

MINUTES OF THE TOWN OF FLORENCE COUNCIL REGULAR MEETING HELD ON MONDAY, JULY 15, 2019, AT 6:00 P.M., IN THE FLORENCE TOWN COUNCIL CHAMBERS, LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER

Vice-Mayor Anderson called the meeting to order at 6:00 p.m.

ROLL CALL:

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

Absent: Tara Walter

***Vice-Mayor Anderson appeared telephonically.

On motion of Vice-Mayor Anderson, seconded by Councilmember Hughes, and carried (6-0) to appoint Councilmember Wall to run the meeting.

MOMENT OF SILENCE

Councilmember Wall called for a moment of silence.

PLEDGE OF ALLEGIANCE

Councilmember Wall 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. Carolyn Renee Deluzeo, Florence Resident, spoke regarding the proposed two roundabouts and the difficulty in maneuvering through them to get to her home. You are unable to exit the roundabout if you are in the inner lane and people are not courteous to let you get through. A stoplight is a better option.

ADJOURN TO MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1

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

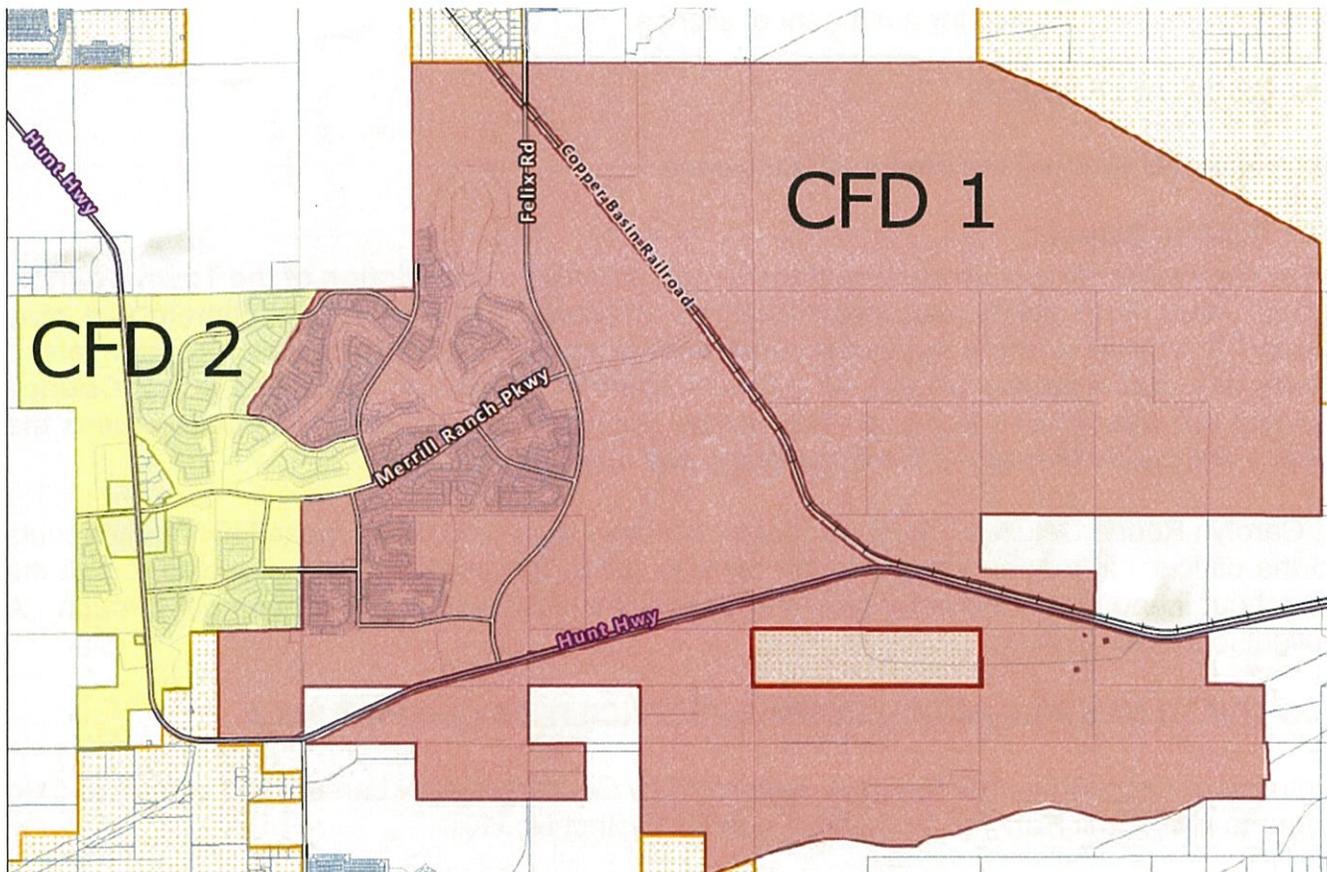
Ordinance No. MRCFD1 116-19:

Boardmember Wall read Ordinance No. MRCFD1 116-19 by title only.

AN ORDINANCE OF THE MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1, PINAL COUNTY, ARIZONA, LEVYING THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE COMMUNITY FACILITIES DISTRICT NO. 1 SUBJECT TO TAXATION OF CERTAIN SUM UPON EACH \$100 OF VALUATION SUFFICIENT TO RAISE THE AMOUNT ESTIMATED TO BE RECEIVED FROM FUNDS FOR COMMUNITY FACILITIES EXPENSES FOR THE FISCAL YEAR ENDING THE 30th DAY OF JUNE 2020, AND DECLARING AN EMERGENCY.

Mr. Rey Sanchez, District Treasurer, provided a presentation in which he outlined the following:

- MRCFD 1 Tax Levy Adoption
 - State law requires the Town to advertise and adopt the secondary property tax levy in the same way as the primary tax levy.
 - The levy was advertised in the newspaper and Town website.
 - Council held a Public Hearing on July 1, 2019.
 - The recommended tax rate for Fiscal Year 2019/2020 will be set at \$.72 per \$100 of net assessed valuation (NAV).
 - CFD 1 levy will collect \$208,464.



- Where tax can be found on their statement

PINAL COUNTY						2018 PROPERTY TAX STATEMENT			ARIZONA			
PARCEL NUMBER	AREA CODE	PRIMARY TAX RATE PER \$100 ASSESSED VALUE	SECONDARY TAX RATE PER \$100 ASSESSED VALUE	SPECIAL DISTRICT \$ PER ACRE	2018 TAX SUMMARY							
211-XX-XXXXX	0131	11.8851	5.3730		PRIMARY PROPERTY TAX		2,505.50					
ASSESSMENT					VALUE IN DOLLARS	LEGAL CLASS	RATIO	EXEMPTIONS	NET ASSESSED	SECONDARY PROPERTY TAX	1,132.70	
					LIMITED	210,805	0301	.1000	0.00	21,081	SPECIAL DISTRICT TAX	0.00
SEE PAGE 2 FOR PAYMENT COUPON										PRM/REDUCTION	(397.40)	
										TOTAL TAX DUE FOR 2018		3,240.80
SITUS ADDRESS	TAX AUTHORITY				LEVY	PURPOSE	TAX RATE	2017 TAX	2018 TAX	INCREASE / DECREASE		
XXX XXXXXXX FLORENCE AZ 85132	2000	Pinal County		PRM		3.7006	750.94	780.12	29.18			
	2000	Pinal County		PRM	Schl Resr	0.1294	25.98	27.28	1.30			
PROPERTY DESCRIPTION LOT XXX ANTHEM AT MERRILL RANCH UNIT X CAB G - SLD 044 SEC 19 4S-9E	2010	School Equalization		PRM		0.4741	97.88	99.96	2.08			
	4154	Town of Florence		PRM		1.1060	227.76	233.16	5.40			
	7001	Florence USD #001		PRM		4.2984	849.34	906.14	56.80			
	7001	Florence USD #001		SEC	"B" Bonds	1.3872	225.96	292.44	66.48			
	8150	Pinal County Jr College		PRM		2.1766	448.30	458.84	10.54			
REDUCTION RATE 1.8851	8150	Pinal County Jr College		SEC	Bonds	0.1857	62.22	39.16	-23.06			
	11900	Fire Dist Assistance Tax		SEC		0.0643	12.92	13.56	0.64			
Michael P. McCord Pinal County Treasurer PO Box 729 Florence, AZ 85132	14613	Central AZ Water Conservation		SEC		0.1400	28.10	29.52	1.42			
	14900	Pinal County Library		SEC		0.0965	19.38	20.34	0.96			
	15625	Pinal County Flood		SEC		0.1693	34.00	35.70	1.70			
	18006	Town of Florence/Anthem at Merrill Ranch CFD #1		SEC		0.3000	60.22	63.24	3.02			
	18006	Town of Florence/Anthem at Merrill Ranch CFD #1		SEC	Bonds	2.9800	652.46	628.20	-24.26			
	30002	Cntrl AZ Vly Inst Tech(CAVIT)		SEC		0.0500	10.04	10.54	0.50			
	TOTALS							3,505.50	3,638.20	132.70		
BEGINNING 2015, TAX BILL DETAIL IS DISPLAYED AS GROSS TAXES BEFORE REDUCTIONS												
211-XX-XXXXX THIS IS A CALENDAR YEAR TAX NOTICE			MAKE CHECKS PAYABLE TO: Pinal County Treasurer PO Box 729 Florence, AZ 85132			PAYMENT INFORMATION						
THERE WILL BE A \$31.25 CHARGE FOR EACH RETURNED CHECK AND YOUR TAXES WILL REVERT TO AN UNPAID STATUS.			PLEASE INCLUDE YOUR PARCEL NUMBER ON YOUR CHECK.			Nov. 01, 2018		First half 2018 taxes due, delinquent after 5:00 PM.				
						Dec. 31, 2018		Final day to pay 2018 current full year taxes without interest.				
						May. 01, 2019		Second half 2018 taxes due, delinquent after 5:00 PM.				
SEE PAGE 2 FOR PAYMENT OPTIONS AND ADDRESS CHANGE INFORMATION												

- CFD 1 Historical Rate

FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
3.55	\$3.55	\$3.55	\$3.28	\$0.72
Example: \$100,000 home equals \$72				

Councilmember Cordes inquired if the fee is increasing by \$0.72. She also inquired why is there a difference in fees from MRCFD1 and MRCFD2 and when does this end.

