

**MINUTES  
ORO VALLEY TOWN COUNCIL  
REGULAR SESSION  
JANUARY 14, 2026  
ORO VALLEY COUNCIL CHAMBERS  
11000 N. LA CAÑADA DRIVE**

**REGULAR SESSION AT OR AFTER 5:00 PM**

**CALL TO ORDER**

Mayor Winfield called the meeting to order at 5:00 p.m.

**ROLL CALL**

Present: Joseph C. Winfield, Mayor  
Melanie Barrett, Vice-Mayor  
Harry Greene, Councilmember  
Mary Murphy, Councilmember  
Elizabeth Robb, Councilmember

Absent: Joyce Jones-Ivey, Councilmember  
Josh Nicolson, Councilmember

**EXECUTIVE SESSION**

1. Pursuant to A.R.S. 38-431.03(A)(1), (A)(3) and (A)(4) for continued discussion regarding selection and potential contract for the Town Attorney position and any further action needed

**Motion by** Mayor Joseph C. Winfield, **seconded by** Councilmember Harry Greene to go into Executive Session at 5:01 p.m., pursuant to A.R.S. 38-431.03(A)(1), (A)(3) and (A)(4) for continued discussion regarding selection and potential contract for the Town Attorney position and any further action needed

**Vote:** 5 - 0 Carried

Mayor Winfield announced that the following staff members would be joining the Council in the Executive Session: Human Resources Director Andy Votava, Town Attorney Nathan Rothschild, and Town Clerk Mike Standish.

**RESUME REGULAR SESSION AT OR AFTER 6:00 PM**

**CALL TO ORDER**

Mayor Winfield resumed the regular session at 6:10 p.m.

## ROLL CALL

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

Absent: Joyce Jones-Ivey, Councilmember

1. APPROVAL OF ANY DIRECTION TO THE TOWN ATTORNEY AND/OR NECESSARY STAFF AS DISCUSSED IN EXECUTIVE SESSION PERTAINING TO THE POSSIBLE SELECTION AND POTENTIAL CONTRACT FOR THE TOWN ATTORNEY POSITION AND ANY FURTHER ACTION NEEDED

**Motion by** Mayor Joseph C. Winfield, **seconded by** Councilmember Harry Greene to move as directed in Executive Session.

**Vote:** 6 - 0 Carried

## 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 Greene congratulated the Parks and Recreation Department for hosting the SnOV Holiday event and the Hot Cocoa 5/10K event, which he said were very successful events.

## TOWN MANAGER'S REPORT ON CURRENT EVENTS

Town Manager Jeff Wilkins reported on the following:

- Upcoming holiday closure schedule for the Town of Oro Valley
- Information on the RTA Next plan
- Information on upcoming Town events

## 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

No comments were received.

## PRESENTATIONS

There were no presentations.

## CONSENT AGENDA

- A. Minutes - December 3, December 11, and December 17, 2025
- B. Appointments to the Board of Adjustment, Budget and Finance Commission, Parks and Recreation Advisory Board, Planning and Zoning Commission, and the Stormwater Utility Commission

**Motion by** Mayor Joseph C. Winfield, **seconded by** Councilmember Harry Greene to approve Consent items (A) and (B).

**Vote:** 6 - 0 Carried

## REGULAR AGENDA

- 2. RESOLUTION NO. (R)26-01, PRESENTATION, DISCUSSION AND POSSIBLE ACTION APPROVING A GIFT AGREEMENT BETWEEN VP II LOAN LLC AND THE TOWN OF ORO VALLEY FOR PROPERTY ADJACENT TO HONEY BEE CANYON PARK

Deputy Town Manager Chris Cornelison presented item #2 and included the following:

- Background
- Property (Current State)
- Tonight's Action

Mr. Mark Winkelman, representing the property owner, provided a brief overview of the Gift Agreement between VP II Loan LLC and the Town of Oro Valley for property adjacent to Honey Bee Canyon Park.

**Motion by** Councilmember Harry Greene, **seconded by** Councilmember Mary Murphy to approve Resolution No. (R)26-01, approving a gift agreement between the Town of Oro Valley, VP II Loan LLC and its agent, and authorizing the Town Manager and his duly authorized officers to complete all necessary due diligence and, upon satisfaction of that due diligence, to execute the gift agreement, accept the property on behalf of the Town, and sign all documents necessary to complete the donation.

