



PINAL COUNTY

WIDE OPEN OPPORTUNITY

**PINAL COUNTY BOARD OF SUPERVISORS
REGULAR SESSION
MINUTES
Wednesday, October 15, 2025
9:32 AM**

BOARD OF SUPERVISORS

Chairman Stephen Q. Miller
Supervisor, District 3

Vice-Chairman Jeffrey McClure
Supervisor, District 4

Rich Vitiello
Supervisor, District 1

Mike Goodman
Supervisor, District 2

Jeff Serdy
Supervisor, District 5

**PINAL COUNTY ADMINISTRATIVE COMPLEX
BOARD OF SUPERVISORS HEARING ROOM
135 N. PINAL STREET
FLORENCE, AZ 85132**

Chairman Miller offered the Invocation by Pastor Ray McCormick, New Life Baptist Church, Casa Grande, followed by the Pledge of Allegiance by Supervisor Goodman.

The Pinal County Board of Supervisors convened at 9:32 a.m. this date. The meeting was called to order by Chairman Miller.

Members Present: Chairman Stephen Q. Miller; Vice-Chairman Jeffrey McClure; Supervisor Rich Vitiello; Supervisor Mike Goodman; Supervisor Jeff Serdy

Staff Present: Deputy County Manager, Himanshu Patel; Chief Civil Deputy County Attorney, Christine Roberts; Clerk of the Board, Natasha Kennedy; and Deputy Clerk of the Board, Kelsey Pickard

9:32 a.m. – Supervisor Serdy joined the dais.

1. County Manager's Report (Information Only). (Leo Lew)

Himanshu Patel, Deputy County Manager expressed appreciation to first responders, the Sheriff's Office, Public Works, and the Office of Emergency Management for their quick response to recent storms, acknowledging their efforts in mitigating impacts and continuing to support affected areas throughout the county.

Item Action: Information Only

2. Presentation of Certificates of Service to employees for 20, 25, and 30 years. (Leo Lew)

Himanshu Patel, Deputy County Manager presented Certificates of Years of Service.

Michael West, Information Technology Services Deputy Director appeared before the Board and spoke in recognition of Renee Trevino's years of service and dedication.

Renee Trevino, PC Analyst appeared before the Board.

Dana Lewis, Recorder appeared before the Board and spoke in recognition of Donna Diaz's years of service and dedication.

Chairman Miller spoke in recognition of Donna Diaz and her dedicated service even prior to his time serving as County Supervisor.

Donna Diaz, Deputy County Recorder appeared before the Board, expressed gratitude for the recognition, shared her pride in the County and the Recorder's Office for the important services provided to residents.

Ross Teeple, Sheriff appeared before the Board and spoke in recognition of Mark Osinski, Deputy Sheriff and Mark Terry, Deputy Sheriff for their years of service and dedication.

Gilbert Hoyos, Deputy Chief Sheriff appeared before the Board and spoke in recognition of Cecelia Rico's years of service and dedication.

Cecelia Rico, Administrative Assistant appeared before the Board.

Item Action: Information Only

3. Supervisor District update(s) regarding notable current or upcoming events concerning the district (Information Only). (Stephen Q. Miller)

Chairman Miller provided the following District #3 update(s): highlighted the Randolph Community Center groundbreaking event, 150th Birthday Bash Celebration and Proclamation from Senator Kelly.

Natasha Kennedy, Clerk of the Board read the Proclamation recognizing Pinal County's 150th Anniversary into the Record.

Chairman Miller thanked Senator Kelly and staff, followed by Video, and expressed appreciation to staff for organizing the 150th Birthday Celebration.

Supervisor Vitiello provided the following District #1 update(s): recently attended/upcoming events; Pinal Partnership where Chairman Miller presented on water, 150th Birthday Celebration, met with Economic and Workforce Development to discuss bringing more jobs to residents, Florence Town Council Meeting, City of Maricopa Chamber Meeting, San Tan Valley Town Council Meeting, quarterly Cleanup Event on October 17th and 18th from 7:00 a.m. to 1:00 p.m. for Hidden Valley/Thunderbird Farms. Spoke regarding the recent flooding in Hidden Valley/Thunderbird Farms area and exploring assistance options with Development Services.

Vice-Chairman McClure provided the following District #4 update(s): he attended the Inaugural Meeting of the Sex Offender Management Board, and highlighted this is a newly formed Board which includes 32 members focused on improving management and reentry of adult and juvenile offenders, modeled after similar groups in 15 other states that have reduced recidivism.

Supervisor Serdy provided the following District #5 update(s): spoke regarding the recent flooding and road closures countywide, thanked Public Works for their exceptional response and reminded residents that road repairs are prioritized based on severity, thanked residents for their patience and community spirit in helping one another during recovery efforts. Noted the County assisted Globe with storm recovery efforts and highlighted inter-county cooperation during emergencies and mentioned recent water rescues in Queen Valley, where Maricopa County provided airboat support, and discussed exploring similar equipment needs for the future.

Supervisor Goodman provided the following District #2 update(s): spoke regarding the recent heavy rainfall, highlighting community and staff efforts to manage flooding, including sandbagging and assisting affected residents and businesses. Expressed gratitude to local residents, churches, and Public Works for rallying to support neighbors and mitigate damage. Announced upcoming community events; quarterly Cleanup Event on October 24th and 25th, Florence Unified School District "Hoot Night" on October 23rd, Combs High School Trunk-or-Treat on October 25th, and the annual Bike Rodeo on October 18th at Home Depot.

