



PINAL COUNTY

WIDE OPEN OPPORTUNITY

PINAL COUNTY BOARD OF SUPERVISORS REGULAR SESSION MINUTES

**Wednesday, January 29, 2025
9:33 AM**

BOARD OF SUPERVISORS

Chairman Stephen Q. Miller
Supervisor, District 3

Vice-Chairman Jeffrey McClure
Supervisor, District 4

Rich Vitiello
Supervisor, District 1

Mike Goodman
Supervisor, District 2

Jeff Serdy
Supervisor, District 5

**PINAL COUNTY ADMINISTRATIVE COMPLEX
BOARD OF SUPERVISORS HEARING ROOM
135 N. PINAL STREET
FLORENCE, AZ 85132**

All Presentations are attached to the Agenda at:
[Click Here to View the Regular Session Agenda](#)

and a Video Recording of this meeting can be viewed at:
[Click Here to View Video Recording](#)

Chairman Miller offered for the Invocation by Pastor Dallas Satterfield, AJ First Assemble of God, Apache Junction and the pledge of allegiance by Supervisor Goodman.

The Pinal County Board of Supervisors convened at 9:33 a.m. this date. The meeting was called to order by Chairman Miller.

Members Present: Chairman Stephen Q. Miller; Vice-Chairman Jeffrey McClure; Supervisor Rich Vitiello; Supervisor Mike Goodman; Supervisor Jeff Serdy

Staff Present: County Manager, Leo Lew; County Attorney, Brad Miller; Chief Civil Deputy County Attorneys, Chris Keller and Sherry Leckrone; Clerk of the Board, Natasha Kennedy and Deputy Clerk of the Board, Kelsey Pickard

(1) County Manager's Report (Information Only). (Leo Lew)

Leo Lew, County Manager provided the following update(s); the Draft Major Comprehensive Plan Amendment has been published for the public review period, with future Work Sessions and public input to follow, and announced Pinal County's 150th Birthday Celebration is on February 1st from 1:00 p.m. to 3:00 p.m. at the 1891 Historic Courthouse on the front lawn with live music, a local historian, and educational videos.

Item Action: Information Only

(2) Supervisor District update(s) regarding notable current or upcoming events concerning the district (Information Only). (Stephen Q. Miller)

Supervisor Serdy provided the following District #5 update(s): Gold Canyon Community Dump Events are on January 31st and February 1st from 7:00 a.m. to 3:00 p.m., at the Gold Canyon Community Church, and highlighted the recent Ribbon Cutting held at the Central Arizona College, Apache Junction Campus, followed by Video.

Supervisor Vitiello provided the following District #1 update(s): highlighted the opening of his District Office in the City of Maricopa, 19955 N. Wilson Avenue Ste. 100, the former Coolidge Office has been closed, future use has not been determined however, we will continue to remember the heritage of the building going forward, highlighted his recent attendance at the City of Coolidge Council Meeting, Supervisor Training, Pinal Partnership, Our Lady of Grace Church, City of Maricopa Senior Expo, VFW Coolidge, City of Maricopa Martin Luther King Jr. Celebration, Ribbon Cutting for Pinal County Animal Care and Control, City of Maricopa Chamber of Commerce Annual Ball, and tonight at 6:00 p.m. is the City of Maricopa's State of the City, at Desert Sunrise High School.

Supervisor Goodman provided the following District #2 update(s): spoke regarding the recent successful Community Cleanup Event and announced the next one is scheduled for April, thanked residents for all they do for their community, and fellow Supervisors for supporting their Districts.

Vice-Chairman McClure provided the following District #4 update(s): invited everyone out to the Pinal County's 150th Birthday Celebration, on February 1st from 1:00 p.m. to 3:00 p.m. at the 1891 Historic Courthouse, and on February 7th and 8th Tri Community Cleanup Event for Oracle, San Manuel, and Mammoth residents, located at the yard in San Manuel and encouraged community participation.

Chairman Miller provided the following District #3 update(s): highlighted Pinal County's 150th Birthday Celebration, on February 1st noting a surprise exhibit, Celebration for Randolph's 100th Year on Saturday, the success of the District hosted Community Cleanup Events, and Animal Care and Control Ribbon Cutting, followed by Video.

Item Action: Information Only

- (3) Updates related to the Elections Department and County Recorder, focusing on recent activities, upcoming initiatives, and essential information (Information Only). (Dana Lewis)

Dana Lewis, Recorder appeared before the Board and provided the following update(s): provided an overview of past, present, and future activities including a 74.86% voter turnout for the General Election, move to a new Voter Operations Facility, completion of a forensic analysis with an A+ rating, ongoing litigation with the Secretary of State's Office regarding Vote Centers, 392 Public Records Requests were processed in 2024, and highlighted the importance of continued community engagement and efforts to improve voter education in the community.

Item Action: Information Only

- (4) Discussion/approval/disapproval of Proclamation Commemorating the 150th Anniversary of Pinal County, Arizona to recognize and celebrate the 150th anniversary of Pinal County, highlighting its historical significance, current achievements, and future aspirations, and to announce key celebratory events. (Stephen Q. Miller)

Chairman Miller introduced the Item and requested a Motion.

Item Action: Approved

Motion Made By: Supervisor Vitiello

Seconded By: Supervisor Goodman

To approve Proclamation Commemorating the 150th Anniversary of Pinal County, Arizona to recognize and celebrate the 150th anniversary of Pinal County, highlighting its historical significance, current achievements, and future aspirations, and to announce key celebratory events.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

- (5) Presentation and discussion of deed fraud and the new Parcel Alert List (PAL) Program from the Assessor's Office. The program will start in March of 2025. (John Ellinwood/Douglas Wolf)

Douglas Wolf, Assessor appeared before the Board and introduced the item.

