



NOTICE OF REGULAR MEETING OF THE TOWN COUNCIL

Mayor Gerry M. Friedel

Vice Mayor Gayle Earle

Councilmember Brenda J. Kalivianakis

Councilmember Hannah Larrabee

Councilmember Peggy McMahon

Councilmember Allen Skillicorn

Councilmember Rick Watts

TIME: 5:30 PM - REGULAR MEETING
DOORS OPEN 15 MINUTES PRIOR TO THE START OF THE MEETING
WHEN: TUESDAY, SEPTEMBER 15, 2026
WHERE: FOUNTAIN HILLS COUNCIL CHAMBERS
16705 E. AVENUE OF THE FOUNTAINS, FOUNTAIN HILLS, ARIZONA

Councilmembers of the Town of Fountain Hills will attend either in person or by telephone conference call; a quorum of the Town's various Commission, Committee or Board members may be in attendance at the Council meeting.

Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.

PARTICIPATION IN PUBLIC MEETINGS

Request to Comment Cards - To speak or submit written comments, a **Request to Comment** card is required. **Cards must be completed and submitted to the Town Clerk before the meeting begins. Late or incomplete cards will not be accepted.** A separate card is required for each agenda item.

Agenda Items (Consent or Regular) - Request to Comment cards must include the **agenda item number**, whether the speaker is **FOR** or **AGAINST** the item, and whether the individual wishes to speak or submit written comments.

Online Request to Comment cards may be submitted for regular agenda items only to either provide written comments or request to speak at the meeting. **Online submissions must be received by 12:00 PM the day before the meeting** at: <https://www.fountainhillsaz.gov/publiccomment>. Online comments are shared with the Town Council.

Call to the Public requests are accepted in person only. Request to Comment cards must be submitted prior to the meeting commencing. **Online submissions are not accepted for Call to the Public.**

Speaking Rules - Speakers may speak only when recognized by the Presiding Officer and are limited to **three (3) minutes**. All comments must be directed through the Presiding Officer, not to individual Councilmembers or staff.

Request to Comment cards and submitted information are public records subject to public disclosure.

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Town Council, and to the general public, that at this meeting, the Town Council may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the Town's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. INVOCATION

- a. **INVOCATOR:** Carri Schneider, Director of Promiseland Preschool at Christ's Church of Fountain Hills

3. ROLL CALL

4. STATEMENT OF PARTICIPATION

Anyone wishing to address the Council regarding items listed on the agenda or during Call to the Public must completely fill out a Request to Comment card located in the back of the Council Chambers and hand it to the Town Clerk prior to the start of the meeting. Once the meeting has started, late requests to speak cannot be accepted. When your name is called, please approach the podium, speak into the microphone, and state your name and if you are a resident for the public record. Comments may not exceed three minutes. It is the policy of the Mayor and Council not to comment on items brought forth under "Call to the Public." However, staff can be directed to report back to the Council at a future date or to schedule items raised for a future Council agenda. To avoid disruption of the meeting, to maintain decorum, and provide for an equal and uninterrupted presentation, applause is not permitted, except during Proclamations, Awards, and Recognitions. All meeting participants must maintain proper decorum as specified in Section 6 of the Council Rules of Procedure.

5. SUMMARY OF CURRENT EVENTS BY TOWN MANAGER

6. PROCLAMATIONS, AWARDS, AND RECOGNITIONS

- a. **RECOGNITION:** Sheriff Jerry Sheridan will present the Sheriff's Commendation to MCSO personnel for their public-safety efforts and dedicated service to Fountain Hills
- b. **RECOGNITION:** Mayor's Business Spotlight: Mindful Barbell
- c. **RECOGNITION:** Mayor's Veteran of the Month: Enrique Melendez, USMC (Ret.)
- d. **PROCLAMATION:** September as Ovarian Cancer Awareness Month
- e. **PROCLAMATION:** September 17-23, 2026 as Constitution Week
- f. **PROCLAMATION:** Recognizing the Heritage Months of Our Sister Cities

7. PRESENTATIONS

- a. **PRESENTATION:** Fiscal Year 2026 - 4th Quarter and Full Year Revenue Update

8. CONSENT AGENDA

All items listed are considered to be routine, non-controversial matters and will be enacted by one motion and vote of the Council. All motions and subsequent approvals of consent items will include all recommended staff stipulations unless otherwise stated. There will be no separate discussion of these items unless a Councilmember or member of the public so requests. If a Councilmember or member of the public wishes to discuss an item on the Consent Agenda, he/she may request so prior to the motion to accept the Consent Agenda or with notification to the Town Manager or Mayor prior to the date of the meeting for which the item was scheduled. The item will be removed from the Consent Agenda and considered as the first item on the Regular Agenda. The remaining items on the Consent Agenda will be enacted by one motion and vote of the Council.

- a. **CONSIDERATION AND POSSIBLE ACTION:** Approving the meeting minutes of the Town Council Special Meeting of August 4, 2026.

- b. **CONSIDERATION AND POSSIBLE ACTION:** Approving the minutes of the Municipal Property Corporation Board Meeting of August 27, 2026.

9. REGULAR AGENDA

- a. **CONSIDERATION AND POSSIBLE ACTION:** Regarding Resolution 2026-21, Authorizing the Dissolution of the Municipal Property Corporation (MPC) and a Funding Transfer of the remaining MPC Fund balance into the General Fund.
- b. **PUBLIC HEARING, with CONSIDERATION AND POSSIBLE ACTION:** Relating to a request for a Special Use Permit (#SUP26-000002) to allow residential use of property zoned C-1, Neighborhood Commercial and Professional, located at 11669 N. Saguaro Boulevard.

10. CALL TO THE PUBLIC

Pursuant to A.R.S. §38-431.01, or as prescribed by state law.

11. COUNCIL DISCUSSION/DIRECTION TO THE TOWN MANAGER

Members of the Council may (1) request the Town Manager follow-up on matters raised at that meeting; (2) request one two-minute response to directed criticism raised any portion of the meeting; (3) a consensus of the Council may request the Town Manager to research a matter and report back to the Council.

12. FUTURE AGENDA ITEMS

13. ADJOURNMENT

Dated this 10 day of September, 2026.



Bevelyn J. Bender, Town Clerk

The Town of Fountain Hills endeavors to make all public meetings accessible to persons with disabilities. Please call (480) 816-5100 (voice) or AZRelay 7-1-1 the Thursday prior to the meeting to request reasonable accommodation.



TOWN OF FOUNTAIN HILLS

STAFF REPORT

Meeting Date: 9/15/2026
Meeting Type: Town Council Regular Meeting
Submitting Department: Administration
Prepared by: Hannah Martin, Executive Assistant
Staff Contact Information: Phone: 480-816-5107
Email: hmartin@fountainhillsaz.gov

Request to Town Council Regular Meeting (Agenda Language)

RECOGNITION: Mayor's Business Spotlight: Mindful Barbell

Staff Summary (background)

The Mayor is recognizing Mindful Barbell as the September Business of the Month.

Related Ordinance, Policy or Guiding Principle

N/A

Risk Analysis

N/A

Recommendation(s) by Board(s) or Commission(s)

N/A

Staff Recommendation(s)

Suggested Motion

FISCAL IMPACT

Fiscal Impact: N/A

Budget Reference: N/A

Funding Source: N/A

ATTACHMENTS

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| 1. Business Spotlight September 2026- Mindful Barbell Cert |
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MAYOR'S BUSINESS SPOTLIGHT

September 2026



CERTIFICATE IS PROUDLY AWARDED TO

Mindful Barbell

In recognition of your outstanding contributions to the Town of Fountain Hills, this certificate celebrates your dedication to excellence, innovation, and community engagement. Your commitment to quality and service has not only strengthened our local economy but also enriched the lives of residents and visitors alike. The Town of Fountain Hills is proud to honor your business as a vital part of our community's growth and success.


Gerry M. Friedel, Mayor

Attest: 
Bevelyn J. Bender, Town Clerk



TOWN OF FOUNTAIN HILLS

STAFF REPORT

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Prepared by: Hannah Martin, Executive Assistant
Staff Contact Information: Phone: 480-816-5107
Email: hmartin@fountainhillsaz.gov

Request to Town Council Regular Meeting (Agenda Language)

RECOGNITION: Mayor's Veteran of the Month: Enrique Melendez, USMC (Ret.)

Staff Summary (background)

This initiative honors local veterans who have served their country and continue to contribute to their community.

Related Ordinance, Policy or Guiding Principle

N/A

Risk Analysis

N/A

Recommendation(s) by Board(s) or Commission(s)

N/A

Staff Recommendation(s)

Suggested Motion

FISCAL IMPACT

Fiscal Impact: N/A

Budget Reference: N/A

Funding Source: N/A

ATTACHMENTS

1. Enrique Melendez Sept 2026 Veteran SIGNED
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VETERAN OF THE MONTH

SEPTEMBER 2026



CERTIFICATE IS PROUDLY AWARDED TO

Enrique Melendez, Special Ops, USMC (Ret.)

In grateful recognition of your dedicated service to our nation and your significant contributions to the Fountain Hills community. Your courage, commitment, and sacrifice exemplify the highest ideals of patriotism and selflessness. On behalf of the Town Council and the residents of Fountain Hills, we honor your service and thank you for your invaluable role in protecting our freedoms and enriching our community.

Gerry Friedel

Gerry M. Friedel, Mayor

Attest: *Bevelyn J. Bender*

Bevelyn J. Bender, Town Clerk



TOWN OF FOUNTAIN HILLS

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Prepared by: Hannah Martin, Executive Assistant
Staff Contact Information: Phone: 480-816-5107
Email: hmartin@fountainhillsaz.gov

Request to Town Council Regular Meeting (Agenda Language)

PROCLAMATION: September as Ovarian Cancer Awareness Month

Staff Summary (background)

September 2026 is Ovarian Cancer Awareness Month in the Town of Fountain Hills, Arizona. Recognizing that ovarian cancer is the fifth leading cause of cancer-related death among women—with no reliable early detection test and most cases diagnosed in late stages—the Town joins survivors, families, caregivers, and healthcare professionals in raising awareness, promoting education, and fostering hope for earlier diagnoses, improved treatments, and a cure. The Great Fountain will be lit teal, and all residents are encouraged to participate in awareness activities, wear teal, and engage in conversations that help save lives and support those affected. Mayor Friedel will proclaim the month of September as Ovarian Cancer Awareness Month.

