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BOARD OF SUPERVISORS
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DAVID GOMEZ
Chairman - District 1

RON CAMPBELL
District 2

WILLIAM WEARNE
District 3

MEETING NOTICE and AGENDA
Pursuant to Arizona Revised Statutes §38-431, et. seq.
and amendments thereto, the
GREENLEE COUNTY BOARD OF SUPERVISORS
also sitting as Board of Directors for
GREENLEE COUNTY PUBLIC HEALTH SERVICES DISTRICT
and
GREENLEE COUNTY FLOOD CONTROL DISTRICT
hereby gives notice that a
Regular Meeting

will be held on Tuesday, March 17, 2026 – 8:00 a.m. The Public will have physical access to the Board Meeting Room be no later than 7:45 a.m.

Audio/Visual Streaming of this meeting may be found at:

https://greenlee.az.gov/link/live/

Board of Supervisors Meeting Room, 2nd floor Courthouse Annex, 253 5th Street, Clifton, Arizona

AGENDA AND MINUTES

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In attendance: Board of Supervisors members: Chairman, David Gomez Member Ron Campbell, Member and William Wearne, Member. Also present Derek Rapier, County Manager and Bianca Castañeda, Clerk of the Board

1. Call to Order

Chairman David Gomez called the meeting to order at 8:00 a.m.

a. Pledge of Allegiance

Supervisor Wearne led those present in the pledge.

b. Call to the Public

Christopher Rodriguez, Duncan resident raised concerns about the zoning change ordinance and the Desert Valley LLC project, highlighting inadequate information provided to the board and potential impacts on public services.

Derek Rapier County Administrator spoke on behalf of the County Assessor Joann Cathcart Lawerence. He announced the circus event on April 19, sponsored by the Greenlee County Chamber of Commerce.

2. **PUBLIC HEALTH SERVICES DISTRICT – the Board of Supervisors will convene as the Board of Directors of the Greenlee County Public Health Services District and will reconvene as the Board of Supervisors following consideration of the following items:**
   a. **Consent Agenda**
      i. **Clerk of the Board: Consideration of approval of Public Health Services District expense warrants in excess of $1,000.00.**

   Upon motion by Supervisor Campbell, seconded by Supervisor Wearne, and carried unanimously, the Board approved the Public Health Services District Consent Agenda as presented.

3. **FLOOD CONTROL DISTRICT – the Board of Supervisors will convene as the Board of Directors of the Greenlee County Flood Control District and will reconvene as the Board of Supervisors following consideration of the following items:**
   a. **Consent Agenda**
      i. **Clerk of the Board: Consideration of approval of Flood Control District expense warrants in excess of $1,000.00.**

   Upon motion by Supervisor Campbell, seconded by Supervisor Wearne and carried unanimously, the Board approved the Flood Control District Consent Agenda as presented.

4. **PUBLIC HEARING - A request by Desert Valley LLC to change the zoning district of a portion of Parcel Number 300-54-069 from RU-36 (rural, minimum lot area 36 acres) to MR-C (multiple-household, minimum lot area per dwelling unit 1,500 sq.ft). Commission voted 7/8 to the BOS Favorably. Vote was not unanimous**

   Upon motion by Supervisor Campbell, seconded by Supervisor Wearne and carried unanimously, the Board moved into Public Hearing.

   Mr. Rodriguez reiterated his concerns about the lack of detailed plans and traffic studies. He emphasized the need for proper oversight by state agencies like AZDOT and the health department.

5. **Haiden LaFoy, Planning and Zoning Planner II**
   a. **Discussion/Action regarding A request by Desert Valley LLC to change the zoning district of a portion of Parcel Number 300-54-069 from RU-36 (rural, minimum lot area 36 acres) to MR-C (multiple-household, minimum lot area per dwelling unit 1,500 sq.ft).**

Commission voted 7/8 to the BOS Favorably. Vote was not unanimous

Haiden LaFoy, Planner II explained the zoning ordinances and the public input process and clarifies that the zoning changes were for the highest and best use of the land, not for specified projects. She explained the proposal is for permanent, site-built apartments (not transitional housing) and did not raise concerns from the office's perspective. The applicant is proposing development on only a portion of an existing approximately 30-acre parcel, specifically the area toward the highway, estimated at around nine acres. He has no plans to develop the entire property at this time, though additional development may be considered in the future. Plans have already been submitted for one unit, and a building permit was issued for that unit. Any future additions would require separate permits and approvals. Ms. LaFoy explained regulatory oversight for wastewater and water systems for any development that occurs in the county.