John Ellinwood, Chief Deputy Assessor appeared before the Board, presented regarding Parcel Alert List (PAL) Program, an effort to combat title transfer fraud through a voluntary parcel alert system, and for the Record provided a handout to the Clerk of the Board.

Discussion held regarding email and phone notification by the following Board Member and Staff; Supervisor Vitiello, and John Ellinwood.

Item Action: Information Only

- (6) Purchasing Division Report - January 29, 2025. (Angeline Woods)

Angeline Woods, Office of Budget and Finance Director appeared before the Board and presented.

Item Action: Approved

Motion Made By: Supervisor McClure

Seconded By: Supervisor Serdy

To approve the Purchasing Division Report as presented.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

- (7) **CONSENT ITEMS:**

All items indicated by an asterisk (*) will be handled by a single vote as part of the consent agenda, unless a Board Member, County Manager, or member of the public objects at the time the agenda item is called.

Chairman Miller announced he has received requests to pull Items AA, AB, L, and W and asked if there were any requests from a Board Member, staff or the audience to remove any additional consent agenda items for discussion.

Noel Reck requested to pull Item AC.

Roberto Reveles requested to pull Item X.

Item Action: Approved Consent Agenda Items A through AI, Minus L, W, X, AA, AB, and AC

Motion Made By: Supervisor McClure

Seconded By: Supervisor Goodman

To approve Consent Agenda Items A through AI, Minus L, W, X, AA, AB, and AC.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

Pulled Consent Agenda Items were heard in the following order; AA, AB, L, W, AC, and X.

* A. Discussion/approval/disapproval of Minutes from December 4, 2024, and December 18, 2024, Regular Meetings of the Board of Supervisors. (Natasha Kennedy)

* B. Discussion/approval/disapproval of the current billings before the Board. (Natasha Kennedy)

- * C. Discussion/approval/disapproval of the recommendation to the Arizona Department of Liquor License and Control of application for Temporary Extension of Premises/Patio Permit on Monday, March 17, 2025, from 2:00 p.m. to 10:00 p.m., application of Deborah Harris of C & D Enterprise, LLC DBA Rodeo Lounge, 8333 E. Sunrise Sky Dr., Gold Canyon, AZ 85118, and authorize the Clerk of the Board to execute and submit all necessary documents to the State. Supervisor District #5. (Natasha Kennedy)
- * D. Discussion/approval/disapproval of the recommendation to the Arizona Department of Liquor License and Control for the Special Event License Application of Bessie Warnke, for the Queen Valley Fire Auxiliary Golf Tournament Event to be held at the Queen Valley Golf Course, located at 600 N. Fairway Dr., Queen Valley, Arizona on Saturday, March 8, 2025, from 8:30 a.m. to 5:00 p.m. Additionally, authorizing the Clerk of the Board to execute and submit all necessary documents to the State. Supervisor District #5. (Natasha Kennedy)
- * E. Discussion/approval/disapproval of Proclamation recognizing the establishment of the Randolph Townsite and the historical significance of its founding in early 1925. (Stephen Q. Miller)
- * F. Discussion/approval/disapproval of Resolution No. 012925-OST authorizing the acceptance of grant award 2024-118 from Arizona State Parks and Trails' Recreational Trail Program grant, beginning upon execution by Arizona State Parks and Trails, ending December 31, 2027, for \$99,270, and authorizing all actions necessary to implement and complete the activities outlined in the application. This grant will be used by Open Space, Trails, and Regional Parks for the CAP Trail Phase 2 Project. Supervisor Districts #3 and #4. (Kent Taylor/Himanshu Patel)
- * G. Discussion/approval/disapproval to submit a grant application to the State of Arizona's Companion Animal 2025 TNR grant program for \$9,000. This grant will be used by Pinal County Animal Care and Control department to alter feral/community cats, so they cannot reproduce. (Audra Michael/MaryEllen Sheppard)
- * H. Discussion/approval/disapproval to submit a grant application to the State of Arizona Companion Animal Fund 2025 Pet Plate Voucher program for \$10,000. Match is not required. This grant will be used by Pinal County Animal Care and Control to assist in the cost of spay/neuter surgeries for the citizens of Pinal County. (Audra Michael/MaryEllen Sheppard)
- * I. Discussion/approval/disapproval of the appointment to the Pinal County Workforce Development Board: Wallin Gustin, Department of Economic Security (Government and Economic Development Sector). This appointment has been reviewed, accepted, and recommended for approval by the Pinal County Workforce Development Board. Term of service: January 30, 2025, through May 31, 2026. Note: Mr. Gustin will fulfill the remainder of Tim Tucker's term. (Joel Millman)
- * J. Discussion/approval/disapproval of Revision 2 of the 2023-2025 ARIZONA@WORK Pinal County Memorandum of Understanding/Infrastructure Funding Agreement (MOU/IFA). This revision was necessitated by the addition of new service providers for the Adult and Dislocated Worker Programs and Adult Education. (Joel Millman)

- * K. Discussion/approval/disapproval of a Development Agreement between Central Arizona Community Housing Organization and Pinal County, through the Pinal County Board of Supervisors beginning January 29, 2025, ending January 28, 2027, for \$400,000. Pinal County is required to set-aside 15% of its HOME Investment Partnership annual award for the development of housing through a community housing development organization. This award will develop three single family homes in Arizona City that will be sold to low-income households. Pinal County will use a portion of their FFY20, FFY21, FFY22, and FFY24 HOME allocation for this project as approved by the Board of Supervisors in the Annual Action Plans. (Heather Patel/Angeline Woods)

Item L Pulled from Consent Agenda

- * L. Discussion/approval/disapproval of Resolution No. 012925-RD24-101 accepting Subdivision Improvement Performance Bond No. 024281533, associated with Palomino Ranch Parcel 10, located in Section 18, Township 5 South, Range 3 East. Supervisor District #1. (RD24-101) (Christopher Wanamaker/Joe Ortiz)

Supervisor Vitiello requested clarification.

