AGENDA
ORO VALLEY TOWN COUNCIL
REGULAR SESSION
FEBRUARY 18, 2026
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CAÑADA DRIVE

For information on public comment procedures, please see the instructions for in person and/or virtual speakers at the end of the agenda.

To watch and/or listen to the public meeting online, please visit
https://www.orovalleyaz.gov/town/departments/town-clerk/meetings-and-agendas

Executive Sessions – Upon a vote of the majority of the Town Council, the Council may enter into Executive Sessions pursuant to Arizona Revised Statutes §38-431.03 (A)(3) to obtain legal advice on matters listed on the Agenda.

REGULAR SESSION AT OR AFTER 6:00 PM

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

UPCOMING MEETING ANNOUNCEMENTS

MAYOR AND COUNCIL REPORTS ON CURRENT EVENTS

- **Spotlight on Youth**

TOWN MANAGER'S REPORT ON CURRENT EVENTS

ORDER OF BUSINESS: MAYOR WILL REVIEW THE ORDER OF THE MEETING

INFORMATIONAL ITEMS

CALL TO AUDIENCE – At this time, any member of the public is allowed to address the Mayor and Town Council on any issue ***not listed on today's agenda.*** Pursuant to the Arizona Open Meeting Law, individual Council Members may ask Town Staff to review the matter, ask that the matter be placed on a future agenda, or respond to criticism made by speakers. However, the Mayor and Council may not discuss or take legal action on matters raised during "Call to Audience." In order to speak during "Call to Audience" please specify what you wish to discuss when completing the blue speaker card.

PRESENTATIONS

1. Presentation and recognition of Lisa Bayless

2. Recognition of outgoing Board and Commission Members

3. Presentation - Golder Ranch Fire District 2025 year in review

CONSENT AGENDA
(Consideration and/or possible action)

A. Minutes - January 28 and February 4, 2026

B. Resolution No. (R)26-07, approving the Agenda Committee assignment for the period of March 1, 2026 to May 31, 2026

C. Approval to amend the Council Liaison assignments for the Tourism Advisory Commission (TAC) and the Board of Adjustment (BOA), effective February 19, 2026 through December 31, 2026

REGULAR AGENDA

1. DISCUSSION AND POSSIBLE ACTION REGARDING TOWN OF ORO VALLEY ACTIONS THAT COULD POSSIBLY ATTRACT A COSTCO OR SIMILAR RETAILER

2. DISCUSSION AND POSSIBLE ACTION REGARDING INITIATING A PROCESS THAT CAN HELP THE TOWN IN LOOKING FOR EFFICIENCY OPPORTUNITIES

FUTURE AGENDA ITEMS (The Council may bring forth general topics for future meeting agendas. Council may not discuss, deliberate or take any action on the topics presented pursuant to ARS 38-431.02H)

ADJOURNMENT

POSTED: 2/11/26 at 5:00 p.m. by ck

The Mayor and Council may, at the discretion of the meeting chairperson, discuss any Agenda item.

When possible, a packet of agenda materials as listed above is available for public inspection at least 24 hours prior to the Council meeting in the office of the Town Clerk between the hours of 8:00 a.m. – 5:00 p.m.

The Town of Oro Valley complies with the Americans with Disabilities Act (ADA). If any person with a disability needs any type of accommodation, please notify the Town Clerk's Office at least five days prior to the Council meeting at 229-4700.

PUBLIC COMMENT ON AGENDA ITEMS

The Town has modified its public comment procedures for its public bodies to allow for limited remote/virtual comment via Zoom. The public may provide comments remotely only on items posted as required Public Hearings, provided the speaker registers 24 hours prior to the meeting. For all other items, the public may complete a blue speaker card to be recognized in person by the Mayor, according to all other rules and procedures. Written comments can also be emailed to Town Clerk Michael Standish at mstandish@orovalleyaz.gov for distribution to the Town Council prior to the meeting. Further instructions to speakers are noted below.

INSTRUCTIONS TO IN-PERSON SPEAKERS

Members of the public shall be allowed to speak on posted public hearings and during Call to Audience when attending the meeting in person. The public may be allowed to speak on other posted items on the agenda at the discretion of the Mayor.

If you wish to address the Town Council on any item(s) on this agenda, please complete a blue speaker card located on the Agenda table at the back of the room and give it to the Town Clerk. Please indicate on the blue speaker card which item number and topic you wish to speak on, or, if you wish to speak during Call to Audience, please specify what you wish to discuss.