The board discussed the need for proper oversight by state agencies like AZDOT and health departments.

Upon motion by Supervisor Campbell, seconded by Supervisor Wearne and carried unanimously, the Board approved the request by Desert Valley LLC to change the zoning district of a portion of the parcel number 300-54-069 from RU-36 (rural, minimum lot area 36 acres) to MR-C as presented.

6. **Derek Rapier, County Administrator**
   a. **Discussion/Action for direction to staff regarding proposals to name buildings or other structures**

Mr. Rapier raised a question during the February County Managers' Roundtable regarding the practice of naming county buildings or facilities after individuals. The purpose was to seek input from colleagues on how such decisions are handled, as Greenlee County does not currently have a written policy on naming facilities. It was noted that Greenlee County historically has not named county facilities after individuals. Moving forward with such naming would represent a change in past practice, and staff is seeking guidance from the Board before pursuing that direction. Several concerns were discussed related to naming facilities, including the long-term relevance of names, the potential loss of historical context over time, and how community perceptions can change. Examples were shared illustrating how individuals honored through facility naming may become less well-known to future generations, and how buildings may eventually be replaced, leaving names disconnected from their original significance. Staff indicated that clear direction or policy guidance from the Board would be helpful before considering any facility naming decisions.

b. Discussion/Action: Policy Development: direction to staff regarding potential policy development regarding government relations, professional association dues and/or fees, travel policies, and so forth.

Mr. Rapier reported on recent audit findings identifying weaknesses related to both practices and the absence of certain policies.
Auditors compared county practices against statutes, and existing county policies. Issues noted included documentation requirements for meals and meetings with legislators and a lack of formal policy governing certain activities. Staff proposed developing new policies to address audit concerns, specifically a Government Relations Policy. A second audit issue discussed involved professional fees, particularly payment of licensing fees in other states and proposed to develop a professional fees policy that would apply broadly to county employees and officials who require out-of-state licensure for county business. Another concern involved conference lodging policies, which currently allow staying at the conference hotel rate "within reason," without defining that standard. Auditors questioned lodging choices where conference hotel rates exceeded nearby alternatives. Mr. Rapier noted the value of staying at conference venues for professional engagement and side discussions and expressed concern over the lack of defined criteria for determining "reasonableness." Staff suggested that clearer guidelines—such as proximity, safety, timing, and logistical considerations—could be added to the policy. The board provided staff with direction. Staff will prepare drafts and return them to the Board for decision-making.

7. David Manuz, Public Works Roads Manager

a. Discussion/Action regarding permission to go out for bid to purchase 3/8 fractured chips for the 2026 Chip Seal Project

Michael Holguin, Assistant Roads Manager, presented on behalf of David Manuz. He presented an overview of the 2026 Chip Seal Project and requested approval to go out for bid. The project will include roadways located in the Duncan area, as well as several roads within the Fairgrounds area. The estimated quantity needed for the 2026 Chip Seal Project is approximately 20,803 tons.

Upon motion by Supervisor Wearne, seconded by Supervisor Campbell and carried unanimously, the Board moved for permission to go out for bid for 3/8 fractured chips, oil and materials to stripe roads for the 2026 chip seal project

b. Discussion/Action regarding permission to go out of bid to purchase Oil Emulsions for the 2026 Chip Seal Project

Upon motion by Supervisor Wearne, seconded by Supervisor Campbell and carried unanimously, the Board moved for permission to go out for bid for 3/8 fractured chips, oil and materials to stripe roads for the 2026 chip seal project

c. **Discussion/Action regarding permission to go out of bid to stripe the roads after the 2026 Chip Seal Project is completed**

Upon motion by Supervisor Wearne, seconded by Supervisor Campbell and carried unanimously, the Board moved for permission to go out for bid for 3/8 fractured chips, oil and materials to stripe roads for the 2026 chip seal project

