

PUBLIC HEARINGS, REGULAR MEETING, AND EXECUTIVE SESSION TOWN OF PARKER COMMON COUNCIL

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Town of Parker and the general public that the Parker Common Council will hold public hearings, immediately followed by the regular meeting and executive session open to the public at Parker Town Hall at 1314 11th Street on July 21, 2026, at 6:00 pm. Doors open to the Council Chambers at 5:30 pm for public seating. As indicated on the agenda, pursuant to A.R.S. § 38-431.03(A)(2),(3), and (6), the Parker Common Council may vote to go into executive session in its regular meeting, which will not be open to the public, to discuss certain matters. The public will be invited back into Council Chambers when the Council returns from executive session.

The agenda for the meeting is as follows:

MEETINGS CAN BE VIEWED VIRTUALLY ON YOUTUBE
<http://www.youtube.com/@townofparkerarizona810>

MINUTES
PUBLIC HEARINGS, REGULAR MEETING, AND EXECUTIVE SESSION
TOWN OF PARKER COMMON COUNCIL
TOWN COUNCIL CHAMBERS
1314 11th STREET
TUESDAY, JULY 21, 2026, 6:00 PM

CALL THE FIRST PUBLIC HEARING TO ORDER: Mayor Hartless called the first public hearing to order at 6:00 PM

MAYOR'S ANNOUNCEMENT: Please silence or mute your electronic devices during the Council Meetings

ROLL CALL OF COUNCIL: Mayor Hartless, Vice Mayor Genc, Council Member Shontz, Council Member Daniels, Council Member De Leon, Council Member Madoneczky, Council Member Grenwalt

STAFF PRESENT: Town Manager Nora Yackley, Town Clerk Darcy Aspa, Public Works Director Steve Ziegler, Chief of Police Michael Bailey, Parker Public Library Director Fenix Markel, Town Attorney Christina Estes-Werther (telephonic), Finance Manager Dennis Osuch (telephonic)

OTHERS PRESENT: John Gutekunst, Brie McRae, Faith Swisher, Johnny Thomas, Mike Villeneuve, Timothy Sousamian

Discussion on the following item:

1. Discussion on the Adoption of the Final Budget for the Fiscal Year 2026/2027

Dennis Osuch, Osuch Consulting

Finance Manager Dennis Osuch provided a summary of the changes requested by the council to the FY 26-27 Budget.

CLOSE THE FIRST PUBLIC HEARING: Mayor Hartless closed the first public hearing at 6:03 PM

CALL THE SECOND PUBLIC HEARING TO ORDER: Mayor Hartless called the second public hearing to order at 6:04 PM

Discussion on the following item:

2. Discussion regarding a CUP 2026-01 Application submitted by Applicant Timothy Sousamian, requesting a Conditional Use Permit to allow a multi-tenant, multi-structure development consisting of modular homes on stem wall foundations with common areas and garages on property designated as APN 311-05-052C & 311-05-052D located at 1300 & 1308 Desert Ave R-2/MH.
 - a. Staff Overview by Nora Yackley, Town Manager
 - b. Presentation and Q&A with Applicant Timothy Sousamian
 - c. Public Comment

Council may ask questions of Town staff and Applicant; discussion and possible action will be held during the regular meeting.

Town Manager Nora Yackley provided details added to the conditional use permit upon approval by the council. CM Daniels shared comments made by the public regarding concerns of another mobile home park and the garages being rented out as boat storage. Developer Timothy Sousamian stated the final plans have not been completed. He continued that the Town needs more housing, and the garages will be big enough to fit a boat if the renters choose to use it for that purpose. The plan is to provide housing for the doctors, nurses, and teachers that work in the Town. He notes that he is aware of the issues with the Joint Venture Sewage Plant and there are no plans to begin building until the issue has been resolved. Mayor Hartless asked what has changed since the last proposal. Timothy shared that after the last meeting, he was approached by members of the community and heard their concerns about another mobile home park. He continued to share that he had provided more details about his plans, and that the public now had a better understanding. He stated he has more support from the community at this time. Council Members discussed with the Town Manager the details in the conditional use permit and that those details need to come before the Council for approval before moving forward. VM Genc asked about the zoning. Nora explained the current zoning on the property. Council Members asked about the height of the garages, and Timothy shared his current plans with them. Faith Swisher voiced her concern as a resident in the area with more traffic, speeding drivers, and vehicles parked on the roads. She continued to say she supports fewer units and understands that the developer can build what is allowed. She thanked the council for their time. CM Madoneczsky asked how the stipulations would be enforced. Nora stated the Town Code Enforcement Officer would do the checks. No other comments were made.

