



NOTICE OF PUBLIC MEETING

GILA BEND TOWN COUNCIL

Tuesday January 13, 2026; 6:00pm
Gila Bend Unified School District Media Center
308 North Martin Avenue

Pursuant to ARS § 38-431.02, notice is hereby given that the TOWN COUNCIL will hold a Council meeting on Tuesday January 13, 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
Pledge of Allegiance
Invocation

II. ROLL CALL

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

Councilmember Scott Swanson
Councilmember Mary Vinzant
Councilmember Donny Young

III. Appointment of Interim Town Clerk

The Mayor and Town Council may discuss and possibly take action to appoint Pat Riggs as Interim Town Clerk.
Discussion and possible action.

IV. 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, may ask staff to review a matter, or may ask that a matter be put on a future agenda. 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.)

V. CONSENT AGENDA

(All items subject to approval by a single motion; any Councilmember may require any of these items to be voted on separately).

A. Approval of Council Meeting Minutes: The Mayor and Town Council may discuss and possibly take action to approve the December 9, 2025 regular meeting. **Discussion and possible action**

B. Payment of Claims: The Mayor and Town Council may discuss and possibly take action to ratify claims in

the amount of \$720,359.91 and approve claims in the amount of \$63,263.57 for the period of December 1, 2025 through December 30, 2025. **Discussion and possible action**

VI. **BUSINESS-**

- A. **Legal Overview of Development Exactions:** The Town Attorney will provide an overview of legal considerations related to development exactions, including what the Town may and may not require as part of the development approval process, and a discussion of common tools used to address infrastructure and public facility needs, such as development agreements, stipulations, impact fees, and related mechanisms. **Discussion only.**
- B. **Southwest Bend (Longroad Energy) SFOZ Rezoning Case # ZON-25-001:** The Mayor and Town Council will hold a public hearing and may discuss and possibly take action on Ordinance 26-01, approving rezoning case ZON-25-001 to adopt the Solar Field Overlay Zone on approximately 1,380 acres generally located west of SR-85, along both side of Old U.S. Highway 80 and the Gila Bend Canal, and north and south of W. Fornes Road alignment. **Discussion and possible action**
 - Staff Presentation by Sandra Hoffman, Community Planner
 - Applicant Presentation by Fae Sowders
 - Public Hearing
 - Council Discussion and Possible Action
- 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.**~~

VII. **MCSO REPORT**

(This is the time MCSO may present a brief summary on MCSO crime statistics, data, and cases. The Council may not propose, discuss, deliberate, or take any legal action on the information presented.)

VIII. **DEPARTMENT UPDATES**

(This is the time the Town Manager and/or department heads may provide departmental updates based on written reports submitted in advance. Any such reports are included with the agenda packet and are available to the public prior to the meeting upon request. Council may ask clarifying questions limited to the content of these reports.)

IX. **MAYOR AND COUNCILMEMBER'S REPORT ON CURRENT EVENTS**

(This is the time Councilmember's may present a brief summary on current events. The Council may not propose, discuss, deliberate or take any legal action on the information presented.)

X. **TOWN MANAGER REPORT**

(This is the time the Town Manager may present a brief summary on current events. The Council may not propose, discuss, deliberate, or take any legal action on the information presented.)

XI. **FUTURE AGENDA ITEMS**

(This is the time Councilmembers may request items be placed on future agendas. Requests for future agenda items that are supported by at least 3 Councilmembers shall be added to future agendas. No discussion or voting shall occur on future agenda items.)

XII. **EXECUTIVE SESSIONS:**

(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. **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 transaction. **Discussion only**
- B. **Donation of Land:** 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 donation of land. **Discussion only**
- C. **Aluminum Dynamics Lawsuit:** The Mayor and Town Council may convene into executive session pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and/or consultation for legal advice concerning the Aluminum Dynamics, Inc lawsuits. **Discussion only**

XIII. **ADJOURNMENT**

NOTE: The Council may go into Executive Session for the purpose of obtaining legal advice from the Town's Attorney(s) on any of the above agenda items pursuant to A.R.S. 38-431.03(A)(3).

Date Posted: 1/12 /2026

Town Manager Approval

Time: Before 4:00 pm

Initial KV Date 1-12-26

**This agenda posted no later than 24 hours prior to the meeting
at the following locations:**

Town Website: www.gilabendaz.org

Gila Bend Post Office bulletin board: 109 W Papago

Gila Bend Town Hall lobby: 644 W Pima

Community Center lobby: 202 N Euclid

Family Resource Center: 303 E Pima

Reasonable Accommodations For Persons With Disabilities And Persons With Limited English Proficiency Will Be Provided Upon Request. Please Telephone Your Accommodation Request (928 683-2255 Or 1-800-367-8939 Add Arizona Relay Service) 72 Hours In Advance If You Need A Sign Language Interpreter Or Alternate Materials For A Visual Or Hearing Impairment.

Los Alojamientos Razonables Para Personas Con Incapacidades Y Personas Con La Pericia Inglesa Limitada Seran Proporcionados Sobre El Pedido. Telefonee Por Favor Su Pedido Del Alojamiento (928 683-2255 O 1-800-367-8939 Agregan Arizona El Servicio Del Relevo) 72 Horas En El Avance Si Usted Necesita A Un Interprete De Lenguaje Por Señas O Alterna Las Materias Para Un Visual O Deterioro De Vista.



NOTICE OF PUBLIC MEETING

GILA BEND TOWN COUNCIL

Tuesday December 9, 2025; 6:00pm
Gila Bend Unified School District Media Center
308 North Martin Avenue

MINUTES

I. CALL TO ORDER

Call to Order
Pledge of Allegiance
Invocation

II. ROLL CALL

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

Councilmember Scott Swanson **Present**
Councilmember Mary Vinzant **Present**
Councilmember Donny Young **Via Phone**

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, may ask staff to review a matter, or may ask that a matter be put on a future agenda. 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.)

Resident and Town Magistrate J.B. Getzwiller informed Council that it is with a heavy heart he has submitted his resignation effective at end of this month. Mr. Getzwiller thanked the Town of Gila Bend and he is going out on his own accord and it is just time. He will continue to help as Pro Tem and Supervisor Gallardo will appoint someone for the year that is left of his term. Mr. Getzwiller thanks the Town and the town will always be in his heart as he loves this place and will always love it. Councilmember Mary Vinzant thanked Mr. Getzwiller for his service and hopes he has a beautiful ride off into the sunset.

Tyson Stuhr thanked the Town and appreciates the help with the WIFA Grant process which was unsuccessful last Wednesday at the hearing. The Board awarded a 60-40 grant, but this is not what we wanted. The application process opens again in January of 2026 and would appreciate if the Town would reconsider another submission as this is a neat project that will save a lot of water.

Arie Van Hofwegen from Sunset Farms and Paloma Dairy spoke about their fueling station project and they are running into road blocks. The project is an Ozinga CNG refueling station that will fuel milk trucks. Often times when the paper mill shuts down for maintenance the natural gas plant must also shut down as there is not enough need for the gas. This partnership will allow them to use the fuel for these milk trucks. They have run into a little bit of trouble getting this through the zoning process and they are still trying to get approvals which is taking much longer than expected. At this point it is getting so difficult that they might have to reconsider different locations and they are hoping to bring this project to the end to the finish line.

Allan Van Hofwegen also works with Arie Van Hofwegen and helped to develop the natural gas plant back in 2019. Ozinga CNG has built dozens of these sites across the nation and they are based out of Chicago and are a Christian family. They have built sites in Chicago and in LA County and unfortunately, their comment is that this is the hardest one they have ever done and that is what is concerning. Mr. Van Hofwegen has invested his life's work in Gila Bend and this is a simple project as it is cleaner than diesel and the trucks are quieter. This does not add to traffic and it is locally produced natural gas and will help the other farm located on Butterfield Trail. Mr. Van Hofwegen is passionate about this project and it is disheartening why he and his partners thought they had a simple project and they have so many hurdles. They are asking for 100 truckloads of dirt at the site even though it is on the highest part of the property. Drainage is not a problem. If they could use some common sense with planners and engineers, they think they could get it done.

Robert Van Hofwegen spoke to Council about having built the dairy in 2006 about 21 years ago and there were

questions back then about how it would effect the town. They have poured a lot into this farm and now it is coming up on the next generation. They put on 3-5 tours every year from people all over the country and out of the country. They have had folks from Germany and Japan fly in as they are interested in seeing what is going on with the operation in regards to cattle sourcing, cattle genetics, feed, and now renewable energy. The latest venture that is being proposed would fuel 13-15 loads of milk a day going to Phoenix of which happens 365 days a year. Mr. Van Hofwegen also spoke about the October 12th flood where 1070 cubic feet per second of water was coming underneath the overpass and the dairies sustained massive damage. They thought they were going to lose it all and by the grace of God and diligence they are putting everything back together. Mr. Van Hofwegen was told today that it is 3800 cubic feet of dirt that will be required to raise the site. They do not want to stick it up so high and want to make this fit into the landscape. When they get this done it will be something to share and the town can be a part of.

IV. CONSENT AGENDA

(All items subject to approval by a single motion; any Councilmember may require any of these items to be voted on separately).

- A. Approval of Council Meeting Minutes: The Mayor and Town Council may discuss and possibly take action to approve the November 12, 2025 regular meeting minutes and the November 25, 2025 special meeting minutes. Discussion and possible action
Councilmember Will Sipes moved to approve the Consent Agenda
Second by Councilmember Fernando Fernandez
Motion passed unanimously (6 Ayes: Mayor Tommy Sikes, Councilmembers Fernando Fernandez, Will Sipes, Scott Swanson, Mary Vinzant and Donny Young; Absent: Vice-Mayor Chris Riggs)
- B. Payment of Claims: The Mayor and Town Council may discuss and possibly take action to ratify claims in the amount of \$252,121.79 and approve claims in the amount of \$56,772.43 for the period of November 1, 2025 through November 30, 2025. Discussion and possible action

V. BUSINESS-

- A. Gila Bend Unified School District High School Basketball Donation Request: The Mayor and Town Council may discuss and possibly take action to approve a donation to the Gila Bend Unified School District High School Basketball teams. Discussion and possible action
Jonathan Negrete and Adrian McMahon addressed Council regarding the donation request and provided Council with a background on the basketball team and their needs.
Councilmember Will Sipes moved to approve a donation in the amount of \$2,500 to help cover the cost of the uniforms.
Second by Councilmember Mary Vinzant
Town Manager Katherine Valenzuela informed Council that the donation request was for \$600-\$800. Councilmember Will Sipes responded that this would cover the full cost and the Town has \$12 million in the bank, the Town can give them \$2,500. Mayor Tommy Sikes inquired about what is left in the budget for donations. Town Manager Katherine Valenzuela confirmed that the town can accommodate that.
With no further discussion Mayor Tommy Sikes called for the vote
Motion passed unanimously (6 Ayes: Mayor Tommy Sikes, Councilmembers Fernando Fernandez, Will Sipes, Scott Swanson, Mary Vinzant and Donny Young; Absent: Vice-Mayor Chris Riggs)

MCSO Report taken at this time

- B. Sunrise Engineering Inc. Professional Services Agreement: The Mayor and Town Council may discuss and possibly take action to approve the professional services agreement between the Town of Gila Bend and Sunrise Engineering Inc. for the purpose of providing design services for the Community Development Block Grant (CDBG) Waterline Replacement Project Plan Year 2026-2027 in an amount not to exceed \$64,962. Discussion and possible action
Councilmember Will Sipes moved to approve the Sunrise Engineering Inc Professional Services Agreement
Second by Councilmember Fernando Fernandez
Motion passed unanimously (6 Ayes: Mayor Tommy Sikes, Councilmembers Fernando Fernandez, Will Sipes, Scott Swanson, Mary Vinzant and Donny Young; Absent: Vice-Mayor Chris Riggs)
- C. Horrocks LLC Professional Services Agreement: The Mayor and Town Council may discuss and possibly take action to approve the professional services agreement between the Town of Gila Bend and Horrocks LLC for the purpose of providing as needed professional engineering services. Discussion and possible action
Councilmember Mary Vinzant moved to approve the Horrocks LLC Professional Services Agreement

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

D. December 23, 2025 Regular Council Meeting Cancellation: Mayor and Council may discuss and possibly take action to cancel the December 23, 2025 Regular Council Meeting due to the Holiday Season. Discussion and possible action

Councilmember Fernando Fernandez moved to approve the December 23, 2025 Regular Council Meeting Cancellation

Second by Councilmember Will Sipes

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

E. Resolution 25-03 Personnel Policies: The Mayor and Town Council may discuss and possibly take action to approve Resolution 25-03, a resolution of the Town Council of the Town of Gila Bend, Arizona amending the Town's Personnel Policies and Procedures Section 2 Employment Process, Policy 2-2 Residency Requirements, and Section 3, Policy 3.1 Classified and Unclassified Service in regard to the Town Clerk Position. Discussion and possible action

Town Clerk Beth Sanchez informed Council of a correction to the Resolution number which is 25-04

Brief discussion was held regarding whether to have a discussion before a vote. Mayor Tommy Sikes gave the okay to have a discussion before voting.

Town Manager Katherine Valenzuela spoke to Council regarding Town Clerk Beth Sanchez pursuing another career effective December 18th. In an effort to widen the net and be able to reach out to other clerks that live in other areas and may already have the experience.

Councilmember Scott Swanson spoke about always having an issue with the lack of labor pool in Gila Bend and with upper management department heads and if the Town goes in to change this Councilmember Swanson would like to change them all.

Councilmember Fernando Fernandez disagrees as he likes the fact that the Town Manager should live in the town and be vested in the community. Councilmember Scott Swanson spoke about other cities and towns and that they do not always require the City Manager to be a resident. Discussion continued regarding whether or not Council could discuss other positions. Town Attorney Allen Quist confirmed that this item is limited to the Town Clerk position but Council could request these items be added at the Future Agenda Item. Councilmember Scott Swanson inquired if there is an exemption that could be made or a deviation that could be made if the Town Clerk does not live in town. Town Attorney Allen Quist confirmed that as the Human Resources Policy and Procedure is written the Town Clerk must live in town. Councilmember Will Sipes inquired about the language of the Resolution and who they are giving the authority to. Councilmember Will Sipes is opposed to giving away this power to the Town Manager and giving too much power to the Town Manager. Discussion continued regarding the Town Clerk position and the language of the Resolution and what can be voted on.

Councilmember Scott Swanson moved to amend Resolution 25-04 Personnel Policies and Procedures, Section 2 Employment process, Policy 2-2 Residency Requirements, strike the last sentence and Section 3

Town Attorney Allen Quist clarified that the motion is to approve Resolution 25-04 but in a modified form amending Section 2.2 and it leaves Section 3, 2.2 and not changes to Section 3.1

Second by Councilmember Will Sipes

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

F. Ordinance 25-04 Town Officials and Organizations: The Mayor and Town Council may discuss and possibly take action to approve Ordinance 25-04, an ordinance of the Town Council of the Town of Gila Bend, Arizona amending the Gila Bend Town Code Title III Administration, Chapter 31 Town Officials and Organizations, Section 31.043 Powers and Duties, by removing Town Clerk from the list of positions for which the Town Council has exclusive authority to hire, suspend, or remove. Discussion and possible action

Mayor Tommy Sikes asked if there was any discussion on this item and Councilmember Will Sipes informed Council that he is opposed to taking this power away and giving all the power to the Town Manager.

Councilmember Will Sipes moved to deny Ordinance 25-04, Town Officials and Organizations

Second by Councilmember Mary Vinzant

Mayor Tommy Sikes called for the vote and there was confusion on what the motion is and how Council voted.

Mayor Tommy Sikes called for a role call vote:

Mayor Tommy Sikes- No

Vice-Mayor Chris Riggs- Absent
Councilmember Fernando Fernandez- Yes
Councilmember Will Sipes- Yes
Councilmember Scott Swanson- Yes
Councilmember Mary Vinzant- Yes
Councilmember Donny Young- Yes

Motion passed (6 Ayes: Councilmembers Fernando Fernandez, Will Sipes, Scott Swanson, Mary Vinzant and Donny Young; 1 No: Mayor Tommy Sikes; Absent: Vice-Mayor Chris Riggs)

VI. MCSO REPORT

(This is the time MCSO may present a brief summary on MCSO crime statistics, data, and cases. The Council may not propose, discuss, deliberate, or take any legal action on the information presented.)

Seargent Trent Loveless provided Council with the MCSO Report. There has been an uptick in property thefts and MCSO is aware and are increasing their patrols in the area. This is usually happening right around the time the businesses are closing down and if residents see something they need to report it. There have been 32 thefts for the year, five sexual violations, 11 motor vehicle thefts, one homicide, 14 burglaries and 20 assaults.

VII. DEPARTMENT UPDATES

(This is the time the Town Manager and/or department heads may provide departmental updates based on written reports submitted in advance. Any such reports are included with the agenda packet and are available to the public prior to the meeting upon request. Council may ask clarifying questions limited to the content of these reports.)

No Comments

VIII. MAYOR AND COUNCIL MEMBER'S REPORT ON CURRENT EVENTS

(This is the time Councilmember's may present a brief summary on current events. The Council may not propose, discuss, deliberate or take any legal action on the information presented.)

Mayor Tommy Sikes attended the Christmas which was well attended and also attended the Mayors and Managers meeting today in El Mirage.

Councilmember Mary Vinzant spoke about attending a webinar regarding OpenAI titles How AI Works for Government and with real world applications and there are some amazing applications that we need to start thinking about.

Councilmember Scott Swanson informed Council that the snowbirds are back and won first place in the Light Parade and they are ready to donate with donation boxes at the Senior Center and help out at the Thursday food drives.

Councilmember Will Sipes thanked J.B. Getzwiler for 20 years of service and thanks Beth for her service and also thanks First Baptist Church for donating money to help pay everyone's water bill.

IX. TOWN MANAGER REPORT

(This is the time the Town Manager may present a brief summary on current events. The Council may not propose, discuss, deliberate, or take any legal action on the information presented.)

Town Manager Katherine Valenzuela spoke about the Light Parade which was well attended and Santa in the Park will be on Saturday night. They are happy to have the JAG students volunteering as well. Having that relationship with JAG and seeing their participation in town events has been a great asset and instilling that spirit of volunteerism. The zoning code update will resume in the new year and this is Council's opportunity to take a look at the code and offer suggestions on how that process can be streamlined. Bearing in mind what speakers have talked about these are things that can be addressed in the town code update and zoning code update. The State of Arizona has new standards coming into effect in the new year which is to be considered as well.

X. FUTURE AGENDA ITEMS

(This is the time Councilmembers may request items be placed on future agendas. Requests for future agenda items that are supported by at least 3 Councilmembers shall be added to future agendas. No discussion or voting shall occur on future agenda items.)

Councilmember Scott Swanson asked Town Attorney Allen Quist about options to have agenda items or workshops and have crosstalk on the facility that's going on CNG. How can Council communicate with them and understand their needs and also with Sandra and Logan Simpson. Councilmember Scott Swanson hates to see all this happen and is frustrated with the lack of being able to come together and talk about all these things because of all the protocols and legislative item issues. Councilmember Scott Swanson would like to hear what they have to say and what Sandra has to say. Town Attorney Allen Quist informed Council that they are welcome to speak to developers and residents as this is part of the constitutional right to petition the government. Having a work session on a particular case in review does not fit within the administrative process.