Please step forward to the podium when the Mayor calls on you to address the Council.

1. For the record, please state your name and whether or not you are a Town resident.
2. Speak only on the issue currently being discussed by Council. You will only be allowed to address the Council one time regarding the topic being discussed.
3. Please limit your comments to 3 minutes.
4. During Call to Audience, you may address the Council on any matter that is not on the agenda.
5. Any member of the public speaking must speak in a courteous and respectful manner to those present.

INSTRUCTIONS TO VIRTUAL SPEAKERS FOR PUBLIC HEARINGS

Members of the public may attend the meeting virtually and request to speak virtually on any agenda item that is listed as a Public Hearing. If you wish to address the Town Council virtually during any listed Public Hearing, please complete the online speaker form by clicking here https://forms.orovalleyaz.gov/forms/bluecard at least 24 hours prior to the start of the meeting. You must provide a valid email address in order to register. Town Staff will email you a link to the Zoom meeting the day of the meeting. After being recognized by the Mayor, staff will unmute your microphone access and you will have 3 minutes to address the Council. Further instructions regarding remote participation will be included in the email.

Thank you for your cooperation.

Town Council Regular Session **1.**

Meeting Date: 02/18/2026

Presentation and recognition of Lisa Bayless

Subject

Presentation and recognition of Lisa Bayless

Summary

Attachments

No file(s) attached.

Town Council Regular Session **2.**

Meeting Date: 02/18/2026

Recognition of outgoing Board and Commission Members

Subject

Recognition of outgoing Board and Commission Members

Summary

Board of Adjustment
Octavio Barcelo
January 2018 - December 2025

Budget and Finance Commission
Matthew Miller
January 2024 - December 2025

Michael Mason
December 2019 - December 2025

Parks and Recreation Advisory Board
Joanne Moothart
March 2022 - December 2025

Planning and Zoning Commission
Robert Kellar
January 2024 - December 2025

Stormwater Utility Commission
Richard Crocker
January 2022 - December 2025

Rob Schlicher
May 2024 - December 2025

Water Utility Commission
Tom Marek
January 2020 - December 2025

David Atler
January 2023 - December 2025

Representative to the Pima Association of Governments Environmental Planning Advisory Committee
Charles Stack
July 2022 - December 2025

Attachments

No file(s) attached.

Town Council Regular Session **3.**

Meeting Date: 02/18/2026

Golder Ranch Fire District 2025 Year in Review

Subject

Presentation - Golder Ranch Fire District 2025 year in review

Summary

Attachments

No file(s) attached.

Town Council Regular Session **A.**

Meeting Date: 02/18/2026

Submitted By: Michelle Stine, Town Clerk's Office

Department: Town Clerk's Office

SUBJECT:

Minutes - January 28 and February 4, 2026

RECOMMENDATION:

Staff recommends approval.

EXECUTIVE SUMMARY:

N/A

BACKGROUND OR DETAILED INFORMATION:

N/A

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I MOVE to approve, (approve with the following changes) the January 28 and February 4, 2026 minutes.

Attachments

1-28-26 Draft Mintues

2-4-26 Draft Minutes

D R A F T

MINUTES
ORO VALLEY TOWN COUNCIL
REGULAR SESSION
JANUARY 28, 2026
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
	Mary Murphy, Councilmember
	Josh Nicolson, Councilmember
	Elizabeth Robb, Councilmember
Absent:	Joyce Jones-Ivey, 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 Robb recognized Brenden Keating, a Junior at Pusch Ridge Christian Academy, for his outstanding academic excellence, community service and community excellence.

Councilmember Robb recognized Adilynn Jensen, an 8th grader at Leman Academy of Excellence, for her outstanding academic excellence, and for being a positive role model and citizen for her community.

Councilmember Robb encouraged citizens to volunteer and participate in Amphi School district's Project Graduation events and fundraisers.

Vice Mayor Barrett reported that she will be running for Mayor in the upcoming Oro Valley election.

Councilmember Nicolson reported that he and other Councilmembers had attended *Annie, a* children's play. Councilmember Nicolson also reported that his nephew Drew Nicolson would be the starting long snapper for the University of Arizona.

TOWN MANAGER'S REPORT ON CURRENT EVENTS

Town Manager Jeff Wilkins reported the following:

- Information on the Popular Annual Financial Report (PARF)
- Welcomed new Oro Valley businesses
- Information on RTA Next
- Information on upcoming Oro Valley 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

There were no call to the audience speakers.

