

**NOTICE OF REGULAR MEETING
OF THE CAREFREE TOWN COUNCIL**

WHEN: TUESDAY, AUGUST 4, 2026

WHERE: CAREFREE TOWN COUNCIL CHAMBERS
33 EASY STREET, CAREFREE, AZ 85377

LIVESTREAM: [CAREFREE YOUTUBE CHANNEL](https://www.youtube.com/@Carefree.AZgov)
<https://www.youtube.com/@Carefree.AZgov>

TIME: 5:00 P.M.

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Town Council of the Town of Carefree, Arizona and to the general public that the members of the Town Council will hold a meeting open to the public. For any item listed on the agenda, the Council may vote to go into Executive Session for advice of counsel and/or to discuss records and information exempt by law or rule from public inspection, pursuant to Arizona Revised Statutes §38-431.03.

The agenda for the meeting is as follows:

CALL TO ORDER

ROLL CALL

Members of the Council may participate by technological means or methods pursuant to A.R.S. §38-431(4).

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

All items listed hereunder are considered to be routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items unless a council member so requests, in which event the item will be removed from the consent agenda and will be discussed separately:

1. Approval of the June 30, 2026, Town Council Regular Meeting Minutes.

Attachments

June 30, 2026 Draft Town Council Meeting Minutes

2. Approval of Check Register Report July, 2026.

Attachments

Check Register Report July 2026

3. Approval of the Combined Trial Balance, May 31, 2026.

Attachments

Combined Trial Balance - All Funds - May 31, 2026

4. Proclamation in support of Ovarian Cancer Awareness Month, September 2026.

Attachments

Ovarian Cancer Proclamation

REGULAR AGENDA:

5. Current Events.
6. Adopt Resolution No 2026-13 canvassing the returns of the July 21, 2026 Primary Election, declaring the official results, and directing the issuance of certificates of election and placement of the remaining Town Council contest on the November 3, 2026 General Election ballot, as provided by Arizona law.

Attachments

Resolution 2026-13 Canvass of the July 21, 2026 Primary Election

7. Review, discussion, and possible action to direct staff to coordinate with Michael Baker International on a proposed amendment to the Zoning Ordinance Update contract to include work associated with creating a Town Center Zoning Overlay District.

Attachments

Attachment 1 - Town Center Zoning Overlay Amendment Memorandum

8. Review, discussion, and possible action to direct staff to enforce the existing temporary sign regulations outlined in Article VIII. Signs Permitted of the Carefree Zoning Ordinance.
9. Review, discussion and possible action to approve a Temporary Contract for Planning and Zoning Staffing Professional Services with Michael Baker International.

Attachments

August 4, 2026 Town Council Meeting Presentation - KKrey

10. Review, discussion and possible action to approve a Temporary Contract for Engineering Staffing Services with Interim Public Management.
11. Reveiw and Discussion of Council Strategic Priority Update — Town Center and Desert Gardens.

CALL TO THE PUBLIC

12. Call to the Public: Consideration of comments from the public. Pursuant to Section 2-4-7(0) of the Town Code and A.R.S. 38-431.01(H), those wishing to address the Council need not request permission in advance. The public may address the Council on matters not on the agenda. At the conclusion of an open call to the public, individual members of the public body may respond to criticism made by those who have addressed the public body, may ask staff to review a matter, direct staff to study the matter, reschedule the matter for further consideration and decision at a later date, or may ask that a matter be put on a future agenda. However, the Council may not discuss or take legal action at this time. Please limit your comments to not more than 3 minutes.

ADJOURNMENT

DATED this 31st day of July, 2026.

TOWN OF CAREFREE



Samantha J. Gesell, Interim Town Clerk/Treasurer

Items may be taken out of sequence



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FOR SPECIAL ACCOMMODATIONS

Please contact the Town Clerk, 8 Sundial Circle (PO Box 740), Carefree, AZ 85377; (480) 488-3686, at least three working days prior to the meeting if you require special accommodations due to a disability.

TOWN OF CAREFREE

Agenda Item # 1.

MEETING DATE: August 4, 2026

SUBJECT: Approval of the June 30, 2026, Town Council Regular Meeting Minutes.

PREPARED BY: Samantha Gesell, Town Clerk/Treasurer

**NOTICE OF REGULAR MEETING
OF THE CAREFREE TOWN COUNCIL**

WHEN: TUESDAY, JUNE 30, 2026

WHERE: CAREFREE TOWN COUNCIL CHAMBERS
33 EASY STREET, CAREFREE, AZ 85377

LIVESTREAM: [CAREFREE YOUTUBE CHANNEL](https://www.youtube.com/@Carefree.AZgov)
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TIME: 5:00 P.M.

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Town Council of the Town of Carefree, Arizona and to the general public that the members of the Town Council will hold a meeting open to the public. For any item listed on the agenda, the Council may vote to go into Executive Session for advice of counsel and/or to discuss records and information exempt by law or rule from public inspection, pursuant to Arizona Revised Statutes §38-431.03.

The agenda for the meeting is as follows:

CALL TO ORDER

Mayor Crane called the meeting to order at 5:03 p.m.

ROLL CALL

Members of the Council may participate by technological means or methods pursuant to A.R.S. §38-431(4).

Council Members Present:

Mayor Crane
Vice Mayor Kroyer
Council Member Amoroso
Council Member Johnson
Council Member Miller
Council Member Rose-Scurti
Council Member Roth

Staff Present:

Town Administrator, Kristen Krey
Town Engineer, C.J. Dimaggio
Community Development Director, Stacey Bridge-Denzak
Interim Town Clerk, Samantha Gesell
Communications Manager, Madisyn Garrett
Town Attorney, Denis Fitzgibbons

PLEDGE OF ALLEGIANCE

Bill Oelman led the group in the Pledge of Allegiance.

CONSENT AGENDA

All items listed hereunder are considered to be routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items unless a council member so requests, in which event the item will be removed from the consent agenda and will be discussed separately:

1. Approval of the June 02, 2026 Town Council Regular Meeting Minutes.
2. Approval of the June 02, 2026 Town Council Special Meeting Minutes.
3. Approval of the Check Register Report June, 2026.
4. Approval of Combined Trial Balance All Funds April 30, 2026.

Council Member Amoroso MOVED TO APPROVE Consent Agenda items 1-4.
SECONDED by Council Member Johnson. CARRIED, 7-0.

REGULAR AGENDA:

5. Current Events

Mayor Crane announced:

- Community Conversations will be held July 10 from 9:00 a.m.–11:00 a.m. at the Visitor Center, located at the Sanderson Lincoln Pavilion, during the Farmers Market.
- Fireworks are prohibited within the Town due to extreme fire danger.
- Early voting and Election Day reminders for the July 21, 2026, Primary Election.

Council Members encouraged residents to attend CPR/AED training offered by Rural Metro Fire Department and discussed the value of becoming familiar with public AED locations throughout town.

6. Presentation and discussion of culvert inventory

Town Engineer C.J. DiMaggio presented the results of the Town's first comprehensive culvert inventory in over twenty years.

The presentation summarized:

- GPS inventory of Town culverts
- Condition assessments
- Areas requiring routine maintenance
- White Wash improvement project
- Future capital improvement priorities

Staff reported that while maintenance is needed, the inventory did **not** identify widespread deferred maintenance requiring significant capital expenditures. Council discussed prioritizing maintenance, vegetation removal, erosion concerns, and future inspections. Discussion only.

7. Review, discussion and possible actions on Zoning Case No. 25-12-TA, a proposed text amendment to the Town of Carefree Zoning Ordinance that would revise the existing mixed-use residential and non-residential provisions to allow for residential-only development in Town Center, and Zoning Case No. 25-13-SUP, a subsequent request for a

Special Use Permit to allow the development of a 14-unit residential subdivision, to be known as Escena Carefree, contingent upon approval of Zoning Case No. 25-12-TA. This is a public hearing, at which time all interested persons will have an opportunity to be heard.

- **APPLICANT:** Mr. Alex Hayes, Withey Morris Baugh, PLC, 2121 E. Highland Avenue, Phoenix, AZ 85016 - On behalf of the Owner, Mr. Scott Whelan, Sidewinder Ventures LLC
- **CASE LOCATION:** North of the Northeast corner of Tom Darlington Drive and Carefree Drive, APN 216-83-037
- **ZONING:** C, Commercial

Mayor Crane opened the public hearing.

Community Development Director, Stacy Bridge-Denazk presented the case(s):

- 25-12-TA - Text Amendment allowing residential-only development in the Town Center Commercial District through Special Use Permit.
- 25-13-SUP - Companion Special Use Permit for the proposed 14-unit Escena Carefree residential condominium project.

The applicant, Alex Hayes, with Withey Morris Baugh, PLC., presented the proposal and discussed:

- Consistency with the Town Center Redevelopment Plan
- Residential demand
- Site constraints created by the wash
- Architectural design
- Parking
- Landscape plan
- Economic benefits

Council discussion centered on:

- Preservation of commercial land
- Long-term sales tax revenue
- Future redevelopment opportunities
- Housing in Town Center
- Project density
- Sales and/or rental costs forecasted for the units
- Commercial viability of the property
- Relationship to the ongoing zoning ordinance update

Mayor Crane opened the Public Hearing.

Public comments were received from:

- **John Nimsky**, Planning and Zoning Commissioner (speaking as a private citizen), stated that although he was not speaking on behalf of the Commission, the Commission had unanimously recommended approval after extensive discussion regarding whether the site should remain commercial, become mixed-use, or be developed as residential. He explained that the Commission concluded the property's

physical constraints, existing commercial vacancies, and lack of market demand made residential development the highest and best use of the site at this time. He acknowledged that commercial development might become feasible in the future but believed approving a quality residential project now would avoid leaving the property vacant for many more years and would better serve the Town Center.