Christopher Wanamaker, County Engineer appeared before the Board and provided an overview of the Subdivision Improvement Performance Bond.

Discussion held regarding Subdivision Improvement Performance Bond; process, builder contact and information being provided to residents by the following Board Members and Staff; Vice-Chairman McClure, Supervisor Vitiello, and Christopher Wanamaker.

Item Action: Approved

Motion Made By: Supervisor Vitiello

Seconded By: Supervisor Goodman

To approve Consent Item L.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

- * M. Discussion/approval/disapproval of the First Amended and Restated Intergovernmental Agreement between Pinal County and the Town of Queen Creek to define responsibilities for the design and construction of Germann Road from Ironwood Road to Kenworthy Road. Supervisor District #2. (GA23-023A) (Celeste Garza/Joe Ortiz)
- * N. Discussion/approval/disapproval of Resolution No. 012925-RD24-097 accepting Warranty Deed from Stephanie Margaret Vial a single woman as to an undivided 25% interest; Kurt Richard Maes a married man as his sole and separate property as to an undivided 25% interest, Stephanie M. Davenport trustee of the T.M.V. Income Trust dated December 1, 1998, as to an undivided 25% interest; and Richard W. Maes and Carol Maes co-trustees of the Maes Family Living Trust dated December 1, 1999, as to undivided 25% interest as tenants in common, as Grantors to Pinal County, a political subdivision of the State of Arizona, Grantee, for right of way to portions on Schnepf Road and Combs Road. Supervisor District #2. (RD24-097) (Celeste Garza/Joe Ortiz)

- * O. Discussion/approval/disapproval of Resolution No. 012925-RD24-098 accepting Warranty Deed, Public Utilities Easement and Drainage Easement from Snowdon Ocotillo, LLC, an Arizona limited liability company, as Grantor, to Pinal County, a political subdivision of the State of Arizona, as Grantee. Supervisor District #2. (RD24-098) (Celeste Garza/Joe Ortiz)
- * P. Discussion/approval/disapproval of Resolution No. 012925-RD24-100 releasing the current financial assurance Subdivision Improvement Performance Bond No. SU1179995, associated with Wales Ranches Unit 1 Kenworthy Road, and accepting Maintenance Bond No. LICX1983994, located in Section 28, Township 2 South, Range 8 East. Supervisor District #2. (RD24-100) (Christopher Wanamaker/Joe Ortiz)
- * Q. Discussion/approval/disapproval of an Intergovernmental Agreement between the State of Arizona and Pinal County Agreement No. IGA 24-0010885-I for the environmental review and oversight of the State Route 24 from Ironwood Road to US60 located within Supervisor Districts #2 and #5. (GA24-029) (Celeste Garza/Joe Ortiz)
- * R. Discussion/approval/disapproval of Resolution No. 012925-RD24-099 authorizing the conveyance of property to the City of Apache Junction by Quit Claim Deed, as part of the completed project design and improvements to Ironwood Drive, located within Supervisor District #5. (RD24-099) (Celeste Garza/Joe Ortiz)
- * S. Discussion/approval/disapproval to accept an extension of Award Agreement No. NCHIP-22-24-006 under the FY2022 National Criminal History Improvement Program between the Arizona Criminal Justice Commission and Pinal County through the Pinal County Board of Supervisors beginning January 3, 2023, to December 31, 2025. (Brad Miller)
- * T. Discussion/approval/disapproval to accept Award Agreement NCHIP-24-26-009 under the National Criminal History Improvement Program between the Arizona Criminal Justice Commission and Pinal County through the Pinal County Board of Supervisors beginning January 1, 2025, ending December 31, 2026, for \$348,507 with no match required. This grant will be used by the Pinal County Attorney's Office to cover the cost of three positions. The grant award will be budgeted and expensed in FY25/26. There is no impact to the General Fund. (Brad Miller)
- * U. Discussion/approval/disapproval of the following appointments for Precinct Committeemen for the Democratic Party:
Appointments:
Supervisor District 4:
Precinct #109: Manuel Gregory Banda Jr., 2213 N. Hidden Canyon Dr., Florence, 85132.
(Dana Lewis)
- * V. Discussion/approval/disapproval to approve a conflict waiver request of the firm Pierce Coleman for their involvement with the San Tan Valley incorporation effort. The firm currently provides limited legal services for Recorder Dana Lewis related to public records. (Chris Keller/Dana Lewis)

Item W Pulled from Consent Agenda

- * W. Discussion/approval/disapproval of Award Agreement 21-LE-11031200-039 Modification 4 under the Tonto National Forest between the USDA Forest Service and Pinal County, through the Pinal County Board of Supervisors, beginning March 1, 2024, ending May 31, 2027, for \$14,000. This grant will be used by the Sheriff's Office Search and Rescue Team to assist in patrolling campsites and other service areas within Tonto National Forest. Acceptance requires an amendment to the FY 24/25 budget to transfer reserve appropriation from Fund 213 (Grants/Project Contingency) to Fund 113 (Sheriff Search & Rescue) to increase revenue and expenditure appropriations. There is no impact on the General Fund. (Ross Teeple)

Supervisor Serdy requested clarification.