PRESENTATIONS

1. Presentation and possible discussion of the Town's Annual Comprehensive Financial Report and Single Audit for Fiscal Year ending June 30, 2025

Chief Financial Officer David Gephart provided a brief overview of the Town's Annual Comprehensive Financial Report and Single Audit for Fiscal Year ending June, 30, 2025, and introduced Mr. Brian Hemmerle, Partner at Baker Tilly.

Mr. Hemmerle presented item #1 and included the following:

- Executive summary
- Our responsibilities
- Required communications
- Nonattest services
- Communications with Town Council and Management

Discussion ensued among Council and staff regarding the Town's Annual Comprehensive Financial Report and Single Audit for Fiscal Year ending June 30, 2025.

2. Presentation regarding the 2025 Your Voice, Our Future Annual Progress Report

Principal Planner Milini Simms presented the 2025 Your Voice, Our Future Annual Progress Report.

- Your Voice, Our Future (YVOF)
- Importance of the Annual Progress Report
- Progress Over the Years
- 2025 Progress Report
- Actions completed or maintained in 2025
- Actions in progress
- Actions worked on with OV's Path Forward
- Summary

Discussion ensued among Council and staff regarding the 2025 Your Voice, Our Future Annual Progress Report.

CONSENT AGENDA

A. Minutes - January 14, 2026

B. Resolution No. (R)26-05, authorizing and approving the appointment of Steven Zraick as the Oro Valley Town Attorney and to approve an employment agreement, with an effective date of January 28, 2026, and a start date no later than April 6, 2026

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

Vote: 6 - 0 Carried

REGULAR AGENDA

1. PUBLIC HEARING: DISCUSSION AND POSSIBLE ACTION REGARDING A MASTER SIGN PROGRAM FOR THE RANCHO VISTOSO CENTER LOCATED AT 13005 N. ORACLE ROAD, TO INCREASE THE MONUMENT SIGN HEIGHT ALLOWANCE

Mayor Winfield opened the public hearing.

No comments were received.

Mayor Winfield closed the public hearing.

Senior Planning Technician Patty Hayes presented item #1 and included the following:

- Purpose
- Location
- Master Sign Program
- Monument Sign Height
- Signs 1 & 2
- Sign 1 on Oracle Road
- Sign 2 on Rancho Vistoso Blvd
- General Plan
- Summary

Applicant Milton Solomon provided a brief history of the proposed Master Sign Program for the Rancho Vistoso Center located at 13005 N. Oracle Road, to increase the monument sign height allowance.

Motion by Councilmember Harry Greene, **seconded by** Vice-Mayor Melanie Barrett to approve the master sign program for the Rancho Vistoso Center's monument sign height increase, based on finding it meets the standards of a master sign program of the Oro Valley Zoning Code with the following conditions:

- Landscaping, in accordance with the approved Rancho Vistoso Center plant list, shall be installed around the sign to mitigate the sign base height.
- Due to utility easements, shallow-rooted plants are required.
- Use plant types that will not interfere with sign visibility.

Vice Mayor Barrett requested a friendly amendment to have the concrete band around the sign match the coloring of the sign. Councilmember Greene accepted the friendly amendment.

Ms. Hayes stated that the concrete band had already been treated to match the coloring of the sign.

Discussion continued among Council and staff regarding item #1.

Motion by Councilmember Harry Greene, **seconded by** Vice-Mayor Melanie Barrett to approve the master sign program for the Rancho Vistoso Center's monument sign height increase, based on finding it meets the standards of a master sign program of the Oro Valley Zoning Code with the following conditions:

- Landscaping, in accordance with the approved Rancho Vistoso Center plant list, shall be installed around the sign to mitigate the sign base height.
- Due to utility easements, shallow-rooted plants are required.
- Use plant types that will not interfere with sign visibility.

Vote: 6 - 0 Carried

2. RESOLUTION NO. (R)26-04, DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE THE CHIEF OF POLICE TO SIGN AND ENTER INTO, ON BEHALF OF THE TOWN, AN AGREEMENT BETWEEN THE TOWN OF ORO VALLEY AND THE ARIZONA DEPARTMENT OF PUBLIC SAFETY FOR THE FUNDING OF DRONE LEASES TO ASSIST IN THE PREVENTION AND PROSECUTION OF BORDER-RELATED CRIMES

The following individual spoke regarding item #2.

