



TOWN MANAGER'S REPORT

February 2026

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NEW EMPLOYEE SPOTLIGHTS

There were no new employees in the month of February

SERVICE MILESTONES

There were no service milestones in the month of February

DEPARTMENT HIGHLIGHTS

What follows is a summary of work completed in the past month by individual departments.

POLICE DEPARTMENT



CONGRATULATIONS

Congratulations to **Sgt. Higgins** on receiving his **associates degree through Pima Community College!**



LAW ENFORCEMENT EVENT AT RANCHO SAHUARITA

In early January, Rancho Sahuarita held a **Law Enforcement Appreciation Event** at Parque La Coraza. This event honored all sworn SPD members for their service to our community. Several SPD members attended this special event.

Before it began, officers played basketball with a few of the attendees.



MUNICIPAL COURTS



COURT PARKING LOT EXPANSION GROUNDBREAKING

On **January 28, 2026**, Concord Construction hosted the **groundbreaking ceremony** for the expanded parking lot. Project is expected to be completed by the end of March.



PARKS, RECREATION & COMMUNITY SERVICES

DIRECTOR AND ADMINISTRATIVE UPDATES

This past month, the administrative and marketing teams completed the **Summer 2026 Program Guide**, covering March–June 2026. This process included a planning phase, build phase (development of the program guide and quarterly flyers), and review phase (implementation of edits based on team feedback).

Additional marketing and administrative projects this past month included:

- Development of new Spanish-language flyers for events and key recreation programs to improve accessibility and outreach.
- Installation and setup of an additional screen at LVCC to serve as a community bulletin board.

PARKS UPDATES



Anamax Maintenance Building Demolition: We are waiting for Trico to come remove the electrical meter from the building. The electrical service has already been disconnected. The water service and the sewer connection will be disconnected this week. As soon as the electrical meter has been removed, we will be commencing the demolition in preparation for the rec center parking expansion.

Anamax Restroom Renovations: We are underway with the planned renovations of the Anamax restrooms. We have started with the soccer restrooms and once completed, we will be transitioning to the baseball restrooms. Restrooms are anticipated to be closed for 2-4 weeks.

Anamax Maintenance Yard and Rec Center Parking lot Expansions: We are awaiting the electrical plans to be added to the site/development plans for the project. Once added, we will be moving forward with the project bidding.

RECREATION UPDATES



Recreation staff participated in the **Business Expo & Taste of the Valley**, hosted by the Greater Green Valley/Sahuarita Chamber of Commerce. This community business expo offered the opportunity to meet local organizations, sample food and drinks from area vendors, and network with community partners and residents. The turnout was strong, and staff were able to share information about upcoming recreation programs, facility amenities, and how to connect with Parks & Recreation services in 2026.

Customer Service Specialists have begun preparations for the **LVCC Market Vendor and Open House**, happening **March 21st, 10:00am – 4:00pm**. Food truck and children's market vendors spaces are already



filled, with only 1 handmade market vendor spot left. They are hoping this event will be the first of many to help expand community outreach for LVCC.

Registration for **Rodeo Break Camp** has closed with **28 participants enrolled**. Camp is scheduled for February 26th – 27th, 8:00am to 4:00pm at La Villita Community Center. Staff are finalizing schedules, staffing, activities, and facility coordination to ensure a safe, fun, and organized experience for all participants.



La Villita Community Center continues to offer Open Gym hours for basketball and pickleball play, with multiple sessions available throughout the week to provide flexible recreation opportunities for the community. Staff have recently expanded morning and afternoon open gym time slots to better accommodate participants and provide more chances for active recreation.

EVENTS UPDATES



Art on the Lake (January 10th) was held at Sahuarita Lake Park in partnership with and sponsored by SAACA. Despite challenging weather conditions throughout the day, the event still saw a decent turnout. The Events Division supported the event with an informational booth, allowing staff to connect with attendees, share information about upcoming Parks & Recreation programs and maintain a strong community presence at this recurring arts event.



Santa Cruz Valley Car Nuts' Sahuarita Classics Car Show (January 31st) took place from 10:00am to 3:00pm as a Town-sponsored and partnered event.

With great weather and strong attendance, the event was well received by the community. The Events Division hosted an informational booth and engaged with attendees while supporting the overall success of the event.

Planning efforts are actively underway for **Fiesta Sahuarita**, with staff coordinating logistics, vendor participation, sponsorships, and operational needs as the event approaches. January served as an important foundation month for launching key initiatives and setting the stage for a busy and successful spring event season.