Related Ordinance, Policy or Guiding Principle

N/A

Risk Analysis

N/A

Recommendation(s) by Board(s) or Commission(s)

N/A

Staff Recommendation(s)

Suggested Motion

FISCAL IMPACT

Fiscal Impact: N/A

Budget Reference: N/A

Funding Source: N/A

ATTACHMENTS

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| 1. Ovarian Cancer Awareness Month Proclamation- September 2026 |
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PROCLAMATION

Ovarian Cancer Awareness Month

WHEREAS, ovarian cancer is the **fifth leading cause of cancer-related death among women in the United States**, and the **American Cancer Society estimates that in 2026 approximately 21,010 women** will be diagnosed with ovarian cancer and **12,450 will die** from the disease nationwide—including an estimated **450 new cases and 315 deaths in Arizona**; and

WHEREAS, a woman's lifetime risk of being diagnosed with ovarian cancer is approximately **1 in 91**, and her lifetime risk of dying from the disease is approximately **1 in 143**; and

WHEREAS, due to vague, nonspecific symptoms and the **absence of a reliable early detection test**, the majority of women are diagnosed at **Stage III or later**, when the cancer has already spread beyond the ovaries; and

WHEREAS, although the **five-year survival rate for Stage I ovarian cancer exceeds 90 percent**, only **17 percent of cases are diagnosed at this early stage**. For those diagnosed in later stages, the **five-year survival rate drops below 50 percent**; and

WHEREAS, while screening tools such as mammograms and Pap tests exist for breast and cervical cancers, **no equivalent screening test exists for ovarian cancer**, making **awareness of symptoms and risk factors essential** for early intervention; and

WHEREAS, increased public education about ovarian cancer can help save lives by promoting earlier diagnosis, supporting access to gynecologic oncology care, and encouraging research funding for better detection and treatment options; and

WHEREAS, during this month, the Town of Fountain Hills joins all those affected by ovarian cancer — those currently battling, those who have lost their lives, their families and caregivers, and our dedicated healthcare professionals — in raising awareness, promoting education, and fostering hope for earlier diagnoses, improved treatments, and ultimately a cure;

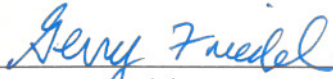
NOW, THEREFORE, I, Gerry M. Friedel, Mayor of the Town of Fountain Hills, Arizona, do hereby proclaim September 2026, as

OVARIAN CANCER AWARENESS MONTH

In the Town of Fountain Hills, Arizona, the Great Fountain will be lit teal in recognition of *Ovarian Cancer Awareness Month*. All residents are encouraged to participate in awareness activities, wear teal in support, and engage in conversations that help save lives while supporting the thousands of families affected by this devastating disease.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Fountain Hills, Arizona to be affixed this 15th day of September 2026.




Gerry M. Friedel, Mayor

ATTEST:


Bevelyn Bender, Town Clerk



TOWN OF FOUNTAIN HILLS

STAFF REPORT

Meeting Date: 9/15/2026
Meeting Type: Town Council Regular Meeting
Submitting Department: Administration
Prepared by: Hannah Martin, Executive Assistant
Staff Contact Information: Phone: 480-816-5107
Email: hmartin@fountainhillsaz.gov

Request to Town Council Regular Meeting (Agenda Language)

PROCLAMATION: September 17-23, 2026 as Constitution Week

Staff Summary (background)

Mayor Friedel will recognize September 17 - 23, 2026, as Constitution Week in the Town of Fountain Hills.

Related Ordinance, Policy or Guiding Principle

N/A

Risk Analysis

N/A

Recommendation(s) by Board(s) or Commission(s)

N/A

Staff Recommendation(s)

Suggested Motion

FISCAL IMPACT

Fiscal Impact: N/A

Budget Reference: N/A

Funding Source: N/A

ATTACHMENTS

1. Constitution Week 2026 Signed

PROCLAMATION

Constitution Week

WHEREAS, The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

WHEREAS, September 17, 2026, marks the two hundred thirty ninth anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

NOW THEREFORE, I, Gerry M. Friedel by virtue of the authority vested in me as, Mayor of Fountain Hills, Arizona do hereby proclaim the week of September 17 through 23 as

CONSTITUTION WEEK

and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Fountain Hills, Arizona to be affixed this 15th day of September 2026.



Gerry M. Friedel, Mayor

ATTEST:

Bevelyn Bender, Town Clerk



TOWN OF FOUNTAIN HILLS

STAFF REPORT

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Prepared by: Hannah Martin, Executive Assistant
Staff Contact Information: Phone: 480-816-5107
Email: hmartin@fountainhillsaz.gov

Request to Town Council Regular Meeting (Agenda Language)

PROCLAMATION: Recognizing the Heritage Months of Our Sister Cities

Staff Summary (background)

The Town of Fountain Hills values the friendships, cultural exchanges, and mutual understanding fostered through its Sister City relationships. The Mayor will recognize the Heritage Months of Our Sister Cities: **Hispanic American Heritage Month, German American Heritage Month, and Polish American Heritage Month**, celebrating the rich cultures and traditions our Sister Cities represent.

Related Ordinance, Policy or Guiding Principle

N/A

Risk Analysis

N/A

Recommendation(s) by Board(s) or Commission(s)

N/A

Staff Recommendation(s)

Suggested Motion

FISCAL IMPACT

Fiscal Impact: N/A

Budget Reference: N/A

Funding Source: N/A

ATTACHMENTS

- | |
|---|
| 1. Celebrating Heritage Months of Sister Cities 2026 Signed |
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PROCLAMATION

Recognizing Our Sister Cities and Cultural Heritage Months

WHEREAS, the Town of Fountain Hills values the friendships, cultural exchanges, and mutual understanding fostered through its Sister City relationships; and

WHEREAS, our Sister Cities—**Ataco, El Salvador; Dierdorf, Germany; and Zamość, Poland**—enrich the cultural fabric of Fountain Hills, promote international goodwill, and provide opportunities for educational, artistic, and civic collaboration; and

WHEREAS, we join the Nation in honoring and celebrating:

- Hispanic American Heritage Month
- German American Heritage Month
- Polish American Heritage Month

WHEREAS, these observances provide an opportunity to reflect upon the diverse cultures represented within our community and the shared values that unite us.

WHEREAS, the Town of Fountain Hills recognizes the ongoing contributions of its Sister Cities partners and the dedicated volunteers of Fountain Hills Sister Cities, who make these international connections possible.

NOW, THEREFORE, BE IT PROCLAIMED that I, Mayor Gerry M. Friedel, along with the Town Council of Fountain Hills, Arizona, do hereby recognize our Sister Cities and join in celebrating Hispanic, German, and Polish American Heritage Months. We encourage all residents to engage with, learn from, and honor the rich cultural traditions and contributions of these communities.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Fountain Hills, Arizona to be affixed this 15th day of September 2026.



Gerry Friedel

Gerry M. Friedel, Mayor

ATTEST:

Bevelyn J. Bender

Bevelyn J. Bender, Town Clerk

September 15, 2026

FY2026 Q4 & Full Year Revenue Update

Paul Soldinger, Chief Financial Officer



4th Quarter & Full Year FY2026 (Apr – Jun 2026) Revenue Update



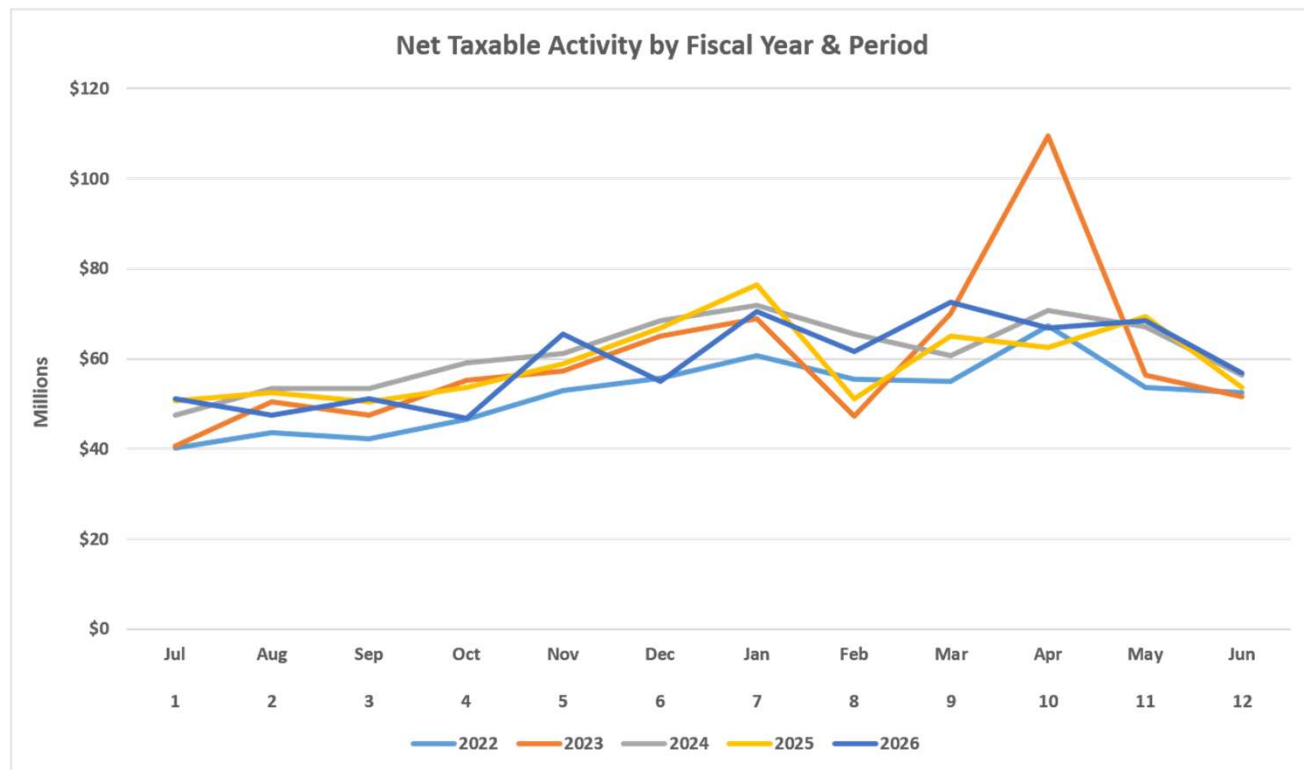
**FOUNTAIN
HILLS**



4th Quarter Revenue Update

Net Taxable Activity

- Total Net Taxable Activity for Quarter 4 of FY26 was \$192.2M, an increase of 3.6%
- Full FY2026 Net Taxable Activity equaled \$714 million, an increase of 0.4%





4th Quarter Revenue Update

Total TPT Collections

- Includes all TPT reporting categories for all funds

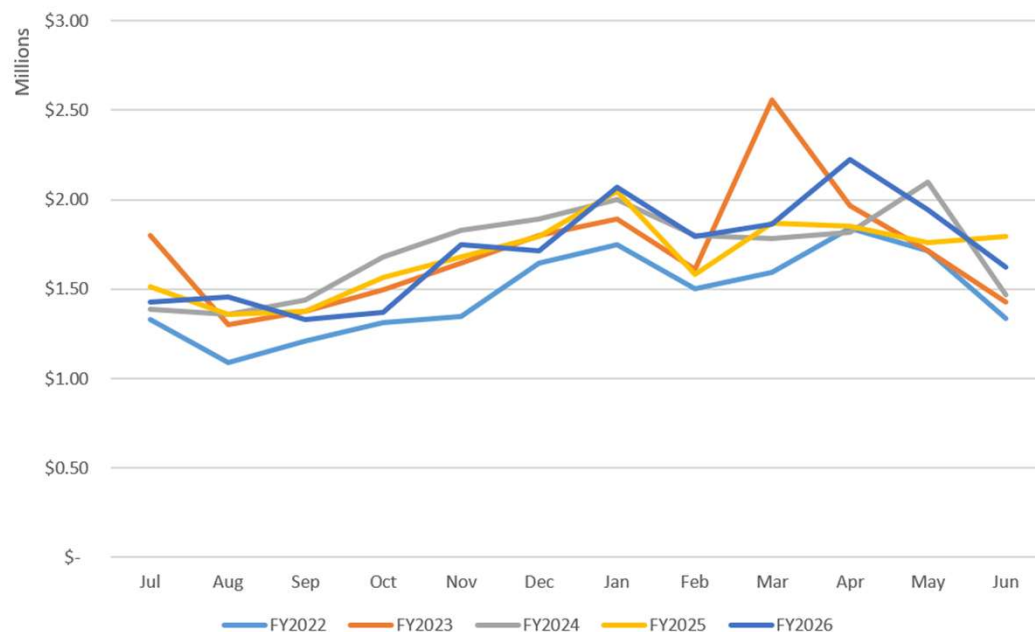
Actual TPT Revenues

	FY2024	FY2025	FY2026	Change from FY2025
1st quarter	4,188,306	4,250,022	4,209,368	-0.96%
2nd quarter	5,403,449	5,035,683	4,831,425	-4.06%
3rd quarter	5,582,509	5,496,543	5,726,149	4.18%
4th quarter	5,385,665	5,409,021	5,791,311	7.07%
Totals:	20,559,929	20,191,270	20,558,252	1.82%