Chairman Miller spoke in recognition of the Emergency Management Team for their efforts and communication during emergencies, and highlighted the success of county-sponsored Cleanup Events in reducing desert dumping, encouraging residents to participate and spread the word about upcoming Cleanups.

Item Action: Information Only

4. Updates related to the Elections Department and County Recorder, focusing on recent activities, upcoming initiatives, and essential information. (Dana Lewis)

Dana Lewis, Recorder appeared before the Board and provided the following Recorder's Office, and Elections update(s): Congressional District 7 Special General Election was canvassed by the Board on October 8th and by the Secretary of State on October 14th, highlighted the upcoming consolidated all-mail Jurisdictional Elections, clarifying all eligible voters automatically receive a ballot in all-mail elections and reassured the public this is standard procedure, jurisdiction canvass scheduled for completion by November 19th, encouraged voters to visit pinal.gov/votes or call the Citizen Contact Center for accurate information. Announced collaboration with bipartisan groups and the County Attorney's Office to seek clarification on the MVD voter registration "glitch" and continued monitoring litigation related to Election Procedures Manual (EPM) updates.

Item Action: Information Only

5. Discussion/approval/disapproval of Purchasing Division Report - October 15, 2025. (Traci Gorman/Angeline Woods)

Traci Gorman, Purchasing Manager appeared before the Board, presented, and requested to withdrawal Purchase Order No. 253917, Change Order.

Item Action: Approved the Purchasing Division Report as presented, with the withdrawal of Purchase Order No. 253917 Change Order

Motion Made By: Supervisor McClure

Seconded By: Supervisor Vitiello

To approve the Purchasing Division Report as presented, with the withdrawal of Purchase Order No. 253917 Change Order.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

6. **CONSENT ITEMS:**

All items indicated alphabetically below will be handled by a single vote as part of the consent agenda, unless a Board Member, County Manager, or member of the public objects at the time the agenda item is called.

Chairman Miller announced he has requested to pull Item E and asked if there were any requests from a Board Member, staff or the audience to remove any additional consent agenda items for discussion, there being none.

Item Action: Approved Consent Agenda Items A through S, Minus E

Motion Made By: Supervisor Vitiello

Seconded By: Supervisor Goodman

To approve Consent Agenda Items A through S, Minus E.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

CONSENT: CLERK OF THE BOARD

- A. Discussion/approval/disapproval of Minutes from August 27, 2025, September 3, 2025, and September 17, 2025, Regular Meetings, and September 10, 2025, and September 15, 2025, Special Session Meetings of the Board of Supervisors. (Natasha Kennedy)
- B. Discussion/approval/disapproval of the current billings before the Board. (Natasha Kennedy)
- C. Discussion/approval/disapproval of the Fireworks Display Permit application of Fireworks Productions of Arizona on behalf of Poston Butte High School for supervised fireworks display to be held on October 31, 2025, at 32375 N. Gantzel Road, San Tan Valley, AZ 85143. Supervisor District #2. (Natasha Kennedy)
- D. Discussion/approval/disapproval of the recommendation to the Arizona Department of Liquor License and Control of application and interim permit, series 006 Bar of Kari Alecia Darimont for Oracle Inn Steakhouse and Lounge located at 305 E. American Avenue, Oracle, Arizona 85623, and authorize the Clerk of the Board to execute and submit all necessary documents to the State. Supervisor District #4. (Natasha Kennedy)

Item E Pulled from Consent Agenda

- E. Discussion/approval/disapproval of the appointment of Jason DeCarlo to the Transportation Advisory Committee, with a term of service from October 16, 2025, through October 15, 2029. Appointment by Chairman Miller. Supervisor District #3. (Natasha Kennedy)

Chairman Miller spoke in recognition of Jason DeCarlo's appointment to the Transportation Advisory Committee.

Item Action: Approved

Motion Made By: Supervisor Miller

Seconded By: Supervisor McClure

To approve Consent Agenda Item E.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

- F. Discussion/approval/disapproval of the appointment of Salpi Stark, Limited Duty Special Deputy Clerk, to act as if the Clerk of the Board were present in all matters related to service of process for claims and lawsuits. (Natasha Kennedy)

CONSENT: BUDGET & FINANCE

- G. Discussion/approval/disapproval of a Fiscal Year 2025 - 2026 budget amendment to transfer budget capacity for budgetary requests submitted during the budget development process. The budget amendment will increase capacity in the identified general fund departmental budget and reduce capacity in the general fund non-departmental budget. (Angeline Woods/MaryEllen Sheppard)