CONGRATULATIONS

- **Happy Birthday:** Tanner Grover – February 8th

PUBLIC WORKS

STREETS AND TRAFFIC OPERATIONS DIVISION



Community Engagement and Streets Division Update: Community engagement remained strong throughout January. A total of 12 community cleanups were completed, supported by 86 volunteers who contributed 129.75 hours of service, valued at an estimated \$2,921.97. Their efforts resulted in the removal of 81 bags of trash along with various large, discarded items, helping to maintain clean and safe public spaces across Town.

In recognition of Presidents' Day (February 16), Streets staff placed 243 U.S. flags on February 11 along Sahuarita Road, Rancho Sahuarita Boulevard, Desert Gem Lane, and Starlight View Lane. The flags were removed on February 18, continuing the Town's tradition of honoring national holidays through visible community displays.



Operationally, the Streets Division completed a wide range of maintenance activities. Crews performed mowing and weed removal along the Quail Crossing multiuse path, conducted shoulder stabilization across multiple Town -rights-of-way-, and carried out the monthly in-house street sweeping program, including sweeping along the Quail Crossing and Pima Mine Road multi-use paths. Staff also inspected and cleaned storm drains, completed wash drainage improvements at the Sawmill Wash crossing on Old Nogales Highway, repaired irrigation infrastructure along La Cañada Road, and performed landscape cleanup along Duval Road, Calle Valle Verde, and Pima Mine Road. Routine pothole repairs were also completed throughout the month.

Fleet Division Update: The Fleet Division supported Town operations by completing 34 service tasks on Town vehicles, including both repairs and preventative maintenance. Staff also performed preventative maintenance and repairs on small gas-powered- equipment, ensuring operational readiness across all divisions.

 **Traffic Signal and System Operations:** Traffic operations staff completed a variety of preventative maintenance and troubleshooting tasks throughout January. The team initiated quarterly signal cabinet cleaning, supporting long-term- equipment reliability.

Detection system adjustments were performed at Duval Mine Road & La Cañada, restoring proper vehicle detection. Staff also removed a banner at the NEC of Sahuarita Road & Desert Gem.

Blue Stake responses were completed at the following locations:

- Sahuarita Road & Desert Gem
- Nogales Highway & Valle Verde
- Rancho Sahuarita Boulevard & La Villita
- Sahuarita Road & La Villita

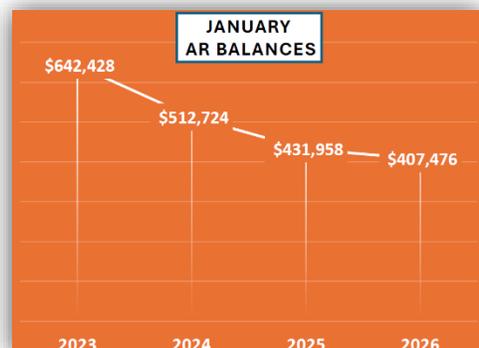
WASTEWATER OPERATIONS

Wastewater operations continued to perform reliably throughout January, with treatment processes maintaining consistent stability and compliance. The facility treated a total of 37.4 million gallons of sewage during the month, reflecting steady system demand and dependable plant performance. All required sampling activities were completed on schedule, and every result returned in full compliance with ADEQ standards.

Regulatory Compliance: Regulatory activity was a major focus this month. The division submitted its Semi-Annual samples to ADEQ for the 2025 4th Quarter, fulfilling a key reporting requirement. In addition, the Town completed the newly required PFAS sampling for all POC wells, reinforcing ongoing commitments to groundwater protection and long-term water quality monitoring.

WASTEWATER BILLING

Billing operations remained consistent throughout the month, with 30 new builds added to the system as residential and commercial development continued across the community. New billing activity totaled \$504,295, issued across 7,265 active accounts, reflecting steady utility demand.



DEVELOPMENT/CONSTRUCTION

The **Permits and Inspections team** maintained steady progress this month, issuing nine Right-of-way (ROW) permits and completing twenty-two final sidewalk inspections. These activities continue to support safe development practices and ensure that new infrastructure meets Town standards.



Construction activity advanced across several key projects. The UPRR signal crew reached approximately 90% completion on their signal work at the El Toro and Rancho Sahuarita Boulevard intersection. Final activation is pending Trico's power installation, which remains the last major prerequisite before the signal can be brought online.