Mr. Sanchez explained that the fee is being reduced to \$0.72 per \$100 of NAV. The reason for the decrease is because the debt service in MRCFD1 has decreased. There will no longer be rates once there is no debt service. Debt service is normally for 20 to 25 years.

On motion of Boardmember Hawkins, seconded by Boardmember Larsen, to adopt Ordinance No. MRCFD1 116-19.

Roll Call Vote:

Boardmember Hughes: Yes

Boardmember Cordes: Yes

Boardmember Larsen: Yes

Boardmember Wall: Yes

Boardmember Hawkins: Yes

Vice-Chairman Anderson: Yes

Motion passed: Yes: 6; No: 0

ADJOURN FROM MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1

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

ADJOURN TO MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2

On motion of Councilmember Larsen, seconded by Councilmember Cordes, and carried (6-0) to adjourn to the Merrill Ranch Community Facilities District No. 2.

Ordinance No. MRCFD2 216-19:

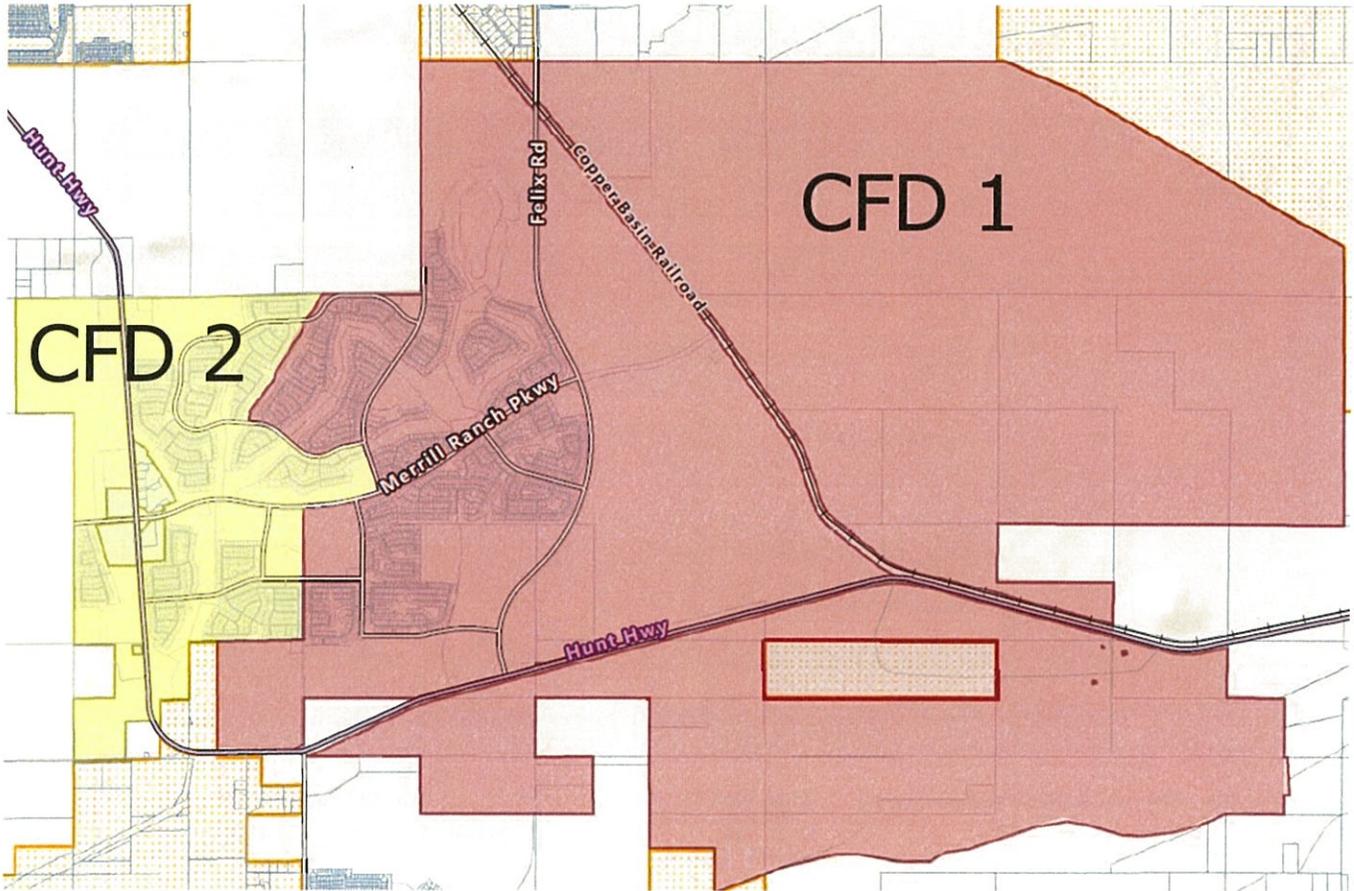
Boardmember Wall read Ordinance No. MRCFD2 216-19 by title only.

AN ORDINANCE OF THE MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2, PINAL COUNTY, ARIZONA, LEVYING THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE COMMUNITY FACILITIES DISTRICT NO. 1 SUBJECT TO TAXATION OF CERTAIN SUM UPON EACH \$100 OF VALUATION SUFFICIENT TO RAISE THE AMOUNT ESTIMATED TO BE RECEIVED FROM FUNDS FOR COMMUNITY FACILITIES EXPENSES FOR THE FISCAL YEAR ENDING THE 30th DAY OF JUNE 2020, AND DECLARING AN EMERGENCY.

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

- Tax Levy Adoption MRCFD 2

- State law requires the Town to advertise and adopt the secondary property tax levy in the same way as the primary tax levy. The levy was advertised in the newspaper and Town website.
- Council held a Public Hearing on July 01, 2019.
- The recommended tax rate for FY19/20 will be set at \$3.55 per \$100 of NAV.
- CFD 2 levy will collect \$763,268.



- Where tax can be found on their statement

PINAL COUNTY						2018 PROPERTY TAX STATEMENT			ARIZONA				
PARCEL NUMBER	AREA CODE	PRIMARY TAX RATE PER \$100 ASSESSED VALUE	SECONDARY TAX RATE PER \$100 ASSESSED VALUE	SPECIAL DISTRICT \$ PER ACRE	2018 TAX SUMMARY								
211-XX-XXXXX	0151	11.8851	6.4514		PRIMARY PROPERTY TAX		1,647.39						
ASSESSMENT					VALUE IN DOLLARS		LEGAL CLASS	RATIO	EXEMPTIONS	NET ASSESSED	SECONDARY PROPERTY TAX		894.24
					LIMITED	138,608	0301	.1000	0.00	13,861	SPECIAL DISTRICT TAX		0.00
SEE PAGE 2 FOR PAYMENT COUPON											PRM/REDUCTION		(261.29)
											TOTAL TAX DUE FOR 2018		2,280.34
SITUS ADDRESS	TAX AUTHORITY			LEVY	PURPOSE	TAX RATE	2017 TAX	2018 TAX	INCREASE / DECREASE				
XXXXXXXX XX FLORENCE AZ 85132	2000	Pinal County		PRM		3.7006	493.78	512.94	19.16				
	2000	Pinal County		PRM	Schl Resr	0.1294	17.08	17.94	0.86				
PROPERTY DESCRIPTION	2010	School Equalization		PRM		0.4741	64.34	65.72	1.38				
LOT XXX ANTHEM AT MERRILL RANCH PHASE XX - UNIT CAB F - SLD 154 SEC 19-04S-09E AND SEC 24-04S-08E AS RE-PLATTED IN CAB G- S&D	4154	Town of Florence		PRM		1.1060	149.78	153.30	3.52				
	7001	Florence USD #001		PRM		4.2984	558.48	595.80	37.32				
	7001	Florence USD #001		SEC	"B" Bonds	1.3872	148.58	192.28	43.70				
	8150	Pinal County Jr College		PRM		2.1766	294.78	301.70	6.92				
	8150	Pinal County Jr College		SEC	Bonds	0.1857	40.90	25.74	-15.16				
	11900	Fire Dist Assistance Tax		SEC		0.0643	8.50	8.90	0.40				
REDUCTION RATE	14613	Central AZ Water Conservation		SEC		0.1400	18.48	19.42	0.94				
1.8851	14900	Pinal County Library		SEC		0.0965	12.74	13.38	0.64				
Michael P. McCord	15625	Pinal County Flood		SEC		0.1693	22.34	23.48	1.14				
Pinal County Treasurer PO Box 729 Florence, AZ 85132	15629	Magma Flood		SEC		1.0784	71.18	149.48	78.30				
	18007	Town of Florence/Anthem at Merrill Ranch CFD #2		SEC		0.3000	39.60	41.58	1.98				
	18007	Town of Florence/Anthem at Merrill Ranch CFD #2		SEC	Bonds	2.9800	429.04	413.06	-15.98				
	30002	Cntrl AZ Vly Inst Tech(CAVIT)		SEC		0.0500	6.60	6.92	0.32				
	TOTALS							2,376.20	2,541.64	165.44			
BEGINNING 2015, TAX BILL DETAIL IS DISPLAYED AS GROSS TAXES BEFORE REDUCTIONS													
211-XX-XXXXX THIS IS A CALENDAR YEAR TAX NOTICE			MAKE CHECKS PAYABLE TO: Pinal County Treasurer PO Box 729 Florence, AZ 85132			PAYMENT INFORMATION							
THERE WILL BE A \$31.25 CHARGE FOR EACH RETURNED CHECK AND YOUR TAXES WILL REVERT TO AN UNPAID STATUS.			PLEASE INCLUDE YOUR PARCEL NUMBER ON YOUR CHECK.			Nov. 01, 2018		First half 2018 taxes due, delinquent after 5:00 PM.					
						Dec. 31, 2018		Final day to pay 2018 current full year taxes without interest.					
						May. 01, 2019		Second half 2018 taxes due, delinquent after 5:00 PM.					
SEE PAGE 2 FOR PAYMENT OPTIONS AND ADDRESS CHANGE INFORMATION													

- CFD 2 Historical Rate Data

FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
\$3.55	\$3.55	\$3.55	\$3.28	\$3.55
Example: \$100,000 home equals \$355				

On motion of Vice-Chairman Anderson, seconded by Boardmember Hughes, to adopt Ordinance No. MRCFD2 216-19.

