

SAN TAN VALLEY TOWN COUNCIL
Wednesday, December 3, 2025 | 6:00pm
San Tan Valley County Complex, Bronze Room
31505 N Schnepf Rd. San Tan Valley, Arizona 85140
REGULAR MEETING MINUTES

1. CALL TO ORDER

Mayor Schnepf Called the meeting to order

2. ROLL CALL

The Town Clerk called the roll.

Councilmembers Present:

Mayor Daren Schnepf

Councilmember Daniel Oakes

Vice Mayor Tyler Hudgins

Councilmember Brian Tyler

Councilmember Bryan Hunt

Councilmember Rupert Wolfert

Councilmember Gia Jenkins

3. PLEDGE OF ALLEGIANCE – INVOCATION

Councilmember Gia Jenkins led the pledge of allegiance. Pastor Ben Lee offered an invocation.

4. APPROVAL OF MINUTES

Discussion and possible action to approve meeting minutes from the November 5, 2025 Regular Town Council meeting and the November 19, 2025 Special and Regular Town Council meetings.

Councilmember Hunt made a motion to approve the meeting minutes from the November 5, 2025 Regular Town Council meeting and the November 19, 2025 Special and Regular Town Council meetings. Councilmember Oakes seconded. Motion passed by a voice vote.

5. CURRENT EVENTS FROM MAYOR AND COUNCILMEMBERS

Councilmember Hunt mentioned events with local charities in the community.

Councilmember Tyler mentioned a tour with SRP on water availability in the area.

Councilmember Wolfert wished everyone a happy thanksgiving, and mentioned the Jingle Jog event.

Mayor Schnepf also mentioned the Jingle Jog event, and a charity event.

6. INFORMATIONAL ITEMS

A. Report from the Town Clerk regarding the availability of a [summary sheet](#) on the Town's website (www.santanvalley.gov) with information on the 2026 Town Council elections, including important dates, candidate qualifications, and other requirements for prospective candidates.

Town Clerk Glover gave a statement on locating information on the upcoming Town Council election and available resources.

B. Report by the Town Attorney concerning certain sales tax issues raised by residents at the November 19, 2025 Council meeting.

Town Attorney Quist provided information from the league of cities and towns about how local sales taxes are collected, and how online sales taxes are collected. He also stated that if there are issues, that the Department of Revenue can look into it.

Councilmember Oakes clarified that the tax rate is determined by the full address, and not only the zip code.

Town Attorney Quist stated that the full address is used.

Councilmember Wolfert asked the timeframe on the refund. Mr. Quist stated that the Town can look at any future issues.

Councilmember Tyler requested to place the information on the website. Mr. Quist stated that he will follow up on that.

7. BUSINESS BEFORE THE COUNCIL

A. AMR Presentation on Ground Ambulance Services. *(Presentation by Dave Jacobelli, AMR Operations Manager, and Todd Jaramillo, AMR Regional Director)* Overview of AMR's history, leadership, coverage area, and response times. Council discussion may follow; no council action will be taken.

Dave Jacobelli, Operations Manager with American Medical Response (AMR) gave an overview of AMR's history, leadership, coverage area, and key staff members in Pinal County. He gave an overview of his work history with AMR.

Todd Jaramillo gave an overview of his work history with AMR, and prior work experience in Arizona. He went over the regulations of emergency services and coverage areas in San Tan Valley. He went over response times and certifications AMR holds in the area.

Councilmember Tyler asked if AMR had plans to increase response times in San Tan Valley. Mr. Jaramillo stated they have plans to assist with that based on growth and need.

Councilmember Oakes asked how AMR is funded. Mr. Jaramillo states they have set rates, and collect from insurance. Councilmember Oakes asked if they get funding from contracts. Mr. Jaramillo stated that most contracts do not have payment tied.

Mayor Schnepf asked about contracts with the Town. Mr. Jaramillo stated that they would not charge the town, but would work with the Town based on needs. Mr. Jacobelli stated that there is only a fee if there is transport involved.

Vice Mayor Hudgins asked if there were subscriptions. Mr. Jaramillo stated that AMR no longer charges subscriptions, but prior ownership did. Vice Mayor Hudgins stated there was some confusion in the community between AMR and Rural metro. Mr. Jaramillo stated there is community outreach.

Councilmember Hunt asked questions about the response times in San Tan Valley, and asked if AMR plans to place San Tan Valley in section A for response times. Mr. Jacobelli stated that a key factor in response times is ambulance stations, and AMR works with municipalities to increase coverage.

Vice Mayor Hudgins requested a detailed breakdown of the response times in San Tan Valley. Mr. Jaramillo stated he can provide that information.

