

# **TOWN OF FLORENCE ACTION MINUTES UPDATED**

**ACTION MINUTES OF THE TOWN OF FLORENCE COUNCIL MEETING HELD ON TUESDAY, AUGUST 5, 2025, AT 6:00 P.M., IN THE FLORENCE TOWN COUNCIL CHAMBERS, LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.**

## **1. CALL TO ORDER**

**Mayor Eaton Called the meeting to order at 6:00 p.m.**

## **2. ROLL CALL:**

**Present: Keith Eaton, Cathy Adam, Arthur Neal, Nicole Buccellato, Jose Maldonado, Tony Bencina, Sherrie Bedford**

## **3. MOMENT OF SILENCE**

**Mayor Eaton held a moment of silence.**

## **4. PLEDGE OF ALLEGIANCE**

**Mayor Eaton led the 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 act on any matter during an open call to the public unless the matters are properly noticed for discussion and legal action.

## **6. PUBLIC HEARING AND PRESENTATIONS**

- a. Public hearing on Ordinance No. 762-25: And Discussion/Approval/Disapproval of AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING A MINOR GENERAL PLAN AMENDMENT TO THE LAND USE MAP FOR THE APPROXIMATELY 40.93-ACRE PROPERTY LOCATED EAST OF ATTAWAY ROAD AND SOUTH OF JUDD ROAD FROM THE SUBURBAN NEIGHBORHOOD PLACE TYPE TO THE INDUSTRIAL PLACE TYPE, ASSESSOR PARCEL NUMBER (APN) 210-45-0020 (PZ-24-39). (AJ Monroe)

**Mayor Eaton opened the Public Hearing.**

**Mayor Eaton closed the Public Hearing.**

*Please remember to silence your phone during the meeting. Thank you.*

**On motion of Vice-Mayor Adam, seconded by Councilmember Bencina to adopt Ordinance No. 762-25.**

**Mayor Eaton requested a reverse roll call:**

**Roll Call:**

**Mayor Eaton - Yes**

**Vice-Mayor Adam - Yes**

**Councilmember Neal – Yes**

**Councilmember Buccellato - Yes**

**Councilmember Maldonado - Yes**

**Councilmember Bencina - Yes**

**Councilmember Bedford - Yes**

**Motion carries 7-0.**

- b. Public hearing on Ordinance No. 763-25: And Discussion/Approval/Disapproval of AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING A MAJOR AMENDMENT TO THE DOBSON FARMS PLANNED UNIT DEVELOPMENT TO; (I) CHANGE THE SITE’S LAND USE CATEGORY FROM RESIDENTIAL LOW TO “COMMERCIAL-INDUSTRIAL (CI)”, (II) ADD BATTERY ENERGY STORAGE SYSTEMS TO THE LIST OF PERMITTED USES UNDER THE COMMERCIAL-INDUSTRIAL (CI) LAND USE CATEGORY, AND (III) ESTABLISH A SET OF DEVELOPMENT STANDARDS (I.E., SETBACKS, PERIMETER LANDSCAPING, ETC.) FOR BATTERY ENERGY STORAGE SYSTEMS USES (PZ-24-40), with stipulations. (AJ Monroe)**

**Mayor Eaton opened the Public Hearing, there being no public comment, Mayor Eaton closed the Public Hearing.**

**On motion of Councilmember Bencina, seconded by Councilmember Buccellato to adopt Ordinance No. 763-25 with stipulations.**

**Mayor Eaton requested a reverse roll call requested.**

**Mayor Eaton - Yes**

**Vice-Mayor Adam - Yes**

**Councilmember Neal – Yes**

**Councilmember Buccellato - Yes**

**Councilmember Maldonado - Yes**

**Councilmember Bencina - Yes**

**Councilmember Bedford - Yes**

**Motion carries 7-0.**

- c. Report from Amya Bandilla, regarding her attendance at the National Youth Leadership Forum in Washington, D.C. (Mayor Eaton)**