CONSENT: DEVELOPMENT SERVICES | PUBLIC WORKS

- H. Discussion/approval/disapproval of Resolution No. 101525-RD25-030, accepting a Warranty Deed for Real Property from Christopher A. Garrison and Glorina E. Garrison, as husband and wife, located in Section 22, Township 5 South, Range 8 East. Supervisor District #1. (RD25-030) (Joe Ortiz)
- I. Discussion/approval/disapproval of Resolution No. 101525-RD25-027 releasing the current financial assurance Subdivision Improvement Performance Bond No. SU1179992, associated with Wales Ranches Unit 1-Parcel 1.5, and accepting the Ten Percent Guarantee Bond No. SU1203817, located in Section 28, Township 2 South, Range 8 East. Supervisor District #2. (RD25-027) (Christopher Wanamaker/Joe Ortiz)
- J. Discussion/approval/disapproval of Resolution No. 101525-RD25-028 releasing the current financial assurance Subdivision Improvement Performance Bond No. SU1179993, associated with Wales Ranches Unit 1-Parcel 1.6, and accepting the Ten Percent Guarantee Bond No. SU1203818, located in Section 28, Township 2 South, Range 8 East. Supervisor District #2. (RD25-028) (Christopher Wanamaker/Joe Ortiz)
- K. Discussion/approval/disapproval of Resolution No. 101525-RD25-029 accepting a sidewalk easement from Fidelity National Title Agency, Inc., an Arizona corporation, as Trustee under Trust No. 60,580 dated January 23, 2025, (Grantor) to Pinal County, a political subdivision of the State of Arizona (Grantee). Supervisor District #2. (RD25-029) (Celeste Garza/Joe Ortiz)
- L. Discussion/approval/disapproval of Intergovernmental Agreement between Pinal County and the Arizona Department of Water Resources (ADWR) to set up, maintain, and operate monitoring stations that track ground sinking caused by aquifer depletion. The stations will be part of the Arizona Continuously Operating Reference Stations network and will be located at two Pinal County properties: 43910 W. Meadowview Rd., Maricopa, AZ 85138, and 7945 W. Battaglia Dr., Casa Grande, AZ 85193. Supervisor District #3. (GA25-007) (Christopher Wanamaker/Joe Ortiz)
- M. Discussion/approval/disapproval of Resolution No. 101525-GA25-009 to approve Settlement Terms between Pinal County and The Church of Jesus Christ of Latter-Day Saints, authorizing the purchase of property for the Pinal Airpark Runway Protection Zone. Supervisor District #4. (GA25-009) (Celeste Garza/Joe Ortiz)
- N. Discussion/approval/disapproval of an Intergovernmental Agreement (IGA) between Pinal County and the Town of Superior for Building Plan Reviews and Inspection Services, pursuant to A.R.S. 11-952. Supervisor District #5. (GA25-008) (Dedrick Denton/Joe Ortiz)

CONSENT: PUBLIC HEALTH/EMERGENCY MANAGEMENT

- O. Discussion/approval/disapproval of Subrecipient Agreement 23-AZDOHS-HSGP-230307-01 Amendment #3 under the Arizona Department of Homeland Security's Grant Program, and Pinal County, through the Pinal County Board of Supervisors, to extend the reimbursement period from 45 to 93 days after the end of the grant period of June 30, 2025. The grant was used by the Office of Emergency Management for an election security exercise. There is no impact on the general fund. (Kore Redden/Merissa Mendoza)

COUNTY ATTORNEY

- P. Discussion/approval/disapproval to request and accept a one-year extension of Award Agreement No. RCAPD-23-009 under the FY23 Rural County Prosecution between the Arizona Criminal Justice Commission and Pinal County through the Pinal County Board of Supervisors, beginning January 1, 2022, and ending December 1, 2026. (Brad Miller)

CONSENT: RECORDER & ELECTIONS

- Q. Discussion/approval/disapproval of the following appointments and resignations for Precinct Committeemen for the Republican Party:

Appointments:

Republican

Supervisor District #1:

Precinct #18 - Shaulon McDaniel 1593 W. Hopi Dr., Coolidge, 85128

Precinct #67 - Gary Phillips 4629 N. Warren Rd., Maricopa, 85139

Precinct #80 - Lois Gonchar 42163 W. Solitare Dr., Maricopa, 85138

Precinct #80 - Brenda Hermanson 21171 N. Grantham Rd., Maricopa, 85138

Precinct #80 - Martin Hermanson 21171 N. Grantham Rd., Maricopa, 85138

Supervisor District #4:

Precinct #15 - Nancy Discher 65691 E. Rocky Terrace Dr., Saddlebrooke, 85739

Precinct #109 - Sara Nasholt 7844 W. Trenton Way, Florence, 85132

Supervisor District #5:

Precinct #40 - Jill McGowan 3700 S. Ironwood Dr. Lot #167, Apache Junction, 85120

Precinct #48 - Benon Kerkotchian 11930 E. Amanda Rd., Gold Canyon, 85118

Precinct #63 - DunEden Davis 770 S. Paustian Cir., Apache Junction, 85120

Resignations:

Republican

Supervisor District #1:

Precinct #100 - James Ferreby 44171 W. Windrose Dr., Maricopa, 85138

Precinct #100 - Rutthanan Ferreby 44171 W. Windrose Dr., Maricopa, 85138 (Dana Lewis)

- R. Discussion/approval/disapproval to establish Ballot Replacement Sites for the November 4, 2025, Jurisdictional All Mail Election in accordance with A.R.S. 16-558.02. The Ballot Replacement Sites are as follows: Apache Junction Recorder's Office, Casa Grande Recorder's Office, Florence Recorder's Office, Maricopa Recorder's Office, San Tan Valley Recorder's Office, JO Combs School District Office, and St. Mary's Center. (Dana Lewis)

CONSENT: SHERIFF

- S. Discussion/approval/disapproval of the Intergovernmental Agreement (IGA) for Law Enforcement Radio Dispatch Services between Pinal County and the Town of Mammoth. The purpose of this IGA is for the Pinal County Sheriff's Office (PCSO), by and through the PCSO dispatch center, to provide 24-hour law enforcement radio communications dispatch services to the Mammoth Police Department (MPD). (Ross Teeple)

7. Meeting of the Pinal County Flood Control District Board of Directors. (Christopher Wanamaker/Joe Ortiz)

[View the Pinal County Flood Control District Board of Directors Agenda](#)

Chairman Miller recessed the Pinal County Board of Supervisors Meeting and convened the Pinal County Flood Control District Board of Directors Meeting.

