

**PUBLIC HEARING AND REGULAR MEETING
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 Parker Common Council will hold a public hearing and a regular meeting open to the public at Parker Town Hall at 1314 11th Street on May 05, 2026, at 6:00 pm. Doors open to the Council Chambers at 5:30 pm for public seating. The agenda for the meeting is as follows:

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

MINUTES
PUBLIC HEARING AND REGULAR MEETING
TOWN OF PARKER COMMON COUNCIL
TOWN COUNCIL CHAMBERS
1314 11th STREET
TUESDAY, May 05, 2026, 6:00 PM

CALL THE PUBLIC HEARING TO ORDER: Mayor Hartless called the 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 (telephonic), 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)

OTHERS PRESENT: John Gutekunst, Pastor Louie Marsh, Timothy Sousamian, Joe Maxwell, Armondo DeLeon, Bruce Nyrop, Faith Swisher, Mike Gannuscio, Johnny Thomas, Keith Rather, Mesena Gilbert-Tunnell, Courtney Kom, Zachary Kom, Anna Bride, Chonna Marshall, Shayla delaGarza, Kim Alvarez, Robert Larse, Lynn Newman, Jose Carr, Berry Solomon

DISCUSSION ON THE FOLLOWING ITEM:

1. Docket: PZ 2026-01
APN 311-05-052C & 311-05-052D
Situs Address: 1300 & 1308 Desert Ave
Zoning: R-2/ MH
Request: Applicant, Timothy Sousamian, is requesting relief from Town of Parker Zoning Ordinances for the purpose of a multi-tenant, multi-structure development consisting of modular homes on stem wall foundations with common areas and garages.

Mayor Hartless read the Docket information. Town Manager Nora Yackley explained in detail why the owner is requesting a conditional use permit. Members of the Council asked several questions. Nora provided answers and explained what the conditional use permit would allow. She noted the conditional use permit could be set up as the Town would see fit. Owner, Timothy Sousamian, was asked by CM Daniels what the purpose of having the 5 garages was. Mr. Sausamian said he would give the tenants the option of closed garages. Each home would have its own covered parking, with the option of having a closed garage. CM Shontz asked if he planned on using any of the Town's right-of-way. Mr. Sausamian stated that each unit would have its own parking; typically, they would use the Town's property as additional parking surrounding the perimeter. Mayor Hartless invited the public to comment and asked them to keep it brief so all who wanted to speak would have time to do so. Mr. Sausamian continued to state that his reason for doing this is to meet the city's needs and to provide affordable housing for those who come from out of town for work. He notes that this is his second go-around for doing this type of project, as the first one wasn't financially viable. He stated that he feels this one is financially viable, or he wouldn't be doing it. He continued to provide a brief description of the layout of the project and the reasoning for the project. Shayla delaGarza shared her sincere concern about the opposition to the project in her neighborhood. She stated that having a mobile home park would invite unwelcome and unwanted activities and individuals to the area. She continued that Parker does not need more mobile home parks; it needs more single-family homes, not more storage space. Anna Bride shared her opposition and stated it is a small community with animals, and voiced concern about property value decreasing with a mobile home park present in the area. She continued by saying that with the issues with the Joint Venture present, why would you take on something else so big? Faith Swisher shared that Planning & Zoning has already turned it down, and Council should consider that. There are no paved roads on that side of town, and they want to bring in another 100 people into our neighborhood. She continued to say there is no need for more transient activity or an increase in police patrol. We like our quiet little neighborhood. Mayor Hartless asked for any more public comment. There were no more public comments made.

ADJOURNMENT OF THE PUBLIC HEARING: Mayor Hartless adjourned the Public Hearing at 6:24 PM

CALL THE REGULAR MEETING TO ORDER: Mayor Hartless called the meeting to order at 6:24 PM

ROLL CALL OF COUNCIL: Mayor Hartless, Vice Mayor Genc, Council Member Shontz, Council Member Daniels, Council Member De Leon (telephonic), 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)

OTHERS PRESENT: John Gutekunst, Pastor Louie Marsh, Timothy Sousamian, Joe Maxwell, Armondo DeLeon, Bruce Nyrop, Faith Swisher, Mike Gannusciio, Johnny Thomas, Keith Rather,

Mesena Gilbert-Tunnell, Courtney Kom, Zachary Kom, Anna Bride, Chonna Marshall, Shayla delaGarza, Kim Alvarez, Robert Larse, Lynn Newman, Jose Carr, Berry Solomon

PLEDGE OF ALLEGIANCE: Led by Mayor Hartless

INVOCATION: Pastor Louie Marsh, River Church

PROCLAMATION: Proclaiming May 3-9, 2026, as YOUTH WEEK Mesena Gilbert

Mesena Gilbert read a brief story behind how Youth Week became, and then read the Proclamation. Mayor Hartless declared the first week in May as Youth Week and recognized May 7, 2026, as Youth Day in the Town of Parker, and encouraged all residents, businesses, and community leaders to support and participate in activities that promote the growth, development, and success of our youth. The Town Clerk gave a signed Proclamation to Mesena.