Roll Call Vote:

Boardmember Hughes: Yes
Boardmember Cordes: Yes
Boardmember Larsen: Yes
Boardmember Wall: Yes
Boardmember Hawkins: Yes
Vice-Chairman Anderson: Yes

Motion passed: Yes: 6; No: 0

ADJOURN FROM MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 2

On motion of Boardmember Larsen, seconded by Boardmember Cordes, and carried (6-0) to adjourn from Merrill Ranch Community Facilities District No. 2.

PUBLIC HEARINGS

Public Hearing to receive citizens' comments on the proposed zone change for APN (202-04-0530) to Highway Business Commercial (B-2) and first reading of Ordinance No. 680-19.

Councilmember Wall read Ordinance No. 680-19 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE HIGHWAY BUSINESS COMMERCIAL (B-2) ZONE CHANGE FOR ASSESSOR PARCEL NUMBER 202-04-0530 (PLZ-19-19).

Councilmember Wall opened the public hearing.

Mr. Larry Harmer, Community Development Director, provided a presentation in which he outlined the following:

- Case PLZ-19-19 Rezoning
 - Property located South of the intersection at Highway 287 and west of Highway 79.
 - APN# 202-04-0530
 - Rezone from Single-Family Residential (R1-6) to Highway Business Commercial (B-2)
 - 2.09 acres
- Public Outreach
 - Forms of outreach
 - Mailed notice to those within 150 feet
 - Advertisement posted in local newspaper
 - Public Notice sign on site
 - Citizen Review Meeting held on June 11, 2019
 - Planning and Zoning Commission Public Hearing held on June 20, 2019

- Findings
 - Proposed rezoning is consistent with the 2020 General Plan
 - Rezoning should facilitate commercial development along State Route 79
- Recommendation
 - Town Staff and the Planning and Zoning Commission recommend approval subject to the following conditions:
 - The development of the subject site shall be in conformance to any applicable Town Code and Ordinances.
 - Property owners agree to waive claims for diminution in value pursuant to Proposition 207.
 - Any additional conditions deemed necessary by the Planning and Zoning Commission and Town Council.

Councilmember Wall closed the public hearing.

Councilmember Wall stated that the second reading will be held on August 5, 2019.

Public Hearing to receive citizens' comments on a request to change setbacks for new units, replacement units, and auxiliary buildings in Caliente Del Sol Units I, II, III, & IV and first reading of Ordinance No. 681-19.

Councilmember Wall read Ordinance No. 681-19 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING CERTAIN NON-CONFORMING USES OF PROPERTY WITHIN UNITS I, II, III, & IV OF CALIENTE DEL SOL, AND DECLARING AN EMERGENCY.

Councilmember Wall opened the public hearing.

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

- Case PZ-19-17 Amendments
 - Community Development staff has been working with the Caliente Del Sol Property Owners Association (CPOA) regarding a request to change setbacks for:
 - New units
 - Replacement units
 - Auxiliary buildings



- Background
 - Old setbacks allowed for a 1-foot setback on the livable side and 2-foot setback on the carport side from the property lines
 - 2017: Setbacks not code compliant with the 2006 Building Code and placed a 5-foot setback on the side of the lots for new and replacement units
 - 2018: Staff contacted other municipalities and researched best practices
 - 2019: CPOA approved the recommended changes
- Proposal
 - The Building Code allowed for modifications to the setbacks with three additional requirements:
 - Propane and gas to be removed from all new and replaced Park Model units
 - New and replacement units have an age requirement of no older than five years
 - All new and replaced Park Model units have carbon monoxide detectors
- Ordinance Details
 - The Front Setback shall be two feet (which is back-of-sidewalk) from property line.
 - The Rear Setback shall be five feet from property line.
 - The Side Yard Setback for interior Park Models, or other fixed Recreational Vehicle units, shall be three feet; and two feet for street side yard (which is back-of-sidewalk).
 - Any new or replacement Park Model Unit shall be no more than five years in age from the date of original construction.
 - Propane and gas are to be removed from all new and replacement Park Model units
 - All new and replacement Park Model units have carbon monoxide detectors.
- Public Outreach
 - Building Safety and the Fire Department staff met with Caliente residents and its board members
 - Two Council meetings on issue and proposal

- Staff went to Council & Caliente Board meeting for the final approval from the residents, Town, and Staff.
- The CPOA held a Citizen Meeting in February 2019 at Caliente Casa Del Sol
- Advertisement posted in local newspaper
- Public hearings/readings

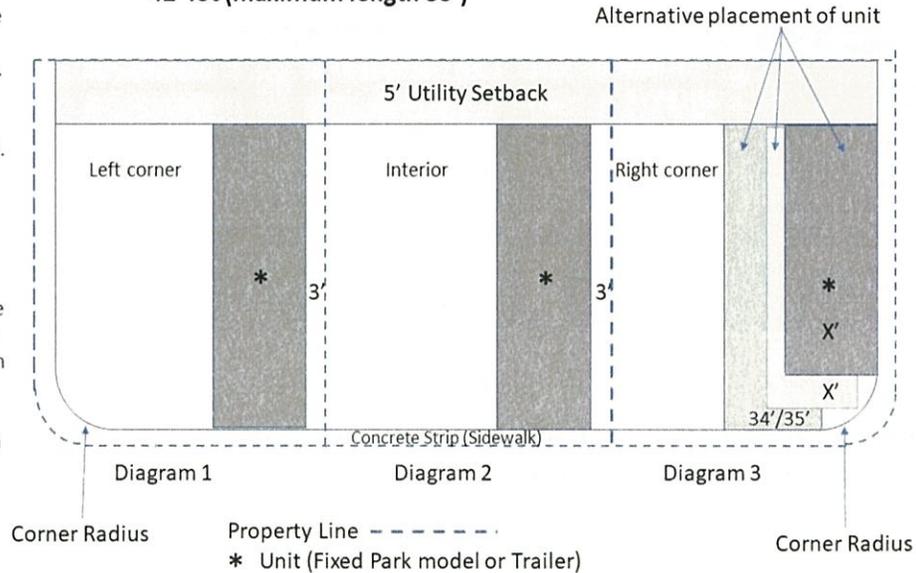
- Exhibit A

EFFECTIVE 10/01/2018

Must be permitted by both Caliente and the Town of Florence. No unit can be placed larger than 400 sq. ft. Unit must be totally electric, and less than 5 years in age. Unit measurement is outside end to end. It must be secured with approved tie-down.

Any unit that is added must conform with the following setbacks, no closer than 3' from side property lines, except when placed on a corner lot with the roadway on its right, then the right setback can be no closer than 2' from the property line. It cannot infringe on the utility setback or the corner radius.

Placement of new unit
 41' lot (maximum length 34')
 42' lot (maximum length 35')

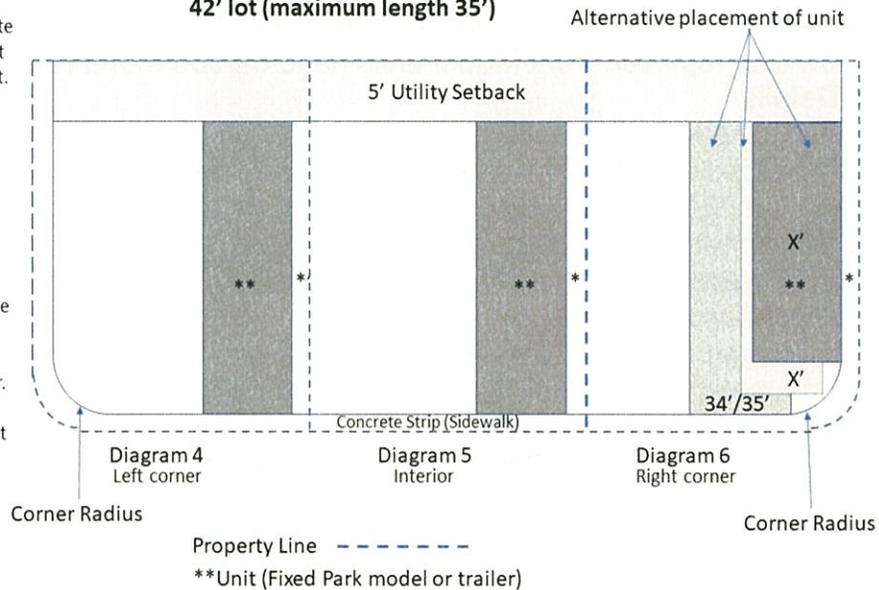


EFFECTIVE 10/01/2018

Must be permitted by both Caliente and the Town of Florence. No unit can be placed larger than 400 sq. ft. Unit must be totally electric, and less than 5 years in age. Unit measurement is outside end to end. It must be secured with approved tie-down.

* Any replacement unit must conform with the following setbacks, no closer than 1' from the right side property line or the current setback of the unit being replaced, whichever is the greater. If placed on a corner lot with the roadway on its right, then the right setback can be no closer than 2' from the property line. It cannot infringe on utility setback or the corner radius.

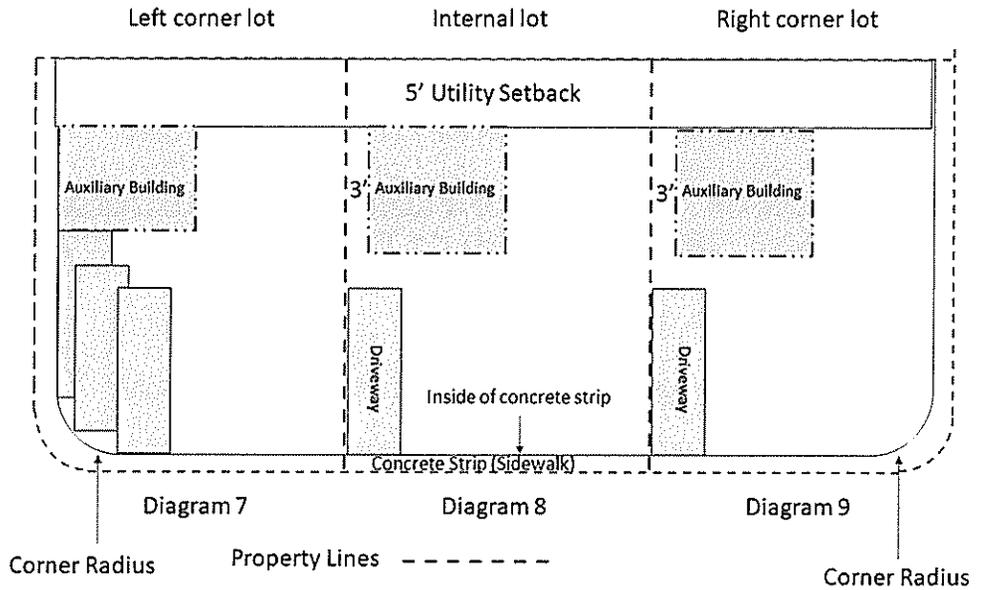
Replacement of old unit
 41' lot (maximum length 34')
 42' lot (maximum length 35')



Placement of auxiliary buildings

Auxiliary buildings include sheds, additions to the main living unit and Arizona rooms. Auxiliary buildings have a left setback of 3' on internal and right corner lots and 2' on left corner lots. All lots will at least have a setback of 5' from the rear property line and 2' for the front property line.

