



**NOTICE OF MEETING
REGULAR MEETING
MUNICIPAL PROPERTY CORPORATION**

President Roger Riggert
Vice President Deborah Skehen Secretary VACANT

**TIME: 2:00 PM - REGULAR MEETING
DOORS OPEN 15 MINUTES PRIOR TO THE START OF THE MEETING.**

WHEN: THURSDAY, OCTOBER 16, 2025

**WHERE: TOWN HALL - FOUNTAIN CONFERENCE ROOM
16705 E. AVENUE OF THE FOUNTAINS, FOUNTAIN HILLS, ARIZONA**

REQUEST TO COMMENT

The public is welcome to participate in public meetings.

TO SPEAK TO A CONSENT OR REGULAR AGENDA ITEM, complete a Request to Comment card and hand it to the Town Clerk prior to discussion of that item. Include the agenda item NUMBER on which you wish to comment. A separate submission is required for each agenda item. Request to Comment cards will not be accepted once the Council deliberations begin. Submit a Request to Comment card prior to a public hearing agenda item.

TO COMMENT ON A CONSENT OR REGULAR AGENDA ITEM IN WRITING ONLY, complete a Request to Comment card, indicating that it is a written comment, check the box on whether you are FOR or AGAINST a consent or regular agenda item, and hand it to the Town Clerk prior to discussion on that item. A separate submission is required for each agenda item.

TO SPEAK TO CALL TO THE PUBLIC, complete a Request to Comment card and hand it to the Town Clerk. Speakers will be allowed three contiguous minutes to address the Council. Verbal comments should be directed through the Presiding Officer and not to individual Councilmembers.

This Request to Comment card, and any information you write on it, is a public record subject to public disclosure.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **CALL TO THE PUBLIC**
4. **CONSENT AGENDA**
 - a. **CONSIDERATION AND POSSIBLE ACTION:** Approving the Municipal Property Corporation Minutes of the Regular Meeting of November 4, 2024.
 - b. **CONSIDERATION AND POSSIBLE ACTION:** Election of Officers for the Municipal Property Corporation.
 - c. **CONSIDERATION AND POSSIBLE ACTION:** Approving the Financial Report for the year ending June 30, 2025.
5. **REGULAR AGENDA**
 - a. **DISCUSSION:** Possible Sunsetting of the Municipal Property Corporation.
6. **ADJOURNMENT**

Dated this 14 day of OCTOBER, 2025.



Angela Padgett-Espiritu, Executive Assistant/Deputy 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 (800) 367-8939 (TDD) 48-hours prior to the meeting to request reasonable accommodation to participate in the meeting or to obtain agenda information in large print format. Supporting documentation and staff reports furnished to the Council with this agenda are available for review in the Clerk's Office.



TOWN OF FOUNTAIN HILLS

STAFF REPORT

Meeting Date: 10/16/2025
Meeting Type: Municipal Property Corporation Regular Meeting
Submitting Department: Administration / Town Clerk
Prepared by: Angela Espiritu, Executive Assistant/Deputy Town Clerk
Staff Contact Information: Phone: 480-816-5107
 Email: aespiritu@fountainhillsaz.gov

Request to Town Council Regular Meeting (Agenda Language)

CONSIDERATION AND POSSIBLE ACTION: Approving the Municipal Property Corporation Minutes of the Regular Meeting of November 4, 2024.

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 Municipal Property Corporation Minutes of the Regular Meeting of November 4, 2024, as presented.

Suggested Motion

MOVE TO APPROVE the Municipal Property Corporation Minutes of the Regular Meeting of November 4, 2024, as presented.