Councilmembers can meet in small groups but cannot come back and discuss with other councilmembers. Councilmember Will Sipes would like to include an item to discuss the change in language regarding the residency requirements and serving at the pleasure of the Council. Discussion was held regarding what was just voted on and what still needs discussion. Town Attorney Allen Quist clarified that what Council is requesting is an item to discuss certain positions and town residency requirements. Mayor Tommy Sikes agrees to this item along with Councilmember Scott Swanson.

Councilmember Will Sipes moved to enter into executive session at 6:53 p.m.

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

XI. EXECUTIVE SESSION S:

(This is the time Council may hold an executive session pursuant to A.R.S. § 38-431.01. No action shall be taken in executive session. Executive sessions are confidential and closed to the public.)

A. Aluminum Dynamics Lawsuit: The Mayor and Town Council may convene into executive session pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and/or consultation for legal advice concerning the Aluminum Dynamics, Inc lawsuits. Discussion only

Councilmember Will Sipes moved to enter into executive session at 7:03 p.m.

Motion passed unanimously (6 Ayes: Mayor Tommy Sikes, Councilmembers Fernando Fernandez, Will Sipes, Scott Swanson, and Mary Vinzant; Absent: Vice-Mayor Chris Riggs)

XII. ADJOURNMENT

Councilmember Fernando Fernandez moved to adjourn the meeting at 7:04 p.m.

Second by Councilmember Will Sipes

Motion passed unanimously (6 Ayes: Mayor Tommy Sikes, Councilmembers Fernando Fernandez, Will Sipes, Scott Swanson, and Mary Vinzant; Absent: Vice-Mayor Chris Riggs)



Finance Department

EXPLANATION OF RELEASED CHECKS ON DECEMBER 31ST, 2025.

All 10-22-XXX GL line items are for employee liability, which include payroll taxes and employee insurance

TOTAL AMOUNT TO BE RATIFIED= \$ 720,359.91

TOTAL AMOUNT TO BE APPROVED = \$ 63,263.57

TOTAL AMOUNT FOR NOVEMBER 2025= \$ 783,623.48

TOWN OF GILA BEND

Check Register - COUNCIL-FY26
Check Issue Dates: 12/1/2025 - 12/31/2025

Dec 31, 2025 12:15PM

Page: 1

Report Criteria:

Report type: GL detail

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
73187								
12/25	12/04/2025	73187	114268	120 WATER	INV012125	50-52-340	10,440.00	PWWS PLATFORM (YEAR)
12/25	12/04/2025	73187	114268	120 WATER	INV012125	50-52-340	5,000.00	ICR ENHANCED MANAGED SERVICES PACKAGE
12/25	12/04/2025	73187	114268	120 WATER	INV012125	50-52-340	923.10	FIRST CLASS LETTER
12/25	12/04/2025	73187	114268	120 WATER	INV012125	50-52-340	1,566.00-	DISCOUNT
12/25	12/04/2025	73187	114268	120 WATER	INV012125	50-52-340	960.11	TAX
Total 73187:								15,757.21
73188								
12/25	12/04/2025	73188	2377	ARIZONA PUBLIC SERVICE	0397390000 N	21-61-620	72.84	ELECTRICITY FOR - 1500 E HWY 85 ARENA
12/25	12/04/2025	73188	2377	ARIZONA PUBLIC SERVICE	2250770000 N	25-71-400	93.83	ELECTRICITY FOR - 205 E PIMA ST
12/25	12/04/2025	73188	2377	ARIZONA PUBLIC SERVICE	2657661000 N	10-84-620	40.42	ELECTRICITY FOR - 213 N SCOTT ST LIGHTS
12/25	12/04/2025	73188	2377	ARIZONA PUBLIC SERVICE	4510441000 N	10-84-620	943.03	ELECTRICITY FOR - 216 N SCOTT ST LIGHTS
12/25	12/04/2025	73188	2377	ARIZONA PUBLIC SERVICE	519561000 N	21-61-620	5,773.05	ELECTRICITY FOR - 200 N EUCLID AVE ST LIGHTS
12/25	12/04/2025	73188	2377	ARIZONA PUBLIC SERVICE	592558607 N	10-46-620	39.57	ELECTRICITY FOR - 109 E PIMA ST MFG AP
12/25	12/04/2025	73188	2377	ARIZONA PUBLIC SERVICE	607534000 N	10-84-620	116.13	ELECTRICITY FOR - 400 S MARTIN PK
12/25	12/04/2025	73188	2377	ARIZONA PUBLIC SERVICE	6472721000 N	25-71-400	361.40	ELECTRICITY FOR - 303 E PIMA ST
12/25	12/04/2025	73188	2377	ARIZONA PUBLIC SERVICE	7928620000 N	50-52-620	44.92	ELECTRICITY FOR 61200 S 291 AVE
12/25	12/04/2025	73188	2377	ARIZONA PUBLIC SERVICE	8335011000 N	50-52-620	5,511.01	ELECTRICITY 61300 S 291 WELL#7
12/25	12/04/2025	73188	2377	ARIZONA PUBLIC SERVICE	8880010000 N	50-62-620	3,592.47	ELECTRICITY FOR - 1901 W WATERMELON RD
12/25	12/04/2025	73188	2377	ARIZONA PUBLIC SERVICE	9267110000 N	50-52-620	8,492.98	ELECTRICITY FOR - 60410 S 291 AVE
Total 73188:								25,081.65
73189								
12/25	12/04/2025	73189	4919	DRURY, COREY	DEC-2025-1	10-45-340	500.00	AIRPORT MGR - CONTRACTUAL SRVC
Total 73189:								500.00
73190								
12/25	12/04/2025	73190	5450	FINCOMM SYSTEMS, INC	2017207-IN	10-46-370	1,429.30	11 LENOVO THINKBOOK 15
Total 73190:								1,429.30

TOWN OF GILA BEND

Check Issue Dates: 12/1/2025 - 12/31/2025

Page: 2

M = Manual Check, V = Void Check

TOWN OF GILA BEND

Check Register - COUNCIL-F/26
Check Issue Dates: 12/1/2025 - 12/31/2025Page: 3
Dec 31, 2025 12:15PM

Gl Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Gl Account	Invoice Amount	Invoice Amount	Check Amount
12/25	12/04/2025	73198	114223	SUNSTATE EQUIPMENT LLC	23395844	10-86-652	15.00	15.00	ENVIRONMENTAL CHARGE
12/25	12/04/2025	73198	114223	SUNSTATE EQUIPMENT LLC	23395844	10-86-652	225.00	225.00	DELIVERY CHARGE
12/25	12/04/2025	73198	114223	SUNSTATE EQUIPMENT LLC	23395844	10-86-652	204.23	204.23	TAX
12/25	12/04/2025	73198	114223	SUNSTATE EQUIPMENT LLC	23395844	10-86-652	225.00	225.00	PICKUP CHARGE
12/25	12/04/2025	73198	114223	SUNSTATE EQUIPMENT LLC	23395844	10-86-652	260.72	260.72	DAMAGE WAIVER
Total 73198: 2,700.90									
73199	12/04/2025	73199	12241	VALLEYWIDE GENERATOR SERVICE, INC.	21251	50-52-442	832.50	832.50	GENERAC REP, LABOR, PARTS, TRAVEL
12/25	12/04/2025	73199	12241	VALLEYWIDE GENERATOR SERVICE, INC.	21251	50-52-442	290.50	290.50	MILEAGE (ONEWAY)
Total 73199: 1,123.00									
73200									
12/25	12/04/2025	73200	12275	VERIZON COMMUNICATIONS	33200079633	10-46-340	395.33	395.33	VEHICLE TRACKING SUBSCRIPTION 11/01/25 - 11/30/25
Total 73200: 395.33									
73201									
12/25	12/04/2025	73201	1585	AMRERP	40000894-120	10-54-520	2,013.85	2,013.85	AZ COMMERCIAL PACKAGE INSURANCE POLICY - AIRPORT
12/25	12/04/2025	73201	1585	AMRERP	40000894-120	32-57-520	5,410.58	5,410.58	AZ COMMERCIAL PACKAGE INSURANCE POLICY - AMBULANCE
12/25	12/04/2025	73201	1585	AMRERP	40000894-120	24-76-520	3,344.15	3,344.15	AZ COMMERCIAL PACKAGE INSURANCE POLICY - CAPHA
12/25	12/04/2025	73201	1585	AMRERP	40000894-120	10-43-520	1,083.17	1,083.17	AZ COMMERCIAL PACKAGE INSURANCE POLICY - CLERK
12/25	12/04/2025	73201	1585	AMRERP	40000894-120	11-55-520	5,857.52	5,857.52	AZ COMMERCIAL PACKAGE INSURANCE POLICY - FIRE
12/25	12/04/2025	73201	1585	AMRERP	40000894-120	10-84-520	3,281.05	3,281.05	AZ COMMERCIAL PACKAGE INSURANCE POLICY - PARKS
12/25	12/04/2025	73201	1585	AMRERP	40000894-120	10-41-520	566.84	566.84	AZ COMMERCIAL PACKAGE INSURANCE POLICY - COUNCIL
12/25	12/04/2025	73201	1585	AMRERP	40000894-120	10-44-520	368.09	368.09	AZ COMMERCIAL PACKAGE INSURANCE POLICY - COURT
12/25	12/04/2025	73201	1585	AMRERP	40000894-120	10-46-520	1,409.17	1,409.17	AZ COMMERCIAL PACKAGE INSURANCE POLICY - FINANCE
12/25	12/04/2025	73201	1585	AMRERP	40000894-120	10-54-520	2,534.40	2,534.40	AZ COMMERCIAL PACKAGE INSURANCE POLICY - POLICE
12/25	12/04/2025	73201	1585	AMRERP	40000894-120	10-62-520	587.88	587.88	AZ COMMERCIAL PACKAGE INSURANCE POLICY - ECONOMIC DEV
12/25	12/04/2025	73201	1585	AMRERP	40000894-120	10-86-520	783.46	783.46	AZ COMMERCIAL PACKAGE INSURANCE POLICY - RECREATION
12/25	12/04/2025	73201	1585	AMRERP	40000894-120	10-60-520	4,401.03	4,401.03	AZ COMMERCIAL PACKAGE INSURANCE POLICY - PUB WORKS
12/25	12/04/2025	73201	1585	AMRERP	40000894-120	10-68-520	1,435.46	1,435.46	AZ COMMERCIAL PACKAGE INSURANCE POLICY - SANITATION
12/25	12/04/2025	73201	1585	AMRERP	40000894-120	10-46-520	5,300.16	5,300.16	AZ COMMERCIAL PACKAGE INSURANCE POLICY - MANAGER
12/25	12/04/2025	73201	1585	AMRERP	40000894-120	21-61-520	3,175.89	3,175.89	AZ COMMERCIAL PACKAGE INSURANCE POLICY - STREETS
12/25	12/04/2025	73201	1585	AMRERP	40000894-120	50-52-520	9,180.64	9,180.64	AZ COMMERCIAL PACKAGE INSURANCE POLICY - WATER
12/25	12/04/2025	73201	1585	AMRERP	40000894-120	50-52-520	1,887.66	1,887.66	AZ COMMERCIAL PACKAGE INSURANCE POLICY - WASTE WATER

TOWN OF GILA BEND

Check Register - COUNCIL-FY26
Check Issue Dates: 12/1/2025 - 12/31/2025

Page: 4

M = Manual Check, V = Void Check

TOWN OF GILA BEND

Check Register - COUNCL-FY26

Page: 5

M = Manual Check, V = Void Check

TOWN OF GILA BEND

Check Register - COUNCIL-FY26
Check Issue Dates: 12/1/2025 - 12/31/2025

Page: 6

TOWN OF GILA BEND

Check Register - COUNCIL-FY26
Check Issue Dates: 12/1/2025 - 12/31/2025Page: 7
Dec 31, 2025 12:15PM

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
Total 73214:								
73215	12/10/2025	73215	10418	SABRA'S TERMITE & PEST CONTROL	1032763617		10-46-640	375.00
Total 73215:								
73216	12/15/2025	73216	3441	BOUND TREE MEDICAL, LLC	86014964	32-57-360	170.70	170.70
12/25	12/15/2025	73216	3441	BOUND TREE MEDICAL, LLC	86014964	32-57-360	203.70	203.70
12/25	12/15/2025	73216	3441	BOUND TREE MEDICAL, LLC	86014964	32-57-360	71.95	71.95
12/25	12/15/2025	73216	3441	BOUND TREE MEDICAL, LLC	86014964	32-57-360	457.38	457.38
12/25	12/15/2025	73216	3441	BOUND TREE MEDICAL, LLC	86014964	32-57-360	246.96	246.96
12/25	12/15/2025	73216	3441	BOUND TREE MEDICAL, LLC	86014964	32-57-360	310.00	310.00
12/25	12/15/2025	73216	3441	BOUND TREE MEDICAL, LLC	86014964	32-57-360	125.32	125.32
12/25	12/15/2025	73216	3441	BOUND TREE MEDICAL, LLC	86014964	32-57-360	95.90	95.90
12/25	12/15/2025	73216	3441	BOUND TREE MEDICAL, LLC	86014964	32-57-360	80.90	80.90
12/25	12/15/2025	73216	3441	BOUND TREE MEDICAL, LLC	86014964	32-57-360	52.90	52.90
12/25	12/15/2025	73216	3441	BOUND TREE MEDICAL, LLC	86014964	32-57-360	172.45	172.45
12/25	12/15/2025	73216	3441	BOUND TREE MEDICAL, LLC	86014964	32-57-360	229.90	229.90
12/25	12/15/2025	73216	3441	BOUND TREE MEDICAL, LLC	86014964	32-57-360	290.70	290.70
12/25	12/15/2025	73216	3441	BOUND TREE MEDICAL, LLC	86016742	32-57-370	404.97	404.97
12/25	12/15/2025	73216	3441	BOUND TREE MEDICAL, LLC	86016742	32-57-370	39.68	39.68
12/25	12/15/2025	73216	3441	BOUND TREE MEDICAL, LLC	86019901	32-57-360	47.90	47.90
Total 73216:								
73217	12/21/2025	73217	3705	CANON FINANCIAL SERVICES, INC	42180944	10-43-340	27.45	27.45
Total 73217:								
73218	12/15/2025	73218	9905	CENTURY LINK	333913828 DE	24-70-530	23.03	23.03
12/25	12/15/2025	73218	9905	CENTURY LINK	333913826 DE	24-71-530	48.15	48.15
12/25	12/15/2025	73218	9905	CENTURY LINK	333913826 DE	24-73-530	69.08	69.08
12/25	12/15/2025	73218	9905	CENTURY LINK	333913826 DE	24-76-530	69.08	69.08
12/25	12/15/2025	73218	9905	CENTURY LINK	333913826 DE	24-73-530	27.36	27.36
Total 73218:								

M = Manual Check, V = Void Check

TOWN OF GILA BEND

Check Register - COUNCIL-FY26

Page: 8

M = Manual Check, V = Void Check

TOWN OF GILA BEND

Check Register - COUNCIL-FY26
Check Issue Dates: 12/1/2025 - 12/31/2025

Page: 9
Dec 31, 2025 12:15PM

M = Manual Check, V = Void Check

TOWN OF GILA BEND

Check Register - COUNCIL-FY26
Check Issue Dates: 12/1/2025 - 12/31/2025Page: 10
Dec 31, 2025 12:15PM

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
12/25	12/15/2025	73229	12278	VERIZON WIRELESS	6130022059	25-71420	41.44	41.44
12/25	12/15/2025	73229	12278	VERIZON WIRELESS	6130022059	10-86-530	41.44	41.44
12/25	12/15/2025	73229	12278	VERIZON WIRELESS	6130022059	10-46-530	41.44	41.44
12/25	12/15/2025	73229	12278	VERIZON WIRELESS	6130022059	50-62-530	41.44	41.44
						32-57-340	20.02	20.02
Total 73229:								515.34
73230								
12/25	12/15/2025	73230	12441	WASTE MANAGEMENT	0061063-1571	10-69-800	11,237.67	11,237.67
12/25	12/15/2025	73230	12441	WASTE MANAGEMENT	0061063-1571	10-69-630	2,086.73	2,086.73
12/25	12/15/2025	73230	12441	WASTE MANAGEMENT	0061063-1571	25-71400	87.76	87.76
12/25	12/15/2025	73230	12441	WASTE MANAGEMENT	0061063-1571	10-69-650	139.92	139.92
12/25	12/15/2025	73230	12441	WASTE MANAGEMENT	0061063-1571	25-71-520	94.08	94.08
12/25	12/15/2025	73230	12441	WASTE MANAGEMENT	0061063-1571	10-69-630	158.03	158.03
12/25	12/15/2025	73230	12441	WASTE MANAGEMENT	0061063-1571	10-69-630	144.38	144.38
12/25	12/15/2025	73230	12441	WASTE MANAGEMENT	0061063-1571	10-69-630	24.55	24.55
12/25	12/15/2025	73230	12441	WASTE MANAGEMENT	0061063-1571	10-69-630	24.55	24.55
12/25	12/15/2025	73230	12441	WASTE MANAGEMENT	0061063-1571	10-69-630	87.76	87.76
12/25	12/15/2025	73230	12441	WASTE MANAGEMENT	0061063-1571	10-69-630	131.02	131.02
Total 73230:								14,216.45
73232								
12/25	12/15/2025	73232	1681	A.M.R.R.P. WC ADMIN FUND	Q3 2025 WC	10-22785	15,966.23	15,966.23
Total 73232:								15,966.23
73233								
12/25	12/15/2025	73233	9171	PALOMA SECURITY	20251214-1	10-54-500	1,395.00	1,395.00
Total 73233:								1,395.00
73234								
12/25	12/22/2025	73234	6745	ABRAZO WEST CAMPUS	AWC 113025	32-57-360	227.99	227.99
Total 73234:								227.99