ADJOURN THE PUBLIC HEARINGS: Mayor Hartless adjourned the second public hearing at 6:37 PM

CALL THE REGULAR MEETING TO ORDER: Mayor Hartless called the regular meeting to order at 6:38 PM

ROLL CALL OF COUNCIL: Mayor Hartless, Vice Mayor Genc, Council Member Shontz, Council Member Daniels, Council Member De Leon, Council Member Madoneczky, Council Member Grenwalt

STAFF PRESENT: Town Manager Nora Yackley, Town Clerk Darcy Aspa, Public Works Director Steve Ziegler, Chief of Police Michael Bailey, Parker Public Library Director Fenix Markel, Town Attorney Christina Estes-Werther (telephonic), Finance Manager Dennis Osuch (telephonic)

OTHERS PRESENT: John Gutekunst, Brie McRae, Faith Swisher, Johnny Thomas, Mike Villeneuve, Timothy Sousamian

PLEDGE OF ALLEGIANCE: Led by Mayor Hartless

INVOCATION: Brie McRae

CALL TO THE PUBLIC:

If you wish to address the Council during this meeting, please read and fill in the information on the "Call to the Public" form and hand it to the Town Clerk. Please limit your comments to a maximum of **3 minutes**.

Arizona law prohibits any Town resource, including staff time, equipment, and anything of value to influence an election. This prohibition applies to Call to the Public at the Council meeting. You may discuss a Town issue but do not "advocate" for a specific candidate or ballot measure. Additionally, soliciting petition signatures or campaign contributions or distributing campaign materials is prohibited on Town property. The Town appreciates your efforts to help the Town comply with state law and avoid using taxpayer monies to influence an election.

There was no one to speak at Call to the Public

CHAMBER DIRECTORS REPORT: Erica Daniels, Director, Parker Regional Chamber of Commerce & Tourism

Chamber Director Erica Daniels announced to the Mayor and Council that they have launched a Youth Ambassador Chamber Club, aka YACC. It is a new leadership club designed to engage local high school students and introduce them to the business community, and to help develop the next generation of community leaders. The Chamber will promote the club to the students when school starts in August. Thursday, July 23rd, is the New Teacher Orientation Breakfast at the Elks. Erica thanked the sponsors for filling up the teachers' bags this year. On October 17th, the Chamber will host the Annual Chamber Awards Gala at Havasu Springs Resort. On September 19th, the Desert Bar will be opening up a new restaurant. Families and community members are encouraged to join and enjoy free food that day from the new restaurant.

CONSENT AGENDA:

All items in the Consent Agenda are considered routine or have been previously reviewed by the Council and will be enacted by one motion. There will be a separate discussion of these items if a Council Member so requests. If requested, the item will be removed from the Consent Agenda for separate discussion and action

Approve the following:

Mayor Hartless requested items a-c be voted on separately.

- a. Town of Parker Meeting Minutes of July 07, 2026

MOTION: To approve the Meeting Minutes of July 07, 2026
BY: Mayor Hartless
SECOND: CM Shontz
APPROVE: With CM Daniels abstaining, and all others in favor; the motion passed

- b. Memorandum of Understanding between Parker Police Department, Colorado River Regional Crisis Services, Office of the La Paz County Sheriff, La Paz County Attorney's Office, Quartzsite Police Department, and La Paz Regional Hospital relating to services provided by the La Paz County Justice Response Team.

Chief of Police Michael Bailey explained the Memorandum of Understanding to the Mayor and Council.

MOTION: To approve Memorandum of Understanding between Parker Police Department, Colorado River Regional Crisis Services, Office of the La Paz County Sheriff, La Paz County Attorney's Office, Quartzsite Police Department, and La Paz Regional Hospital relating to services provided by the La Paz County Justice Response Team
BY: VM Genc
SECOND: CM Shontz
APPROVE: With CM Daniels abstaining, and all others in favor; the motion passed

- c. 2-year Program Services Agreement with Parker Regional Chamber of Commerce and Tourism with an annual payment of \$48,000.00.

Town Manager Nora Yackley shared with the Mayor and Council details about the Service Agreement with the Chamber of Commerce.

MOTION: To approve the 2-year Program Services Agreement with Parker Regional Chamber of Commerce and Tourism with an annual payment of \$48,000.00
BY: Mayor Hartless
SECOND: CM Madoneczky
APPROVE: With CM Daniels abstaining, and all others in favor; the motion passed

Discussion and possible action on the following item(s)

1. Discussion and Action to Approve/Deny a 3-year Agreement with PM AM HCM for the Compliance Management Platform with an annual payment of \$12,850.00.

Michael Bailey, Chief of Police

This item was tabled for future discussion

2. Discussion and Action to Approve/Deny Adopting the Final Budget For The Fiscal Year 2026/2027.

Nora Yackley, Town Manager

MOTION: To approve the adoption of the Final Budget for the Fiscal Year 2026/2027
BY: VM Genc
SECOND: CM Grenwalt
APPROVE: With all others in favor; the motion passed

3. Discussion and Action to Approve/Deny the Conditional Use Permit of Docket CUP 2026-01 submitted by Applicant Timothy Sousamian, requesting a Conditional Use Permit to allow a multi-tenant, multi-structure development consisting of modular homes on stem wall foundations with common areas and garages on property designated as APN 311-05-052C & 311-05-052D located at 1300 & 1308 Desert Ave R-2/MH.