FY2026 Projection to Actual

	Actual TPT	Projection	% of Projection
1st quarter	4,209,368	3,843,441	9.5%
2nd quarter	4,831,425	4,549,742	6.2%
3rd quarter	5,726,149	4,892,878	17.0%
4th quarter	5,791,311	4,727,661	22.5%
Totals:	20,558,252	18,013,722	14.1%

Total TPT Collections by Fiscal Year



4th Quarter Revenue Update

Retail Sales

- Includes Local and Online Retail Sales, Food and Use Tax



Retail Sales

	FY2024	FY2025	FY2026	Change from FY2025
1st quarter	2,307,337	2,258,775	2,255,637	-0.14%
2nd quarter	2,654,837	2,639,578	2,654,588	0.57%
3rd quarter	2,945,812	3,001,273	3,140,878	4.65%
4th quarter	2,781,810	2,704,815	2,742,447	1.39%
Totals:	10,689,795	10,604,441	10,793,551	1.78%

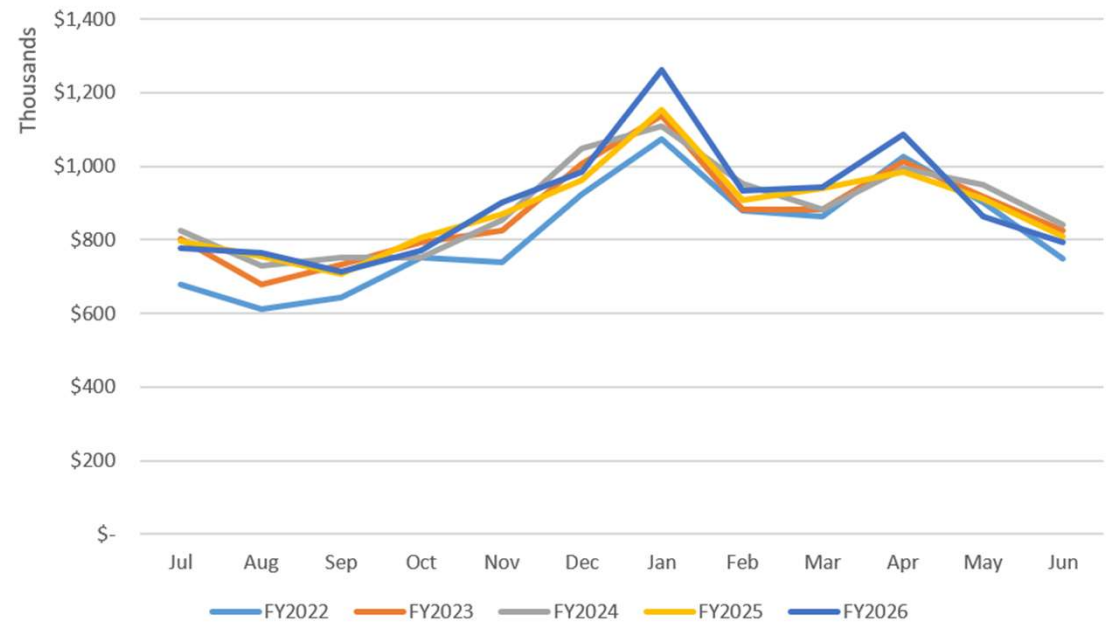


FY2026 Projection to Actual

	Actual TPT	Projection	% of Projection
1st quarter	2,255,637	2,103,817	7.2%
2nd quarter	2,654,588	2,616,341	1.5%
3rd quarter	3,140,878	2,833,986	10.8%
4th quarter	2,742,447	2,706,216	1.3%
Totals:	10,793,551	10,260,360	5.2%



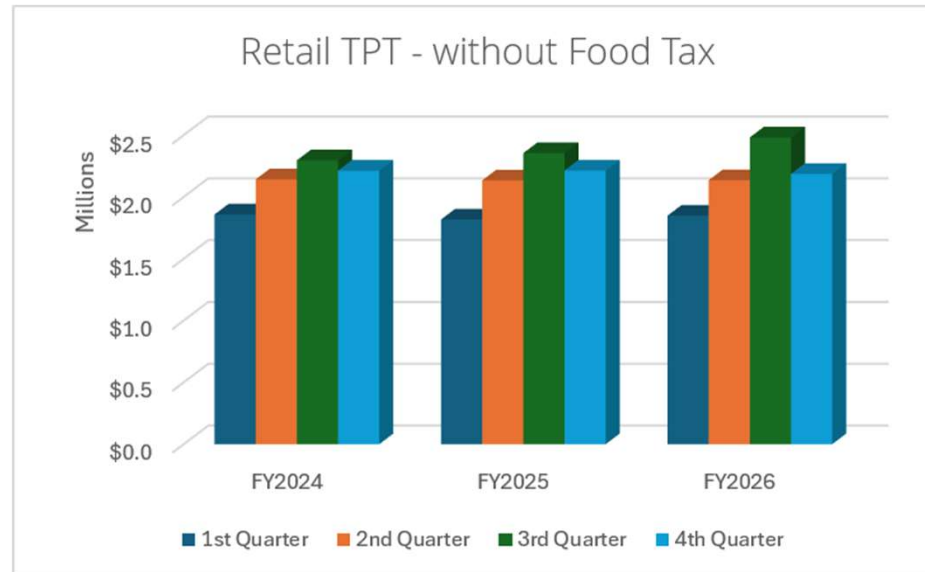
Retail - TPT Collections by Fiscal Year



4th Quarter Revenue Update

Retail Sales – without food sales

- Retail sales excluding food tax may better indicate local shopping trends

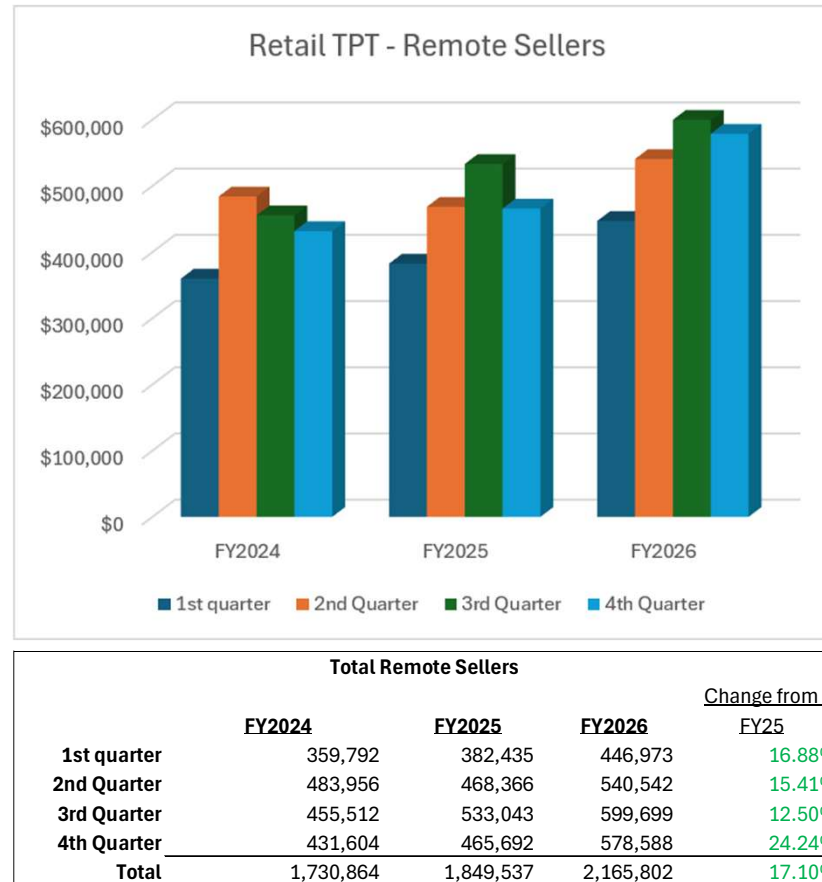


Retail sales - without food sales				Change from
	FY2024	FY2025	FY2026	FY25
1st Quarter	1,858,340	1,817,463	1,848,555	1.71%
2nd Quarter	2,142,377	2,134,130	2,135,426	0.06%
3rd Quarter	2,296,515	2,354,760	2,481,521	5.38%
4th Quarter	2,213,042	2,213,980	2,186,582	-1.24%
Total	8,510,274	8,520,332	8,652,084	1.55%

4th Quarter Revenue Update

Retail Sales – Remote Sellers

- Remote sales (within retail sales) may better indicate online shopping trends



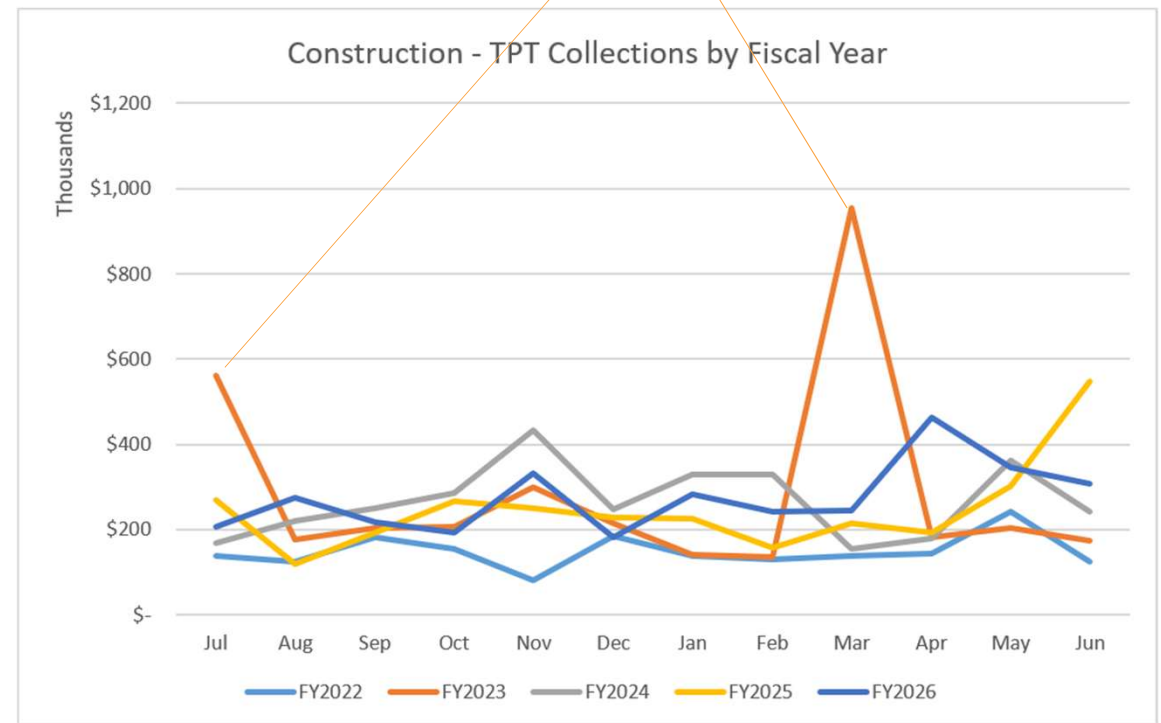
4th Quarter Revenue Update

Construction

- Includes Prime Contracting and Speculative Builders



Large Taxable Event & Audit Collection in FY23



Construction

	<u>FY2024</u>	<u>FY2025</u>	<u>FY2026</u>	<u>Change from FY2025</u>
1st quarter	637,858	582,874	696,692	19.53%
2nd quarter	966,106	745,598	704,959	-5.45%
3rd quarter	811,500	597,941	767,747	28.40%
4th quarter	781,581	1,045,424	1,117,447	6.89%
Totals:	3,197,044	2,971,838	3,286,846	10.60%