AWARDS PRESENTATION: Michael Bailey, Chief of Police

Chief of Police Michael Bailey shared the story of a recent incident. Chief Bailey presented two (2) Life Saving Awards to Parker Police Department's Sergeant Ferris and Public Works Staff Employee Keith Rather. Pictures were taken with the Chief of Police and Public Works Director Steve Ziegler.

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.

Bruce Nyrop shared his concern about his property on 9th Street. He has an investor who wishes to build two (2) tri-plexes on the property with no additional plumbing hook-ups. He asked for assistance to move forward. He noted he is being asked to sign a waiver stating that the project can be stopped at any time.

Courtney Kom shared the success in the Home-Run Derby, thanking the Mayor and CM Shontz, Megan Poe, for always stepping up when needed, and the Public Works Department. She shared her excitement for all the positive movement at Pop Harvey Park and expressed gratitude to Parks & Rec and Public Department for pushing forward to support our youth.

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

Chamber Director Erica Daniels shared with the Mayor and Council the current and upcoming events hosted by the Chamber of Commerce & Tourism. Today is the 5th Annual MIW and MMIP Event. There are over 1,100 participants registered for the Tube Float. We have surpassed our sponsorship in the last four years, and we thank you to all of our sponsors in La Paz County. On May 11th, at Blue Water Cinemas, we will be hosting a women's night, watching The Devil Wears Prada 2. On May 13th, at AWC is a Membership 101 to learn about the benefits of the Chamber and what is coming up. On May 28th, the Town of Parker is hosting the next Chamber Mixer at the Parker Community Center.

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:

- a. Town of Parker Meeting Minutes of April 21, 2026
- b. Town of Parker Special Joint Meeting Minutes of April 28, 2026

MOTION:	To approve items a-b
BY:	VM Genc
SECOND:	CM Madoneczky
APPROVE:	With all others present in favor; the motion passed

Discussion and possible action on the following item(s)

- 1. Discussion and Action to Approve/Deny the Parker Police Department entering into an Intergovernmental Agreement with the Phoenix Police Department to participate in the statewide Internet Crimes Against Children Task Force

Chief of Police, Michael Bailey

The Parker Police Department respectfully requests approval to enter into an Intergovernmental Agreement to participate in the statewide ICAC Task Force. Participation will enhance the department's ability to investigate internet-facilitated crimes against children through access to specialized training, intelligence sharing, and collaborative investigative resources. There is no anticipated direct fiscal impact associated with entering into this agreement. Participation in the ICAC Task Force may provide access to grant-funded training opportunities, investigative resources, and equipment support. Chief Bailey noted they have been involved with ICAC for the past 10-12 years. This just makes it more formal.

MOTION:	To approve the Parker Police Department entering into an Intergovernmental Agreement with the Phoenix Police Department to participate in the statewide Internet Crimes Against Children Task Force
BY:	VM Genc
SECOND:	CM Shontz
APPROVE:	With all others present in favor; the motion passed

- 2. Discussion and Action to Approve/Deny to purchase and install flooring through Tile and Carpets Unlimited Inc. for the Library for \$36,233.43

Public Works Director, Steve Ziegler

Public Works Director Steve Ziegler respectfully requests the Mayor and Council's approval to purchase flooring through Tile and Carpets Unlimited and install the flooring at the Library for \$36,233.43. 3 contractors were contacted over the course of 2 months. Tile and Carpets Unlimited was the only contractor that provided a proposal for \$36,233.43. The funding for this project is coming from the approved FY 25-26 Capital Projects Budget. \$38,000 was budgeted for

the new Library flooring. In addition, Library staff received an IDA Grant for \$9,000 for this flooring. Mayor Hartless noted the cost to the Town is more like \$27,000, with the \$9,000 coming off, and with \$38,000 budgeted, there is a significant savings. VM Genc confirmed the flooring will be tile planks and carpet squares throughout the Library. Steve stated yes and explained which areas would have carpet and where the tile planks would go. CM Daniels asked how long the project would take. Steve responded hopefully in two (2) weekends, but it would just depend on the contractors. Mayor Hartless confirmed the floors are in bad shape, and with a new desk, new floors, and carpet, it will be very nice. CM Grenwalt asked if the cost would be any different if the contractor were able to work during the week. Steve replied that the Town has worked with them for many years and feels they are fair and honest with their pricing. VM Genc agreed that the contractor is comparable and fair in pricing.