On each lot there must be a 18' deep and 9' wide mandatory parking area starting at inside of the concrete strip, this area may not contain any structure or violate the concrete strip. If the lot is a corner lot with a street on left the parking area can be dedicated three ways as shown in diagram 7



- Findings

- Staff and Planning and Zoning Commission offer the following findings for the consideration by the Town Council:
 - The proposed amendments are consistent with the needs of the community and the Town.
 - The proposed amendments of the site should facilitate ongoing development and replacement efforts of the local residents.

- Recommendations

- The Planning and Zoning Commission recommends approval subject to conditions:
 - Any Additional conditions deemed necessary by the Town Council.

Vice-Mayor Anderson expressed his appreciation for all the work that was done and the partnership in working with Caliente. On the onset, this was a difficult issue and he is happy to see a resolution.

Councilmember Larsen inquired if there were any alterations to the drawings from the time they met with Caliente in 2018.

Mr. Harmer stated that they fine-tuned some items such as defining how things were measured; however, there were no alterations.

Councilmember Wall closed the public hearing.

Councilmember Wall stated that the second reading will be held on August 5, 2019.

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. Resolution No. 1709 -19:

Councilmember Wall read Resolution No. 1709-19 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ACCEPTING TRIBAL GAMING FUNDS GRANTED BY THE GILA RIVER INDIAN COMMUNITY.

b. Resolution No. 1710-19:

Councilmember Wall read Resolution No. 1710-19 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AUTHORIZING THE TOWN TO ENTER INTO A GRANT AGREEMENT WITH THE CITY OF TUCSON POLICE DEPARTMENT REGARDING THE ARIZONA HIGH INTENSITY DRUG TRAFFICKING AREA.

- c. Ratification of expenditures for Truly Painting & More LLC, for repair and painting services to multiple Town facilities (Town Hall, Kokopelli and the Silver King Marketplace) in a final to not exceed amount of \$45,906.37 for all locations. (Chris Salas)**
- d. Approval of the June 3, June 17, June 19 and June 21, 2019 Town Council Meeting minutes.**
- e. Receive and file the following board and commission minutes:**
 - i. May 29, 2019 Historic District Advisory Commission Meeting minutes**

On motion of Councilmember Cordes, seconded by Councilmember Larsen, and carried (6-0) to approve the Consent Agenda as written, with the exception of Item c. and Item e i.

- c. Ratification of expenditures for Truly Painting & More LLC, for repair and painting services to multiple Town facilities (Town Hall, Kokopelli and the Silver King Marketplace) in a final to not exceed amount of \$45,906.37 for all locations.**

Councilmember Hawkins inquired what work was done on the Kokopelli since there is no longer a building.

Mr. Chris Salas, Public Works Director, explained that work was done to the hair salon, north of where the Kokopelli stood. They removed the beams, repaired the adobe, and painted to match.

Councilmember Hawkins asked that the description be clear in the future.

On motion of Councilmember Hawkins, seconded by Councilmember Larsen, and carried (6-0) for ratification of expenditures for Truly Painting & More LLC, for repair and painting services to multiple Town facilities (Town Hall, Kokopelli and the Silver King Marketplace) in a final to not exceed amount of \$45,906.37 for all locations.

e. Receive and file the following board and commission minutes:

i. May 29, 2019 Historic District Advisory Commission Meeting minutes

Councilmember Hughes asked for clarification on the boundary lines for the Redevelopment Plan. She read an excerpt from the minutes pertaining to the Redevelopment Plan and Opportunity zone.

Mr. Billingsley stated that staff will provide this information to Council. He stated that most of Main Street is in the Redevelopment District.

Councilmember Hughes inquired about the opportunity zone. She was provided a map that showed all of downtown and explained the boundaries. She previously asked that the Opportunity Zone Map be added to the website and it is still not uploaded. This is her second request to have the Opportunity Zone Map uploaded to the Town's website by the end of the week.

Councilmember Hughes asked that Mr. Harmer provide Historic District Advisory Commission Vice-Chairman Adams and Commissioner Carroll Michael with the corrected information and that he update his materials to explain how the Town's position can help with issues on redevelopment and how these things overlap (Redevelopment Plan, Opportunity Map, and Infill District).

Mr. Billingsley stated that the Redevelopment Zone does not work with the opportunity zones. One is a state designation and one is a federal designation and cover very different things. The opportunity zone crosses boundaries with the Redevelopment Zone. The GIS Department will place the Opportunity Zone Map on the website by the end of the week. Mr. Harmer will speak with the HDAC Chair and Vice-Chair regarding the three unique areas and how they interact with one another.

Councilmember Cordes asked that the deadlines be included for those who wish to participate in the opportunity zone.

Mr. Billingsley stated that staff will provide Council a presentation on the opportunity zone.

On motion of Councilmember Hughes, seconded by Councilmember Cordes, and carried (6-0) to accept the May 29, 2019 Historic District Advisory Commission Meeting minutes.

UNFINISHED BUSINESS

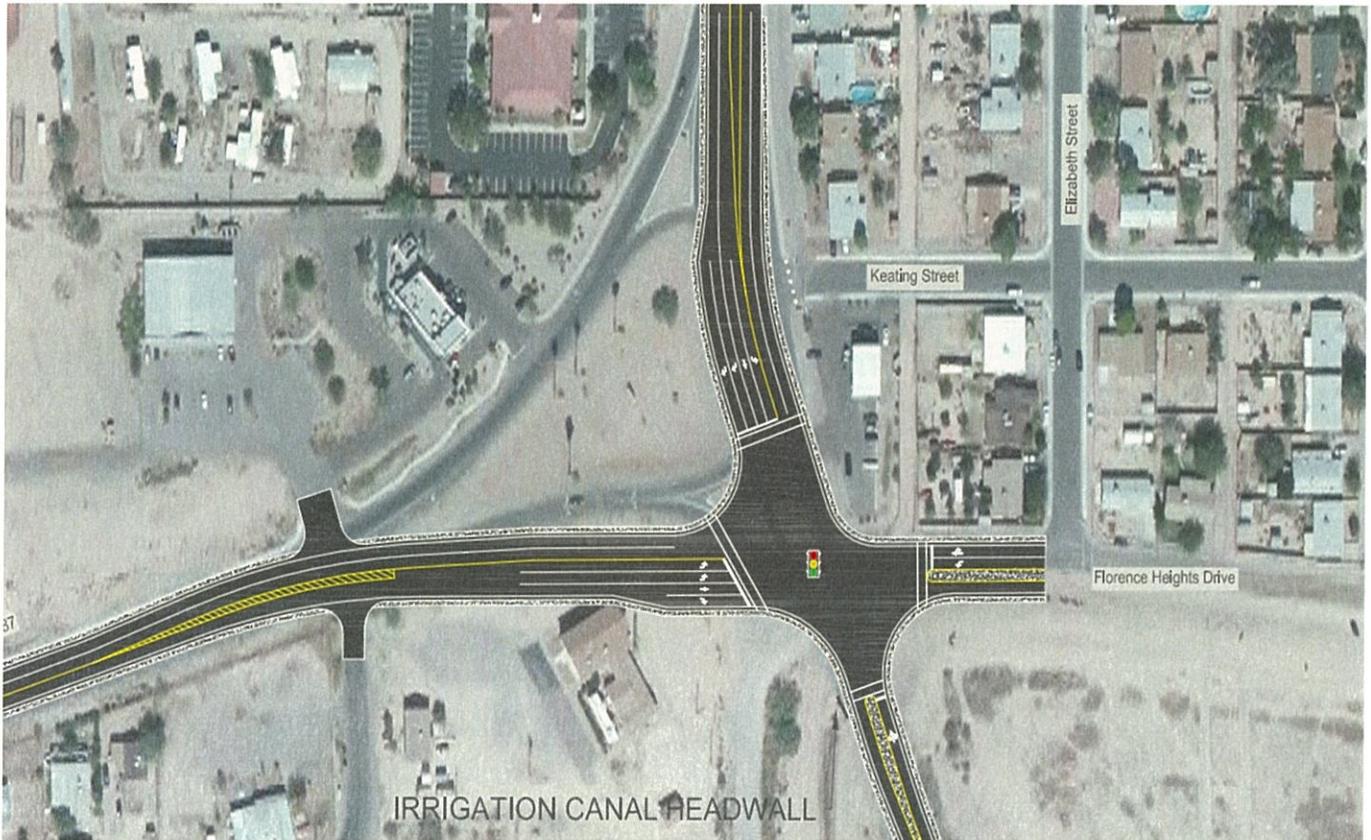
Discussion and possible action on the proposed improvements for the roundabout at State Route 287 and State Route 79B.

Mr. Chris Salas, Public Works Director, stated that the Town had a public outreach meeting on July 10, 2019 and discussed the following:

- Results of the Design Concept Report (DCR)
- How the criteria was created for matrix scoring for all of the alternatives and the alternatives that were discontinued
- CIP T-14 Roundabout Improvements State Route (SR) 287 and SR 79B
 - Purpose and Need, Design Concept Report (DCR) / Environmental Document and Joint Project Agreement



- Alternatives
 - The DCR evaluates five alternatives:
 - No-Build
 - Four build alternatives:
 - Three roundabouts in various configurations
 - One signalized T-intersection
- Design concept alternatives considered and discontinued
 - A single signalized intersection connecting SR287, SR79B, Main Street and Florence Heights Drive at a single point
 - Two signalized intersections, one at Main Street / SR287 / SR79B and a southern one at State Route 79B/Florence Heights Drive



- Would take out the church
- Alignment will not work
- Eliminated as a fatal flaw

Councilmember Hawkins inquired why they couldn't move the curve more north to avoid having to encroach on the church. He stated that there is ample room to move Main Street to the west. He does not agree with having a roundabout and it is a waste of money. His preference would be an intersection. There are minimal accidents in this area.