FY2026 Projection to Actual

	<u>Actual TPT</u>	<u>Projection</u>	<u>% of Projection</u>
1st quarter	696,692	577,499	20.6%
2nd quarter	704,959	588,569	19.8%
3rd quarter	767,747	599,639	28.0%
4th quarter	1,117,447	610,707	83.0%
Totals:	3,286,846	2,376,414	38.3%

4th Quarter Revenue Update

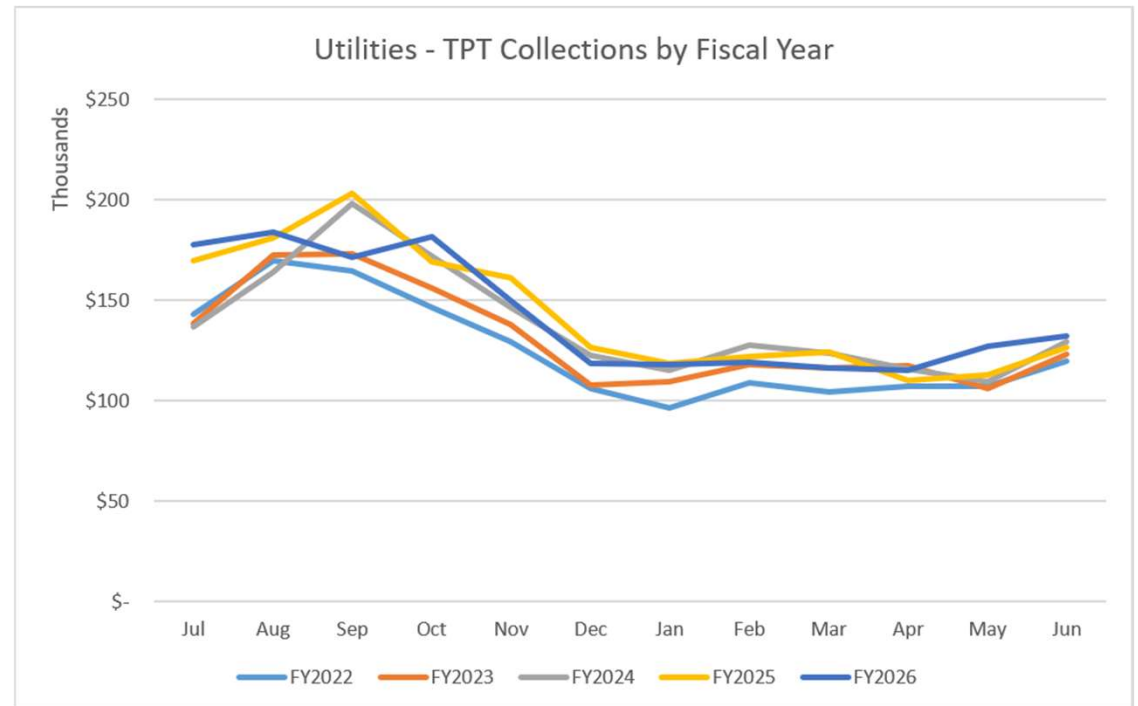
Utilities & Communications

- Includes Water, Sewer, Electricity, Cable, Natural Gas, and Internet Services



Utilities & Communications				
	FY2024	FY2025	FY2026	Change from FY2025
1st quarter	499,547	553,976	533,086	-3.77%
2nd quarter	440,338	456,112	450,222	-1.29%
3rd quarter	366,577	364,324	352,903	-3.13%
4th quarter	354,938	349,366	374,616	7.23%
Totals:	1,661,400	1,723,779	1,710,827	-0.75%

FY2026 Projection to Actual			
	Actual TPT	Projection	% of Projection
1st quarter	533,086	490,504	8.7%
2nd quarter	450,222	444,726	1.2%
3rd quarter	352,903	378,111	-6.7%
4th quarter	374,616	381,906	-1.9%
Totals:	1,710,827	1,695,247	0.9%



4th Quarter Revenue Update

Real Estate

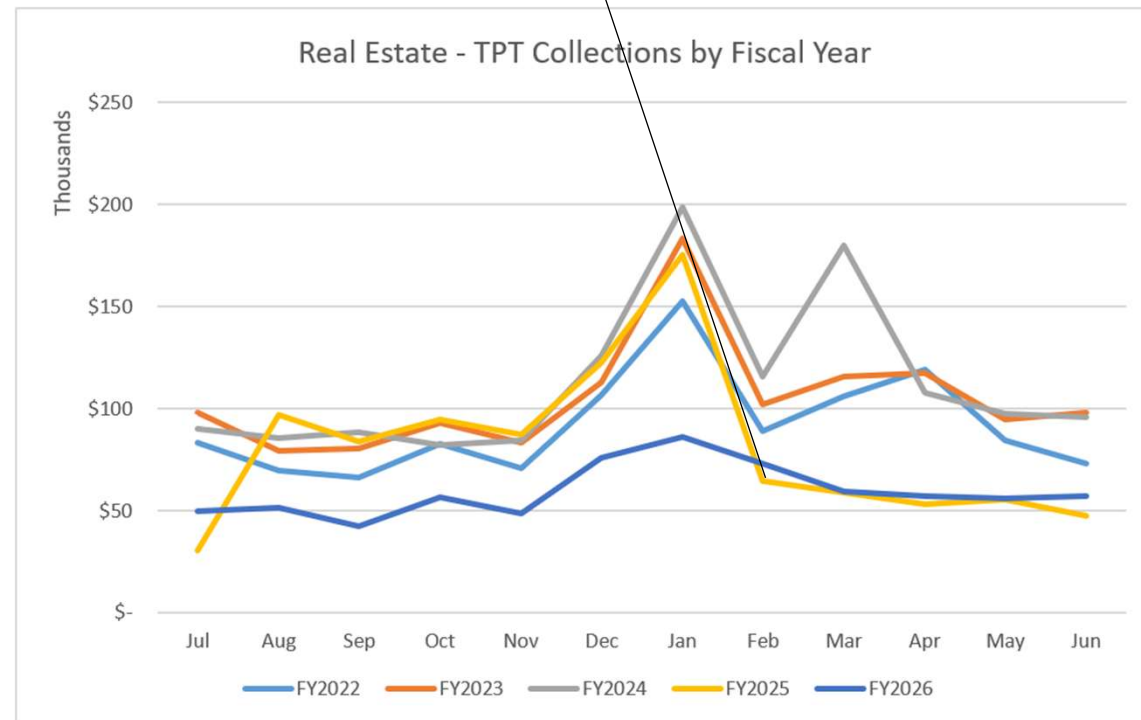
- Includes Commercial Rentals (*no longer includes long-term residential*)



February 2025 - First month without long-term residential rental tax

Real Estate				
	FY2024	FY2025	FY2026	Change from FY2025
1st quarter	263,394	210,949	143,223	-32.11%
2nd quarter	292,549	304,767	180,773	-40.68%
3rd quarter	494,045	299,016	218,692	-26.86%
4th quarter	301,168	155,685	170,240	9.35%
Totals:	1,351,156	970,416	712,928	-26.53%

FY2026 Projection to Actual			
	Actual TPT	Projection	% of Projection
1st quarter	143,223	117,747	21.6%
2nd quarter	180,773	157,363	14.9%
3rd quarter	218,692	242,244	-9.7%
4th quarter	170,240	164,090	3.7%
Totals:	712,928	681,444	4.6%





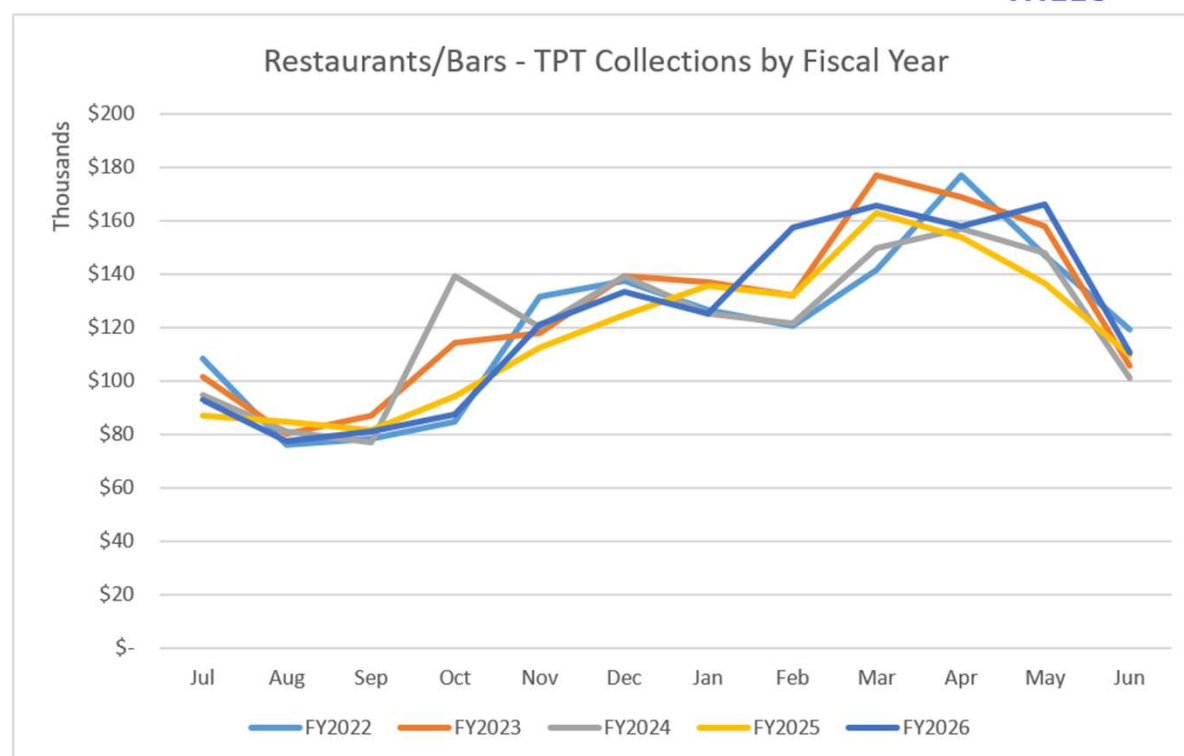
4th Quarter Revenue Update

Restaurants and Bars

- Includes Local Restaurants and Bars

Restaurants & Bars				
	FY2024	FY2025	FY2026	Change from FY2025
1st quarter	252,574	252,750	251,363	-0.55%
2nd quarter	398,130	330,995	341,597	3.20%
3rd quarter	396,098	430,328	448,269	4.17%
4th quarter	405,525	399,408	434,157	8.70%
Totals:	1,452,327	1,413,481	1,475,387	4.38%

