

SAN TAN VALLEY TOWN COUNCIL

Wednesday, January 21, 2026 | 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 Rupert Wolfert

Councilmembers Attending Virtually:

Councilmember Brian Tyler

Councilmembers Absent:

Councilmember Daniel Oakes

3. PLEDGE OF ALLEGIANCE – INVOCATION

Vice Mayor Hudgins led the pledge of allegiance. Ken Bell offered an invocation.

4. APPROVAL OF MINUTES

Discussion and possible action to approve meeting minutes from the January 7, 2026 Regular Town Council meeting.

Mayor Schnepf requested a correction of the minutes to reflect the correct name of the person offering an invocation.

Vice Mayor Hudgins moved to approve the meeting minutes from the previous meeting, January 7th, and update the name from Brandon Ricky to Randon Riffy. Councilmember Jenkins 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 mentioned an internship program with the County

Councilmember Tyler attended an event with the Resolution Copper mine

Councilmember Wolfert attended a legislative event. He also attended an event with the Resolution Copper mine. He also mentioned the American 250 celebration. He also mentioned a tour at ASU Polytechnic campus

Vice Mayor Hudgins mentioned an event with Supervisor Goodman at JO Combs. He also mentioned a celebration at a High School

Mayor Schnepf attended the Legislative Opening Day with Representative Neal Carter.

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 mentioned a council retreat. He also mentioned legislative issues. He mentioned discussions with the County, and interviews for Town positions. He also discussed some transportation safety, and state shared revenues coming to the Town.

7. BUSINESS BEFORE THE COUNCIL

A. Possible Adoption of Resolution No. 2026-04 Calling the 2026 Town Election (Town Clerk / Town Attorney). Consideration and possible action to adopt Resolution No. 2026-04 establishing the 2026 election dates, offices to be filled, candidate filing deadlines, voter registration deadlines, and other related election matters, and authorization for the Town Clerk to coordinate with Pinal County Elections as required. Council action item.

Councilmember Jenkins made a motion to adopt Resolution No. 2026-04, calling San Tan Valley's primary and general elections and establishing statutory deadlines as presented. Councilmember Wolfert seconded. Motion passed by a voice vote.

B. Transaction Privilege Tax Presentation (Bill Kauppi, Pat Walker Consulting). Overview of Transaction Privilege Taxes (TPT), including TPT structures in other towns and cities and the potential fiscal and community impacts for San Tan Valley. Council discussion on revenue priorities and direction on next steps.

Bill Kauppi, with Pat Walker Consulting, gave an overview of Transaction Privilege Taxes (TPT). He gave an overview and examples of TPT structures in other towns and cities in Pinal County He also spoke on the potential fiscal and community impacts for San Tan Valley, such as key areas of expenditures, and potential areas for revenue.

Councilmember Hunt asked what factors to consider to guide the local economy and support the Town. Mr. Kauppi answered and discussion was held on things to consider when establishing the TPT rate.

Mayor Schnepf stated he is glad State Shared Revenues are flowing back to San Tan Valley.

Town Manager Billingsley added to the discussion. Mr. Kauppi, Town Manager Billingsley, and Town Attorney Quist discussed implications on legislation impacting taxes on food.

Mayor Schnepf, Vice Mayor Hudgins, Councilmember Wolfert discussed authorizing the Town to do research into TPT. All were in support of directing staff to research TPT further.

C. Pinal County Public Works Presentation (Joe Ortiz, Pinal County Development Services Managing Director; Celeste Garza, Pinal County Deputy Director of Public Works). Presentation on infrastructure investments in the San Tan Valley area, including existing and planned traffic signals, projects currently in design or under construction, and upcoming roadway, traffic signal, and safety projects. Council discussion.

Joe Ortiz, Pinal County Development Services Managing Director, gave an introduction on the presentation. Celeste Garza, Pinal County Deputy Director of Public Works, gave a presentation on infrastructure investments in the San Tan Valley area. She went over existing and planned traffic signals, and discussed projects currently in design and under construction. She also provided information about upcoming projects in the community.

Vice Mayor Hudgins suggested a new traffic signal for safety on Hunt Highway. He also asked about the unique traffic signals, and installing new signs. Ms. Garza answered, and said it was due to the powerlines

Councilmember Jenkins asked about apartments adding to traffic by entering the roadways. Ms. Garza answered and would provide more information.

Councilmember Wolfert asked about regulating traffic flow. Ms. Garza stated Federal regulations guide traffic signals, and their placement. The Town Manager added additional comments.

Vice Mayor Hudgins asked if Pinal County had any wisdom for dealing with traffic issues. Ms. Garza and Mr. Ortiz stated development impact fees are important.

Mayor Schnepf asked about shared roadways. Mr. Ortiz stated it can cause issues, but it can also be a good partnership. Mayor Schnepf asked if the County will still fund future projects. Mr. Ortiz stated they were just for Town consideration. Ms. Garza stated they will attempt to finish current projects.

D. Development Impact Fee Study (Town Manager). Overview of proposed Infrastructure Improvement Plan and Development Impact Fee analysis, including scope, timeline, and deliverables. Council discussion and direction to staff.