Mr. Salas stated that it will not meet the geometric requirements outlined for design speed, site visibility and stopping distance. There is no way to do an intersection or alignment without having to take someone's property. This intersection did not meet the stacking distance requirements between the signals and operations. This option was removed as a fatal flaw because it did not meet the criteria.



- These alternatives resulted in geometry and operations that were not optimal or desirable.
 - Thus, those alternatives were discontinued.
 - The 4 new alternatives were developed for evaluation in this revised document, without the same geometric and right of way constraints
- Design Criteria
- Capacity / Level of Service
 - Queue lengths
 - Travel time
 - Access and circulation
 - Multimodal accommodations (i.e. pedestrians and bicycles)
 - Safety
 - Right-of-way
 - Irrigation canal impacts
 - Drainage patterns
 - Environmental impact area
 - Construction costs

- Alternative Analysis

Criteria	Alternative 1 One Multi-Lane Roundabout	Alternative 2 Multi-Lane Roundabout and T-Intersection	Alternative 3 Two Roundabouts	Alternative 4 Signalized Intersection and T-Intersection
Level of Service (2040 Volumes)	2	1	3	1
Queue Lengths	2	1	3	2
Travel Time (2040 Volumes)	3	2	3	2
Access & Circulation	2	2	2	3
Multimodal Accommodations	2	2	2	3
Safety	3	2	3	1
Right-of-way	1	2	1	2
Irrigation Canal Impacts	1	2	2	2
Drainage Patterns	3	2	2	2
Environmental Impact Area	1	1	1	1
Construction Costs	2	2	2	2
Totals	22	19	24	21

Rating Scale 1 - Least Desirable 2 - Neutral 3 - Most Desirable

- Alternative 3 scored the highest
 - Not weighted
- Public Involvement General Concerns
 - Everyone agreed that the intersection needs to be upgraded, regardless of the preferred solution
 - Private property access – loss of access
 - Private property of affected parties still having public involvement as the process continues
 - Will meet with individuals independently
 - Drainage – the existing intersection already has some drainage concerns
 - Will this affect properties along Main Street from Keating St. to Celaya St.?
 - This is not a final design
 - If properties are affected, will meet with the individuals
 - Will have additional public outreach
 - Could there be more accidents in the first few weeks/months when the intersection is changed? (Specifically, to roundabouts)
 - It is possible for an opportunity due to confusion
- Public Involvement Specific Concerns
 - Roundabouts are dangerous
 - Statistics show the roundabouts are more safe
 - Roundabouts are confusing
 - Roundabouts are more difficult for older citizens to negotiate
 - One resident would rather have longer delays versus the complexity of a roundabout
 - Will the curbs on the roundabout be mountable and/or damaged by semi-trucks?
 - Yes, the roundabout will contain curbs but will be designed for semi-truck use

- There are a lot of semi-trucks that travel through the intersection, will the semi-trucks be able to negotiate the roundabout?
 - Yes, the turning template takes into consideration of large trucks
- If the preferred alternative is implemented one person would recommend just a single lane roundabout for both roundabouts
 - Will not meet the needs of future growth – capacity issue
- How do pedestrians cross the roundabout?
 - They are user family and it is possible
- Will the school buses be able to negotiate the roundabouts
 - Yes, it will be part of the design template
- Public Involvement Videos
 - Existing Conditions
 - Everyone agreed that something needs to be done
 - Alternative 4 – Traffic Signal with Stop Control at Florence Heights
 - Performed poorly
 - Large amounts of backup
 - Alternative 3 – Double Roundabout
 - Flow traffic was the best
- Public Involvement Positives
 - Everyone agreed that the intersection needs to be upgraded, regardless of the preferred solution
 - There were no comments on the scoring criteria, rationale of the DCR, or anything mentioned regarding the DCR
 - A resident from Colorado said that while she and other residents didn't originally like roundabouts, after the installation the City/Town loved them – they were great
 - Solution should facilitate economic growth and development of the Downtown
 - Other municipalities love roundabouts and the economic growth that occurred
 - No long delays – help economic development
- Preferred Alternative – Alternative #3
 - Two Roundabouts
 - One main multi-lane roundabout and a single lane roundabout at Florence Heights
 - Florence Heights shifted further south to provide additional separation



Vice-Mayor Anderson stated that he prefers the intersection rather than having roundabouts. He agreed with Councilmember Hawkins' comments. He explained how the intersection could be moved west to accommodate the intersection.

Discussion occurred on the issues with having an intersection versus having roundabouts.

Mr. Billingsley stated that the Town was asked to review the DCR and ADOT would like the Town to approve it. It is not the full design of the intersection. The designer has not been selected yet; however, it does a quality job of analyzing the intersection, the travel demand, movement safety, etc. The consultant, with their team, has provided an analysis on four alternatives. The option preferred by Vice-Mayor Anderson and Councilmember Hawkins has been eliminated. This is not a Town study, and ultimately, ADOT will choose which improvement is provided.

Mr. Billingsley stated that Council requested that additional outreach be done. An additional public meeting was conducted as well as individual meetings with property owners. The next step following the Town adopting the DCR will be for ADOT to hire a consultant to complete final design where more finite answer and more outreach will occur.

Councilmember Wall inquired if Alternative 3 would not be eliminated.

Mr. Billingsley stated that ADOT's consultant stated that Alternative 3 is the preferred alternative. If Council were to accept the DCR and its results, it would accept the preferred alternative for the individual study.

Councilmember Wall inquired what the ramifications will be if Council does not approve the DCR at this time.

Mr. Billingsley stated that ADOT will then need to decide if they will move forward with the project or not, but the Town would be responsible to pay for the design. The Town agreed years ago that ADOT would pay for the DCR, design and environmental study of the project. The actual construction is the responsibility of the Town. The Town has gone through two different entities to receive a portion of the funding to offset the Town's cost for the project and has received approximately \$3.25 million in funding thus far.

Councilmember Wall stated that her biggest concerns are the following:

- Citizens' concerns with regards to the design
- Are the citizens are satisfied through the design process
- Council mitigates impact on those citizens.

Councilmember Wall understands that not everyone likes roundabouts and that they cannot make everyone happy. It is important that they make everyone happy in that they are making an effort to mitigate their individual concerns. She can support the DCR under those circumstances.

Councilmember Cordes stated that her concern is with the mechanic shop and changes that were made previously which have resulted in him having water issues on his property. She agrees with his concern and the ways to alleviate the water issues at his business. She is concerned about limiting access to someone's property. She wants to ensure that people have the same amount of entrances and exists as they did before any changes were made.

Councilmember Larsen is concerned about the driving distance to turn around to get into a business. She would like easy accessibility to other businesses or easy access to make short turn loops. She understands that an intersection is not feasible and that the Town has to work with ADOT.

Mr. Salas stated that drivers adapt to changes and find alternate ways to gain access to other locations.

Councilmember Hawkins reiterated his concerns, specifically with the ample room to move the project over so it does not encroach on other businesses.

Councilmember Cordes stated that there may be another alternative, and if so, inquired if the public would be notified.

Mr. Salas stated that it would not be another alternative, but a morphing of Alternative 3. He stated that if there were a significant change they would do public outreach.

Mr. Billingsley stated that the Town worked with ADOT on another project just south of this proposed project and this project was initially scheduled for a roundabout and ultimately ended being a T-intersection. He stated that something similar could happen with the project once the environmental study is completed.

Councilmember Hawkins inquired how many other engineers, aside from ADOT, have reviewed the DCR.

Mr. Salas stated that a private consultant team, Mr. Billingsley, and himself all reviewed the DCR.

Councilmember Hawkins inquired in Mr. Salas opinion, there is no way to connect Florence Heights with State Route 287.

Mr. Salas stated that the connection cannot be made because it does not meet the Aster Design Criteria or without involving private property.

On motion of Councilmember Cordes, seconded by Councilmember Larsen, and carried (Yes: 4: Wall, Larsen Cordes, Hughes; No: 2: Anderson, Hawkins) to accept the recommendations made by the Arizona Department of Transportation based on their DCR evaluation.

Ordinance No. 676-19:

Councilmember Wall read Ordinance No. 676-19 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, LEVYING THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE TOWN OF FLORENCE SUBJECT TO TAXATION OF CERTAIN SUM UPON EACH \$100 OF VALUATION SUFFICIENT TO RAISE THE AMOUNT ESTIMATED TO BE RECEIVED FROM FUNDS FOR GENERAL MUNICIPAL EXPENSES FOR THE FISCAL YEAR ENDING THE 30th DAY OF JUNE 2020.

Mr. Rey Sanchez, Finance Director, provided a presentation in which he outlined the following:

- Tax Levy Presentation
 - Arizona Revised Statutes §42-17107 requires that whenever there is a proposed primary property tax increase a Truth in Taxation hearing must be held.
 - The Council held a Public Hearing on July 1, 2019.
 - The recommended tax rate for Fiscal Year 2019/2020 is \$1.0738 per \$100 dollars of net assessed valuation.
 - The levy will collect \$1,166,611.
 - For homeowners, the combined primary tax levy from all taxing jurisdictions may not exceed 1% assessed evaluation.