FY2026 Projection to Actual			
	Actual TPT	Projection	% of Projection
1st quarter	251,363	273,533	-8.1%
2nd quarter	341,597	311,787	9.6%
3rd quarter	448,269	355,815	26.0%
4th quarter	434,157	368,082	18.0%
Totals:	1,475,387	1,309,217	12.7%



4th Quarter Revenue Update

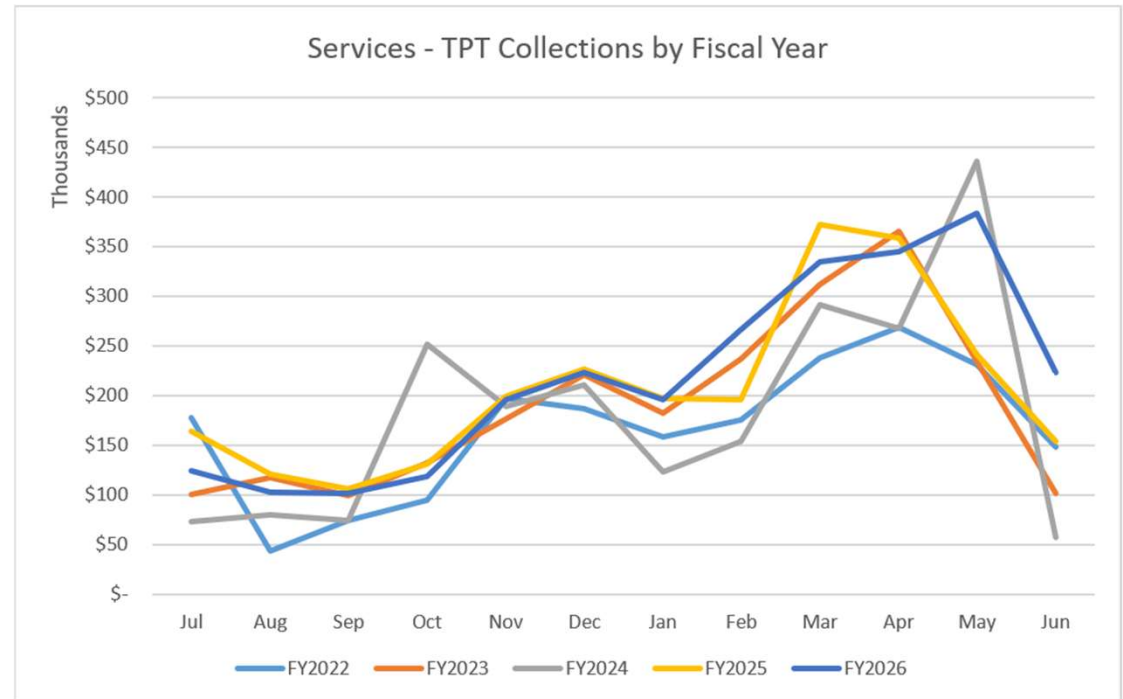
Services

- Includes Hotels, Golf, Tours, and Short-Term Residential Rentals



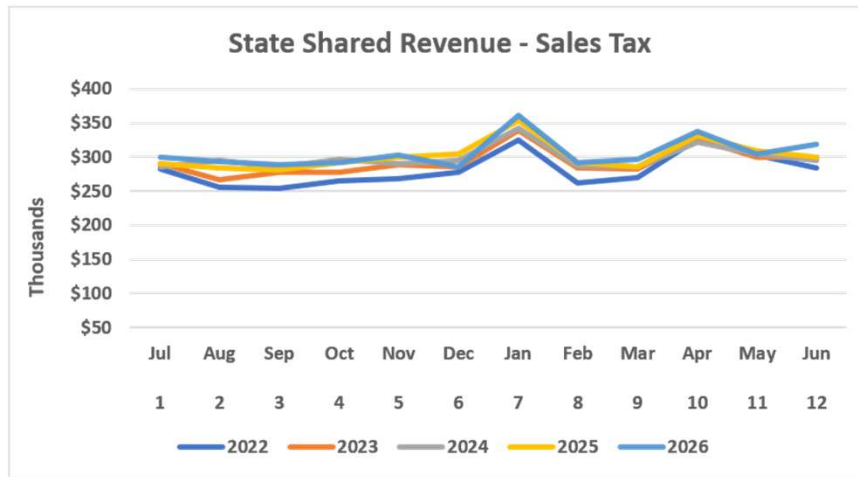
Services				
	FY2024	FY2025	FY2026	Change from FY2025
1st quarter	227,440	390,269	328,474	-15.83%
2nd quarter	650,848	557,727	536,694	-3.77%
3rd quarter	568,398	765,103	796,424	4.09%
4th quarter	759,857	753,779	951,793	26.27%
Totals:	2,206,543	2,466,878	2,613,386	5.94%

FY2026 Projection to Actual			
	Actual TPT	Projection	% of Projection
1st quarter	328,474	280,341	17.2%
2nd quarter	536,694	430,956	24.5%
3rd quarter	796,424	483,083	64.9%
4th quarter	951,793	496,660	91.6%
Totals:	2,613,386	1,691,040	54.5%



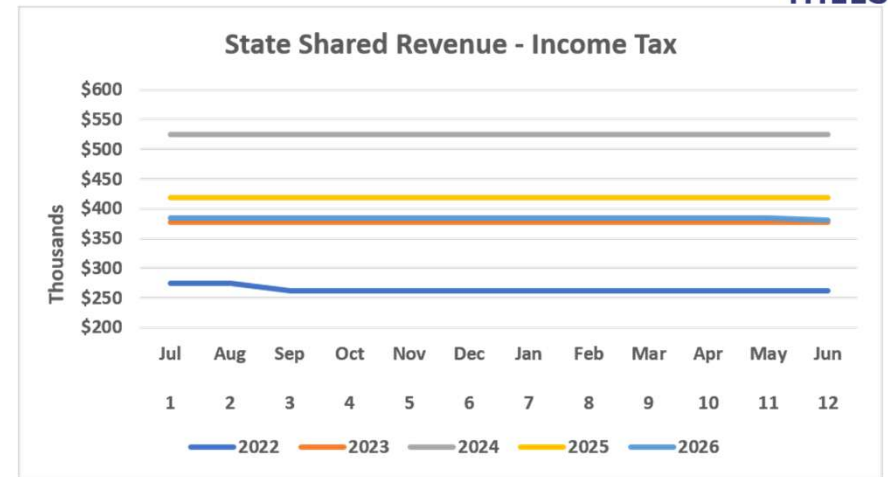
4th Quarter Revenue Update

State Shared Revenue



General Fund Revenues

- Projected \$955K
- Collected \$960k*



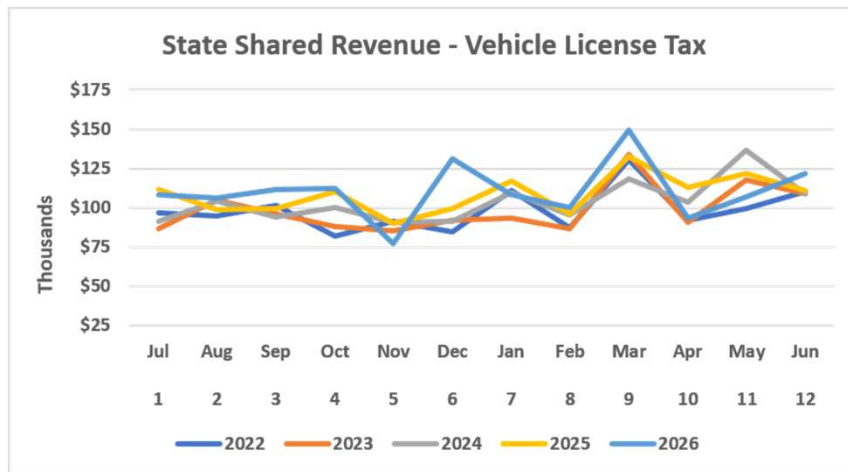
General Fund Revenues

- Projected \$1.17M
- Collected \$1.15M

*San Tan Valley began receiving State shared revenues in December 2025, reducing Fountain Hills' shares of TPT & HURF revenues

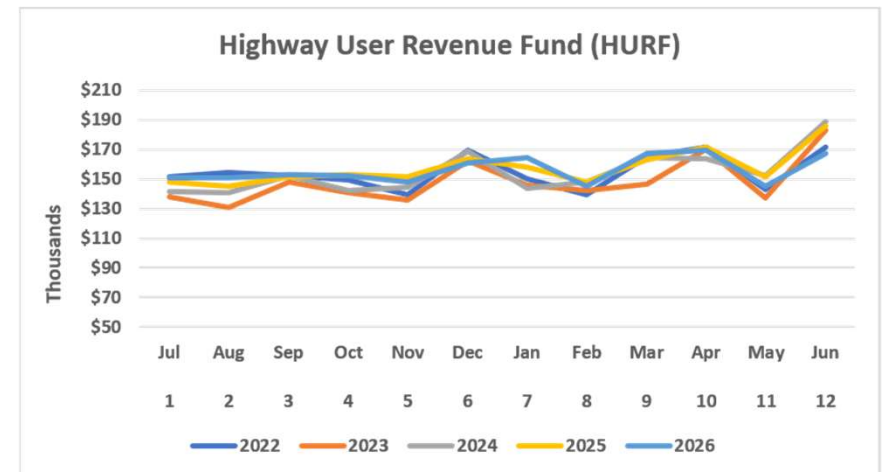
4th Quarter Revenue Update

State Shared Revenue



Streets Fund Revenues

- Projected \$341K
- Collected \$322K



Streets Fund Revenues

- Projected \$509K
- Collected \$482K*

*San Tan Valley began receiving State shared revenues in December 2025, reducing Fountain Hills' shares of TPT & HURF revenues

Questions?



TOWN OF FOUNTAIN HILLS
MINUTES OF THE SPECIAL SESSION
OF THE FOUNTAIN HILLS TOWN COUNCIL
August 4, 2026

A Special Meeting of the Fountain Hills Town Council was convened at 1:00 p.m.

Members Present: Mayor Gerry M. Friedel; Vice Mayor Gayle Earle;
Councilmember Rick Watts; Councilmember Peggy McMahon; Councilmember
Brenda J. Kalivianakis; Councilmember Allen Skillicorn

Councilmember Hannah Larrabee attended by telephone conference call.

Staff Present: Town Manager Rachael Goodwin; Town Attorney Jennifer J.
Wright; Town Clerk Bevelyn Bender



Post-Production File

Town of Fountain Hills
Town Council Special Meeting Minutes
August 04, 2026

Transcription Provided By:
eScribers, LLC

* * * * *

Transcription is provided in order to facilitate communication accessibility and may not
be a totally verbatim record of the proceedings.

* * * * *

FRIEDEL: I'd like to call this meeting to order.

Can we please have a roll call, Town Clerk?

BENDER: Mayor Friedel.

FRIEDEL: Present.

BENDER: Vice Mayor Earle.

EARLE: Present.

BENDER: Councilmember Skillicorn.