- **Stuart Scurti** encouraged the Council to consider the long-term future of the Town rather than current market conditions. He stated that preserving commercially zoned property is important to maintaining future sales tax revenues and protecting the Town's economic base.
- **Mike Braun**, a Carefree resident and Planning and Zoning Commissioner, speaking as a private citizen, stated that the physical characteristics of the property, including the wash running through the site and the location behind existing commercial buildings, made successful commercial development unlikely. He expressed his opinion that the proposed residential development represented the highest and best use of the property and suggested that the Town focus future commercial development efforts on more viable locations.

Council Members engaged in extensive discussion regarding the proposed text amendment and companion Special Use Permit, focusing on the long-term policy implications of permitting residential-only development within the Town Center Commercial District.

Council Member Rose-Scurti read a prepared statement explaining that her decision was based on the Town's long-term vision, preservation of commercial land, and the importance of not making permanent land use decisions based solely on current market conditions. Indicating, she could support a true mixed-use project but not a residential-only development, and stated that while she appreciated the applicant's time, effort, and investment in the project, her decision was based on the Town's long-term vision rather than the merits of a single development. She explained that entitlement requests should preserve future opportunities and support the Town's adopted plans, emphasizing that permanent land use decisions should not be based solely on current market conditions but on the community's needs 20 to 30 years into the future. She expressed concern that converting commercially zoned property to residential would permanently reduce opportunities for future businesses and sales tax revenue. Although she acknowledged the site presented development challenges, she indicated she could not support a residential-only project and believed a true mixed-use development would be more consistent with the Town's long-term planning objectives.

Councilmember Miller stated that he believed the proposed development was a very handsome project and complimented the overall architectural design. He offered several recommendations to further enhance the project, including adding greater articulation to the roofline to reduce the appearance of long roof planes, improving the side elevations facing Carefree Drive to provide the same level of architectural detail as the primary façades, increasing landscaping along the Carefree Drive frontage, and enhancing the screening of service areas. He also suggested evaluating the placement of the buildings to create additional open space, improve visual interest, and potentially increase construction efficiency. Councilmember Miller concluded that these refinements would further strengthen an already attractive project and contribute positively to the appearance of the Town Center.

Councilmember Roth stated that she did not believe a restaurant or traditional commercial use was likely to succeed on the property given its location, the wash bisecting the site, and the challenges the Town has experienced attracting restaurants to more prominent commercial locations. She commented that the proposal should be evaluated based on whether it would contribute positively to the Town's visual character and stated that, if developed as a high-quality project with strong architecture and landscaping, she

believed the residential development would enhance the appearance of the Town Center. She acknowledged the economic concerns associated with converting commercial land to residential and described the decision as difficult, but concluded that the site's physical constraints made residential development a more realistic use.

Councilmember Johnson agreed that the property was too valuable to permanently convert to residential use. He stated that while commercial development might not be feasible today, it could become viable in five to ten years. He said he could envision a luxury restaurant overlooking the wash with an attractive pedestrian connection, noting that once the property was converted to residential, that future opportunity would be permanently lost. He acknowledged why the Planning and Zoning Commission had not supported a mixed-use project but believed the site could have significant long-term commercial value and should remain available for that possibility.

Councilmember Amoroso expressed concern that the Council's responsibility extended beyond evaluating the quality of the project itself and included protecting the Town's long-term commercial inventory. Stating that once commercially zoned land is converted to residential, the opportunity to generate future sales tax revenue is permanently diminished. While recognizing the challenges associated with the property, she concluded that preserving commercial opportunities within the Town Center outweighed the benefits of approving the residential development.

Mayor Crane expressed concern that once commercial property is converted to residential, it cannot realistically be converted back. He discussed anticipated future improvements in the Town Center and stated he believed preserving commercial opportunities would better serve the Town's long-term economic interests. Mayor Crane stated that he appreciated the applicant's efforts and the quality of the proposed development but remained concerned about the long-term implications of converting commercially zoned property to residential use. He explained that he believed future improvements to Easy Street and continued redevelopment of the Town Center would increase demand for commercial and service-oriented businesses over time. He stated that while the property presents challenges today, preserving commercial zoning would maintain opportunities for future economic development.

Following Council deliberation, Mayor Crane called for a motion.

Council Member Miller MOVED TO APPROVE Ordinance No. 2026-02, an ordinance of the Mayor and Common Council of the Town of Carefree, Maricopa County, Arizona, amending the Town of Carefree Zoning Ordinance to establish new requirements for new mixed-use and all-residential development in the Town Center; providing for the repeal of conflicting ordinances; setting forth violations and providing for enforcement and penalties; providing for severability; and directing the Town Clerk of the Town of Carefree to incorporate this amendment into the Carefree Town Code. **SECONDED** by Council Member Roth.

Roll Call Vote:

- Councilmember Miller – Aye
- Councilmember Amoroso – Nay
- Councilmember Rose-Scurti – Nay
- Councilmember Roth – Aye
- Councilmember Johnson – Nay
- Vice Mayor Croyer – Nay
- Mayor Crane – Nay

The MOTION FAILED by a vote of 2-5.

Following the vote, Mayor Crane asked Town Attorney, Denis Fitzgibbons whether the Council should also consider the companion Special Use Permit application despite the failure of the text amendment.

The Town Attorney advised that because the Special Use Permit was a separate agenda item before the Council, it should also be acted upon and a vote taken for the record.

Council Member Amoroso MOVED TO APPROVE Ordinance No. 2026-03 granting a Special Use Permit to Sidewinder Ventures LLC for the proposed 14-unit Escena Carefree residential subdivision. SECONDED by Vice Mayor Kroyer.

Roll Call Vote:

- Councilmember Miller – Aye
- Council Member Amoroso – Nay
- Council Member Rose-Scurti – Nay
- Council Member Roth – Aye
- Council Member Johnson – Nay
- Vice Mayor Kroyer – Nay
- Mayor Crane – Nay

The MOTION FAILED by a vote of 2-5.

Mayor Crane thanked the applicant, staff, and members of the public for their participation and comments throughout the public hearing. He noted that the discussion had been thorough and appreciated the respectful exchange of viewpoints before proceeding to Agenda Item 8.

8. Review, discussion and approval of an Enterprise Membership Agreement with Employer's Council to provide comprehensive human resources, employment law, compensation, training, and organizational support services to the Town of Carefree.

Town Administrator, Kristen Krey presented the proposed Enterprise Membership Agreement with Employers Council. She explained that the Town does not maintain a dedicated Human Resources Department and that the membership would provide access to experienced human resources professionals and employment law experts. She reviewed the services included with the membership, including human resources consulting, employment law, compensation and classification studies, training and development, policy and handbook updates, recruitment assistance, and supervisor support. Stating that the membership would strengthen compliance with employment laws, reduce organizational risk, support the Town's performance management program, assist with compensation reviews and employee handbook updates, and improve recruitment and retention efforts. Town Administrator Krey recommended approval of the agreement as an investment in the Town's employees and organizational effectiveness.

Mayor Crane commented that the membership would help ensure the Town follows current human resources best practices and reduce the risk associated with employment matters. He noted that although the first-year cost was approximately \$8,300.00, future annual costs would likely decrease after the initial implementation work was completed.

Town Administrator Krey clarified that the cost of the membership is \$8,350.00 and significantly less than separate contracting for an employee handbook update, compensation study, and employment law services. She explained that most of the work

would continue to be performed internally, while Employers Council would provide the professional expertise and resources necessary to complete the work efficiently and ensure compliance with current employment laws.

Council Member Johnson commended Town Administrator Krey for bringing the proposal forward, stating he believed it would benefit both Town employees and the organization while helping protect the Town from unnecessary risk.

Council Member Amoroso MOVED TO APPROVE the Enterprise Membership Agreement with Employers Council and authorize the Town Administrator to execute the agreement and utilize membership services as needed. SECONDED by Council Member Johnson. CARRIED, 7-0.

9. Review, discussion and approval of the Financial Operations Efficiency Assessment and Process Documentation Project.

Town Administrator Kristen Krey presented the proposed Professional Services Agreement with 65th North Group to conduct a comprehensive assessment of the Town's financial operations and develop written financial procedures in conjunction with implementation of the Town's new Enterprise Resource Planning (ERP) system. She explained that the project would evaluate existing financial workflows, improve efficiency, strengthen internal controls, document institutional knowledge, standardize procedures, and support succession planning. She noted that many current processes rely on institutional knowledge rather than written procedures and that the project would modernize financial operations while reducing organizational risk.

Council Member Amoroso expressed support for the project and thanked the Town Administrator for taking the initiative to improve the Town's financial processes.

Council Member Amoroso MOVED TO APPROVE the Professional Services Agreement with 65th North Group and authorize the Town Administrator to execute the agreement. SECONDED by Council Member Miller. CARRIED, 7-0.

CALL TO THE PUBLIC

10. Call to the Public: Consideration of comments from the public. Pursuant to Section 2-4-7(0) of the Town Code and A.R.S. 38-431.01(H), those wishing to address the Council need not request permission in advance. The public may address the Council on matters not on the agenda. At the conclusion of an open call to the public, individual members of the public body may respond to criticism made by those who have addressed the public body, may ask staff to review a matter, direct staff to study the matter, reschedule the matter for further consideration and decision at a later date, or may ask that a matter be put on a future agenda. However, the Council may not discuss or take legal action at this time. Please limit your comments to not more than 3 minutes.

- **George Nelson**

- Expressed concerns regarding town's governance and transparency.
- Questioned the water bond financing and potential conflicts of interest.
- Discussed term limits, fiscal responsibility, retail vacancies, economic development efforts, and preservation of open space.
- Raised concerns regarding litigation involving the Town and encouraged greater responsiveness to residents.

- **Melissa Price**

- Commended Town Administrator Kristen Krey for improvements to financial systems, human resources, and organizational policies.