MOTION: To approve the purchase and installation of flooring through Tile and Carpets Unlimited Inc. for the Library for \$36,233.43
BY: VMGenc
SECOND: CM Shontz
APPROVE: With all others present in favor; the motion passed

3. Discussion and Action to Approve/Deny to hire Extreme Performance Contracting LLC to demo and pour a Basketball Court Pad at Pop Harvey Park for \$49,937.00

Public Works Director, Steve Ziegler

Public Works Director Steve Ziegler respectfully requests the Mayor and Council's approval to hire Extreme Performance Contracting LLC to construct a basketball court pad at Pop Harvey Park for \$49,937.00. The basketball court was removed in 2025 to protect the Jailhouse, a nationally registered historical building built in 1914. A basketball court will be constructed at the corner of 9th Street and Navajo Avenue. The scope of work will include the removal of the existing tree stumps, removal of 8 inches of soil, placement of 4 inches of ABC that will be compacted, and then installation of a 4-inch concrete slab with fiber mesh for strength. Mayor Hartless asked how APS is involved. Steve replied that the Town was given an award from APS, and the amount is not disclosed until APS announces it. VM Genc asked if this project was fully funded. Steve replied yes, by the award from APS. VM Genc asked what was to become of the pool house near the court. Steve stated it was in no condition to be rehabilitated at this time. CM Madoneczky asked if the entire court would be fenced. Steve replied yes, it will be an eighty-four-foot (84') court, and there will be plenty of space between the fence and the court.

MOTION: To approve hiring Extreme Performance Contracting LLC to demo and pour a Basketball Court Pad at Pop Harvey Park for \$49,937.00
BY: CM Daniels
SECOND: CM Grenwalt
APPROVE: With all others present in favor; the motion passed

ITEMS 4 & 5 WILL BE A COMBINED ITEM

4. Discussion and Action to Approve/Deny the purchase of two (2) basketball hoops from Mega Slam Hoops LLC for the Pop Harvey Basketball Court Project for \$5,598.00 plus tax

Public Works Director, Steve Ziegler

5. Discussion and Action to Approve/Deny the purchase of four (4) 20-foot LED Light Poles from Energy Light LLC dba LightMart for the Pop Harvey Basketball Court Project for \$4,756.00 plus tax

Public Works Director, Steve Ziegler

Public Works Director Steve Ziegler respectfully requests the Mayor and Council's approval to purchase two (2) basketball hoops from Mega Slam Hoops LLC for the Pop Harvey Basketball Court Project for \$5,598.00 plus tax and free shipping. He also requests the purchase of four (4) 20-foot LED Light Poles from Energy Light LLC dba LightMart for the Pop Harvey Basketball Court Project for \$4,756.00 plus tax with free shipping. Public Works staff will be installing this equipment, including the underground conduit and footings. The cost of this equipment will be covered by a donation from APS. CM Daniels asked if the lighting would be installed in all four (4) corners. Steve replied that they would be installed in each quadrant. Mayor Hartless asked if there was a timeline to use the funding. Steve stated that the funds expended and projects completed by December of 2026. VM Genc asked if there is an upper limit on the funds, and we are way below that. Steve replied that there are more funds to come. CM Daniels asked if the funds are to be used for multiple projects or just one. Steve replied its mainly for Pop Harvey Park. VM Genc asked if it has been considered to add two (2) more basketball hoops to the court at Western Park. Steve replied no, not at this time, and the current hoops there are adjustable for the games.

MOTION: To approve items 4 and 5, the purchase of two (2) basketball hoops from Mega Slam Hoops LLC for the Pop Harvey Basketball Court Project for \$5,598.00 plus tax, and the purchase of four (4) 20-foot LED Light Poles from Energy Light LLC dba LightMart for the Pop Harvey Basketball Court Project for \$4,756.00 plus tax

BY: VM Genc

SECOND: CM Daniels

APPROVE: With all others present in favor; the motion passed

6. Discussion and Action to Approve/Deny the Parks & Recreation Committee's Recommendation to Approve the Summer Recreation Program

Public Works Director, Steve Ziegler

The Parks & Recreation Committee respectfully requests the Mayor and Council's approval to host the Summer Recreation Program. The Parks and Recreation Committee voted to offer the Summer Recreation Program at their April 14th meeting. The program cost is \$3,600 for the Coordinator, and this amount was included in the approved FY 25-26 Budget.

