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Arizona Corporation Commission
DOCKETED

APR 22 2005

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**BEFORE THE ARIZONA POWER PLANT AND
TRANSMISSION LINE SITING COMMITTEE**

IN THE MATTER OF THE APPLICATION OF)
SALT RIVER PROJECT AGRICULTURAL)
IMPROVEMENT AND POWER DISTRICT ON)
BEHALF OF ITSELF AND ARIZONA PUBLIC)
SERVICE COMPANY, SANTA CRUZ WATER)
AND POWER DISTRICTS ASSOCIATION,)
SOUTHWEST TRANSMISSION COOPERATIVE,)
INC. AND TUCSON ELECTRIC POWER IN)
CONFORMANCE WITH THE REQUIREMENTS)
OF ARIZONA REVISED STATUTES SECTION)
40-360, et. seq., FOR A CERTIFICATE OF)
ENVIRONMENTAL COMPATIBILITY)
AUTHORIZING CONSTRUCTION OF THE)
PINAL WEST TO SOUTHEAST)
VALLEY/BROWNING PROJECT INCLUDING)
THE CONSTRUCTION OF TRANSMISSION)
LINES FROM PINAL WEST TO THE)
BROWNING SUB-STATION AND OTHER)
INTERCONNECTION COMPONENTS IN PINAL)
AND MARICOPA COUNTIES, ARIZONA.)

) Docket No. L00000B-04-0126

) Case No. 126

) **WALKER BUTTE, ET AL., LIST
OF ADDITIONAL EXHIBITS**

1. Intervenors, Walker Butte 700, L.L.C.; Walker Butte 300, L.L.C.; Walker Butte Granite, L.L.C.; Magic Lake 80, L.L.C.; Skousen & Highway 87, L.L.C.; Hunt & Hooper, L.L.C.; Sonoran 382, L.L.C.; MLC Farms, L.L.C.; General Hunt Properties, Inc.; Skousen, CR and Elaine TRS (collectively "Walker Butte, et al.")

hereby submit to the Arizona Corporation Commission and the Arizona Power Plant and Transmission Line Siting Committee, their List of Additional Exhibits.

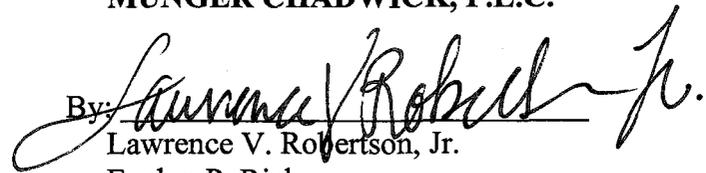
A. The following additional exhibits will be offered by Walker Butte *et al.* during the Area "C" hearings.

WB 21 Town of Florence Meeting Minutes August 2, 2004

WB 22 Town of Florence Meeting Minutes August 9, 2004

RESPECTFULLY SUBMITTED this 22nd day of April, 2005.

MUNGER CHADWICK, P.L.C.

By: 
Lawrence V. Robertson, Jr.
Evelyn P. Rick
Munger Chadwick, P.L.C. 
Attorneys for Walker Butte, *et al.*

An original and 40 copies of the foregoing were filed on the 22nd day of April with:

Docket Control
Arizona Corporation Commission
1200 West Washington Street
Phoenix, Arizona 85007

Copy of the foregoing hand-delivered during the hearing on the 15th of April, 2005 to the following:

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Copy of the foregoing mailed/emailed
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MINUTES OF THE REGULAR MEETING OF THE MAYOR AND COUNCIL OF THE TOWN OF FLORENCE HELD MONDAY, AUGUST 2, 2004 AT 7:00 P.M. IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

1. CALL TO ORDER.

Mayor Rankin called the meeting to order at 7:00 p.m.

2. ROLL CALL.

PRESENT: Rankin, Smith, Woolridge, Celaya, Kilvinger, Raasch, Sanders.

3. WORK SESSION

a. Pinal West to Southeast Valley/Browning (PW-SEV/BRG) Project (500KV Line).

Himanshu Patel, Town Manager, stated that this project is for the Arizona Power Plant and Transmission Line Citing Committee. Phase One started from Palo Verde to Pinal West, and Pinal West to the South East substation, which is approximately 8 miles. The initial report looked at the pros and cons of the environmental study and focused on the least minimal impact. SRP is heading this project and they are ready to submit a plan for approval. There are two alignments being proposed that will potentially affect Florence. Staff is requesting Council to comment on their concerns. Staff will forward the comments to the sighting committee. The alignments take into consideration future growth. Staff has concerns regarding the proposed line that falls in the Florence Town Limits. The line furthest to the west will eventually be in Florence. It follows closer to the reservation and railroad line. The Town will request that the space under the lines be utilized as open space or trail system. Staff recognizes the fact that this is going to happen, the Town needs to minimize the negative impact on the Town. Staff recommends the line furthest west.

Mayor Rankin stated that the green alignment goes almost through the middle of the Merrill Ranch Development.