FISCAL IMPACT

Fiscal Impact:
Budget Reference:
Funding Source:

ATTACHMENTS

- | |
|---------------------------------|
| 1. Summary MPC Minutes 11042024 |
|---------------------------------|

**TOWN OF FOUNTAIN HILLS
MINUTES OF THE REGULAR MEETING
OF THE FOUNTAIN HILLS MUNICIPAL PROPERTY CORPORATION
NOVEMBER 4, 2024**

Present: President Roger Riggert (telephonically); Vice President Deborah Skehen

Absent: Secretary Chester Yon

Staff Present: Rachael Goodwin, Town Manager
Paul Solding, Chief Finance Officer
Angela Padgett-Espiritu, Executive Assistant

1. CALL TO ORDER – President Riggert

President Roger Riggert called to order the regular annual meeting of the Municipal Property Corporation at 2:12 p.m.

AYE: President Roger Riggert (telephonically), Vice President Deborah Skehen

2. ROLL CALL – President Riggert

3. CALL TO THE PUBLIC

Pursuant to A.R.S. §38-431.01(H), public comment is permitted (not required) on matters NOT listed on the agenda. Any such comment (i) must be within the jurisdiction of the Commission, and (ii) is subject to reasonable time, place, and manner restrictions. The Commission will not discuss or take legal action on matters raised during Call to the Public unless the matters are properly noticed for discussion and legal action. At the conclusion of the Call to the Public, individual commissioners may (i) respond to criticism, (ii) ask staff to review a matter, or (iii) ask that the matter be placed on a future Commission agenda.

No one from the public present.

4. CONSIDERATION AND POSSIBLE ACTION: Approving the November 6, 2023, Meeting Minutes.

MOVED BY President Roger Riggert (telephonically), **SECONDED** Vice President Deborah Skehen to APPROVE the minutes of the November 6, 2023 meeting

AYE: President Roger Riggert (telephonically), Vice President Deborah Skehen

5. CONSIDERATION AND POSSIBLE ACTION: Electing Officers

MOVED BY Vice President Deborah Skehen, **SECONDED** President Roger Riggert (telephonically) to REAPPOINT Roger Riggert as President of the Municipal Property Corporation.

AYE: President Roger Riggert (telephonically), Vice President Deborah Skehen

MOVED BY President Roger Riggert (telephonically), **SECONDED** Vice President Deborah Skehen to REAPPOINT Deborah Skehen as Vice President of the Municipal Property Corporation.

AYE: President Roger Riggert (telephonically), Vice President Deborah Skehen

MOVED BY President Roger Riggert (telephonically), **SECONDED** Vice President Deborah Skehen to REAPPOINT Chester Yon as Secretary of the Municipal Property Corporation.

AYE: President Roger Riggert (telephonically), Vice President Deborah Skehen

6. **CONSIDERATION AND POSSIBLE ACTION:** Approving Financial Report for year ending June 30, 2024.

MOVED BY Vice President Deborah Skehen, **SECONDED** President Roger Riggert (telephonically) to APPROVE the financial report for year ending June 30, 2024.

AYE: President Roger Riggert (telephonically), Vice President Deborah Skehen

7. **ADJOURNMENT**

MOVED BY President Roger Riggert (telephonically), **SECONDED** Vice President Deborah Skehen to ADJOURN the regular annual meeting of the Municipal Property Corporation at 2:15 p.m.

AYE: President Roger Riggert (telephonically), Vice President Deborah Skehen

MUNICIPAL PROPERTY CORPORATION

Roger Riggert, President

ATTEST AND PREPARED BY:

Angela Espiritu, Executive Assistant/Deputy Town Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting held by the Fountain Hills Municipal Property Corporation in the Town Hall Fountain Conference Room on the 4 day of November, 2024. I further certify that the meeting was duly called and that a quorum was present.

DATED this 16 day of October, 2025.

Angela Espiritu, Executive Assistant
Deputy Town Clerk



TOWN OF FOUNTAIN HILLS

STAFF REPORT

Meeting Date: 10/16/2025
Meeting Type: Municipal Property Corporation Regular Meeting
Submitting Department: Administration / Town Clerk
Prepared by: Angela Espiritu, Executive Assistant/Deputy Town Clerk
Staff Contact Information: Phone: 480-816-5107
 Email: aespiritu@fountainhillsaz.gov

Request to Town Council Regular Meeting (Agenda Language)

CONSIDERATION AND POSSIBLE ACTION: Election of Officers for the Municipal Property Corporation.