*Please remember to silence your phone during the meeting. Thank you.*

- d. Update from the Paul Felker Executive Director of the Greater Florence Chamber of Commerce. (Mayor Eaton)
  - e. Update from Chris Knutsen Superintendent of the Florence Unified School District. (Mayor Eaton)
- 7. CONSENT: All items on the consent agenda will be handled by a single vote as part of the consent agenda unless a Councilmember objects at the time the agenda item is called.**
- a. Approval to enter into a contract with Weems Asphalt to repair portions of Merrill Ranch Parkway and American Way, in the amount not to exceed of \$114,498.60. (Andy Smith)
  - b. Approve entering into a contract with Shade N' Net through the Mohave Educational Services Cooperative Contract #20Q-SHADE-0402, in an amount not to exceed \$91,627.26, for the installation of shade structures over the bleachers at Jason Lopez Memorial Park Ballfields and the Little League Field. (Paul King)
  - c. Authorization to purchase 40 Patrol Rifles with optics and suppressors through SIONICS Weapons Systems in an amount not to exceed \$76,953.08. (Matthew Thomas)
  - d. Authorization to enter into an Intergovernmental Agreement with the Florence Unified School District to provide School Resource Officer Services. (Matthew Thomas)
  - e. Authorization to enter into an Intergovernmental Agreement for Florence Police Department to utilize the Pinal County Sheriff's Office outdoor firearms range for firearms training and qualifications. (Matthew Thomas)
  - f. Approval of the six Florence Transportation Authority Title VI Program documents for FY 2025 required by the Arizona Department of Transportation External Civil Rights review. (Bruce Walls)
  - g. Adoption of Resolution No. 1937-25: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, RESCINDING RESOLUTION NO. 1484-14 RESCINDING THE TOWN CORE ADAPTIVE REUSE PROGRAM AS IT NO LONGER MEETS STATE LAWS. (Bruce Walls)
  - h. Adoption of Resolution No. 1939-25: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM MERRILL RANCH UNIT 71 (PZ-25-21) with conditions. (Maricella Benitez)
  - i. Adoption of Resolution No. 1940-25: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM MERRILL RANCH UNIT 73 (PZ-25-22) with conditions. (Maricella Benitez)

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- j. Adoption of Resolution No. 1941-25: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM MERRILL RANCH UNIT 75 (PZ-25-18) with conditions. (Maricella Benitez)
- k. Adoption of Resolution No. 1945-25: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM MERRILL RANCH UNIT 77 (PZ-25-19) with conditions. (Maricella Benitez)
- l. Adoption of Resolution No. 1942-25: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM MERRILL RANCH UNIT 80 (PZ-25-23) with conditions. (Maricella Benitez)
- m. Adoption of Resolution No. 1943-25: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM MERRILL RANCH UNIT 82 (PZ-25-24) with conditions. (Maricella Benitez)
- n. Adoption of Resolution No. 1944-25: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE FINAL PLAT FOR ANTHEM MERRILL RANCH UNIT 84 (PZ-25-20), with conditions.
- o. Approval of the Map of Dedication to formally accept the rights-of-way located in Anthem at Merrill Ranch east of Felix Road granting the Town a non-exclusive Public Road Right-of-Way from Pulte Home Company. (Andy Smith)
- p. Appointment of Xavier Fedor as Youth Liaison to the Community Services Advisory Board with a term to expire December 31, 2026. (Lisa Garica)
- q. Authorization to enter into a Non-Exclusive, Revocable License Agreement with AZMW, LLC with a term to expire on August 5, 2030. (Lisa Garcia)
- r. Approval of the April 21, June 3, 17, and 26, 2025 Town Council Minutes. (Lisa Garcia)
- s. Receive and file the following Board and Commission minutes. (Lisa Garcia)
  - i. Charles Whitlow Rodeo Grounds Advisory Board minutes of February 27 and March 27, 2025.
  - ii. Planning and Zoning Commission minutes of May 1, 2025.
  - iii. Florence Teen Council minutes of April 9, 2025.