Matthew Thomas, Chief Deputy Sheriff appeared before the Board and provided an overview of the grant request.

Discussion held regarding State Land and Range Deputies by the following Board Member and Staff; Supervisor Serdy, and Matthew Thomas.

Item Action: Approved

Motion Made By: Supervisor Serdy

Seconded By: Supervisor McClure

To approve Consent Item W.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

Item X Pulled from Consent Agenda

- * X. Discussion/approval/disapproval to accept funding from the Arizona Department of Public Safety, under Memorandum of Understanding (MOU) regarding A.R.S. 41- 1724 for \$500,000. This funding will be used by the Sheriff's Office to enforce immigration, human smuggling, drug smuggling, gangs, and employer-sanction laws (GITEM). The funding was adopted in the FY 24/25 budget. There is no impact on the General Fund. (Ross Teeple)

Roberto Reveles, Gold Canyon appeared before the Board and inquired if the freeze on federal funding will impact this item.

Chairman Miller spoke regarding the counties need to assess the current situation, this issue will be addressed with our federal lobbyists in the near future.

Item Action: Approved

Motion Made By: Supervisor McClure

Seconded By: Supervisor Goodman

To approve Consent Item X.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

- * Y. Discussion/approval/disapproval to acknowledge receipt of additional funding from the State of Arizona House of Representatives for House Bill 2650, Major Incident Division, for \$90,000. The Sheriff's Office will use this funding for investigation training of incidents involving peace officer shootings. Acceptance requires an amendment to the FY 24/25 budget to transfer reserve appropriation from Fund 213 (Grants/Project Contingency) to Fund 203 (Sheriff's Grants) to increase revenue and expenditure appropriations. There is no impact on the General Fund. (Ross Teeple)
- * Z. Discussion/approval/disapproval of Resolution No. 012925-PCSO to submit a grant application to the Arizona State Parks for the Recreation Trail Programs for \$1,494,252. Match is an in-kind requirement in the amount of \$747,760 which funding will be identified in FY 25/26. This grant will be used by the Sheriff's Department to expand the Parks and Rangers Unit within the Sheriff's Office. (Ross Teeple)

Item AA Pulled from Consent Agenda

- * AA. Discussion/approval/disapproval of a Stipulated Judgment in State of Arizona v. Salih Elhadri, et al. CV2024-022633 quieting title to property in the State of Arizona. This matter was discussed in Executive Session on January 25, 2023. (Kevin Costello/Michael McCord)
- Kevin Costello, Deputy County Attorney appeared before the Board and presented regarding the updates to the Final Stipulated judgment.

Item Action: Approved as presented, Final Stipulated Judgment

Motion Made By: Supervisor Goodman

Seconded By: Supervisor McClure

To approve as presented, Final Stipulated Judgment.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

Item AB Pulled from Consent Agenda

- * AB. Discussion/approval/disapproval of partial abatement on improvement assessment only for 2012-2018 and 2023 taxes pursuant to A.R.S. 42-18351.1 and A.R.S. 42- 18352.D, for parcel 411-08-12601. The parcel was assessed as land with improvements; per Assessor field check, the parcel is only vacant land. Prior years requires Board of Supervisor's approval for abatement. Supervisor District #3. (Diane Power/Michael McCord)

Diane Power, Tax Services Manager, Treasurer's Office appeared before the Board and requested this be withdrawn, taxes have been paid.

Item Action: Withdrawn

Motion Made By: Supervisor McClure

Seconded By: Supervisor Goodman

To withdrawal Consent Item AB.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

Item AC Pulled from Consent Agenda

- * AC. Discussion/approval/disapproval to accept the Award Amendment for the AmeriCorps Program between the Arizona Supreme Court Administrative Office of the Courts and Pinal County through the Pinal County Board of Supervisors in the amount of \$5,433. The amendment increases the award total to \$20,644. The Adult Probation Office will use the award to pay the volunteers that are assigned to this AmeriCorps Program. Acceptance requires an amendment to align the FY 24/25 budget to the award amount and transfers reserve appropriation from Fund 213 (Grants/Project Contingency) to Fund 221 (Adult Prob/GPS) to increase revenues and expenditures. There is no impact on the General Fund. (John Fuery)

Noel Reck, Eloy appeared before the Board and asked the County to plan ahead, when Americops funding is eliminated, and for any federal funded program fully or partially.

