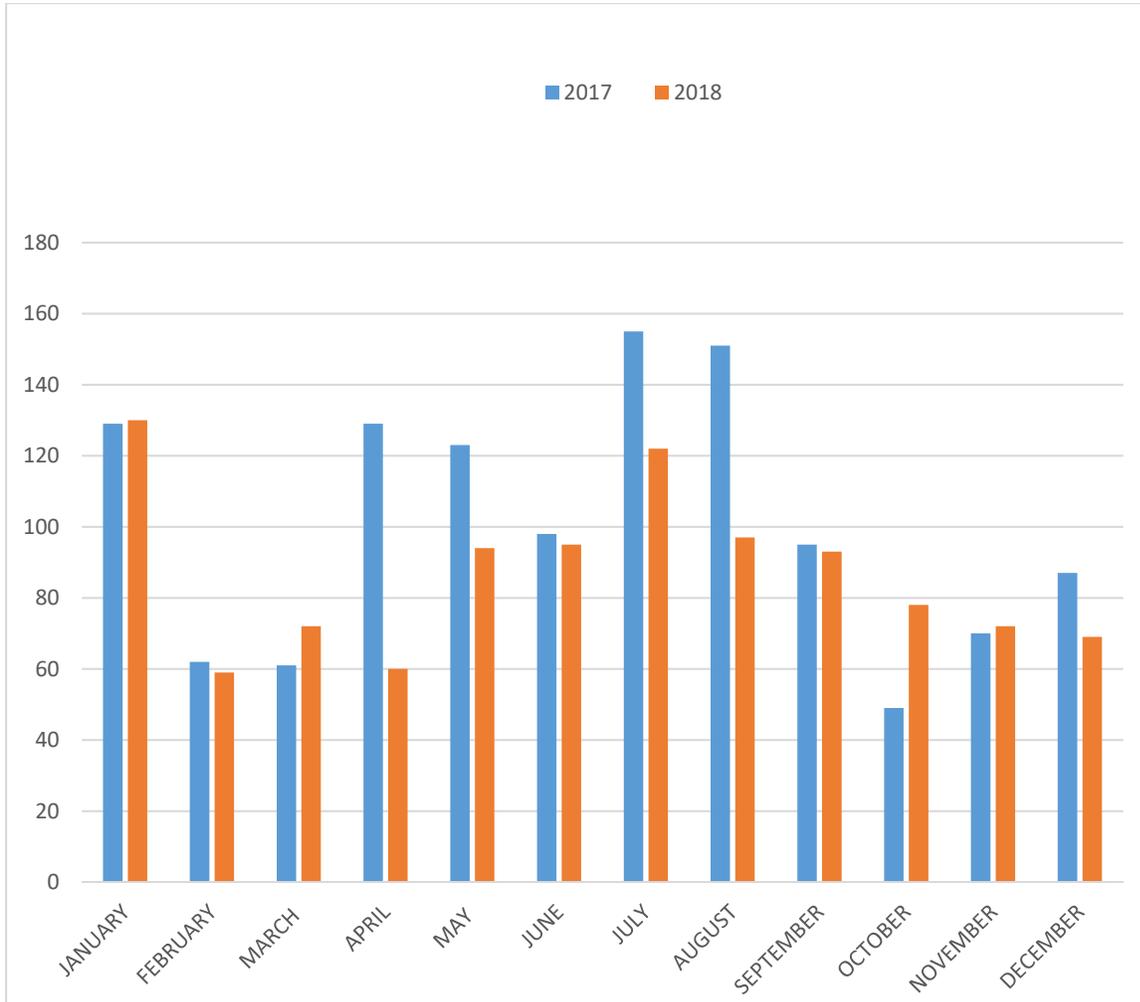
IRENE ENRIQUEZ – Court Administrator

DISTRIBUTION TYPE	DECEMBER 2018 (CURRENT)	DECEMBER 2017 (LAST YEAR)
FINE, FEES, & TRAFFIC	12,067.08	10,146.93
STATE SURCHARGES	7,109.77	6,577.97
STATE JCEF	431.07	351.00
LOCAL JCEF	232.12	189.00
STATE FINES	1,980.04	526.51
FLORENCE POLICE FUND	789.33	666.22
RESTITUTION	230.21	111.01
BONDS	100.00	1,226.00
PUBLIC DEFENDER FEE	77.97	205.07
JAIL HOUSING FEES	1,329.42	1,108.19
JUSTICE COURT FEES	41.70	48.99
GENERAL FUND	0.00	0.01
FARE SPECIAL COLLECTION FEE	856.28	705.54
FARE DELINQUENCY FEE	284.42	145.54
VICTIMS RIGHTS ENFORC.	82.21	95.30
PCSO FUND	0.00	0.00
OVERPAYMENT REFUND	0.00	0.00
COUNTY REVENUE	41.70	48.99
STATE REVENUE	10,743.79	8,401.86
TOWN REVENUE	14,495.92	12,315.42
RESTITUTION AND BONDS	330.21	1,337.01
TOTAL MONTHLY REVENUE:	\$25,611.62	\$22,106.58



15.9% Increase from 2017

COMPLAINTS AND CITATION FILED



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
2017 –	129	62	61	129	123	98	155	151	95	49	70	87
2018 –	130	59	72	60	94	95	122	97	93	78	72	69

CITATION BREAKDOWN

Below are the types of cases filed for the month of DECEMBER 2018

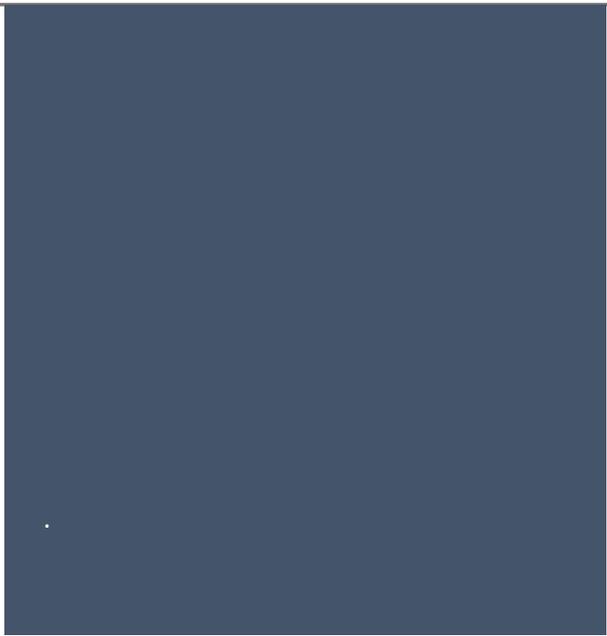
CIVIL TRAFFIC VIOLATIONS	-	46
MUNICIPAL CODE	-	0
CRIMINAL TRAFFIC	-	10
CRIMINAL	-	9
DUI	-	3
DOMESTIC VIOLENCE	-	1

REVENUE

Month	2015		2016		2017		2018		2019		2020	
	Town	Total	Town	Total	Town	Total	Town	Total	Town	Total	Town	Total
January	\$ 7,940.49	\$ 15,809.11	\$ 14,189.18	\$ 32,612.28	\$ 16,061.79	\$ 29,561.60	\$ 16,522.34	\$ 33,892.30				
February	\$ 17,843.77	\$ 33,665.86	\$ 21,257.54	\$ 39,556.76	\$ 18,226.14	\$ 33,734.66	\$ 19,224.25	\$ 32,439.05				
March	\$ 16,546.68	\$ 34,045.79	\$ 15,481.66	\$ 29,266.10	\$ 23,182.53	\$ 44,095.70	\$ 20,560.39	\$ 37,621.79				
April	\$ 16,797.15	\$ 31,714.05	\$ 17,273.19	\$ 31,381.10	\$ 17,804.89	\$ 31,693.43	\$ 17,352.10	\$ 34,269.26				
May	\$ 14,310.56	\$ 26,189.54	\$ 14,832.87	\$ 30,113.23	\$ 20,044.36	\$ 42,031.63	\$ 14,718.32	\$ 24,735.51				
June	\$ 17,116.46	\$ 33,079.22	\$ 15,167.93	\$ 27,576.47	\$ 18,301.46	\$ 31,878.45	\$ 13,496.99	\$ 26,081.85				
July	\$ 8,440.53	\$ 16,472.49	\$ 13,892.48	\$ 25,333.56	\$ 13,917.78	\$ 24,896.50	\$ 16,320.00	\$ 29,030.52				
August	\$ 9,126.49	\$ 18,560.33	\$ 14,371.07	\$ 24,942.56	\$ 17,274.73	\$ 29,561.43	\$ 15,967.98	\$ 27,163.49				
September	\$ 8,687.48	\$ 16,910.23	\$ 16,365.01	\$ 27,880.44	\$ 16,018.05	\$ 28,185.34	\$ 16,292.08	\$ 29,538.53				
October	\$ 13,334.24	\$ 26,489.00	\$ 17,246.74	\$ 28,571.14	\$ 17,353.79	\$ 28,407.41	\$ 14,542.52	\$ 25,105.63				
November	\$ 10,184.01	\$ 21,989.45	\$ 14,344.06	\$ 25,987.60	\$ 12,315.42	\$ 22,106.58	\$ 15,210.18	\$ 30,507.99				
December	\$ 13,397.27	\$ 28,795.91	\$ 12,088.72	\$ 22,108.91	\$ 12,315.42	\$ 22,106.58	\$ 14,495.92	\$ 25,611.62				
Grand Total	\$153,725.13	\$ 303,720.98	\$ 186,510.45	\$ 345,330.15	\$ 202,816.36	\$ 368,259.31	\$ 194,703.07	\$ 355,997.54			\$ -	\$ -

CITATIONS

Month	2015	2016	2017	2018	2019	2020
January	44	118	129	130		
February	69	117	62	59		
March	126	100	61	72		
April	104	111	129	60		
May	77	120	123	94		
June	66	110	98	95		
July	72	126	155	122		
August	98	161	151	97		
September	98	65	95	93		
October	56	58	49	78		
November	98	61	70	72		
December	111	58	87	69		
Grand Total	1,019	1,205	1,209	1,041	-	-