- Asked why multiple developers had withdrawn from the commercially zoned north-east corner property.
- Requested that the Town publicly explain the obstacles that have prevented development and post that information on the Town's website.
- Expressed concerns regarding fiscal responsibility, economic development, transparency, and recent litigation involving the Town.
- **Peter Gladkin**
 - Encouraged implementation of citizen advisory committees called for in the General Plan.
 - Criticized the Town's reliance on outside consultants.
 - Questioned expenditures for consultant services, gateway signage, and flashing stop signs.
 - Advocated for greater attention to open space preservation, fiscal efficiency, and adherence to the General Plan.
- **Ted Taylor**
 - Expressed concerns regarding the Town's financial decisions, including the approval of water system bonds without a public vote.
 - Questioned the Council's position on property taxes, retail sales tax performance, and expenditures for signage and consultant services.
 - Raised concerns regarding economic development, litigation, fiscal responsibility, and public trust in town government.
- **John Traynor**
 - Distributed written materials to Council members.
 - Criticized the Council's handling of the Escena Carefree development application.
 - Expressed skepticism that the Escena property would attract future commercial development.
- **Mike Braun**
 - Observed that several previous speakers were candidates for Town Council.
 - Stated that the Call to the Public should not be used for political campaigning.

Mayor Crane closed the Call to the Public.

ADJOURNMENT

The meeting was adjourned by unanimous consent at 7:02 p.m.

DATED this 1st day of July, 2026.

TOWN OF CAREFREE



Samantha J. Gesell, Interim Town Clerk/Treasurer

John Crane, Mayor

Items may be taken out of sequence



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TOWN OF CAREFREE

MEETING DATE: **August 4, 2026**

SUBJECT: **Approval of Check Register Report July, 2026.**

PREPARED BY: **Samantha Gesell, Town Clerk/Treasurer**

Check Register Report

ALL CHECKS JULY 2026

Date: 07/31/2026

Time: 11:16 am

Town Of Carefree

BANK: NATIONAL BANK OF ARIZONA

Page: 1

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
NATIONAL BANK OF ARIZONA Checks							
52367	07/02/2026	Printed		3904	65TH NORTH GROUP	Financial System Consulting	15,000.00
52368	07/02/2026	Printed		3762	APPTGEY INC.	Thrillshare Media Subscr FY27	8,125.43
52369	07/02/2026	Printed		3180	BAKER, MICHAEL INTL, INC	April 26 Zoning Ord Consult	18,079.10
52370	07/02/2026	Printed		1470	BROWN & ASSOCIATES	June 26 Bld Inspect 6 Hrs	500.00
52371	07/02/2026	Printed		3463	BUSTAMANTE & KUFFNER PC	June 26 Town Prosecutor Servic	8,010.00
52372	07/02/2026	Printed		3699	CANON FINANCIAL SERVICES, INC	Jul26 Plotter Lg Format Print	101.43
52373	07/02/2026	Printed		3299	CIRCLE K UNIVERSAL	June 25 Gasoline All Dept.	1,688.97
52374	07/02/2026	Printed		1476	CITIES DIGITAL, INC	Laserfiche Subsc FY2027	3,415.00
52375	07/02/2026	Printed		2011	CITY SUN TIMES	July 26 1/8 page Display Ad	306.00
52376	07/02/2026	Printed		2059	DESERT FOOTHILLS LANDSCAPE	July 26 Median Maintenance	6,955.00
52377	07/02/2026	Printed		3421	ECO-LOGIC MGMT INC	Termite Insp Gardens Green Rm	150.00
52378	07/02/2026	Printed		3210	ECOBLU POOLS MY POOL GAL, INC	July 26 Gardens Fountains Serv	600.00
52379	07/02/2026	Printed		3903	EMPLOYERS COUNCIL	HR Enterprise Consulting FY27	8,350.00
52380	07/02/2026	Printed		3905	FRIAS, JULIO TALAMANTES	Refund On Tax Incercept -Court	230.06
52381	07/02/2026	Printed		3221	NATIONAL BANK OF ARIZONA	League Conf,PU Tires MC Permit	15,661.59
52382	07/02/2026	Printed		3015	NOTHING BUT NET	July 26 Comp Maint Agreements	2,336.88
52383	07/02/2026	Printed		1794	STAPLES ADVANTAGE	June 26 Town Office Supplies	105.02
52384	07/02/2026	Printed		3857	TRANSUNION RISK & ALTERNATIVE	June 26 Code Enforcement Info	109.30
52385	07/02/2026	Printed		3115	VERIZON WIRELESS	June 26 Mobile Phones All Dept	462.45
52386	07/10/2026	Printed		3595	AMAZON CAPITAL SERVICES	Clerk Printer, 9 PlastFileBoxes	2,127.69
52387	07/10/2026	Printed		0414	AZ MUN. RISK RETENTION POOL	1st Qtr FY27 TownIns Prop &Cas	54,739.00
52388	07/10/2026	Printed		1460	COX COMMUNICATIONS	July 26 Town Internet&Phones	1,022.02
52389	07/10/2026	Printed		1460	COX COMMUNICATIONS	July 26 Town Cable TV	78.23
52390	07/10/2026	Printed		3629	DECKARD TECHNOLOGIES, INC.	Rentalscape ID&Monitoring 1 Yr	3,308.00
52391	07/10/2026	Printed		2059	DESERT FOOTHILLS LANDSCAPE	Add'l Gardens Irrigation Serv	79.46
52392	07/10/2026	Printed		954	J.P. COOKE CO.	2 Court Rubberstamps	55.92
52393	07/10/2026	Printed		3397	LANGUAGE LINE SERVICES, INC.	June 26 Court Interpreting	53.94
52394	07/10/2026	Printed		3906	LIDLE, CHRISTOPHER	Court Refund for Tax Intercept	398.75
52395	07/10/2026	Printed		1876	LOWE'S	June 26 Pub Works Supplies	438.42
52396	07/10/2026	Printed		1315	NEISS, GARY	June 2026 Consulting	4,887.00
52397	07/10/2026	Printed		2081	O'REILLY AUTO PARTS, INC	June 26 Pub Wrks Veh Maint	62.71
52398	07/10/2026	Printed		949	TARA. PARASCANDOLA	July 26 Town Magistrate Servic	7,585.00
52399	07/10/2026	Printed		1691	PRIMO BRANDS	June 26 Bottled Water All July	60.24
52400	07/10/2026	Printed		3010	REPUBLIC SERVICES #753	26 Trash PU 8 Sundial Cir	956.20
52401	07/10/2026	Printed		3010	REPUBLIC SERVICES #753	June 26 Shop 40 Yrd Rolloffs	229.47
52402	07/10/2026	Printed		0668	RURAL METRO FIRE DEPT.	June 2026 Fire Truck Diesel	485.76
52403	07/10/2026	Printed		3236	SHARP BUSINESS SYSTEMS	July 26 Court Copier Service	39.99
52404	07/10/2026	Printed		1947	STUCKEY, KEVIN	Court Security Service	80.00
52405	07/10/2026	Printed		1947	STUCKEY, KEVIN	Front Desk Assist 7/6 - 7/10	720.00
52406	07/17/2026	Printed		3907	AMERICAN FEDERAL RARE COIN	Refund Business License	150.00
52407	07/17/2026	Printed		0300	ARIZ PUBLIC SERVICE	July 26 Electric All Depts	4,056.03
52408	07/17/2026	Printed		3180	BAKER, MICHAEL INTL, INC	June26 Plan & Zoning Staffing	11,310.00
52409	07/17/2026	Printed		0389	CAREFREE WATER COMPANY, INC	July 26 Water All Departments	3,502.14
52410	07/17/2026	Printed		1472	CENTERLINE SUPPLY, INC.	4 Hidden Driveway Signs	414.58
52411	07/17/2026	Printed		1460	COX COMMUNICATIONS	July 26 Shop Internet & Phones	359.35
52412	07/17/2026	Printed		0136	FOOTHILLS GRANITE, LLC	12 Tons River Rock Culverts	778.09
52413	07/17/2026	Printed		3599	INDUSTRIAL COMMISSION OF ARIZ	Firefighter Cancer Reimb Fund	8,841.26
52414	07/17/2026	Printed		1807	LOWES HOME CENTERS LLC	Refund Business License	150.00
52416	07/17/2026	Printed		3010	REPUBLIC SERVICES #753	July 6 & 8 Shop 40 Yd roll-off	3,647.98
52417	07/17/2026	Printed		3598	STORQUEST - CAREFREE-CC	August 26 Rent Unit 1230	330.50
52418	07/17/2026	Printed		3598	STORQUEST - CAREFREE-CC	August 26 Rent Unit 1221	388.14
52419	07/17/2026	Printed		3908	TYLER BUSINESS FORMS	Tyler ErpPro 2,000 Checks	519.99