PINAL COUNTY 2018 PROPERTY TAX STATEMENT ARIZONA

PARCEL NUMBER	AREA CODE	PRIMARY TAX RATE PER \$100 ASSESSED VALUE	SECONDARY TAX RATE PER \$100 ASSESSED VALUE	SPECIAL DISTRICT \$ PER ACRE	2018 TAX SUMMARY	
211-XX-XXXXX	0151	11.8851	6.4514		PRIMARY PROPERTY TAX	1,647.39
					SECONDARY PROPERTY TAX	894.24
					SPECIAL DISTRICT TAX	0.00
					PRM/REDUCTION	(261.29)
					TOTAL TAX DUE FOR 2018	2,280.34

SITUS ADDRESS	TAX AUTHORITY	LEVY	PURPOSE	TAX RATE	2017 TAX	2018 TAX	INCREASE / DECREASE
XXXXXXXX XXXXX XX FLORENCE AZ 85132	2000 Pinal County	PRM		3.7006	493.78	512.94	19.16
	2000 Pinal County	PRM	Schl Resr	0.1294	17.08	17.94	0.86
PROPERTY DESCRIPTION LOT XXX ANTHEM AT MERRILL RANCH PHASE XX - UNIT CAB F - SLD 154 SEC 19-04S-09E AND SEC 24-04S-08E AS RE-PLATTED IN CAB G-588	2010 School Equalization	PRM		0.4741	64.34	65.72	1.38
	4154 Town of Florence	PRM		1.1060	149.78	153.30	3.52
	7001 Florence USD #001	PRM		4.2984	558.48	595.80	37.32
	7001 Florence USD #001	SEC	"B" Bonds	1.3872	148.58	192.28	43.70
	8150 Pinal County Jr College	PRM		2.1766	294.78	301.70	6.92
	8150 Pinal County Jr College	SEC	Bonds	0.1857	40.90	25.74	-15.16
	11900 Fire Dist Assistance Tax	SEC		0.0643	8.50	8.90	0.40
	14613 Central AZ Water Conservation	SEC		0.1400	18.48	19.42	0.94
	14900 Pinal County Library	SEC		0.0965	12.74	13.38	0.64
	15625 Pinal County Flood	SEC		0.1693	22.34	23.48	1.14
Michael P. McCord Pinal County Treasurer PO Box 729 Florence, AZ 85132	15629 Magma Flood	SEC		1.0784	71.18	149.48	78.30
	18007 Town of Florence/Anthem at Merrill Ranch CFD #2	SEC		0.3000	39.60	41.58	1.98
	18007 Town of Florence/Anthem at Merrill Ranch CFD #2	SEC	Bonds	2.9800	429.04	413.06	-15.98
	30002 Cntrl AZ Vly Inst Tech(CAVIT)	SEC		0.0500	6.60	6.92	0.32
TOTALS					2,376.20	2,541.64	165.44

BEGINNING 2015, TAX BILL DETAIL IS DISPLAYED AS GROSS TAXES BEFORE REDUCTIONS

211-XX-XXXXX THIS IS A CALENDAR YEAR TAX NOTICE	MAKE CHECKS PAYABLE TO: Pinal County Treasurer PO Box 729 Florence, AZ 85132	PAYMENT INFORMATION Nov. 01, 2018 First half 2018 taxes due, delinquent after 5:00 PM. Dec. 31, 2018 Final day to pay 2018 current full year taxes without interest. May. 01, 2019 Second half 2018 taxes due, delinquent after 5:00 PM.
THERE WILL BE A \$31.25 CHARGE FOR EACH RETURNED CHECK AND YOUR TAXES WILL REVERT TO AN UNPAID STATUS.	PLEASE INCLUDE YOUR PARCEL NUMBER ON YOUR CHECK.	

SEE PAGE 2 FOR PAYMENT OPTIONS AND ADDRESS CHANGE INFORMATION

- Percentage of property tax
 - Florence 8.9%
 - Pinal County 31.9%
 - Florence Unified School District 39.2%
 - Central Arizona College 17.4%
 - Other 3.9%

- FY 19/20 Property Tax Rates

Jurisdiction	Primary Tax Rate	Secondary Tax Rate*	Total Property Tax Rate
Town of Florence	1.0740	0.0000	1.0740
City of Casa Grande	1.1244	0.2752	1.3996
City of Coolidge	1.8759	0.0000	1.8759
Town of Queen Creek	1.9500	0.0000	1.9500
City of Apache Junction*	0.0000	3.2500	3.2500
City of Eloy*	1.0867	2.4999	3.5866
City of Maricopa	4.7845	1.1220	5.9065

*Secondary Tax Rates include bond debts and taxes charged by fire districts for those jurisdictions that do not operate a fire department. They do NOT include tax rates charged by other entities, Boards, or other districts (e.g., Flood Control, Street Light Improvement, or Community Facilities Districts).

- Primary Property Tax - Historical Rate

FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
\$1.1182	\$1.1182	\$1.1345	\$1.1060	\$1.0738
Example: \$100,000 home equals \$107.38				

On motion of Councilmember Cordes, seconded by Councilmember Hughes, to adopt Ordinance No. 676-19.

Roll Call Vote:

Councilmember Hughes: Yes
 Councilmember Cordes: Yes
 Councilmember Wall: Yes
 Councilmember Hawkins: Yes
 Councilmember Larsen: Yes
 Vice-Mayor Anderson: Yes

Motion Passed: Yes: 6; No: 0

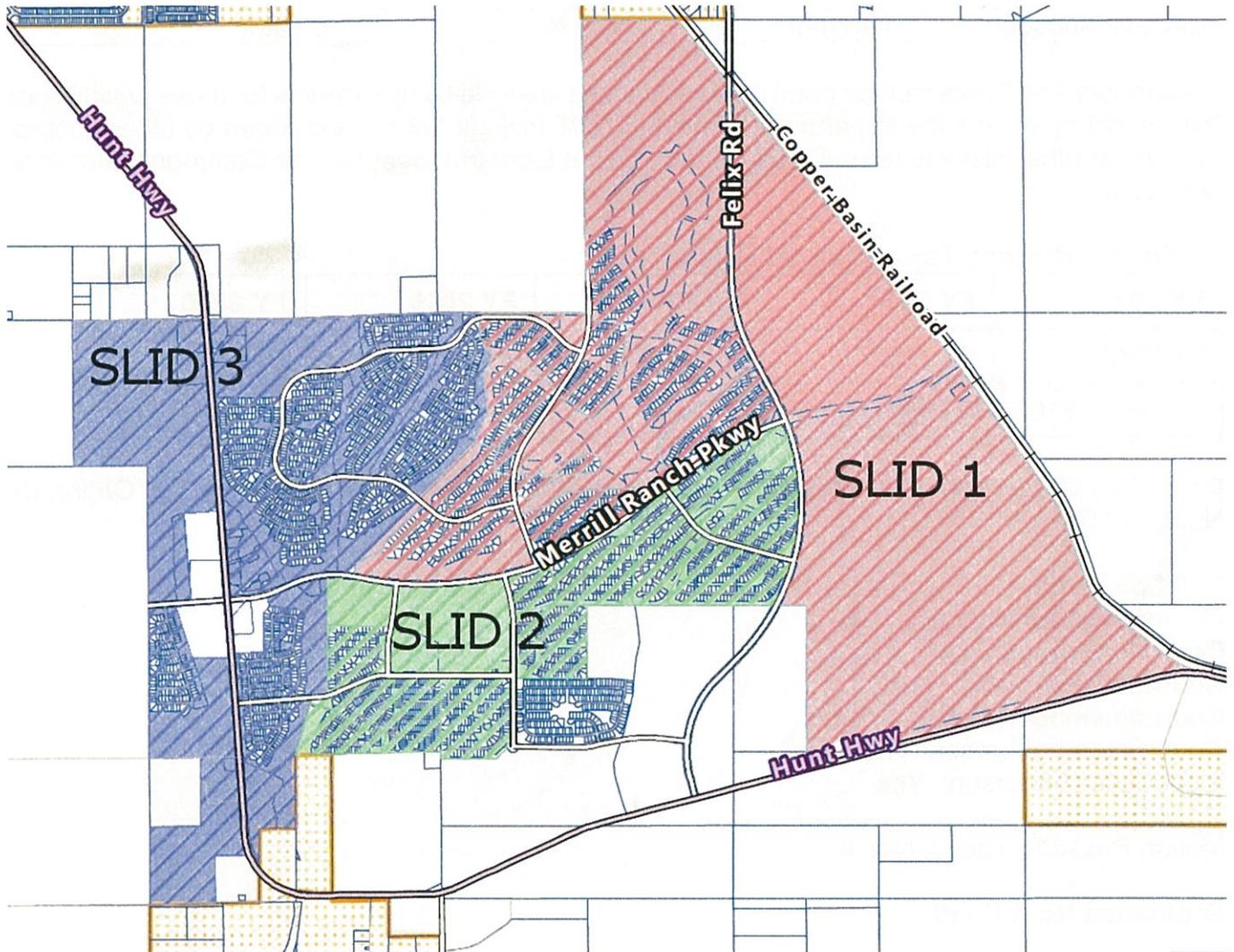
Ordinance No. 677-19

Councilmember Wall read Ordinance No. 677-19 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, LEVYING THE ASSESSED VALUATION OF THE PROPERTY WITHIN THE STREET LIGHT IMPROVEMENT DISTRICTS (1, 2, & 3) SUBJECT TO TAXATION OF CERTAIN SUM UPON EACH \$100 OF VALUATION SUFFICIENT TO RAISE THE AMOUNT ESTIMATED TO BE RECEIVED FROM FUNDS FOR STREET LIGHT OPERATIONS FOR THE FISCAL YEAR ENDING THE 30TH DAY OF JUNE 2020.

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

- SLID Tax Levy Adoption
 - Arizona Revised Statutes §48-616 requires that the governing body make annual statements and estimates of expenses of the District that shall be provided for by the levy and collection of ad valorem taxes on the assessed value of all the property real and personal in the District.
 - The Town advertised the levy increase in the newspaper and Town website.
 - Council held a Public Hearing on July 1, 2019.



- SLID History
 - SLID Creation Dates
 - SLID 1 created by Resolution No. 965-05 on October 24, 2005
 - SLID 2 created by Resolution No. 985-06 on February 6, 2006
 - SLID 3 created by Resolution No. 1053-07 on April 16, 2007
 - SLID 1 and 2 have levied enough taxes between the creation years and 2012 to pay 2019/2020 electrical cost and maintenance fees. For these Districts, a levy has not been assessed since 2012.

- SLID 3 has not required a levy since 2012, but there are not enough funds to cover the projected expenses for Fiscal Year 2019/2020.