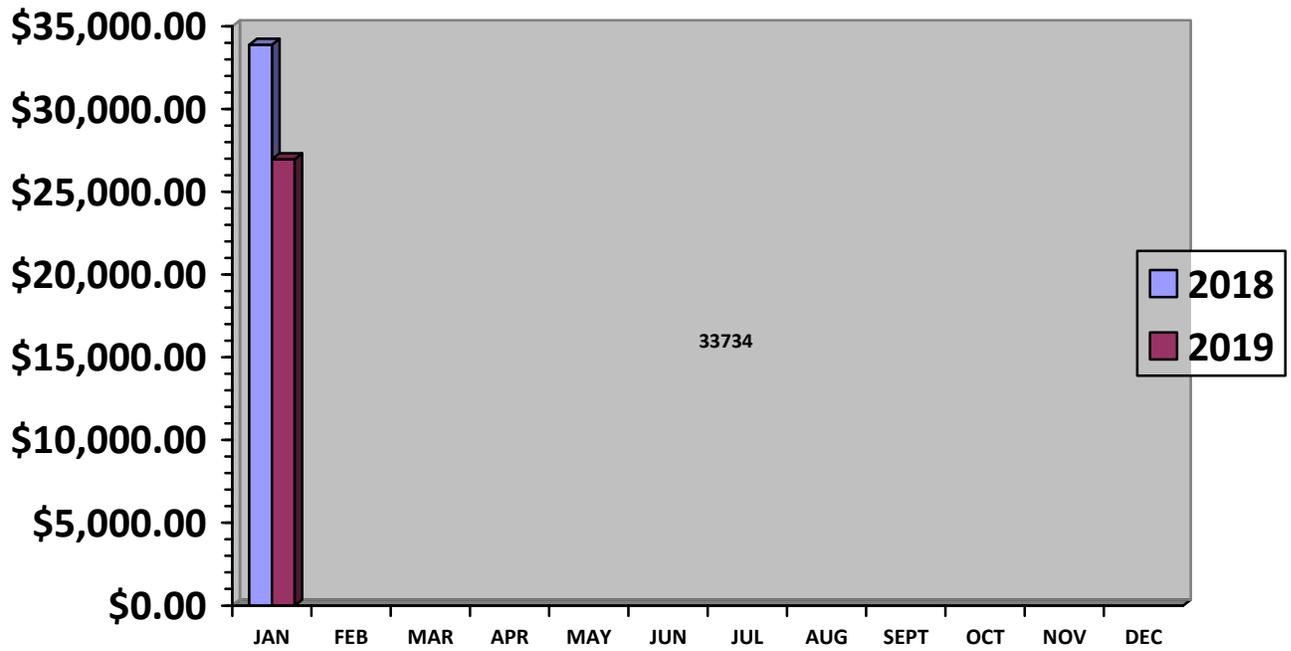


COURT FINANCIAL REPORT

January 2019

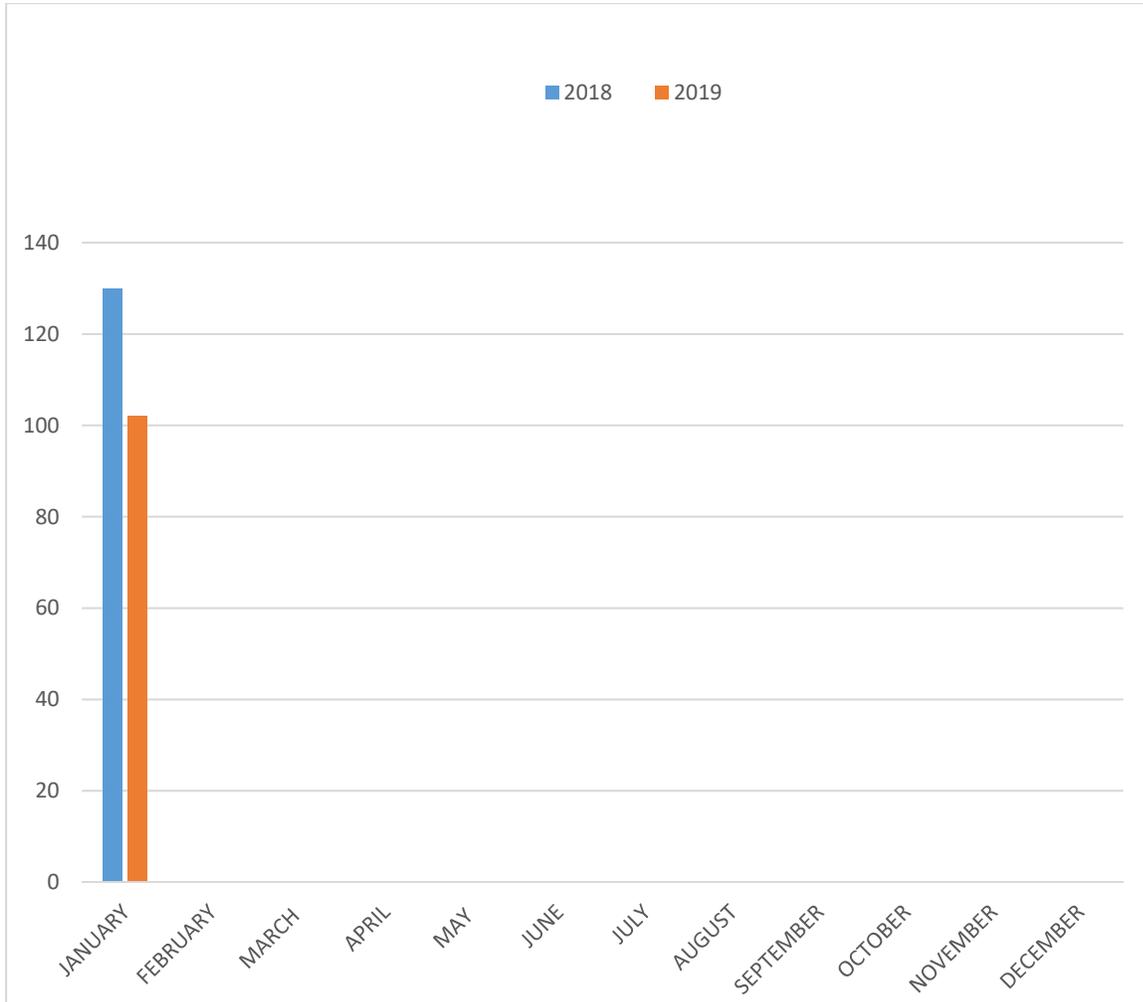
IRENE ENRIQUEZ – Court Administrator

DISTRIBUTION TYPE	JANUARY 2019 (CURRENT)	JANUARY 2018 (LAST YEAR)
FINE, FEES, & TRAFFIC	10,890.61	13,924.17
STATE SURCHARGES	6,816.66	8,800.64
STATE JCEF	380.89	312.00
LOCAL JCEF	205.08	168.00
STATE FINES	3,089.34	5,377.68
FLORENCE POLICE FUND	762.29	972.61
RESTITUTION	380.41	250.00
BONDS	1,232.00	1,276.00
PUBLIC DEFENDER FEE	78.87	261.26
JAIL HOUSING FEES	1,519.63	1,096.30
JUSTICE COURT FEES	40.97	62.63
GENERAL FUND	394.00	100.00
FARE SPECIAL COLLECTION FEE	867.99	916.67
FARE DELINQUENCY FEE	213.03	254.04
VICTIMS RIGHTS ENFORC.	99.14	120.30
PCSO FUND	0.00	0.00
OVERPAYMENT REFUND	0.00	0.00
COUNTY REVENUE	40.97	62.63
STATE REVENUE	11,467.05	15,781.33
TOWN REVENUE	13,850.48	16,522.34
RESTITUTION AND BONDS	<u>1,612.41</u>	<u>1,526.00</u>
TOTAL MONTHLY REVENUE:	<u>\$26,970.91</u>	<u>\$33,892.30</u>



20% Decrease from 2018

COMPLAINTS AND CITATION FILED



JAN FEB MAR APR MAY JUN JUL AUG SEPT OCT NOV DEC

2018 – 130

2019 – 102

CITATION BREAKDOWN

Below are the types of cases filed for the month of JANUARY 2019

CIVIL TRAFFIC VIOLATIONS	-	71
MUNICIPAL CODE	-	0
CRIMINAL TRAFFIC	-	19
CRIMINAL	-	8
DUI	-	2
DOMESTIC VIOLENCE	-	2



Finance Monthly Report
 January 2019
 58% of the fiscal year

To: Brent Billingsley, Town Manager
 From: Joseph Jarvis, Finance Director
 Date: 2/15/2019

Facts about the Town's Utilities
 Utility Bills Processed: 4,012
 Utility Accounts Opened: 47
 Utility Service Orders Completed: 665

Included is the January 2019 statement from PFM.