Oro Valley resident Sean Glaser.

Oro Valley Police Lieutenant Kevin Peterson provided a brief overview of item #2.

Assistant Chief of Support Services for the Golder Ranch Fire District, Grant Cesarek, provided information regarding proposed locations and housing for the drones.

Oro Valley Police Commander Zachary Young provided additional information regarding the agreement for the funding of drone leases.

Motion by Mayor Joseph C. Winfield, **seconded by** Councilmember Harry Greene to approve Resolution No. (R)26-04, authorizing the Chief of Police to sign and enter into, on behalf of the Town, an Agreement between the Town of Oro Valley and the Arizona Department of Public Safety for the funding of drone leases to assist in the prevention and prosecution of border-related crimes, and directing the Town Manager, Chief of Police, Town Clerk, 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 #2.

Motion by Mayor Joseph C. Winfield, **seconded by** Councilmember Harry Greene to approve Resolution No. (R)26-04, authorizing the Chief of Police to sign and enter into, on behalf of the Town, an Agreement between the Town of Oro Valley and the Arizona Department of Public Safety for the funding of drone leases to assist in the prevention and prosecution of border-related crimes, and directing the Town Manager, Chief of Police, Town Clerk, 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

FUTURE AGENDA ITEMS

There were no future agenda items requested.

ADJOURNMENT

Motion by Mayor Joseph C. Winfield, **seconded by** Councilmember Mary Murphy to adjourn the meeting at 7:21 p.m.

Vote: 6 - 0 Carried

_____
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 28th day of January 2026. I further certify that the meeting was called and held and that a quorum was present.

_____
Michael Standish, MMC
Town Clerk

D R A F T

MINUTES
ORO VALLEY TOWN COUNCIL
REGULAR SESSION
FEBRUARY 4, 2026
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
	Mary Murphy, Councilmember
	Josh Nicolson, Councilmember
	Elizabeth Robb, Councilmember
Absent:	Joyce Jones-Ivey, 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

Mayor Winfield reported that he and several Council members had attended a ribbon cutting for the Town Court Sally Port on February 3, 2026. Mayor Winfield congratulated all those involved with the project.

Councilmember Murphy reported that she and other Council members had attended the 13th annual Strength and Shield Inc., *Blessings Breakfast,* a local tradition designed to honor police, fire, and military personnel.

Councilmember Greene encouraged citizens to review the RTA Next publicity pamphlet they had

received in the mail, for information on the proposed public-driven plan for improving the region's transportation network.

TOWN MANAGER'S REPORT ON CURRENT EVENTS

Town Manager Jeff Wilkins reported the following:

- Thanked Congressional representative Juan Ciscomani for his efforts regarding a seven million dollar application to help Oro Valley with bridges.
- Information on Golder Ranch Fire District's Community Survey

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

1. Presentation regarding Amphitheater school closure updates

Superintendent of Amphitheater Public Schools Todd Jaeger provided information regarding Amphitheater school closure updates.

Discussion ensued among Council, staff, and Mr. Jaeger regarding presentation item #1.

CONSENT AGENDA

A. Minutes - January 14 and January 21, 2026

Motion by Mayor Joseph C. Winfield, **seconded by** Councilmember Harry Greene to approve consent item (A)

Vote: 6 - 0 Carried

REGULAR AGENDA

1. PUBLIC HEARING: ORDINANCE NO. (O)26-05, DISCUSSION AND POSSIBLE ACTION REGARDING ZONING CODE AMENDMENTS TO MECHANICAL EQUIPMENT SCREENING STANDARDS AND THE ALLOWED HEIGHTS OF YARD WALLS ON RESIDENTIAL PROPERTIES (OVZC 23.6, CHAPTER 31 AND RELATED SECTIONS)

Mayor Winfield opened the public hearing.

No comments were received.

Mayor Winfield closed the public hearing.

Senior Planning Technician Patty Hayes presented item #1 and included the following:

- Purpose
- Topic 1: Mechanical Equipment Screening
- Topic 2: Yard Wall Height
- Summary

Motion by Vice-Mayor Melanie Barrett, **seconded by** Councilmember Mary Murphy to approve Ordinance No. (O)26-05, the zoning code amendments to mechanical equipment screening standards and the allowed heights of yard on residential properties.

Discussion ensued among Council and staff regarding item #1.