MOTION: To approve the 2026 Summer Recreation Program

BY: VM Genc

SECOND: CM Daniels

APPROVE: With all others present in favor; the motion passed

7. Discussion and Action to Approve/Deny the Amendment to the Good Creations contract with the Town of Parker

Town Manager, Nora Yackley

Town Manager Nora Yackley shared with the Mayor and Council that following the approval of the Grant Writing Services Contract, it was noted that the initial total did not include the necessary insurance fees. This amendment introduces an additional cost of \$154.75 per month, resulting in a revised monthly total of \$2,929.75. The Town is respectfully requesting the Mayor and Council approve this amendment and proceed with payment of this updated amount, effective immediately. This is not an increase from last year. Mayor Hartless noted Jon does great work and pays for himself. VM Genc agreed there was to be no increase. Mayor Hartless stated he agreed to stay the same.

MOTION: To approve the Amendment to the Good Creations
Contract with the Town of Parker
BY: Mayor Hartless
SECOND: VM Genc
APPROVE: With all others present in favor; the motion passed

8. Discussion and Action to Approve/Deny the Planning & Zoning Commission's Recommendation to Deny the Conditional Use Permit of Docket PZ 2026-01

Town Manager, Nora Yackley

At the April 09, 2026, Planning & Zoning meeting, the Commission voted to recommend Town Council DENY the Conditional Use Permit of Docket PZ 2026-01. Mayor Hartless shared that he felt it was not the right type of housing and had seen the petition. He clarifies that he can still do it, just not how he would like to do it, adding that he cannot do anything until the sewer issue has been corrected, and that will take some time. Vice Mayor Genc stated that if the Council does approve, it sets a precedent and makes a landmark to allow conditional use permits on these R2/MH to allow up to six (6) units, and that can basically happen anywhere at that point. He continued to agree with the need for affordable housing. CM Daniels agreed with the need for more housing. She continues that she believes this would be used for non-residential housing. She notes her concern is that the garages look more like boat storage than garages. CM Grenwalt shared his concern to sandwich twelve (12) houses on two (2) lots with five (5) garages is massive in his mind. CM Madoneczky stated he lives not far from the proposed project. It's a small community. People stay there a long time. There is a shortage of affordable housing. He supports that the houses would be affordable, and supports housing non-residential doctors and teachers. He notes that he would want to make sure the garages would be for the tenants and not non-residents needing to store a boat. CM Shontz stated that 1 and 2-bedroom units are tough on a lot of families, and it is creating a small group of people who would actually benefit from a 1 or 2-bedroom unit. She continues by acknowledging the Planning & Zoning Commission that listened to this item and to the people who signed the petition, and came here tonight to be heard. She voiced concern about new tenants complaining about the horses and other animals that belong to the current residents, and neighbor divide. CM DeLeon questioned about leased lots and the HOA. Nora stated that the Town does not deal with HOA as far as zoning. That would be the developer or the land owner.

MOTION: To deny the Conditional Use Permit of Docket PZ
2026-01 uphold the recommendation from the Planning
& Zoning Committee
BY: Mayor Hartless
SECOND: VM Genc
APPROVE: With all others present in favor; the motion passed

COUNCIL MEMBER/LIAISONS REPORTS WITH POSSIBLE TOPICS FOR DISCUSSION:

VM Genc shared that the Friends of the Library will be having a book fair on July 14th & 15th, is working on a grant from Pepsi, and is working with the Food Bank for their Food Pantry. This Summer's theme is dinosaurs. A new desk was installed recently. Staff completed a full inventory during the desk installation and had a lower number of missing books.

CM Daniels shared that the Parks & Recreation Committee has changed their monthly meetings to the 2nd Monday of each month at 5:00 PM. The ribbon-cutting was held on April 28th for the new playground at Pop Harvey Park. Summer Recreation Program approved by the Council.

Mayor Hartless thanks Charlotte Dunlap for cutting the ribbon at the Ribbon Cutting Ceremony.

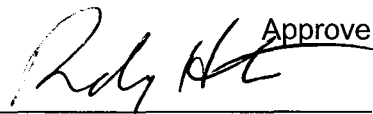
Chamber of Commerce and Tourism-Mayor CM DeLeon + Mayor Hartless
Joint Venture-CM Shontz + CM Grenwalt *Tribal Committee-Mayor Hartless + CM Daniels* *Parks & Recreation- CM Daniels + CM Grenwalt* *Streets & Traffic-CM Madoneczky + CM Grenwalt*
WACOG-Mayor Hartless + CM DeLeon* *PAACE-VM Genc + CM Shontz*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

ANNOUNCEMENTS:

Thursday	May 07, 2026	Youth Day	8:00 AM-Noon
Monday	May 11, 2026	Parks & Recreation Committee Meeting	5:00 PM
Tuesday	May 19, 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 7:23 PM



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).