

TOWN OF FLORENCE

ACTION MINUTES

ACTION MINUTES OF THE TOWN OF FLORENCE REGULAR MEETING HELD ON TUESDAY, MAY 5, 2026, 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 6:00pm.

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

Mayor Eaton called for 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.** Celebration and recognition of graduating seniors from American Leadership Academy and Florence Unified School District who have enlisted in the Armed Forces. (Keith Eaton)
- b.** Presentation of the Teen Council graduation honor cords to Chair Maddison Heimann, Secretary Emma Coffey, Councilmember Addyson Atwell, Councilmember Maile Derasin, and Councilmember Kayla Clark. (Keith Eaton)
- c.** Presentation of the Mayor's Sprit of Florence Award to Queen Taylor James, Jr. Queen Emma McNeil, Princess Lauren Witte, Jr. Princess Paisley Fox, and Royalty Sweetheart Aria Long. (Keith Eaton)

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

- d. Presentation of the Florence Legacy Award (Lifetime of Service) to Wilbur Freeman, recognizing 41 years of distinguished service, leadership, and lasting contributions to the Town of Florence. (Keith Eaton)
- e. Presentation of the Staff Liaison of the Year Award to Maricella Benitez for her support of the Planning and Zoning Commission and Historic District Advisory Commission.
- f. Presentation of the Community Bridge Award to Nicole Buccellato and Arthur “Snake” Neal. (Keith Eaton)
- g. Issuance of Certificates of Completion honoring the Graduates of the 2026 Florence Leadership Academy. (Keith Eaton)
- h. Recognition of the 2026 Community Emergency Response Team who have earned their certifications. (Mitch Snyder)
- i. Public Hearing to receive public comment on the proposed adoption of water and wastewater rate and fee increases; and for discussion and possible adoption of Resolution No. 1969-26, a Resolution of the Mayor and Town Council of the Town of Florence, Pinal County, Arizona, adopting water and wastewater rate and fee increases for Fiscal Years 2026–2027, 2027–2028, and 2028–2029; amending the Town’s schedule of terms, rates, fees, and charges for Town-owned water and wastewater utilities; and establishing an effective date. (Carl Dudding)

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

On motion of Vice-Mayor Adam, seconded by Councilmember Maldonado to adopt Resolution No. 1969-26, a Resolution of the Mayor and Town Council of the Town of Florence, Pinal County, Arizona, adopting water and wastewater rate and fee increases for Fiscal Years 2026–2027, 2027–2028, and 2028–2029; amending the Town’s schedule of terms, rates, fees, and charges for Town-owned water and wastewater utilities; and establishing an effective date.

Roll Call Vote:

Councilmember Bedford – Yes
Councilmember Bencina – Yes
Councilmember Maldonado – Yes
Councilmember Buccellato – No
Councilmember Neal – Yes
Vice-Mayor Adam – Yes
Mayor Eaton - Yes

The motion carries 6-1 with Councilmember Buccellato opposing.

- 7. ADJOURN TO THE BOARD OF ADJUSTMENTS:** The Board of Adjustment is a quasi-judicial body that is responsible for hearing and deciding requests related to the Town’s zoning regulations.

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This includes reviewing and considering requests for variances, which are exceptions to specific zoning requirements when strict application would create an unnecessary hardship due to unique property conditions. The Board operates independently and makes decisions based on the facts presented, applicable laws, and established criteria. Its role is to ensure fairness and consistency in the application of the Town's zoning code while balancing the rights of property owners with the overall interests of the community.

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

- a. Public Hearing to receive public comment and provide opportunity for the applicant/owner to present any relevant evidence for the Board's consideration pertaining to the Variance request submitted by the property owner of 3502 N. Yucca Drive, seeking relief from Town Code Sections 150.068 (Recreational Vehicle Parks and/or Subdivisions) and 150.174 (Accessory Buildings) to allow an existing accessory structure to be used as the primary dwelling unit within the Recreational Vehicle (RV) zoning district- (AJ Monroe)

Mayor Eaton opened the Public Hearing.

Mayor Eaton closed the Public Hearing.

- b. Decision and action by the Board placing its findings on the record for its decision to grant (with or without conditions) or deny the request for the variance. (AJ Monroe)

On motion of Vice-Mayor Adam, seconded by Councilmember Bencina to deny the request for a variance.

Roll Call Vote:

Councilmember Bedford – Yes
Councilmember Bencina – Yes
Councilmember Maldonado – Yes
Councilmember Buccellato – Yes
Councilmember Neal – Yes
Vice-Mayor Adam – Yes
Mayor Eaton - Yes

The motion carries 7-0.