The **GIS team** continued to expand tools that support both operational planning and public transparency. Staff completed the pavement preservation online map, which now displays all completed projects from 2018 to the present. Work is also underway with the Streets Division to develop an interactive map of the Town's 5-year pavement preservation plan, providing residents and staff with a clear view of upcoming roadway improvements.

Interagency support remained a priority as GIS staff continued refining call timing and hydrant datasets for the Santa Rita Fire District (SRFD), enhancing emergency response capabilities. The team also updated the Town's sewer system maps to incorporate newly installed infrastructure in Region 9, ensuring accurate and current utility information for internal and external users.

FACILITIES

The **Facilities Division** continued to provide comprehensive preventative maintenance, repairs, and operational support across Town buildings, public safety facilities, wastewater sites, and community centers.

- Town and Wastewater Complex Buildings: Facilities staff completed approximately 63 tasks over the past month, including routine preventative maintenance such as elevator inspections, AED and fire extinguisher checks, and AC filter replacements.
- Town Hall: Staff continued routine building and grounds maintenance, including fountain repairs, elevator servicing, plumbing leak fixes, and general asset upkeep. Numerous employee service requests were completed.
- Police Department: Maintenance activities included door lock replacements, plumbing repairs, parking lot cleanup, and preventative maintenance on AC units, gates, and Southwest Gas systems. Staff also completed employee requests such as lighting replacements, new key creation, furniture removal, temperature adjustments, badge creation, and wall fixture installation.

Parks & Recreation Community Centers:

- LVCC: Staff completed routine inspections, installed wall fixtures, and performed general building repairs.
- Anamax: Preventative maintenance and minor building repairs continued throughout the month.

SOLID WASTE UPDATES

Solid Waste operations remained active throughout the month. The No-Contact List is at 323 service addresses, supporting consistent communication and service coordination. A recycle audit is scheduled for the last week of March 2026 at the Materials Recovery Facility (MRF), continuing the Town's efforts to improve diversion rates and reduce contamination.



The division received \$167,000 in reimbursements through the Recycle Partnership, reinforcing the Town’s commitment to sustainable waste management practices. Recruitment efforts also continued, with applications under review for the Solid Waste Compliance Coordinator position.

ONE STOP RECYCLING DROP

The **One Stop Recycling Drop** held on **Saturday, January 10th, 2026**, was a strong success and demonstrated how well our community partners come together to support responsible waste diversion. The 40yard -roll off- was completely filled with bulk and yard debris, showing continued resident participation in proper disposal practices. Our electronic and appliance recycling partner collected two full trailers of recyclable material, keeping a significant amount of e-waste- out of the landfill.

This year’s grease collection saw a noticeable increase, with approximately 125 gallons turned in by residents—an encouraging sign that our outreach on proper grease disposal is working. We also received an estimated 20 Christmas trees, all of which will be recycled.

The event was supported by an impressive coalition of partners and volunteers, including Pima County, the Community Food Bank, the Scouts, Parks and Recreation staff, Public Works staff, and our recycling contractor. Their combined efforts ensured smooth operations, friendly service, and a positive experience for residents throughout the event.



SAHUARITA TEEN ADVISORY COUNCIL (STAC) ENGAGEMENT

Public Works had the opportunity to engage with the **Sahuarita Teen Advisory Council (STAC)** during their meetings on January 6th and 20th. Staff provided presentations that introduced members to the wide range of services Public Works delivers—from streets and traffic operations to wastewater, facilities, and solid waste. The discussions were interactive, and STAC members asked thoughtful questions that showed genuine curiosity about how municipal services function behind the scenes.

In addition to the presentations, Public Works hosted a guided tour of the Sahuarita Water Reclamation Facility. STAC members who attended all three touchpoints—the two meetings and the facility tour—demonstrated sincere interest in learning about the full wastewater treatment process. During the tour, they experienced the smell, sight, and feel of the SWRF in action, gaining a firsthand understanding of how wastewater is collected, treated, and returned safely to the environment. Their engagement throughout the tour reflected a strong appreciation for the complexity and importance of this essential service.



COMMUNITY DEVELOPMENT

INTERAGENCY COLLABORATION



The **Building Safety** team met with the **Santa Rita Fire District** at a quarterly “all-hands” meeting, in which issues of mutual concern are discussed and training is given for the staff of both organizations. This quarter, SFRD personnel offered training on the rules, regulations, and statutes governing the safe and legal use of fireworks.



ZONING CODE INITIATIVES

Community Development is currently advancing several key initiatives designed to modernize the Town’s regulatory framework. By proactively updating our development code, we are working to reduce administrative friction for residents while ensuring our land-use categories remain competitive for future investment.