TOWN OF GILA BEND

Check Register - COUNCL-FY26
Check Issue Dates: 12/1/2025 - 12/31/2025

Page: 11
Dec 31 2025 12:15PM

Period	Issue Date	Check Number	Vendor Number	Payee	Invoice Number	GL Account	Invoice Amount	Check Amount
73235	12/25	12/22/2025	73235	2145 AREA AGENCY ON AGING	GLB26-001	24-74-250	3.00	3.00
				Total 73235:				
73236	12/25	12/22/2025	73236	2377 ARIZONA PUBLIC SERVICE	4113060000 D	21-61-620	30.26	30.26
				8305820000 D	21-61-620	43.30	43.30	ELECTRICITY FOR 107 S MARTIN AVE
				8305820000 D	21-61-620	43.30	43.30	ELECTRICITY FOR 304 E RICHARDS ST REAR LIFT STA
				8305820000 D	10-64-620	43.30	43.30	ELECTRICITY FOR - 28551 NE HWY 85
				8305820000 D	10-84-620	147.66	147.66	ELECTRICITY FOR - 219 N SCOTT AVE BALL PK
				8305820000 D	50-62-620	932.18	932.18	ELECTRICITY FOR - E STOUT WELL 4
				8305820000 D	10-84-620	23.96	23.96	ELECTRICITY FOR - 400 S MARTIN AVE PARK
				8305820000 D	10-84-620	67.51	67.51	ELECTRICITY FOR 803 N LOGAN POOL
				8305820000 D	24-70-620	1,161.20	1,161.20	ELECTRICITY FOR - 202 EUCLID
				8305820000 D	50-52-620	433.19	433.19	ELECTRICITY FOR NSO MAIN ST
				8305820000 D	10-46-620	43.30	43.30	ELECTRICITY FOR 300 W PIMA
				8305820000 D	10-84-620	67.54	67.54	ELECTRICITY FOR 220 W PAPAGO PRK
				8305820000 D	50-62-620	1,889.36	1,889.36	ELECTRICITY 61200 S 291 WELL 6
				8305820000 D	21-61-620	44.02	44.02	ELECTRICITY FOR 600 PIMA STREETS
				8305820000 D	11-55-620	447.46	447.46	ELECTRICITY FOR 318 W PAPAGO FD
				8305820000 D	32-57-620	15.14	15.14	ELECTRICITY FOR 318 W PAPAGO FD
				8305820000 D	10-64-620	121.94	121.94	ELECTRICITY FOR 28551 HWY 85 OFFICE
				8305820000 D	50-62-620	47.81	47.81	ELECTRICITY FOR - 28551 HWY 85 WELL
				8305820000 D	24-72-620	43.30	43.30	ELECTRICITY FOR - 118 N EUCLID AVE
				8305820000 D	10-46-620	894.75	894.75	ELECTRICITY FOR 644 W PIMA
				8305820000 D	10-46-620	54.51	54.51	ELECTRICITY FOR 644 W PIMA
				8305820000 D	50-62-620	852.32	852.32	ELECTRICITY FOR - 50408 S 291 WELL 5
				8305820000 D	11-55-620	49.63	49.63	ELECTRICITY FOR 1901 NE HWY 85
							8,104.86	
				Total 73236:				
73237	12/25	12/22/2025	73237	3441 BOUND TREE MEDICAL, LLC	88026331	32-57-370	194.97	194.97
				3441 BOUND TREE MEDICAL, LLC	86026331	32-57-370	19.10	TAX
				Total 73237:				214.07

M = Manual Check, V = Void Check

TOWN OF GILA BEND

Check Register - COUNCIL-FY25
Check Issue Dates: 12/1/2025 - 12/31/2025Page: 12
Dec 31, 2025 12:15PM

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
73238								
12/25	12/22/2025	73238	114239	DALE HICKS APPARATUS REPAIR LLC	72	32-57-435	1,500.00	1,500.00
12/25	12/22/2025	73238	114239	DALE HICKS APPARATUS REPAIR LLC	72	32-57-435	400.00	400.00
12/25	12/22/2025	73238	114239	DALE HICKS APPARATUS REPAIR LLC	72	32-57-435	100.00	100.00
12/25	12/22/2025	73238	114239	DALE HICKS APPARATUS REPAIR LLC	72	32-57-435	34.00	34.00
Total 73238:								
73239								
12/25	12/22/2025	73239	3289	GILA BEND FOOD MART, LLC.	5497	21-61-625	403.64	403.64
12/25	12/22/2025	73239	3289	GILA BEND FOOD MART, LLC.	5497	24-70-625	6.40	6.40
12/25	12/22/2025	73239	3289	GILA BEND FOOD MART, LLC.	5497	24-71-625	18.52	18.52
12/25	12/22/2025	73239	3289	GILA BEND FOOD MART, LLC.	5497	24-73-625	24.82	24.82
12/25	12/22/2025	73239	3289	GILA BEND FOOD MART, LLC.	5497	24-74-625	74.50	AAA FUEL
12/25	12/22/2025	73239	3289	GILA BEND FOOD MART, LLC.	5497	24-70-655	34.86	AAA MILK
12/25	12/22/2025	73239	3289	GILA BEND FOOD MART, LLC.	5497	10-86-625	88.27	REC DEPARTMENT FUEL
12/25	12/22/2025	73239	3289	GILA BEND FOOD MART, LLC.	5497	50-52-625	188.48	WATER DEPARTMENT FUEL
12/25	12/22/2025	73239	3289	GILA BEND FOOD MART, LLC.	5497	50-62-625	189.35	SEWER WASTEWATER DEPARTMENT FUEL
12/25	12/22/2025	73239	3289	GILA BEND FOOD MART, LLC.	5497	24-71-655	11.62	AAA MILK
12/25	12/22/2025	73239	3289	GILA BEND FOOD MART, LLC.	5497	32-57-625	660.70	AMBO DEPARTMENT FUEL
12/25	12/22/2025	73239	3289	GILA BEND FOOD MART, LLC.	5497	11-55-625	1,017.76	FIRE DEPARTMENT FUEL
12/25	12/22/2025	73239	3289	GILA BEND FOOD MART, LLC.	5497	11-55-690	14.52	FIRE ICE
12/25	12/22/2025	73239	3289	GILA BEND FOOD MART, LLC.	5497	10-50-625	438.62	PUBLIC WORKS DEPARTMENT FUEL
12/25	12/22/2025	73239	3289	GILA BEND FOOD MART, LLC.	5497	10-84-625	427.09	PARKS DEPARTMENT FUEL
Total 73239:								
73240								
12/25	12/22/2025	73240	6025	GILA BEND SUN	47501	10-43-325	76.50	76.50
Total 73240:								
73241								
12/25	12/22/2025	73241	114273	GILA BEND UNIFIED SCHOOL DISTRICT	12092025	10-41-690	2,500.00	2,500.00
Total 73241:								
73242								
12/25	12/22/2025	73242	12185	HireRight, LLC	P1302498	10-44-690	77.10	77.10
Total 73242:								

M = Manual Check, V = Void Check

TOWN OF GILA BEND

Check Register - COUNCIL-FY26
Check Issue Dates: 12/1/2025 - 12/31/2025Page: 13
Dec 31, 2025 12:15PM

Gl Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
Total 73242:								
73243	12/2/2025	73243	6725	HOMETOWN GILA BEND HARDWARE	2124	50-62-651	23.68	23.68
12/2/2025	12/2/2025	73243	6725	HOMETOWN GILA BEND HARDWARE	2131	32-57-780	45.95	45.95
12/2/2025	12/2/2025	73243	6725	HOMETOWN GILA BEND HARDWARE	2132	11-55-690	27.44	27.44
12/2/2025	12/2/2025	73243	6725	HOMETOWN GILA BEND HARDWARE	2140	10-60-650	49.59	49.59
12/2/2025	12/2/2025	73243	6725	HOMETOWN GILA BEND HARDWARE	2141	10-60-650	35.52	35.52
12/2/2025	12/2/2025	73243	6725	HOMETOWN GILA BEND HARDWARE	2166	21-61-650	42.81	42.81
12/2/2025	12/2/2025	73243	6725	HOMETOWN GILA BEND HARDWARE	2170	10-86-652	28.54	28.54
12/2/2025	12/2/2025	73243	6725	HOMETOWN GILA BEND HARDWARE	2186	10-84-650	13.15	13.15
12/2/2025	12/2/2025	73243	6725	HOMETOWN GILA BEND HARDWARE	2192	10-86-652	10.97	10.97
12/2/2025	12/2/2025	73243	6725	HOMETOWN GILA BEND HARDWARE	2200	11-55-690	1.66	1.66
12/2/2025	12/2/2025	73243	6725	HOMETOWN GILA BEND HARDWARE	2218	21-61-650	24.80	24.80
12/2/2025	12/2/2025	73243	6725	HOMETOWN GILA BEND HARDWARE	2220	21-61-650	23.04	23.04
12/2/2025	12/2/2025	73243	6725	HOMETOWN GILA BEND HARDWARE	2237	10-60-650	40.60	40.60
12/2/2025	12/2/2025	73243	6725	HOMETOWN GILA BEND HARDWARE	2240	50-52-650	15.77	15.77
12/2/2025	12/2/2025	73243	6725	HOMETOWN GILA BEND HARDWARE	2242	10-60-650	39.52	39.52
12/2/2025	12/2/2025	73243	6725	HOMETOWN GILA BEND HARDWARE	2283	10-84-650	20.83	20.83
12/2/2025	12/2/2025	73243	6725	HOMETOWN GILA BEND HARDWARE	2296	10-84-650	29.62	29.62
12/2/2025	12/2/2025	73243	6725	HOMETOWN GILA BEND HARDWARE	2298	50-52-650	13.17	13.17
12/2/2025	12/2/2025	73243	6725	HOMETOWN GILA BEND HARDWARE	2304	50-52-650	8.77	8.77
12/2/2025	12/2/2025	73243	6725	HOMETOWN GILA BEND HARDWARE	2324	10-60-650	10.97	10.97
12/2/2025	12/2/2025	73243	6725	HOMETOWN GILA BEND HARDWARE	2336	32-57-780	18.84	18.84
12/2/2025	12/2/2025	73243	6725	HOMETOWN GILA BEND HARDWARE	2332	10-60-650	.87	.87
12/2/2025	12/2/2025	73243	6725	HOMETOWN GILA BEND HARDWARE	2385	10-60-650	8.33	8.33
12/2/2025	12/2/2025	73243	6725	HOMETOWN GILA BEND HARDWARE	2392	50-52-650	37.31	37.31
12/2/2025	12/2/2025	73243	6725	HOMETOWN GILA BEND HARDWARE	2393	50-62-651	18.66	18.66
12/2/2025	12/2/2025	73243	6725	HOMETOWN GILA BEND HARDWARE	241422	10-86-652	18.07	18.07
12/2/2025	12/2/2025	73243	6725	HOMETOWN GILA BEND HARDWARE	2418	11-55-690	12.90	12.90
Total 73243:								
73244	12/2/2025	73244	7649	L.N. CURTIS AND SONS	INV1018673	11-55-650	2,125.00	2,125.00
12/2/2025	12/2/2025	73244	7649	L.N. CURTIS AND SONS	INV1018673	11-55-650	425.00	425.00
12/2/2025	12/2/2025	73244	7649	L.N. CURTIS AND SONS	INV1018673	11-55-650	249.90	249.90
12/2/2025	12/2/2025	73244	7649	L.N. CURTIS AND SONS	INV1018673	11-55-650	60.00	TAX
Total 73244:								
621.28								

73244	12/2/2025	73244	7649	L.N. CURTIS AND SONS	INV1018673	11-55-650	2,125.00	LARGE G1 FACEPIECE 10156460 MSA
12/2/2025	12/2/2025	73244	7649	L.N. CURTIS AND SONS	INV1018673	11-55-650	425.00	SMALL G1 FACEPIECE 10156458 MSA
12/2/2025	12/2/2025	73244	7649	L.N. CURTIS AND SONS	INV1018673	11-55-650	249.90	TAX
12/2/2025	12/2/2025	73244	7649	L.N. CURTIS AND SONS	INV1018673	11-55-650	60.00	TRANSPORTATION

M = Manual Check, V = Void Check

TOWN OF GILA BEND

Check Register - COUNCIL-FY26
Check Issue Dates: 12/1/2025 - 12/31/2025Page: 14
Dec 31, 2025 12:15PM

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	Check Register - COUNCIL-FY26	
									Check Issue Dates: 12/1/2025 - 12/31/2025	Page: 14 Dec 31, 2025 12:15PM
Total 73244:										
73245 12/25	12/22/2025	73245	7491	LARSON, KEVIN	114606	50-62-340	1,807.55	1,807.55	2,859.90	
Total 73245:										
73246 12/25	12/22/2025	73246	7969	MARICOPA COUNTY DEPT OF	INV-0147287	50-62-560	2,100.00	2,100.00	2,100.00	WASTEWATER OPERATING PERMIT
Total 73246:										
73247 12/25	12/22/2025	73247	9245	PAT WALKER CONSULTING	2025-074	10-46-350	5,995.00	5,995.00	5,995.00	FINANCIAL ASSISTANCE WILLIAM KAUPPIN NOVEMBER 2025
		73247	9245	PAT WALKER CONSULTING	2025-074	10-46-350	173.60	173.60	173.60	MILEAGE NOVEMBER 2025
12/25	12/22/2025	73247	9245	PAT WALKER CONSULTING	2025-074	10-46-350	2,625.00	2,625.00	2,625.00	FINANCIAL ASSISTANCE CRISTINA CARTIN NOVEMBER 2025
12/25	12/22/2025	73247	9245	PAT WALKER CONSULTING	2025-074	10-46-350	3,360.00	3,360.00	3,360.00	FINANCIAL ASSISTANCE PENNY MALIA NOVEMBER 2025
12/25	12/22/2025	73247	9245	PAT WALKER CONSULTING	2025-074	10-46-350	525.00	525.00	525.00	FINANCIAL ASSISTANCE PAT WALKER NOVEMBER 2025
Total 73247:										12,678.60
73248 12/25	12/22/2025	73248	9285	Pierce Coleman PLLC	31936	10-42-350	15,900.00	15,900.00	15,900.00	PER CONTRACT - LEGAL SERVICES NOVEMBER 2025
Total 73248:										
73249 12/25	12/22/2025	73249	114272	Shade Industries Inc	100112JH17	10-84-560	7,480.70	7,480.70	7,480.70	Shade sail deposit
		73249	114272	Shade Industries Inc	100112JH17	10-86-580	476.52	476.52	476.52	Shade sail deposit tax
Total 73249:										7,957.22
73250 12/25	12/22/2025	73250	10690	SIERRA VISTA FRY FIRE DISTRICT	GB-1125	32-57-340	1,623.65	1,623.65	1,623.65	EMS BILLING SERVICE FEE - NOVEMBER 2025
Total 73250:										1,623.65

TOWN OF GILA BEND

Check Register - COUNCIL-FY26
Check Issue Dates: 12/1/2025 - 12/31/2025

Page: 15

12/25	12/24/2025	73258	9905	CENTURY LINK	333517410 DE	10-46-530	59.26	PHONE SERVICE FOR 928-683-2733
12/25	12/24/2025	73258	9905	CENTURY LINK	333685777 DE	10-46-530	59.26	PHONE SERVICE FOR 928-683-6413
12/25	12/24/2025	73258	9905	CENTURY LINK	333763862 DE	10-46-530	84.26	PHONE SERVICE FOR 928-683-2077
12/25	12/24/2025	73258	9905	CENTURY LINK	333769452 DE	10-46-530	62.98	PHONE SERVICE FOR 928-683-2370
12/25	12/24/2025	73258	9905	CENTURY LINK	333854459 DE	10-46-530	48.59	PHONE SERVICE FOR 928-683-2295
12/25	12/24/2025	73258	9905	CENTURY LINK	333854469 DE	10-46-530	60.54	PHONE SERVICE FOR 928-683-2256
12/25	12/24/2025	73258	9905	CENTURY LINK	333854469 DE	10-46-530	48.59	PHONE SERVICE FOR 928-683-2418
12/25	12/24/2025	73258	9905	CENTURY LINK	333854469 DE	10-46-530	48.59	PHONE SERVICE FOR 928-683-2427
12/25	12/24/2025	73258	9905	CENTURY LINK	333854469 DE	10-46-530	81.34	PHONE SERVICE FOR 928-683-6022
12/25	12/24/2025	73258	9905	CENTURY LINK	333854469 DE	10-46-530	47.25	SURCHARGES & TAXES
12/25	12/24/2025	73258	9905	CENTURY LINK	333939202 DE	10-46-530	59.26	PHONE SERVICE FOR 928-683-6456
12/25	12/24/2025	73258	9905	CENTURY LINK	334021254 DE	25-71-420	48.59	PHONE SERVICE FOR 928-683-6513
12/25	12/24/2025	73258	9905	CENTURY LINK	334021254 DE	25-71-420	48.59	PHONE SERVICE FOR 928-683-6504
12/25	12/24/2025	73258	9905	CENTURY LINK	334021254 DE	25-71-420	48.59	PHONE SERVICE FOR 928-683-6503
12/25	12/24/2025	73258	9905	CENTURY LINK	334021254 DE	25-71-420	32.01	SURCHARGES & TAXES
12/25	12/24/2025	73258	9905	CENTURY LINK	334095740 DE	10-46-530	95.32	PHONE SERVICE FOR 602-379-0321
12/25	12/24/2025	73258	9905	CENTURY LINK	334099903 DE	24-73-530	52.79	PHONE SERVICE FOR 928-683-2245
12/25	12/24/2025	73258	9905	CENTURY LINK	334099903 DE	24-71-530	48.59	PHONE SERVICE FOR 928-683-9901
12/25	12/24/2025	73258	9905	CENTURY LINK	334099903 DE	24-73-530	43.23	SURCHARGES & TAXES
12/25	12/24/2025	73258	9905	CENTURY LINK	334099903 DE	24-76-530	48.59	PHONE SERVICE FOR 928-683-2414
12/25	12/24/2025	73258	9905	CENTURY LINK	334099903 DE	24-76-530	48.59	PHONE SERVICE FOR 928-683-2467
Total 73258:								
73259						1,174.81		
12/25	12/24/2025	73259	4206	COLBY AND POWELL, PLC	11785	10-44-320	3,745.00	PREPARATION OF AUDITED FINANCIALS - PROGRESS BILL
Total 73259:								
73260			4919	DRURY, COREY	JAN-2026-1	10-45-340	500.00	AIRPORT MGR - CONTRACTUAL SRVC
Total 73260:								
							500.00	

M = Manual Check, V = Void Check

TOWN OF GILA BEND

Check Register - COUNCL-FY26
Check Issue Dates: 12/1/2025 - 12/31/2025

Page: 17

Check Issue Dates: 12/1/2025 - 12/31/2025										Dec 31, 2025 12:15PM
GL Period	Check Issue Date	Check Number	Vendor Number	Payer	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount	Check Amount	
73261	12/24/2025	73261	12172	USABLE LIFE	0006265073	10-22792	177.60	177.60	177.60	LIFE INSURANCE PREMIUMS
Total 73261:										
73262	12/25	12/31/2025	73262	3470 BRIAN G. DI PIETRO LAW, PLLC.	DECEMBER 2	10-42-500	600.00	600.00	600.00	PROSECUTION SERVICES CONTRACT
					NOVEMBER 2	10-42-500	600.00	600.00	600.00	PROSECUTION SERVICES CONTRACT
Total 73262:										
73263	12/5/1/2025	73263	4225	COLONIAL LIFE & ACCIDENT	893464801058	10-22770	1,024.03	1,024.03	1,024.03	LIFE INS PREMIUMS
Total 73263:										
73264	12/25	12/31/2025	73264	5105 EMPIRE MACHINERY	EMPS721640	21-61-675	12.00	12.00	12.00	WASHER
					EMPS721640	21-61-675	2.50	2.50	2.50	WASHER
					EMPS721640	21-61-675	142.92	142.92	142.92	KIT SEAL
					EMPS721640	21-61-675	132.30	132.30	132.30	KIT SEAL
					EMPS721640	21-61-675	18.25	18.25	18.25	fax
Total 73264:										
73265	12/25	12/31/2025	73265	7913 MARICOPA CNTY SHERIFFS OFFICE	JAN26PATRO	10-54-340	53,201.68	53,201.68	53,201.68	PATROL SERVICES JANUARY 2025
Total 73265:										
73266	12/25	12/31/2025	73266	7780 METRON FARNIER LLC	992415546	50-52-830	438.92	438.92	438.92	APN-SPL4X24OETP2 SS SPOOL 4X24 OPEN END W-2 TEST PORT
Total 73266:										
73267	12/25	12/31/2025	73267	9033 ODP BUSINESS SOLUTIONS	450059561001	10-86-650	13.99	13.99	13.99	MINI POST-ITS
					450059561001	10-86-650	18.12	18.12	18.12	SHARPIE HIGHLIGHTERS
					450059561001	10-86-650	20.20	20.20	20.20	POST-IT NOTES POP UP