Item Action: Convened into the Pinal County Flood Control District Agenda

Chairman Miller adjourned the Pinal County Flood Control District Board of Directors Meeting.

8. Meeting of the Pinal County Public Health Services District Board of Directors. (Merissa Mendoza/MaryEllen Sheppard)

[View the Pinal County Public Health Services District Board of Directors Agenda](#)

Chairman Miller convened the Pinal County Public Health Services District Board of Directors Meeting.

Item Action: Convened into the Pinal County Public Health Services District Agenda

Chairman Miller adjourned the Pinal County Public Health Services District Board of Directors Meeting and reconvened the Pinal County Board of Supervisors Meeting.

9. Call to the Public-- A "call to the public" is the time period for members of the public to address the Board of Supervisors to provide public input relating to subject matter within the Board of Supervisors authority or jurisdiction. Those wishing to address the Board of Supervisors need not request permission in advance. Action taken as a result of public comment will be limited to directing staff to study the matter or rescheduling it for further consideration and decision at a later date.

[View the Call to the Public Guidelines](#)

The following members of the public appeared before the Board and spoke:

- Reflected on the importance of community, empathy, and storytelling as a foundation for understanding others, emphasizing the value of education, intellectual challenge, and open dialogue speaking on banned and challenged books, and stressed the necessity of questioning, critical thinking, and using one's voice; Dea Podhajsky, Unincorporated Pinal County.
- Shared his perspective on leadership, political division, and civic duty, emphasizing the importance of transparency, respectful dialogue, and cooperation across political parties. Reflected on his military service and experience living with PTSD, and expressed gratitude toward Veterans and first responders. Expressed concern; about political polarization, and the current Vice-Mayor of the City of Maricopa and Supervisor Vitiello' leadership but reaffirmed his respect for the Board, Vice-Chairman McClure, and his commitment to improving Pinal County; Barry McCain, City of Maricopa.
- Regarding the Maverik gas station development in Gold Canyon; intersection of Highway 60 and Kings Ranch Road flooding concerns, planned retention pond and drain system inadequacies, and requested the County work with the developer to help mitigate these concerns, and further expressed traffic concerns with the additional turning lane added due to a short second turn lane causing merging confusion and choke points, requesting the County review the site and help implement solutions; David Coward, Gold Canyon, representing Gold Canyon Community Inc.
- Emphasized the San Manuel community remains active and engaged and affirmed San Manuel Community Forum's commitment to continued community involvement, highlighting a new monthly publication promoting local vendors and merchants, and expressed concerns with the representation of the San Manuel Revitalization Coalition who currently occupy the county-owned community center; Chimene Haas, San Manuel, representing San Manuel Community Forum, and for the Record provided a handout.

- Highlighted the need for a Fatal Crash Committee/Task Force, following the January 22, 2025, presentation on the Strategic Transportation Safety Plan by Sun Corridor, where they noted ongoing safety concerns, particularly in unincorporated San Tan Valley, citing multiple accidents, including a fatality at the Hunt Highway and Bella Vista intersection, and requested the county establish the committee promptly; Karen Mooney, San Tan Valley.
- Expressed gratitude to Recorder Lewis and Chairman Miller for their professionalism and responsiveness, voiced criticism of the President and administration, emphasized the impact on American values and preservation of a democratic republic urging participation in the “No Kings” protest, and called upon Supervisors Miller, McClure, Goodman, and Vitiello to respond, will you commit to contacting Arizona Republican House for Arizona’s full representation by swearing in Representative-Elect Grijalva; Noel Reck, Eloy.
- Expressed concern about the county’s strong pro-development stance, noting a lack of support from unincorporated Pinal County residents, highlighting plans to rezone state land for manufacturing and questioned the validity of a recent survey, suggesting it may have been developer-driven rather than county-sponsored, emphasized the importance of environmental and water-use studies for new projects, and stressed the need to preserve the county’s desert and natural resources; Bobby Craig, Unincorporated Pinal County.
- Regarding the need to keep public meetings focused on Pinal County business rather than national politics, criticizing partisan rhetoric and misinformation related to elections and January 6th, and requested meetings remain centered on local governance and county matters; Jeff Serdy, Apache Junction.
- Regarding concerns linked to young Republicans, highlighting violent and anti-Semitic rhetoric and the lack of moral leadership in the county, criticizing broader political threats, including attacks on healthcare, rural services, and targeted communities, and urged participation in the “No Kings” protests; Roberto Reveles, Gold Canyon.

Supervisor Serdy directed staff to monitor the Maverik gas station project, constituent concerns, and draft a status report.

Supervisor Goodman directed staff to provide an update on the status of developing a Fatal Crash Committee/Task Force.