Check Register Report

ALL CHECKS JULY 2026

Date: 07/31/2026

Time: 11:16 am

Town Of Carefree

BANK: NATIONAL BANK OF ARIZONA

Page: 2

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
NATIONAL BANK OF ARIZONA Checks							
52420	07/17/2026	Printed		3893	ZIMMERMAN, GREG	Create Standard Plans Complete	48,557.50
52453	07/24/2026	Printed		3495	ASSURITY LIFE INSURANCE CO	July 26 Supplemental Ins	485.42
52454	07/24/2026	Printed		1472	CENTERLINE SUPPLY, INC.	99 Stop Signs 30"x30"	2,863.88
52455	07/24/2026	Printed		1058	DAILY JOURNAL CORPORATION	P&Z Notice Hearing 26-02-V	4.82
52456	07/24/2026	Printed		0136	FOOTHILLS GRANITE, LLC	25.7 Tons of River Rock	2,065.03
52457	07/24/2026	Printed		1993	GESELL, SAMANTHA	Miles AMCA Elections Training	85.76
52458	07/24/2026	Printed		0091	MARICOPA COUNTY TREASURER	June 26 Court Remittance	2,320.42
52459	07/24/2026	Printed		3403	PROSKILL PLUMBING, HEATING	Fire Stan Weight Rm AC Fuses	1,100.00
52460	07/24/2026	Printed		0668	RURAL METRO FIRE DEPT.	July 26 Fire Contract	164,313.45
52461	07/24/2026	Printed		1920	SOUTHWEST GAS	July 26 Nat Gas All Depts	102.48
52462	07/24/2026	Printed		0021	STATE TREASURER	June 26 Court Remittance	14,114.45
52463	07/24/2026	Printed		3715	STRYKER SALES, LLC	July26 FireStatn Defib ProCare	152.07
52464	07/24/2026	Printed		1947	STUCKEY, KEVIN	Town Security 8 Hours	320.00
52465	07/24/2026	Printed		3754	TITAN ALARM & FIRE INC.	Alarm Serv 7181 Ed Ev Water Co	170.23
52466	07/24/2026	Printed		3069	UPS STORE	July 26 Public Hearing Signs	76.51
52467	07/24/2026	Printed		3391	WAL-MART STORES, INC.	Rest CM2024-000004	33.47
52468	07/31/2026	Printed		3625	AETNA LIFE INSURANCE CO	July 26 Supplemental Ins	244.70
52469	07/31/2026	Printed		3909	AWAD, JOSH	Ref Business Lic.BL-2026-225	100.00
52470	07/31/2026	Printed		3686	AXON ENTERPRISES, INC.	Taser 10 with 5 year Warranty	5,862.45
52471	07/31/2026	Printed		3699	CANON FINANCIAL SERVICES, INC	Aug26 Plotter Lg Format Print	101.43
52472	07/31/2026	Printed		3417	COE & VAN LOO II LLC	Conceptual Town Parking Lot	1,500.00
52473	07/31/2026	Printed		3210	ECOBLU POOLS MY POOL GAL, INC	Aug 26 Gardens Fountain serv	600.00
52474	07/31/2026	Printed		3745	FITZGIBBONS LAW OFFICES, PLC	June 26 Town General Legal	18,862.72
52475	07/31/2026	Printed		3360	LAW OFFICES OF KEVIN BREGER	Public Defender Service TR2	800.00
52476	07/31/2026	Printed		3578	LIBERTY UTILITIES	June 26 Sewer Fire Station	1,000.34
52477	07/31/2026	Printed		0010	MARICOPA COUNTY	Aug 26 MCSO Sheriff's Patrol	53,680.16
52478	07/31/2026	Printed		0266	MISSION SQUARE RETIREMENT	Annual Plan Fees 401/457K	250.00
52479	07/31/2026	Printed		3910	SCHESSER, LISA	Refund Business Lic BL-2026233	100.00
52480	07/31/2026	Printed		3781	SOUTHWEST DECISION RESOURCES	FY27 N Valley Outdoor Network	1,000.00
52481	07/31/2026	Printed		1340	SOUTHWEST RISK SERVICES	Renewal Commuter Coverage	109.00
52482	07/31/2026	Printed		1947	STUCKEY, KEVIN	Court Security Service	120.00
52483	07/31/2026	Printed		3461	TITAN COMMERCIAL CLEANING	July 26 Gardens,TwnHall Clean	7,305.00
52484	07/31/2026	Printed		3287	TOSHIBA BUSINESS SOLUTIONS	Aug 26 Town Copier Maint&Lease	435.64
52485	07/31/2026	Printed		0088	TYLER TECHNOLOGIES	ERPpro Train Install Serv 38hr	3,303.36
52486	07/31/2026	Printed		3352	UNUM LIFE INSURANCE COMPANY	Aug 26 Short Term Dis Ins	501.79
52487	07/31/2026	Printed		3115	VERIZON WIRELESS	July 26 Mobile Phones All Dept	440.77
				Total Checks: 88	Checks Total (excluding void checks):		535,124.94
				Total Payments: 88	Bank Total (excluding void checks):		535,124.94
				Total Payments: 88	Grand Total (excluding void checks):		535,124.94

TOWN OF CAREFREE

Agenda Item # 3.

MEETING DATE: **August 4, 2026**

SUBJECT: **Approval of the Combined Trial Balance, May 31, 2026.**

PREPARED BY: **Samantha Gesell, Town Clerk/Treasurer**

Combined Trial Balance - All Funds
May 31, 2026

Assets

Checking - National Bank of AZ	2,904,658
Local Gov't Investment Pool - AZ	16,331,129
Petty Cash	1,100
Prepaid Expenses	68,302
Advances to the Water Company	1,414,645
Advances to the Water Company 2023	2,000,000
Total Assets	<u>\$ 22,719,834</u>

Liabilities

Accounts Payable	279,519
Bonds	53,518
Sales Tax Remittance	-536
Long Term Deferred Revenue	-260,056
Total Liabilities	<u>\$72,445</u>

Fund Balance

Fund Balance-Beginning of Year	22,184,934
Year-to-date change in Fund Balance	<u>462,455</u>
Total Fund Balance	<u>22,647,389</u>
Total Liabilities and Fund Balance	<u>\$ 22,719,834</u>

Contingency Reserve Fund	\$2,500,000
Capital Fund	\$19,686,500
General Fund Total	<u>22,186,500</u>

Town of Carefree Reconciled Cash Receipts and Cash Disbursements as of May 31, 2026

	FY2024	FY2025	FY2026	2025 vs 2026			
Revenues	YTD May	YTD May	Y-T-D	% (+/-)	Budget	May 26	% of Budget
Local Sales Taxes (1 month lag)	\$ 3,331,566	\$ 3,687,777	\$ 3,333,172	-9.6%	\$ 3,545,000	\$ 358,152	94.02%
State Sales Taxes (1 month lag)	491,954	493,303	470,547	-4.6%	561,396	18,729	83.82%
Building Fees	496,844	528,788	394,940	-25.3%	545,000	36,374	72.47%
State Income Tax	895,605	710,192	653,410	-8.0%	724,689	59,401	90.16%
Fines	145,480	244,737	252,563	3.2%	190,000	24,646	132.93%
Court Service Fees	192,639	200,346	207,200	3.4%	207,200	34,533	100.00%
Town Clerk-Misc. Sales	0	0	60	0.0%	200	0	30.00%
Town Clerk-Permits & Sol Fees	250	75	75	0.0%	300	0	25.00%
Water Company Reimbursements	274,617	278,617	278,617	0.0%	325,764	0	85.53%
Misc Income & Donations	625	37,024	43,534	17.6%	21,000	350	207.30%
Interest Income	711,349	519,799	553,065	6.4%	527,875	49,662	104.77%
Utility Franchise Fees (1 month lag)	320,409	325,862	313,918	-3.7%	410,000	37,357	76.57%
County Lieu Tax (1 month lag)	165,565	175,122	178,251	1.8%	197,105	14,958	90.43%
General Fund & All Funds Reserve Contribution(Below)	0	0	0	0.0%	3,489,677	0	0.00%
Special Events, Business & Vendor Licenses	61,642	59,351	66,886	12.7%	75,000	755	89.18%
County & State Grants	195,634	414,480	0	0.0%	1,400,000	0	0.00%
Court Enhancement, GAP, MJCEF	9,825	18,342	27,226	48.4%	14,600	3,104	186.48%
HURF (1 month lag)	233,022	239,660	240,963	0.5%	291,629	26,168	82.63%
Cemetery	1,850	300	750	0.0%	0	0	0.00%
CPR Ed Fund	0	0	0	0.0%	5,800	0	0.00%
CARES Fund Grants	0	0	0	0.0%	0	0	0.00%
Utility Capital Improvement Fund	45,245	34,401	13,116	-61.9%	130,485	16,641	10.05%
Fire Reimb Income & Ins Reimb	65,498	63,175	65,533	3.7%	67,000	5,052	97.81%
Fire Fund-L Sales Tax (1 month lag)	1,665,783	1,843,888	1,666,586	-9.6%	1,772,000	179,076	94.05%
Total Revenues	\$ 9,305,402	\$ 9,875,238	\$ 8,760,413	-11.3%	\$ 14,501,720	\$ 864,957	60.41%
Expenses							
Mayor & Council	\$ 32,315	\$ 21,794	\$ 16,715	-23.3%	\$ 26,800	\$ -	62.37%
Town Clerk	331,132	375,732	355,578	-5.4%	437,442	31,488	81.29%
Court	226,319	302,036	321,785	6.5%	425,445	17,029	75.63%
Administration	559,824	551,169	504,960	-8.4%	619,451	44,462	81.52%
Claims & Losses	0	100	10,000	9900.0%	10,000	0	100.00%
Legal	43,586	93,104	112,679	21.0%	225,000	41,675	50.08%
Communications	0	201,067	142,683	-29.0%	233,119	11,844	61.21%
Risk Management	125,039	105,721	204,698	93.6%	130,000	0	157.46%
Planning & Development	296,574	263,732	339,285	28.6%	494,101	33,653	68.67%
Building Safety	195,671	286,212	267,650	-6.5%	291,600	24,812	91.79%
Law Enforcement	606,002	690,236	700,205	1.4%	767,500	63,286	91.23%
Code Enforcement	56,746	58,087	78,644	35.4%	121,947	6,352	64.49%
Engineering	163,720	103,270	198,415	92.1%	219,722	12,051	90.30%
Public Works - Streets & Gardens	756,668	721,636	1,044,081	44.7%	1,208,346	63,717	86.41%
Debt Service WIFA	243,908	0	0	0.0%	0	0	0.00%
33 Easy St	39,011	33,110	30,543	-7.8%	41,905	3,127	72.89%
Capital Improvement Program (See Below)	0	0	0	0.0%	0	0	0.00%
Public Safety Fire General Fund	0	0	0	0.0%	443,438	0	0.00%
Economic Development	224,839	200,832	212,297	5.7%	271,516	15,940	78.19%
Contingencies	0	38,490	0	0.0%	500,000	0	0.00%
Court Enhancement, GAP, MJCEF	10,000	10,000	10,000	0.0%	14,620	10,000	68.40%
HURF (See Below)	0	0	0	0.0%	0	0	0.00%
Cemetery	4,500	15,900	9,645	0.0%	10,000	0	96.45%
CPR - Education Fund	0	0	0	0.0%	6,000	0	0.00%
AZ CARES Fund Expense to Water Infra (See Below)	0	0	0	0.0%	0	0	0.00%
Utility Capital Improvement Fund (See Below)	0	0	0	0.0%	0	0	0.00%
Transfers Out	0	0	0	0.0%	0	0	0.00%
Fire Fund	1,869,929	1,755,478	1,808,391	3.0%	1,679,595	164,868	107.67%
Total Expenses without Capital Expense	\$ 5,785,785	\$ 5,827,709	\$ 6,368,253	9.3%	\$ 8,177,547	544,306	77.87%
Net without Capital Expense	\$ 3,519,617	\$ 4,047,530	\$ 2,392,160	-40.9%	\$ 6,324,173	\$ 320,651	37.83%
All Capital Projects	\$ 6,661,750	\$ 4,159,971	\$ 1,929,706	-53.6%	\$ 6,329,745	117,565	30.49%
Total Expenses with Capital Expense	\$ 12,447,535	\$ 9,987,679	\$ 8,297,958	-16.9%	\$ 14,507,292	661,871	57.20%
Net with Capital Expense	\$ (3,142,133)	\$ (112,441)	\$ 462,455		\$ (5,572)	\$ 203,086	

TOWN OF CAREFREE

MEETING DATE: August 4, 2026

SUBJECT: Proclamation in support of Ovarian Cancer Awareness Month,
September 2026.