	REVENUE	REVENUE	PERCENT	EXPENSE	EXPENSE	PERCENT
FUND	BUDGET	RESULT	COLLECTED	BUDGET	RESULT	SPENT
General	15,199,070	8,449,670	56%	15,185,620	7,944,296	52%
Capital	1,230,000	720,721	59%	1,457,640	282,908	19%
Streets	3,238,310	1,640,225	51%	7,966,495	2,304,983	29%
Water	3,045,080	2,185,223	72%	4,276,360	1,747,820	41%
Wastewater	3,861,650	2,491,956	65%	7,823,320	1,941,692	25%
Sanitation	864,700	523,784	61%	841,290	532,178	63%
TOTAL	27,438,810	16,011,579	58%	37,550,725	14,753,877	39%



Portfolio Summary and Statistics

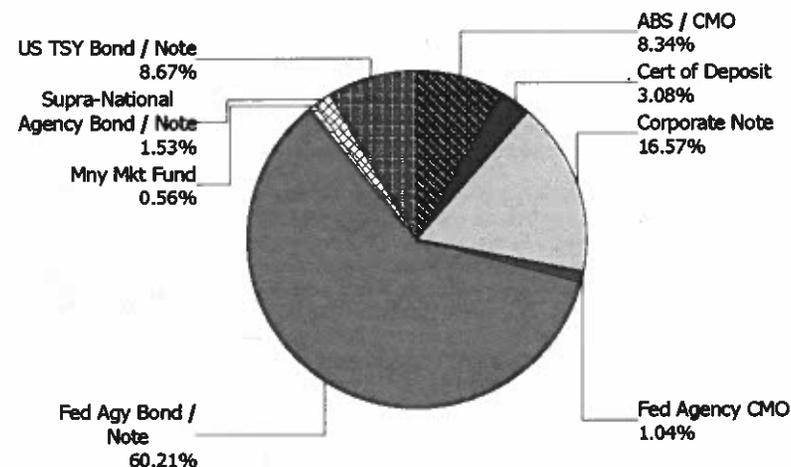
For the Month Ending **January 31, 2019**

TOWN OF FLORENCE OPERATING FUNDS - 28620000

Account Summary

Description	Par Value	Market Value	Percent
U.S. Treasury Bond / Note	3,415,000.00	3,394,469.56	8.67
Supra-National Agency Bond / Note	600,000.00	600,044.20	1.53
Federal Agency Collateralized Mortgage Obligation	402,620.70	406,446.80	1.04
Federal Agency Bond / Note	23,975,000.00	23,576,047.03	60.21
Corporate Note	6,530,000.00	6,489,137.87	16.57
Certificate of Deposit	1,200,000.00	1,205,639.60	3.08
Asset-Backed Security / Collateralized Mortgage Obligation	3,270,000.00	3,267,054.18	8.34
Managed Account Sub-Total	39,392,620.70	38,938,839.24	99.44%
Accrued Interest		167,018.96	
Total Portfolio	39,392,620.70	39,105,858.20	
PFM Funds - Govt Select, Instl Cl	220,463.01	220,463.01	0.56
Total Investments	39,613,083.71	39,326,321.21	100.00%

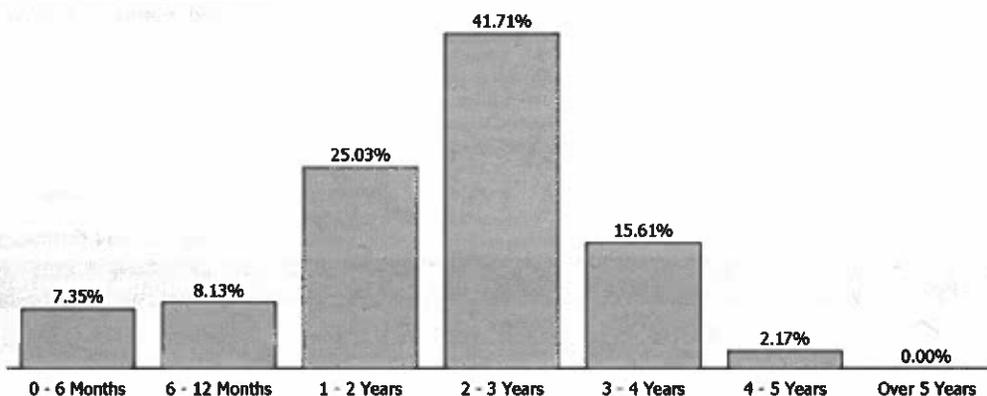
Sector Allocation



Unsettled Trades

0.00 0.00

Maturity Distribution



Characteristics

Yield to Maturity at Cost	2.13%
Yield to Maturity at Market	2.67%
Duration to Worst	1.84
Weighted Average Days to Maturity	775

Fire Department

MEMORANDUM

DATE: February 8, 2019

TO: Brent Billingsley, Town Manager

FROM: David Strayer, Fire Chief

SUBJ: Summary of January 2019 and Plans for February 2019

The fire department responses for 2019-2017 are as follows:

January 2019	Location of Calls					
Type of Calls	<i>Florence Proper</i>	<i>Florence Gardens</i>	<i>Anthem</i>	<i>Prisons</i>	<i>Mutual Aid</i>	<i>Totals</i>
Brush Fires	0	0	0	0	0	0
Structure Fires	1	0	1	0	0	2
Vehicle Fires	1	1	0	0	0	2
Trash Fires	0	0	1	0	0	1
EMS	66	17	32	61	3	179
HazMat	2	0	0	0	0	2
Electrical Arching	0	0	0	0	0	0
Police Asst./Public Asst.	4	2	3	0	0	9
Unauthorized Burning	0	0	0	0	0	0
Good Intent	0	0	0	0	0	0
Controlled Burning	0	0	0	0	0	0
False Alarm/System Malfunction	3	0	5	0	0	8
Emergency Stand by (move up)	4	0	29	0	3	36
Other Calls	7	1	1	2	1	12
TOTALS	88	21	72	63	7	251

Three Year View	2019		2018		2017	
	Jan	YTD	Jan	YTD	Jan	YTD
EMS	179	179	155	155	172	172
Fire Calls	5	5	4	4	5	5
All other Calls	67	67	83	83	103	103
TOTALS	251	251	242	242	280	280

Summary of January

Fire Chief Report

- Attended the January Town Council Meetings.
- Attended weekly Management Team Meetings.
- Conducted weekly Fire Staff Meetings.
- A follow-up meeting on the Johnson Utilities/EPCOR chlorine emergency was conducted on January 2nd. A letter was drafted to EPCOR and mailed shortly thereafter.
- A tabletop exercise on appeals board processes was conducted January 2nd.
- A farewell event for Jake Sample was held on January 3rd at Fire Station 541.
- A meeting with Gila River Fire Admin was conducted at Fire Station 541 on January 4th.
- Meetings were held with each crew the week of January 7-11.
- A FD/PD Communications meeting was held January 8th.
- A meeting was held with Detective Gaston January 9th.
- A One-Stop-Shop meeting was held January 10th.
- Attended a meeting on 660 Pinal Parkway January 10th.
- A meeting on the EMS Program Administrator contract was held with the Town Attorney January 11.
- Captain Walter assigned as Interim Battalion Chief effective January 14th.
- A meeting with Captain Jabara was held January 14th.
- A code enforcement management meeting was held January 15th.
- A drone presentation was conducted at Fire Station 541 on January 16th.
- Participated in a conference call with Justin Pierce and Town Admin January 16th.
- Attending a TOF Safety Committee meeting January 17th.
- Attending a meeting with the Town Manager January 17th.
- Attended a meeting with Town Staff on social media policies January 23rd.
- Attended a meeting on opiate addiction and overdose treatment and prevention January 24th.
- Participated in a conference call with Town Staff and Stacy Gabriel January 25th.

- Made a presentation to 2 groups at the Juvenile Justice Center on January 29th.
- Conducted a meeting with the Coolidge Fire Chief January 29th.
- Conducted a meeting with an Emergency Management Graduate student regarding the Town's emergency operations plan on January 30th.
- Attended a meeting on the 2012 Code adoption January 30th.
- Attending a meeting with PD and AMR to prep the Town Manager on his participation in a forum on the opiate problem on January 31st.

Division Report – Administration

Incidents

- Structure Fire Anthem

Threat Vulnerability Assessment Program

- TVA Site Visit Town Hall
- TVA Site Visit Community Development

Plan Reviews

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • Fire Alarm system Upgrade • Wireless Alarm System • Wireless Alarm System • T/I Fire Sprinkler • Tenant Improvement • New Const-Civils • New-Const Fire Spk • New Const Fire Line • Pre-Application ROW • FD-Construction Access | <ul style="list-style-type: none"> GEO West Corrections McFarland State Park Florence Gardens Club House Florence Gardens Annex Anthem McDonalds PC-Head Start PC-Head Start PC-Head Start Lee Olson Property Pulte Unit 37 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Special Event Permit Review/Inspections

- Multiple Event Reviews

Life Safety Inspections

- | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • Tierra Del Sol • Final Fire • Fire Final 103,104,201 • Safety Insp | <ul style="list-style-type: none"> Club House Rail III Business 660 N Pinal PKW suites Pioneer Title |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|

New Development Inspections

- Site Inspection T/I Anthem Hospital
- Site Inspection Proposed Tenant 110 N Willow
- Site Inspection Proposed Tenant 31 20th th Tattoo Shop
- Site Inspection Proposed Tenant Palms Apartment
- CO2 System Install Anthem Grill
- Site Inspection Facility ID CoreCivic Corrections
- Fire Alarm System Upgrade GEO Corrections

Note: The GEO inspection and fire alarm requirement was a result of our life safety inspection. Multiple shorts and ground faults were discovered in the out dated fire alarm system.

Meetings

- Board of Appeals Mitigation Town Hall
- Code Adoption Amendments Town Hall
- PCSO headquarters development Active Shooter training &
- Town Public safety After incident procedures
- Threat Assessments Florence PD
- Fire Investigation 50 n Warner
- Fire Investigation Anthem Fire
- Fire Investigation Florence Gardens
- Training Committee FD-Station 1
- PSPRS Board Meeting Town Hall
- PC-Event/Country Thunder PC-EOC/BLDG-F

Training

- On-Line Fire Protection Systems

Special Assignments and Projects

- AED Project
- Wireless Fire Alarm Project-On going
- TLO Updates
- Code Amendment Project updates
- Town FEE Updates
- PC Active Shooter Planning Project
- Web site update project
- Engine Company-Response Guide and Safety Survey project (training)
- Existing Building Safety Surveys
- Burn Permit Procedures
- FD-Training and development

Division Report – Operations

Apparatus

- Tires replaced on Ambulance due to outdate and damage
- Front Tires Replaced on TRV due to damage
- Engine Scheduled for Evaluation of Tank Indicator Lights
- Annual Ladder Testing by Diversified for Ground Ladders and Aerial Apparatus

Uniforms/Personal Protective Equipment (PPE)

- Turnouts taken for cleaning after structure fire by Arizona PPE

Communications Equipment

- Received one portable radio back from repair

Emergency Medical Services (EMS)

- Medication/Drug restock
- Update to policies/procedures by EMS Committee to satisfy DHS audit
- New equipment for Narcotics box security procedures