Item Action: Public Comments

10. Discussion/approval/disapproval of a Fiscal Year 2025 - 2026 budget amendment to transfer budget capacity from the financial stability reserve for a budgetary request by Pioneer Justice Court to create and fund two (2) new Justice Court Clerk positions with an estimated annual cost of \$97,454. The budget amendment will be prorated to increase capacity in the Pioneer Justice Court general fund budget, no greater than \$71,454, as operational capacity will be reallocated to cover a portion of the new positions. Additionally, the budget amendment will reduce the capacity in the general fund financial stability reserve at the time each position is filled. This request was not included in the budget development process. (Angeline Woods/Shawn Babeu)

Angeline Woods, Office of Budget and Finance Director appeared before the Board and introduced the item.

Shawn Babeu, Presiding Justice of the Peace appeared before the Board and presented.

Discussion held regarding this request; increased case filings, recent San Tan Valley incorporation, City of Maricopa incorporation, case filing differences between a Municipal and Justice Court, Pinal County Justice Court case load reevaluation/redistricting, and judicial productivity credits by the following Board Members and Staff; Chairman Miller, Vice-Chairman McClure, Supervisor Vitiello, Supervisor Goodman, and Shaun Babeu.

Item Action: Approved

Motion Made By: Supervisor Goodman

Seconded By: Supervisor McClure

To approve a Fiscal Year 2025 - 2026 budget amendment to transfer budget capacity from the financial stability reserve for a budgetary request by Pioneer Justice Court to create and fund two (2) new Justice Court Clerk positions with an estimated annual cost of \$97,454. The budget amendment will be prorated to increase capacity in the Pioneer Justice Court general fund budget, no greater than \$71,454, as operational capacity will be reallocated to cover a portion of the new positions. Additionally, the budget amendment will reduce the capacity in the general fund financial stability reserve at the time each position is filled. This request was not included in the budget development process.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

11. Discussion/approval/disapproval of a Fiscal Year 2025 - 2026 budget amendment to transfer budget capacity for a budgetary request that will enhance and or expand services within the Conciliation Court. The request was submitted by the Conciliation Court during the budget development process. The amendment will increase capacity in the Conciliation Court general fund departmental budget while reducing capacity in the general fund non-departmental budget. (Angeline Woods/Tracy McElroy)

Angeline Woods, Office of Budget and Finance Director appeared before the Board and introduced the item.

Tracy McElroy, Conciliation Court Director appeared before the Board and presented.

Discussion held regarding this request; Conciliation Court services, and budget amendment increase in the amount of \$332,365 by the following Board Members and Staff; Chairman Miller, Vice-Chairman McClure, Supervisor Goodman, Angeline Woods, and Tracy McElroy.

Item Action: Approved

Motion Made By: Supervisor McClure

Seconded By: Supervisor Goodman

To approve a Fiscal Year 2025 - 2026 budget amendment to transfer budget capacity for a budgetary request that will enhance and or expand services within the Conciliation Court. The request was submitted by the Conciliation Court during the budget development process. The amendment will increase capacity in the Conciliation Court general fund departmental budget while reducing capacity in the general fund non-departmental budget.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

12. **Public Hearing** and discussion/approval/disapproval of case CSR-013-25; Walter Brown Jr. on behalf of Skyline & Gary Partners LLC Owner/Applicant, requesting approval to allow 24 signs, with a total signage area of 240.36 sq. ft. on a 1.22± acre parcel for a drive-thru restaurant (McDonalds) situated in the Northeast Quarter of Section 12, Township 03 South, Range 07 East, Pinal County, tax parcel 509-94-9570, generally located at the southwest corner of W. Skyline Drive and N. Gary Road, unincorporated Pinal County, AZ. The Sign Review Committee recommended approval (4-0) of case CSR-013-25 with three (3) stipulations. Supervisor District #2. (Justin Mullis/Dedrick Denton)

Justin Mullis, Planner appeared before the Board and presented.

Discussion held regarding this project; McDonald's standard sign package, Sign Code review, and historical property zoning by the following Board Members and Staff; Chairman Miller, Vice-Chairman McClure, Supervisor Vitiello, Supervisor Goodman, Supervisor Serdy, and Justin Mullis.

Frank Cuchinada, Applicant Representative appeared before the Board and advised he works with the installation company handling this project.

Chairman Miller opened the Public Hearing, and asked if members of the public are present in the audience who wish to address the Board to come forward at this time, there being none, Chairman closed the Public Hearing.

Item Action: Approved as presented with 3 Stipulations

Motion Made By: Supervisor McClure

Seconded By: Supervisor Goodman

To approve case CSR-013-25; Walter Brown Jr. on behalf of Skyline & Gary Partners LLC Owner/Applicant, requesting approval to allow 24 signs, with a total signage area of 240.36 sq. ft. on a 1.22± acre parcel for a drive-thru restaurant (McDonalds) situated in the Northeast Quarter of Section 12, Township 03 South, Range 07 East, Pinal County, tax parcel 509-94-9570, generally located at the southwest corner of W. Skyline Drive and N. Gary Road, unincorporated Pinal County, AZ. The Sign Review Committee recommended approval (4-0) of case CSR-013-25 with three (3) stipulations.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

