

SAN TAN VALLEY TOWN COUNCIL

Wednesday, December 17, 2025 | 6:00pm

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

Vice Mayor Tyler Hudgins

Councilmember Bryan Hunt

Councilmember Gia Jenkins

Councilmember Daniel Oakes

Councilmember Brian Tyler

Councilmember Rupert Wolfert

3. PLEDGE OF ALLEGIANCE – INVOCATION

Councilmember Hunt led the pledge of allegiance. Pastor Wes McDainel offered an invocation.

4. APPROVAL OF MINUTES

Discussion and possible action to approve meeting minutes from the December 3, 2025 Regular Town Council meeting.

Vice Mayor Hudgins made a motion to approve the meeting minutes from the December 3, 2025 Regular Town Council meeting Councilmember Tyler seconded. Motion passed by a voice vote.

5. MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

The Mayor and Councilmembers may present brief reports on current events. This is an informational item only; Council shall not propose, discuss, deliberate or take legal action on the information presented.

Councilmember Hunt stated that Jeff McClure will be the next chairman of the Pinal County Board of Supervisors. Supervisor McClure's district covers the southern portion of Pinal County. He also mentioned he had a brief meeting with him.

Councilmember Oakes met with JO Combs school district, and mentioned EVIT and future economic development. He also mentioned community cafe, where local leaders meet to discuss community needs

Vice Mayor Hudgins congratulated Poston Butte High school on becoming an A rated school. He attended an event to give back to the teachers there.

Mayor Schnepf stated the importance of schools helping with economic development. He also shared an upcoming Hanukkah event, as well as a toy drive.

6. TOWN MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

The Town Manager may report on current events. This is an informational item only; Council shall not propose, discuss, deliberate or take legal action on the information presented.

Town Manager Billingsley stated the town was now receiving some state funding. He also stated the town was working with the census. The town manager also stated the town has now posted all presentations from prior meetings on the website. He also shared plans for future presentations on upcoming projects, community developments, and law enforcement in the town. He also mentioned a potential council retreat.

7. BUSINESS BEFORE THE COUNCIL

A. U.S. Small Business Administration Presentation on Disaster Recovery Programs.

Todd Broadman, Public Affairs Specialist with the Small Business Administration (SBA), Office of Disaster Recovery and Resilience gave a presentation on financial assistance during disasters. He gave examples of recent disasters in Arizona he helped with. SBA's low cost financial assistance, and other areas SBA provides help during disasters.

Vice Mayor thanked Mr. Broadman for the presentation.

Councilmember Wolfert asked if SBA collaborates with FEMA and other community organizations. Mr. Broadman stated that they do, and that SBA continues to help impacted areas after FEMA has left.

Mayor Schnepf asked the timeframe to get assistance. Mr. Broadman stated it is about 2 to 4 weeks.

B. HBACA Presentation on Water and Housing Issues.

Spencer Kamps, Vice President of Legislative Affairs, Home Builders Association of Central Arizona (HBACA) gave an overview of HBACA, and the water resources in Arizona. He outlined Arizona's water supply and how water in Arizona impacts housing in the state. He mentioned legislative changes that impact water usage, water availability, and housing growth.

Councilmember Tyler asked about industrial water usages, particularly with data centers. Mr. Kamps stated that holding industrial and commercial to a higher standard is a future discussion the state needs to have. Councilmember Tyler asked about Colorado river tiers. Mr. Kamps stated it does not impact HBACA as much. He also stated it can cause housing costs to rise.

Mayor Schnepf asked about the AG to Urban program. Mr. Kamps stated that the program still has some issues for home builders and other conditions to be useful.

C. Presentation on Draft Town Code – Articles 1 through 3.

Joe Estes, Pierce Coleman, gave a presentation on the draft Town code. Mr. Estes gave an overview of codes and ordinances for new town operations. He went over the key provisions, such as the general provisions, and form of government. He also went over the key duties of mayor and the council, and the key town officials such as manager, clerk, and attorney. Mr. Estes also went over upcoming draft articles that touch on zoning, taxes, and business regulations.

Councilmember Hunt asked if a town ordinance conflicted with HOA rules. Mr. Estes said that HOA rules can be exempted. Town Manager Billingsley gave an example of trash collection services in the City of Maricopa with HOAs. Town Attorney Quist added that a town ordinance won't violate contracts with HOAs and waste management providers. Councilmember Hunt also asked about potential conflicts with street lighting requirements. Town Attorney Quist stated that it depends on who owns the roadway. Town Manager Billingsley stated that it requires complex analysis. Mr. Estes also stated dark

Councilmember Wolfert stated it is an ongoing task that will take a long time. Mr. Estes stated that each month some codes will be brought to the council to consider.