Fire Investigation Reports Reviewed

Incident Number	Incident Date	Incident Address
32609	1/12/2019	50 N. Warner
32665	1/20/2019	3830 N. Florence BLVD

Training

- Response to Strip Mall Fires Incident Command Training Scheduled for February
- 0305 All-Hazards Incident Management Team Training announced

Special Projects

- Utility Truck Back from re-painting and repair for service
- CERT Team meetings to plan for implementation
- SCBA compressor cascade maintenance for breathing air

Town Committees

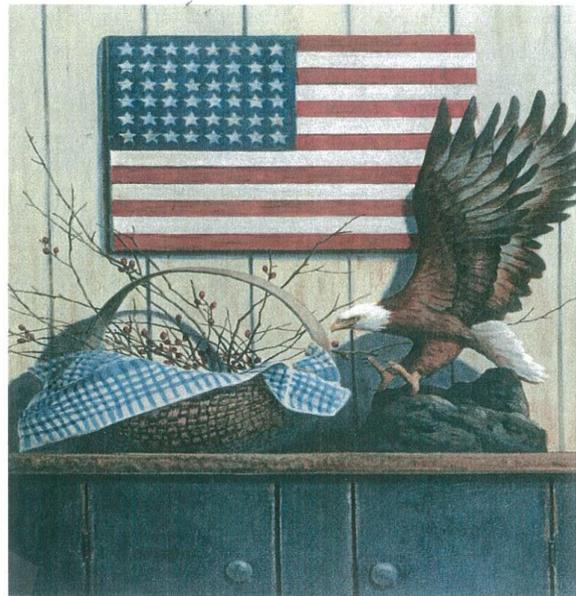
- Health and Safety
- Grants
- Timekeeping and paperless review
- Initiatives, rewards, and recognition
- Emergency Communications
- Public Safety Planning Group

Public Education and Community Risk Reduction

C-Shift Station #1



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C-Shift

David

Thank you for
you and your
departments service.

Your department
recently provided
and installed two
smoke alarms and
new fire extinguisher
in our Park Model -
Caliente Casa de Sol -
It is so appreciated -
God Bless -

Joyce Weller
225 E Occitillo

Managing Officer Program



Pictured with Captain Bruin is G. Keith Bryant, the United States Fire Administrator, and Tonya Hoover, the Superintendent of the National Fire Academy.

Captain Bill Bruin

The National Fire Academy's (NFA's) Managing Officer Program is a multiyear curriculum that introduces emerging emergency services leaders to personal and professional skills in change management, risk reduction and adaptive leadership. Acceptance into the program is the first step in professional development as a fire/Emergency Medical Services (EMS) manager and

includes all four elements of professional development: education, training, experience and continuing education.

Students build on foundational management and technical competencies, learning to address issues of interpersonal and cultural sensitivity, professional ethics, and outcome-based performance. On completion of the program, Captains will:

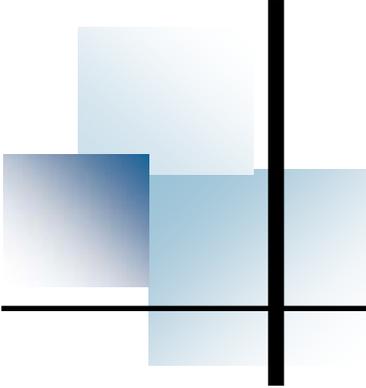
- Be better prepared to grow professionally, improve skills, and meet emerging professional challenges.
- Be able to embrace professional growth and development in your career.
- Enjoy a national perspective on professional development.
- Understand and appreciate the importance of professional development.
- Have a network of fire service professionals who support career development.



Florence Fire Crews responded to several large fires in January including an RV storage facility near Florence Gardens, a tractor fire at a farm in Florence and a structure fire in Anthem.

Plans for February

- Battalion Chief testing is planned in February
- Meetings on abandoned buildings are scheduled on February 1 and 8.
- Recognition of Captain Bill Bruin is scheduled for the Feb 4 Council Meeting.
- A First Net meeting is scheduled for February 11th.
- Chief Strayer attending a seminar on Legal issues in the Fire Service February 12.
- Pre-application meetings are scheduled on multiple projects in February.
- CPR/AED for Senior Staff is scheduled for February 25th.



FLORENCE POLICE

Monthly Report – January 2019

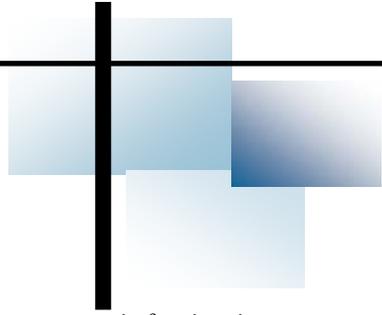
Daniel R. Hughes, Chief of Police



425 N. Pinal St. □ P.O. Box 988

Florence, AZ 85132

Phone: 520-868-7681 □ Fax: 520-868-0158



“The men and women of the Florence Police Department stand firm in our pursuit for justice and public trust. We will stay true to our mission of providing service and safety to our community with honor, respect, and integrity. We are committed to providing fair and equal treatment to those we encounter.”

The information contained in this report outlines significant information and activity within the Florence Police Department (FPD) during the month of January 2018. The monthly report is prepared for the Town Council’s review and furthermore for the use by FPD to examine the current activity within the department and community to identify short-term and long-term needs and develop plans for improvement to provide the highest level of service.

Personnel

Employee	Position	Effective
<i>New Hire</i>		
None		
<i>Resignations/Terminations</i>		
Blake Andrews	Patrol Officers	1/4/19
<i>Vacancies</i>		
2	2- 1 Supervisor, 1 Officer	
1	Full-time Dispatcher	Open continuous

Chief of Police

Chief of Police, Daniel R. Hughes attended the following meetings during the month of January:

- Town Council Meetings
 - Management Team Meetings
 - Weekly FPD Administrative Meetings
 - Purchasing Committee Meeting
 - Fire and Police Communication Meeting
 - Alliance to Combat Transnational Threat – Field Area 2 (ACTT FA-2) Planning Meeting
 - Pinal County Law Enforcement Association (PCLEA) Meeting
-
-

Administrative/Support Services

The Support Services area includes the following: Communications Division, Evidence and Property, Crime Scene Investigator, Records Division, and Departmental Budget/Finances.

The Support Services Manager (Deanna Husk) had the following monthly activities:

- Budget review
- Budget preparation
- Purchase card review/coding
- Employee evaluations
- Preparation for Bi-Annual Evidence Audit
- Superior billing review
- Attended PCLEA Meeting
- On-going review of policies/procedures
- Review/Distribution of Monthly Report
- Completion of 2017/2018 Annual Report

Communications

The Dispatch Supervisor had the following monthly activities:

- 1 full-time position vacant
- 2 Dispatchers in training
- Scheduling & testing new applicants
- Revision of draft policies & procedures
- Completed 2017 & 2018 Annual Reports

Calls for Service

Below is a table that depicts the total calls for service handled by FPD dispatchers during the month of January. The numbers are shown by the incident locations and how the incident was reported.

How Calls Are Received, Totals by How Received				
	Beat 1	Beat 2	Beat 3	TOTAL
911 Line	31	19	28	78
Crime Stop Line	0	0	0	0
Officer Report	230	104	226	560
In Person	75	2	5	82
Radio Transmission	1	0	1	2
State TT/NLETS	0	0	0	0
Telephone	179	44	91	314
TOTAL	179	169	351	1036

Average Response Time to Calls for Service

6 Month Reporting Period: August 2018 to January 2019

	Aug	Sep	Oct	Nov	Dec	Jan
Priority 1	4:21	4:50	5:13	5:35	5:20	5:39
Priority 2	7:17	6:00	7:15	8:09	6:05	6:28
Priority 3	20:29	26:14	21:10	25:55	24:04	25:21
Priority 4	13:00	26:53	3:01	None	4:48	None

Definitions:

- Priority 1 These priorities are those in which there is an imminent danger to life or major damage/loss to property or an in progress or just occurred major felony.
- Priority 2 These priorities are those in which a crime in progress might result in a threat of injury to a person, or major loss of property or immediate apprehension of a suspect.
- Priority 3 These priorities are those in which there is no threat of personal injury or major loss of property.
- Priority 4 These priorities are those of a report nature only.

JANUARY 2019 – Offense Count Index

Classification of Offense	Offenses Reported	Unfounded Complaint	Actual Offense	Offenses Cleared	Juvenile Clearance
CRIMINAL HOMICIDE	0	0	0	0	0
a. Murder/Nonneg Manslaughter	0	0	0	0	0
b. Manslaughter by Negligence	0	0	0	0	0
FORCIBLE RAPE	0	0	0	0	0
a. Rape by Force	0	0	0	0	0
b. Attempt Forcible Rape	0	0	0	0	0
ROBBERY	0	0	0	0	0
a. Firearm	0	0	0	0	0
b. Knife or Cutting Instrument	0	0	0	0	0
c. Other Dangerous Weapon	0	0	0	0	0
d. Hands, Fist, Feet, etc.	0	0	0	0	0
ASSAULT	16	0	16	9	2
a. Firearm	0	0	0	0	0
b. Knife or Cutting Instrument	1	0	1	1	0
c. Other Dangerous Weapon	1	0	1	1	0
d. Hands, Fist, Feet, etc.	2	0	2	0	0
e. Other Assaults – Simple	12	0	12	4	2
BURGLARY	4	0	4	0	0
a. Forcible Entry	1	0	1	0	0
b. Unlawful Entry/No Force	3	0	3	0	0
c. Attempt Forcible Entry	0	0	0	0	0
LARCENY – THEFT	11	0	11	2	0
MOTOR VEHICLE THEFT	1	0	1	0	0
a. Autos	0	0	0	0	0
b. Trucks	0	0	0	0	0
c. Other Vehicles	1	0	1	0	0
GRAND TOTAL	32	0	32	8	0
Clearance(s) by Adult Arrest	4				
Clearance(s) by Juvenile Arrest	2				

**All data presented in this report is tentative until monthly audit is complete

Property & Evidence

During the month of January 2019, there were 140 envelopes/packages involved in 46 incident cases submitted for processing by the Property and Evidence Section. Of the total, envelopes/packages:

- 104 were evidence items of which 7 were released, 89 were stored, and 7 out to lab and 1 was destroyed.
- 15 were safekeeping items of which 12 were stored and 3 were released.
- 19 were disposal items of which 10 were stored, 8 were destroyed and 1 was released.
- 2 were found items of which 1 was stored and 1 was released.