13. **Public Hearing** and discussion/approval/disapproval of case CSR-020-25; Maggie Najera, All American Flagpoles LLC (applicant/agent), on behalf of landowner -- CND-VP WARE FARMS 2 LLC, requesting approval for a comprehensive sign package to allow the installation of a 60-foot-high American flagpole at a temporary Sales Office Model Homes Complex within the Ware Farms Residential Subdivision, on an approximately 0.17± acre area in the R-7 Single Residence Zone; situated in a portion of Section 33, Township 2 South, Range 8 East, of the Gila & Salt River Base & Meridian, tax parcel 109-59-0990 (Legal on file), generally located to the south of E. Combs Rd., east of N. Kenworthy Rd., and west of E. Horse Mesa Trl. in San Tan Valley area, unincorporated Pinal County, AZ. The Sign Review Committee recommended approval (4-0) of case CSR-020-25 with two (2) stipulations. Supervisor District #2. (Valentyn Panchenko/Dedrick Denton)

Valentyn Panchenko, Planner appeared before the Board and presented.

Discussion held regarding the need to review the Sign Code by the following Board Members; Chairman Miller, Vice-Chairman McClure, and Supervisor Goodman.

Chairman Miller opened the Public Hearing, and asked if members of the public are present in the audience who wish to address the Board to come forward at this time, there being none, Chairman closed the Public Hearing.

Item Action: Approved as presented with 2 Stipulations

Motion Made By: Supervisor Goodman

Seconded By: Supervisor McClure

To approve case CSR-020-25; Maggie Najera, All American Flagpoles LLC (applicant/agent), on behalf of landowner -- CND-VP WARE FARMS 2 LLC, requesting approval for a comprehensive sign package to allow the installation of a 60-foot-high American flagpole at a temporary Sales Office Model Homes Complex within the Ware Farms Residential Subdivision, on an approximately 0.17± acre area in the R-7 Single Residence Zone; situated in a portion of Section 33, Township 2 South, Range 8 East, of the Gila & Salt River Base & Meridian, tax parcel 109-59-0990 (Legal on file), generally located to the south of E. Combs Rd., east of N. Kenworthy Rd., and west of E. Horse Mesa Trl. in San Tan Valley area, unincorporated Pinal County, AZ. The Sign Review Committee recommended approval (4-0) of case CSR-020-25 with two (2) stipulations.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

14. **Public Hearing** and discussion/approval/disapproval of Ordinance No. 2025-PZ-007-25, an Ordinance approving case PZ-007-25; Jason Sanks, Iplan Consulting (agent/applicant), on behalf of landowner -- Red Tree, LLC, requesting an approval of a Rezone from General Rural (GR) to Rural Commercial (RU-C) zoning district on 5± acres to allow the property to be developed as an assisted living facility, situated in a portion of Section 33, Township 02S, Range 08E, tax parcel 104-64-003S (legal on file), and generally located 0.25 miles to the south of the intersection of E. Combs Rd. & N. Schnepf Rd., San Tan Valley area, in the unincorporated Pinal County. The Planning Commission recommended approval (9-0) of case PZ-007-25 with one (1) stipulation. Supervisor District #3 #2. (Valentyn Panchenko/Dedrick Denton)

Items 14 and 15 will be discussed together.

Valentyn Panchenko, Planner appeared before the Board and presented.

Jason Sanks, Applicant Representative appeared before the Board and presented.

Chairman Miller opened the Collective Public Hearing for Items 14, and 15, and asked if members of the public are present in the audience who wish to address the Board to come forward at this time, there being none, Chairman closed the Collective Public Hearing.

Supervisor Goodman spoke regarding the historical commercial zoning, farming use of this property, and commended the landowner and parties for working together to bring something useful to the community.

Item Action: Approved as presented with 1 Stipulation, and change to Supervisor District #2.

Motion Made By: Supervisor Goodman

Seconded By: Supervisor Vitiello

To approve Ordinance No. 2025-PZ-007-25, an Ordinance approving case PZ-007-25; Jason Sanks, Iplan Consulting (agent/applicant), on behalf of landowner -- Red Tree, LLC, requesting an approval of a Rezone from General Rural (GR) to Rural Commercial (RU-C) zoning district on 5± acres to allow the property to be developed as an assisted living facility, situated in a portion of Section 33, Township 02S, Range 08E, tax parcel 104-64-003S (legal on file), and generally located 0.25 miles to the south of the intersection of E. Combs Rd. & N. Schnepf Rd., San Tan Valley area, in the unincorporated Pinal County. The Planning Commission recommended approval (9-0) of case PZ-007-25 with one (1) stipulation.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

15. **Public Hearing** and discussion/approval/disapproval of Resolution No. 2025-SUP-005-25, a Resolution approving case SUP-005-25; Jason Sanks, Iplan Consulting (agent/applicant), on behalf of landowner -- Red Tree, LLC, requesting an approval of a Special Use Permit (SUP) to operate an assisted living facility on 5± acres, situated in a portion of Section 33, Township 02S, Range 08E, tax parcel 104-64-003S (legal on file) and generally located 0.25 miles to the south of the intersection of E. Combs Rd. & N. Schnepf Rd., San Tan Valley area, in the unincorporated Pinal County. The Planning Commission recommended approval (9-0) of case SUP-005-25 with nineteen (19) stipulations. Supervisor District #3 #2. (Valentyn Panchenko/Dedrick Denton)

Discussion and Collective Public Hearing held under Item 14.

Item Action: Approved as presented with 19 Stipulations, and change to Supervisor District #2.