Item Action: Approved

Motion Made By: Supervisor Vitiello

Seconded By: Supervisor McClure

To approve Consent Item AC.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

- * AD. Discussion/approval/disapproval of a budget amendment to the FY 24/25 budget to allow for expenditure use of the existing fund balance. The Adult Probation Office will use the fund balance to improve the supervision and rehabilitative services for probationers assigned to the Probation Success Incentive Program. The amendment transfers reserve appropriation from Fund 213 (Grants/Project Contingency) to Fund 221 (Adult Prob/GPS) to increase revenue and expenditure appropriations. There is no impact on the General Fund. (John Fuery)
- * AE. Discussion/approval/disapproval to accept the award for the CASA program grant between the Arizona Supreme Court Administrative Courts and Pinal County through the Pinal County Board of Supervisors beginning July 1, 2024, and ending June 30, 2025, for \$263,376. The Juvenile Court Services Department will use the grant for personnel salaries and EREs, training, and operational supplies to support the program. The award was budgeted in the FY24/25 budget. There is no impact on the General Fund. (Jeanne Brandner)
- * AF. Discussion/approval/disapproval to accept the Award for the Diversion Intake Program between the Arizona Supreme Court Administrative Office of the Courts and Pinal County through the Pinal County Board of Supervisors, beginning July 1, 2024, ending June 30, 2025, for \$532,849. The Juvenile Court Services Department will use the grant for salary, EREs, supplies and contract services for vendors supporting the Diversion Intake Program. The award was budgeted for in the FY 24/25 budget. There is no impact on the General Fund. (Jeanne Brandner)
- * AG. Discussion/approval/disapproval of the award under Agreement 2025-12 for the Juvenile Crime Reduction Fund that funds the HOPE School Education Program between the Arizona Supreme Court Administrative Office of the Courts and Pinal County, through the Pinal County Board of Supervisors, beginning July 1, 2024, ending June 30, 2025, for \$23,628. The Juvenile Court Services Department will use the grant for supplies to support the program. The award was budgeted for in the FY 24/25 budget. There is no impact on the General Fund. (Jeanne Brandner)

- * AH. Discussion/approval/disapproval to accept the award under Agreement 2025-025 for the Victim Rights Program Grant between the State of Arizona Office of the Attorney General and Pinal County through the Pinal County Board of Supervisors beginning July 1, 2024, ending June 30, 2025, for \$19,100. The Juvenile Probation Services Department will use the grant for personnel salaries and EREs to support the program. The award was budgeted for in the FY 24/25 budget. There is no impact on the General Fund. (Jeanne Brandner)
- * AI. Discussion/approval/disapproval to accept the award under Agreement 2024-253 for the Victims of Crime Act (VOCA) Victim Assistance Program Grant between the Arizona Department of Public Safety and Pinal County through the Pinal County Board of Supervisors beginning October 1, 2024, ending September 30, 2025, for \$145,386 with a 25% match of \$36,347 that will come from Fund 10 (Juvenile Probation). The Juvenile Probation Services Department will use the grant for personnel salaries/EREs and supplies to support the program. Acceptance requires an amendment to the FY 24/25 budget to transfer appropriation from Fund 213 (Grants/Project Contingency) to Fund 146 (Juv Probation/Misc Sources) to increase revenues and expenditures. The match was budgeted in the FY 24/25 budget. (Jeanne Brandner)

- (8) Call to the Public— A "call to the public" is the time period for members of the public to address the Board of Supervisors to provide public input relating to subject matter within the Board of Supervisors authority or jurisdiction. Those wishing to address the Board of Supervisors need not request permission in advance. Action taken as a result of public comment will be limited to directing staff to study the matter or rescheduling it for further consideration and decision at a later date.

Click Here for Call to the Public Guidelines

The following members of the public appeared before the Board and spoke:

- In opposition of the Development Services Code Update; Ellen Owens, Queen Creek.
- Call to the Public Rules and Procedures; Dea Podhajsky, Pinal County.
- In opposition of the Development Services Code Update; Samuel Jacobs, Florence; David Reed, Apache Junction; David Malton, Queen Creek; Elizabeth Eason, Apache Junction; Kristine Lane, Johnson Ranch; Dawn Jennings, Coolidge; Rebecca Walker, Coolidge; and Roseanne Service, San Tan Valley.
- Development Services Code Update; Mark Linder, San Tan Valley, Vice Chair of the San Tan Advisory Council.
- In opposition of the Development Services Code Update; Thomas Butka, Queen Creek; and Raeann Huckstadt, Florence.
- In opposition of House of Transformation, Rehab Facility; Tiffany White, Queen Creek.
- In opposition of the Development Services Code Update; Jennie Castamos, Queen Creek; Andrew Dodge, Queen Creek; Barbara Poulson, Florence; Anthony Tangalot, Florence; Catherine Wilson, Florence; Keri Aros, Coolidge; Stephen Kohut, Casa Grande; Arlene Virrueta; Jared, District 1; Sarah Holbrook, Cactus Forest; Jeff Williams, San Tan Valley; Brandy Hanson, San Tan Ranches; and Chaz Prince, San Tan Valley.
- Regarding Project 2025 concerns and urged the Board to be proactive to address negative impacts on the county and residents; Noel Reck, Eloy.

11:46 a.m. – Chairman Miller announced the Board shall take a brief recess.

11:58 a.m. – Chairman Miller reconvened the Pinal County Board of Supervisors Meeting.

The following additional members of the public appeared before the Board and spoke:

- In opposition of the Development Services Code Update; Kim Bennet, San Tan Valley; Sally Halverson, San Tan Valley; and Michelle Sparrow, Paisano Area.

Supervisor Goodman responded to concerns surrounding the Development Services Code Update, public input, his history of the area and farming, he is encouraged by the public's current involvement and looks forward to working with staff to develop a plan where each Supervisor can communicate with their District rural communities to address current codes and proposed changes.

Chairman Miller responded noting he has worked on a ranch in the past, and emphasized the importance of the document available at the front desk which outlines the timeline for the Development Services Code Update and process, he will be reviewing the draft and looks forward to more dialog.