PREPARED BY: Samantha Gesell, Town Clerk/Treasurer

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 **510 new cases and 330 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 **15 percent of cases are diagnosed at this early stage**. For those diagnosed in later stages, the **five-year survival rate drops below 30 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 the month of September, the Town of Carefree joins survivors, families, healthcare professionals, advocacy organizations, and all those committed to raising awareness, remembering lives lost, and offering hope for a future with better outcomes and ultimately, a cure.

NOW, THEREFORE, I John Crane, Mayor do hereby proclaim September 2026 as Ovarian Cancer Awareness Month in the Town of Carefree, Arizona, and encourage all residents to participate in awareness activities, wear teal in support, and engage in conversations that help save lives and support 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 Carefree to be affixed this 4th of August 2026.

Signed: _____ John Crane, Mayor, Town of Carefree, Arizona

Attest: _____ Samantha Gesell, Interim Town Clerk, Town of Carefree, Arizona

**TOWN OF CAREFREE
STAFF REPORT**

MEETING DATE: August 4, 2026

SUBJECT: Adopt Resolution No 2026-13 canvassing the returns of the July 21, 2026 Primary Election, declaring the official results, and directing the issuance of certificates of election and placement of the remaining Town Council contest on the November 3, 2026 General Election ballot, as provided by Arizona law.

PREPARED BY: Samantha Gesell, Town Clerk/Treasurer

SUBJECT:

Adopt Resolution No 2026-13 canvassing the returns of the July 21, 2026 Primary Election, declaring the official results, and directing the issuance of certificates of election and placement of the remaining Town Council contest on the November 3, 2026 General Election ballot, as provided by Arizona law.

SUMMARY:

Arizona law requires the governing body of a municipality to canvass the official election returns following completion of the county canvass. The canvass is the formal process by which the Town Council accepts the certified election returns provided by Maricopa County and officially declares the results of the municipal election.

The Maricopa County Board of Supervisors completed the official canvass of the July 21, 2026 Primary Election and transmitted the certified election returns to the Town of Carefree. The official canvass includes all ballots lawfully cast and counted, including election day, early, provisional, and qualified write-in ballots.

The July 21, 2026 Primary Election included the offices of Mayor and three Town Council seats.

Pursuant to A.R.S. § 9-821.01 and Carefree Town Code § 2-3-1, candidates receiving the required statutory majority at the primary election are declared elected. If fewer candidates receive the required majority than there are seats to be filled, the remaining seat(s) are filled at the General Election in accordance with Arizona law and the Town Code.

Following the County's canvass, the Town Attorney reviewed the certified election returns and the application of Arizona election law and the Town Code to the official election results.

RESULTS

Mayor

John Crane – Elected

Town Council

Sheila Amoroso – Elected

Les Hardie – Elected

Because only two candidates received the statutory majority required for election to the three available Town Council seats, one council seat remains to be filled at the November 3, 2026

General Election.

The candidates advancing to the General Election for the remaining Town Council seat are:

Ted Taylor
Sharon P. Smith

ACTION NEEDED:

Adopt Resolution No. 2026 -13, canvassing the returns of the July 21, 2026, Primary Election,

**TOWN OF CAREFREE, ARIZONA
RESOLUTION 2026-13**

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CAREFREE, MARICOPA COUNTY, ARIZONA, DECLARING AND ADOPTING THE RESULTS OF THE PRIMARY ELECTION HELD ON JULY 21, 2026, AND THE OFFICIAL CANVASS OF THE JULY 21, 2026, PRIMARY ELECTION

WHEREAS the Town Council of the Town of Carefree, Maricopa County, Arizona did cause to be submitted to the qualified electors of the Town at a Primary Election held in and for the Town on the 21st day of July 2026 for the election of one (1) Mayoral seat vacancy and three (3) Councilmember seat vacancies; and

WHEREAS the election returns have been presented to and have been canvassed by the Town Council.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Town Council of the Town of Carefree, Maricopa County, Arizona, as follows:

Section 1. That the attached "**Exhibit A**" is the official report of the Maricopa County Voter Registration and Elections Department, and

Section 2. That the total number of ballots cast was 1,659.

Section 3. That the total number of votes cast for Mayor was 1,599, and the total number of votes cast for Councilmembers was 4,131.

Section 3. That the total voter turnout was 51.88%.

Section 4. That the valid votes cast for the candidates for Council members were as follows:

TOWN COUNCIL CANDIDATES:

MAYOR	VOTES
CRANE, JOHN	1,111
PRICE, D. MELISSA	484
 COUNCIL MEMBER	
AMOROSO, SHEILA	1,030
GLADKIN, PETER	480
HARDIE, LES	930
NELSON, GEORGE	492
TAYLOR, TED	644
SMITH, SHARON - WRITE IN CANDIDATE	542

Section 5. It is hereby found, determined and declared of record that the following candidates for Town Council did receive a majority of the votes cast and are hereby issued Certificates of Election.

MAYOR
CRANE, JOHN

COUNCIL MEMBER
AMOROSO, SHEILA
HARDIE, LES

Section 6. It is hereby found, determined and declared of record, that the following two (2) qualified candidates did receive the next greatest number of votes of the electors of the Town at said election and shall have their names placed on the general municipal election ballot of the Town of Carefree, Maricopa County, Arizona, to be held on the 3rd day of November, 2026, and are hereby issued Certificates of Nomination for Town Council Member:

TAYLOR, TED
SMITH, SHARON

Section 7. That all orders or resolutions in conflict be, and the same are, to the extent of such conflict, hereby repealed, and that this Resolution be in full force and effect immediately upon its adoption.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Carefree, Arizona, this 4th day of August 2026.

Ayes _____ Noes _____ Abstentions _____ Absent _____

John Crane, Mayor

ATTEST:

APPROVED AS TO FORM:

Samantha Gesell, Interim Town Clerk

Denis M. Fitzgibbons, Town Attorney

Exhibit A

Maricopa County Final Statement of Vote - Carefree

2026 Primary Election July 21, 2026

Carefree-Mayor										
Precinct	Counting Group	Registered Voters	Voters Cast	Turnout (%)	Votes cast for NON - CRANE, JOHN	Votes cast for NON - PRICE, D. MELISSA	Write-ins	Over Votes	Under Votes	Total Votes
0106 CAREFREE	Total	3198	1659	51.88%	1111	484	4	2	58	1599
Total - Early Vote		3198	1474	46.09%	1003	415	3	1	52	1421
Total - Election Day		3198	151	4.72%	93	54	1	0	3	148
Total - Early A.R.S. 16-579		3198	34	1.06%	15	15	0	1	3	30
Total - Provisional		3198	0	0.00%	0	0	0	0	0	0
Contest Total		3198	1659	51.88%	1111	484	4	2	58	1599

Maricopa County Final Statement of Vote - Carefree

2026 Primary Election July 21, 2026

Carefree-Councilmember														
														Votes cast for SMITH, SHARON P.
						</								

Maricopa County Final Statement of Vote - Carefree
2026 Primary Election July 21, 2026

Carefree-Councilmember							
Precinct	Counting Group	Registered Voters	Voters Cast	Turnout (%)	Votes cast for *NOT QUALIFIED 1*	Votes cast for *NOT QUALIFIED 2*	Votes cast for *NOT QUALIFIED 3*
0106 CAREFREE	Total	3198	1659	51.88%	11	2	0
Total - Early Vote		3198	1474	46.09%	11	2	0
Total - Election Day		3198	151	4.72%	0	0	0
Total - Early A.R.S. 16-579		3198	34	1.06%	0	0	0
Total - Provisional		3198	0	0.00%	0	0	0
Contest Total		3198	1659	51.88%	11	2	0

Maricopa County Final Official Results

2026 Primary Election July 21, 2026

Carefree

Registration and Turnout Category	Counting Group	Registered Voters	Turnout
Total Registration and Turnout	Total	3,198	1,659
Total	Early A.R.S. 16-579		34
Total	Early Vote		1,474
Total	Election Day		151
Total	Provisional		0
DEM Registration & Turnout	Total	578	458
DEM	Early A.R.S. 16-579		6
DEM	Early Vote		433
DEM	Election Day		19
DEM	Provisional		0
REP Registration & Turnout	Total	1,705	1,136
REP	Early A.R.S. 16-579		27
REP	Early Vote		992
REP	Election Day		117
REP	Provisional		0
LBT Registration & Turnout	Total	10	4
LBT	Early A.R.S. 16-579		0
LBT	Early Vote		3
LBT	Election Day		1
LBT	Provisional		0
GRN Registration & Turnout	Total	1	0
GRN	Early A.R.S. 16-579		0
GRN	Early Vote		0
GRN	Election Day		0
GRN	Provisional		0
NOL Registration & Turnout	Total	20	36
NOL	Early A.R.S. 16-579		1
NOL	Early Vote		28
NOL	Election Day		7
NOL	Provisional		0
NON Registration & Turnout	Total	884	25
NON	Early A.R.S. 16-579		0
NON	Early Vote		18
NON	Election Day		7
NON	Provisional		0

Carefree-Mayor

Vote For:	1	
Votes cast for NON - CRANE, JOHN	1,111	69.48%
Votes cast for NON - PRICE, D. MELISSA	484	30.27%
Votes cast for Write-in	4	0.25%
Under Votes:	58	
Over Votes:	2	
Total Votes:	1,599	

Maricopa County Final Official Results
2026 Primary Election July 21, 2026
Carefree

Carefree-Councilmember

Vote For:	3	
Votes cast for NON - AMOROSO, SHEILA	1,030	24.93%
Votes cast for NON - GLADKIN, PETER	480	11.62%
Votes cast for NON - HARDIE, LES	930	22.51%
Votes cast for NON - NELSON, GEORGE	492	11.91%
Votes cast for NON - TAYLOR, TED	644	15.59%
Votes cast for Write-in	0	0.00%
Votes cast for SMITH, SHARON P.	542	13.12%
Votes cast for *NOT QUALIFIED 1*	11	0.27%
Votes cast for *NOT QUALIFIED 2*	2	0.05%
Votes cast for *NOT QUALIFIED 3*	0	0.00%
Under Votes:	840	
Over Votes:	6	
Total Votes:	4,131	

**TOWN OF CAREFREE
STAFF REPORT**

MEETING DATE: August 4, 2026

SUBJECT: Review, discussion, and possible action to direct staff to coordinate with Michael Baker International on a proposed amendment to the Zoning Ordinance Update contract to include work associated with creating a Town Center Zoning Overlay District.

