

**TOWN OF FLORENCE
MEETING AGENDA**

Mayor Keith Eaton
Vice-Mayor Cathy Adam
Councilmember Arthur Neal
Councilmember Nicole Buccellato
Councilmember Jose Maldonado
Councilmember Tony Bencina
Councilmember Sherrie Bedford



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

Tuesday, November 18, 2025

6:00 PM

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 Meeting of the Florence Town Council will be held on Tuesday, November 18, 2025, at 6:00 p.m. in the Town Council Chambers located at 775 N. Main Street, Florence, Arizona.

To attend the meeting noticed below by technological means, members of the public may:

1. **Watch Live:**
[YouTube Live](#)
FlorenceAZ.gov/tv

Locally on Cox TV Channel 11

2. **Join virtually using the link below:**

[Join via ZOOM](#) (Join from PC, Mac, iPad or Android)

3. **To call in and listen, please dial:**

Telephone: (346) 248 7799 or (669) 900 6833

Webinar ID: 872 8869 5413

Passcode: 121865

If any member of the public has difficulty connecting to the meeting, they are invited to contact the Town of Florence Information Technology Helpdesk at (520) 868-7543.

Please utilize the bookmarks for navigating the document. If you have any questions on how to access the bookmarks tab, please call the Clerk's Office at 520-868-7500.

The agenda for this meeting is as follows:

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

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

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

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7. 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)

8. ADJOURN FROM THE BOARD OF ADJUSTMENTS

9. ADJOURN TO MERRIL RANCH COMMUNITY FACILITIES DISTRICT ONE

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

10. ADJOURN FROM MERRIL RANCH COMMUNITY FACILITIES DISTRICT ONE

11. ADJOURN TO MERRIL RANCH COMMUNITY FACILITIES DISTRICT TWO

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

12. ADJOURN FROM MERRIL RANCH COMMUNITY FACILITIES DISTRICT TWO

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)
- 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)

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

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)
- 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)
- 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)
- 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)
- 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

15. CALL TO THE PUBLIC

16. CALL TO THE COUNCIL – CURRENT EVENTS ONLY

17. ADJOURNMENT

The Town 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 NOVEMBER 13, 2025, BY LISA GARCIA, 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 711 TDD. REQUESTS SHOULD BE MADE AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE THE ACCOMMODATION. *****

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