SKILLICORN: Here.

BENDER: Councilmember Kalivianakis.

KALIVIANAKIS: Here.

BENDER: Councilmember Watts.

WATTS: Here.

BENDER: Councilmember Larrabee.

LARRABEE: Here.

BENDER: Councilmember McMahon.

MCMAHON: Present.

BENDER: Mayor, you have a quorum.

FRIEDEL: Thank you.

So this is a special session relating to the resolution 2026-19 declaring and adopting the results of the primary election held on July 21st, 2026.

Rachael.

GOODWIN: Thank you, Mayor. I'm going to turn this one over to our town attorney to walk through the legal requirements of this action today.

WRIGHT: Mayor and Council, state law requires the Council to canvass the election within twenty days of the primary election. Maricopa County has certified the results and provided them to the town clerk.

The certified results show that the Mayor and three Councilmembers were elected at the primary election. As a result, no local candidate races will appear on the November general election ballot.

The results of this election is effective as of the date of the general election. So following the council's approval of the canvass, the newly elected officials will take office and be sworn in at the first regular Council meeting in December, on December 1st.

The Mayor Elect is Gerry Friedel. Council members elect are Mathew Corrigan, Dan Kovacevic. Sorry. Thank you. Sorry. I'll get that better. And Ben Larrabee.

FRIEDEL: Thank you.

Can we please get a roll call vote?

I need a motion. I'm sorry.

EARLE: Motion to approve or accept.

WATTS: Second.

FRIEDEL: We have a motion and a second. Can we get a roll call vote, please, Town Clerk?

BENDER: Councilmember Larrabee.

LARRABEE: Aye.

BENDER: Councilmember McMahon.

MCMAHON: Aye.

BENDER: Councilmember Watts.

WATTS: Aye.

BENDER: Councilmember Skillicorn.

SKILLICORN: Aye.

BENDER: Councilmember Kalivianakis.

KALIVIANAKIS: Aye.

BENDER: Vice Mayor Earle.

EARLE: Aye.

BENDER: Mayor Friedel.

MAYOR FRIEDEL: Aye.

And before I close that, I do -- we have any comment cards that we need to know about?

BENDER: No, Mayor. We have had none submitted at the meeting. We did receive two online. Both of those individuals showed support for this item.

FRIEDEL: Okay. Thank you. I just wanted to make sure that was on for the record. And I'm an aye, also.

BENDER: Mayor, seven-zero.

FRIEDEL: Thank you. That concludes our business for today. So I will request a motion and a second for adjournment.

WATTS: Did we vote?

MAYOR FRIEDEL: We did vote.

KALIVIANAKIS: Motion to adjourn.

EARLE: Second.

LARRABEE: Second.

FRIEDEL: All in favor?

ALL: Aye.

FRIEDEL: Thank you.

Having no further business, Mayor Gerry Friedel adjourned the special meeting of the Town Council at 1:03 p.m.

APPROVED:

GERRY FRIEDEL, MAYOR

ATTEST:

BEVELYN J. BENDER, TOWN CLERK

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING MINUTES ARE A TRUE AND CORRECT COPY OF THE MINUTES OF THE SPECIAL TOWN COUNCIL MEETING OF THE TOWN COUNCIL, FOUNTAIN HILLS, ARIZONA HELD ON AUGUST 4, 2026. I FURTHER CERTIFY THAT THE MEETING WAS DULY CALLED AND HELD AND THAT A QUORUM WAS PRESENT.

BEVELYN J. BENDER, TOWN CLERK



TOWN OF FOUNTAIN HILLS

STAFF REPORT

Meeting Date: 9/15/2026
Meeting Type: Town Council Regular Meeting
Submitting Department: Administration
Prepared by: Hannah Martin, Executive Assistant
Staff Contact Information: Phone: 480-816-5107
Email: hmartin@fountainhillsaz.gov

Request to Town Council Regular Meeting (Agenda Language)

CONSIDERATION AND POSSIBLE ACTION: Approving the minutes of the Municipal Property Corporation Board Meeting of August 27, 2026.

Staff Summary (background)

The intent of approving meeting minutes is to ensure an accurate account of the discussion and action that took place at the meeting for archival purposes. Approved minutes are placed on the town's website and maintained as permanent records in compliance with state law.

Related Ordinance, Policy or Guiding Principle

N/A

Risk Analysis

N/A

Recommendation(s) by Board(s) or Commission(s)

N/A

Staff Recommendation(s)

Staff recommends Approving the minutes of the Municipal Property Corporation Board Meeting of August 27, 2026.

Suggested Motion

MOVE TO APPROVE the minutes of the Municipal Property Corporation Board Meeting of August 27, 2026 as presented.

FISCAL IMPACT

Fiscal Impact: N/A

Budget Reference: N/A

Funding Source: N/A

ATTACHMENTS

1. 2026.0826.MPC.DRAFT.MINUTES



**TOWN OF FOUNTAIN HILLS
MINUTES OF REGULAR SESSION
OF THE STRATEGIC PLANNING ADVISORY COMMISSION
AUGUST 27, 2026**

Present: President Roger Riggert; Vice President Deborah Skehen; Zach Sakas, GreenbergTraurig, LLP

Staff Present: Paul Soldinger, Chief Finance Officer; Angela Padgett-Espiritu, Deputy Town Clerk; Hannah Martin, Executive Assistant

1. CALL TO ORDER

President Riggert called the meeting to order at 2:00 p.m.

2. ROLL CALL – President Riggert

Roger Riggert and Deborah Skehen present.

3. CALL TO THE PUBLIC

No one from the public was present.

4. CONSENT AGENDA

- a. **CONSIDERATION AND POSSIBLE ACTION:** Approving the Municipal Property Corporation Minutes of the Regular Meeting of October 16, 2025.

MOVED BY Vice President Deborah Skehen, **SECONDED** President Roger Riggert to **APPROVE** the minutes of the October 16, 2025 Meeting.

AYE: President Roger Riggert, Vice President Deborah Skehen

- b. **CONSIDERATION AND POSSIBLE ACTION:** Approving the Financial Report for the year ended June 30, 2026.

MOVED BY President Roger Riggert, **SECONDED** Vice President Deborah Skehen to **APPROVE** the financial report for year ending June 30, 2026.

AYE: President Roger Riggert, Vice President Deborah Skehen

5. REGULAR AGENDA

- a. **CONSIDERATION AND POSSIBLE ACTION:** Regarding Resolution MPC 2026-01, Authorizing the Dissolution of the Municipal Property Corporation, Subject to Town Council Approval.

MOVED BY President Roger Riggert, **SECONDED** Vice President Deborah Skehen to **APPROVE** Resolution MPC 2026-01, Authorizing the Dissolution of the Municipal Property Corporation, Subject to Town Council Approval.

AYE: President Roger Riggert, Vice President Deborah Skehen

Chief Financial Officer Paul Soldinger gave a summary of the resolution, what MPC was historically used for, and following up on discussion from last year's meeting regarding the closure of MPC. A presentation was given by Zach Sakas from GreenbergTraurig regarding the history of the Town's MPC. The presentation highlighted that all MPC bonds have been fully repaid and that MPC structure is no longer necessary per 1997 amendments to Treasury Regulations 1.141-3. Most cities have dissolved their MPCs while some are keeping MPCs just in case rules change in the future. A discussion occurred between board members regarding the possible sunseting of the Municipal Property Corporation, including its current purpose, continued need, and the potential administrative and financial considerations associated with dissolving the entity. Board members approved Resolution MPC 2026-01, Authorizing the Dissolution of the Municipal Property Corporation, subject to Town Council approval.

6. ADJOURNMENT

MOVED BY President Roger Riggert, **SECONDED** Vice President Deborah Skehen to **ADJOURN** the regular annual meeting of the Municipal Property Corporation at 2:06 p.m.

AYE: President Roger Riggert, Vice President Deborah Skehen

TOWN OF FOUNTAIN HILLS MUNICIPAL PROPERTY CORPORATION

By _____
Gerry M. Friedel, Mayor

PREPARED BY:

Angela Padgett-Espiritu, Deputy Town Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the meeting of the Board of Directors of the Municipal Property Corporation of the Town of Fountain Hills held on the 27th day of August 2026. I further certify that the meeting was duly called and that a quorum was present.

DATED 15th day of September 2026.

Angela Padgett-Espiritu, Deputy Town Clerk



TOWN OF FOUNTAIN HILLS

STAFF REPORT

Meeting Date: 9/15/2026
Meeting Type: Town Council Regular Meeting
Submitting Department: Administration / Finance
Prepared by: Paul Soldinger, Chief Financial Officer
Staff Contact Information: Phone: 480-816-5160
Email: psoldinger@fountainhillsaz.gov

Request to Town Council Regular Meeting (Agenda Language)

CONSIDERATION AND POSSIBLE ACTION: Regarding Resolution 2026-21, Authorizing the Dissolution of the Municipal Property Corporation (MPC) and a Funding Transfer of the remaining MPC Fund balance into the General Fund.

Staff Summary (background)

The Town of Fountain Hills, Arizona Municipal Property Corporation ("MPC") was incorporated in 1998 as an Arizona nonprofit corporation to assist the Town with financing municipal facilities and property. The MPC was used to finance or refinance construction of the Town's Community Center and Civic Center and to acquire approximately 200 acres of land for mountain preserve purposes.

All bonds previously issued through the MPC have been fully repaid. The final principal payment was made on July 1, 2018, and neither the Town nor the MPC presently intends to use the MPC to issue additional bonds. Additionally, the MPC Board approved Resolution MPC 2026-01 on August 27, 2026, to authorize the dissolution, subject to subsequent Town Council approval. Resolution 2026-21 would authorize the winding down and dissolution of the MPC.

Municipal property corporations were historically used by Arizona municipalities as part of certain tax-exempt financing structures, but changes to federal Treasury regulations reduced the need for an MPC structure for these types of municipal financings. The Fountain Hills MPC has not had outstanding bond debt since 2018. Maintaining the nonprofit corporation nevertheless requires continued administrative and compliance activity. Because the MPC's outstanding financings have been retired and there is no current intention to use the MPC for future financing transactions, dissolution is being recommended.

Following Town Council approval and completion of the necessary due-diligence and wind-down activities, the authorized representatives of the MPC will proceed with required tax filings, transfer of any remaining assets, and filing of the Articles of Dissolution with the Arizona Corporation Commission. The existing fund balance within the MPC Fund of about \$13,100 will be transferred into the General Fund upon the MPC dissolution.

Related Ordinance, Policy or Guiding Principle

A.R.S. § 10-11401

Risk Analysis

Without approving the dissolution of the MPC, Town staff will continue spending administrative efforts complying with relevant requirements over financial reporting and

registration for an MPC that has not been active since 2018, and with no legal need to maintain the MPC's active status.

Recommendation(s) by Board(s) or Commission(s)

N/A

Staff Recommendation(s)

Staff recommends approval of Resolution 2026-21, authorizing the dissolution of the Municipal Property Corporation (MPC)

Suggested Motion

MOVE TO APPROVE Resolution 2026-21, Authorizing the Dissolution of the Municipal Property Corporation (MPC), and Funding Transfer of the remaining MPC Fund balance into the General Fund.