Nonconforming Uses Simplification: Community Development is seeking to streamline “nonconforming use” regulations to make the code clearer and more accessible for the community. This initiative will move to a public hearing before the Planning and Zoning Commission on **March 2 at 6:00pm**. This update is a key part of our effort to modernize outdated language and improve the overall user experience with the development code.

Industrial Zones Update: The Town has engaged SafeBuilt/Interwest to perform a comprehensive technical update of the industrial zones. Following an internal kickoff meeting held on February 12, work is now commencing to ensure our industrial standards align with modern economic trends and provide a clear, enforceable roadmap for future industrial development.



EMPLOYEE RECOGNITION

As part of our ongoing commitment to customer service excellence, the Community Development Department actively solicits feedback through our comment card program. We recently received the following recognition from a residential addition customer for **Jesus Preciado, Plans Examiner/Building Inspector**, highlighting both Mr. Preciado’s exceptional professionalism and our efficient processes:



“I want to share my sincere appreciation for the outstanding service provided ... and to specifically recognize Jesus Preciado for his exceptional support. Our experience with the Town of Sahuarita was ... straightforward and efficient, and the overall process was organized and user-friendly from start to finish. Mr. Preciado was consistently responsive, professional, and helpful. His clear communication and timely follow-up made the process smooth and stress-free. It is evident that he takes great pride in his work and in serving the community. The level of service we received reflects very positively on the Town of Sahuarita, and we truly appreciate the professionalism and dedication demonstrated by your team.”



ECONOMIC DEVELOPMENT & PUBLIC AFFAIRS



GROW IN SAHUARITA SUMMARY REPORT 2025

The Grow in Sahuarita program closed 2025 with strong performance, surpassing its annual client goal by serving **50 new unique business owners** and maintaining **10 active clients** in the final quarter. The team delivered **181 year-to-date interactions**, dedicating a combined **301 hours and 21 minutes of direct staff time** to supporting local entrepreneurs, and achieved **126 documented outcomes** across customer relations, operations, organization, and business development. In March 2025, the program onboarded Stephanie Bermudez as a contracted business coach to expand capacity and deliver monthly in-person workshops and webinars; since launching this initiative, **more than 80 entrepreneurs** have participated. Overall, the program continues to demonstrate measurable impact and strong momentum in advancing small business growth in Sahuarita.



GROW IN SAHUARITA TESTIMONIALS



"The Grow in Sahuarita program has been a great support as I set up my new business. Their guidance has made the process much smoother, from understanding local requirements to connecting with helpful resources. The team is knowledgeable and friendly. I'm really thankful for their help!" - Martha, Altura Brew

"The Grow in Sahuarita program has helped me understand how to better structure my business, both legally and operationally, as well as how to build a marketing plan." - Omar, Unlimited Services AZ, LLC



GROW IN SAHUARITA PODCAST UPDATE



We're excited to share that the **Grow in Sahuarita Podcast** officially **launched on January 5th**, and the momentum is building! Since launch, we've gained 6 followers on Spotify, reached over 207 impressions, and generated 21 plays. On YouTube, the podcast has already earned 107 views and 2 subscribers—a strong start as we grow our audience and amplify local business voices. With three episodes now live, including our most recent release on February 3rd, we're just getting started. Stay tuned as we continue highlighting the entrepreneurs, resources, and opportunities that make Sahuarita a great place to grow a business!



CAPITAL IMPROVEMENT PROJECTS

Capital improvements are permanent structural changes to a property that enhances its value, increases its useful life or allows for a new use.

PUBLIC WORKS

TOWN HALL SECURITY UPGRADES

The Town Hall Security Upgrades project is nearing completion. Building Excellence is coordinating the installation schedule for the remaining glass components and is working through the architect's punch list items to prepare the project for closeout.

WASTEWATER ODOR CONTROL SYSTEM

Progress continued on the Wastewater Odor Control System project as Wilson Engineers advanced work on the ADEQ permit application submittal, a key step toward construction readiness and long term- odor mitigation improvements.

POLICE DEPARTMENT (PD) P&E (PROPERTY AND EVIDENCE) EXPANSION

The Police Department's Property & Evidence Expansion project remains active with ongoing weekly CMAR coordination meetings. The 100% building plans have been approved, allowing construction activities to continue moving forward. Recent work included relocating Facilities storage at the southwest corner of the PD secured lot, grading and backfilling the wall near Desert Gem, and excavating aggregate for the retaining wall adjacent to the Council Chambers. These efforts support upcoming structural and interior phases of the project.