M = Manual Check, V = Void Check

TOWN OF GILA BEND

Check Issue Dates: 12/1/2025 - 12/31/2025
Check Register - COUNCIL-F-426

Page: 18

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
12/25	12/31/2025	73267	9033	ODP BUSINESS SOLUTIONS	450059561001	10-86-650	56.84	56.84
12/25	12/31/2025	73267	9033	ODP BUSINESS SOLUTIONS	450059561001	10-86-650	10.59	10.59
12/25	12/31/2025	73267	9033	ODP BUSINESS SOLUTIONS	450059561001	10-86-650	1.09-	1.09-
12/25	12/31/2025	73267	9033	ODP BUSINESS SOLUTIONS	45006180001	10-86-650	24.59	24.59
12/25	12/31/2025	73267	9033	ODP BUSINESS SOLUTIONS	45006180001	10-86-650	2.41	2.41
12/25	12/31/2025	73267	9033	ODP BUSINESS SOLUTIONS	450061804001	10-86-650	13.89	13.89
12/25	12/31/2025	73267	9033	ODP BUSINESS SOLUTIONS	450061804001	10-86-650	1.35	1.35
12/25	12/31/2025	73267	9033	ODP BUSINESS SOLUTIONS	450061804001	10-86-650	.14-	.14-
Total 73267:							160.75	
73268	12/25	73268	9171	PALOMA SECURITY	20251228-1	10-54-500	1,440.00	1,440.00
Total 73268:							1,440.00	
73269	12/25	73269	114264	RICHARD A WALLACE	12312501	10-60-340	7,170.00	7,170.00
Total 73269:							7,170.00	
73270	12/25	73270	114256	SUPPORT PAYMENT CLEARINGHOUS	DECEMBER 2	10-22790	516.00	516.00
Total 73270:							516.00	
73271	12/25	73271	12022	ULINE, INC	201954874	10-84-650	2,100.00	32 GAL TRASH CAN
12/25	12/31/2025	73271	12022	ULINE, INC	201954874	10-84-650	219.08	TAX
12/25	12/31/2025	73271	12022	ULINE, INC	201954874	10-84-650	135.52	SHIPPING
Total 73271:							2,454.60	
73272	12/25	73272	3470	BRIAN G. DI PIETRO LAW, PLLC.	AUGUST 2025	10-42-500	600.00	600.00
Total 73272:							600.00	

M = Manual Check, V = Void Check

TOWN OF GILA BEND

Check Register - COUNCIL-FY26
Check Issue Dates: 12/1/2025 - 12/31/2025Page: 19
Dec 31, 2025 12:15PM

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
								Check Amount
73273								
12/25	12/31/2025	73273	114269	GRANITE SEVEN SOLUTIONS, LLC	NOVEMBER 2	11-55-340	3,220.00	3,220.00
Total 73273:								
12022025								
12/25	12/02/2025	12022025	10905	SOUTHWEST GAS	NOVEMBER 2	24-70-620	67.56	67.56
12/25	12/02/2025	12022025	10905	SOUTHWEST GAS	NOVEMBER 2	24-71-620	12.44	12.44
12/25	12/02/2025	12022025	10905	SOUTHWEST GAS	NOVEMBER 2	24-73-620	35.56	35.56
12/25	12/02/2025	12022025	10905	SOUTHWEST GAS	NOVEMBER 2	24-76-620	62.22	62.22
Total 12022025:								
12052025								
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	899.35	899.35
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	299.96	299.96
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	274.48	274.48
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	44.81	44.81
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	279.08	279.08
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	359.96	359.96
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	766.40	766.40
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	385.18	385.18
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	1,550.11	1,550.11
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	111.96	111.96
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	1,278.96	1,278.96
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	325.25	325.25
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	384.08	384.08
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	255.12	255.12
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	813.00	813.00
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	27.43	27.43
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	988.57	988.57
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	1,486.28	1,486.28
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	28.34	28.34
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	107.04	107.04
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	50-52-645	107.58	107.58
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	50-52-645	205.40	205.40
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	508.29	508.29
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	516.22	516.22
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	50-52-645	87.83	87.83
GB FIRE DPT ASSESSMENT, EVALUATION, AND RECOMMENDATION								

TOWN OF GILA BEND

Check Register - COUNCIL-FY26
Check Issue Dates: 12/1/2025 - 12/31/2025Page: 20
Dec 31, 2025 12:15PM

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
					Invoice Number	GL Account	Amount	Amount
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	332.47	332.47
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	158.00	158.00
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	20.84	20.84
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	872.92	872.92
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	1,036.35	1,036.35
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	178.65	178.65
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	85.00	85.00
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	235.25	235.25
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	64.72	64.72
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	548.04	548.04
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	50-52-645	110.76	110.76
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	24-71-655	229.52	229.52
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	24-71-655	11.25	11.25
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	24-70-650	346.85	346.85
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	24-71-660	346.86	346.86
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	24-70-655	1,00.00	1,00.00
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	24-71-655	475.91	475.91
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	499.83	499.83
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	658.74	658.74
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	24-70-655	105.29	105.29
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	24-71-655	105.29	105.29
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	24-70-650	44.23	44.23
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	24-70-655	229.51	229.51
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	46.11	46.11
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	518.59	518.59
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	315.36	315.36
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-46-370	300.00	300.00
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	104.28	104.28
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	15.36	15.36
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	109.78	109.78
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	1,060.47	1,060.47
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	257.99	257.99
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	1,022.45	1,022.45
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	308.37	308.37
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	485.21	485.21
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	119.30	119.30
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	132.47	132.47
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	79.53	79.53
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	36.21	36.21

M = Manual Check, V = Void Check

TOWN OF GILA BEND

Check Register - COUNCIL-FY26
Check Issue Dates: 12/1/2025 - 12/31/2025Page: 21
Dec 31, 2025 12:15PM

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Invoice Amount	Check Amount
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	302.49	302.49
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	510.52	510.52
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-84-650	63.68-	63.68-
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	338.93	338.93
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	287.79	287.79
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	130.26	130.26
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	223.02	223.02
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	129.61	129.61
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	32-57-455	868.05	868.05
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-44-615	1,045.35	1,045.35
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-46-670	101.98	101.98
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-650	171.16	171.16
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	71.61	71.61
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	420.58	420.58
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	172.59	172.59
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	148.31	148.31
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12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	10-86-652	22.85	22.85
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12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	25-71-360	288.75-	288.75-
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	24-70-560	66.28	66.28
12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	24-70-655	6.23	6.23
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12/25	12/05/2025	12052025	11545	National Bank of Arizona	NOVEMBER 2	24-71-655	6.23	6.23
Total 12052025:					30,369.83			
Grand Totals:					783,623.48			

M = Manual Check, V = Void Check

TOWN OF GILA BEND

Check Register - COUNCIL-FY26
Check Issue Dates: 12/1/2025 - 12/31/2025

Page: 22
Dec 31, 2025 12:15PM

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:
Report type: GL detail

EXACTIONS: WHAT THE TOWN CAN AND CANNOT ASK FOR

Gila Bend Town Council
January 13, 2026



PIERCE | COLEMAN

WHAT IS AN EXACTION?

Definition: A requirement or condition placed on a developer in exchange for Town approval.

Exactions *may be lawful or unlawful depending on whether they are directly related to the development and proportionate to its impacts.*

Common Examples:

- **Improvements:** Construction of roads, utilities, or other public infrastructure.
- **Dedications:** Land, facilities, or ROW provided for public use.
- **Fees:** Payments adopted as part of a Town infrastructure/fee schedule to offset new public service costs.



Nollan (1987): Must have an “essential nexus” between condition and public impact.

LEGAL PRINCIPLES: KEY CASES

Dolan (1994): Must be “roughly proportional” to the development’s impact.

Key Takeaway: The Town can only ask for what is directly justified by the development, both in purpose and scale.

**Koontz (2013): Monetary
exactions (fees) must meet
Nollan/Dolan tests.**

LEGAL PRINCIPLES: KEY CASES

Sheetz (2026):
**Legislative/general impact fees
are also subject to
Nollan/Dolan scrutiny.**

Key Takeaway: Any monetary exaction, whether negotiated for a specific project (Koontz) or established through a general legislative/impact fee program (Sheetz), must still satisfy the legal tests from Nollan and Dolan.

TEST YOUR INSTINCTS: LEGAL OR ILLEGAL?

Scenario 1 – “City Hall for a Rezoning”

A developer seeks a rezoning for a 50-home subdivision. The Town agrees, on the condition that the developer build a new Town Hall.

Illegal → No essential nexus. A City Hall is not caused by, or tied to, the impacts of a 50-home subdivision.

Scenario 2 – “Fix the Town’s Roads”

A developer proposes a small commercial project. The Town requires the developer to repave half the major arterial roads throughout Gila Bend.

Illegal → Even if traffic is an impact, this is not roughly proportional to the project’s contribution to traffic.

Scenario 3 – “Local Street & Water Line”

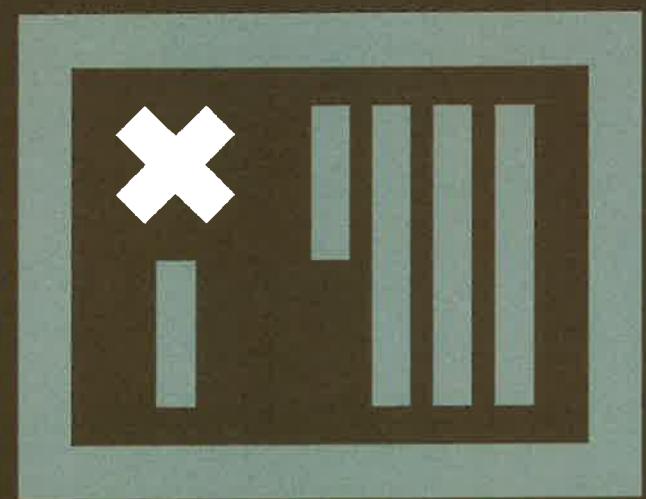
A 100-home subdivision is approved on the condition that the developer extend a local water main to serve the project and improve the adjacent collector street that will carry its traffic.

Likely Legal → Conditions are tied to the project’s impact and related to what the development creates.

HOW EXACTIONS ARE IMPLEMENTED

Mechanisms:

- **Zoning Stipulations**: Approval conditions tied to the project/zoning and included in the adopting ordinance
- **Development Agreements (DA)**: Contractual arrangement with recording & mutual consent
- **Impact/Development Fees**: Formula-based payments for infrastructure or services



ZONING STIPULATIONS

“This is our everyday tool.”

- Adopted with the zoning and run with the land.
- Enforceable just like zoning regulations.
- Fast, transparent, and well understood by planners, courts, and developers.

Most rezonings in Arizona are approved with stipulations — not development agreements.

DEVELOPMENT AGREEMENTS

“This is a special-case tool, not a default.”

- A DA is a contract between the Town and the developer, layered on top of zoning; it's enforceable as a contract.
- Sometimes used for complex site-specific conditions, phasing, or infrastructure commitments.
- Locks in timing, phasing, and obligations for both parties, but limits flexibility.
- Requires in-depth negotiation, legal review, and recording — which can slow projects down.

DAs are optional and are typically used when long-term certainty or complex conditions justify them.

IMPACT / DEVELOPMENT FEES

“This is one way system-wide costs can get funded, but they aren’t universal among municipalities.”

- **Formula-based fees adopted by ordinance.**
- **Backed by detailed infrastructure and cost studies (e.g., traffic, water, sewer, parks), often prepared by specialized consulting firms such as Tischler Bise. These studies can be complex, time-consuming, and costly.**
- **Pay for system-wide needs like roads, water, sewer, & parks.**
- **Apply to all projects equally — not negotiated case by case.**

Fees (if adopted) handle broad infrastructure related to a development; stipulations handle site-specific impacts.

PUTTING IT TOGETHER

Checklist:

Link to Public Impact (Nollan):	Proportionality (Dolan):	Statutory & Procedural Compliance:	Notice & Hearing Procedures:
<ul style="list-style-type: none">• Town Engineer/staff assess development impacts (traffic, utilities, drainage, etc.) and determine whether proposed conditions or fees address those impacts.	<ul style="list-style-type: none">• Staff evaluates whether exactions are roughly proportional to the identified impacts.	<ul style="list-style-type: none">• Town Attorney ensures that any exactions, impact fees, and dedications comply with state law, ordinances, and other legal requirements.	<ul style="list-style-type: none">• Staff confirms all required public notices, hearings, and documentation are completed before Council action.

BEST PRACTICES FOR THE TOWN

- Tie all exactions to legitimate public needs
- Avoid unrelated or overly burdensome conditions
- Use development agreements selectively; most rezonings can be adequately managed with stipulations

TAKEAWAYS



Exactions are a lawful tool to ensure developers contribute fairly to public services.



Legal framework (Nollan, Dolan, Koontz, Sheetz) protects property rights.

QUESTIONS / DISCUSSION



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Community & Economic Development Department

TO: Town Council
FROM: Sandra Hoffman, Senior Associate, Logan Simpson Design
SUBJECT: Southwest Bend (Longroad Energy) SFOZ Rezoning Case # **ZON-25-001**
DATE: December 29, 2025

PLANNING & ZONING COMMISSION HEARING: December 18, 2025

TOWN COUNCIL SCHEDULED: January 13, 2026

STAFF REPORT: SOLAR FIELD OVERLAY ZONE REZONING CASE ZON-25-001

Request From: The property is currently zoned Planned Community (PC) and Rural Zone (AG), with 553-acres in the northern portion previously approved for Solar Field Overlay (Ord. 11-12).

Request To: Solar Field Overlay Zone (SFOZ)

Location: Northeast of central Gila Bend. The property is located west of SR 85, along both sides of Old US Highway 80, and north and south of W. Fornes Road alignment. The Paloma Irrigation District Gila Bend Canal bisects the site.

Property Details The Southwest Bend Solar project area encompasses approximately 1,721-acres in total, with 1,381-acres located within the Town of Gila Bend. This application requests rezoning of all 1,381-acres within the Town limits to the Solar Field Overlay Zone (SFOZ). Although 553 of these acres were previously approved for SFOZ by the Town Council in 2011, they are included in the current request to eliminate any uncertainty regarding the status of the prior approval. The existing zoning within the Town portion of the project area consists of Planned Community (PC) and Agriculture (Rural Zone, AG), along with the 553-acres in the northern portion that previously obtained approval for SFOZ (Ord. 11-12).



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Table 1: Southwest Bend Solar Project Parcels

Project Parcel #	APN	Base Zoning	Acreage
<i>Parcels Covered by Existing SFOZ</i>			
1	401-74-003P	PC	264 acres
2	401-74-005H	PC	271 acres
3	401-74-005G	PC	8 acres
4	401-74-005B	PC	10 acres
<i>Parcels Requiring SFOZ</i>			
5	401-74-007	PC	82 acres
6	401-74-006M	PC	145 acres
7	402-03-003A	PC	48 acres
8	402-03-002C	PC	10 acres
9	402-03-019	PC	10 acres
10	402-03-020	AG	100 acres
11	402-03-013G	AG	169 acres
12	402-03-022	AG	26 acres
13	402-03-021*	AG	36 acres
14	402-04-016	AG	162 acres
15	402-03-012	AG	40 acres
<i>Parcels under Maricopa County Jurisdiction</i>			
16	402-03-001F	RU-190	72 acres
17	402-03-011X	RU-190	268 acres
Total Acreage			1,721 acres
Total Acreage in Town of Gila Bend			1,381 acres
Total Acreage Requiring SFOZ:			828 acres
*A 10-acre portion of APN 402-03-021 will not be included in the Project and SFOZ application due to an ongoing lot split. The acreage in the table reflects that.			
Zoning Designations: PC - Planned Community District AG - Agricultural RU-190 - Rural			

Owners:

ATT Land Company LLC, Gila 1130 LLC, and Larry L. Coyle/Judy A. Coyle

Applicant:

Southwest Bend Solar, LLC / Longroad Energy

General Plan

The current Gila Bend 2040 General Plan Land Use Designation includes Rural Residential (RR), Master Planned Community, Utilities, Public/Semi Public and Parks and Open Space.

Current Zoning:

The current Zoning Districts include Rural Zone Agriculture (Rural AG) and Planned Community District (PC). Approximately 553-acres have previously approved SFOZ.

Surrounding Zoning:

Within the Town of Gila Bend: Rural Zone Agriculture (AG) and Planned Community District (PC). Maricopa County RU-190 Zoning District to the east. NOTE: ASLD manages land to the east and south of the site. The expanded SFOZ area is adjacent to BLM jurisdiction land in the NW and SW portions of the project site.



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Project Scope: Construct an industrial-scale Solar Energy Generation development, including substation, switchyard, BESS, O&M building as described below:

- Solar field of PV modules mounted on a single-axis tracking system.
- Electrical collection systems, including switchgear, power conversion stations, inverters, transformers, and collection lines.
- A project substation and battery energy storage components.
- A 500 kV gen-tie transmission line.
- Associated infrastructure including site perimeter fencing and internal access roads.
- Driveways / gates.
- Meteorological stations.
- Operations and maintenance building and associated equipment storage facilities.
- Possible water storage tanks.

Pre-Application Meeting: Held September 8, 2025

Citizen Review Sessions: Held October 29, 2025, and December 15, 2025

NOTIFICATION: Initial application included 828-acres of the 1381-acre project site located within the Town of Gila Bend. The application was updated to include 553-acres of previously approved SFOZ area in late November. Total project and SFOZ application area: 1,381-acres:

➤ Citizen Review Notice mailed (within 1000-ft):	Oct. 14, 2025
➤ Citizen Review Notice mailed (within 1000-ft):	Dec. 2, 2025
➤ Signs posted on property for P&Z and TC:	Dec. 4, 2025
➤ P&Z Notice Published in Newspaper:	Dec. 4, 2025
➤ First Class Letters Mailed (within 200-ft):	Dec. 4, 2025

AUTHORITY: The Council may adopt ordinances amending the Zone Map in compliance with A.R.S. Section 9-462.04. The Town of Gila Bend Zoning Ordinance Article III, Section 16-3-02 regulates the Administrative Procedures for Amendments to the Zoning Map.