FISCAL IMPACT

Fiscal Impact: N/A

Budget Reference: N/A

Funding Source: N/A

ATTACHMENTS

- | | |
|----|--------------------------------|
| 1. | Resolution 2026-21 |
| 2. | Presentation |
| 3. | Greenberg Traurig Presentation |

RESOLUTION NO. 2026-21

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF FOUNTAIN HILLS, MARICOPA COUNTY, ARIZONA, APPROVING ARTICLES OF DISSOLUTION OF THE TOWN OF FOUNTAIN HILLS, ARIZONA MUNICIPAL PROPERTY CORPORATION AND CERTAIN MATTERS RELATED THERETO

WHEREAS, the Town of Fountain Hills, Arizona Municipal Property Corporation, an Arizona nonprofit corporation (the “Corporation”), was originally organized for the purpose of assisting the Town of Fountain Hills, Arizona (the “Town”), in acquiring, financing, constructing, improving or equipping real or personal property for any civic, municipal or governmental purpose desired by the Town, and the Mayor and Council of the Town (the “Town Council”) have determined the Town no longer requires such assistance; and

WHEREAS, the Town Council has received and duly considered the proposed Articles of Dissolution of the Corporation, a copy of which is attached hereto as Exhibit A; and

WHEREAS, it is incumbent upon the Town Council to approve such Articles of Dissolution of the Corporation and approve the Corporation’s intent to take such necessary and appropriate additional actions described in the Corporation’s Plan of Dissolution adopted by the Corporation’s Board of Directors on August 27, 2026, including, without limitation, filing of such Articles of Dissolution with the Arizona Corporation Commission; and

WHEREAS, the Town Council has determined that it is expedient, advisable and in the public interest of the Town and the residents thereof that the Corporation be dissolved as provided by law; and

WHEREAS, upon dissolution of the Corporation, all of the Corporation’s assets, if any, remaining after the payment of all its liabilities shall vest in and be transferred to the Town, without consideration of any kind or nature; and

WHEREAS, the Corporation’s Board of Directors has determined the Corporation has no known liabilities;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF FOUNTAIN HILLS, ARIZONA, as follows:

SECTION 1. The dissolution of the Corporation is hereby approved.

SECTION 2. The Articles of Dissolution of the Corporation, in the form appended hereto as Exhibit A, are hereby approved, and it is hereby authorized that the same be filed with the Arizona Corporation Commission.

SECTION 3. All actions heretofore and hereafter taken by the Town Manager, Town Attorney, and the Chief Financial Officer of the Town, or the designees of any of them including, without limitation, legal counsel to the Town and the Corporation, in connection with the dissolution of the Corporation are hereby approved. The Town Manager, Town Attorney, and the Chief Financial Officer of the Town, or the designees of any of them, are each hereby authorized to execute all documents, instruments and certificates in connection with the dissolution of the Corporation.

SECTION 4. The Town accepts all of the Corporation's remaining assets without consideration of any kind or nature.

PASSED AND ADOPTED by the Mayor and Council of the Town of Fountain Hills, Arizona, this 15th day of September, 2026.

FOR THE TOWN OF FOUNTAIN HILLS:

ATTESTED TO:

Mayor

Town Clerk

REVIEWED BY:

APPROVED AS TO FORM:

Town Manager

Town Attorney

CERTIFICATION

I, **Angela Padgett-Espiritu**, the duly appointed Deputy Town Clerk of the Town of Fountain Hills, Arizona, do hereby certify that the above and foregoing Resolution No. 2026-21 was duly passed by the Mayor and the Council of the Town of Fountain Hills, Arizona, at a Regular Meeting held on September 15, 2026, and the roll call of the vote thereon was ____ Ayes, ____ Nays, and that the Mayor and ____ Councilmembers were present thereat.

DATED: _____, 2026

Angela Padgett-Espiritu, Deputy Town Clerk
Town of Fountain Hills

**EXHIBIT A
TO
RESOLUTION NO. 2026-21**

[Articles of Dissolution of Town of Fountain Hills, Arizona Municipal Property
Corporation]
See following pages

EXHIBIT A

ARTICLES OF DISSOLUTION

OF

TOWN OF FOUNTAIN HILLS, ARIZONA MUNICIPAL PROPERTY CORPORATION

Pursuant to the provisions of Section 10-11401 of the Arizona Revised Statutes, the undersigned, the duly authorized officer of the Town of Fountain Hills, Arizona Municipal Property Corporation, an Arizona nonprofit corporation (the "Corporation"), hereby submits the following Articles of Dissolution for filing with the Arizona Corporation Commission:

1. The name of the corporation is Town of Fountain Hills, Arizona Municipal Property Corporation (the "Corporation").
2. The Corporation was incorporated on September 14, 1998.
3. The Corporation does not have members.
4. Dissolution of the Corporation was duly authorized by act of the Board of Directors of the Corporation on August 27, 2026, pending approval by the Mayor and Council of the Town of Fountain Hills, Arizona (the "Town Council").
5. Approval of the dissolution of the Corporation was duly authorized by the Town Council on [September 15], 2026.

Dated _____, 2026.

TOWN OF FOUNTAIN HILLS,

ARIZONA MUNICIPAL PROPERTY CORPORATION

By: _____

Name:

Title: President, Board of Directors

Acknowledged by:

By: _____

Name: Bevelyn J. Bender

Title: Secretary, Board of Directors

September 15, 2026

Municipal Property Corporation (MPC) Dissolution

Paul Soldinger, Chief Financial Officer

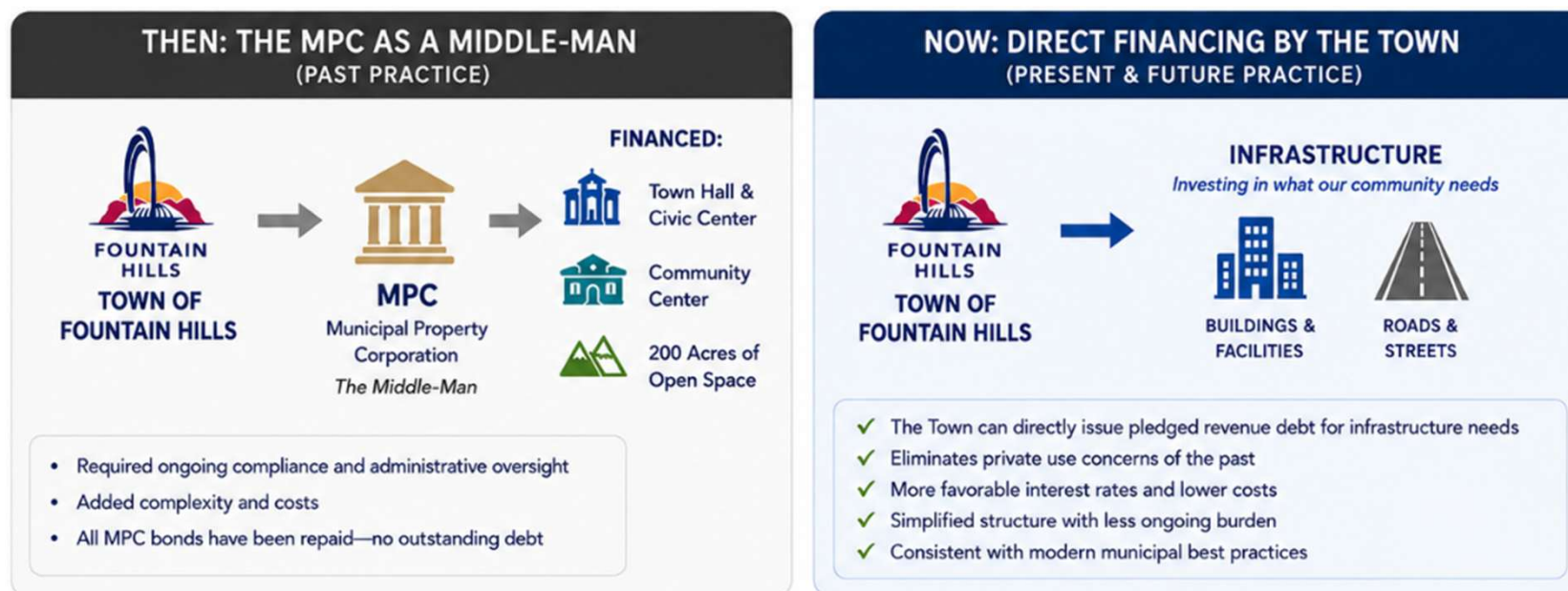




Municipal Property Corporation (MPC) Background

- Arizona nonprofit corporation, formed in 1998
- Used as a “middle-man” to complete pledged revenue bond issuances to build and purchase:
 - Town Hall
 - Community Center & Library
 - 200 acres of open space mountain preserve land
- All MPC bond debt was paid off in 2018
- No liabilities remain and Town owns buildings and land
- MPC Board approved dissolution at 8/27/26 MPC meeting

Municipal Property Corporation (MPC) Dissolution



*AI Generated Image for Illustrative Purposes

Municipal Property Corporation - Background and Potential Dissolution -

Town of Fountain Hills, Arizona



Zach Sakas | sakasz@gtlaw.com | 602.445.8456

www.gtlaw.com

August 27, 2026

Town of Fountain Hills Municipal Property Corporation (MPC)

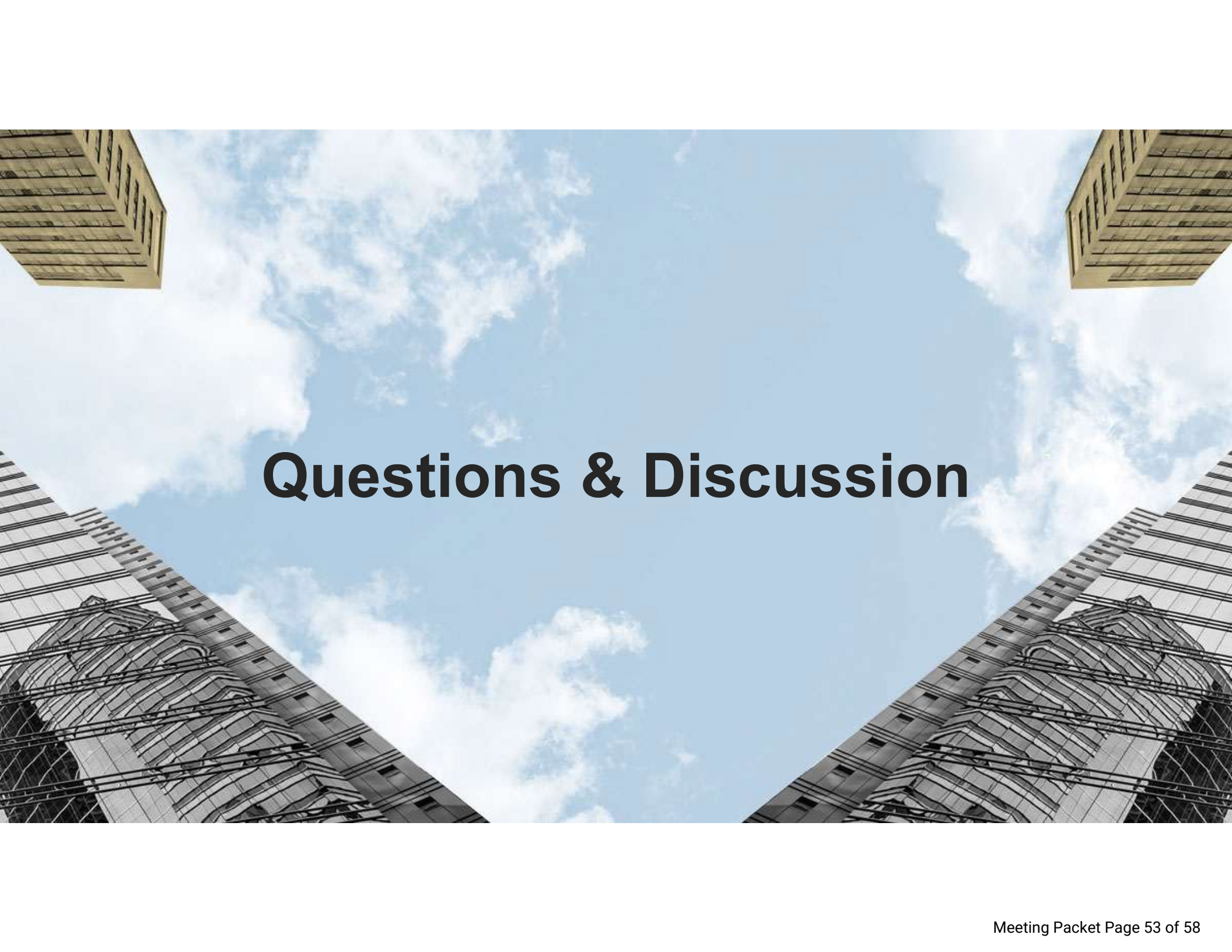
- Formed in 1998
- Arizona nonprofit corporation
- Must be maintained in good standing – administrative obligation for Town staff
- Completed several transactions with pledged excise taxes and State shared revenues
 - Municipal facilities, including the Town Community Center and Civic Center
 - Acquired 200 acres of open space mountain preserve land
- All MPC bonds have been fully repaid and are no longer outstanding
- Staff and counsel will review prior bond documentation to ensure any ownership rights or lease encumbrances have been released by MPC and/or bond trustee