PINAL COUNTY						2011 PROPERTY TAX STATEMENT		ARIZONA	
PARCEL NUMBER	AREA CODE	PRIMARY TAX RATE PER \$100 ASSESSED VALUE	SECONDARY TAX RATE PER \$100 ASSESSED VALUE	SPECIAL DISTRICT \$ PER ACRE	2011 TAX SUMMARY				
211-XX-XXXXX	0131	10.2210	9.6322		PRIMARY PROPERTY TAX		1,718.85		
					SECONDARY PROPERTY TAX		1,619.80		
					SPECIAL DISTRICT TAX		0.00		
					PRM/REDUCTION		(211.69)		
					TOTAL TAX DUE *		0.00		

SITUS ADDRESS	TAX AUTHORITY	LEVY	PURPOSE	TAX RATE	2010 TAX	2011 TAX	INCREASE / DECREASE
XXXX XXXXXXXX FLORENCE AZ 85132	2000 Pinal County	PRM		3.8582	660.20	648.82	-11.38
	2000 Pinal County	PRM	AZ Cst Sh	0.2784	51.38	0.00	-51.38
PROPERTY DESCRIPTION LOT XX ANTHEM AT MERRILL RANCH UNIT X CAB G - SLD 044 SEC 19 4S-9E	2000 Pinal County	PRM	Schl Resr	0.1417	26.56	23.84	-2.72
	2010 School Equalization	PRM		0.4259	65.78	71.62	5.84
	4154 Town of Florence	PRM		1.0413	173.90	175.12	1.22
	7001 Florence USD #001	PRM		3.1469	304.50	317.52	13.02
REDUCTION RATE 1.2588	7001 Florence USD #001	PRM	Adj Ways	0.0011	0.20	0.00	-0.20
	7001 Florence USD #001	SEC	"B" Bonds	1.4471	251.96	243.36	-8.60
Michael P. McCord Pinal County Treasurer PO Box 729 Florence, AZ 85132	7001 Florence USD #001	SEC	Override	2.7087	370.06	455.52	85.46
	8150 Pinal County Jr College	PRM		1.6070	271.28	270.24	-1.04
	8150 Pinal County Jr College	SEC	Bonds	0.2459	21.30	41.36	20.06
	11900 Fire Dist Assistance Tax	SEC		0.0635	10.04	10.68	0.64
	13718 Town of Florence/Anthem at Merrill Ranch SLID #2	SEC		1.2000	221.46	201.80	-19.66
	14613 Central AZ Water Conservation	SEC		0.1000	18.44	16.82	-1.62
	14900 Pinal County Library	SEC		0.0970	17.90	16.30	-1.60
	15625 Pinal County Flood	SEC		0.1700	31.38	28.58	-2.80
	18006 Town of Florence/Anthem at Merrill Ranch CFD #1	SEC		0.3000	655.12	50.44	-604.68
	18006 Town of Florence/Anthem at Merrill Ranch CFD #1	SEC	Bonds	3.2500	0.00	546.54	546.54
30002 Cntrl AZ Vly Inst Tech(CAVIT)	SEC		0.0500	9.24	8.40	-0.84	
TOTALS					3,160.70	3,126.96	-33.74

BEGINNING 2015, TAX BILL DETAIL IS DISPLAYED AS GROSS TAXES BEFORE REDUCTIONS

211-XX-XXXXX THIS IS A CALENDAR YEAR TAX NOTICE	MAKE CHECKS PAYABLE TO: Pinal County Treasurer PO Box 729 Florence, AZ 85132	PAYMENT INFORMATION
		Nov. 01, 2011 First half 2011 taxes due, delinquent after 5:00 PM.
		Dec. 31, 2011 Final day to pay 2011 current full year taxes without interest.
THERE WILL BE A \$31.25 CHARGE FOR EACH RETURNED CHECK AND YOUR TAXES WILL REVERT TO AN UNPAID STATUS.	PLEASE INCLUDE YOUR PARCEL NUMBER ON YOUR CHECK.	May. 01, 2012 Second half 2011 taxes due, delinquent after 5:00 PM.

SEE PAGE 2 FOR PAYMENT OPTIONS AND ADDRESS CHANGE INFORMATION

- SLID 3 Tax Levy
 - SLID 3 is the only District seeking a levy increase.

- SLID 3 recommended tax rate for Fiscal Year 2019/2020 is \$.1207 per \$100 dollars of net assessed valuation.
 - A \$100,000 home would pay \$12.07.
- The levy will collect \$22,000.

Vice-Mayor Anderson stated that the lights in the downtown area cost \$80,248 annually and the lights in the Anthem are cost \$87,841 annually. The difference is minimal; however, the SLIDs are required to pay for their own lights, while the lights in the downtown area are paid for out of HURF. He stated that all of the streetlights should be paid for from HURF funds.

Mr. Billingsley stated that the challenge is that the Town's development ordinances and the Town Code requires that all new development and subdivisions have SLIDs, which is what has occurred. Secondly, the development agreements require SLIDs, which are contracts, which are why the SLIDs exist in Anthem. The idea that the Town should not have SLIDs is folly by the Town Code and our contracts. Per the Development Code, this would be the same requirement for any new development to have SLIDs in place.

Mr. Billingsley stated if it is Council's desire, the Town could sponsor drives or efforts to enlist the public in the other parts of Florence to form new SLIDs. With regards to Anthem, it is to remain status quo.

Vice-Mayor Anderson stated that he is not suggesting that new SLIDs be formed, but rather that the Town come up with a way to charge streetlights fairly to all Florence residents. He stated that the streetlights can be paid for with HURF.

Councilmember Cordes stated that they pay a high amount in HOA fees to live in Anthem. She inquired why the streetlights are not included in the HOA fees as some of the other maintenance items.

Mr. Billingsley explained that the streetlights are not included as part of the HOA fee because the streetlights are not in the common area but rather on Town right-of-ways and Town property. The common areas are owned by the community and the lights in the common areas are paid for by the HOA.

Mr. Billingsley stated that the streetlights are improvements that are accepted by the Town, through the acceptance program, to accept and maintenance through perpetuity. This is a common practice throughout the State of Arizona as the development community needed a way to offset security concerns with lighting in neighborhoods. Municipalities would have denied the amount of lighting because it would be able to afford to pay for those electrical costs associated with those lights. A section was added to the Arizona Revised Statutes that speaks specifically to SLIDs, the requirements of SLIDs and how they can be used. They are a funding mechanism similar to CFDs.

Councilmember Larsen stated that she agrees with Vice-Mayor Anderson's comments. She inquired if there is any possibility to provide a percentage of funding from the Town to help offset the streetlight expense in the SLIDs so that it is fair to all residents (i.e. downtown area has four streetlights per street so that same percentage of payment would be applied to the Anthem area).

Mr. Billingsley stated that HURF funds are specifically used for roads. He stated that they can use HURF funds for streetlights because they are required on the poles adjacent to traffic signals for safety reasons. Streetlights are required on certain types of roadways, specifically in intersections of urbanized areas. Anthem has a lot more lighting and not only on intersections such as in the downtown area. You cannot do an apples-to-apples comparison because the service is not the same. The reason for the increase in cost in the downtown area is due to repair and replacement of aging infrastructure. HURF funds are utilized to run the Streets and Public Works Department. Any monies used to pay for the streetlights from the HURF fund will need to be replaced with General Fund monies.

Mr. Billingsley explained how the SLIDs work, how the funds are used to pay for the streetlights, and the reason for an increase in costs.

Vice-Mayor Anderson inquired if the Council has the ability to revoke the bids.

Mr. Clifford L. Mattice, Town Attorney, stated that he will need to research that possibility; however, there are development agreements that address SLIDs and the Town Code requires SLIDs. There would be other implications that would affect the Town's current long-term agreements and its obligations under the Town Code.

Mr. Billingsley stated that per A.R.S. § 48-616, there is the ability to revoke a SLID so long as the municipality is willing to absorb the total cost of the lighting and its maintenance in perpetuity; however, this does not address the contractual obligations with the landowners and the homeowners themselves as well as what is required under the Town Code.

Councilmember Larsen explained her reasons as to why she does not believe the fees are fair. She would like an analysis done as to what lights would be required and their associated costs and move that cost from the HURF fund to cover the deficit.

Mr. Billingsley stated that this amount has not been budgeted for. It is clear in the budget as to what the HURF funds are budgeted for this fiscal year. A budget amendment would need to be done. He is unclear if this is legal to do and contractually, what would need to be done.

Mr. Billingsley stated that there are also time constraints that need to be considered as these figures need to be forwarded to Pinal County, and there are on a strict timeline.

Councilmember Wall stated that there are definite deadlines that need to be met and she proposes that the Council move forward and research what can be done in the future. Otherwise, the Town is facing a \$22,000 electrical bill that has not been budgeted for.

Mr. Sanchez stated that there are time constraints in which to have this item approved as he has three days to submit the paperwork to Pinal County.

Councilmember Larsen inquired why staff is waiting so long to bring these requests before Council, specifically because they know when the timeline is.

Mr. Billingsley stated that tax rates are set the same by law every year as it relates to the budget, budget approvals and the budget process. The budget calendar went out in December 2018 and updates were provided in February and April 2019.

Mr. Billingsley stated that the Town has a typical budget process; everything was properly placed on the agendas and there were discussions and many meetings. Everyone knew the summation of this would be approval of a budget and setting of the tax rates. The Town does this at the same time every single year as does every other community. The dates for the public hearings and any other meetings were fully disclosed. There is nothing that is being done at the last minute.

Councilmember Larsen stated that she was on the Budget Committee and they did not discuss SLIDs, the possibility of dissolving the SLIDs or a possible increase.

Mr. Billingsley stated that the Town did not know about it at that time.

Councilmember Larsen stated that she does not agree with the Council having limited time to consider the SLID increase with such a short deadline. Council is not being provided ample time to consider other options and does not understand why Council needs to vote on it since they have no say and it appears that the decision has already been made.

Mr. Billingsley stated that the Council, as far back as 2005, made the decision to use SLIDs. The Town has contracts and development agreements as well as the Town Code that speak to this solution. The Town has gone forward using the CFDs and SLIDs every year. The SLIDs are analyzed what their ability is and what the costs are on an annual basis. They have not had to levy in the past because of the sizable amounts that were levied between 2005 and 2012. Staff first became aware of what the deficit was going to be last month when the valuations were completed. Staff presented this to Council at the July 1, 2019 Town Council meeting, which was also the first public hearing. This is the second public hearing. Staff has not withheld information nor failed to provide ample opportunity for discussion. Staff has followed the stated laws.

Vice-Mayor Anderson inquired if there is not a \$20,000 cushion in the \$40 million budget to pay for the SLIDs.

Mr. Billingsley stated that Council can make a decision to amend the budget and to move the funds how they see fit. The challenge is that the Town chose to utilize SLIDs and have contracts and ordinances to that effect. That is the way that staff has proceeded.

Vice-Mayor Anderson stated that they want to change that and are looking at the Town Manager as to how to change it.

Councilmember Cordes stated that the SLIDs are already in place and they do not want to add a SLID to the downtown area. She is concerned because those who first moved in paid the fees up front and now, they are having to pay again. She inquired why the newer residents are not being asked to pay for the fees. She is under the impression that the new-builds have not paid their share as of yet.