PREPARED BY: Stacey Bridge-Denzak, Planning Director & Zoning Administrator

SUBJECT:

Review, discussion, and possible action to direct staff to coordinate with Michael Baker International on a proposed amendment to the Zoning Ordinance Update contract to include work associated with creating a Town Center Zoning Overlay District.

SUMMARY:

As part of the Town's ongoing Zoning Ordinance Update, Michael Baker International, lead by Matt Klyszeiko, prepared the attached memorandum outlining considerations related to the potential creation of a Town Center Zoning Overlay District. The memorandum was prepared at the request of the Town Council following a previous presentation by Matt, during which he explained the purpose, advantages, and potential application of a Town Center Zoning Overlay District for the Town of Carefree.

The evaluation and development of a Town Center Zoning Overlay District is consistent with the Town Council's recently amended *Strategic Plan*, which identifies this effort as a priority initiative. The proposed overlay is also supported by the findings and recommendations of the Town's recent Evolve Ventures *Market Position Analysis*, which identified the importance of strengthening and enhancing the Town Center to support economic vitality and position the Town for long-term success. Together, these initiatives provide the framework for evaluating whether a Town Center Overlay District should be developed as part of the Town's overall update effort.

At the meeting, Matt will present the attached memorandum and answer any questions the Mayor and Town Council may have. Following the presentation and Council discussion, the Town Council may provide direction to staff regarding whether to coordinate with Michael Baker International on a proposed amendment to the existing Zoning Ordinance Update contract to include work associated with the preparation of a Town Center Zoning Overlay District.

Should the Town Council direct staff to proceed, staff will return with a proposed amendment to the existing contract with Michael Baker International for Council consideration. The consultant's memorandum indicates that additional costs would be associated with the development of a Town Center Overlay District, depending on the scope of work, public outreach, and related planning activities.

ACTION NEEDED:

Direct staff to begin coordination with Michael Baker International to prepare an amendment to the existing Zoning Ordinance Update contract to include work associated with the creation of a Town Center Zoning Overlay District.

June 29, 2026

Stacey Bridge-Denzak
Director of Community Development/ Zoning Administrator
Town of Carefree
8 Sundial Circle
Carefree, AZ 8537

RE: Town Center Overlay Analysis

Dear Ms. Bridge-Denzak:

This memorandum summarizes key considerations regarding potential updates to the Town's Zoning Ordinance and the possible creation of a Town Center Overlay District. It outlines:

- The differences between amendments to the base Zoning Ordinance and the adoption of a Town Center Overlay.
- What types of policy changes are most appropriately addressed through each tool.
- Evaluation of a preferred approach
- Cost Considerations

Sincerely,

MICHAEL BAKER INTERNATIONAL, INC.



Matthew Klyszeiko
Department Manager – Planning

Town Center Zoning Strategy

Summary of Options and Policy Considerations for Council Discussion

I. Basic Structural Differences

Base Zoning Ordinance Amendments The base Zoning Ordinance establishes: • Zoning districts (e.g., commercial, residential, mixed-use) • Permitted and conditional uses • Height limits • Density standards • General development standards • Operational regulations (e.g., outdoor seating standards, performance standards) When the Town amends the base Zoning Ordinance, those changes typically: • Apply town-wide to all properties within a zoning district, or • Modify standards that affect every property subject to that regulation. In short, base zoning amendments create broad, uniform rules.	Town Center Overlay District An overlay district is a regulatory layer applied to a specific geographic area. It does not replace the underlying zoning but adds additional or modified standards within defined boundaries. An overlay allows the Town to: • Establish tailored development standards for a specific area (e.g., Town Center). • Modify or refine permitted uses within that area. • Create subareas with different standards. • Apply unique operational or design regulations to a defined location without changing rules town-wide. In short, an overlay creates place-specific rules layered over existing zoning.
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II. Types of Policy Changes Best Addressed Through Each Tool

Amendments to the base Zoning Ordinance are most appropriate when the Town intends to: 1. Make Town-Wide Adjustments Examples: • Adjusting general height limits across a zoning district. • Updating parking requirements town-wide. • Establishing consistent standards for outdoor seating. • Creating performance standards for live music or noise. 2. Modify Permitted Uses Across All Similar Districts If the Town wants: • A use permitted everywhere a certain zoning district exists, or • A use prohibited everywhere within a zoning district, then a base code amendment is appropriate.	An overlay is most appropriate when the Town intends to: 1. Create regulations specific to the Town Center and not applicable elsewhere. Examples: • Expand or Refine Mixed-Use in Town Center Only - If mixed-use is currently limited (e.g., to a specific property such as 100 Easy Street) and Council wishes to broaden mixed-use beyond one parcel, Tailor how and where mixed-use occurs, Apply different standards within different parts of Town Center, an overlay is the cleanest and most flexible mechanism. • Target or Prioritize Specific Uses in Town Center - Encourage restaurants and retail in the Town Center core, direct service businesses toward the periphery,
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3. Update Operational Standards Standards related to: • Hours of operation • Outdoor dining regulations • General performance standards are typically housed in the Zoning Ordinance (and sometimes cross-referenced with the Town Code for nuisance/noise provisions).	an overlay allows that geographic specificity. Importantly, if currently permitted uses are proposed to be restricted or removed, the Town must evaluate potential impacts under Proposition 207 (Private Property Rights Protection Act), as removing an allowed use may create a claim of reduced property value. This process requires more detailed considerations and discussions with property and business owners. • Apply Area-Specific Operational Conditions – Tailor standards specifically to supporting conditions like outdoor seating and live music that can enhance vibrancy but generate operational concerns. • Establishing Design Guidelines - If Council wishes to shape the architectural character, regulate building form, establish streetscape standards, define public realm expectations, these design elements are most logically developed as part of a Town Center Overlay or as a companion document adopted with it.
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III. Evaluation of a Preferred Approach

If Council determines there is no interest, from the public, in modifying regulations such as height or density in the Town Center: Michael Baker Int. would conclude that initiating a formal overlay process may not be the best use of Town resources.	If Council determines there is value in formally engaging the community to determine whether any refinements to Town Center standards or design requirements are desired: Michael Baker Int. would recommend conducting a more formal overlay process to determine if conditions exist under which residents might support: • Expansion of limited mixed-use; • Targeted land use flexibility in specific areas; or • Context-sensitive development standards. Further, alternatively, if Council desired to prepare more modern and robust Design Guidelines (regardless of any development regulation changes noted above) for the Town Center, the overlay process or a stand-alone Design Guideline development process would be necessary to achieve a successful outcome.
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IV. Cost Considerations

If Council wishes to move forward with addressing the Town Center as part of the Base Zoning Ordinance Update: The Town would have no additional cost impacts.	If Council wishes to move forward with addressing the Town Center Overlay as a stand-alone effort: This stand-alone effort would require additional public meetings with Town residents, stakeholder meetings with Town Center property owners and business owners, development of area specific regulations and possible design guidelines. This would result in a cost impact between \$10,000 - \$25,000+ depending on level of public outreach and supporting graphics.
If the Zoning Code Update and Town Center Overlay are processed concurrently: • The Town may realize minor cost savings by consolidating the adoption process into a single public hearing and approval sequence because, we would ideally approve these items as one text amendment thus only needing one approval process. If we conducted each effort at separate times, we would need to attend and facilitate two adoption processes, which then slightly increases cost. • However, given that the Town Center discussion is likely to generate focused and potentially distinct community dialogue, Michael Baker Int. recommends conducting public outreach for each effort separately to ensure one topic does not overshadow the other. • Thus, the overall cost difference between conducting the efforts concurrently versus separately would be in the range of \$3,000 – \$6,000. Combining them into a single adoption process would be the most economical approach, but outreach and regulation development should remain distinct for clarity and transparency.	

Summary

The fundamental distinction is:

- **Base Zoning Amendments** create broad, uniform regulations that apply across zoning districts town-wide.
- **A Town Center Overlay** creates geographically targeted regulations that allow the Town to tailor standards, uses, and design expectations to a specific area without affecting the rest of the community.

If Council's objectives are primarily town-wide updates or general modernization of the code, those changes belong in the base Zoning Ordinance.

If Council's objectives are to shape the character, uses, vibrancy, and built form of the Town Center specifically, an overlay is the more appropriate and flexible tool.

**TOWN OF CAREFREE
STAFF REPORT**

MEETING DATE: August 4, 2026

SUBJECT: Review, discussion, and possible action to direct staff to enforce the existing temporary sign regulations outlined in Article VIII. Signs Permitted of the Carefree Zoning Ordinance.