8. **Derek Rapier, County Administrator**
   a. **Discussion/Action regarding Secure Rural Schools Disbursement and effects on PILT distribution**

Mr. Rapier explained that SRS was established to offset declines in National Forest Service timber receipts and is required under Arizona law to be used for roads and schools. Historically, Greenlee County has retained approximately $300,000 annually from SRS for road purposes. Reviewed the PILT program, which compensates counties for services provided on federal lands. PILT payments are formula-based but subject to annual federal appropriations. Staff noted that for every dollar of SRS funds used for roads, the County's PILT payment is reduced dollar-for-dollar. SRS was not authorized for federal fiscal year 2024, resulting in a higher-than-expected PILT payment. SRS has since been reauthorized retroactively for FY 2024 and FY 2025 and prospectively for FY 2026. PILT is fully funded for FY 2025; funding for FY 2026 and future years has not yet been finalized. Staff proposed modifying the County's SRS distribution approach by retaining only a nominal amount for roads and distributing the remainder to schools. This approach would increase PILT payments and benefit school funding, while allowing PILT revenues—once received—to support road needs through the general fund. Mr. Rapier noted the need to further evaluate funding certainty and timing before implementing changes and plans to return to the Board with a revised SRS distribution letter.

Informational item only; no action taken.

9. **Derek Rapier, County Administrator and Bianca Castañeda, Clerk of the Board**
   a. **County and State budget and legislative issues**

Mr. Rapier provided an update on County revenues and legislative activity, reporting that County half-cent and state-shared sales tax revenues are performing above projections, largely due to mine-related activity and favorable copper market conditions, while cautioning that revenues remain volatile and energy costs may impact future collections. He noted potential state legislation affecting sales tax point-of-sale determinations and advised continued monitoring. He further reported that surplus revenues will remain in cash balances for future budget consideration. A legislative update was provided, including the status of budget negotiations, conformity legislation, and several election-related bills that could increase county election costs, particularly a proposed House Continuing Resolution related to precinct size. Also, noted that lingering concerns related to prior elections continue to influence election policy discussions. Legislative "crossover week" has occurred, with bills moving between chambers, and noted an unusually high bill volume this session, resulting in some legislative delays.

b. **Calendar and events**

Calendar and events were discussed

10. **Consent Agenda**
    a. **Clerk of the Board: Consideration of approval of minutes of previous meetings: 2/3/2026; 2/17/2026; 3/10/2026**
    b. **Clerk of the Board: Consideration of approval of expense warrants in excess of $1,000.00 – Voucher 9022; 9023**
    c. **Chief Financial Officer: Consideration of approval of General Fund loans in the amount of $ 18,737.25 to be reimbursed upon receipt of funds: Fund 159 – $0.11, Fund 223 - $10,111.97, Fund 310 - $6,795.39, Fund 313 - $1,829.78**
    d. **Elections Director: Consideration of acknowledgment for 2 vacancies in the Precinct Committeemen for the Democratic Party: Sarah Camacho – Clifton Precinct 3 and Cassandra Lejoly – Morenci Precinct 5 and acknowledge the appointment provided by the party chairperson to fill the vacancy in Clifton Precinct 3 – by Cassandra Lejoly**
    e. **Planning and Zoning: Consideration of approval for a request by Deann Chavez to change the zoning district of a portion of Parcel Number 300-39-003D from RU-36 (rural, minimum lot area 36 acres) to MR-B (multiple-household residential, minimum lot area per dwelling unit 2000 sq. ft.). Commission voted unanimously to approve for recommendation to BOS.**
    f. **Planning and Zoning: Consideration of approval for a request by Antonio Montoya and Carolyne Sanchez to change the zoning district of Parcel Number 300-55-040 from RU-36 (rural, minimum lot area 36 acres) to MR-B (multiple-household residential, minimum lot area per dwelling unit 2000 sq. ft.). Commission voted unanimously to approve for recommendation to BOS**
    g. **Planning and Zoning: Consideration of approval for a request by Spencer Smith to change the zoning district of Parcel Number 600-32-015A from SR/MR (Single Residential/Multiple Residential) to GB (General Business) Commission voted unanimously to approve for recommendation to BOS.**

- **h. Public Works Facilities: Consideration of approval for an employee transaction form: K. Morton, Tech II**
- **i. Sheriff: Consideration of approval for an employee transaction form: A. Armijo, Sheriff Deputy and A. Heyboer, Sheriff Deputy**

Upon motion by Supervisor Campbell, seconded by Supervisor Wearne and carried unanimously, the Board approved the consent agenda as presented.