B. Rural Metro Presentation on Fire Services. *(Presentation by James Wessel, Rural Metro CEO)* Overview of Rural Metro operations and the Town's fire service options.

James Wessel, Rural Metro CEO, gave an overview of the operations of Rural Metro, and options for the Town. He stated how Rural Metro is funded via subscriptions. He also stated an agreement with the Town could help Rural Metro work on capital investments in the community.

Councilmember Tyler asked about regulatory agencies and response times. Mr. Wessel stated that this is not a certification for response times, but adding more fire stations can reduce the response times.

Councilmember Wolfert asked Mr. Wessel about what he has learned after acquiring Rural Metro. Mr. Wessel went over his career experience. He stated there are not any unique challenges, other than working off of the

subscription income and those potential limitations.

Vice Mayor Hudgins asked for the growth plan for Rural Metro. Mr. Wessel stated adding more stations, and increasing subscriptions can help in that goal. Vice Mayor Hudgins asked what the Town could do to assist. Mr. Wessel stated that he can share what other municipalities have done to assist.

Councilmember Jenkins asked about how the fee for the subscription is calculated. Drew, with rural metro, stated it is based on the size of the home or other structures on the property. Councilmember Jenkins asked if it was publicly available, and how often the fee increases. Drew said it depends on several factors. Mr. Wessel said the cost typically increases annually.

Councilmember Wolfert asked what causes the rate increases. Mr. Wessel stated the primary cost is labor, and other market forces on wages. Councilmember Wolfert asked about renewal rates in San Tan Valley. Mr. Wessel stated there have been several questions, but has yet to see the non-renewal rate increase post-incorporation yet due to the length of most terms.

Councilmember Oakes mentioned PSAs to the community about how Rural Metro will continue in the community for the next few years. He also mentioned a culture shift with the new ownership. Mr. Wessel stated that the old ownership had different focuses than the new ownership. He stated that fire is the main focus, and is willing to be there for the community to listen to any feedback.

Mayor Schnepf asked about their confidence in serving the Town. Mr. Wessel said they can, but could always do more.

C. Town of Queen Creek Presentation on Utility Operations and Water Resources. (Presentation by Marc Skocytec, Utilities Director) Overview of Queen Creek's water and wastewater systems, current and projected service connections, infrastructure, water resources strategy, conservation efforts, and long-term planning initiatives. Council discussion may follow; no council action will be taken.

Marc Skocytec, Utilities Director with the Town of Queen Creek, gave an overview of water and wastewater systems in Queen Creek and San Tan Valley. He stated the Town has plans to increase service in the surrounding area. He mentioned plans to increase sustainability. He gave an overview of water services, usage, and other key groundwater systems.

Mayor Schnepf asked about groundwater pumping. Mr. Skocytec explained the future plans that Queen Creek has for replenishment and recharge and replenishment. Mayor Schnepf asked about rate increases. Mr. Skocytec went over the process for rate increases.

Councilmember Wolfert asked for a breakdown of water with residential and industrial. Mr. Skocytec stated it is all mostly residential.

D. EPCOR Presentation on Utility Operations and Water Resources. (Presentation by Jacob Rogers, EPCOR San Tan Operations Director; and Victoria Okula Samwick, EPCOR Manager of Water Resources) Overview of EPCOR's operations, customer assistance programs, regulatory framework, system improvements, water resources management, conservation efforts, and long-term planning. Council discussion may follow; no council action will be taken.

Jacob Rogers, EPCOR San Tan Operations Director gave a presentation on EPCOR's operations in Arizona. He outlined awards they have received in safety. He went over some of the regulations and ways the rates are set. He outlined the service area. Vice Mayor Hudgins stated that the map of San Tan in the presentation was of the Census boundaries, and not the incorporated boundaries. He gave an overview of the plans of EPCOR in the community. He mentioned improvements and additions to water facilities in the area. Vice Mayor Hudgins stated he toured the facility and saw the improvements firsthand.

Victoria Okula Samwick gave an overview of water resource management and the area's water portfolio. She

went over the different water regulations for the area. She also mentioned long range planning and different innovations for water security.

Vice Mayor Hudgins asked about consumer outreach to educate the community on utility services. Mr. Rogers stated they do outreach to do education with some customers.

Councilmember Wolfert asked them to explain how the rates are set, and the timeline for any increases. Mr. Rogers stated it is a complicated process with the Corporation Commission, and he can speak with him later.

Councilmember Tyler asked Mr. Rogers about conservation. Mr. Rogers stated they are working on plans to reduce usage and increase education.