MPC Structure No Longer Necessary

- 1997 amendments to Treasury Regulations § 1.141-3
 - This section generally deals with private use
 - Generally, ownership equals private use; prior to amendments a corporate trustee having any ownership interest could create private use concerns and limit the tax-exempt status of interest on bonds
 - Post-amendments, Treasury and IRS clarified that “Use by a nongovernmental person that is solely incidental to a financing arrangement is not private business use. A use is solely incidental to a financing arrangement only if the nongovernmental person has no substantial rights to use bond proceeds or financed property other than as an agent of the bondholders.”
 - Example financing structures that do not constitute private use expressly include a sale and leaseback, as well as bond trustee services

Whether to Dissolve MPC

- Many cities have dissolved their respective MPCs
 - No transactions
 - Administrative and compliance burden
 - Switched to corporate trustee structure
- Some cities keep the MPC just in case
 - Concerned Treasury or IRS will change the rules again, making MPC a viable financing tool
- Fountain Hills policy decision
 - Staff will complete title search, litigation search, UCC search prior to dissolution
 - Typically, bylaws or articles require all assets and obligations are assumed by the municipality upon dissolution

A low-angle, upward-looking photograph of several tall skyscrapers reaching towards a bright blue sky filled with scattered white clouds. The perspective creates a sense of height and scale. The buildings are modern, with visible window patterns and structural details. The sky occupies the central portion of the frame, with the buildings framing it from the corners.

Questions & Discussion



TOWN OF FOUNTAIN HILLS

STAFF REPORT

Meeting Date: 9/15/2026
Meeting Type: Town Council Regular Meeting
Submitting Department: Development Services
Prepared by: John Wesley, Development Services Director
Staff Contact Information: Phone: 480-816-5138
Email: jwesley@fountainhillsaz.gov

Request to Town Council Regular Meeting (Agenda Language)

PUBLIC HEARING, with CONSIDERATION AND POSSIBLE ACTION: Relating to a request for a Special Use Permit (#SUP26-000002) to allow residential use of property zoned C-1, Neighborhood Commercial and Professional, located at 11669 N. Saguaro Boulevard.

Staff Summary (background)

The zoning ordinance establishes allowed uses for each zoning district. The list of uses also includes uses which may be considered and approved on a case-by-case basis through the Special Use Permit (SUP) process.

The property at 11669 N. Saguaro Blvd. is zoned C-1, Neighborhood Commercial and Professional, zoning district. As a commercial zoning district, residential uses are not permitted by right. Residential uses can be considered and approved with a SUP.

This property is developed as a two-story commercial building designed for use as a kennel with some ancillary uses. The primary use of the building is for pet rescue and an outdoor kennel incorporated as a ground floor courtyard in the middle of the building. SUP's were granted in 2002 and 2006 for these uses. The existing use includes one caretaker's quarters on the second floor as allowed by code.

During a recent remodel of the second floor of the building, some of the office space was modified in a manner that would allow the area to be used as an apartment. In order to take advantage of this change to the building, the property owner has submitted this request.

Zoning Ordinance Section 2.03 F. 1. d. sets forth the review criteria for consideration of a SUP. It states:

In order to recommend approval of any use permit, the findings of the Commission must be that the establishment, maintenance, or operation of the use or building applied for will not be detrimental to the public health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood of such purposed use, nor shall it be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the Town.

The request is to allow a portion of the second floor to be used as an apartment in addition to the existing caretaker's quarters. Staff has not identified any negative impacts to allowing this use of the second floor of this building. It will not be detrimental or injurious to any adjacent properties of the general welfare of the Town. The parking lot for the property has been specifically sized for the given use; there are not sufficient parking spaces for the building to

be used as an office or commercial space. Converting the office area on the second floor to residential will decrease the number of parking spaces required.

The applicant conducted a citizen participation plan which included contacting all surrounding property owners. No concerns were raised through this process.

Related Ordinance, Policy or Guiding Principle

Zoning Ordinance Sec. 2.02, Special Use Permits

Zoning Ordinance Sec. 12.03 F, Uses Subject to Special Use Permits

Risk Analysis

N/A

Recommendation(s) by Board(s) or Commission(s)

The Planning and Zoning Commission held a public hearing on this request at their regular meeting on August 10, 2026. Following the hearing, the Commission found the request to be in compliance with the review criteria of Zoning Ordinance Sec. 2.03 F 1 d and voted to recommend approval of the Special Use Permit to allow one apartment unit in the existing building.

Staff Recommendation(s)

Staff recommends approval of SUP26-000002.

Suggested Motion

MOVE TO APPROVE Special Use Permit #SUP26-000002, allowing one apartment in the commercial zoning district at 11669 N. Saguaro.

ATTACHMENTS

1. Case Details Map

Special Use Permit Vicinity Map



Case Details

CASE:

SUP26-000002

SITE / ADDRESS:

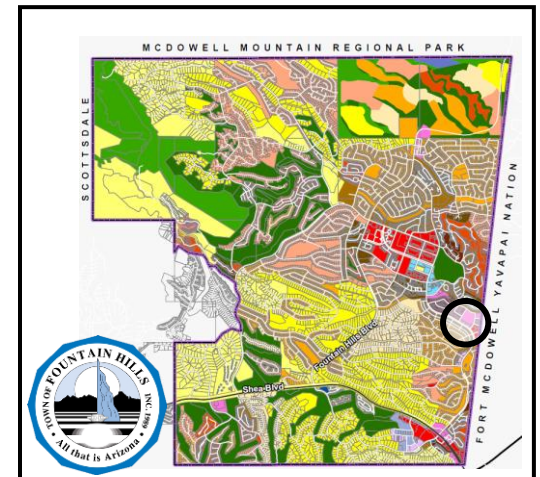
11669 N Saguaro Blvd.

REQUEST:

Convert a portion of the second floor to residential use in a commercial zoning district

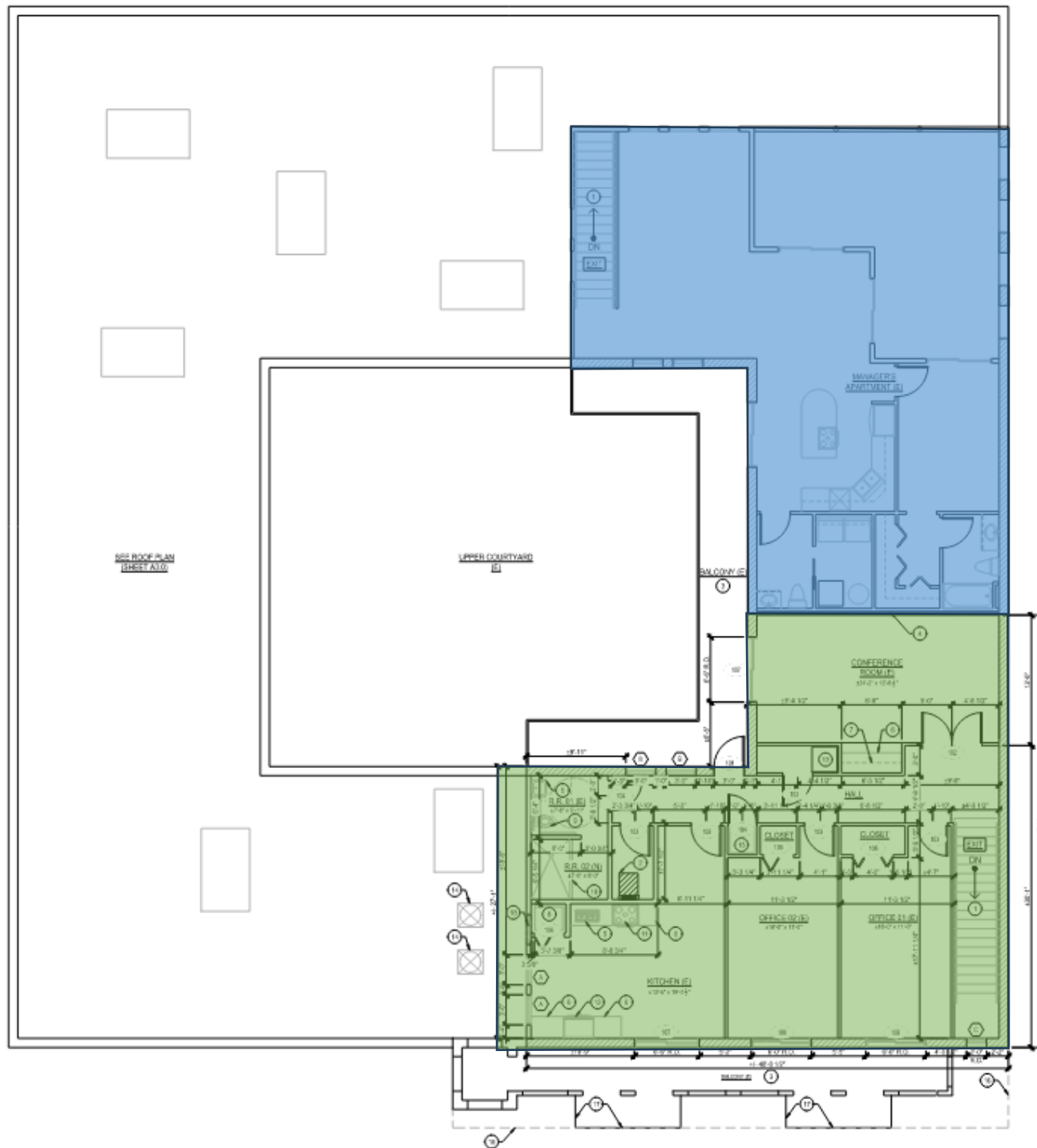


Site Location



858°34'34"E 209.00'





Existing caretaker's apartment

Requested new apartment