Nora Yackley, Town Manager

VM Genc shared his thoughts on the direction for this to move forward. CM Grenwalt stated he was in favor of only 8 units. Nora reviewed the requirements with the Mayor and Council to provide clarification to their questions. Mayor Hartless shared his support for more housing and the conditional use permit. CM DeLeon noted he was in support of the guardrails in the conditional use permit. Timothy Sousamian stated he had no interest in rezoning the property, and with the modular homes, it is more cost-effective. CM Daniels shared she was in favor of more housing in the Town. CM Madoneczky stated it was a step in the right direction.

MOTION: To approve the Conditional Use Permit of Docket CUP 2026-01 submitted by Applicant Timothy Sousamian, requesting a Conditional Use Permit to allow a multi-tenant, multi-structure development consisting of modular homes on stem wall foundations with common areas and garages on property designated as APN 311-05-052C & 311-05-052D located at 1300 & 1308 Desert Ave R-2/MH
BY: CM Madoneczky
SECOND: Mayor Hartless
APPROVE: With VM Genc voting no, and all others in favor; the motion passed

The Council moved into executive session for the next two items. See votes below items.

MOVE INTO EXECUTIVE SESSION: 7:07 PM
MOVE OUT OF EXECUTIVE SESSION: 8:26 PM

4. Discussion and Action relating to the Common Interest and Confidentiality Agreement between Joint Venture, the Town of Parker, and the Colorado River Indian Tribes and other proposed agreements with Joint Venture and the Colorado River Indian Tribes. The Council may vote to discuss this matter in Executive Session pursuant to A.R.S. § 38-431.03(A)(2),(3), and (6) to discuss confidential documents, for legal advice, and to direct Town staff relating to negotiations with these entities.

Nora Yackley, Town Manager

MOTION: To move into Executive Session to discuss item 4
BY: Mayor Hartless
SECOND: CM Grenwalt
APPROVE: With all others in favor; the motion passed

5. Discussion and Action to discuss the Town's process of contractor selection for emergency procurement and the application of this process for the most recent emergency procurement involving the HVAC replacement at the Town Library. The Council may vote to discuss this matter in Executive Session for legal advice pursuant to A.R.S. § 38-431.03 (A)(3).

Nora Yackley, Town Manager

MOTION: To discuss item 5 in Executive Session
BY: VM Genc
SECOND: CM Madoneczky
APPROVE: With all others in favor; the motion passed

No further action taken on items 4 and 5.

COUNCIL MEMBER/LIAISONS REPORTS WITH POSSIBLE TOPICS FOR DISCUSSION:

CM Daniels shared the Parks & Recreation Committee will have a work session to begin discussions on a new skate park on Monday, August 10th at 4:00 PM. On Sunday, July 26th at 4:00 PM, the Parks & Recreation Committee will host the Annual Back to School Bash at the Community Center.

CM Grenwalt shared that the Joint Venture Meeting scheduled for tomorrow has been canceled.

Chamber of Commerce and Tourism-Mayor CM DeLeon + Mayor Hartless
Joint Venture-CM Shontz + CM Grenwalt *Tribal Committee-Mayor Hartless + CM Daniels* *Parks & Recreation- CM Daniels + CM Grenwalt* *Streets & Traffic-CM Madoneczky + CM Grenwalt*
WACOG-Mayor Hartless + CM DeLeon* *PAACE-VM Genc + CM Shontz* *Friends/Senior-Mayor Hartless + CM Grenwalt* *Friends/Library-VM Genc + Mayor Hartless*

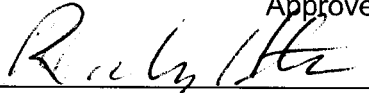
ANNOUNCEMENTS:

Sunday	July 26, 2026	Back-to-School Bash Parker Community Center	4:00 PM
--------	---------------	--	---------

Tuesday	August 04, 2026	Next Council Meeting	6:00 PM
---------	-----------------	----------------------	---------

Unless so noted, all meetings are held in the Council Chambers located at 1314 11th Street.

ADJOURN: Mayor Hartless adjourned the meeting at 8:30 PM

Approve

 Randy Hartless, Mayor

Some members of the Council or the Town Attorney may attend the meeting either in person or by telephone conference call. Persons with a disability may request reasonable accommodation by contacting the Town Clerk, (928) 669-9265, at least 72 hours before the scheduled meeting. Facilities are handicapped accessible.

The Council may vote to recess into an executive session, which will not be open to the public, for the purpose of obtaining legal advice regarding any of the agenda items, pursuant to A.R.S. § 38-431.03(A)(3).