Staff Summary (background)

In accordance with the Town Code and Corporation bylaws, the Municipal Property Corporation shall elect officers annually to serve for the upcoming calendar year. The positions to be filled include President, Vice President, and Secretary.

Related Ordinance, Policy or Guiding Principle

Risk Analysis

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

Staff Recommendation(s)

Staff recommends that the Corporation elect a President, Vice President and Secretary to serve for the 2026 calendar year.

Suggested Motion

- MOVE TO ELECT** _____ as President of the Municipal Property Corporation.
- MOVE TO ELECT** _____ as Vice President of the Municipal Property Corporation.
- MOVE TO ELECT** _____ as Secretary of the Municipal Property Corporation.

FISCAL IMPACT

Fiscal Impact:
Budget Reference:
Funding Source:

ATTACHMENTS

None



TOWN OF FOUNTAIN HILLS

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Staff Contact Information: Phone: 480-816-5107
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Request to Town Council Regular Meeting (Agenda Language)

CONSIDERATION AND POSSIBLE ACTION: Approving the Financial Report for the year ending June 30, 2025.

Staff Summary (background)

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 Financial Report for the year ending June 30, 2025, as presented.

Suggested Motion

MOVE TO APPROVE the Financial Report for the year ending June 30, 2025.

FISCAL IMPACT

Fiscal Impact:

Budget Reference:

Funding Source:

ATTACHMENTS

- | |
|---|
| 1. MPC Annual Report FY24-25 - Final Report July 2025 |
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TOWN OF FOUNTAIN HILLS
MUNICIPAL PROPERTY CORPORATION
 Balance Sheet - Governmental Funds
 As of June 30, 2025

	Municipal Property Corp Debt Service Fund
ASSETS	
Cash and Investments	\$ 12,530
Intergovernmental Receivable	-
Total Assets	\$ 12,530
 LIABILITIES AND FUND BALANCE	
Liabilities:	
Accounts Payable	\$ -
Total Liabilities	-
Fund Balance:	
Restricted	12,530
Total Fund Balance	12,530
Total Liabilities and Fund Balance	\$ 12,530

**TOWN OF FOUNTAIN HILLS
MUNICIPAL PROPERTY CORPORATION**

Statement of Revenues, Expenditures and Changes in Fund Balance
for Fiscal Year Ended June 30, 2025

	<u>FY24-25 Actual</u>	<u>FY24-25 Budget</u>
REVENUES		
Investment Earnings	<u>\$ 495</u>	<u>\$ 300</u>
Total Revenues	<u>495</u>	<u>300</u>
EXPENDITURES		
Administrative Fees	-	500
Debt Service:		
Principal	-	-
Interest	-	-
Fiscal Charges	<u>10</u>	<u>10</u>
Total Expenditures	<u>10</u>	<u>510</u>
Excess (Deficiency) of Revenues Over/(Under) Expenditures	<u>485</u>	<u>(210)</u>
OTHER FINANCING SOURCES (USES)		
Transfer in	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>
Net Change in Fund Balance	<u>485</u>	<u>(210)</u>
Fund Balance, Beginning of Year	<u>12,045</u>	<u>12,045</u>
Fund Balance, End of Year	<u><u>\$ 12,530</u></u>	<u><u>\$ 11,835</u></u>



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Request to Town Council Regular Meeting (Agenda Language)

DISCUSSION: Possible Sunsetting of the Municipal Property Corporation.

Staff Summary (background)

The purpose of this item is to provide an opportunity to discuss preliminary information regarding the potential sunsetting of the Municipal Property Corporation (MPC). Staff will review the general guidance received to date and outline how this process may progress over the coming months.

It is anticipated that a special meeting may be required later this fiscal year for the MPC members to formally consider and vote on the closure prior to Town Council consideration.

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

DISCUSSION ONLY

FISCAL IMPACT

Fiscal Impact:

Budget Reference:

Funding Source:

ATTACHMENTS

None