Mayor Schnepf asked about the status of a plant. Mr. Rogers stated there are infrastructure issues and they are innovating and bringing in experts to make improvements. Mayor Schnepf asked about rate increases for improvements. Mr. Rogers explained improvements to processing sewage and treatments. Ms. Okula Samwick explained rate differences and replenishment costs.

E. Report on Town Manager Selection Process. (*Presentation by Allen Quist, Town Attorney*) Overview of Town Manager recruitment and selection process.

Town Attorney Quist explained the steps the town took to find applicants for Town Manager, as well as the interview and selection process.

F. Appointment of Town Manager and Consideration of ESI Contract. Discussion and possible action to appoint a Town Manager, effective December 15, 2025, under an employment services contract with ESI. Council discussion and action may include approval of the ESI contract.

Mayor Schnepf announced Brent Billingsley as Town Manager for the Town of San Tan Valley. The Mayor gave an overview of Mr. Billingsley background.

Councilmember Wolfert made a motion to appoint Brent Billingsley as Town Manager for the Town of San Tan Valley, effective December 15, 2025, and to approve the employee staffing agreement with educational services llc esi as presented and for the provision of town manager services with ESI serving as the employer of record and to authorize the Mayor to execute the ESI agreement. Councilmember Tyler seconded. The motion passed by a voice vote.

Mayor Schnepf welcomed Mr. Billingsley to the Town of San Tan Valley.

Mr. Billingsley thanked the council, and expressed his hope for the community.

G. Presentation on Pinal County's Special Area Plan for San Tan Valley and the San Tan Urban Core. Introductory overview of Pinal County planning documents for the San Tan Valley area, including general concepts and considerations.

Mr. Billingsley gave an overview of Pinal County's Special Area Plan for San Tan Valley. He explained what a special area plan is, and how it elaborates on general area plans. He went over transportation improvements in the past few years, and future long term plans for improvement. He explained several resources for the town to use in developing a general plan for San Tan Valley. He went over plans for zoning and potential industry growth. He also stated a plan for a future urban core for San Tan Valley

Mayor Schnepf and Vice Mayor Hudgins thanked the County and the State for their work in getting state land included for the incorporation effort.

8. REQUESTS FOR FUTURE AGENDA ITEMS

Councilmember Tyler requested to look into contracts with AMR

9. CALL TO THE PUBLIC

Ms. Stockton, of San Tan Valley, suggested reordering the agenda for public comment. She also mentioned traffic safety concerns.

State Representative Neal Carter, Legislative District 15, offered his support for the town and community.

Tim Sole, with Rural Metro, stated that there is a great team with Rural Metro serving Rural Metro.

Karen Mooney, of San Tan Valley, requested that the town upload the presentations to the website. She also suggested that the Town adopt the County's planning and zoning.

Justin Madagrath, of San Tan Valley, requested an opportunity to talk and present on civil engineering.

10. EXECUTIVE SESSION

The Town Council may vote to convene into Executive Session, for the following items:

- A.** Discussion or consultation with Town Attorney on professional services agreement for finance consulting services pursuant to A.R.S. § 38-431.03(A)(3) and (A)(4);
- B.** Discussion and consideration of employment, assignment, appointment, and contract terms of Town Clerk pursuant to A.R.S. § 38-431.03(A)(1) and (A)(3);
- C.** Discussion or consultation with Town Attorney on office space lease negotiations pursuant to A.R.S. § 38-431.03(A)(3) and (A)(4);
- D.** Discussion or consultation with the Town Attorney regarding contract negotiations with Rural Metro pursuant to A.R.S. § 38-431.03(A)(3) and (A)(4); and
- E.** Discussion or consultation with the Town Attorney regarding legal options and strategy related to potential municipal growth and land use opportunities pursuant to A.R.S. § 38- 431.03(A)(3) and (A)(4).

Vice Mayor Hudgins made a motion to convene into executive session. Councilmember Oakes seconded. Motion passed by a voice vote.

Councilmember Oakes made a motion to exit the executive session and reconvene the regular meeting. Councilmember Wolfert seconded. Motion passed by a voice vote.

11. ADDITIONAL BUSINESS BEFORE COUNCIL

- A.** Consideration and Possible Approval of Finance Consulting Contract. Discussion and possible action to approve a professional services agreement for interim finance consulting services.

Councilmember Jenkins moved to approve the professional services agreement for interim finance consulting services. Councilmember Tyler seconded. Motion passed by a voice vote.

12. ADJOURNMENT

Councilmember Oakes made a motion to adjourn. Vice Mayor Hudgins seconded. Motion passed by a voice vote.