

**MINUTES
ORO VALLEY TOWN COUNCIL
REGULAR AND STUDY SESSION
OCTOBER 1, 2025
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CAÑADA DRIVE**

REGULAR SESSION AT OR AFTER 6:00 PM

CALL TO ORDER

Mayor Winfield called the meeting to order at 6:00 p.m.

ROLL CALL

Present: Joseph C. Winfield, Mayor
Melanie Barrett, Vice-Mayor
Harry Greene, Councilmember
Joyce Jones-Ivey, Councilmember
Mary Murphy, Councilmember
Josh Nicolson, Councilmember
Elizabeth Robb, Councilmember

PLEDGE OF ALLEGIANCE

Mayor Winfield led the audience in the Pledge of Allegiance.

UPCOMING MEETING ANNOUNCEMENTS

Town Clerk Mike Standish announced the upcoming Town meetings and events.

MAYOR AND COUNCIL REPORTS ON CURRENT EVENTS

Councilmember Murphy reported that she and Councilmember Robb had attended an event presented by the Oro Valley American Legion and the Oro Valley Veterans of Foreign Wars (VFW), on September 19, 2025. The event was to honor the Prisoner of War/Missing in Action (POW/MIA).

Councilmember Nicolson reported that he had attended a State Planning Session with several Oro Valley staff members, where he gained appreciation for the planning process and the difficulties that the planning staff deal with.

Mayor Winfield reported that he and several Councilmembers had attended a Russian Thistle Weed Pull event on October 1, 2025, at Vistoso Trails Nature Preserve. Mayor Winfield thanked staff and citizens for their participation in the event.

TOWN MANAGER'S REPORT ON CURRENT EVENTS

Town Manager Jeff Wilkins reported the following:

- Information regarding the Oro Valley Community Academy
- Information regarding the Oro Valley State of the Town event
- The "Know Your Budget" document information
- Information regarding events at Steam Pump Ranch

ORDER OF BUSINESS

Mayor Winfield reviewed the order of business and stated that the order would stand as posted.

INFORMATIONAL ITEMS

There were no informational items.

CALL TO AUDIENCE

Oro Valley resident Luke Kippert spoke regarding the need to amend paragraph 25.2.a.2 of the Town's Zoning code to allow Accessory Dwelling Units to be located in the front yard of a R1-300 zoned property to include an attached garage.

Mayor Winfield requested that Town Manager Jeff Wilkins review what had been stated by Mr. Kippert, and report back to the Council and Mr. Kippert in terms of what actions he may want to take.

PRESENTATIONS

There were no presentations.

CONSENT AGENDA

- A. Minutes - September 17, 2025
- B. Appointment to the Stormwater Utility Commission (SWUC)

Motion by Mayor Joseph C. Winfield, **seconded by** Vice-Mayor Melanie Barrett to approve Consent agenda items (A) and (B).

Vote: 7 - 0 Carried

REGULAR AGENDA

1. PUBLIC HEARING: ORDINANCE NO. (O)25-06, DISCUSSION AND POSSIBLE ACTION TO ADOPT CHANGES TO TOWN CODE SECTION 6-1-7 RESIDENTIAL CODE AND 6-1-10 PROPERTY MAINTENANCE CODE TO AMEND AND CLARIFY INTENT TO ADD TWO EXCEPTIONS: 2024 IRC SECTION 105 PERMITS, AND 106 CONSTRUCTION DOCUMENTS AND REVISE 2024 IPMC SECTION 303.2 ENCLOSURES

Mayor Winfield opened the public hearing.

No comments were received.

Mayor Winfield closed the public hearing.

Community and Economic Development Director Paul Melcher provided a brief overview of the item.

Motion by Councilmember Harry Greene, **seconded by** Councilmember Mary Murphy to adopt Ordinance No. (O)25-06, adopting changes to Town Code Section 6-1-7 references Residential Code and 6-1-10 references Property Maintenance Code to amend and clarify intent to add two exceptions: 2024 IRC Section 105 Permits, and 106 Construction documents. And revise 2024 IPMC Section 303.2 Enclosures.

Vote: 7 - 0 Carried

2. PUBLIC HEARING: ORDINANCE NO. (O)25-07, DISCUSSION AND POSSIBLE ACTION REGARDING TOWN CODE AMENDMENTS TO CHAPTER 10, OFFENSES, ARTICLE 10-1-4, NOISE, AND ZONING CODE CHAPTER 27.9, GRADING, TO REFLECT RECENT STATE LAW CHANGES REGARDING PERMITTED CONSTRUCTION HOURS

Mayor Winfield opened the public hearing.

No comments were received.

Mayor Winfield closed the public hearing.

Principal Planner Michael Spaeth presented item #2 and included the following:

- Purpose
- Background
- Proposed amendments
- Summary

Motion by Councilmember Harry Greene, **seconded by** Vice-Mayor Melanie Barrett to approve Ordinance No. (O)25-07, the Town Code Amendments included in Attachment 1 to reflect recent state law changes regarding permitted construction hours within the Town.

Discussion ensued among Council and staff regarding item #2.

Motion by Councilmember Harry Greene, **seconded by** Vice-Mayor Melanie Barrett to approve Ordinance No. (O)25-07, the Town Code Amendments included in Attachment 1 to reflect recent state law changes regarding permitted construction hours within the Town.