**Vote:** 6 - 0 Carried

3. RESOLUTION NO. (R)26-03, DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE THE CHIEF OF POLICE TO ENTER INTO AN AGREEMENT BETWEEN THE TOWN OF ORO VALLEY AND THE ARIZONA DEPARTMENT OF ADMINISTRATION FOR A LAW ENFORCEMENT RECORDS MANAGEMENT SYSTEM

Commander Mike Gracie and Lieutenant Weston Barkley provided a brief overview of item #3.

**Motion by** Councilmember Harry Greene, **seconded by** Councilmember Mary Murphy to approve Resolution (R)26-03, Authorizing the Chief of Police to sign and enter into, on behalf of the Town, an Intergovernmental Agreement between the Town of Oro Valley and the Arizona Department of Administration for the funding and implementation of a Law Enforcement Records Management System; and directing the Town Manager, Chief of Police Town Clerk and Town Legal Services Director, or their duly Authorized Officers and Agents to take all steps necessary to carry out the purposes and intent of this resolution.

Discussion ensued among Council and staff regarding item #3.

**Motion by** Councilmember Harry Greene, **seconded by** Councilmember Mary Murphy to approve Resolution (R)26-03, Authorizing the Chief of Police to sign and enter into, on behalf of the Town, an Intergovernmental Agreement between the Town of Oro Valley and the Arizona Department of Administration for the funding and implementation of a Law Enforcement Records Management System; and directing the Town Manager, Chief of Police Town Clerk and Town Legal Services Director, or their duly Authorized Officers and Agents to take all steps necessary to carry out the purposes and intent of this resolution.

**Vote:** 6 - 0 Carried

4. PUBLIC HEARING: ORDINANCE NO. (O)26-01, DISCUSSION AND POSSIBLE ACTION FOR PROPOSED TOWN CODE AND ZONING CODE AMENDMENTS REGARDING THE FOLLOWING:
  1. COMPLIANCE WITH STATE LAW FOR ADMINISTRATIVE PLAN & PLAT REVIEW AND APPROVAL
  2. GENERAL CODE CLEAN-UP INCLUDING SCRIVENER'S ERRORS
  3. REQUIRING A CONDITIONAL USE PERMIT FOR BUILDING HEIGHT INCREASES IN THE PRIVATE SCHOOLS AND PARKS AND OPEN SPACE ZONING DISTRICTS

Mayor Winfield opened the public hearing.

No comments were received.

Mayor Winfield closed the public hearing.

Principle Planner Micheal Spaeth presented item #4 and included the following:

- Purpose
- Compliance with state law
- General Code "clean-up" and 3 CUP for height increases
- Summary

**Motion by** Councilmember Harry Greene, **seconded by** Councilmember Josh Nicolson to approve Ordinance No. (O)26-01, based on a finding they comply with state law and all applicable Your Voice, Our Future General Plan policies.

Discussion ensued among Council and staff regarding item #4.

**Motion by** Councilmember Harry Greene, **seconded by** Councilmember Mary Murphy to approve Ordinance No. (O)26-01, based on a finding they comply with state law and all applicable Your Voice, Our Future General Plan policies.

**Vote:** 6 - 0 Carried

5. DISCUSSION AND POSSIBLE ACTION REGARDING PROPOSED ZONING CONCEPT PLANS FOR THE ORO VALLEY TOWN CENTRE PAD, KNOWN AS THE FORMER ROONEY RANCH PROPERTY, LOCATED AT THE INTERSECTION OF ORACLE ROAD AND PUSCH VIEW LANE

The following individual spoke regarding item #5.

Oro Valley resident and President and CEO of the Greater Oro Valley Chamber of Commerce Kristen Sharp.

Principal Planner Michael Spaeth presented item #5 and included the following:

- Purpose
- OVTC revisions schedule
- GPA and Rezoning initiation
- Key elements — All Zoning Concepts
- Initial Zoning Concept
- "Market Researched" Zoning Concept 1
- "Market Researched" Zoning Concept 2
- "Market Researched" Zoning Concept 3
- "Market Researched" Zoning Concept 4
- Summary

Discussion ensued among Council and staff regarding item #5.