Motion Made By: Supervisor Goodman

Seconded By: Supervisor McClure

To approve Resolution No. 2025-SUP-005-25, a Resolution approving case SUP-005-25; Jason Sanks, Iplan Consulting (agent/applicant), on behalf of landowner -- Red Tree, LLC, requesting an approval of a Special Use Permit (SUP) to operate an assisted living facility on 5± acres, situated in a portion of Section 33, Township 02S, Range 08E, tax parcel 104-64-003S (legal on file) and generally located 0.25 miles to the south of the intersection of E. Combs Rd. & N. Schnepf Rd., San Tan Valley area, in the unincorporated Pinal County. The Planning Commission recommended approval (9-0) of case SUP-005-25 with nineteen (19) stipulations.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

16. **Public Hearing** and discussion/approval/disapproval of Resolution No. 2025-SUP-010-24, a Resolution approving case SUP-010-24; Chief Larry Vincent, South Florence Volunteer Fire Department, applicant on behalf of Desert Gardens RV Resort Cooperative, Owner, for approval of a Special Use Permit to operate a "public or governmental building" for storage and maintenance of firefighting equipment on a 2± acre lease area of a 41.07± acre parcel, situated in a portion of Section 29, Township 05 South, Range 10 East, of the G.S.R.B.&M., Pinal County, Arizona, located at 20580 E. Cactus Forest Rd., Florence, AZ, 85132, approximately 1,640 feet west of N. Highway 79 in unincorporated Pinal County. The Planning Commission recommended approval (9-0) of case SUP-010-24 with seven (7) stipulations. Supervisor District #4. (Justin Mullis/Dedrick Denton)

Justin Mullis, Planner appeared before the Board and presented.

Larry Vincent, Chief of the South Florence Volunteer Fire Department, Applicant appeared before the Board and presented.

Chairman Miller opened the Public Hearing, and asked if members of the public are present in the audience who wish to address the Board to come forward at this time. For the Record we have received eight (8) comment cards in favor and three (3) with no position whom do not wish to address the Board.

The following members of the public appeared before the Board and spoke:

- In favor; Ross Teeple, Cactus Forest; Dick Walker, Desert Gardens; and Connie Stevens, Member, Board of Directors for Desert Gardens.

Chairman Miller closed the Public Hearing.

Item Action: Approved as presented with 7 Stipulations

Motion Made By: Supervisor Vitiello

Seconded By: Supervisor McClure

To approve Resolution No. 2025-SUP-010-24, a Resolution approving case SUP-010-24; Chief Larry Vincent, South Florence Volunteer Fire Department, applicant on behalf of Desert Gardens RV Resort Cooperative, Owner, for approval of a Special Use Permit to operate a "public or governmental building" for storage and maintenance of firefighting equipment on a 2± acre lease area of a 41.07± acre parcel, situated in a portion of Section 29, Township 05 South, Range 10 East, of the G.S.R.B.&M., Pinal County, Arizona, located at 20580 E. Cactus Forest Rd., Florence, AZ, 85132, approximately 1,640 feet west of N. Highway 79 in unincorporated Pinal County.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

17. **Public Hearing** and discussion/approval/disapproval of Resolution No. 2025-PZ-PA-017-25, a Resolution approving case PZ-PA-017-25; Arizona State land Department, landowner, Rose Law Group pc, Jordan Rose applicant/agent, is requesting, a Non-Major Comprehensive Plan amendment to the Pinal County Comprehensive Plan to re-designate 1,105± acres from Moderate Low Density Residential and Employment to 'Special District' land-use designation situated in portions of Sections 9, 10 and 11, Township 03, South, Range 09 East, G&SRB&M, (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County. The Planning Commission recommended approval unanimously (10-0) of case PZ-PA-017-25 with no stipulations. Supervisor District #5. (Sangeeta Deokar/Dedrick Denton)

Chairman Miller announced Items 17, 18, and 19 will be discussed together.

Sangeeta Deokar, Planning Manager appeared before the Board and presented.

Discussion held regarding this project; extension of Skyline, and public road by the following Board Members and Staff; Vice-Chairman McClure, Supervisor Serdy, and Sangeeta Deokar.

Jordan Rose, Applicant Representative appeared before the Board and presented.

Supervisor Vitiello requested Executive Session for clarity.

Motion Made By: Supervisor Vitiello

Seconded By: Supervisor Serdy

To convene into Executive Session.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

Motion Made By: Supervisor McClure

Seconded By: Supervisor Goodman

To adjourn Executive Session.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

Chairman Miller opened the Collective Public Hearing for Items 17, 18, and 19, and asked if members of the public are present in the audience who wish to address the Board to come forward at this time. For the Record we have received one (1) comment card in opposition whom did not wish to address the Board.

The following members of the public appeared before the Board and spoke:

- Regarding traffic concerns and inquired regarding the proposal of the Skyline Drive extension into San Tan Valley or only to Highway 79, and the possibility of requiring the applicant to help fund the extension to allow connectivity; David Coward, Gold Canyon.
- Expressed concern about large-scale solar farm developments, specifically the clearing of natural vegetation and fencing that disrupts wildlife habitats, noting Silver King Solar allegedly withdrew their application yesterday, and requested the county develop an overlay plan identifying wildlife corridors and guidance for developers to minimize environmental impact, and highlighted research shows solar panels can enhance plant growth and pollinator activity; Charles Goff, Gold Canyon.