The items of evidence involved the following crimes:

- 11 - Drug Incidents
- 1 - DUI

2019 – Property and Evidence Processing							
TOTAL PACKAGES	EVIDENCE STORED	SAFE KEEPING	FOUND PROPERTY	DISPOSAL	RELEASED	OUT TO OFFICER	SENT TO LAB
140	112	15	2	19	12	22	7

Other Considerations

- The status of the Police Evidence Trust Fund bank account, involving \$2,601.14.
16 pending items:
10 are for safekeeping/found property,
5 are pending RICO forfeiture/Evidence,
1 is to be returned to owner if located.
 - Fingerprints were taken for 58 citizens by the Property and Evidence Section and Police Volunteers this month. The prints included volunteers, employee applicants and private citizens.
-
-

Operations/Patrol

The Operations/Patrol Division is under the direction of Lt. Terry Tryon, and he has attended the following meetings during the month of January:

- Town Council Meetings
- FPD Management Team Meetings
- Weekly FPD Administrative Meetings
- Workflow Committee Meeting
- Alliance to Combat Transnational Threat – Field Area 2 (ACTT FA-2) Planning Meeting

Professional Standards

No complaints received

No Internal Administrative Investigations initiated

There were 3 use of force reports for January 2019.

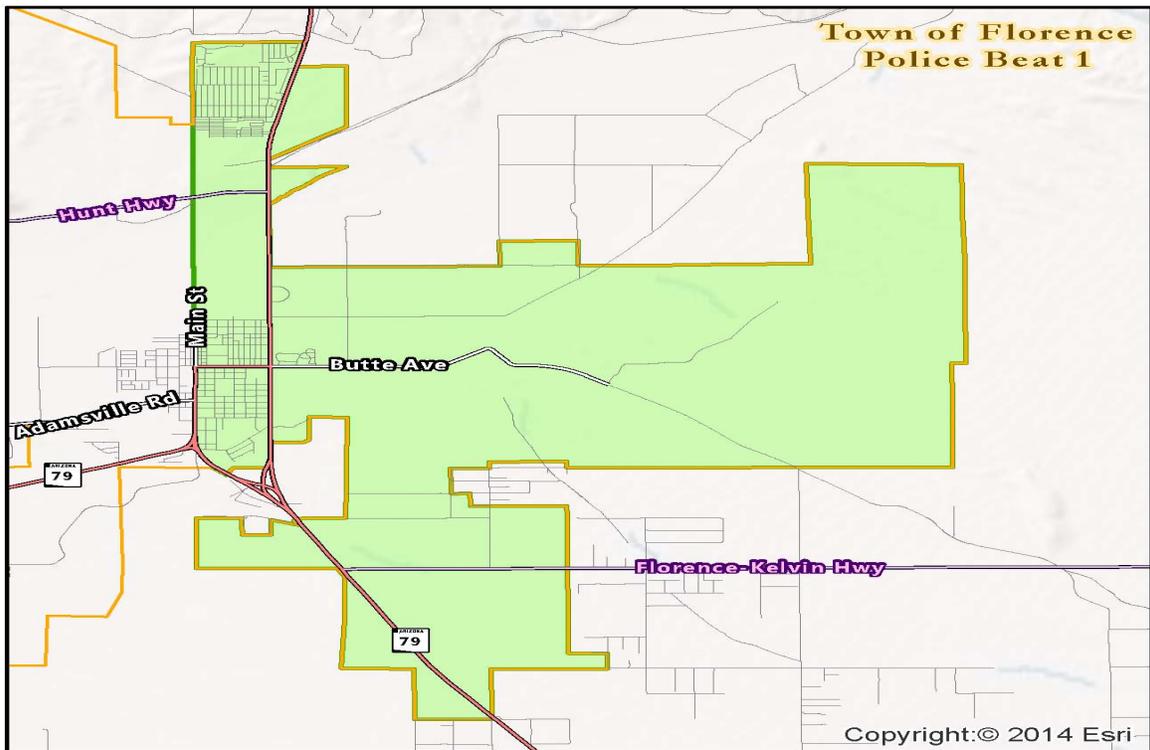
- Officer encountered a subject who assaulted a family member while driving near the Anthem Community. The subject fled before officers arrived and he was found a few feet away. The subject was combative, attempting to kick the officer and resisting arrest. Officers had to utilize a leg sweep to control the subject as well as draw their Taser in a show of force to gain compliance.
 - Officers responded to a 911 call involving a subject reportedly pointing a gun at another person. During officer's approach, an officer had their rifle drawn muzzle down. No further display or use of force was used.
 - Subject had stabbed her boyfriend with an unknown sharp object. As officers arrived, the subject was walking away with an unknown object in her hand. The responding officer drew his weapon and ordered the subject to drop what was in her hand. The subject complied and it was a cellphone. The subject was arrested and while she was in the patrol car, family members attempted to close in on the officer and the subject attempted to step out of the car at the officer. The officer utilized a hand strike to the upper left chest/shoulder area and the subject retreated back into the car and the officer was able to get the family members to retreat as well.
-
-

Criminal Investigations Unit

# of new cases assigned in January:		4	
Observed Offense	Assigned Detective	Case Status	Notes:
Threats	L. Gaston	OPEN	Bomb Threat at Anthem K-8, juvenile subject identified charges pending
Suspicious Item	D. Helsdingen	Closed	Skeletal Remains found on F-Mountain deemed non-human by ME
Sex Offense (PREA)	D. Helsdingen	OPEN	Detainee reported being raped-SANE exam completed, Search Warrant for DNA done, detainer issued on suspect
Welfare Check	D. Helsdingen	Closed	Body Warrant written on subject refusing to exit residence after commitment order
# of cases carried over into January:		7	
Observed Offense	Assigned Detective	Case Status	Notes:
Hit & Run	D. Helsdingen	OPEN	Witness came forward with information-report completed and forwarded Charges to PCA, PCA requesting additional investigation
Dangerous Drugs/Child Abuse	D. Helsdingen	OPEN	2 suspects arrested further investigation into child abuse requested
Child Abuse	L. Gaston	Closed	One Adult arrested DCS Involved
Attempted 1 st Degree Murder	D. Helsdingen	OPEN	Suspect In-custody Report received from DPS confirming DNA from victim on the knife still working with CGPD with suspect tampering with victim
Promote Prison Contraband	D. Helsdingen	Closed	Felony Charges filed on 2 adults
Arson	D. Helsdingen	OPEN	Search Warrant Completed \$10,000 reward following up on leads
Sexual Abuse	D. Helsdingen	Open	Confidential Felony Charging packet completed
# of joint cases worked in January:		4	
Observed Offense	Assigned Detective Primary/Secondary	Case Status	Notes:
Child Abuse	L. Gaston/ D. Helsdingen	Closed	Suspect in custody facing multiple felony counts
Homicide	D. Helsdingen/L. Gaston	OPEN	1 st Degree Murder Charges Filed
Sex Offense (Juvenile)	L. Gaston/D. Helsdingen	OPEN	Several female subjects disclosed inappropriate sexual abuse. Grand Jury scheduled 11/7/18 eight felony counts-suspect arrested search warrant completed on cell phone
Sex Offense (Juvenile0	L. Gaston/D. Helsdingen	OPEN	Child disclosed during forensic exam suspect invoked prior to questioning
Other Activity:			
L. Gaston	Use of Force training		
D. Helsdingen	FA2 meeting		

D. Helsdingen & L. Gaston	Forensic Interviews x3
D. Helsdingen	Grand Jury x2
D. Helsdingen	Child Exploitation Part III

Beat 1



Beat Statistics:

Beat 1 Supervisor – Sgt. D. Peterson

There are 6 officers assigned to Beat 1

Total number of calls for service (including traffic): 484

Total number of traffic stops: 169

Total number of accident reports taken: 5, all 5 were on private property

Total number of citations issued: 40 for 54 violations

Total number of DUI: 0

Crimes against Persons

Assault: 8

Sexual assault: 1

Property Crimes

Burglary: 4

Shoplifting: 1

Theft: 3

Monthly Activities

Total calls for service were down slightly from last month (494). Person crimes (9) were up from last month (5). Property crimes (8) were up from last month (6). Nine (9) of the reported index

crimes (17) during this time period occurred in Detention Facilities. Officers in Beat 1 conducted Directed Patrols in the areas of previously reported crimes. Officers also conducted Field Interviews of persons throughout Beat 1 and inquired if there was any knowledge of any crimes being committed. The Directed Patrols and Field Interviews were utilized to gather information / suspects and also to provide a presence in the community to help deter additional crimes. There were 22 warrant arrests in Beat 1 during the month.

In addition to normal patrol, officers also conducted 142 Directed Patrols of businesses, apartment complexes, Florence Gardens and Caliente communities and the prisons.

Community Involvement and Education

Area schools were re-opened after winter break. Officers continued their visits to schools and grounds to prevent and / or detect any crimes. Officers were also assigned to schools to monitor crosswalks and school speed zones.

Special Events

None

Upcoming Special Events

Historic Florence Home Tour – February 9, 2019, Florence Prison Run – February 10, 2019

Significant Calls for Service

Sex Offense reported on N. Pinal Parkway – A male inmate reported that 4 other male inmates forced sex upon him. Active investigation.

Assault reported on N. Pinal Parkway – A male inmate refused to go into his cell. When correctional staff approached the inmate, he began a physical altercation with the staff. The inmate suffered no visible injuries. The Correction Officer sustained scratches to his face and neck area. Awaiting victim information from the prison.

Assault reported on E. Diversion Dam Road – A juvenile male inmate ran up to another juvenile male inmate and punched him in the face. They had a brief struggle before correctional staff separated them. Neither juvenile sustained any injuries. Charges were forwarded to the court.