At 8:00pm Mayor Schnepf recessed the meeting for 10 minutes

At 8:10pm Mayor Schnepf called the meeting back to order.

D. Consideration and Possible Approval of Rural Metro Fire Protection Services Agreement.

Town Attorney Quist gave an overview of options the town has for Fire Services, and the terms of the contract with Rural Metro. Mayor Schnepf clarified that the current subscription based model with Rural will be maintained under this agreement.

Councilmember Tyler stated he was grateful for Rural Metro and the firefighters and their commitment to the community.

Vice Mayor Hudgins stated this is a big step for San Tan Valley, and this brings accountability to the community. He stated that this is a big step to public safety.

Councilmember Oakes stated he is impressed with Rural Metro's transparency.

Councilmember Wolfert stated the agreement sets standards and leads to a relationship moving forward.

Mayor Schnepf stated this gives the Town some oversight for the community, and there are opportunities to move forward.

Vice Mayor Hudgins made a motion to approve Agenda Item 7D with Rural Metro Fire Protection Services Agreement. Councilmember Oakes seconded. Motion passed by a voice vote.

E. Consideration and Possible Approval of Updated Employee Cost Agreement with Educational Services, LLC.

Councilmember Wolfert made a motion to approve an amendment to the employee cost agreement with educational services. LLC ESI, authorized a one-time reimbursement of \$776.50 for the Town Manager's APA Membership, AICP membership in Arizona, after membership as presented. Councilmember Tyler seconded the motion. Motion passed by a voice vote.

8. REQUESTS FOR FUTURE AGENDA ITEMS

Members of the Town Council may request that items be placed on a future agenda. No discussion or action will be taken at this time other than identifying topics for future consideration, in accordance with Arizona's Open Meeting Law.

Councilmember Oakes requested a review of the Town's Website, and the Town's logo.

6. TOWN MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

Mayor Schnepf reopened item 6 for additional information from the Town Manager.

The Town Manager provided information from AMR on response times in San Tan Valley.

8. REQUESTS FOR FUTURE AGENDA ITEMS

Mayor Schnepf reopened item 8 for additional requests from the council

Councilmember Tyler requested to look into swapping the order of the agenda to receive feedback from call to the public.

9. CALL TO THE PUBLIC

Noah, of Tempe, stated his concerns of ICE raids in the area, and his concerns with Mormon Churches.

Ms. Stockton, of San Tan Valley, stated concerns with contract employees. She also stated concerns with rates with Rural Metro, and street light issues. She thanked the council for their work.

Karen Alleber, of San Tan Valley, stated the town should look into equitable treatment policies. She stated concerns with ICE raids in the community and the potential economic impacts, as well as safety concerns.

Barbra Benitonie, of Queen Creek, stated her concerns of the ICE raids, and with the Pinal County Sheriff's Office.

Karen Mooney, of San Tan Valley, asked about the Rural Metro Toy Drive. She stated her concerns with apartments and water resources, and land entitlements. She also suggested the Town collect impact fees.

Mayor Schnepf requested the town look into the issue about contracts, and the issue on entitlements.

10. EXECUTIVE SESSION

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

Discussion or consultation with Town Attorney on police services for Town meetings and events, including potential contract terms pursuant to A.R.S. § 38-431.03(A)(3) and (A)(4);

Discussion and consideration of employment, assignment, appointment, and contract terms of Town Clerk pursuant to A.R.S. § 38-431.03(A)(1), (A)(3), and (A)(4);

Discussion or consultation with Town Attorney on office space lease negotiations pursuant to A.R.S. § 38-431.03(A)(3) and (A)(4);

Discussion or consultation with the Town Attorney regarding reimbursable agreement with the U.S. Census Bureau for provisional certification pursuant to A.R.S. § 38-431.03(A)(3) and (A)(4); and

Discussion or consultation with the Town Attorney regarding potential AMR contract terms pursuant to A.R.S. § 38-431.03(A)(3) and (A)(4).

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

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

11. ADDITIONAL BUSINESS BEFORE COUNCIL

Consideration and Possible Approval of Resolution No. 2025-07 for Police Services for Town Meetings and Events.

Discussion and possible action to approve Resolution No. 2025-07, authorizing the Town to incur expenses for police coverage through Off Duty Management, Inc., in an amount not to exceed \$10,000 per month.

Councilmember Oakes made a motion to approve Resolution No. 2025-07. Councilmember Wolfert seconded. Motion passed by a voice vote.

12. ADJOURNMENT

Councilmember Oakes made a motion to adjourn. Councilmember Wolfert seconded. Motion passed by a voice vote.