**Motion by** Mayor Joseph C. Winfield, **seconded by** Vice-Mayor Melanie Barrett to direct town staff to proceed with Concept 2, and further refine the design into Concept 2A apartments, and Concept 2B townhomes, into a tentative development plan to be presented during the neighborhood meeting process required for the general plan and planned area development amendment applications with the following stipulations:

- Arrange buildings from 30 feet plus 10 feet for architectural features closer to Oracle Road, to 39 feet plus 10 feet for architectural features further from Oracle Road for both commercial and residential.
- Remove the first floor commercial requirement for multifamily uses in Area 3.
- Change the permitted uses in Area 4 to open space and trail, and trail heads.
- A new right-in and right-out access point onto Oracle Road, at the southern end of the PAD, subject to ADOT review and approval.
- C2 commercial uses and apartments with neighborhood commercial office, residential to commercial ratios, designed to create opportunities for courtyards and gathering areas.
- Any proposed rezoning changes to Area 2 must be approved by the property owner.
- Include estimates of the value of the property for both of the concepts.

Discussion continued among Council and staff regarding item #5.

**Motion by** Mayor Joseph C. Winfield, **seconded by** Vice-Mayor Melanie Barrett to direct town staff to proceed with Concept 2, and further refine the design into Concept 2A apartments, and Concept 2B townhomes, into a tentative development plan to be presented during the neighborhood meeting process required for the general plan and planned area development amendment applications with the following stipulations:

- Arrange buildings from 30 feet plus 10 feet for architectural features closer to Oracle Road, to 39 feet plus 10 feet for architectural features further from Oracle Road for both commercial and residential.
- Remove the first floor commercial requirement for multifamily uses in Area 3.
- Change the permitted uses in Area 4 to open space and trail, and trail heads.
- A new right-in and right-out access point onto Oracle Road, at the southern end of the PAD, subject to ADOT review and approval.
- C2 commercial uses and apartments with neighborhood commercial office, residential to commercial ratios, designed to create opportunities for courtyards and gathering areas.
- Any proposed rezoning changes to Area 2 must be approved by the property owner.
- Include estimates of the value of the property for both of the concepts.

**Vote:** 6 - 0 Carried

Mayor Winfield recessed the meeting at 7:47 p.m.

Mayor Winfield reconvened the meeting at 8:00 p.m.

6. PUBLIC HEARING: RESOLUTION NO. (R)26-02, AUTHORIZING AND APPROVING AN INCREASE TO THE STORMWATER UTILITY BASE RATE OVER A THREE-YEAR PERIOD, REPLACING RESOLUTION NO. (R)16-16

Mayor Winfield opened the public hearing.

The following individual spoke regarding item #6.

Oro Valley resident Robert Wanceyk

Mayor Winfield closed the public hearing.

Stormwater Division Manager Dennis Roberts presented item #6 and included the following:

- Rate Change Process — The Notice of Intent (NOI) follow-up
- Summary

**Motion by** Councilmember Harry Greene, **seconded by** Mayor Joseph C. Winfield to approve Resolution No. (R)26-02, authorizing and approving an increase to the Stormwater Utility Base Rate over a three-year period, replacing Resolution No. (R)16-16.

Discussion ensued amongst Council and staff regarding item #6.

Councilmember Jones-Ivey joined the meeting via Zoom at 8:09 p.m.

**Motion by** Councilmember Harry Greene, **seconded by** Mayor Joseph C. Winfield to approve Resolution No. (R)26-02, authorizing and approving an increase to the Stormwater Utility Base Rate over a three-year period, replacing Resolution No. (R)16-16.

**Vote:** 7 - 0 Carried

7. PUBLIC HEARING: ORDINANCE NO. (O)26-02, DISCUSSION AND POSSIBLE ADOPTION AMENDING THE TOWN OF ORO VALLEY TAX CODE TO ADOPT A LOCAL USE TAX OF 2.5% BY DESELECTING MODEL OPTION #15, ADOPTING LOCAL OPTION JJ; AND DESIGNATING AN EFFECTIVE DATE

Mayor Winfield opened the public hearing.

The following individuals spoke in opposition to item #7.

Oro Valley resident Chris DeSimone

Oro Valley resident Chris DeSimone spoke on behalf of Oro Valley resident Mark Napier

Oro Valley resident and President and CEO of the Greater Oro Valley Chamber of Commerce Kristen Sharp

The following individual spoke in support of item #7.

Oro Valley resident Mike Mason

Mayor Winfield closed the public hearing.