11. Supervisor Reports, pursuant to ARS 38-431.02(K), individual supervisors or the county's chief administrator may present brief summaries of current events, but no discussion may occur, and no action may be taken regarding anything that is presented.

Supervisor Campbell attended the Cattle growers meeting. Well attended, good discussions with a lot of information shared.

Supervisor Wearne attended the Cattle growers event with Supervisor Campbell, noting it was a valuable opportunity to engage with concerned stakeholders and several state representatives. He also attended the Western States Sheriffs' Conference in Reno with County Manager and Tony Hines from Monday through Wednesday two weeks prior. The conference provided opportunities to meet with consulting and engineering firms to discuss potential future needs for Greenlee County. Information gathered will support ongoing planning efforts related to the Sheriff's Department, jail facilities, and sheriff's office operations.

12. Derek Rapier, County Administrator

- **a. Information/Discussion/Direction: Budget Work Session**

Mr. Rapier provided an overview of key issues shaping the upcoming budget, including potential employee wage adjustments, rising energy-driven inflation risks, escalating health insurance costs, and charitable contributions. Indicated wage recommendations will likely focus on an across-the-board increase tied to inflation but noted it is too early to make a formal recommendation due to uncertainty around energy prices. Health insurance costs remain driven largely by specialty pharmaceuticals; however, recent changes to the prescription drug provider and plan design significantly reduced projected increases while maintaining coverage. He confirmed the County will continue sharing premium increases with employees. Charitable contributions were discussed, with recommendation for continued support for organizations aligned with County priorities, subject to overall budget capacity. Discussed the County's charitable donation allocation, noting that a $20,000 annual amount has generally been sufficient in recent years to address both planned and mid-year requests. Past one-time donations were reviewed and emphasized the importance of maintaining spending discipline by prioritizing requests that align with County objectives rather than serving as a funding source of last resort. Confirmed that support for senior and disabled services is already incorporated into the budget and recommended no changes to per diem reimbursement rates for meals and mileage, which remain aligned with state rates. Outlined the upcoming capital projects review, defining capital projects and inviting Board input on priorities. Several facility and infrastructure needs were identified for evaluation, including plumbing, security upgrades, IT bandwidth, lighting, roofing at the jail, and radio communications infrastructure. Noted that costs will be developed and incorporated into the capital planning process, with an emphasis on completing projects already underway. Provided a brief facilities and capital update, reporting completion of minor maintenance items and ongoing improvements at County facilities. Outlined plans for a more detailed capital projects review, noting potential use of existing capital reserves given the County's strong cash position. Discussed the ambulance replacement rotation and proposed prefunding a future ambulance purchase using current cash balances to avoid budget pressure in a later fiscal year. Current ambulance inventory was confirmed to be adequate, with the next planned acquisition anticipated in fiscal year 2027. Staff discussed challenges related to procurement timelines, noting that while production delays have improved, acquisition timelines have historically lagged, particularly during the pandemic.

Mr. Rapier expressed appreciation for the Board's continued conservative approach to budgeting, particularly in light of economic uncertainties that could result in short-term cost spikes or extended disruptions. Staff indicated that several concepts discussed are still under development and will be refined through subsequent budget meetings as additional information becomes available. Further advised that adequate funding for upcoming elections will be a priority, given expectations of a highly contested election cycle and the potential for state and federal policy changes requiring additional implementation efforts.

Board Action: Direction provided; no formal action taken.

13. Adjournment

There being no further business to come before the Board of Supervisors, the meeting was adjourned at 10:33 a.m.

APPROVED: /s/ David Gomez, Chairman

ATTEST: /s/ Bianca Castañeda, Clerk of the Board