

TOWN OF FLORENCE ACTION MINUTES

ACTION MINUTES OF THE TOWN OF FLORENCE REGULAR MEETING HELD ON TUESDAY, NOVEMBER 18, 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 pm.

2. ROLL CALL: Keith Eaton, Cathy Adam, Arthur Neal, Nicole Buccellato, Jose Maldonado, Tony Bencina, Sherrie Bedford

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

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 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.** Presentation by Hannah Quinsey and staff—MAG Regional Council Superstition Vistas Multimodal Transportation Planning Study. (Mayor Eaton)
- b.** Presentation on the Florence Junior Parada Rodeo Events occurring the week of November 24, 2025. (Keith Eaton)
- c.** Presentation of Twenty-Year Service Award to Patrick Miller. (Mayor Eaton)
- d.** Announcement of Candidate Packets Available for Three Four-Year Seats and One Two-Year Seat for the 2026 Election Cycle. (Lisa Garcia)
- e.** Public Hearing on Ordinance No. 775-25: And Discussion/Approval/Disapproval of AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING A ZONE CHANGE FOR AN APPROXIMATELY 2-ACRE PROPERTY, ASSESSOR PARCEL NUMBER 202-10-0030, LOCATED SOUTH OF ADAMSVILLE ROAD AND EAST OF THE CENTENNIAL PARK AVENUE

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

ALIGNMENT, FROM SINGLE FAMILY RANCHETTE (R1-R) TO SINGLE FAMILY RESIDENTIAL (R1-18) (PLZ-25-0002). (Maricella Benitez)

Mayor Eaton opened the Public Hearing. Seeing no comments, Mayor Eaton closed the Public Hearing.

On motion of Councilmember Bencina, seconded by Councilmember Bedford and carried (7-0) to approve Ordinance No. 775-25; AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING A ZONE CHANGE FOR AN APPROXIMATELY 2-ACRE PROPERTY, ASSESSOR PARCEL NUMBER 202-10-0030, LOCATED SOUTH OF ADAMSVILLE ROAD AND EAST OF THE CENTENNIAL PARK AVENUE ALIGNMENT, FROM SINGLE FAMILY RANCHETTE (R1-R) TO SINGLE FAMILY RESIDENTIAL (R1-18) (PLZ-25-0002).

- f. Public Hearing on Ordinance No. 776-25: and Discussion/Approval/Disapproval of AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING A ZONE CHANGE FOR THE PROPERTY LOCATED BETWEEN THE NORTHERN BANK OF THE GILA RIVER AND GENERALLY SOUTH OF HUNT HWY AND THE NORTH SIDE CANAL, AND APPROXIMATELY ½ MILE WEST OF PINAL PARKWAY FROM A COMBINATION OF PLANNED UNIT DEVELOPMENT (PUD-MERRILL RANCH) AND RURAL AGRICULTURAL (RA-10) TO HEAVY INDUSTRIAL (HI), (PZ-25-0001). (Albert Monroe)

Mayor Eaton opened the Public Hearing. Seeing no comments, Mayor Eaton closed the Public Hearing.

On motion of Councilmember Bencina, seconded by Councilmember Buccellato and carried (7-0) to approve Ordinance No. 776-25; AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING A ZONE CHANGE FOR THE PROPERTY LOCATED BETWEEN THE NORTHERN BANK OF THE GILA RIVER AND GENERALLY SOUTH OF HUNT HWY AND THE NORTH SIDE CANAL, AND APPROXIMATELY ½ MILE WEST OF PINAL PARKWAY FROM A COMBINATION OF PLANNED UNIT DEVELOPMENT (PUD-MERRILL RANCH) AND RURAL AGRICULTURAL (RA-10) TO HEAVY INDUSTRIAL (HI), (PZ-25-0001).

- g. Public Hearing on a Conditional Use Permit for the Rankin Mining Project to expand mining activities; and Discussion/Approval/Disapproval of Resolution No. 1971-25: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE CONDITIONAL USE PERMIT FOR THE EXPANSION OF SAND AND GRAVEL MINING ACTIVITIES AT THE RANKIN MINING PROJECT LOCATED BETWEEN THE NORTHERN BANK OF THE GILA RIVER AND GENERALLY SOUTH OF HUNT HWY AND THE NORTH SIDE CANAL, AND APPROXIMATELY ½ MILE WEST OF PINAL PARKWAY (PZ-25-37). (Albert Monroe)

Mayor Eaton opened the Public Hearing. Seeing no comments, Mayor Eaton closed the Public Hearing.

