



NOTICE OF PUBLIC MEETING

GILA BEND TOWN COUNCIL
Tuesday January 27, 2026; 6:00pm
Gila Bend Unified School District Media Center
308 North Martin Avenue

Minutes

Pursuant to ARS § 38-431.02, notice is hereby given that the TOWN COUNCIL will hold a Special Council meeting on Tuesday January 27, 2026, beginning at 6:00 p.m., in the Gila Bend Unified School District Media Center located at 308 N Martin Avenue, Gila Bend, Arizona. Doors open to the Council meeting room at 5:45pm for public seating. The public may be asked to temporarily relocate if an executive session occurs. The public will be invited back into the Council meeting room when the Council returns from executive session. **Councilmembers of the Town of Gila Bend Town Council will attend either in person or by telephone or video communication.** A copy of the final agenda will be available twenty-four hours prior to the meeting in the Town Clerk's Office, 644 West Pima, Gila Bend, AZ 85337.

I. CALL TO ORDER

Call to Order **meeting was called to order at 6:00 pm. by Mayor Tommy Sikes.**
Pledge of Allegiance **led by Mayor Tommy Sikes.**
Invocation **given by Councilmember Mary Vinzant.**

11. ROLL CALL

Mayor Tommy Sikes **Present**
Vice-Mayor Chris Riggs **Present**
Councilmember Fernando Fernandez **Present**
Councilmember Will Sipes **Present**

Councilmember Scott Swanson **Present**
Councilmember Mary Vinzant **Present**
Councilmember Donny Young **Absent**

III. Call to the Public

(Council requests that you express your ideas in three minutes or less and refrain from any personal attacks or derogatory statements about any individual. The Mayor will limit discussion whenever he deems such an action appropriate to the proper conduct of the meeting. At the conclusion of an open call to the public, individual members of the Council may respond to criticism made by those who have addressed the Council, may ask staff to review a matter, or may ask that a matter be put on a future agenda. However, members of the Council shall not discuss or take legal action on any matters during an open call to the public unless the matters are properly noticed for discussion and legal action.)

No call to the public

IV. BUSINESS

- A **Initiation of Zoning and Subdivision Code Text Amendments:** Discussion and possible action regarding the initiation of amendments to the Town's Zoning Ordinance (including but not limited to Article II and Article III) and Subdivision Code (Chapter 12) to authorize administrative review and approval of site plans and land divisions, in accordance with House Bill 2447, ARS § 9-500.49.

Discussion and possible action.



Vice-Mayor Riggs moved to direct staff to initiate text amendments to the zoning ordinance and subdivision regulations to meet ARS state statute 9-500-49.

Seconded by Councilmember Fernandez.

Motion to approve passed unanimously Ayes (6) Mayor Tommy Sikes, Vice-Mayor Chris Riggs, Councilmembers Fernando Fernandez, Will Sipes, Scott Swanson and Mary Vinzant; Absent (1) Councilmember Donny Young.

Community Planner for the Town of Gila Bend, Sandra Hoffman, presented on House Bill 2447 ARS 9-500.49. House Bill 2447, was signed by the governor and became effective on January 1st, and it impacts Arizona Revised Statutes 9-500-49. PowerPoint presentation was presented to Council and public.

B. Possible Adoption of Resolution No. 26-01 Calling the 2026 Town Election: Consideration and possible action to adopt Resolution No. 26-01 establishing the 2026 election dates, offices to be filled, candidate filing deadlines, voter registration deadlines, and other related election matters, and authorization for the Interim Town Clerk to coordinate with Maricopa County Elections as required. Discussion and Possible Action.

Vice-Mayor Riggs moved to adopt resolution 26-01 calling the 2026 Town elections.

Second by Councilmember Fernandez.

Motion to approve passed unanimously Ayes (6) Mayor Tommy Sikes, Vice-Mayor Chris Riggs, Councilmembers Fernando Fernandez, Will Sipes, Scott Swanson and Mary Vinzant; Absent (1) Councilmember Donny Young.

C. Amendment No. 1 to the Intergovernmental Agreement for Library facility Improvements:

The Mayor and Town Council may discuss and possibly take action to approve Amendment No. 1 to the Intergovernmental Agreement between the Town of Gila Bend and the Maricopa County Library District. This amendment authorizes the Library District to reimburse the Town, up to \$200,000, for specified one-time improvements to the Gila Bend Branch Library. **Discussion and possible action.**

Mayor Sikes tabled item C.

V. WORK SESSION

(This is the time Council may discuss issues that require more in-depth consideration than may be possible in a Regular Meeting. No formal action may be taken other than a general consensus or conveying direction to Town Staff for further action.)

A. Zoning Code Update: The Mayor and Town Council may discuss proposed updates to the Town of Gila Bend Zoning Code, including but not limited to Article VI and Article VII as it pertains to the Town of Gila Bend 2007 Zoning Code. **Discussion only**

Community Planner for the Town of Gila Bend, Sandra Hoffman presented to Council a PowerPoint on Town of Gila Bend Zoning Code Article VI and Article VII.



VI. **EXECUTIVE SESSION**

(This is the time Council may hold an executive session pursuant to A.R.S. §. No action shall be taken in executive session. Executive sessions are confidential and closed to the public).

- A. **Law Enforcement Options:** Discussion and consultation with the Town Attorney regarding legal considerations and risk Management issues related to the Town Marshal position and law enforcement service delivery options, including the Town's existing contract with Maricopa County Sheriff's Office, pursuant to A.R.S. § 38-431.03(A)(3) and (A)(4). Discussion only
- B. **Real Estate Transaction:** The Mayor and Town Council may convene into executive session pursuant to A.R.S. § 38-431.03 (A)(3) and (7) for discussion and/ or consultation for legal advice concerning potential real property transactions. Discussion only

Vice-Mayor Riggs moved to go into executive session at 6:43pm.

Second by Councilmember Fernandez

Motion to approve passed unanimously Ayes (6) Mayor Tommy Sikes, Vice-Mayor Chris Riggs, Councilmembers Fernando Fernandez, Will Sipes, Scott Swanson and Mary Vinzant; Absent (1) Councilmember Donny Young

Vice-Mayor Riggs moved to reconvene from executive session at 7:24pm.

Second by Councilmember Fernandez

Motion to approve passed unanimously Ayes (6) Mayor Tommy Sikes, Vice-Mayor Chris Riggs, Councilmembers Fernando Fernandez, Will Sipes, Scott Swanson and Mary Vinzant; Absent (1) Councilmember Donny Young

VII. **ADJOURNMENT**

Vice-Mayor Riggs moved to adjourn the meeting at 7:24pm.

Second by Councilmember Fernandez

Motion to approve passed unanimously Ayes (6) Mayor Tommy Sikes, Vice-Mayor Chris Riggs, Councilmembers Fernando Fernandez, Will Sipes, Scott Swanson and Mary Vinzant; Absent (1) Councilmember Donny Young .

Patricia Riggs
Interim Town Clerk

Tommy Sikes, Mayor

CERTIFICATION:

I hereby certify that the foregoing minutes are a true and correct copy of the Council meeting held on January 27, 2026, and that the meeting was duly called and posted and that a quorum was present.