

TOWN COUNCIL MEETING MINUTES



Date: May 12, 2025

Time: 6:00 PM

Location: Sahuarita Town Hall

375 W. Sahuarita Center Way, Sahuarita, AZ 85629

Members Present: Mayor Tom Murphy, Council Member Steven Gillespie, Council Member Edgar Lytle, Council Member Deborah Morales, Council Member Diane Priolo

Members Absent: Vice Mayor Kara Egbert, Council Member Kimberly Lisk

Also in Attendance: Town Manager Shane Dille, Town Attorney Jon Paladini

1. Call to Order

The meeting was called to order by Mayor Tom Murphy at 6:08 PM.

2. Invocation

Nathan Barrett, Community Development Deputy Director, gave the invocation.

3. Pledge of Allegiance

The Pledge of Allegiance was led by Eva Corneliusen, a 5th-grade student at Wrightson Ridge Elementary School.

4. Roll Call

Town Manager Shane Dille called the roll and confirmed that a quorum was present.

5. Presentations

5.a Building Safety Month Proclamation

A proclamation declaring May 2025 as Building Safety Month.

Mayor Murphy presented Community Development staff members Heather Diaz, Diana Hamburger, Jesus Preciado and Drew Salcido, a proclamation declaring the month of May 2025 as Building Safety Month.

5.b Global Water Resources Inc. 2025 Annual Report

Presentation of the Global Water Resources Inc. annual report for Farmers Water Company, Inc. and Saguaro District Water Company, Inc.

Eric Burkett, Regional Manager, and Jon Corwin, Vice President and Operations Manager, of Global Water Resources, presented the annual report for Farmers Water Company, Inc. and Saguaro District Water Company, Inc.

6. Call to the Public

There were no speakers.

7. Town Council and Town Manager Brief Summary of Current Events

The Mayor and Town Council Members reported on current events. Shane Dille, Town Manager, requested Dylan Pruit, Parks & Facilities Manager, to provide to the Council an update on the Anamax Park Splash Pad.

8. Consent Agenda

MOTION was made to approve the Consent Agenda as presented.

MOVER: Council Member Steven Gillespie

SECONDER: Council Member Edgar Lytle

AYES: (5): Mayor Tom Murphy, Council Member Steven Gillespie, Council Member Edgar Lytle, Council Member Deborah Morales, and Council Member Diane Priolo

ABSENT: (2): Vice Mayor Kara Egbert, and Council Member Kimberly Lisk

RESULT: APPROVED (5 to 0)

8.a Approval of Minutes

Approval of the April 24, 2025 Budget Retreat and April 28, 2025 Town Council Meeting Minutes.

8.b Resolution No. 2025-0818 Addressing IGA with Pima County

Adoption of Resolution No. 2025-0818 approving and authorizing a third amendment to an Intergovernmental Agreement for street naming and addressing services between Pima County and the Town of Sahuarita for the purpose of extending the term for an additional five years to July 7, 2030.

8.c Resolution No. 2025-0820 First Amendment to Non-Exclusive Public Utility Franchise Agreement with Global Water Resources

Adoption of Resolution No. 2025-0820 authorizing the Town of Sahuarita to enter into a First Amendment to Non-Exclusive Public Utility Franchise Agreement naming Global Water-Saguaro District Water Company, Inc. as successor-in-interest to Global Water-Las Quintas Serenas Water Company, Inc.

8.d Contact No. 250061 with FlexPrint, LLC

Approval of Contract No. 250061 with FlexPrint, LLC, for copiers, maintenance, and lease services, beginning April 28, 2025 and ending April 27, 2030 in an amount not to exceed \$172,000.00.

9. Discussion and Possible Action

9.a Ordinance No. 2025-183 for Roadway and Railroad Crossing Closure and Abandonment

Discussion and possible adoption of Ordinance No. 2025-183, authorizing the abandonment of certain at-grade railroad crossings located at DOT# 742155R and 742154J in the Town of Sahuarita.

Galo Galovale, Public Works Director, presented on the proposed abandonment of two existing at-grade railroad crossings on Twin Buttes Road. He explained that these closures became eligible following the opening of the El Toro Road Extension. The closures are required under the terms of the Public Highway At-Grade Crossing Agreement between the Town and Union Pacific Railroad, dated July 10, 2024. Abandoning these crossings is necessary to facilitate the construction of a new at-grade crossing at El Toro Road and Rancho Sahuarita Boulevard. Mr. Galovale responded to questions from the Council.

MOTION was made to approve Ordinance No. 2025-183.

MOVER: Council Member Edgar Lytle

SECONDER: Council Member Diane Priolo

AYES: (5): Mayor Tom Murphy, Council Member Steven Gillespie, Council Member Edgar Lytle, Council Member Deborah Morales, and Council Member Diane Priolo

ABSENT: (2): Vice Mayor Kara Egbert, and Council Member Kimberly Lisk

RESULT: APPROVED (5 to 0)

9.b License and Right-of-Way Agreement with Wyverd Connect, LLC.

Approval of a wired telecommunications license and right-of-way use agreement between the Town of Sahuarita and Wyverd Connect, LLC to install, operate, and maintain fiber optic cable infrastructure within town-owned and operated right-of-way properties.

Galo Galovale, Public Works Director, introduced Jason Tamura, Director of Market Development and Planning for Wyverd Connect, LLC. Mr. Tamura provided an overview of Wyverd's plans to expand its fiber internet services to the Town of Sahuarita. He noted that Wyverd's network spans from Nogales to Marana and emphasized that the expansion into Sahuarita would provide residents and businesses with greater connectivity options and access to the

latest fiber technology. Mr. Tamura responded to questions from the Town Council and Town Manager Shane Dille.

MOTION was made to approve the License and Right-of-Way Use Agreement with Wyverd Connect, LLC.

MOVER: Council Member Edgar Lytle

SECONDER: Council Member Steven Gillespie

AYES: (5): Mayor Tom Murphy, Council Member Steven Gillespie, Council Member Edgar Lytle, Council Member Deborah Morales, and Council Member Diane Priolo
ABSENT: (2): Vice Mayor Kara Egbert, and Council Member Kimberly Lisk

RESULT: APPROVED (5 to 0)

10. Study Session

10.a Economic Development Incentives

Presentation, introduction, and discussion of Economic Development Incentives.

Victor Gonzalez, Economic Development & Public Affairs Director, provided an overview and facilitated a study session on economic development incentives, emphasizing their role in promoting economic growth, job creation, and community development. He explained that incentives are implemented through a variety of tools designed to attract and support business investment in the Town.

Mr. Gonzalez emphasized that all incentive programs and activities should align with the goals and strategies outlined in the Town's Economic Development Master Plan. He noted that incentives may include both financial and non-financial benefits aimed at attracting and retaining businesses.

Mr. Gonzalez responded to questions from the Council. Mayor Murphy and Council Members Morales, Lytle, Priolo, and Gillespie expressed their support for the use of economic development incentives. Town Manager Shane Dille emphasized the importance of applying these incentives consistently across the community to ensure fairness and transparency.

Following Mr. Gonzalez' presentation, Town Attorney Jon Paladini provided an overview of the Arizona gift clause, highlighting key considerations for ensuring compliance with the clause, including restrictions on the use of public funds for private benefits. Mr. Paladini also discussed best practices for structuring economic incentives within the framework of the Gift Clause, drawing on recent case law to illustrate its application.

11. Adjournment

The meeting was adjourned at 8:09 PM.