Item Action: Public Comments

- (9) Meeting of the Pinal County Public Health Services District Board of Directors. (Merissa Mendoza/MaryEllen Sheppard)

Chairman Miller recessed the Pinal County Board of Supervisors Meeting and convened as the Pinal County Public Health Services District Board of Directors Meeting.

Item Action: Convened into the Pinal County Public Health Services District Board Agenda

Chairman Miller adjourned the Pinal County Public Health Services District Board of Directors Meeting and reconvened the Pinal County Board of Supervisors Meeting.

12:13 p.m. – Chairman Miller announced considering Outside Counsel he shall call Item 17 out of order.

12:54 p.m. – Chairman Miller returned to Item 10.

- (10) Public Hearing and discussion/approval/disapproval of Ordinance No. 2024-PZ-003-24, an Ordinance approving case PZ-003-24; TSI/Elwood Properties, LLC, landowner, Sean Hamill, Applicant, requesting approval of a Rezone of ±40.0 acres from Single Residence Zone (CR-2) to Single Residence (R-7) zoning district, to allow for the development of a Single Family Residential Subdivision on Tax Parcel: 200-58-0120 – legal on file – situated in a portion of Section 2, Township 4 South, Range 08 East, located southwest of Arizona Farms Road and Quail Run Lane, Pinal County, AZ. The Planning Commission recommended approval (8-1) of case PZ-003- 24 with one (1) stipulation. Supervisor District #4. (Continued from December 18, 2024, Board Meeting, No Public Hearing) (Glenn Bak/Brent Billingsley)

Glenn Bak, Senior Planner appeared before the Board and presented.

Discussion held regarding this project and stipulations by the following Board Members and Staff; Vice-Chairman McClure, Supervisor Goodman, Glenn Bak, and Chris Keller, Chief Civil Deputy County Attorney.

Natasha Kennedy, Clerk of the Board announced for the Record Items 10 and 11 shall be discussed together and for clarification there is no Public Hearing on these items, they were continued.

Shawn Hail, United Engineering Group, Applicant Representative appeared before the Board and inquired if the Board had any questions.

Item Action: Approved as presented with one (1) Stipulation

Motion Made By: Supervisor McClure

Seconded By: Supervisor Goodman

To approve Ordinance No. 2024-PZ-003-24, an Ordinance approving case PZ-003-24; TSI/Elwood Properties, LLC, landowner, Sean Hamill, Applicant, requesting approval of a Rezone of ±40.0 acres from Single Residence Zone (CR-2) to Single Residence (R-7) zoning district, to allow for the development of a Single Family Residential Subdivision on Tax Parcel: 200-58-0120 – legal on file – situated in a portion of Section 2, Township 4 South, Range 08 East, located southwest of Arizona Farms Road and Quail Run Lane, Pinal County, AZ. The Planning Commission recommended approval (8-1) of case PZ-003- 24 with one (1) stipulation.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

- (11) Public Hearing and discussion/approval/disapproval of Ordinance No. 2024-PZ-PD-026-23, an Ordinance approving case PZ-PD-026-23; TSI/Elwood Properties, LLC, landowner, Sean Hamill, Applicant, requesting approval of a Planned Area Development (PAD) Overlay District amendment to the existing PAD (PZ-PD-007-98A) on ±40.0 acres to allow for the development of a Single Family Residential Subdivision on Tax Parcel: 200-58-0120 – legal on file – situated in a portion of Section 2, Township 4 South, Range 08 East, located southwest of Arizona Farms Road and Quail Run Lane, Pinal County, AZ. The Planning Commission recommended approval (8-1) of case PZ- PD-026-23 with fourteen (14) stipulations. Supervisor District #4. (Continued from December 18, 2024, Board Meeting, No Public Hearing) (Glenn Bak/Brent Billingsley)

Discussion held under Item 10.

Item Action: Approved as presented with fifteen (15) Stipulations set forth by the Planning Commission

Motion Made By: Supervisor McClure

Seconded By: Supervisor Goodman

To approve Ordinance No. 2024-PZ-PD-026-23, an Ordinance approving case PZ-PD-026-23; TSI/Elwood Properties, LLC, landowner, Sean Hamill, Applicant, requesting approval of a Planned Area Development (PAD) Overlay District amendment to the existing PAD (PZ-PD-007-98A) on ±40.0 acres to allow for the development of a Single Family Residential Subdivision on Tax Parcel: 200-58-0120 – legal on file – situated in a portion of Section 2, Township 4 South, Range 08 East, located southwest of Arizona Farms Road and Quail Run Lane, Pinal County, AZ. The Planning Commission recommended approval (8-1) of case PZ- PD-026-23 with fifteen (15) stipulations, set forth by the Planning Commission.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

- (12) **Public Hearing** and discussion/approval/disapproval of Resolution No. 2025-PZ-PA-016-23 a Resolution approving case PZ-PA-016-23; Tanis W Shill Revocable Trust, landowner, Julie Vermillion – CVL Consultants Inc., agent/applicant, requesting an approval of a Minor Comprehensive Plan Amendment to the San Tan Valley Area Plan of 31.17± acres from Rural Living and Suburban Neighborhood to Employment, to allow development of a RV/Boat Storage facility and light industrial warehouses; situated in Section 28, Township 02 South, Range 08 East of the Gila and Salt River Baseline and Meridian, Pinal County; Tax parcel 104-22-023A (legal on file), located at the southeast corner of N Kenworthy Rd and E Chandler Heights Rd, San Tan Valley, in unincorporated Pinal County. The Planning Commission recommended approval (8-0) of case PZ-PA-016-23 with zero (0) stipulations. Supervisor District #2. (Kendall Riley/Brent Billingsley)

Chairman Miller announced Items 12, 13, and 14 will be discussed together.