8. ADJOURN FROM THE BOARD OF ADJUSTMENTS

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

9. **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.**

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- a. Ratification of the Town Manager's authorization of Contract No. 26-070CUC, Sump Drain (utilizing the City of Tempe Cooperative Contract No. T24-088-01), with Landmark Aquatic, in an amount not to exceed \$56,452.08, for emergency leak detection and repairs at the Aquatic Center. (Jarod Thiele)
- b. Approval of Amendment No. 1 to Contract No. 23-035CUC with Ellison-Mills Construction, LLC for On-Call Maintenance and Repair Services, extending the contract term through April 30, 2027. (Jonathan Tuomey)
- c. Approval of Amendment No. 1 to Professional Services Contract No. 25-066PSC with Water Works Engineers, LLC, for South WWTP Headworks Construction Manager Services, increasing the contract amount by \$30,720.00, for a total amount not to exceed \$79,170. (Jonathan Tuomey)
- d. Approval of March 30, 2026, and April 7, 2026, Town Council meeting minutes. (Lisa Garcia)
- e. Receive and file the following Board and Commission minutes. (Lisa Garcia)
 - I. Charles Whitlow Rodeo Grounds Advisory Board minutes of February 18, 2026.

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

10. NEW BUSINESS

- a. Discussion and possible adoption of Ordinance No. 782-26, AN ORDINANCE AMENDING THE TOWN OF FLORENCE MUNICIPAL CODE TITLE IX, GENERAL REGULATIONS, BY ADDING CHAPTER 98, PERTAINING TO URBAN CAMPING; INCLUDING SEVERABILITY; REPEALING CONFLICTING ORDINANCES AND ESTABLISHING A PENALTY FOR VIOLATIONS AND AN EFFECTIVE DATE. (Matthew Thomas)

On motion of Vice-Mayor Adam, seconded by Councilmember Buccellato and carried (7-0) to adopt Ordinance No. 782-26, AN ORDINANCE AMENDING THE TOWN OF FLORENCE MUNICIPAL CODE TITLE IX, GENERAL REGULATIONS, BY ADDING CHAPTER 98, PERTAINING TO URBAN CAMPING; INCLUDING SEVERABILITY; REPEALING CONFLICTING ORDINANCES AND ESTABLISHING A PENALTY FOR VIOLATIONS AND AN EFFECTIVE DATE.

- b. Discussion and possible adoption of Resolution No. 1990-26: A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF FLORENCE, ARIZONA, AUTHORIZING AN INTERFUND LOAN FROM THE GENERAL FUND TO THE TRANSPORTATION SALES TAX FUND IN AN AMOUNT NOT TO EXCEED \$10,000,000; ESTABLISHING TERMS OF REPAYMENT; AND AUTHORIZING THE TOWN MANAGER TO TAKE ACTIONS NECESSARY TO IMPLEMENT THIS RESOLUTION. (Carl Dudding)

On motion of Vice-Mayor Adam, seconded by Councilmember Buccellato and carried (7-0) to adopt Resolution No. 1990-26: A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF FLORENCE, ARIZONA, AUTHORIZING AN INTERFUND LOAN FROM THE GENERAL FUND TO THE

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TRANSPORTATION SALES TAX FUND IN AN AMOUNT NOT TO EXCEED \$10,000,000; ESTABLISHING TERMS OF REPAYMENT; AND AUTHORIZING THE TOWN MANAGER TO TAKE ACTIONS NECESSARY TO IMPLEMENT THIS RESOLUTION.

- c. Discussion and possible approval of contract with FCI Constructors, Inc. utilizing 1GPA Cooperative Contract 23-15PV Job Order Contract for General Contractors in an amount not to exceed \$234,878 for the Fire Station #1 Bathroom Remodel Project. (Jarod Thiele)

On motion of Vice-Mayor Adam, seconded by Councilmember Buccellato and carried (7-0) to approval a contract with FCI Constructors, Inc. utilizing 1GPA Cooperative Contract 23-15PV Job Order Contract for General Contractors in an amount not to exceed \$234,878 for the Fire Station #1 Bathroom Remodel Project.

11. TOWN MANAGER REPORT

12. DEPARTMENT REPORTS

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

13. CALL TO THE PUBLIC

14. CALL TO THE COUNCIL – CURRENT EVENTS ONLY

15. ADJOURN TO EXECUTIVE SESSION

Consideration and possible action to recess into Executive Session pursuant to A.R.S. § 38-431.03(A)(1) for discussion pertaining to the resignation of Town Manager, Bruce Walls.

On motion of Councilmember Buccellato, seconded by Councilmember Bencina and carried (7-0) to adjourn to Executive Session.

16. ADJOURN FROM EXECUTIVE SESSION

On motion of Vice-Mayor Adam, seconded by Councilmember Bencina and carried (7-0) to adjourn from Executive Session.

17. CONTINUATION OF NEW BUSINESS

- a. Possible discussion and action pertaining to acceptance of the resignation of Town Manager, Bruce Walls, and direction to staff to initiate a recruitment process.

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On motion of Vice-Mayor Adam, seconded by Councilmember Buccellato and carried (7-0) to direct staff to initiate a recruitment process for a Town Manager.

18. ADJOURNMENT

On motion of Councilmember Buccellato, seconded by Councilmember Neal and carried (7-0) to adjourn the meeting at 8:53 p.m.

POSTED ON MAY 6, 2026, BY PATRICIA BUCHANAN, DEPUTY TOWN CLERK, AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA, AND AT WWW.FLORENCEAZ.GOV.