PREPARED BY: Stacey Bridge-Denzak, Planning Director & Zoning Administrator

SUBJECT:

Review, discussion, and possible action to direct staff to enforce the existing temporary sign regulations outlined in Article VIII. Signs Permitted of the Carefree Zoning Ordinance.

SUMMARY:

The Town has recently completed installing its Wayfinding Sign Program, which was designed to better direct visitors and residents into the Town Center retail and commercial area. During the planning and implementation of the Wayfinding Sign Program, the Town temporarily limited enforcement of the temporary sign regulations, in particular *sidewalk signs* (also referred to as A-frame or sandwich-board signs). This approach allowed businesses to continue using these signs until the permanent wayfinding system was installed, providing a means of directing visitors to their business in the Town Center. With the wayfinding signs now in place, staff is seeking guidance from Town Council if it is appropriate to return to consistent enforcement of the Town's temporary sign regulations and address concerns raised by citizens regarding these signs in the Town Center. The Town's current Zoning Ordinance regulates temporary signs, including sidewalk signs, by establishing standards related to sign type, location, size, and permitted/prohibited placement. Here is the specific Ordinance language:

(13) SIDEWALK SIGNS shall be exempt from a permit, comply with all provisions of Article VIII, and meet the following standards:

(A) A maximum of one (1) sidewalk sign is allowed for each business located within Commercial (C) and/or Garden Office (GO) zoning and that is licensed with the Town of Carefree.

(B) A business displaying a sidewalk sign shall place the business name on the associated sign in a minimum size 12 font.

(C) The maximum allowed size shall be three and one-half (3.5) feet high and two and one-half (2.5) feet wide.

(D) A sidewalk sign shall be located no further than thirty-five (35) feet from the door of the primary customer entrance into the building of the associated business.

(E) A sidewalk sign shall be placed on the subject property in which the business is located and not within the public right-of-way. The Zoning Administrator may approve a request to locate a sidewalk sign in a landscape island located in the right-of-way and within thirty-five (35) feet from the door of the primary customer entrance of the associated business.

(F) A sidewalk sign shall not obstruct any pedestrian walkway, traffic circulation, and/or traffic line-of-sight, as determined by the Zoning Administrator.

(G) Any sidewalk sign must be removed each day upon the close of business.

(H) Sidewalk signs shall be constructed as follows:

- 1) Of a minimum one-half ($\frac{1}{2}$) inch thick high density exterior grade compressed wood, including but not limited to Omega or Medium Density Overlay board.
- 2) Of sufficient weight so as to resist wind gusts, storms, etc.
- 3) Sidewalk signs shall not be constructed of paper, poster board, or cardboard.

(I) No sidewalk sign shall be illuminated.

With the Town's Wayfinding Sign Program now complete, it may be appropriate to return to consistent enforcement of the Town's existing temporary sign regulations, including those governing sidewalk signs. The temporary flexibility afforded during installation of the wayfinding program helped businesses maintain visibility while the Town developed a long-term solution for directing visitors to the Town Center.

At the same time, the Town is undertaking a comprehensive update to its Zoning Ordinance. This presents an opportunity for the Council to provide broader policy guidance regarding how temporary signs, including A-frame signs, should be addressed in the future. Any feedback provided by the Council at this time will help inform staff's approach as draft ordinance language is developed for Council's further review and discussion. As the zoning ordinance update progresses, any proposed revisions to the temporary sign regulations will be brought back to the Town Council for review and discussion. Council will have opportunities to provide input on the proposed language before any amendments are finalized and considered for adoption.

ACTION NEEDED:

Provide direction to staff regarding temporary sign enforcement.

**TOWN OF CAREFREE
STAFF REPORT**

MEETING DATE: August 4, 2026

SUBJECT: Review, discussion and possible action to approve a Temporary Contract for Planning and Zoning Staffing Professional Services with Michael Baker International.

PREPARED BY: Kristen Krey, Town Administrator

SUBJECT:

Review, discussion and possible action to approve a Temporary Contract for Planning and Zoning Staffing Professional Services with Michael Baker International.

SUMMARY:

Authorize the Town Administrator to finalize and execute a Professional Services Agreement with Michael Baker International to provide temporary planning and zoning staffing services through December 31, 2026, in an amount not to exceed the approved FY 2026-27 budget appropriation.

BACKGROUND

In early April 2026, the Planning Clerk was assigned to serve as the Interim Town Clerk/Treasurer. This staffing change created a vacancy within the Planning and Zoning Department. During the FY 2026-27 budget workshops and subsequent budget adoption, the Planning Clerk position was reclassified to an Associate Planner position to better meet the Town's current and future planning needs. Recruitment for the Associate Planner position began in late June 2026 and remains ongoing. To ensure continuity of planning services during the recruitment process, the Town Administrator and Mayor executed an administrative agreement for temporary staffing with Michael Baker International in the amount of \$14,690, utilizing funds budgeted for the Planning Clerk position through June 30, 2026. Because a portion of those budgeted funds remained available, the temporary agreement was extended through July 31, 2026.

As of August 1, 2026, the Associate Planner position remains vacant. Staff anticipate the recruitment, onboarding and training process may require an additional three to six months to complete. To maintain continuity of operations and avoid interruptions to planning services, staff recommends entering into a Professional Services Agreement with Michael Baker International to provide temporary planning services through December 31, 2026. Council authorization is requested to execute the agreement.

ORGANIZATIONAL CONTINUITY

The temporary contract will provide professional planning services necessary to support development review, current planning activities, zoning administration, customer service, and development application processing. Maintaining these services is essential to meeting statutory review timelines, providing timely assistance to applicants and residents, and advancing Town Council priorities. The Town operates with a lean organizational structure that allows it to provide a high level of service while maintaining fiscal responsibility. While this approach has many benefits, it also means that the departure of a single professional employee can have an immediate operational impact because there is limited internal capacity to absorb specialized responsibilities. As discussed during the FY 2026-27 budget process, the Town has minimal redundancy in several technical positions. Utilizing temporary professional services during recruitment allows the Town to maintain continuity of operations, meet statutory review obligations, continue providing quality

customer service, and avoid delays to development projects while a permanent employee is recruited.

FISCAL IMPACT

The estimated cost of temporary planning services per month can range from \$5000-\$7000 depending on the nature of the work assigned. The total cost of this contract is not to exceed \$50,000 and terminates on December 31, 2026.

Funding will be provided from salary and benefit savings associated with the vacant Associate Planner position included in the FY 2026-27 adopted budget. No additional budget appropriation is requested.

ACTION NEEDED:

Motion to authorize the Town Administrator to finalize and execute a Professional Services Agreement with Michael Baker International to provide temporary planning and zoning staffing services through December 31, 2026, in an amount not to exceed \$50,000.



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Regular Agenda (Item 6)

Adopt Resolution No 2026-13 canvassing the returns of the July 21, 2026 Primary Election, declaring the official results, and directing the issuance of certificates of election and placement of the remaining Town Council contest on the November 3, 2026 General Election ballot, as provided by Arizona law.



Regular Agenda (Item 7)

Review, discussion, and possible action to direct staff to coordinate with Michael Baker International on a proposed amendment to the Zoning Ordinance Update contract to include work associated with creating a Town Center Zoning Overlay District.



Regular Agenda (Item 8)

Review, discussion, and possible action to direct staff to enforce the existing temporary sign regulations outlined in Article VIII.

Signs Permitted of the Carefree Zoning Ordinance.

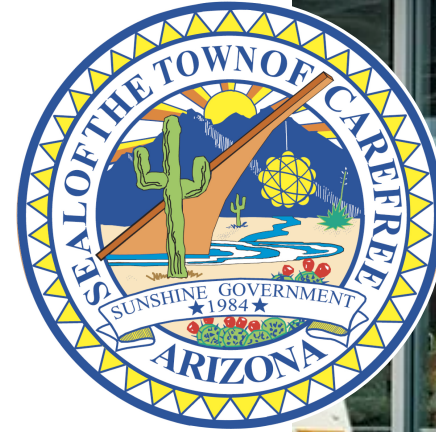


TEMPORARY SIGNAGE

*Discussion on Code Enforcement
For Temporary Sign Regulations*

Town Council Meeting

August 4, 2026





WAYFINDING PROGRAM

- Comprehensive Sign Plan for Town Center adopted in Spring 2023
- Wayfinding System designed to improve messaging to direct visitors to appropriate locations throughout the Town.
- Town suspended sandwich board sign enforcement until signage installed and program complete.
- Signage completed June 2026.



SIDEWALK SIGNS REGULATIONS

(13) SIDEWALK SIGNS shall be exempt from a permit, comply with all provisions of Article VIII, and meet the following standards:

- (A) A maximum of one (1) sidewalk sign is allowed for each business located within Commercial (C) and/or Garden Office (GO) zoning and that is licensed with the Town of Carefree.
- (B) A business displaying a sidewalk sign shall place the business name on the associated sign in a minimum size 12 font.
- (C) The maximum allowed size shall be three and one-half (3.5) feet high and two and one-half (2.5) feet wide.
- (D) A sidewalk sign shall be located no further than thirty-five (35) feet from the door of the primary customer entrance into the building of the associated business.
- (E) A sidewalk sign shall be placed on the subject property in which the business is located and not within the public right-of-way. The Zoning Administrator may approve a request to locate a sidewalk sign in a landscape island located in the right-of-way and within thirty-five (35) feet from the door of the primary customer entrance of the associated business.
- (F) A sidewalk sign shall not obstruct any pedestrian walkway, traffic circulation, and/or traffic line-of-sight, as determined by the Zoning Administrator.
- (G) Any sidewalk sign must be removed each day upon the close of business.
- (H) Sidewalk signs shall be constructed as follows:
 - 1) Of a minimum one-half (½) inch thick high density exterior grade compressed wood, including but not limited to Omega or Medium Density Overlay board.
 - 2) Of sufficient weight so as to resist wind gusts, storms, etc.
 - 3) Sidewalk signs shall not be constructed of paper, poster board, or cardboard.
- (I) No sidewalk sign shall be illuminated.