Mr. Billingsley explained that is how taxing works and is the cost of doing business. He explained how the rates were set when the SLID was first formed and taxed at the rate of \$1.20. The Town had never done a SLID before. After several years, it was determined that the Town was collecting too much and the then-Council decided to stop charging and spend the money down until a balance could be seen. They will now charge a rate that coincides with the expenses on an annual basis.

Councilmember Wall stated that eventually all three SLIDs will have a rate to cover the expenses.

Mr. Billingsley stated that staff will have much better data and will charge the appropriate rates to cover the expenses. The charge will be actual cost plus 10%. He stated that the Town will have two additional SLIDs (SLID 4 and SLID 5) that will come before the Council in the near future.

Mr. Clifford L. Mattice, Town Attorney, stated that Pulte has been working on the SLIDs and acquiring signatures. They need to have a certain percentage and number of signatures collected, which is what they have obtained.

Councilmember Larsen asked that an analysis be done of the streetlights within the SLIDs. She will continue to push for some type of equality with regards to SLIDs. She stated that is unfair that the HURF funds are used to pay for streetlights in the downtown area and not for the entire Town.

On motion of Councilmember Hawkins, seconded by Councilmember Wall, to adopt Ordinance No. 677-19.

Roll Call Vote:

Councilmember Hughes: Yes

Councilmember Cordes: Yes

Councilmember Larsen: No

Councilmember Wall: Yes

Councilmember Hawkins: Yes

Vice-Mayor Anderson: No

Motion Passed: Yes: 4; No: 2

NEW BUSINESS

Resolution No. 1711-19:

Councilmember Wall read Resolution No. 1711-19 by title only.

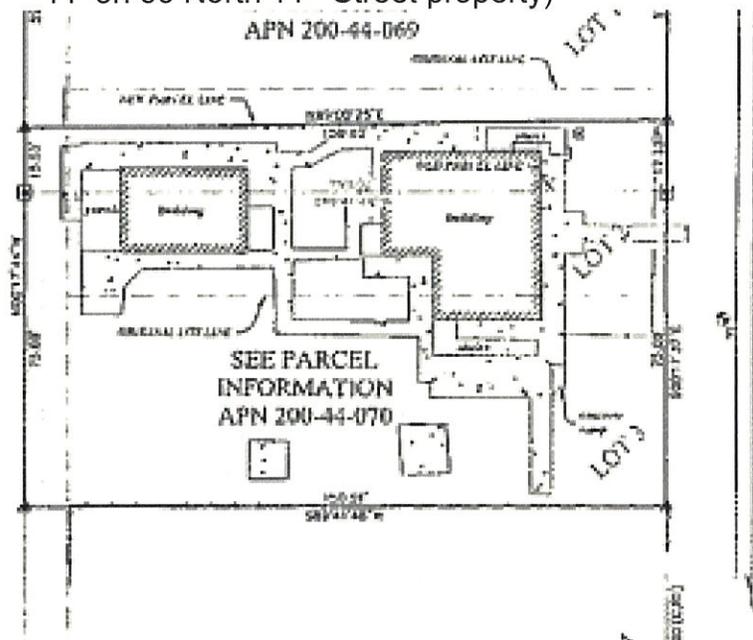
A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING A TOWN CORE INCENTIVE DISTRICT PLAN REQUEST FOR PINAL COUNTY APN 200-44-0690 AND APN 200-44-0700 (CASE PZID-19-01).

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

- Properties
 - 155 West 11th Street; APN 200-44-0690
 - 110 North Willow Street; APN 200-44-0700



- Request
 - 55 West 11th Street
 - Reduction of lot width from 75' to 57.67'
 - Reduction of required front yard setback from 20' to 5' (this is the existing condition)
 - 110 North Willow Street
 - Reduction of the required side yard setback from 12' to 6' (currently sits approximately 11' on 55 North 11th Street property)



- Findings
 - The Town Core Infill Incentive Plan was lawfully adopted, and the District created under the rules and guidelines established by the State of Arizona.
 - The Town Core Infill Incentive Plan seeks to help remedy situations within the Infill Incentive District pertaining to: undeveloped lots; vacant structures; obsolete/inappropriate parcel configurations; and relatively lower investment activity.
 - The subject parcel is within the Infill Incentive District and the conditions and circumstances applicable to this parcel support this request.
 - This request supports The Town of Florence 2020 General Plan Housing Element Objectives to:
 - Promote proper maintenance of both private and public properties and educate and assist property owners whose properties do not meet existing standards; and
 - Encourage the redevelopment and/or substantial revitalization of existing residential areas.
 - The modifications noted are appropriate and will render both properties legal and marketable.
 - The Planning and Zoning Commission did condition that the application not be forwarded to the Town Council until it was brought into conformance for weed removal and general maintenance of the property.
- Recommendations
 - The Planning and Zoning Commission recommends to the Mayor and Town Council a favorable action for PZID-19-01, subject to any conditions deemed appropriate by the Town Council.

Councilmember Hughes thanked the Community Development Department for bringing this item forward for Council's consideration.

Councilmember Cordes inquired how the owner of the two-story building gained the title, specifically because of how the property lines were incorrect.

Mr. Harmer stated that he is unable to respond as the Town was not party to the sale or acquisition of either property.

Councilmember Hawkins stated that the issue is between the person purchasing the property and the financial institution.

Mr. Harmer stated that he was unable to find anything in the records of how the transaction occurred or when it was sold. He is unable to answer as property sales do not come before the Town. This type of situation is not uncommon for the downtown area.

Councilmember Cordes stated that the property owners may need to go back to the title company and ask how they were able to get a clear title when the property did not have a clear title.

Ms. Cindy Sills, Broker, Belva's Real Estate, stated that she represents the owner of 155 Willow. She stated that at one point, the properties were one property and was owned by the White family. The property was purchased by someone else and foreclosed. When they were foreclosed on by two different lenders, they became two different properties, and this is where the issue occurred.

She stated that sometimes when a property is sold or purchased, a survey is not done, and the issue will not appear until a survey is done.

On motion of Councilmember Hawkins, seconded by Councilmember Cordes, and carried (6-0) to adopt Resolution No. 1711-19.

MANAGER'S REPORT

Mr. Billingsley stated that the Town has a new rehab truck and range trailer. The Police and Fire Departments came up with solutions to provide resources that the Town could not afford. They repurposed an existing Town vehicle that was no longer being utilized, purchased a used range trailer and had ACI outfit the vehicle. This was done at a low cost and with the a limited budget.

Mr. Billingsley stated that Ben Bitter, Assistant to the Town Manager has been appointed as Chairman to the Digital Strategies Advisory Board for the International Cities and County Manager's Association. The Board influences members and perspective members with ICMA, through digital platforms such as ICMA.org and social media. The Board also helps to identify knowledge sharing needs, local government professionals and provides feedback on the current member experiences as well as ideas and future applications. Advisory Board Members serve ICMA and the digital committee by making active contributions in their areas of expertise and encouraging colleagues to do the same.

Mr. Billingsley stated that according to Arizona Big Media, Florence was rated as one of the five best places to retire in Arizona being rated as No. 3. He read a section of the article published, which stated:

"If small towns and low rents are your thing, Florence is an excellent place to hang your hat. Located in Pinal County, Florence is one of the oldest Town's in the state. It has more than 25 buildings on the National Register of Historic places, adding to its charm the quaint small town is surrounded by desert mountains and beautiful scenery. Median rent prices is approximately \$780 per month and whether you live in a historic building or an upscale community you will enjoy a large comfortable home and great weather."

CALL TO THE PUBLIC

There were no public comments.

CALL TO THE COUNCIL – CURRENT EVENTS ONLY

Councilmember Larsen is proud of Florence for being No. 3 on the list. She also thanked Mr. Billingsley for thinking outside of the box and for allowing the Police and Fire Departments to outfit the truck and trailer.

Councilmember Cordes congratulated Mr. Bitter on his appointment. She also thanked Mr. Chris Salas, Public Works Director, on his public meeting.

Councilmember Hughes thanked the Pinal County Board of Supervisors for approving their share of the CDBG funding for \$989,036 that will be awarded to upgrade water infrastructure in downtown Florence. She appreciates Pinal County's support.

Councilmember Hughes stated that part of the article that Mr. Billingsley read was a report on the analysis of impediments to the Fair Housing Choice Report. The report identified five major needs:

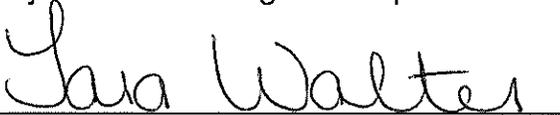
- Renovation and repair
 - Assistance for low income elderly residents and residents with disabilities
- Infrastructure improvements
 - Water and wastewater
- Affordable housing
- Housing services to the homeless
- Job training and employment support

Vice-Mayor Anderson thanked Councilmember Wall for her assistance in running the meeting. He also thanked the well wishes that he received. He is on his way to recovery and thanked everyone for their support.

Councilmember Wall thanked everyone for their support. She wished a Happy Birthday to Ms. Jennifer Evans. She also wished Councilmember Hughes a belated happy birthday as well.

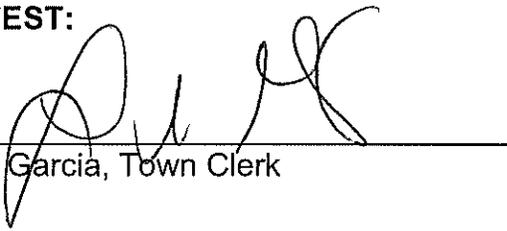
ADJOURNMENT

On motion of Councilmember Hawkins, seconded by Vice-Mayor Anderson, and carried (6-0) to adjourn the meeting at 8:19 p.m.



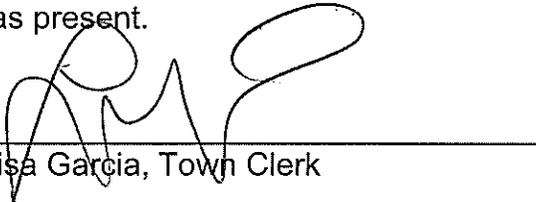
Tara Walter, Mayor

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 July 15, 2019, and that the meeting was duly called to order and that a quorum was present.



Lisa Garcia, Town Clerk