Mr. Patel stated that Pulte Homes has filed a formal request for the line furthest west. Casa Grande has indicated that the purple route affects them tremendously. The blue route will impact Coolidge significantly.

Vice-Mayor Smith asked if the Pinal County Alliance has voted on this issue.

Mr. Patel stated that the next meeting will be in August.

Discussion on possible developments that could be impacted by the line citing on line.

Mayor Rankin asked for a draft letter to be added to the action item on the August 16, 2004 Regular Meeting.

4. PLEDGE OF ALLEGIANCE

Councilmember Sanders led the Pledge of Allegiance.

5. CONSENT AGENDA.

Himanshu Patel read the Consent Agenda.

- a. ***Approval of the Minutes of the Regular Meetings held July 6, 2004 and July 20, 2004.**
- b. ***Authorization to go to the Public Works Department to go to bid on a Skid Steer Loader.**
- c. ***Authorization for the Police Department to Purchase a 2005 Ford F150, Super Crew 4X4 from 5 Star Ford, in an amount not to exceed \$24,800.**
- d. ***Authorization for the Police Department to Purchase a 2005 Ford Crown Victoria Police Interceptor from Five Star Ford, in an amount not to exceed \$21,900.**
- e. ***Authorize of the creation of a special account for a 'Library Building Fund' and waive Council authorization for donations in excess of \$50.**
- f. ***Authorization to donate a 1995 Ford Crown Victoria (VIN# 2FALP71WXSX125294) to the Kearny Police Department.**

On Motion of Vice-Mayor Smith, seconded by Councilmember Kilvinger and carried to accept the consent agenda.

6. NEW BUSINESS

- a. **Discussion/Approval/Disapproval of the purchase of multiple lot parcel on South Central Avenue in an amount not to exceed \$36,500.**

Larry Quick, Planning Director, stated the Town has an IGA with the School District for building low income housing through 2006. The first step in the process is to purchase the land. The property on South Central is close to the school and will minimize travel time for the students. The size of the lot will accommodate two homes.

On motion of Vice-Mayor Smith, seconded by Councilmember Rassch to purchase a multiple lot parcel on South Central Avenue in an amount not to exceed \$36,500.

- b. **Discussion/Approval/Disapproval of the Town of Florence donating the monthly cost of meter and water consumption to the Chamber of Commerce for the Community Garden Project.**

Vice-Mayor Smith feels the Town should pay the water bill for the community garden.

Councilmember Woolridge asked if the produce is available to anyone in the community.

Vice-Mayor Smith answered the produce belongs to the lot owner.

On motion of Vice-Mayor Smith, seconded by Councilmember Rassch and carried to approve donating the monthly cost of meter and water consumption to the Chamber of Commerce for the Community Garden Project.

7. CALL TO THE PUBLIC/COUNCIL RESPONSE

No public comment was made.

8. CALL TO THE COUNCIL

Councilmember Kilvinger attended the Valley Partners Meeting and the Mayor did a great job representing Florence.

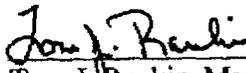
Vice-Mayor Smith thanked the Public Works Department for cleaning the trash on Willow Street. He thanked Norma Henderson and Jerry Pomeroy for attending the meeting.

Councilmember Celaya stated the Town needs to control the growth or someone else will. Growth is coming whether we like it or not. Casino Night went well. A group of people hosting a paint ball war were in Town, he would like to see the Town work with these people on future events.

Mayor Rankin stated that several events took place over the weekend that brought people to Town. It was great advertisement for Florence. We need to protect our Main Street. The emphasis of Florence is about to change and we need to be prepared for it. The Town needs to direct the growth to fit our needs.

9. ADJOURNMENT

Mayor Rankin adjourned the at 8:20 P.M.



Tom J. Rankin, 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 August 2, 2003 and that the meeting was duly called to order and a quorum was present.


Lisa Garcia, Town Clerk

MINUTES OF A SPECIAL MEETING OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF FLORNCE HELD MONDAY, AUGUST 9, 2004 AT 6:00 P.M. IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

1. CALL TO ORDER:

Mayor Rankin called the meeting to order at 6: 15 p.m.

2. ROLL CALL:

PRESENT: Rankin, Kilvinger, Woolridge, Celaya, Raasch, Sanders.

ABSENT: Smith

3. PLEDGE OF ALLEGIANCE

Councilmember Woolridge led the Pledge of Allegiance.

4. WORK SESSION ON NON-UTILITY DEVELOPMENT IMPACT FEES.

Himashu Patel, Town Manager, stated a presentation will be given on the proposed non-utility development impact fees. Several public meetings will be held before Council makes a decision. This is the final report.

Larry Lange, Munifinancial, gave a brief over view of the proposed fees.

Development Impact fees are a means of financing facilities with a goal of maintaining a certain level of service. These funds can not be used to increase the level of service. Impact fees are not a replacement for development agreements.

The impact fees are divided into the following seven categories;

- Transportation
- General Government
- Public Works
- Police
- Fire and Emergency
- Medical Services
- Parks and Open Space and Community Facilities
- Library

The three methods used to determine the fees were existing inventory, the master plan, and planned facilities.