Motion by Vice-Mayor Melanie Barrett, **seconded by** Councilmember Mary Murphy to approve Ordinance No. (O)26-05, the zoning code amendments to mechanical equipment screening standards and the allowed heights of yard on residential properties.

Vote: 6 - 0 Carried

2. RESOLUTION NO. (R)26-06, AUTHORIZING AND APPROVING AN INTERGOVERNMENTAL AGREEMENT (IGA) BETWEEN THE TOWN OF ORO VALLEY AND THE TOWN OF MARANA FOR A CYCLING INITIATIVE

Community and Economic Development Director Paul Melcher presented item #2 and included the following:

- IGA Specifics
- Purpose
- Possible Tourism Collaboration

Motion by Councilmember Elizabeth Robb, **seconded by** Councilmember Mary Murphy to approve Resolution No. (R)26-06, a Resolution of the Mayor and Council of the Town of Oro Valley, Arizona, authorizing and approving an intergovernmental agreement between the Town of Oro Valley and the Town of Marana for a cycling initiative; and directing the Town Manager, Town Clerk, 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 #2.

Vice Mayor Barrett requested a friendly amendment to make the IGA for a term of 2 years and put some kind of budget constraint, such as not to exceed $50,000 without further council approval. No second was received.

Discussion continued among Council and staff regarding item #2.

Vice Mayor Barrett said she was fine with moving forward with the main motion as presented.

Motion by Councilmember Elizabeth Robb, **seconded by** Councilmember Mary Murphy to approve Resolution No. (R)26-06, a Resolution of the Mayor and Council of the Town of Oro Valley, Arizona, authorizing and approving an intergovernmental agreement between the Town of Oro Valley and the Town of Marana for a cycling initiative; and directing the Town Manager, Town Clerk, 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

FUTURE AGENDA ITEMS

Councilmember Murphy requested a future agenda item, not date specific, for discussion and possible action to direct staff to work with the Tourism Advisory Commission to update the current draft plan as it relates to the financial feasibility of items in the draft plan, and to continue to work with the Tourism Advisory Commission on the draft plan until which time there is a consensus draft, seconded by Councilmember Nicolson.

ADJOURNMENT OF THE REGULAR SESSION

Motion by Mayor Joseph C. Winfield, **seconded by** Councilmember Harry Greene adjourned the regular session at 6:58 p.m.

Vote: 6 - 0 Carried

STUDY SESSION

CALL TO ORDER

Mayor Winfield called the study session to order at 6:59 p.m.

STUDY SESSION AGENDA

1. DISCUSSION REGARDING THE DRAFT ORO VALLEY LEISURE TRAVEL MANAGEMENT PLAN

Mayor Winfield recessed the meeting at 7:00 p.m.

Mayor Winfield reconvened the meeting at 7:13 p.m.

Community and Economic Development Director Paul Melcher presented study session item #1 and introduced Mr. Rich Cutting-Miller, Vice President of Tourism Strategy CSL International.

Mr. Cutting-Miller provided a brief introduction and included the following:

- The Project's Objective
- Today's Objective
- Today's Workshop
- Crafting the Leisure Travel Destination Management Plan
- Familiarization Tour Report
- Existing Documents Review Report
- Tourism Research Review Report
- Stakeholder Engagement Report
- Resident Survey Report
- Branding and Marketing Report
- Key Target Market Segments
- Strengths, Weaknesses, Opportunities & Threats (SWOT)
- Key Tourism Trends for Oro Valley
- The Visioning Workshop — 20 Recommendations
- Recommendations & Action Plans
- Recommendation #1 - Activate Steam Pump Ranch as a cultural, culinary, and community-first event venue
- Recommendation #2 - Address summer seasonality with shaded, indoor, or evening visitor experiences
- Recommendation #3 - Build and promote themed itineraries and trip-planning tools
- Recommendation #4 - Clarify tourism governance, staffing and stakeholder engagement structure
- Recommendation #5 - Create unified visitor guides and accessible trail/outdoor maps
- Recommendation #6 - Develop a cohesive culinary tourism strategy and local dining enhancement plan
- Recommendation #7 - Develop a regional events and festivals strategy to combat seasonality and celebrate identity
- Recommendation #8 - Develop and activate a distinctive Oro Valley brand identity
- Recommendation #9 - Encourage development of youth/family-friendly venues and experiences
- Recommendation #10 - Enhance regional tourism collaboration and cross-promotion
- Recommendation #11 - Expand KPIs and establish a resident tourism sentiment monitoring program
- Recommendation #12 - Expand lodging options including boutique, eco-luxury, and wellness-focused hotels
- Recommendation #13 - Expand tourism infrastructure and support facilities at parks and venues
- Recommendation #14 - Improve the retail environment with experiential districts and cultural hubs
- Recommendation #15 - Integrate tourism goals into broader economic and capital planning
- Recommendation #16 - Leverage Oro Valley's assets to position it as a wellness and active lifestyle destination
- Recommendation #17 - Position Oro Valley as a premier cycling and active recreation destination
- Recommendation #18 - Promote youth, senior, and multi-generational tourism programming
- Recommendation #19 - Revitalize the Oro Valley Community Center with tourism-serving amenities
- Recommendation #20 - Increase sports tourism development and advocate additional sports and recreation facilities/venues
- 5 Big Ideas
- Oro Valley Performing Arts Venue and/or Amphitheater
- New State-of-the-art indoor recreation center
- Expansion of Tohono Chul
- Steam Pump Ranch Public Market Hall
- Resident-Designed festival or town cultural showcase
- Recommendation & Big Idea Priority Criteria
- Recommendations in priority order
- Big Ideas in priority order
- 10-year Implementation Roadmap