Assault reported on E. Diversion Dam Road -A juvenile male inmate was taunting another juvenile male inmate while they were in separate cells. When the cell doors opened, the male that was taunting the other, ran up to him and started a physical altercation. The males were separated by correctional staff. Neither sustained visible injuries. Charges have been forwarded to the court.

Assault reported on N. Pinal Parkway – A male inmate spit on a Corrections Officer as he was checking the cell area. Pending charges.

Assault reported on E. Diversion Dam Road –While in a classroom a female juvenile inmate was making fun of a male juvenile's teeth. When the male's response was only to laugh, the female got angry. She then went over to the male and punched him several times in the head. They were separated by correctional staff. The male sustained no injuries. Refused prosecution.

Assault reported on E. Diversion Dam Road – Two juvenile males became involved in a physical altercation. Punches were exchanged prior to them being separated. No injuries were reported. Pending further information from correctional staff.

Assault reported on E. Diversion Dam Road – While two male juveniles were in a physical altercation a correction officer got between them to separate them. This correction officer was reportedly struck by an errant punch. The correction officer sustained no injury. The report was for documentation purposes.

Assault reported on S. Pinal Parkway - During a Domestic dispute, the female stabbed a kitchen knife into her live-in boyfriend's upper chest. The female was arrested and charged with the assault. The male transported himself to the hospital.

Burglary reported on E. Celaya Street – A female had been allowing her brother to stay in her home. After he was asked to find another place to stay, the female realized a handgun that she owned was missing. The firearm is a Sig Sauer P290 Liberty pistol valued at \$300.00.

Burglary reported on S. Pinal Parkway – When a female went to clean out her brother's apartment (he had passed away) she found the apartment secure with no signs of forced entry. When she entered with the key she noticed that a TV, stereo and computer were missing. Pending further information.

Burglary reported on S. Pinal Parkway – A male reported that an apartment that he was staying in had been broken into, but nothing was stolen. The male stated he stayed with a friend overnight. When he returned, he found the window screen was off of the window, the window was open, and the door was unlocked. Male refused further investigation.

Burglary reported on S. Gila Drive - A female reported that she is a snowbird and just returned to Arizona (left last April). The female states prior to leaving in April, she bought a "new" used mattress for her sofa bed. When she recently returned, she believes that the mattress has been replaced with an older mattress by someone that stole her mattress. There were no signs of forced entry. Closed pending further investigation.

Theft reported on S. Elizabeth Street - A female reported that when she returned from driving to Safeway, she found that her license plate was missing.

Theft reported on E. Ruggles Street – A male reported that a utility trailer had been stolen from his property. The utility trailer is valued at \$2,500.00. A neighbor reported that a white Chevy or Ford pick-up truck had connected to the trailer and drove away. Closed pending further information.

Theft reported on N. Pinal Parkway – An employee was reportedly returning merchandise for cash refunds and pocketing the money. Charges have been forwarded to the court.

Shoplifting reported on N. Pinal Parkway – While investigating a suspicious vehicle, the suspect exited the store and went to the vehicle in question. While investigating the original call it became known that the person that came back to the vehicle had just stolen the merchandise that they possessed from the store. The suspect was arrested and booked.

Accident Private Property reported on E. Ocotillo Drive - Private Property accident, no injuries. Drivers exchanged information without incident.

Accident Private Property reported on S. Pinal Parkway – Private Property accident, no injuries. Drivers exchanged information without incident.

Accident Private Property reported on N. Jason Lopez Circle – Private Property accident, no injuries. Drivers exchanged information without incident.

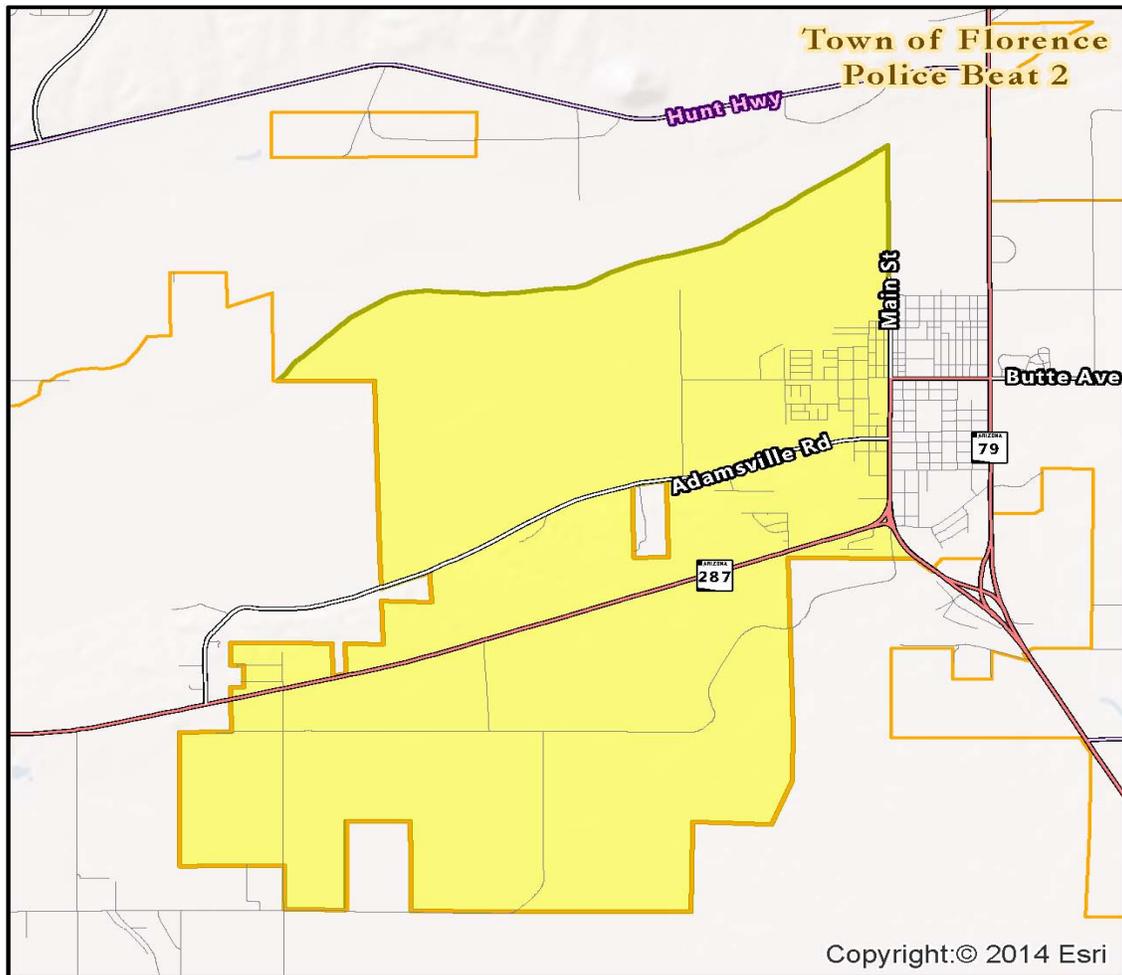
Accident Private Property reported on N. Main Street – Private property accident, no injuries. Information exchanged.

Accident Private Property reported on N. Pinal Parkway – Private property accident, no injuries. Information exchanged.

Training

Legal update training provided.

Beat 2



Beat Statistics

Beat 2 Supervisor – Sgt. D. Campbell
There are 6 officers assigned to Beat 2
Total number of calls for service (including traffic): 153
Total number of traffic stops: 76
Total number of accident reports taken: 1
Total number of citations issued: 14 for 31 violations
Total number of DUI: 0

Crimes against Persons:

Assault: 2

Property Crimes:

Theft: 1

Monthly Activities

Crime decreased in the area of assaults for January 2019. Due to multiple arrests, no current cases of thefts or burglaries have been reported. FPD increased directed patrols and conducted various field interviews.

Citations were issued for speeding, expired registration, vehicles not having mandatory insurance, passing a stop sign and driving without a license.

Community Involvement and Education

Officers conducted 39 directed patrols of the local business and issuing warning citations for parking violations (2) to include (3) field interviews. FPD has been conducting stationary surveillance on various locations to determine narcotic activity. Beat #2 Officers conducted 10 separate investigations regarding juveniles.

Special Events

None

Upcoming Special Events

None

Significant Calls for Service

Traffic Stop: FPD conducted a traffic stop in the area of State Route 287 milepost 142. During the stop for speed, the Officer smelled burnt marijuana. The driver did not have a valid medical marijuana card and was driving suspended. Prior to the tow, FPD conducted an inventory search and located a useable quantity of marijuana in the center console. The driver was processed and vehicle towed without incident.

Attempt to Locate: FPD received an attempt to locate on a local residence who violated his probation requirements. FPD located the subject in the area of 800 South Main Street and arrested him on an outstanding felony warrant.