Staff Recommendation: Approval, subject to twelve (12) stipulations, with six (6) sub-stipulations.



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P&Z Recommendation:

Voted 4-0 to recommend approval to the Town Council on December 18, 2025, subject to the twelve (12) stipulations, with six (6) sub-stipulations drafted by staff and added the following conditions included in the SFOZ Ordinance (Ordinance 10-01, Section 16-3-12.C.2.b and d) as stipulations:

1. *Will not be detrimental to the health, safety, or welfare of the community.*
2. *Will not cause traffic congestion.*
3. *Will not overload water/sewer capacities.*
4. *Will not burden public facilities or services.*
5. *Will not seriously depreciate surrounding property values.*
6. *It is in harmony with the purposes and intent of this Ordinance, the plan for the area, and the General Plan.*

BACKGROUND:

The Southwest Bend Solar project area that is included in the SFOZ rezoning case consists of 1,381-acres located within the Town limits. The northern 553-acre portion of the project site previously obtained SFOZ approval in Ordinance 11-12 and is included in the application to avoid any potential interpretation that the existing SFOZ is expired or inactive.

ZONING ORDINANCE:

Article III, 16-4-18.A Solar Field Overlay Zone (SFOZ)

The purpose of the SFOZ is to provide flexibility while promoting sustainable development and renewable energy options. This is a holding overlay zone which allows for future development of property to occur in an organized and sustainable pattern. The zone is not meant to negate current entitlement in the way of underlying zoning or pre-existing overlay zoning, SFOZs should:

1. Promote the use of underutilized land.

STAFF COMMENT: Project site is predominately undeveloped vacant land except for being on both sides of Old US Highway 80 and the Gila Bend Canal. Approximately 40% of the area included in this application obtained SFOZ approval from the Town Council previously (553-acres out of the 1380-acres) **MET**

2. Further economic development.

STAFF COMMENT: Southwest Bend Solar promotes sustainable development by providing a renewable energy system that allows for future development to have reliable energy. The project will provide tax revenue and use local engineering and development contractors. **MET**



Community & Economic Development Department

3. **Promote employment opportunities within the Town of Gila Bend.**
STAFF COMMENT: The Narrative identifies providing up to 300 construction jobs and up to five (5) full time employees to maintain the project site. **MET**
4. **Help meet utility companies' requirements as related to the percentage of renewable energy in which such utilities are required by State and Federal guidelines.**
STAFF COMMENT: Narrative provides information on the renewable energy project and meeting State and Federal guidelines. **MET**

16-4-18.B Solar Field Overlay Zone (SFOZ). General Requirements and Standards

1. **Applicant must own the property or have a minimum 10-year lease.**
STAFF COMMENT: Lease and purchase documents provided by the Applicant. **MET**
2. **Conformance with the General Plan.** Must conform with the Goals and Policies:

Land Use Policy 6 (Pg. 25): The Town of Gila Bend supports land use development that mitigates impacts to air quality and that is oriented to promote renewable energy and sustainable development. **MET**

Strategies for Public Facilities and Services (Pg. 39): #4 Gila Bend has established itself as a capital for solar power due to the availability of flat land. **MET**

3. **SFOZ Regulations:** Minimum size must be 100-acres or minimum 40-acres if adjacent or across the street from a SFOZ and approval of the proposed SFOZ will contribute to renewable energy production for the public. **MET**
4. **Front, Rear and Side Yard Building Setback Regulations:** Perimeter property line and dedicated street ROW: **35-feet.** **MET**
STAFF COMMENT: The SFOZ narrative and the anticipated site plan will identify a minimum 10-foot setback for the solar panels from the project perimeter property lines and public rights-of-way, and a minimum 35-foot setback for buildings, with a 0-foot setback applied to solar arrays located on adjoining internal project parcels to allow for efficient use of the site area.
5. **Operation and Maintenance Requirements for Solar Fields:** Clear of debris, weeds, trash. The equipment shall remain in good repair and working order, malfunctioning equipment in disrepair or inoperable equipment shall be removed from the property immediately. **MET**
STAFF COMMENT: The project narrative states that maintenance activities include cleaning PV modules, dust control, weed control, debris/trash removal, maintaining electrical collection system components, and maintaining on-site infrastructure.



Community & Economic Development Department

PALOMA IRRIGATION DISTRICT, Robert VanHofwegen Comments:

Longroad Solar reached out to us. After conferring with our legal counsel, we are willing to remove our objection to this part of their application but will ask the Town to check with us before issuing a permit to construct. They gave adequate assurances that they will meet our requirements.

MILITARY COMMENTS: Gila Bend Air Force Auxiliary Field. Mark James and Jennifer Rahn Reviewer.

Light interference, spectrum utilization and electromagnetic interference, impairment of pilot's visibility and bird strike hazards must be addressed. The location and height of transmission lines must be provided with the Site Plan submittal and the Applicant will need to file an OE/AAA case for the power poles and gen-tie location.

STAFF COMMENT: Since the Southwest Bend Solar project will be located within the "territory in the vicinity of a military airport," it will be subject to approximately 170 flights per day. All military review comments will be addressed as the project moves forward.

STIPULATION INCLUDED.

ARIZONA GAME AND FISH DEPARTMENT, Calle Hinkle Reviewer:

During the planning stages of the project, consider the local or regional needs of wildlife in regard to movement, connectivity, and access to habitat needs. The uplands support a large diversity of species and it's important to identify and conserve upland wildlife movement corridors. It is also important to maintain biodiversity and ecosystem functions which can be facilitated through improving designs of structures, fences, roadways, and culverts to promote passage for a variety of wildlife species.

APPLICANT RESPONSE: The Applicant will continue to coordinate with the Arizona Game and Fish Department (AZGFD) throughout the development process to mitigate and reduce potential impacts on biological resources. Such mitigation will be largely determined and incorporated during the site planning phase of the Project, as feasible. **STIPULATION INCLUDED.**

HISTORIC BUTTERFIELD TRAIL

APPLICANT RESPONSE: The Applicant consulted with Town of Gila Bend staff regarding the best approach for the Historic Butterfield Trail that is mapped by the National Park Service (NPS) as a potential route for a segment and is located on private lands within the Southwest Bend project area. WestLand performed a survey to state and federal standards in accordance with Section 106 of the National Historic Preservation Act (as amended) and its implementing regulations (36 CFR 800), the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation (48 FR 44716), as outlined in the Arizona State Historic Preservation Act (A.R.S. §41-861, et seq.) and the Arizona Antiquities Act (A.R.S. §41-841, et seq.). Westland also performed an intensive site assessment and found no physical traces of the wagon route.



Community & Economic Development Department

STAFF COMMENT: The Applicant agreed to design and install a commemorative monument sign in proximity to the alignment of the Historic Butterfield Trail location on the National Parks Service and Arizona State Parks documents that matches the signage within the Historic Gatlin Site (a National Historic Landmark) with the Town of Gila Bend. This style of signage could also be utilized in future Town Parks.

STIPULATION INCLUDED.

16-4-18.C Solar Field Overlay Zone (SFOZ). Schedule of Construction

1. Applicant must submit a schedule of construction. The development of the SFOZ must begin within one (1) year of approval by Council in accordance with Section 6-3-12.

STAFF COMMENT: The submittal includes a Conceptual Property Development Plan, but not a site plan. The site plan submittal is anticipated in the fourth quarter of 2026, within one year of the Town Council SFOZ decision. After site plan approval is granted, the building plan review will be completed. It is anticipated that the building permit will be purchased in the first or second quarter of 2027.

2. Applicant may propose to develop the Solar Field in phases. Such phasing schedule will be submitted with the application.

STAFF COMMENT: Table 2, Project Schedule of Construction with Commencement Milestones is included in the Southwest Bend Solar narrative. On site construction is expected to begin in 2027 and is anticipated to be built in one (1) phase, following site plan approval and purchasing building permits. **STIPULATION INCLUDED.**

Table 2. Project Schedule of Construction with Commencement Milestones

Project Phase	Project Milestone	Estimated Timing
Planning & Design	Project Site Control	2021-2025
Planning & Design	Project Interconnection Studies Begin	Q4 2023
Planning & Design	Town of Gila Bend Pre-Application	Q3 2024- Q4 2025
Planning & Design	SFOZ Approval	Q4 2025
Planning & Design	ACC CEC Gen-Tie Approval	Q2 2026
Planning & Design	Engineering Design	Q1-Q4 2026
Development	Interconnection Agreement Execution	Q4 2026
Development	Site Plan Submittal	Q4 2026
Development	Building Permit Application Submittal	Q4 2026 / Q1 2027
Construction	Begin On-Site Construction	Q3 2027
Construction	Construction and Installation	2027 - 2028 (18-24 months)
Construction	Testing and Commissioning	Q4 2028 (3-6 months)
Construction	Commercial Operations	2028/2029



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CITIZEN REVIEW SESSIONS:

On 10/29/25 the Citizen Review Session for the SFOZ rezoning case that included 828-acres of the 1381-acre project site within the Town limits was held in the Town Hall (644 W. Pima Street, Gila Bend, AZ 85337).

Number of attendees: 0 Public / 5 Applicant representatives / 3 Staff (TOTAL: 8).

Summary of comments:

1. No comments were received.

NOTE: No public comments expressing concerns were submitted to Town staff regarding the

On 12/15/25 a second Citizen Review session was held that included approximately 40% of the project area within the Town of Gila Bend (553-acres) that previously obtained SFOZ approval by the Town Council in 2011 (Ordinance 11-12 on October 11, 2011).

Number of attendees: 0 Public / 4 Applicant representatives / 2 Staff (TOTAL: 6).

Summary of comments:

1. No comments were received.

NOTE: No public comments were submitted regarding the proposed rezoning of the subject parcels for the Solar Field Overlay Zone ZON-25-001 application during the 1st and 2nd Citizen Review Sessions. All inquiries regarding the case were responded to by staff and the applicant.

STAFF ANALYSIS:

1. The Town of Gila Bend supports solar renewable energy projects through the Solar Field Overlay Zone and understands the benefits to the environment by utilizing clean energy.
2. Staff reviewed the proposed SFOZ for the 1,381-acres within the Town limits.
3. Referral comments were provided by ADOT, Arizona Game and Fish Department, Paloma Irrigation Drainage District, Luke Air Force Base and Town staff. All items have been addressed through modifications to the submittal and including the 12 (with 6 sub-stipulations) stipulations as a condition of approval.

FINDINGS:

1. The proposed Solar Field Overlay Zone (ZON-25-001) meets the Town of Gila Bend General Plan Goals and Policies.
2. The Solar Field Overlay District (SFOZ) will support renewable energy development while retaining the underlying zoning districts and enhancing sustainability.
3. Having the Solar Field Overlay District (SFOZ) expand in the northeast portion of the Town will enable the organized development of renewable projects in proximity to each other.



Community & Economic Development Department

RECOMMENDATIONS:

STAFF: Staff recommendation to the Town Council is to approve case ZON-25-001 to adopt the Solar Field Overlay Zone for the Southwest Bend Solar project that includes 1,351 acres within the Town of Gila Bend with the twelve (12) stipulations and six (6) sub-stipulations:

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission voted 4-0 on December 18, 2025, to recommend approval to the Town Council for ZON-25-001 for 1,381 acres located west of SR-85, along both sides of Old U.S. Highway 80, north and south of Fornes Road alignment to rezone the area to Solar Field Overlay Zone with eighteen (18) stipulations. The six (6) additional stipulations are the rezoning considerations in Section 16-3-12.C.2.b and d of the Town of Gila Bend Zoning Ordinance.

STIPULATIONS ARE CONDITIONS ATTACHED TO REZONING CASES:

Rezoning stipulations are the rules the developer must follow that address community and stakeholder concerns.

Purpose of stipulations help reduce negative impacts, ensure the development looks and functions as promised, and provides certainty regarding what will actually be built.

How stipulations work: Town Council approved stipulations are legally binding and run with the land. Stipulations are enforced during plan review and permitting.

Example stipulations: Increase building setbacks, add landscape buffers, build infrastructure, control lighting or noise or operating hours, preserve open space, and mandate specific design or architectural standards.

ZON-25-001 STIPULATIONS (CONDITIONS OF APPROVAL):

1. Access to Old US Highway 80 and SR-85 must be reviewed and approved by ADOT and/or the regulatory agency (Maricopa County or Town of Gila Bend).
2. The Applicant must coordinate with ADOT to address any requirements and impacts to SR-85 right-of-way prior to site plan approval. The Applicant will also provide a before-and-after pavement assessment for Old US Highway 80 at construction access points and restore any pavement damage to its pre-construction condition to the satisfaction of the Town.
3. The Applicant must follow the recommendations of the Arizona Game and Fish Department:
 - a. If special status wildlife species are encountered during project activities, they will be moved out of harm's way, no more than 0.25 miles outside the project boundary within similar habitat.
 - b. The power line design and substations to be bird safe shall follow the standards established by the Avian Power Line Interaction Committee (APLIC) for new powerlines which is found here: <https://www.aplic.org/documents>.
 - c. Ensure the project complies with Arizona Native Plant Law regulations.



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- d. To minimize the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects, and pathogens, the Department encourages the Applicant to take precautions to wash and/or decontaminate equipment before entering and leaving the site.
 - e. Areas that are disturbed in proximity to existing washes and wildlife corridors be revegetated with native drought tolerant species that represent the natural surrounding landscape.
 - f. Public access roads currently open to the public within the project site that allow passage into adjacent public lands must remain open or be rerouted in order to maintain access to adjacent areas if feasible.
4. Fencing should minimize impacts to wildlife corridors currently located on the property.
5. The Applicant must complete a submission to the Department of Defense Siting Clearinghouse where several agencies will review the application. It must be filed through OE/AAA due to multiple military installations are users of VR242 among other civilian airspace users. If the FAA identifies a recommended lighting requirement, the Applicant must meet it if feasible.
6. Lighting must be designed to minimize impacts on military operations and wildlife.
7. Applicant will dedicate right-of-way as necessary to complete the required 55-ft. half-width right-of-way adjacent to South Old US Highway 80.
8. Applicant will preserve existing utility and access easements on the site, or as appropriate, abandon and relocate them in coordination with the respective grantees or grantors. Easements identified for relocation or formal extinguishment will be addressed through the applicable approval and recording processes required by the governing authorities.
9. A monument commemorating the Historic Butterfield Trail will be placed in a prominent location in proximity to the location of the mapped trail that is similar in style to the signage at the Historic Gatlin Site prior to final building inspection for the project.
10. The Project will achieve Commencement of Development within one-year of Town Council approval of this SFOZ. An estimated Project Schedule of Construction and Commencement Milestones is included in the Southwest Bend narrative. For the purposes of the Southwest Bend SFOZ, Commencement of Development shall be defined by the development milestones identified in Table 2: Project Schedule of Construction with Commencement Milestones of the Project Narrative dated October 2025.
11. In the event archaeological materials are encountered during construction, the Applicant shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery and notify the Town Planner and the Tohono O'odham Nation San Lucy Village leadership.
12. Building Plans must follow and meet the **2018** International Code Council (ICC) codes and the **2017** National Electric Building Codes. The Fire Code (IFC) is part of the "I-Codes". The project must meet State fire Marshal as a minimum Code which is the 2018 IFC. The I-Codes encompass the IBC, IMC, IPC, IECC and IFC.



Community & Economic Development Department

13. Will not be detrimental to the health, safety, or welfare of the community.
14. Will not cause traffic congestion.
15. Will not overload water/sewer capacities.
16. Will not burden public facilities or services.
17. Will not seriously depreciate surrounding property values.
18. Is in harmony with the purposes and intent of this Ordinance, the plan for the area, and the General Plan.

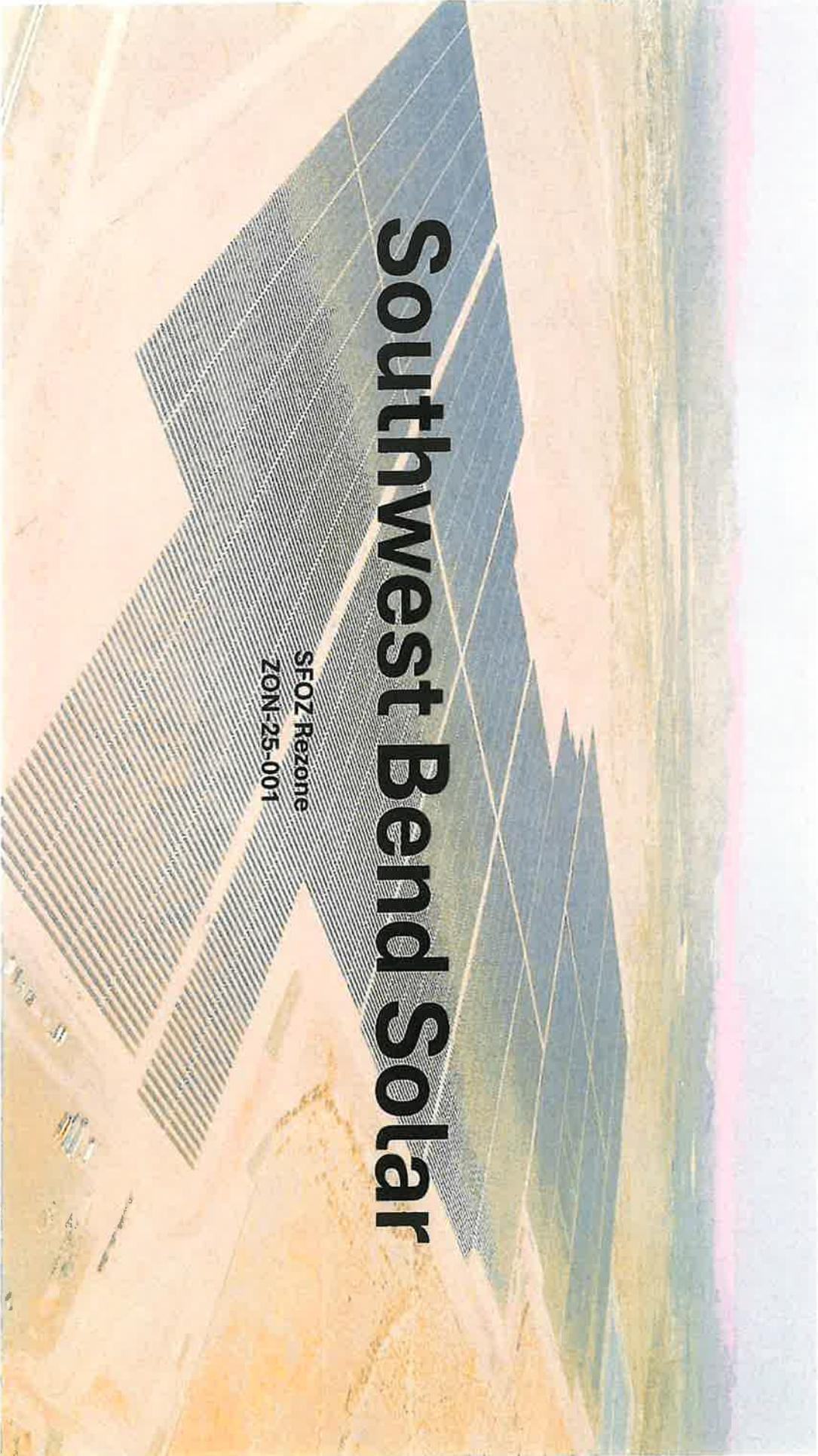
TOWN COUNCIL CONSIDERATIONS:

If the Town Council determines by motion that the proposed Solar Field Overlay Zone (SFOZ) has met the list below the Town Council may approve the rezoning along with necessary conditions to fulfill the intent of this Ordinance (Section 16-3-12.C.2.b and d):

1. Will not be detrimental to the health, safety, or welfare of the community.
2. Will not cause traffic congestion.
3. Will not overload water/sewer capacities.
4. Will not burden public facilities or services.
5. Will not seriously depreciate surrounding property values.
6. Is in harmony with the purposes and intent of this Ordinance, the plan for the area, and the General Plan.