Vote: 7 - 0 Carried

3. PUBLIC HEARING: ORDINANCE NO. (O)25-08, DISCUSSION AND POSSIBLE ACTION REGARDING HIRING A TOWN ATTORNEY WHO REPORTS TO TOWN COUNCIL INCLUDING DISCUSSION AND POSSIBLE ACTION ON ANY CODE AMENDMENTS TO ORO VALLEY TOWN CODE 3-2-5 NECESSARY TO EFFECTUATE SUCH CHANGE

Mayor Winfield opened the public hearing.

No comments were received.

Mayor Winfield closed the public hearing.

Vice Mayor Barrett explained the reason for requesting this item and provided a brief overview of the requested item.

Motion by Vice-Mayor Melanie Barrett, **seconded by** Councilmember Mary Murphy to approve Ordinance No. (O)25-08, and direct the Human Resources Director and Town Manager to bring back to Council at our next regularly scheduled Council meeting, a proposed hiring process that is similar to that used for the Town Magistrate that allows Council to review all applicants, as well as a proposed job description in preparation for posting the town attorney position. They should work with and keep Council members informed in this process.

Discussion ensued among Council and staff regarding item #3.

Motion by Vice-Mayor Melanie Barrett, **seconded by** Councilmember Mary Murphy to approve Ordinance No. (O)25-08, and direct the Human Resources Director and Town Manager to bring back to Council at our next regularly scheduled Council meeting, a proposed hiring process that is similar to that used for the Town Magistrate that allows Council to review all applicants, as well as a proposed job description in preparation for posting the town attorney position. They should work with and keep Council members informed in this process.

Vote: 7 - 0 Carried

FUTURE AGENDA ITEMS

There were no future agenda items requested.

ADJOURNMENT OF THE REGULAR SESSION

Motion by Mayor Joseph C. Winfield, **seconded by** Councilmember Harry Greene to adjourn the Regular Session at 6:56 p.m.

Vote: 7 - 0 Carried

STUDY SESSION

CALL TO ORDER

Mayor Winfield called the Study Session to order at 6:57 p.m.

STUDY SESSION AGENDA

1. DISCUSSION ONLY REGARDING THE FOLLOWING:
 - A. NEW TAX CATEGORIES (USE, COMMERCIAL RENTAL, AND TELECOMMUNICATIONS) AND RATES
 - B. PARKS AND RECREATION FEE INCREASES
 - C. STORMWATER UTILITY FEE INCREASE

The following individuals spoke regarding Study Session item #1.

Oro Valley resident Matt Wood
Oro Valley resident Mike Smejkal
Oro Valley resident David Blanchette

Principal Planner Michael Spaeth introduced Study Session item #1. Chief Financial Officer David Gephart presented Study Session item #1 and included the following:

- New Taxes and Revised Fees proposals
- Town Council approved Strategic Plan Items
- Updated Five-Year Forecast (no additional taxes)
- Five-Year Forecast Ending Fund Balances
- Belt-tightening Measures/Impact
- What kinds of taxes and fees do OV RESIDENTS pay?
- The Issue — Stagnant Revenues, Rising Costs
- History of Pavement Preservation Costs
- Sales Taxes
- Stagnant Revenues
- Opportunities for increased revenue
- These new taxes would mostly impact OV BUSINESSES
- Examples of Impacts - Use Tax
- Examples of Impacts — Commercial Rental Tax
- Examples of Impacts — Telecommunications Tax
- Benefits to Businesses and Residents
- Assigned Use
- Summary
- Parks and Recreation proposed Fee Increases
- Why revise Parks and Recreation fees
- Areas of Proposed increases
- Parks and Recreation fee proposal summary
- Stormwater Utility proposed Fee Increase
- Existing Rate vs. Proposed Rate
- Rate Increase Drivers & Timeline
- Rate Increase Summary

Mayor Winfield recessed the meeting at 7:48 p.m.

Mayor Winfield reconvened the meeting at 8:03 p.m.

Jeffery Laird with Wow Wow Hawaiian Lemonade, spoke regarding Study Session item #1.

Discussion ensued among Council and staff regarding Study Session item #1.

Council provided comments and feedback regarding the proposed fees and taxes.

2. DISCUSSION REGARDING PROPOSED CODE AMENDMENTS TO REFLECT RECENT STATE LAW CHANGES REGARDING THE APPROVAL PROCESS FOR CERTAIN DEVELOPMENT APPLICATIONS

Mayor Winfield recessed the meeting at 9:15 p.m.

Mayor Winfield reconvened the meeting at 9:20 p.m.

Principal Planner Michael Spaeth presented Study Session item #2 and included the following:

- Purpose
- Application types
- Anticipated Code Amendments continued
- Summary

Discussion ensued among Council and staff regarding Study Session item #2.

ADJOURNMENT

Mayor Winfield adjourned the meeting at 9:35 p.m.

Michelle Stine, MMC, CPM
Deputy Town Clerk

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular and study session of the Town of Oro Valley, Arizona held on the 1st day of October 2025. I further certify that the meeting was called and held and that a quorum was present.

Michael Standish, MMC
Town Clerk