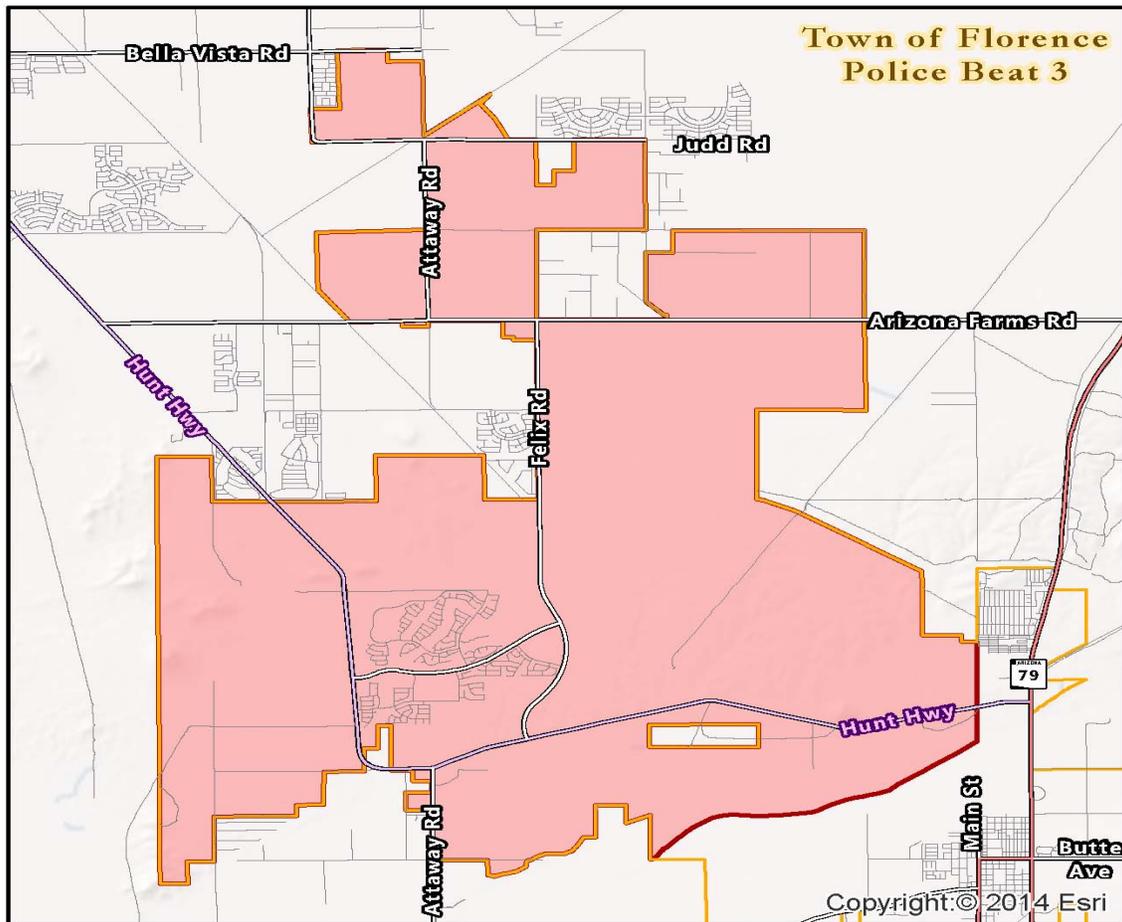
Assault: FPD responded to the area of North Sycamore Street reference an assault. While on scene FPD discovered two male subjects were in a verbal argument over a floor that needs repaired. During the event one male subject chest bumped the other. Both parties agreed to separate and did not wish to pursue charges.

Narcotics: FPD responded to Florence High School reference narcotics. FPD arrived on scene and contacted a female subject along with F.H.S. Security. During the investigation, the female was found in possession of 12 marijuana cigarettes. The female was expelled from school, charges forwarded to Pinal County Juvenile Services and turned over to her parents without incident.

Training

Officers were provided information on local events to including providing them with daily briefings on recent intelligence and training videos.

Beat 3



Beat Statistics:

Beat 3 Supervisor – Sgt. S. Morris
There are 6 officers assigned to Beat 3
Total number of calls for service (including traffic): 325
Total number of traffic stops: 192
Total number of accident reports taken: 1
Total number of citations issued: 40 for 54 violations
Total number of DUI: 0

Crimes against Persons:

Assault: 2
Domestic: 3
Sex assault: 2

Property Crimes:

Burglary: 0
Shoplifting: 0

Theft: 3

Vehicle theft: 0

Monthly Activities

For the month of January, the total calls for service was 325, compared to 224 in December. A 45.09 % increase. No influx of major crime. A total of 111 directed patrols were conducted.

The Juvenile Detention Log was completed as required by state law. The Florence Police department did not detain any juveniles for the month of January.

The speed signs logged the following data:

The Main Street speed sign for southbound traffic. 116,329 vehicles. Average speed was 33 mph. Speed limit is 35 mph. 50,871 were between 33-38 mph. 8,430 were between 39-44 mph, and 624 were 45-50 mph.

Anthem/ Hunt Highway, - The speed sign for westbound traffic. 151,838 vehicles. Average speed was 36 mph. Speed limit is 45 mph. 2893 were between 33-38 mph. 16,353 were between 39-44 mph, and 46,682 were 45-50 mph. 22,566 vehicles were 50 and above.

The portable speed sign #2 was placed on Willow by the high school, and #3 was placed on main street extension for north bound traffic for a two-week period.

For the month of January, traffic enforcement in beat three consisted of 192 traffic offenses, with 40 citations, and 54 violations.

Community Involvement and Education

The Beat 3 officers continue to look for code enforcement violations and have been enforcing parking violations. Only two parking violations given in January. The officers continue to monitor the school zones every morning and afternoon, monitoring traffic, and student pickup and drop-off.

Special Events

None

Upcoming Special Events

None

Significant Calls for Service

W. Rushmore Way- A fire erupted in the upstairs area of the two-story house. Significant damage to home. Several foster children with special needs live in the home. No injuries reported and the fire is still under investigation.

Merrill Ranch / Anthem Way – While driving down Anthem Way, a rock struck the victims passenger side window causing it to shatter. No suspects. Window valued at \$400.

W. Millerton Way – While the victim's car was on the street in front of his home, unknown persons threw a rock and busted out the window of his 2005 Dodge. No suspects or witnesses.

N. Hawthorn Dr. – An unknown person threw a rock and dented the victim’s front door to his home. No suspects or witnesses.

W. Autumn Vista Way – Unknown suspect(s) removed approximately \$2000 worth of laminate flooring from the garage of the home under construction. No suspects or witnesses.

W. Sonoma Way – While at a friend’s house, unknown person(s) removed the victims Mongoose bicycle from the front porch. The bike was not locked up. Bike values at \$100.

W. Millerton Way – While his truck was parked in his driveway, unlocked, unknown person entered the vehicle and removed a key fob and keys, which were left in the ignition by the victim. No suspects or witnesses. Fob valued at \$500.

Felix / Hunt – A mother and son got into a physical altercation while driving down the road. The son threw an alcohol container at his mom striking her in the face. The mom pulled over and her son eventually got out of the car. Officers located the son and got into a physical fight attempting to apprehend him. He was arrested and confined at PCSO for aggravated domestic violence and resisting arrest.

N. Anthem Way – Three juveniles jumped on another juvenile at the rec center. No major injuries. No information on the suspect juveniles.

W. Montebello Way – A mother and daughter got into a verbal confrontation. Nothing physical. No charges filed.

Hunt Hwy / Attaway – A mother and daughter got into a verbal argument. No charges filed.

N. Hunt Hwy – A boyfriend and girlfriend were driving down the road and got into an argument over personal issues. The boyfriend then started punching the girlfriend in the face repeatedly causing a cut over her eye. He eventually quit and took her home. Her mother helped clean her up and called police. The boyfriend still cannot be located at this time. Charges will be forthcoming.

N. Anthem Way – Students approached a female 7th grader about pics of her being on snapchat in a bra and panties and of her genital area. The photos were apparently sent by her to a male student who now lives in Yuma. This case is still active pending further investigation.

N. Palo Verde Dr. – A mother found out that her husband has been having inappropriate contact with their daughter and it has been going on for some time. This case is still under investigation.

Training

Officer uniforms were inspected this month, with no discrepancies noted.

K-9 Unit

How many officers assigned to K-9 unit: (1) K9 Murphy

Total number of vehicle stops: K9 Murphy 34 vehicle stops

Total number of K-9 Utilizations: K9 Murphy 10 utilizations

Total number of vehicle hand searches: 3

Total amount of narcotic seizures (weight): 8.4 grams

Type of Drug	Amount in Weight
Narcotics	9.8 gram
Prescription Drugs	0
Paraphernalia	6 individual items

Officer Murphy attended weekly K9 detection along with the Pinal County Sheriff's Office K9 Unit Training Unit. Officer Murphy's service dog Rexo, detected marijuana, cocaine, methamphetamine and heroin without incident. Officer Murphy is certified through the National Canine Audit Tracking Systems (NCAT) using K9 Rexo.

During the month of January 2019, K9 Murphy self-initiated (41) cases which included vehicle stops, field interviews and on-view criminal activity.

Traffic Stop: Officer Murphy conducted a traffic stop in the area of Judd Road and Quail Run Lane. During the stop, a male subject was arrested and found in possession of 0.2 grams of heroin, 2.4 grams of methamphetamine and 6 pieces of drug paraphernalia. The male was processed into Pinal County Sheriff's Office Adult Detention Center without incident.

Search Warrant: Officer Murphy along with K9 Rexo assisted Florence Police Department Detective Division with a search warrant in the area of 6000 West Rushmore Way in Florence, AZ. During the investigation, a traffic stop was conducted prior to the service of the warrant the revealed 5.2 grams of heroin. The female was processed and ultimately booked into Pinal County Sheriff's Office Adult Detention Center without incident.

Traffic Stop: While participating in Operation Stone Garden, which is a federal grant designed to combat human and narcotic smuggling within Pinal County, Officer Murphy conducted a traffic stop in the area of Francisco Lauro and State Route 84. During the stop, the male subject was found to be in possession of 2.0 grams of marijuana. The subject was criminally cited and released without incident.

Traffic Stop: Officer Murphy obtained information that a male subject was wanted on a felony warrant issued out of Illinois and was part of a joint investigation with Florence Police Department. Officer Murphy located this subject and initiated a traffic stop in the area 6000 West Rushmore. The male subject was arrested and booked into Pinal County Sheriff's Office Adult Detention Center on valid felony warrant with a two-million-dollar bond.

Volunteers

The Florence Volunteers put in a total of 140.50 hours for the month of January. There was a total of 6 volunteers that donated their time this month. The Victim Services Unit was not utilized this month. The volunteers continue to assist the police department with fingerprinting, funeral escorts, and any special events hosted by the Town of Florence. The volunteer program is actively involved in house watches, school zones and business checks. There were nine 3511 hearings this month, conducted by a volunteer. The vehicles were released to their respective owners and tow companies, and a total of \$300.00 was collected for fees.

Grants

1st quarter completed for GOHS. Actively obtaining bids for radar installs.
Received the 2 radios for RAC funds, in process of invoicing.
No new grant applications.