Town Manager Billingsley gave a presentation on proposed Development Impact Fees. He explained how they work, and what the fund can be used for, and areas the funds can not be used for. He gave an overview on how they can be applied and established.

Town Attorney Quist stated that the Council can give approval for the Town Manager to study and look into Development impact fees.

Mayor Schnepf asked if there was a consensus. Councilmember Tyler stated he agreed. Mayor Schnepf directed the Town Manager to commence the study.

E. Legislative Update (Town Manager / Town Attorney). Discussion regarding HB 2273 and HB 2106 concerning the allocation of previously collected Pinal County Transportation Excise Tax revenues to specific roadway and transportation projects. Council discussion and possible action.

Town Manager Billingsley gave background on the previously collected Pinal County half-cent TPT revenues and how the bill reallocates that funding. He explained the bills and stated they do not directly fund the Town.

Discussion was held. Councilmembers discussed the pros and cons of each measure. Town Manager Billingsley provided his opinion, and information from meetings with other stakeholders.

Mayor Schnepf asked Town Attorney Quist for potential verbiage for a motion. He also suggested the Town advocate for amendments.

Town Manager Billingsley suggested the Council register as lobbyists.

Vice Mayor Hudgins made a motion to oppose HB2273 and to direct staff to communicate, negotiate and get feedback on how the funds were distributed. Councilmember Wolfert seconded. Motion passed by a voice vote.

Councilmember Wolfert made a motion to direct staff to advocate for amendments to HB2106, and to oppose the bill until amendments are adopted. Vice Mayor Hudgins seconded. Motion passed by a voice vote.

F. County Planning and Zoning Case Review (Town Manager / Town Attorney). Discussion regarding the Town's options for participating in Pinal County planning and zoning cases during the A.R.S. § 9-104 transition period, including advisory input on cases, timing and process for Town recommendations, and possible use of an advisory body. Council discussion and direction to staff.

Town Attorney Quist gave a presentation on different methods to influence county zoning cases during the incorporation transition period. He gave a board overview of the plan to submit feedback, and an overview of the County Planning and zoning process. Town Manager Billingsley provided input on the timeframe.

Discussion was held with the Council, Manager Billingsley, and Attorney Quist. Council suggested submitting observations prior to Pinal County's Planning and Zoning before a hearing, and taking a formal position after,

but prior to submission to the Board of Supervisors.

Town Attorney Quist gave an overview of options on who could conduct the reviews. Two options presented were a special board, or the council reviewing them directly. Discussion was held. Council suggested creating an advisory committee. The Town Manager provided input. The council discussed how to handle the advisory body's recommendations. The Town Manager gave an overview of the current proposed process. Council discussed the structure of the committee. Council suggested a 7 member board, with one member appointed by each councilmember.

G. Town Branding (Town Manager). Discussion of options for developing the Town's initial logo and branding theme, including professional design services and community-based design competition. Council discussion and direction to staff.

Town Manager Billingsley gave background on creating a Town logo. He announced a plan for a logo contest. He outlined other options, and certain plans for the logo contest. Council discussion was held, and supported the logo contest.

Mayor Schnepf recessed the meeting at 9:01PM for 10 minutes

Mayor Schnepf called the meeting back to order at 9:11PM

H. Draft Town Code – Articles 4 through 6

Mayor Schnepf tabled item 7(H) until the next meeting on February 4th

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.

No items were requested.

9. CALL TO THE PUBLIC

Donna Hallman, of San Tan Valley, thanked the Town for their work.

Jean Stockton, of San Tan Valley, asked about the Town's business hours, and the operations of the Town of Florence. She also asked about a tax breakdown. She also mentioned the cotton gin.

James Ballantine, of Mesa, spoke about relocating the cotton gin to San Tan Valley due to development. He spoke in favor of maintaining the Town's heritage.

Kevin Ballantine, supported moving the cotton gin to San Tan Valley.

Rita Ann Ezzai, of Florence USD, spoke about budget and education issues with schools in San Tan Valley

Karen Mooney, of San Tan Valley, spoke about traffic and safety issues in San Tan Valley. She also spoke in support of impact fees.

Mayor Schnepf directed staff to reach out to James Ballantine about the cotton gin. He also asked staff to direct staff to look at planning and zoning stipulations. Vice Mayor Hudgins requested staff to look into the cotton gin.

10. ADJOURNMENT

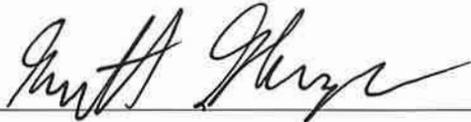
Councilmember Wolfert made a motion to adjourn the meeting. Vice Mayor Hudgins seconded. Motion passed by a voice vote.

TOWN OF SAN TAN VALLEY



Daren Schnepf, Mayor

ATTEST:



Garrett Glover, Town Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the Town Council of San Tan Valley, Arizona, held on the 21st day of January, 2026. I further certify the meeting was duly called and held and that a quorum was present.

DATED this 21st day of Feb, 2026.



Garrett Glover, Town Clerk