The Proposed Impact Fees total \$5,402.00 per single family resident.

- Transportation -\$ 1563.00
- General Government -\$581.00
- Public Works -\$164.00
- Police -\$ 513.00
- Fire/EMS -\$483.00
- Parks and Community Service -\$1648.00
- Library -\$450.00

The Growth Assumptions for new housing are as follows:

- 2005 – 780 new homes
- 2006 – 1200 new homes
- 2007 – 1440 new homes
- 2008 – 1500 new homes

1242 Acres will be commercial and industrial. These figures were taken from the Merrill Ranch Plan and the Florence General Plan.

Transportation

The Town will be responsible for the projects already included in the General Plan. Some projects may come up that will burden the general fund. Other Funding will need to come from sources at the county and state level.

Florence will need 200 lane miles added to the area over the next 20 years.

The total cost to Florence for the roadway and bridge projects will total \$ 201,835,138.00.

In comparison to other communities, Florence ranks second highest in this category.

General Government

The method used in determining the fee was the existing inventory method. The book value for Town Hall was used as the basis.

These funds could be used to physically add on more space to the existing Town Hall or buy a new building.

In comparison to other communities, Florence ranks third highest in this category.

Public Works

The method used in determining these fees was the existing inventory method. The replacement cost of the facility was used as the basis.

Mayor Rankin asked Wayne Costa, Public Works Director, if the Department was out of space.

Mr. Costa answered yes.

Mayor Rankin expressed his concerns about the growth and the Public Works Department keeping up.

The funds for a new building were planned for the Capitol Improvement Plan.

Police

The method used in determining these fees was the existing inventory method. The book value on the building and furnishings were used as the basis.

One option will be to build a new facility as a sub-station

In the community comparison the fees places Florence on the high end.

Fire

The method used in determining the fees was the existing inventory method. The replacement cost were used as the basis.

A sub-station will be needed in a mile and half radius of the current station.

Florence is fairly comparative in the community comparison.

Parks and Community Facilities

The method used in determining the fees was the planned facilities method.

Florence does not fund a lot of open space, therefore, the Town would have to show a contribution to the open space improvements.

The Town will be responsible for a portion of the Community Center because one does not currently exist. The Town will responsible for one third of the swimming pool.

A portion was funded in the Capitol Improvement Plan.

C

Library

The method used in determining the fee was the master plan method.

The library was included in the Capitol Improvement Plan. The Town will be responsible for the existing population.

Mr. Lange explained that a community meeting will take place on September 13, 2004 and a public hearing on September 20, 2004. The community meetings are designed to provide information and receive input from the citizens. The Council can adopt the proposed fees, adopt fees for a lesser amount or not adopt the fees. The maximum amount allowed is what was presented. Level of service is an important part of the decision in going with a lesser fee.

Mr. Patel stated that Council has had this information for two weeks and it will be at least a month before any decision will be made.

Councilmember Celaya asked how long this information is good for.

Mr. Lange answered that the information in the study will be good for three to five years before it would have to be updated.

C

Mayor Rankin asked if a sliding scale could be used as the growth comes in order to phase the fees in slowly.

Mr. Lange would not recommend a sliding scale.

Mr. Patel stated that these impact fees are not revenues. The developers need to step up to the plate and provide these amenities.

Mayor Rankin would like to see this in place prior to any developers coming to Florence so they know up front what will be expected.

Mayor Rankin stated that the growth is coming, we need to have the fees in place. He does not see the impact fees changing anything. He has concerns about the fees affecting the smaller developers.

Mr. Lange stated that future cycles of the economy may affect this in years to come.

Mayor Rankin feels that the fee maybe to high on transportation.

5. NEW BUSINESS

a. Resolution 896-04: For Discussion/Approval/Disapproval

Himanshu Patel read Resolution 896-04 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE EXPRESSING THE TOWN'S PREFERENCE FOR THE SITING OF POWER LINERS.

Mr. Patel stated at the last meeting Council was introduced to the SRP Line Expansion Project. Staff is in favor of the blue line expansion.

Mayor Rankin stated that the blue line has the least affect to properties that Florence is the process of annexing.

On motion of Councilmember Kilvinger, seconded by Councilmember Raasch and carried to adopt Resolution 896-04.

6. CALL TO THE PUBLIC

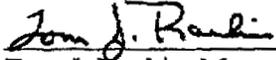
No public comment was made.

7. CALL THE COUNCIL

No council comment was made.

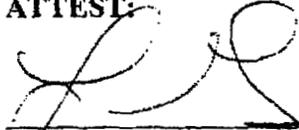
8. ADJOURNMENT

Mayor Rankin adjourned the meeting at 7:40 P.M.



Tom J. Rankin, Mayor

ATTEST:



Lisa Garcia, Town Clerk

I certify that the following are a true and correct copy of the minutes of the Florence Town Council Meeting held August 9, 2004 and that the meeting was duly called to order and that a quorum was present.



Lisa Garcia, Town Clerk