The following are statistics reported to GOHS for both special events and sustained (regular) activity:

Total citations for the month of January 2019 - 84
Total traffic contacts for the month of January 2019 - 521

Type of Citation	Total Number
Civil traffic	64
Criminal traffic	13
DUI	0
DUI Drugs	0
Other (CT, CR,CV)	7

Training

Efforts are continually made by the training staff to incorporate and provide quality training to all FPD officers. FPD staff has worked diligently to reduce training costs by providing required internal training.

Traffic

Total number of Citations issued for the department: 80 for 122 violations

Directed Patrols

The Police Department conducted 292 Directed Patrols during January. Directed Patrols are a proactive, police-initiated, approach which focuses patrol resources on the places with highest risks of serious crime to increase crime prevention. Statistics have proven that an increased proactive patrol in high crime areas has decreased crimes.



TOWN OF FLORENCE

PUBLIC WORKS DEPARTMENT

444 N. Warner Street
Florence, AZ 85132
Office: 520-868-7614
FAX: 520-868-7546

MEMO

MEETING DATE: March 4, 2018

STAFF PRESENTER: Christopher A. Salas, Development Services Director/Town Engineer

SUBJECT: Staff Report

Engineering Division:

APS Solar Covered Parking

- Submitted Library/Community Center design proposal for FY'19 consideration
- Would allow APS to construct a 108-space car covered parking area, roof being made of solar panels. Approximate kW yield is 270 kW

Kokopelli Moon Saloon – Pre Demolition

- Using the Tucson JOC Demolition contract, bid RFQ emailed to Bidder's List 2/5/2019, bids due on 2/28/2019
- Adobe Technologies – experts on adobe installation – will need patching

CFD Feasibility

- Wilson & Company – ON CALL Engineers

Cox Irrigation Ditch

- Preliminary ditch design received from EPS, forwarded to SCIDD for review
- 3/4/19 Still waiting on SCIDD

Anthem at Merrill Ranch

- Baxter Design informs that Ashton Woods has expressed interest in developing AMR Units 41 and 43
- At-Risk grading permits issued for AMR Units 31 and 33 (DR Horton)
 - 3/4/19 DR under review

Florence Hospital Drainage

- Dibble Eng. in dialog with Baxter Design to assess drainage issues and search for original Drainage Report. Town does not have this report
- 3/4/19 No updates

SCIDD Canal Sunrise Estates

- SCIDD performed aerial survey (UAV) early December, pending survey results to determine Towns participation in resolving severe erosion issues
- 3/4/19 Still awaiting response from SCIDD
- Working with Langley Land to gain access to portion of Langley 3 lot for soils storage for erosion backfill from FUSD Baseball Field project.

CAG EPC (Environmental Protection Committee)

- Town collaborating with Town of Miami through CAG to support Miami DMA request with Town GIS support.
- Unofficial workshop meeting on 7 DEC 2018 resulted in forward progress towards agreement between Town of Miami and TRSD.

CIP T-60 - E. 1st Street Pavement (HURF Bond)

- Started January 21, 2019

Facilities Maintenance:

Public Works Building

- Fire Suppression System
 - Council approved 1/7/2019
 - Notice to Proceed sent to 315 Fire Protection Services
 - Pre-con scheduled on 1/28/2019
 - Work started 2/19/19
- Fleet skylights – to be installed 2/19/19

Town Hall

- Chamber acoustic tiles paint – Complete
- Chamber Flooring - Complete
- Materials for French Drain – concrete has been cut – Park & Rec to perform work
- Ceiling work – paint – waiting to schedule
- Remaining carpet replacement – ON HOLD
- Centimark – fix roof leaks – pending funding
- Touch up painting for Customer Service counter – pending funding

Senior Center

- Overhang repair estimated approximately- \$5000, pending funding source

Safety Walkthroughs

- Southwest Risk & Town staff completed on 1/10/19, Departments are currently working on addressing identified issues

Community Services Building

- No work scheduled

Fire Station #1

- Touch up painting
 - Hallway, restroom 1111 and kitchen

Fire Station #2

- Apparatus Bay Doors 1 & 3 – repairs to occur mid-February

Fitness Center

- Roof – Completed
- Electrical Panel – Completed
- Ceiling work – paint – waiting to schedule
- Flooring – on HOLD pending funding

Police Department

- Roof – Completed

IT Building

- Storm damage – Completed

Silver King

- Motley Design Group – providing egress designs
 - Electric
 - Fire suppression
 - Door hardware
- Budgetary figures for repairs and deck surface have been received with exception of optional budgetary figures for stamped/colored concrete for west deck

McFarland

- Fire panel – Installation to occur in February

Fleet Services:

Monthly Work Orders

- Preventative Maintenance (PM's) – 13
- Other Services – 37
- Total vehicles serviced – 50

Streets (HURF) Division:

Roads

- Crack sealing streets in prep for HA5 Project
- Patched 27 potholes
- Blading drainage ditches throughout Town

Hunt Highway Project

- RCA Approved by Council 10/15/18 – Regional Pavement

Water Division:

SCADA Upgrade

- To coordinate between well sites
- Fill tanks at night for energy savings
- Need operational plans and programming

Wastewater Division:

SWWTP SAM Rebuild

- Electrician assessed
- Cooperative Contract with Bestway to be presented at 2nd Council Meeting in March

SWWTP Maintenance

- Pista Grit – waiting for parts

NWWTP Maintenance

- 3/4/2019 – Western Environmental – headworks delivery still pending

Sanitation:

RAD Service Orders

- Town 33 pickups of bulk trash
- Florence Gardens 37 pickups of bulk trash
- Anthem had 102 pickups of bulk trash

Capital Improvement Projects:

CIP GG-25 - Silver King Balcony Repairs

- Motley Design Group – providing egress designs
 - Electric
 - Fire suppression
 - Door hardware
- Budgetary figures for repairs and deck surface have been received with exception of optional budgetary figures for stamped/colored concrete for west deck

CIP GG-26 - Signal Light @ SR79 & Hunt Highway

- ADOT Traffic study is complete
- Meeting to occur with ADOT to discuss project options
- 3/4/2019 No new updates

CIP GG-29 – Territory Square Expansion – Phase 1

- Extend 8” waterline within Main Street @ Town Hall
- Funds not available until FY 19/20

CIP PSP-18 - HVAC @ Police Department

- Three units replaced after failures in FY16/17, remaining two are newer and are not scheduled for replacement in 17/18

CIP SU-06 – Wastewater Main Extensions & Replacements

- Funds not available in FY 18/19, budget being reviewed

CIP SU-13 – Wastewater Main Extension (Main Interceptor / Lift Station) NORTH

- Bar Screen and Compactor on order as of 10/19/18
- Grit chamber will remain

CIP SU-20 – Recharge Facility

- Council approved on 1/7/2019
- Notice to Proceed sent to Scholz Contracting and Jayco (Earth Moving)
- Project started 1/22/2019
- 2/14/19 Earthwork COMPLETED by Jayco
- 3/4/19 Scholz to start piping work mid March

CIP SU-83 – SCADA Tie-Ins – Wastewater Controls

- SOW provided 9/13/18
- As of 3/4/19 – Under review, searching for alternatives

CIP SU-84 – Wastewater System Preservation

- Ongoing

CIP SU-85 - Recharge Permitting & Design

- Design underway, permit application
- ADWR Meeting June 26, 2018

CIP SU-88 – SWWTP Expansion Headworks

- 10/19/18 – Construction documents to be submitted
- Meeting with Engineering consultant and town – plans under review
- Will be a formal bid solicitation
- 3/4/2019 No updates

CIP SU-89 – WWTP Compliance / Permitting Equipment

- Ongoing

CIP SU-90 – SWWTP Improvement Modifications

- Waiting for Bar Screen parts to arrive
- Project ongoing

CIP T-12 – Butte Avenue Bridge Replacement

- 11/9 Certified letter to all utilities

CIP T-14 – Roundabout / Intersection Improvement SR 79B & SR287

- MAG close out funds

CIP T-28 – Hunt Highway Fire Station #2 Traffic Signal / Turn Lane

- 1st Phase design completed & reviewed
- 11/7/18 – Bid Tab approved to complete the next stage – Lee Engineering \$10,925
- 3/4/2019 in process

CIP T-41 – Pinal Street Drainage (aka Main Street Butte to Ruggles Ditch)

- Formal bidding process followed
- Notice to Proceed and project started by T Y Lin

CIP T-60 - E. 1st Street Pavement (HURF Bond)

- Approved by Council on 10/15/2018 – Regional Pavement

CIP WU-23 - 2B Outfitting

- Approved by Council on 11/5/2018 – Coolidge Engine & Pump
- Work has started

CIP WU-25 – Water Line Relocation

- Relocate 12” water line outside of INS property
- Funds not available until FY 22/23

CIP WU-38 - Water Line Replacements

- Westland Resources to complete design, ADEQ permitting, utility location and construction documents
- 8” Water Line Extension (Elizabeth – Virginia – Orlando) – JOC Contract with Pine/Strawberry – Apache Underground
- Approved by Council on 11/5/2018 \$813,696.00 – Apache Underground
- Work has started

CIP WU-74 – Transmission Line & Pressure Zones

- Report on feasibility of project and pump curves due by 11/1/2018

CIP WU-83 – Downtown 12” Loop (CBDG)

- Approved by Council on 10/15/18, Notice to Proceed to Apache Underground
- Work to begin 11/19/2018, working on public notification

CIP WU-84 – Well #4 Pump Inspection and Rebuild

- KP Ventures – Rebuild portion of project will start the end of February

CIP WU-85 – Hydrant Replacement

- Replace aging fire hydrants
- Cooperative utilized for parts, Council approved on 5/21/2018
- Work being completed in-house
- Project is on-going

CIP WU-86 – 8” Line Extension (410 feet) Willow to High School

- 7/1/2018 – Project ON HOLD until 3rd quarter FY 18/19

CIP WU-87 – Line Extension on Adamsville Road (Quartz to 79B)

- 9/18/18 Project COMPLETED – line was extended to hydrant

CIP WU-88 – Well Preservation

- Well #5 – Cannot start until Well #4 is back on line