**On motion of Vice-Mayor Adam, seconded by Councilmember Maldonado and carried (7-0) to approve items on the consent agenda, excluding items A, B, C, and D.**

- a. Approval to enter into a contract with Weems Asphalt to repair portions of Merrill Ranch Parkway and American Way, in the amount not to exceed of \$114,498.60. (Andy Smith)
- b. Approve entering into a contract with Shade N' Net through the Mohave Educational Services Cooperative Contract #20Q-SHADE-0402, in an amount not to exceed \$91,627.26, for the

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installation of shade structures over the bleachers at Jason Lopez Memorial Park Ballfields and the Little League Field. (Paul King)

- c. Authorization to purchase 40 Patrol Rifles with optics and suppressors through SIONICS Weapons Systems in an amount not to exceed \$76,953.08. (Matthew Thomas)
- d. Authorization to enter into an Intergovernmental Agreement with the Florence Unified School District to provide School Resource Officer Services. (Matthew Thomas)

**On motion of Councilmember Bencina, seconded by Councilmember Buccellato and carried (7-0) to approve consent agenda items A, B, C, and D.**

## **8. NEW BUSINESS**

- a. Notification that the Florence Police Department attained reaccreditation through Arizona Law Enforcement Accreditation Program. (Matthew Thomas)
- b. Discussion/Approval/Disapproval to adopt Ordinance No. 761-25: AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY ARIZONA, AUTHORIZING THE TOWN MANAGER TO EXECUTE DOCUMENTS FOR THE SALE OF THE BRUNENEKANT BUILDING LOCATED AT 291 NORTH BAILEY STREET, FLORENCE ARIZONA, APN 200-49-0110 TO CODY WEAGANT, WEAGANT LAW OFFICE, PLC FOR THE AMOUNT OF \$190,000.00, AND DECLARING AN EMERGENCY. (Bruce Walls)

**On motion of Councilmember Bencina, seconded by Councilmember Buccellato and carried (7-0) to adopt Ordinance No. 761-25.**

- c. Discussion/Approval/Disapproval of Resolution No. 1936-2: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ESTABLISHING AND ADOPTING THE TOWN OF FLORENCE REDEVELOPMENT AREA FAÇADE GRANT PROGRAM UPDATE 2025. (Bruce Walls)

**Mr. Walls, Town Manager, removed this item from the agenda.**

- d. Discussion/Approval/Disapproval of Amendment No. 1 with Hills Brothers Chemical, authorizing an increase in the contract amount from \$180,000 to \$300,000 for the continued purchase of water treatment and wastewater treatment chemicals. (Jonathan Tuomey)

**On motion of Councilmember Buccellato, seconded by Councilmember Maldonado and carried (7-0) to approve Amendment No. 1 with Hills Brothers Chemical in an amount not to exceed \$300,000.**

- e. Discussion/Approval/Disapproval of entering into a contract with Tierra Right of Way Services, Ltd., in the amount of \$438,229.35, for additional land acquisition services associated with CIP Projects T-112 and SU-98. (Andy Smith)

**Mr. Walls Town Manager, removed this item from the agenda.**

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**9. TOWN MANAGER REPORT**

**10. DEPARTMENT REPORTS**

- a. Community Development
- b. Community Services
- c. Courts
- d. Finance
- e. Fire
- f. IT
- g. Police
- h. Public Works
- i. See Click Fix

**11. CALL TO THE PUBLIC**

**12. CALL TO THE COUNCIL – CURRENT EVENTS ONLY**

**13. ADJOURN TO EXECUTIVE SESSION**

**On motion of Councilmember Buccellato, seconded by Councilmember Bedford and carried (7-0) to adjourn 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. Section 38-431.03 (A)(1), (A)(3), and (A)(4) to do the following:

- 1. Instruction to the Town Manager on key assignments.
- 2. Discussion on contract negotiations related to Infrastructure.

**14. ADJOURN FROM EXECUTIVE SESSION**

**On motion of Councilmember Buccellato, seconded by Councilmember Bedford and carried (7-0) to adjourn from executive session.**

**15. ADJOURNMENT**

**On motion of Vice-Mayor Adam, seconded by Councilmember Bedford and carried (7-0) to adjourn the meeting at 9:55 pm.**

**POSTED ON AUGUST 7, 2025, BY PATRICIA BUCHANAN, DEPUTY TOWN CLERK, AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA, AND AT [WWW.FLORENCEAZ.GOV](http://WWW.FLORENCEAZ.GOV).**