Kendall Riley, Planner appeared before the Board and presented.

Discussion held regarding the project; southeast area RV storage, and barrier by the following Board Members and Staff; Vice-Chairman McClure, Supervisor Vitiello, and Kendall Riley.

Ralph Pew, Applicant Representative appeared before the Board and presented.

Vice-Chairman McClure spoke in support of this project.

Chairman Miller opened the Collective Public Hearing for Items 12, 13, and 14, and asked if members of the public are present in the audience who wish to address the Board to come forward at this time, there being none, Chairman closed the Collective Public Hearing.

Supervisor Goodman spoke in support.

Item Action: Approved as presented with no Stipulations

Motion Made By: Supervisor Goodman

Seconded By: Supervisor McClure

To approve Resolution No. 2025-PZ-PA-016-23 a Resolution approving case PZ-PA-016-23; Tanis W Shill Revocable Trust, landowner, Julie Vermillion – CVL Consultants Inc., agent/applicant, requesting an approval of a Minor Comprehensive Plan Amendment to the San Tan Valley Area Plan of 31.17± acres from Rural Living and Suburban Neighborhood to Employment, to allow development of a RV/Boat Storage facility and light industrial warehouses; situated in Section 28, Township 02 South, Range 08 East of the Gila and Salt River Baseline and Meridian, Pinal County; Tax parcel 104-22-023A (legal on file), located at the southeast corner of N Kenworthy Rd and E Chandler Heights Rd, San Tan Valley, in unincorporated Pinal County. The Planning Commission recommended approval (8-0) of case PZ-PA-016-23 with no stipulations.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

- (13) **Public Hearing** and discussion/approval/disapproval of Ordinance No. 2025-PZ-054-23 an Ordinance approving case PZ-054-23; Tanis W Shill Revocable Trust, landowner, Julie Vermillion – CVL Consultants, Inc., agent/applicant, requesting an approval of a rezone of 31.17± acres from R-7 (Single Residence Zoning District) and RU-10 (Rural Zoning District) to I-2 (Light Industrial and Warehouse Zoning District), to allow development of RV/Boat Storage and light industrial warehouses; situated in Section 28, Township 02 South, Range 08 East of the Gila and Salt River Baseline and Meridian, Pinal County; Tax parcel 104-22-023A (legal on file), located at the southeast corner of N Kenworthy Rd and E Chandler Heights Rd, San Tan Valley, in unincorporated Pinal County. The Planning Commission recommended approval (8-0) of case PZ- 054-23 with two (2) stipulations. Supervisor District #2. (Kendall Riley/Brent Billingsley)

Discussion and Collective Public Hearing held under Item 12.

Item Action: Approved as presented with two (2) Stipulations

Motion Made By: Supervisor Goodman

Seconded By: Supervisor McClure

To approve Ordinance No. 2025-PZ-054-23 an Ordinance approving case PZ-054-23; Tanis W Shill Revocable Trust, landowner, Julie Vermillion – CVL Consultants, Inc., agent/applicant, requesting an approval of a rezone of 31.17± acres from R-7 (Single Residence Zoning District) and RU-10 (Rural Zoning District) to I-2 (Light Industrial and Warehouse Zoning District), to allow development of RV/Boat Storage and light industrial warehouses; situated in Section 28, Township 02 South, Range 08 East of the Gila and Salt River Baseline and Meridian, Pinal County; Tax parcel 104-22-023A (legal on file), located at the southeast corner of N Kenworthy Rd and E Chandler Heights Rd, San Tan Valley, in unincorporated Pinal County. The Planning Commission recommended approval (8-0) of case PZ- 054-23 with two (2) stipulations.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

- (14) **Public Hearing** and discussion/approval/disapproval of Ordinance No. 2025-PZ-PD-024-23 an Ordinance approving case PZ-PD-024-23; Tanis W Shill Revocable Trust, landowner, Julie Vermillion – CVL Consultants Inc., agent/applicant, requesting an approval of a Planned Area Development (PAD) Amendment, to apply I-2/PAD, development standards and allow development of RV/Boat Storage and light industrial uses on 31.17± acres, situated in Section 28, Township 02 South, Range 08 East of the Gila and Salt River Baseline and Meridian; Tax parcel 104-22-023A (legal on file), located at the southeast corner of N Kenworthy Rd and E Chandler Heights Rd, San Tan Valley, in unincorporated Pinal County. The Planning Commission recommended approval (6-2) of case PZ-PD-024-23 with fourteen (14) stipulations. Supervisor District #2. (Kendall Riley/Brent Billingsley)

Discussion and Collective Public Hearing held under Item 12.