ZON-25-001 TOWN COUNCIL MOTION OPTIONS:

1. Approve rezoning case ZON-25-001 to adopt the Solar Field Overlay Zone on approximately 1,380 acres generally located west of SR-85, along both sides of Old U.S. Highway 80 and the Gila Bend Canal, and north and south of W. Fornes Road alignment.
2. SAME as #1, except, changes to the stipulation language....as noted.
3. Continue the case (to next Town Council hearing).



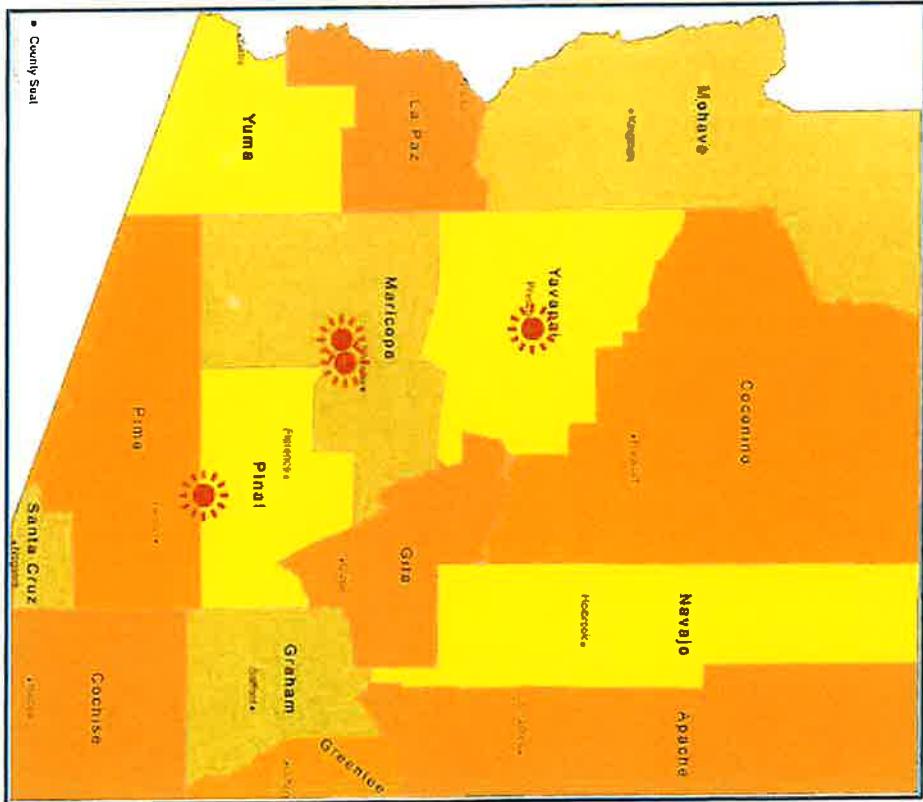
Southwest Bend Solar

SFOZ Rezone
ZON-25-001

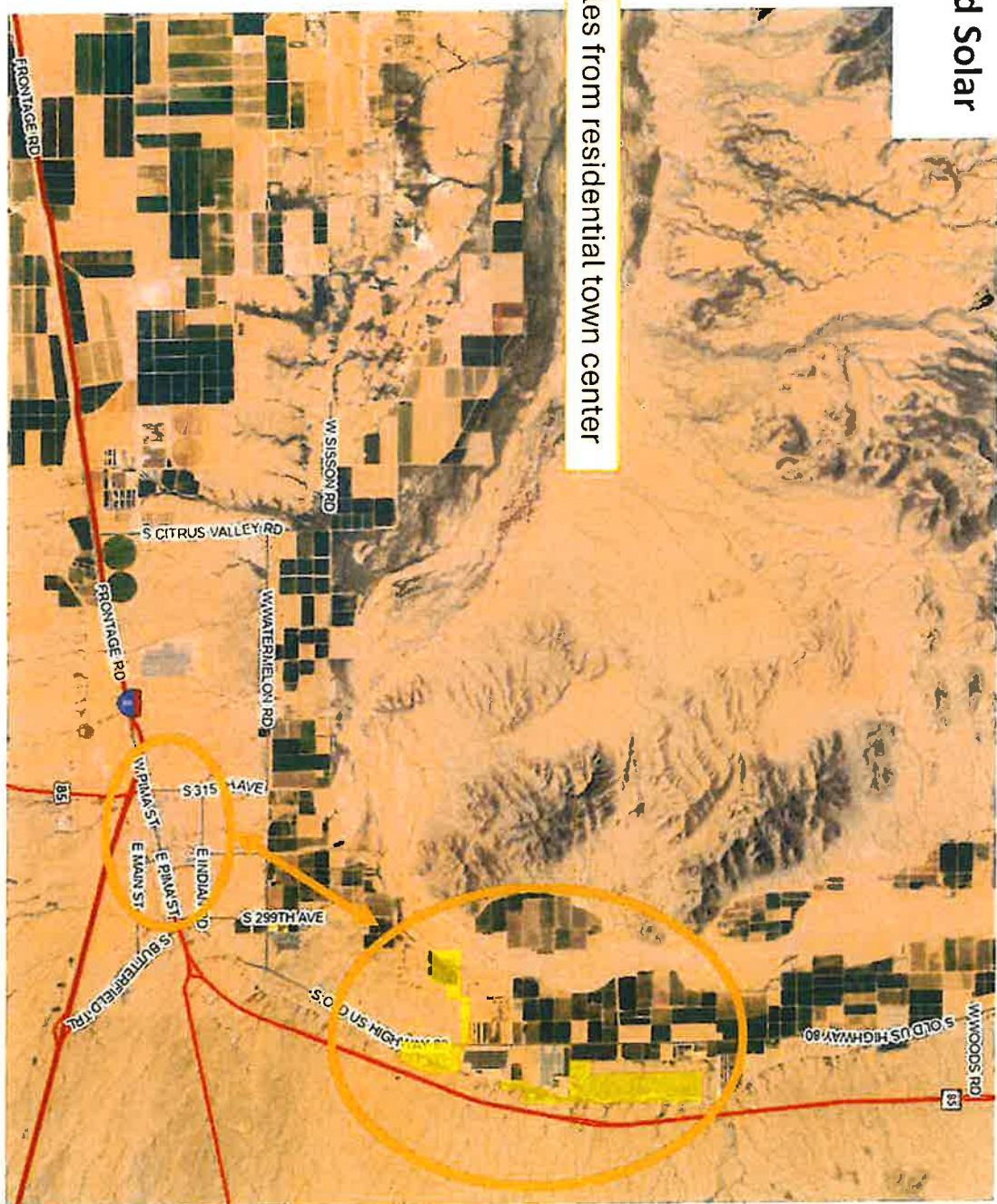
LONGROAD ENERGY IN ARIZONA

- US-based developer, owner and operator of large utility scale solar and battery energy projects
- Longroad has a strong track record in Arizona, with over 1.5 GW operating or under construction
- Recently Completed Construction:
 - 215 MW Sun Streams 2 solar in Maricopa County (2021)
 - 285 MW Sun Streams 3 solar in Maricopa County (2024)
 - 300 MW Sun Streams 4 solar + BESS in Maricopa County (2025)
- 213 MW Serrano Solar + BESS in Pinal/Pima Counties in (2025)
- One additional project currently under construction in Maricopa County
- These projects generate enough electricity to power approximately 500,000 AZ homes

 longroad
ENERGY

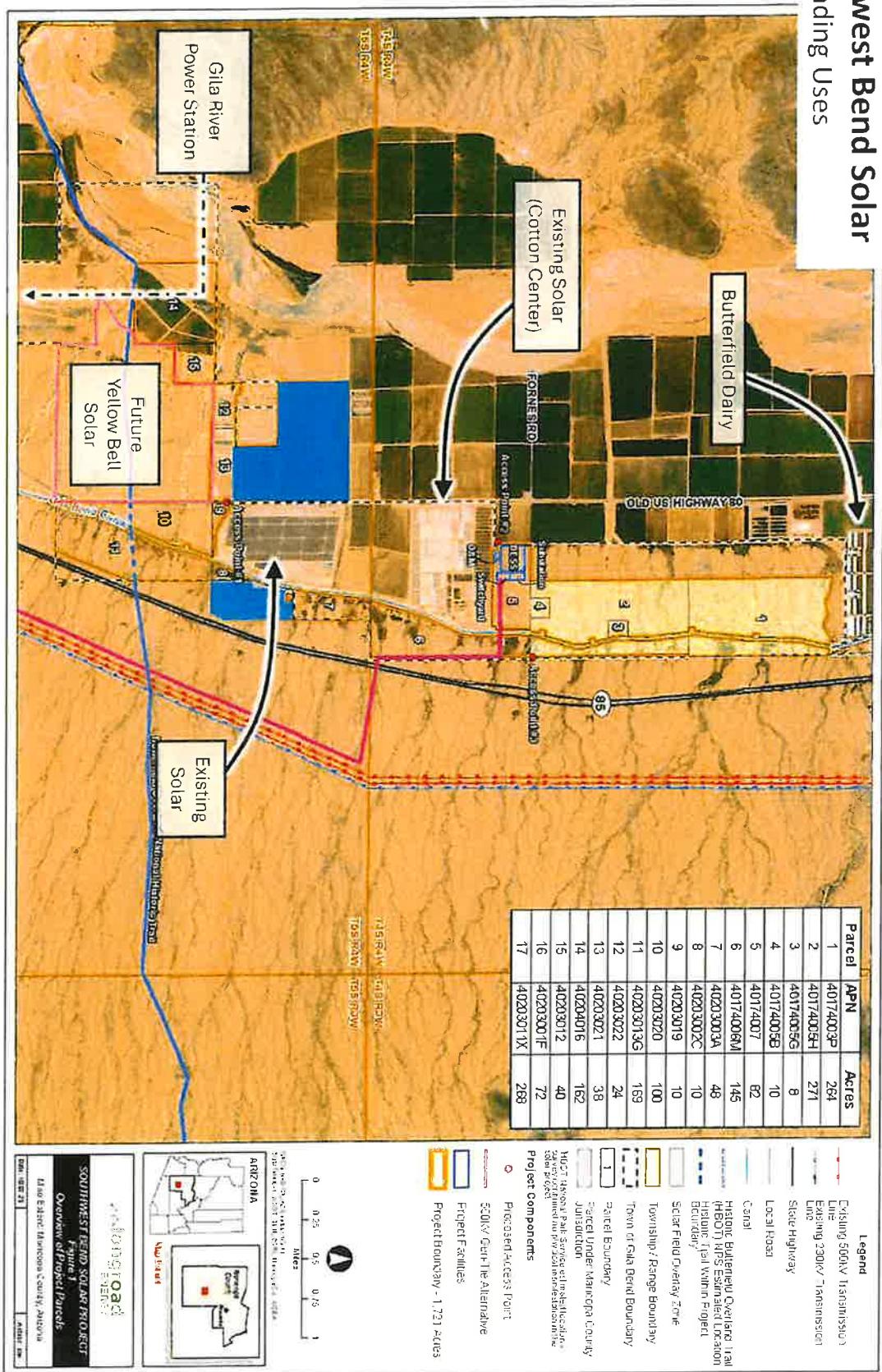


Southwest Bend Solar Vicinity Map



Southwest Bend Solar

Surrounding Uses



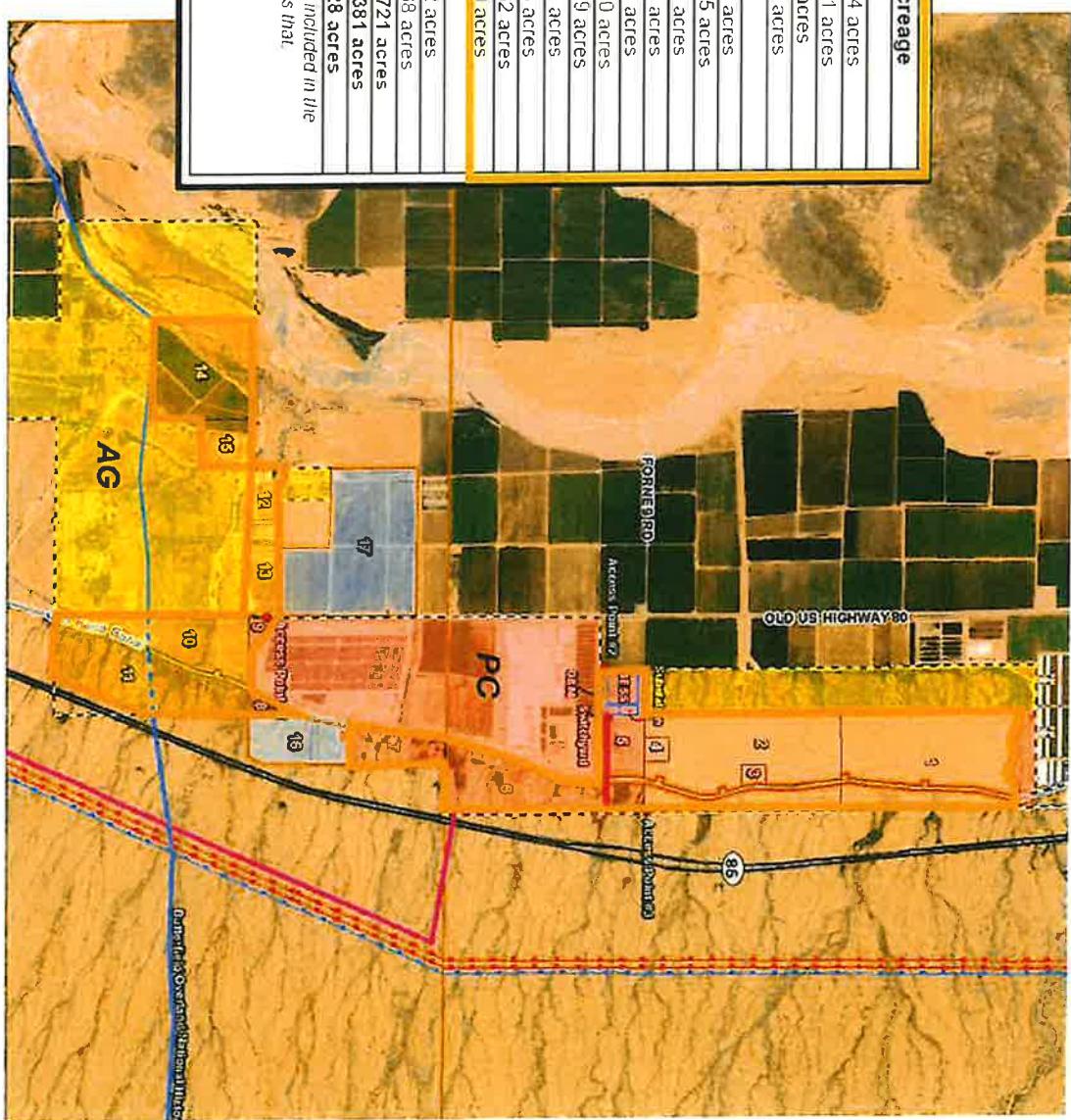
Southwest Bend Solar

Conceptual Site Plan



Southwest Bend Solar

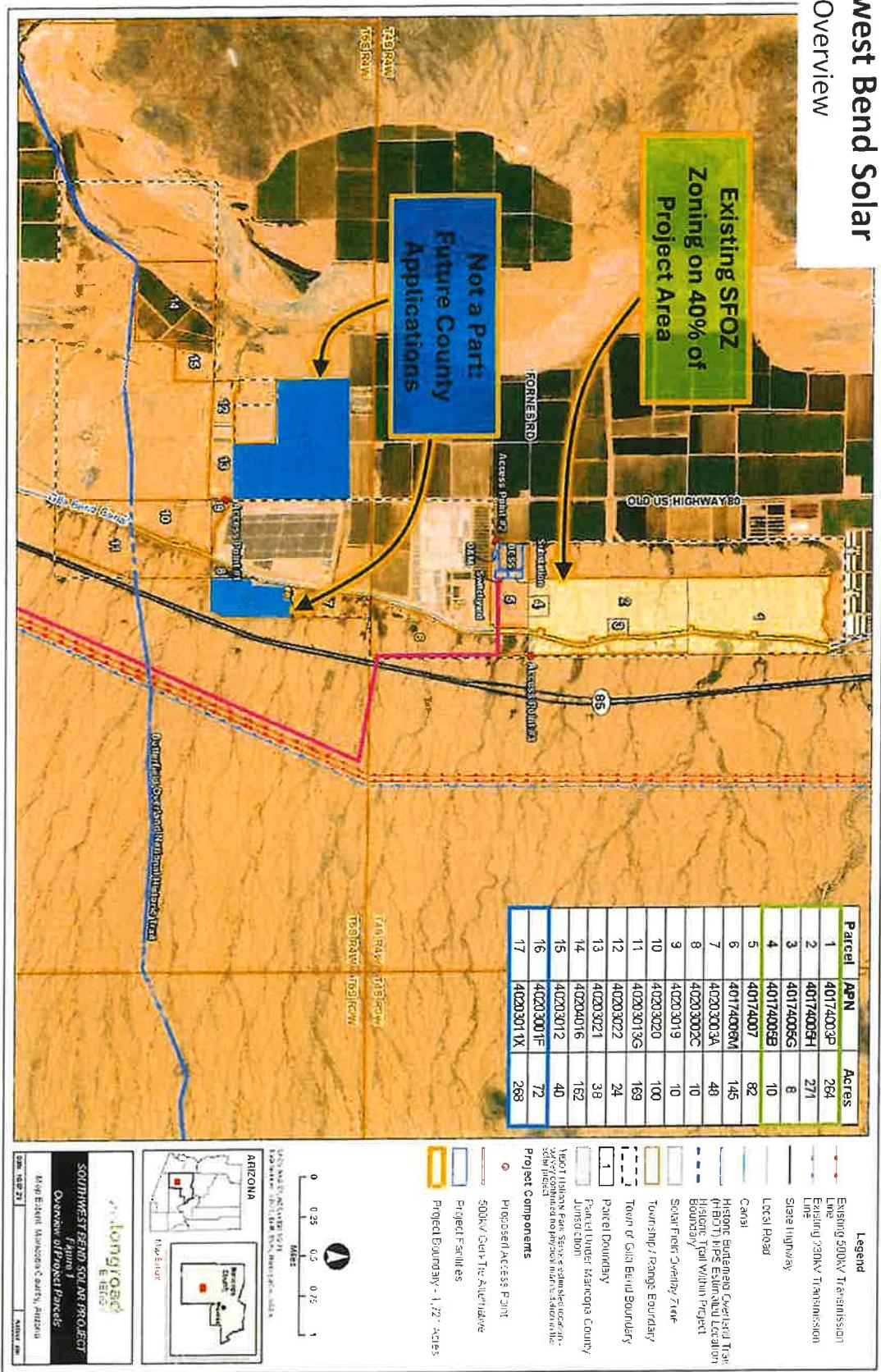
Zoning



Project Parcel #	APN	Base Zoning	Acreage
1	401-74-003P	PC	264 acres
2	401-74-005H	PC	271 acres
3	401-74-005G	PC	8 acres
4	401-74-005B	PC	10 acres
5	401-74-007	PC	82 acres
6	401-74-008W	PC	145 acres
7	402-03-003A	PC	48 acres
8	402-03-002C	PC	10 acres
9	402-03-019	PC	10 acres
10	402-03-020	AG	100 acres
11	402-03-013G	AG	169 acres
12	402-03-022*	AG	24 acres
13	402-03-021*	AG	38 acres
14	402-04-016	AG	162 acres
15	402-03-012	AG	40 acres
16	402-03-001F	RU-190	72 acres
17	402-03-011X	RU-190	218 acres
Total Acreage			1,721 acres
Total Acreage Requiring SF-OZ:			828 acres