COURTS PARKING LOT EXPANSION

The Courts Parking Expansion project continues to progress with weekly OAC coordination meetings. A groundbreaking ceremony was held on January 28, 2026, marking a major milestone for the project. Construction crews have begun pouring the retaining wall and setting the first layer of blocks as site development ramps up.

TOWN HALL AC UNIT REPLACEMENT

The Town Hall AC Unit Replacement project advanced through procurement, with the contract with TRANE completed and routed for signatures. The Town is awaiting TRANE's delivery schedule and installation timeline. This project will replace aging HVAC equipment and improve energy efficiency across key Town Hall spaces.

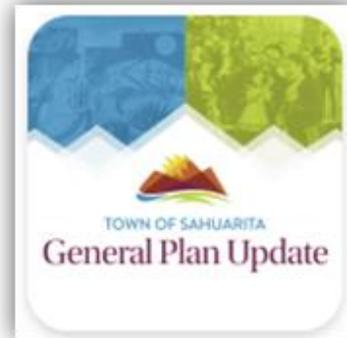


BUILDING & DEVELOPMENT

Did you know that **Planning & Zoning project information** can be found [online](#)? Click on the link to go directly to the information page.

GENERAL PLAN UPDATE

The General Plan update is in its final phases of approval. Before it can be placed on the ballot for voter ratification, it must first be presented to the Planning and Zoning Commission in two public hearings held in two different locations. The first of these was held February 2, 2026, at Town Hall, and the second was held two days later at the La Villita Community Center. At the second of these hearings, the Commission voted to recommend approval of the plan to the Town Council with two additional policies for consideration. The Town Council then began its review of the plan at a study session on February 9, 2026.



Next Steps:

Town Council Public Hearing

Date: February 23, 2026

Time: At or after 6:00 pm

Location: Town Hall Council Chambers, 375 W Sahuarita Center Way

What will Happen: Staff and consultants will present on the General Plan Update. The Town Council will have an opportunity to discuss and ask questions. A public hearing will allow members of the public to speak. **The Town Council will vote on the General Plan at this meeting.**

Once the Town Council has adopted the General Plan, the next step will be voter ratification. Voters can expect to see the General Plan on the July 2026 primary election ballot.

Complete project information, including the draft plan, can be found online at SahuaritaGP.com.

LAND USE AND ZONING

- The Quail Creek II Unit 38 Tentative Plat was approved on 1/15 for 111 single-family lots south of the Canyon Club Fitness Center.
- A Development Plan for a Sherwin Williams paint store at 18737 S Nogales Hwy was accepted for review on 1/26.

COMMERCIAL PERMITS

- Permit issued 1/14 and pre-construction meeting held 1/23 for **Starbucks Tenant Improvement** inside Fry's Marketplace.
- Permit issued 1/27 and pre-construction meeting held 1/29 for **Mindforge Tenant Improvement** located at the Fry's shopping center.
- Permit issued 2/2 for the **Town of Sahuarita Police Department** expansion project.



2024 INTERNATIONAL BUILDING CODE ADOPTION

Stakeholder outreach continues for the adoption of the 2024 building codes with local amendments. On January 20, staff provided a presentation to the SAHBA Technical Committee, offering an overview of highlighted code changes and an opportunity for discussion.

Interested parties are encouraged to view the proposed amendments online at <https://sahuaritaaz.gov/789/Building-Codes>.

Feedback can be provided to Acting Building Safety Manager Andrew Parkin at aparkin@sahuaritaaz.gov or (520) 822-8867.



PROJECT FOLLOW-UP

ASARCO Annexation

[NO NEW UPDATE] -The attorneys are finalizing the pre-annexation agreement.

State Land Rezoning

[NO NEW UPDATE] - ASLD has made it clear that they are not interested in a proactive rezoning of their land. As staff, we take this as positive news – one less step in the process to get the property sold and developed. So, now when staff hears builders/developers expressing interest in finding more land, we have consistently been mentioning the state land as a good option.

The Town met with ASLD regarding the major General Plan update and will be working with them to ensure that the land use designations for state land are appropriate for both the town’s growth and ASLD’s goals for the properties. The state land is advertised on Economic Development’s real estate page: [Commercial Properties Arizona, Commercial Real Estate Arizona](#).



APPENDICES

Map of Capital Improvement & Development Projects

[Please visit our interactive map to view the town project's progress.](#)