Item Action: Approved as presented with fourteen (14) Stipulations

Motion Made By: Supervisor Goodman

Seconded By: Supervisor McClure

To approve Ordinance No. 2025-PZ-PD-024-23 an Ordinance approving case PZ-PD-024-23; Tanis W Shill Revocable Trust, landowner, Julie Vermillion – CVL Consultants Inc., agent/applicant, requesting an approval of a Planned Area Development (PAD) Amendment, to apply I-2/PAD, development standards and allow development of RV/Boat Storage and light industrial uses on 31.17± acres, situated in Section 28, Township 02 South, Range 08 East of the Gila and Salt River Baseline and Meridian; Tax parcel 104-22-023A (legal on file), located at the southeast corner of N Kenworthy Rd and E Chandler Heights Rd, San Tan Valley, in unincorporated Pinal County. The Planning Commission recommended approval (6-2) of case PZ-PD-024-23 with fourteen (14) stipulations.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

- (15) **Public Hearing** and discussion/approval/disapproval of Ordinance No. 2025-PZ-053-23, an Ordinance approving case PZ-053-23; BAV LLC, landowner, Hype Studio LLC, applicant, requesting a rezoning of 21.89± acres of land from Local Business Zone (CB-1) to General Commercial (C-3) zoning district, to allow for the development of a RV and boat storage facility on Tax Parcels: 200-58-002D and 200-58-002E – legal on file – situated in a portion of Section 2, Township 4 South, Range 08 East, located at the SE corner of E. Arizona Farms Road and Apollo Drive, in unincorporated Pinal County. The Planning Commission recommended approval (8-1) of case PZ-053-23 with one (1) stipulation. Supervisor District #4. (Glenn Bak/Brent Billingsley)

Chairman Miller announced Items 15 and 16 will be discussed together.

Glenn Bak, Senior Planner appeared before the Board and presented.

Stephen Lauderbeck, Hype Studio, Applicant Representative appeared before the Board and asked if the Board had any questions.

Discussion held regarding this project; public hearings and community opposition by the following Board Member and Applicant Representative; Supervisor Vitiello and Stephen Lauderbeck.

Chairman Miller opened the Collective Public Hearing for Items 15 and 16, and asked if members of the public are present in the audience who wish to address the Board to come forward at this time, there being none, Chairman closed the Collective Public Hearing.

Supervisor Goodman spoke in support.

Item Action: Approved as presented with one (1) Stipulation

Motion Made By: Supervisor McClure

Seconded By: Supervisor Vitiello

To approve Ordinance No. 2025-PZ-053-23, an Ordinance approving case PZ-053-23; BAV LLC, landowner, Hype Studio LLC, applicant, requesting a rezoning of 21.89± acres of land from Local Business Zone (CB-1) to General Commercial (C-3) zoning district, to allow for the development of a RV and boat storage facility on Tax Parcels: 200-58-002D and 200-58-002E – legal on file – situated in a portion of Section 2, Township 4 South, Range 08 East, located at the SE corner of E. Arizona Farms Road and Apollo Drive, in unincorporated Pinal County. The Planning Commission recommended approval (8-1) of case PZ-053-23 with one (1) stipulation.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

- (16) **Public Hearing** and discussion/approval/disapproval of Ordinance No. 2025-PZ-PD-008-24, an Ordinance approving case PZ-PD-008-24; BAV LLC, landowner, Hype Studio LLC, applicant, requesting approval of a Planned Area Development (PAD) Overlay District amendment to remove the existing PAD (PZ-PD-037-04) on 21.89± acres to allow for the development of a RV and boat storage facility on Tax Parcels: 200-58-002D and 200-58-002E – legal on file – situated in a portion of Section 2, Township 4 South, Range 08 East, located at the SE corner of E. Arizona Farms Road and Apollo Drive, in unincorporated Pinal County. The Planning Commission recommended approval (8-1) of case PZ-PD-008-24 with eighteen (18) stipulations. Supervisor District #4. (Glenn Bak/Brent Billingsley)

Discussion and Collective Public Hearing held under Item 15.

Item Action: Approved as presented with eighteen (18) Stipulations

Motion Made By: Supervisor McClure

Seconded By: Supervisor Goodman

To approve Ordinance No. 2025-PZ-PD-008-24, an Ordinance approving case PZ-PD-008-24; BAV LLC, landowner, Hype Studio LLC, applicant, requesting approval of a Planned Area Development (PAD) Overlay District amendment to remove the existing PAD (PZ-PD-037-04) on 21.89± acres to allow for the development of a RV and boat storage facility on Tax Parcels: 200-58-002D and 200-58-002E – legal on file – situated in a portion of Section 2, Township 4 South, Range 08 East, located at the SE corner of E. Arizona Farms Road and Apollo Drive, in unincorporated Pinal County. The Planning Commission recommended approval (8-1) of case PZ-PD-008-24 with eighteen (18) stipulations.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

12:13 p.m. – Chairman Miller announced considering Outside Counsel he shall call Item 17 out of order.

- (17) Executive Session pursuant to A.R.S. 38-431.03A(3)(4)(7) for legal advice, contemplated litigation and purchase and sale of real property in the San Tan Valley area. (Kevin Costello/Joe Ortiz)

Chairman Miller requested a Motion.

Item Action: Convened into Executive Session

Motion Made By: Supervisor McClure

Seconded By: Supervisor Goodman

To convene into Executive Session.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

12:54 p.m. - Brad Miller, County Attorney did not return to the dais following Executive Session, and Sherry Leckrone, Chief Civil Deputy County Attorney joined the dais.

Item Action: Adjourned Executive Session

Motion Made By: Supervisor Goodman

Seconded By: Supervisor McClure

To adjourn Executive Session.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

12:54 p.m. – Chairman Miller returned to Item 10.

1:15 p.m. – Chairman Miller adjourned the January 29, 2025, Regular Meeting of the Board of Supervisors.

PINAL COUNTY BOARD OF SUPERVISORS



Stephen Q. Miller, Chairman

ATTEST:



Natasha Kennedy, Clerk of the Board

Minutes Prepared By: Kelsey Pickard, Deputy Clerk of the Board

Approval of Minutes: February 19, 2025