Chief Financial Officer David Gephart presented item #7 and included the following:

- Process/Timeline
- Why?
- Benefits to Residents and Businesses
- Tax Collection History
- Options: \$930,000 — \$1,880,000/year for all three
- Future Risks
- Proposed to be Restricted Toward Capital

**Motion by** Mayor Joseph C. Winfield, **seconded by** Councilmember Harry Greene to approve Ordinance No.(O)26-02, amending sections 8A-270, 8A-300, 8A-415, 8A-416, 8A-417, 8A-600, 8A-610, 8A-620, 8A-630, 8A-640, 8A-650, 8A-660, and regulation 8A-115.1 of Chapter 8A of the Oro Valley Tax Code to repeal Model Option #15, Adopting Local Option HH, and establish a Use Tax of 2.5% effective on July 1, 2026.

Discussion ensued among Council and staff regarding item #7.

**Motion by** Mayor Joseph C. Winfield, **seconded by** Councilmember Harry Greene to approve Ordinance No.(O)26-02, amending sections 8A-270, 8A-300, 8A-415, 8A-416, 8A-417, 8A-600, 8A-610, 8A-620, 8A-630, 8A-640, 8A-650, 8A-660, and regulation 8A-115.1 of Chapter 8A of the Oro Valley Tax Code to repeal Model Option #15, Adopting Local Option HH, and establish a Use Tax of 2.5% effective on July 1, 2026.

**Vote:** 4 - 3 Carried

OPPOSED: Vice-Mayor Melanie Barrett  
Councilmember Mary Murphy  
Councilmember Josh Nicolson

8. PUBLIC HEARING: ORDINANCE NO. (O)26-03, DISCUSSION AND POSSIBLE ADOPTION AMENDING THE TOWN OF ORO VALLEY TAX CODE TO ADOPT A TELECOMMUNICATION TAX AND DESIGNATING AN EFFECTIVE DATE

Mayor Winfield opened the public hearing.

No comments were received.

Mayor Winfield closed the public hearing.

**Motion by** Mayor Joseph C. Winfield, **seconded by** Councilmember Harry Greene to approve Ordinance No.(O)26-03, amending Section 8A-470 of the Oro Valley Tax Code by increasing the tax rate on Telecommunication services from 0% to 2.5%, effective July 1, 2026.

Discussion ensued among Council and staff regarding item #8.

**Motion by** Mayor Joseph C. Winfield, **seconded by** Councilmember Harry Greene to approve Ordinance No.(O)26-03, amending Section 8A-470 of the Oro Valley Tax Code by increasing the tax rate on Telecommunication services from 0% to 2.5%, effective July 1, 2026.

**Vote:** 3 - 4 Failed

OPPOSED: Vice-Mayor Melanie Barrett  
Councilmember Mary Murphy  
Councilmember Josh Nicolson  
Councilmember Elizabeth Robb

9. PUBLIC HEARING: ORDINANCE NO. (O)26-04, DISCUSSION AND POSSIBLE ADOPTION AMENDING THE TOWN OF ORO VALLEY TAX CODE TO ADOPT A COMMERCIAL RENTAL TAX AND DESIGNATING AN EFFECTIVE DATE

Mayor Winfield opened the public hearing.

The following individuals spoke on item #9.

Jeff Laird owner of Wow Wow Lemonade  
Oro Valley resident Joe Hornat

Mayor Winfield closed the public hearing.

**Motion by** Mayor Joseph C. Winfield, **seconded by** Councilmember Harry Greene to approve Ordinance No.(O)26-04, amending Section 8A-445 of the Oro Valley Tax Code by increasing the tax rate from 2.0% to 2.5% on Rental, Leasing, and Licensing for Use of Real Property revenue generated in the Town and replacing language in subsection m with the following: "Notwithstanding the other provisions of this section, the tax imposed by this section applies to the rental, leasing or licensing for use of commercial property as follows - 1% effective July 1, 2026, and 2.5% effective July 1, 2028. Any revenue generated from Section 8A-445 shall be dedicated to Town capital needs and purposes.

**Vote:** 3 - 4 Failed

OPPOSED: Vice-Mayor Melanie Barrett  
Councilmember Mary Murphy  
Councilmember Josh Nicolson  
Councilmember Elizabeth Robb

## FUTURE AGENDA ITEMS

Councilmember Nicolson requested a future agenda item, not date specific, for discussion and possible action to hire a lobbyist, seconded by Mayor Winfield.

## ADJOURNMENT

**Motion by** Mayor Joseph C. Winfield, **seconded by** Councilmember Mary Murphy to adjourn the meeting at 9:20 p.m.

**Vote:** 7 - 0 Carried

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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 session of the Town of Oro Valley, Arizona held on the 14th day of January 2026. I further certify that the meeting was called and held and that a quorum was present.

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Michael Standish, MMC  
Town Clerk