On motion of Councilmember Buccellato, seconded by Councilmember Bencina and carried (7-0) to approve Resolution No. 1971-25; A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE CONDITIONAL USE PERMIT FOR THE EXPANSION OF SAND AND GRAVEL MINING ACTIVITIES AT THE RANKIN MINING PROJECT LOCATED BETWEEN THE NORTHERN BANK OF

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THE GILA RIVER AND GENERALLY SOUTH OF HUNT HWY AND THE NORTH SIDE CANAL, AND APPROXIMATELY ½ MILE WEST OF PINAL PARKWAY (PZ-25-37).

7. ADJOURN TO THE BOARD OF ADJUSTMENTS

On motion of Vice-Mayor Adam, seconded by Councilmember Buccellato and carried (7-0) to adjourn to the Board of Adjustments.

- a. Public hearing and action for a Variance for relief from the Manufactured Home Subdivision age requirement for a manufactured home proposed for 524 E. Butte Ave., Florence, AZ 85132, APN: 200-50-072A (BOA-25-03). (Maricella Benitez)

On motion of Boardmember Buccellato, seconded by Vice-Chair Adam and carried (7-0) to adjourn to Executive Session.

On motion of Boardmember Buccellato, seconds by Boardmember Maldonado and carried (7-0) to adjourn from Executive Session.

On motion of Chairman Eaton, seconded by Boardmember Buccellato and carried (7-0) to approve a variance with conditions requiring proof of remodel completed prior to moving the home to Florence and passing Town of Florence Building Official inspection, and for relief from the Manufactured Home Subdivision age requirement for a manufactured home proposed for 524 E. Butte Ave., Florence, AZ 85132, APN: 200-50-072A (BOA-25-03).

8. ADJOURN FROM THE BOARD OF ADJUSTMENTS

On motion of Boardmember Nicole, seconded by Vice-Chair Adam and carried (7-0) to adjourn from the Board of Adjustments.

9. ADJOURN TO MERRIL RANCH COMMUNITY FACILITIES DISTRICT ONE

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

- a. Discussion and possible action on adopting the June 3 & 11, 2025 minutes of the Merrill Ranch Community Facilities District No. 1. (Lisa Garcia)

On motion of Boardmember Bencina, seconded by Boardmember Buccellato and carried (7-0) to adopt the June 3 and 11, 2025 minutes for the Merrill Ranch Community Facilities District No. 1.

- b. Discussion and possible action on entering into a Cooperative Use Contract with Holbrook Asphalt Co., utilizing the City of Mesa Contract No. 2022159, for crack sealing, application of HA5 High-Density Mineral Bond Sealant, and striping at various Community Facilities District No. 1 locations within the Anthem at Merrill Ranch community, in an amount not to exceed \$175,000. (Andy Smith)

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

On motion of Boardmember Buccellato, seconded by Boardmember Bedford, and carried (7-0) to approved entering into a Cooperative Use Contract with Holbrook Asphalt Co., utilizing the City of Mesa Contract No. 2022159, for crack sealing, application of HA5 High-Density Mineral Bond Sealant, and striping at various Community Facilities District No. 1 locations within the Anthem at Merrill Ranch community, in an amount not to exceed \$175,000.

10. ADJOURN FROM MERRIL RANCH COMMUNITY FACILITIES DISTRICT ONE

On motion of Vice-Chair Adam, seconded by Boardmember Buccellato and carried (7-0) to adjourn from the Merrill Ranch Community Facilities District No. 1.

11. ADJOURN TO MERRIL RANCH COMMUNITY FACILITIES DISTRICT TWO

On motion of Vice-Chair Adam, seconded by Councilmember Bencina and carried (7-0) to adjourn to the Merrill Ranch Community Facilities District No. 2.

- a. Discussion and possible action on adopting the June 3, 2025, minutes of the Merrill Ranch Community Facilities District No. 2. (Lisa Garcia)

On motion of Boardmember Bencina, seconded by Boardmember Bedford and carried (7-0) to adopt the June 3, 2025 minutes for the Merrill Ranch Community Facilities District No. 2.

- b. Discussion and possible action on entering into a Cooperative Use Contract with Holbrook Asphalt Co., utilizing the City of Mesa Contract No. 2022159, for crack sealing, application of HA5 High-Density Mineral Bond Sealant, and striping at various Community Facilities District No. 2 locations within the Anthem at Merrill Ranch community, in an amount not to exceed \$175,000. (Andy Smith)

On motion of Boardmember Buccellato, seconded by Boardmember Bedford and carried (7-0) to approved entering into a Cooperative Use Contract with Holbrook Asphalt Co., utilizing the City of Mesa Contract No. 2022159, for crack sealing, application of HA5 High-Density Mineral Bond Sealant, and striping at various Community Facilities District No. 2 locations within the Anthem at Merrill Ranch community, in an amount not to exceed \$175,000.