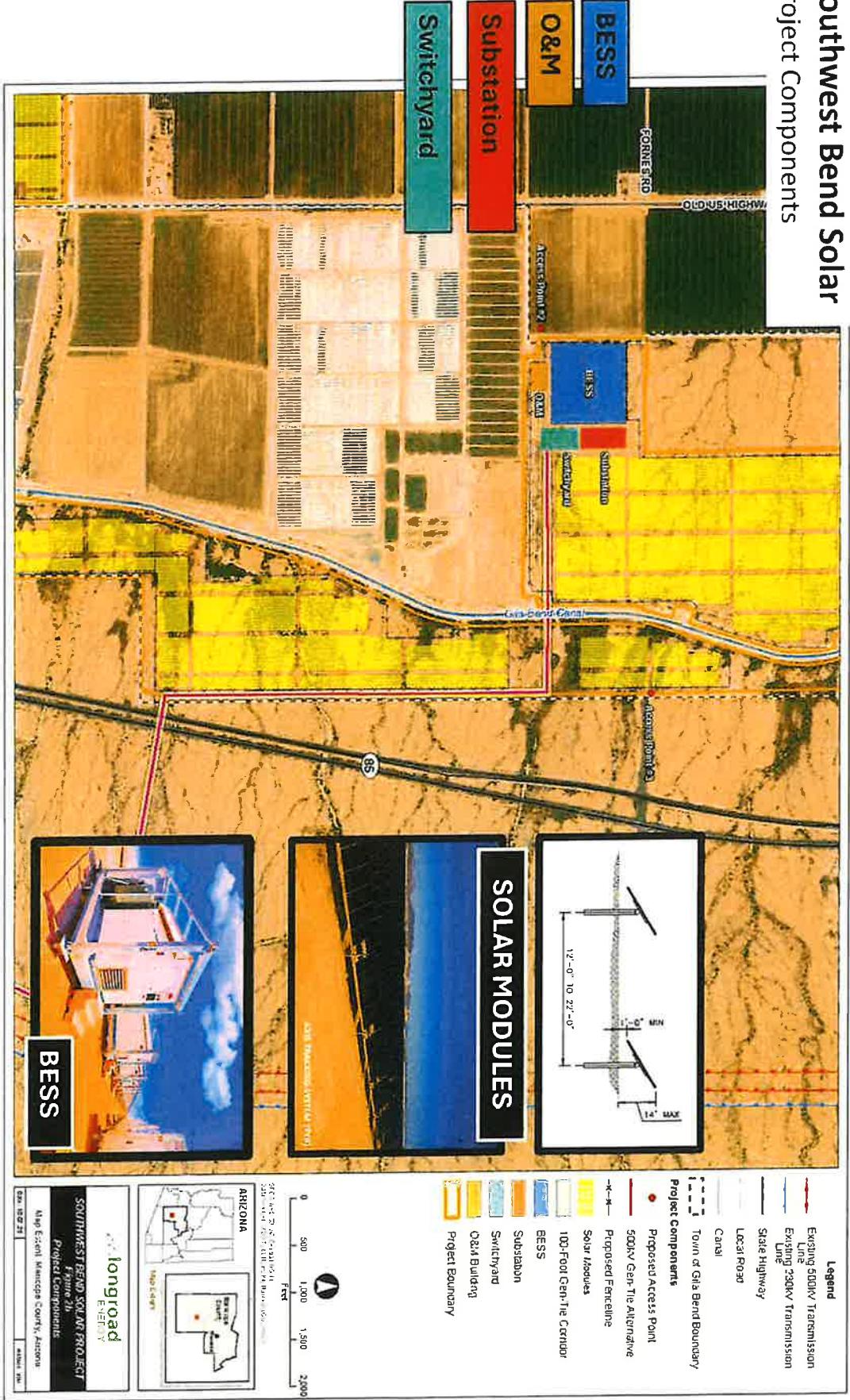
Southwest Bend Solar

Project Overview



Southwest Bend Solar

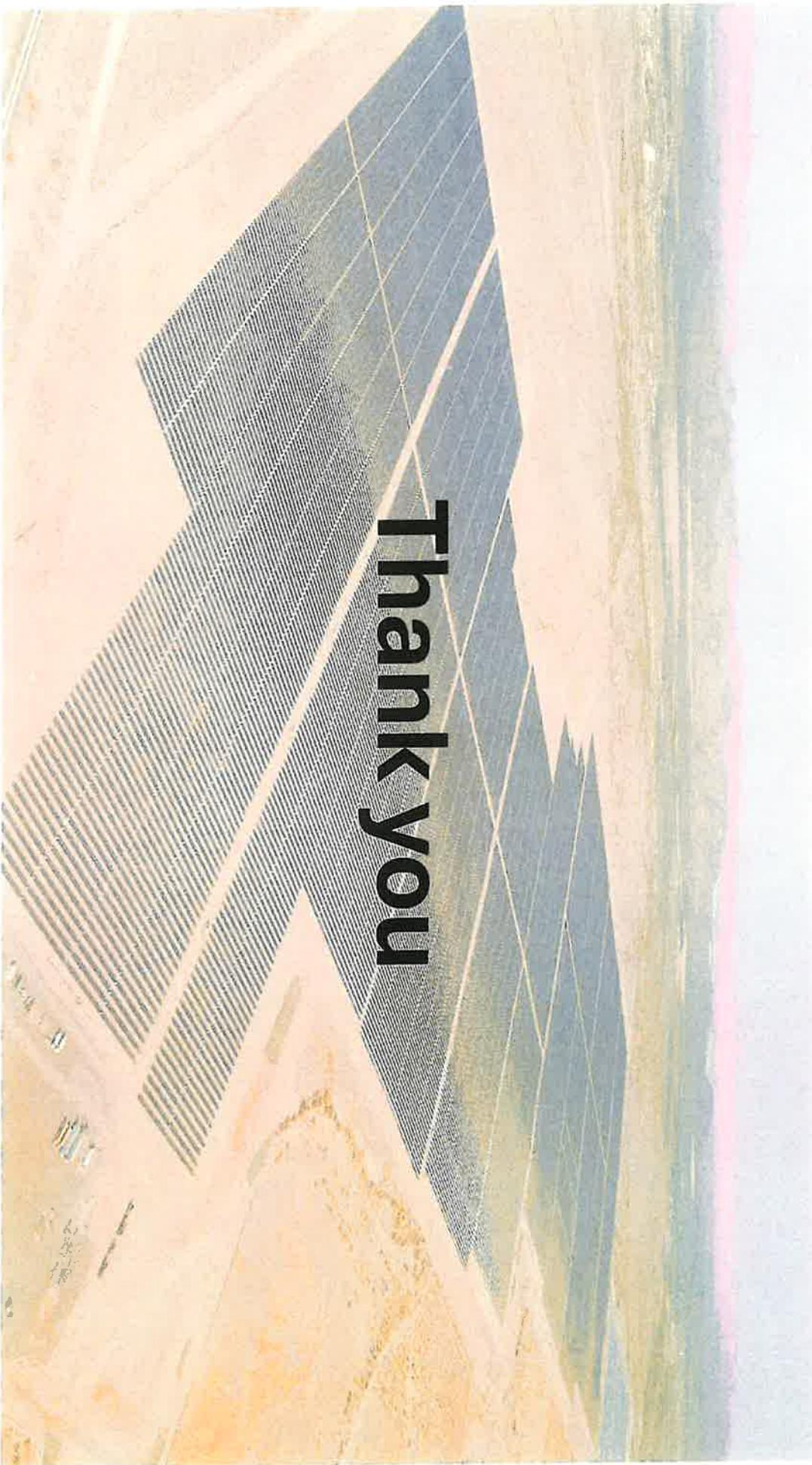
Project Components



Southwest Bend Solar Project Highlights

- The Southwest Bend Solar Project area is comprised of 1,381 acres of private land in Gila Bend
- Up to 350-megawatt (MW) solar and battery energy storage (BESS) project
- Rezoning application to apply the Solar Field Overlay Zoning (SFOZ) on the full 1,381 Project Area
- 553 Acres (40% of Project Area) are already approved SFOZ
- Additional development on county parcels contiguous to site (340 acres within Maricopa County)
- The solar field will contain photovoltaic modules mounted on a single axis tracking system.
- Typical height of the PV modules is ~8 feet when mounted. At full rotation, these modules have a maximum height of ~12 feet.
- Project will not add strain to water or wastewater resources. Water usage will be limited to bathrooms for employees and the occasional washing of panels (no more than once per year).
- Project will employ up to 300 construction workers during the construction phase and up to 5 full-time workers during the operational phase.





thankyou

Development Schedule/Process

Table 2. Project Schedule of Construction with Commencement Milestones

Project Phase	Project Milestone	Estimated Timing
Planning & Design	Project Site Control	2021-2025
Planning & Design	Project Interconnection Studies Begin	Q4 2023
Planning & Design	Town of Gila Bend Pre-Application	Q3 2024- Q4 2025
Planning & Design	SFOZ Approval	Q4 2025
Planning & Design	ACC CEC Gen-Tie Approval	Q2 2026
Planning & Design	Engineering Design	Q1-Q4 2026
Development	Interconnection Agreement Execution	Q4 2026
Development	Site Plan Submittal	Q4 2026
Development	Building Permit Application Submittal	Q4 2026 / Q1 2027
Construction	Begin On-Site Construction	Q3 2027
Construction	Construction and Installation	2027 - 2028 (18-24 months)
Construction	Testing and Commissioning	Q4 2028 (3-6 months)
Construction	Commercial Operations	2028/2029

BESS

- **PHYSICAL DESIGN**
 - Small, self-contained, non-entry units – smaller than a shipping container
- **FIRE PROPAGATION**
 - All units are certified to UL9540A for fire testing to ensure no “unit-to-unit” propagation
- **SAFETY CODES**
 - BESS is purpose built to meet and exceed all current codes NFPA 855 UL 9450, and UL 9540A
- **BATTERY CHEMISTRY**
 - Lithium Iron Phosphate batteries are more chemically stable than older battery designs
- **FIRE SUPPRESSION**
 - Each enclosure has an integrated smoke detection system, emergency ventilation and automatic shut-off mechanisms



Butterfield Overland Mail Route

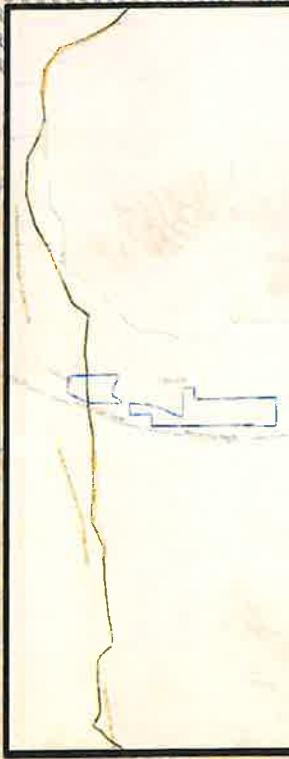
(Butterfield Historic Trail)

No evidence of a physical trail exists within the Project Boundary

Applicant is working with the Town's historic society to provide signage/plaque to acknowledge the historic route and a stipulations has been proposed.

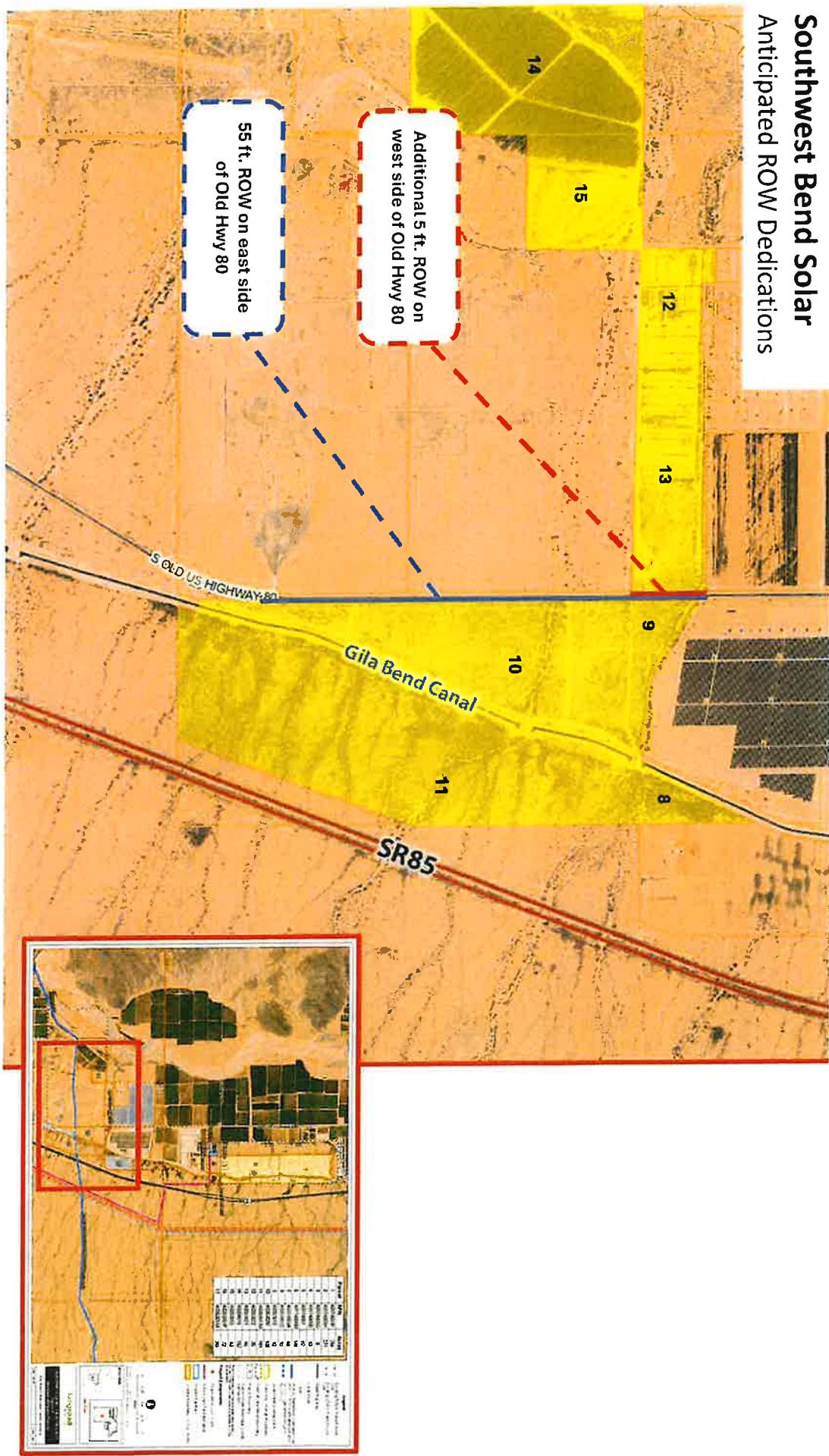
Approx. route of historic trail from NPS website