HORIZONTAL BANNER REGULATIONS

(9) BANNER SIGNS, HORIZONTAL shall require a temporary sign permit, comply with all provisions of Article VIII, and meet the following standards:

(A) No more than one (1) horizontal banner sign is allowed for each tenant occupying a minimum leasable area of five thousand (5,000) square feet.

(B) Businesses displaying a horizontal banner shall not also display a projecting vertical banner or sidewalk sign.

(C) The horizontal banner sign shall be subject to the following standards:

- 1) Shall be constructed of vinyl, cloth or similar material with folded and sewn edges.
- 2) The maximum size of the horizontal banner shall be an area of thirty-six (36) square feet, no more than three (3) feet high, and twelve (12) feet wide.
- 3) If attached to a wall, shall be parallel with the wall to which it is affixed.
- 4) Shall not be located on the rooftop.
- 5) Shall not be located higher than four (4) feet below the top of the building façade.
- 6) If hanging from an arcade, shall have a minimum clearance of eight (8) feet and shall not obstruct pedestrian circulation.
- 7) Banners shall not be illuminated.
- 8) A maximum of four (4) temporary sign permits may be issued per calendar year for horizontal banners.



HORIZONTAL BANNERS CONT.

(D) A non-profit 501(c)3 organization hosting a special event held on PRIVATE property shall be subject to the following standards for horizontal banners:

- 1) Horizontal banners related to a special event do not require a temporary sign permit but are regulated in association with the Special Event Permit.
- 2) Horizontal banners related to a special event may be displayed on either private property or public right-of-ways as approved by the Zoning Administrator in association with the Special Event Permit.
- 3) The maximum allowed size of a horizontal banner shall be an area of twelve (12) square feet, no more than three (3) feet high and four (4) feet wide.
- 4) The top of a horizontal banner sign staked to the ground shall not exceed a height of five (5) feet above the finished grade directly below the sign and shall not obstruct vehicular sight lines if placed near or adjacent to street right-of-ways.

OTHER: A temporary sign permit shall be issued for one (1) calendar month. For example, a permit issued on the first of the month will expire on the last day of that month; a permit issued on the 15th of the month will also expire on the last day of that month; etc.



DISCUSSION

- Reinstate enforcement of sandwich board signs per current regulations
- Other sign enforcement - ongoing
 - i.e. temporary banners
- Upcoming sign discussion with Zoning Ordinance Update
- Staff is seeking direction to enforce current regulations as outlined in the Zoning Ordinance today.

Regular Agenda (Item 9)

Review, discussion and possible action to approve a Temporary Contract for Planning and Zoning Staffing Professional Services with Michael Baker International.



Regular Agenda (Item 10)

Review, discussion and possible action to approve a Temporary Contract for Engineering Staffing Services with Interim Public Management.



Regular Agenda (Item 11)

Review and Discussion of Council Strategic Priority Update —
Town Center and Desert Gardens.





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**TOWN OF CAREFREE
STAFF REPORT**

MEETING DATE: August 4, 2026

SUBJECT: Review, discussion and possible action to approve a Temporary Contract for Engineering Staffing Services with Interim Public Management.

PREPARED BY: Kristen Krey, Town Administrator

SUBJECT:

Review, discussion and possible action to approve a Temporary Contract for Engineering Staffing Services with Interim Public Management.

SUMMARY:

Authorize the Town Administrator to finalize and execute a Professional Services Agreement with Interim Public Management to provide temporary contract engineering services through December 31, 2026, in an amount not to exceed the approved FY 2026-27 budget appropriation.

Background

The Town Engineer has submitted his resignation, creating a vacancy in a position that is essential to the continued operation of the Town's engineering and development review functions. Staff anticipate that recruitment and hiring of a permanent Town Engineer will require approximately six months. To ensure continuity of operations during this transition, staff recommends entering into a temporary Professional Services Agreement with Interim Public Management to provide contract engineering services through December 31, 2026. Although the final agreement is still being negotiated, staff requests Council authorization to proceed so that services can begin immediately following the employee's separation and there is no interruption in engineering support. This contract will provide for an in-house Engineer. The estimated cumulative cost of the contract is not to exceed \$60,000 and will terminate December 31, 2026.

Organizational Continuity

The Town operates with a lean organizational structure that allows it to provide a high level of service while maintaining fiscal responsibility. While this approach has many benefits, it also means that the departure of a single professional employee can have an immediate operational impact because there is limited internal capacity to absorb specialized responsibilities. As discussed during the FY 2026-27 budget process, the Town has minimal redundancy in several technical positions. Utilizing temporary professional services during recruitment allows the Town to maintain continuity of operations, meet statutory review obligations, continue providing quality customer service, and avoid delays to development projects while a permanent employee is recruited.

The Town Engineer is responsible for a wide range of engineering and technical services that support development, infrastructure, capital planning, and regulatory compliance. Maintaining engineering services is necessary to ensure timely review of development applications, oversight of public infrastructure projects, and continued support to the Town Council, administration, and the public.

The temporary contract engineer will perform the essential duties of the Town Engineer, including:

- Administration of the Town's engineering functions.
- Review of development plans, subdivision plats, grading and drainage plans, drainage reports, traffic studies, and engineering calculations.
- Engineering review and coordination for development applications in collaboration with the Community Development Department.
- Oversight of engineering consultants and technical review of public and private infrastructure improvements.
- Administration and management of the Town's Capital Improvement Program projects assigned to Engineering.
- Coordination with developers, utility providers, regional agencies, and other governmental entities.
- Technical support for Council agenda items, reports, presentations, and policy recommendations.
- Review and administration of engineering-related agreements, easements, permits, and right-of-way matters.
- Oversight of stormwater, drainage, and transportation engineering matters.
- Assistance with grant-funded engineering projects and infrastructure planning.
- Response to engineering-related inquiries from residents, businesses, contractors, and other stakeholders.

Fiscal Impact

The estimated cost of temporary engineering services is approximately \$6,000- \$8000 per month, with a contract not to exceed \$60,000 total cost through December 31, 2026. No additional budget appropriation is requested. Funding will be provided through salary and benefit savings resulting from the vacant Town Engineer position included in the FY 2026-27 adopted budget.

ACTION NEEDED:

Motion to authorize the Town Administrator to finalize and execute a Professional Services Agreement with Interim Public Management to provide temporary contract engineering services through December 31, 2026, in an amount not to exceed \$60,000.

**TOWN OF CAREFREE
STAFF REPORT**

MEETING DATE: August 4, 2026

SUBJECT: Reveiw and Discussion of Council Strategic Priority Update —
Town Center and Desert Gardens.

PREPARED BY: Kristen Krey, Town Administrator

SUBJECT:

Reveiw and Discussion of Council Strategic Priority Update — Town Center and Desert Gardens.

SUMMARY:

To provide the Town Council with an update on projects and initiatives underway since April to enhance public safety, accessibility, infrastructure, visitor amenities, and economic vitality within the Town Center and Desert Gardens. Consistent with the Town Council's Strategic Plan, staff has been actively advancing several initiatives since April to enhance the Town Center and Desert Gardens. These efforts focus on protecting Town assets, improving the visitor experience, increasing accessibility and public safety, and supporting long-term revitalization and economic development. Several projects have already been completed, while others are progressing through design, procurement, or implementation.

Updates

Public Safety & Accessibility

- Completed a comprehensive assessment of potential trip hazards throughout the Desert Gardens, with corrective actions completed. Primary focus on grinding misaligned pavement and pavement maintenance.
- Relocated the Town's Automated External Defibrillator (AED) from inside the Visitor Center to a secure exterior location, ensuring it is accessible to the public during and after business hours.
- Updated the emergency call phone at the splash pad to ensure visitors have reliable access to emergency assistance when needed.
- Installed a new safety railing adjacent to the waterfall feature to improve visitor safety.
- Installing "No Swimming" signage at the water features to reinforce public safety expectations and reduce liability as required by Maricopa County.
- Completed an evaluation of the playground safety surfacing and obtaining bids for replacement of the protective playground padding.

Infrastructure & Facility Improvements

- Conducted a comprehensive inspection of the irrigation system at the Desert Gardens to identify maintenance needs and ensure the long-term health of the Town's landscaping and public spaces.
- Commenced the bidding process for a multi-phase replacement and modernization of the Town Center and Desert Gardens lighting systems to improve reliability, safety, and the evening visitor experience. This multi-phase approach will include: Town Center perimeter lighting, electric lamps and gas lamps, Christmas lighting, archway lighting, garden lighting (pools, walls, landscape, pavilion).
- Soliciting bids for a new security and electronic access control system for the Visitor Center.

This project will improve facility security while allowing the Visitor Center to remain open and accessible to visitors during daytime hours without requiring continuous staff presence.

- Obtaining pricing for new exterior Visitor Center signage to improve visibility and wayfinding for residents and visitors.
- Purchased and installed new informational kiosks that will provide updated maps, community information, and event promotions throughout the Town Center.
- Two Fireplaces- repairs completed and fireplaces will be activated in the fall.
- Two seating areas- replaced cushions in seating areas and second set of seating will be placed at the 2nd fireplace in the fall.
- Soliciting estimates for pool tile repairs.
- Scheduling the power wash of the waterfall.
- Repaired water leak in Council Chambers.
- Ongoing assessment of parking options.

Town Center Revitalization & Economic Development

- Began evaluating the next iteration of the Economic Development Advisory Board to ensure its mission and structure align with the Town Council's strategic priorities and the evolving needs of the community.
- Initiated recruitment for the new Town Center and Strategic Development Manager, who will provide dedicated leadership for Town Center revitalization, redevelopment initiatives, project management, business engagement, and implementation of the Council's strategic priorities.
- Town Council approved the Orchard Market development agreement.

Looking Ahead

Collectively, these initiatives represent a proactive investment in the economic vitality of the Town Center and Desert Gardens. Rather than addressing issues individually as they arise, staff is taking a comprehensive approach to evaluating facilities, infrastructure, safety, visitor amenities, and economic development opportunities. This work is intended to preserve the character of Carefree, improve the experience for residents and visitors, and position the Town Center for continued investment and long-term success.

ACTION NEEDED:

This item is for discussion only, no action is required.