12. ADJOURN FROM MERRIL RANCH COMMUNITY FACILITIES DISTRICT TWO

On motion of Boardmember Maldonado, seconded by Vice-Chair Adam and carried (7-0) to adjourn from the Merrill Ranch Community Facilities District No. 2.

13. 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. Appointment of Natalia Garcia to the Florence Teen Council with a term ending October 1, 2027, and reappoint of Maddison Heimann, Addyson Atwell, and Maile Derasin to terms ending October 1, 2027. (Lisa Garcia)

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

- b. Approval to enter into a contract with Weems Asphalt LLC for asphalt repair work at the intersection of Attaway Road and Arizona Farms Road, in the amount not to exceed amount of \$64,996.09. (Andy Smith)
- c. Accept the Warrant Register for the month of October 2025 in the amount of \$6,565,688.93. (Carl Dudding)

On motion of Councilmember Buccellato, seconded by Councilmember Maldonado, and carried (7-0) to approved the Consent Agenda as written.

14. NEW BUSINESS

- a. Discussion/Approval/Disapproval of the purchase of a new UV System from Glasco for the South WRF that will be a direct replacement of the existing system utilizing a Sole Source vendor not to exceed \$250,010. (Jonathan Tuomey)

On motion of Councilmember Bencina, seconded by Councilmember Maldonado, and carried (7-0) to approve the purchase of a new UV System from Glasco for the South WRF that will be a direct replacement of the existing system utilizing a Sole Source vendor not to exceed \$250,010.

- b. Discussion/Approval/Disapproval of entering into a Revocable License/Lease Agreement between the Town of Florence and the Greater Florence Chamber of Commerce to manage McFarland State Historic Park through December 31, 2028. (Lisa Garcia)

On motion of Councilmember Buccellato, seconded by Councilmember Maldonado, and carried (7-0) to approve entering into a Revocable License/Lease Agreement between the Town of Florence and the Greater Florence Chamber of Commerce to manage McFarland State Historic Park through December 31, 2028.

- c. Discussion/Approval/Disapproval of entering into a Cooperative Use Contract utilizing 1GPA Agreement No. 25-05P-02 with Duncor, LLC, doing business as Summit West Signs, for the purchase and installation of one (1) double-sided Electronic Message Center (EMC) sign in an amount not to exceed \$149,045.95, to be installed at Fire Station No. 2. (Jarod Thiele)

On motion of Vice-Mayor Adam, seconded by Councilmember Maldonado, and carried (7-0) to approve entering into a Cooperative Use Contract utilizing 1GPA Agreement No. 25-05P-02 with Duncor, LLC, doing business as Summit West Signs, for the purchase and installation of one (1) double-sided Electronic Message Center (EMC) sign in an amount not to exceed \$149,045.95, to be installed at Fire Station No. 2.

- d. Discussion/Approval/Disapproval to re-approve the purchase of a bucket truck through the Sourcewell Cooperative Contract No. 110421-TIM with Versalift, a Time Manufacturing Company, in an amount not to exceed \$219,045.75. (Paul King)

On motion of Councilmember Buccellato, seconded by Vice-Mayor Adam, and carried (7-0) to re-approve the purchase of a bucket truck through the Sourcewell Cooperative Contract No. 110421-TIM with Versalift, a Time Manufacturing Company, in an amount not to exceed \$219,045.75.

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- e. Resolution No. 1972-25: Discussion/Approval/Disapproval of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ADOPTING THE RECOMMENDED REVISIONS TO ARTICLE V: PERFORMANCE EVALUATIONS, AND ARTICLE VI CLASSIFICATION, COMPENSATION, AND BENEFITS OF THE TOWN OF FLORENCE PERSONNEL POLICY, EFFECTIVE JANUARY 03, 2026.

On motion of Councilmember Bencina, seconded by Councilmember Maldonado, and carried (7-0) adopt Resolution No. 1972-25: A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ADOPTING THE RECOMMENDED REVISIONS TO ARTICLE V: PERFORMANCE EVALUATIONS, AND ARTICLE VI CLASSIFICATION, COMPENSATION, AND BENEFITS OF THE TOWN OF FLORENCE PERSONNEL POLICY, EFFECTIVE JANUARY 03, 2026.

15. CALL TO THE PUBLIC

16. CALL TO THE COUNCIL – CURRENT EVENTS ONLY

17. ADJOURNMENT

On motion of Councilmember Bencina, seconded by Councilmember Bedford and carried (7-0) to adjourn the meeting at 8:45 p.m.

POSTED ON NOVEMBER 19, 2025, BY PATRICIA BUCHANAN, DEPUTY TOWN CLERK, AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA, AND AT WWW.FLORENCEAZ.GOV.