Site Photo



Southwest Bend Solar

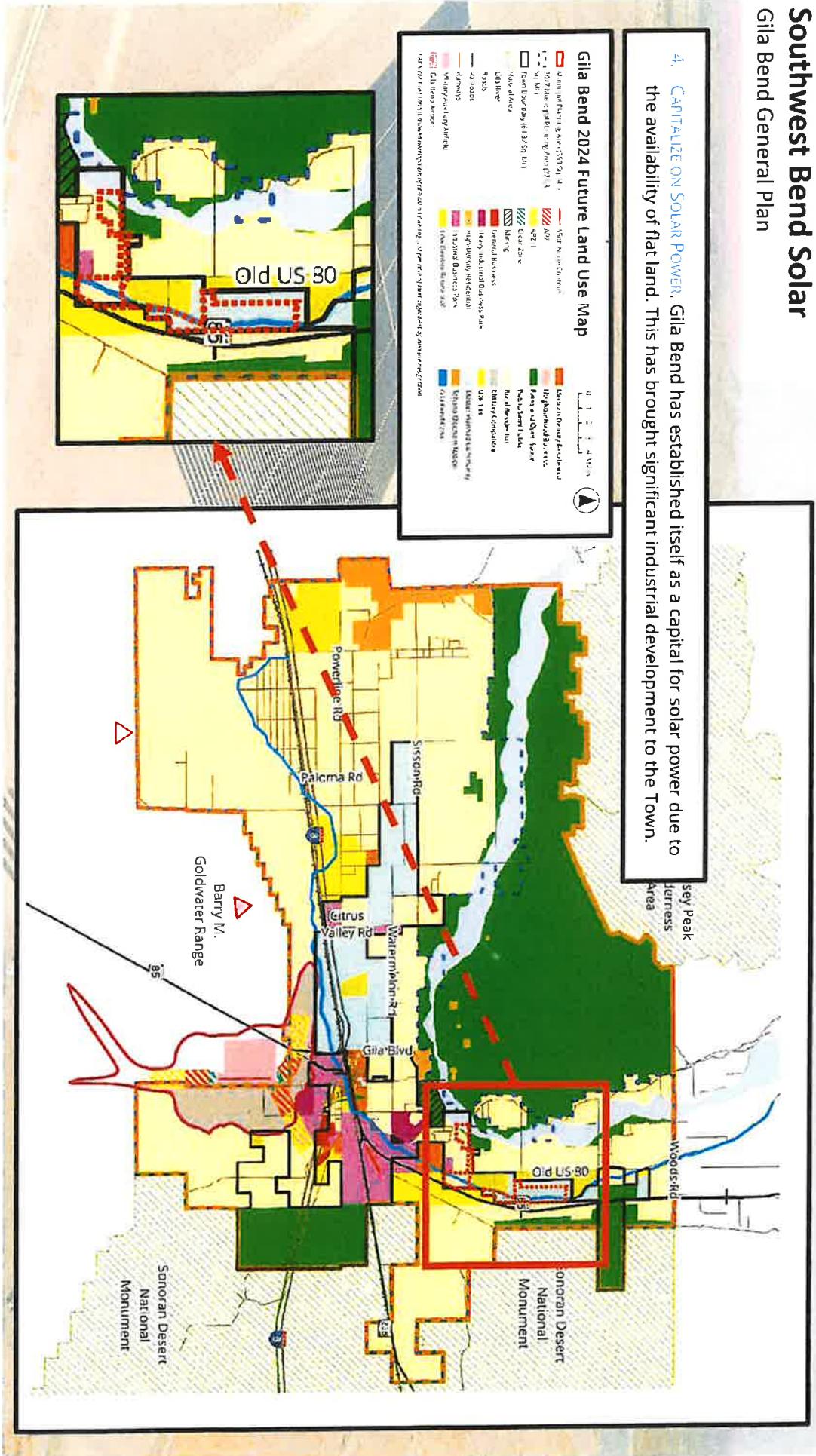
Anticipated ROW Dedications



Southwest Bend Solar

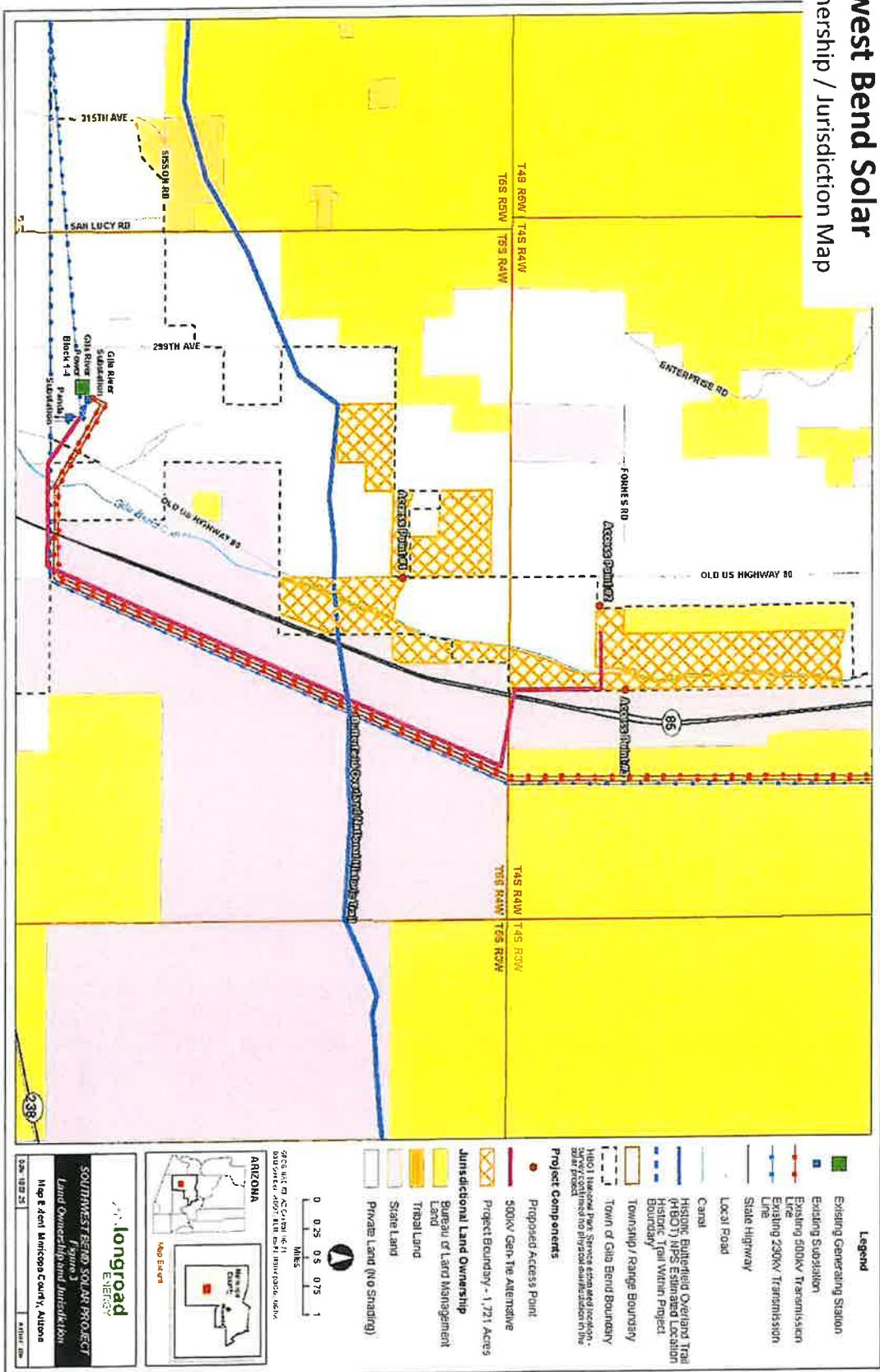
Gila Bend General Plan

41. CAPITALIZE ON SOLAR POWER. Gila Bend has established itself as a capital for solar power due to the availability of flat land. This has brought significant industrial development to the Town.



Southwest Bend Solar

Land Ownership / Jurisdiction Map



**AMENDMENT NUMBER ONE
TO THE
INTERGOVERNMENTAL AGREEMENT
FOR THE USE OF REAL PROPERTY BY AND BETWEEN
THE MARICOPA COUNTY LIBRARY DISTRICT
AND
TOWN OF GILA BEND**

THIS AMENDMENT NO. 1 between the Town of Gila Bend, an Arizona municipal corporation ("Town"), and the Maricopa County Library District, a political subdivision of the State of Arizona ("Library District"), pursuant to A.R.S. § 11-952, is hereby entered into and shall be effective on the last signature date set forth below.

RECITALS

WHEREAS, the Town and Library District entered into an Intergovernmental Agreement ("Agreement") for the operation and use of the Gila Bend Branch Library, dated December 1, 2025;

WHEREAS, the Library District has identified certain facility improvements to the library building that it wishes to fund in accordance with the Agreement; and

WHEREAS, the Town and Library District desire to amend the Agreement to authorize the Library District to reimburse the Town for costs associated with these facility improvements under the terms and conditions set forth herein.

AMENDMENTS

NOW, THEREFORE, in consideration of the mutual representations and covenants set forth herein, the parties agree to amend the Agreement as follows:

I. ADDITION OF SECTION 10.6 – ONE-TIME FACILITY IMPROVEMENT

The Agreement is hereby amended to add a new Section 10.6, as follows:

10.6 One-time Facility Improvement

10.6.1 The Library District is authorized to reimburse the Town for costs associated with the following improvements to the library facility: interior paint, carpet replacement, minor electrical work (non-structural), and window repair or replacement as noted in Section 10.6.2.

10.6.2 The Town shall submit quotes or a proposal for the above improvements for a total cost not to exceed \$200,000, unless

otherwise approved in writing by both parties. Upon approval of such quote or proposal, the Library District shall provide a deposit payment of up to 30% of the total to initiate the project. The Town shall submit itemized invoices to the Library District. The Library District shall reimburse the Town the total amount, up to \$200,000, less any deposit previously made to the Town by the Library District.

10.6.3 All work covered under this Amendment must be completed by November 24, 2026, and all reimbursement documentation must be submitted no later than December 24, 2026.

II. NO OTHER AMENDMENTS

All other provisions of the Agreement not specifically amended herein remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have severally given their respective consents authorized by law and the Parties hereto have executed this Amendment by and through their respective officers duly authorized. The parties hereto have executed this Agreement as of the date and year last set forth below.

TOWN OF GILA BEND, ARIZONA,
a municipal corporation,

By _____
Mayor Tommy Sikes

DATE: _____

APPROVED AS TO FORM:

By _____
Allen Quist, Town Attorney Date _____

ATTEST:

By _____
Pat Riggs, Interim Town Clerk Date _____

[ADDITIONAL SIGNATURES ON FOLLOWING PAGE.]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

MARICOPA COUNTY LIBRARY DISTRICT

By _____
Chairman of the Board of Directors
Maricopa County Library District

DATE: _____

APPROVED AS TO FORM:

ATTEST:

By _____
Deputy County Counsel Date _____

By _____
Clerk of the Board Date _____

TOWN OF GILA BEND INTEROFFICE MEMORANDUM

REPORT: December 2025 Department Report
TO: Mayor and Council
FROM: Logan Simpson Design, Willdan & Dale Miller PE
SUBJECT: Community and Economic Development Department Report

Building Permits Issued December 2025:

Total Permits Issued: 14

Total Construction Value: N/A

Residential Permits:

- New Residential Dwelling Unit: **None**
- Remodel or Addition to Residential Unit: **None**
- New Multifamily Dwelling Unit: **None**
- Remodel or Addition to Multifamily Unit: **None**
- Manufactured Home On-Site Infrastructure: **None**
- Residential Demolition: 14

Permits Issued 12/16/2025

Permit No. ADDRESS LIST

250025	102 S Short St Lot 4
250026	417 S Capitol Lot 13 402-14-023 & (204 E Locke St)
250027	206 E Locke St Lots 23, 24, 25 & 26
250028	208 E Locke St Lot 23
250029	304 S Cleveland St Lots 10, 11, 12, 13
250030	406 S Barnes Ave Lots 19 & 20
250031	417 S Capitol Ave Lot 12
250032	501 S Martin Ave Lots 1,2 & 3
250033	503 S Capitol Ave Lots 4 & 5
250034	509 S St. Louis Ave Lots 5,6 & 7
250035	510 S Barnes Ave Lots 18 & 22
250036	517 S Martin Ave Lots 7,8,9,10 & 11 & (517 S Capitol)
250037	521 S Martin Ave Lot 7
250038	402 S St Louis Lots 16,17,18, & 19

Commercial and Industrial Permits:

- New Commercial/Industrial Structures: **None**
- Remodel or Addition to Commercial/Industrial Structures: **None**
- Commercial/Industrial Demolition: **None**

Total Plan Reviews submitted and under review: None

Total Number of permits Approved but waiting for payment: 0

- Miscellaneous Town Requests & Planning/Zoning Tasks - numerous ongoing tasks including for the Coyle Minor Subdivision Plat; SW Bend Solar Field development; Tiny Home development proposal; Palo Verde Heights development; administrative approvals law; providing sewer and water location information; Town Engineer contract; etc.

Work in ROW Permits: None

Total Number of permits Approved but waiting for payment: None

Community Planning December 2025:

Site Plans

Total Site Plans Approved: **None**

Total Plats Approved: **None**

Total Addresses Assigned: **None**

General Plan Amendment Applications:

Application submitted and fee paid: **None**

- Review in progress **None**

Rezoning and SFOZ Applications:

- Application submitted and fee paid: One (1)
 - Southwest Bend SFOZ Expanded (include older SFOZ area) **ZON-25-001**
- Review in progress: **None**

Pre-Application Meetings:

- Total Site Plans: One (1),
 - Maverik - Gila Bend APN 402-20-011A (SP-25-003), December 30th, 2025 1 pm
- Total General Plan Amendments: **None**
- Total Rezoning: **None**

Citizen Review Meetings:

- Total meetings: One (1)
 - Southwest Bend SFOZ Expanded (include older SFOZ area) **ZON-25-001**
- Total Zoning Text Amendments: **None**
- Total General Plan Amendment meetings: **None**
- Total Rezoning meetings: **None**

Board of Adjustment Hearing:

- Total Variance Requests: **None**
- Total Appeals of Zoning Administrator Interpretation: **None**

Planning Commission Hearing:

- Total meetings with CED Item on Agenda: **None**
- Total Zoning Text Amendments: **None**
- Total General Plan Amendments: **None**
- Total Rezoning & SFOZ (Zoning map update): One (1)
 - Southwest Bend SFOZ Expanded (include older SFOZ area) **ZON-25-001**

- Review in Progress: **None**
- Notification of Final Address Assignments: **None**

Annexation:

- Total Staff Completeness Check of application and Signed Petition: **None**
- Total Annexation Application Submitted and Fee Paid: **None**
- Total Signed Petition for Annexation filed with Town Clerk (after 30-day waiting period): **None**
- Total Verification of Petition Affidavit Filed with Maricopa County Recorder: **None**
- Total Notice and copy of the filing provided to Maricopa County BOS and Assessor: **None**
- Town Council Hearing Scheduled (within last 10 days of 30-day waiting period) **None**
- Total Staff Report and Public Notification drafted and provided to Town Clerk: **None**

Community Planning December 2025 Schedule:

- Dec. 1stSouthwest Bend Staff Report for P&Z and Posting language by **NOON ZON-25-001**
- Dec. 2ndSouthwest Bend Citizen Review Session posting language to Beth (DONE)
- Dec. 4thSouthwest Bend P&Z notices sent/posted and signs placed on project site
- Dec. 5thOzinga CNG Site Plan 2nd review due **SP-25-001**
- Dec. 8thSouthwest Bend SFOZ Citizen Review Mtg notices sent/posted
- Dec. 12thLarry Coyle Minor Subdivision Plat 2nd review due **SUB-25-001**
- Dec. 15thSouthwest Bend SFOZ Citizen Meeting **IN PERSON**
- Dec. 18thSouthwest Bend SFOZ P&Z Hearing **IN PERSON**
- Dec. 18thMaverik 1st review of Site Plan due **SP-25-003**
- Dec. 19th.....Lot division for Steven Holt – Dale Miller provided Memo for Maricopa County
- Dec. 29th.....Larry Coyle 3rd Minor Subdivision Plat submittal provided **SUB-25-001**
- Dec. 30th.....Maverik Virtual Pre-application meeting held **SP-25-003**
- Jan. 12th.....Larry Coyle 3rd Minor Subdivision Plat submittal due **SUB-25-001**
- Jan. 13thSouthwest Bend SFOZ Town Council Hearing **IN PERSON**



STAFF REPORT

TO: Mayor Sikes and Town Council
FROM: Erika Amezcua, Social Services Manager
SUBJECT: December, 2025, Department Report
DATE: 1/2/26

Senior Center activities:

- Low impact exercise 4X per week
- 8 seniors participated in the Town's Christmas Parade
- 12 seniors enjoyed snacks and Christmas lights around the town
- AHCCCS services were provided 2X per month
- Health screenings were provided once a month with Adelante
- Seniors were helped with Medicare enrollment
- Food distribution- 720 households, an average of 2154 individuals participated
- Emergency Food Boxes (EFB)- 63 boxes and 8 family bags were handed out helping 170 individuals this both the Senior Center and Family Resource Center
- Commodity Supplemental Food Program (CSFP)-47 boxes were distributed helping 67 seniors
- Seniors enjoyed the Christmas Party and each received a present from Santa
- As every year, seniors enjoyed New Year's celebration with the traditional toast.
- Total meals-served 930
 - * 662 congregate meals
 - * 268 home delivered meals
- Total rides provided- 172



STAFF REPORT

To: Mayor and Council
From: Alexis Fernandez, Department Manager
Subject: December 2025 Department Report
Date: 01/02/2025

Activities:

- We offered 5 baby sensory activities, 5 interactive play sessions, 4 early literacy activities, 2 crafts, 1 parent support group session, and 1 family Rudolph event.
- We analyzed the data from our completed surveys and included some celebrations: FRC staff, the program offerings, and the resources offered were the top 3 responses when asked what the FRC was good at, all 23 respondents felt the FRC met their needs either extremely well or very well, and all respondents said they would recommend the FRC to a friend or family member.
- Through our partnership with West Valley National Bank, Calgon Carbon, SRP, Napa Auto Parts, and 2 local families, gifts were wrapped and given out to 18 of our families with a total of 50 children.
- This month majority of families came in for faxing documents to DES and receiving help with printing and copies. Additionally, families picked up emergency food boxes and baby bags.
- Lastly, staff participated in outreach at the Santa in the Park event handing out calendars and signing up caregivers for our 8-week Raising a Reader class taking place at the end of January.



Recreation Department

STAFF REPORT

To: Mayor and Council
From: Patricia Riggs, Recreation Department Manager
Subject: Department Report
Date: 1/2/2026

Recreation:

- December 5, 2025 - Staff Holiday Party
- December 8, 2025 - Light Parade
- December 13, 2025 - Santa in the Park

Special Events:

- January 2, 2026 - youth baseball registration
- January 10, 2026 – Jr NBA basketball challenge
- January 23, 2026- Movie in the Park
- February 7, 2026 - Butterfield Stage Day
- February 28, 2026 – Swap Meet



STAFF REPORT

To: Mayor and Council
From: George Sanchez, Paloma Security
Subject: December 2025, Report
Date: 1/2/2026

Security Report:

2025 December

- Contact made with local businesses.
- Town properties, including parks, had nothing to report. One vehicle trespassed on construction project and was asked to leave. The driver left without incident.
- We made a total of 18 contacts, 4 of them were transient. All 4 were given opportunities to seek services and all declined.



EMS December 2025

Operations

In December we received 54 calls to 911 with 50 of them being EMS calls. 4 calls were for fire and 4 calls required an ambulance to be called from an outside agency.

We have begun the process of installing and using the HAAS Alert system. This system warns drivers of incoming EMS/Fire units as well as emergency scenes ahead of time. This is a huge safety benefit for our crews as well as patients, law enforcement and anyone else at roadway emergencies.

Staffing

Our new full-time C shift paramedic has completed onboarding and orientation and begins his regular shifts this week. Additionally, we hired one part time EMT and 4 part time paramedics.

DHS

In December we filed our ARCR, urbanicity and HB2609 reports and our CON compliance reports with DHS. We will need to begin our annual ambulance registration and inspections in February.

Billing

We have received a contract from EMSC and it is currently being reviewed by Allen. It should be on the 1/13/26 council meeting agenda.

Vehicles

R381 – First out ambulance, no known issues

R382 – Being sent to Sanderson Ford for alignment, no other issues

R383 – Dale was unable to install a rooftop AC. We need guidance on what the town would like to do with this unit.

R384 – Second out ambulance, needs to go to sanderson ford for alignment, no other known issues



Training

Air Methods is conducting airway training on 2 dates in January for both full time EMS staff and volunteer fire staff. PCH has discontinued their simbulance pediatric training so we have cancelled the training for the spring.

Communications

We are currently waiting on GMR to allow our radio company to install the last piece of equipment needed to use the new repeater.

Grants

Staff determined the remaining balance of the 2024 CSF award and are working with the county to revise the original agreement to be able to use the remaining funds towards EMS equipment.

Kathy was able to secure the TO grant and we are working with Stryker to purchase 1-2 new cardiac monitors. The goal being that every ambulance is operationally ready and no equipment needs to be moved between units.