Chairman Miller closed the Collective Public Hearing.

Jordan Rose further presented.

Supervisor Serdy inquired on the comment made by Mr. Goff, did Silver King Solar Withdraw their application.

Chairman Miller advised that is not on the agenda however, staff will provide said information.

Supervisor Goodman explained the purpose of state trust land, emphasizing that its proceeds support education and beneficiaries like local schools and communities. Current zoning and entitlement changes are preliminary steps to maximize land value for these purposes, not final approvals for development, noting that providing commercial entitlements could help residents live and work locally, reducing the need to commute outside Pinal County, and reassured that public input will be considered in future site plan reviews.

Chairman Miller noted that the transfer of private land to tribal trust is reducing private land ownership and, consequently, tax revenue, and expressed support for state trust land sales to increase private land availability and looks forward to collaborating with state trust land on related projects in the future.

Supervisor Serdy assured Mr. Goff the county completes a thorough review of these land planning projects while being environmentally conscious.

Item Action: Approved as presented with no Stipulations

Motion Made By: Supervisor Vitiello

Seconded By: Supervisor Serdy

To approve Resolution No. 2025-PZ-PA-017-25, a Resolution approving case PZ-PA-017-25; Arizona State land Department, landowner, Rose Law Group pc, Jordan Rose applicant/agent, is requesting, a Non-Major Comprehensive Plan amendment to the Pinal County Comprehensive Plan to re-designate 1,105± acres from Moderate Low Density Residential and Employment to 'Special District' land-use designation situated in portions of Sections 9, 10 and 11, Township 03, South, Range 09 East, G&SRB&M, (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County. The Planning Commission recommended approval unanimously (10- 0) of case PZ-PA-017-25 with no stipulations.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

18. **Public Hearing** and discussion/approval/disapproval of Ordinance No. 2025-PZ-020-25, an Ordinance approving case PZ-020-25; Arizona State land Department, landowner, Rose Law Group pc, Jordan Rose applicant/agent, is requesting a rezone from General Rural (GR) to Industrial Zoning (I-3) Zoning District on 1,105± acres situated in portions of Sections 9,10 and 11, Township 03, South, Range 09 East, G&SRB&M, (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County. The Planning Commission recommended approval unanimously (10-0) with two (2) stipulations of case PZ-020-25. Supervisor District #5. (Sangeeta Deokar/Dedrick Denton)

Discussion and Collective Public Hearing held under Item 17.

Item Action: Approved as presented with 2 Stipulations

Motion Made By: Supervisor Goodman

Seconded By: Supervisor Vitiello

To approve Ordinance No. 2025-PZ-020-25, an Ordinance approving case PZ-020-25; Arizona State land Department, landowner, Rose Law Group pc, Jordan Rose applicant/agent, is requesting a rezone from General Rural (GR) to Industrial Zoning (I-3) Zoning District on 1,105± acres situated in portions of Sections 9,10 and 11, Township 03, South, Range 09 East, G&SRB&M, (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County. The Planning Commission recommended approval unanimously (10-0) with two (2) stipulations of case PZ-020-25.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

19. **Public Hearing** and discussion/approval/disapproval of Ordinance No. 2024-PZ-PD-014-25, an Ordinance approving case PZ-PD-014-25; The Arizona State Land Department, landowner, Rose Law Group pc, Jordan Rose, applicant/agent, is requesting an approval for a planned area development (PAD) overlay to modify the development standards of the I-3 Industrial zoning district on 1,105± acres to develop a manufacturing facility, situated in Section 11, and portions of Sections 9,10, Township 03, South, Range 09 East, G&SRB&M, (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County. The Planning Commission recommended approval unanimously (10-0) of case PZ-PD-014- 25 with fifteen (15) stipulations. Supervisor District #5. (Sangeeta Deokar/Dedrick Denton)

Discussion and Collective Public Hearing held under Item 17.

Item Action: Approved as presented with 15 Stipulations

Motion Made By: Supervisor Vitiello

Seconded By: Supervisor Goodman

To approve Ordinance No. 2024-PZ-PD-014-25, an Ordinance approving case PZ-PD-014-25; The Arizona State Land Department, landowner, Rose Law Group pc, Jordan Rose, applicant/agent, is requesting an approval for a planned area development (PAD) overlay to modify the development standards of the I-3 Industrial zoning district on 1,105± acres to develop a manufacturing facility, situated in Section 11, and portions of Sections 9,10, Township 03, South, Range 09 East, G&SRB&M, (legal on file), and generally located south of Magma Railroad and Skyline Drive Road, west of Highway 79, in the unincorporated Pinal County. The Planning Commission recommended approval unanimously (10-0) of case PZ-PD-014- 25 with fifteen (15) stipulations.

Motion Passed

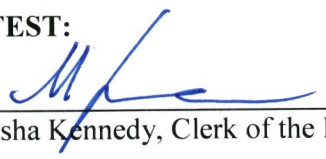
Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

12:39 p.m. – Chairman Miller adjourned the October 15, 2025, Regular Meeting of the Board of Supervisors.

PINAL COUNTY BOARD OF SUPERVISORS


Stephen Q. Miller, Chairman

ATTEST:


Natasha Kennedy, Clerk of the Board

Minutes Prepared By: Kelsey Pickard, Deputy Clerk of the Board

Approval of Minutes: November 5, 2025