- Explore Oro Valley DMMO
- Potential Advantages of Connecting with Visit Tucson
- Potential Challenges and Trade-offs
- Strategic consideration going forward
- Vision for Oro Valley leisure tourism

Discussion ensued among Council, staff, and Mr. Cutting-Miller regarding the draft Oro Valley Leisure Travel Management Plan.

Council provided guidance and feedback to staff regarding the draft Oro Valley Leisure Travel Management Plan.

ADJOURNMENT

Mayor Winfield adjourned the study session at 9:10 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 theTown of Oro Valley, Arizona held on the 4th day of February 2026. I further certify that the meeting was called and held and that a quorum was present.

_____
Michael Standish, MMC
Town Clerk

Town Council Regular Session **B.**

Meeting Date: 02/18/2026

Submitted By: Mike Standish, Town Clerk's Office

Department: Town Clerk's Office

SUBJECT:

Resolution No. (R)26-07, approving the Agenda Committee assignment for the period of March 1, 2026 to May 31, 2026

RECOMMENDATION:

Staff recommends approval.

EXECUTIVE SUMMARY:

Per the Town Council Parliamentary Rules and Procedures & Code of Conduct, the Town Council shall approve the Agenda Committee meeting assignments. Attached is the proposed Agenda Committee meeting assignment of Vice Mayor Barrett for the period of March 1, 2026 to May 31, 2026.

BACKGROUND OR DETAILED INFORMATION:

N/A

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I MOVE to APPROVE Resolution No. (R)26-07, approving the Agenda Committee assignment for the period of March 1, 2026 to May 31, 2026.

Attachments

(R)26-07 Agenda Committee Assignment - VM Barrett

RESOLUTION NO. (R)26-07

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF ORO VALLEY, ARIZONA, ASSIGNING VICE MAYOR BARRETT TO THE AGENDA COMMITTEE FOR THE PERIOD OF MARCH 1, 2026 THROUGH MAY 31, 2026; AND DIRECTING THE TOWN MANAGER, TOWN CLERK, 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

WHEREAS, on September 19, 2001, the Mayor and Council adopted the Town Council Parliamentary Rules & Procedures and Code of Conduct; and

WHEREAS, pursuant to section 5.2 (A) *Town of Oro Valley Parliamentary Rules & Procedures and Code of Conduct*, the Town Council shall set and approve the Agenda Committee meeting assignments; and

WHEREAS, Town Council wishes to assign Vice Mayor Barrett to the Agenda Committee for the period of March 1, 2026 through May 31, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Oro Valley, Arizona, as follows:

SECTION 1. That Vice Mayor Barrett is hereby assigned to the Agenda Committee for the period of March 1, 2026 through May 31, 2026.

SECTION 2. That the Town Manager, Town Clerk, 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.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Oro Valley, Arizona, this 18th day of February, 2026.

TOWN OF ORO VALLEY

_____
Joseph C. Winfield, Mayor

ATTEST:

_____
Michael Standish, Town Clerk

Date: _____

APPROVED AS TO FORM:

_____
Andrew Votava, Interim Legal Services Director

Date: _____

Town Council Regular Session **C.**

Meeting Date: 02/18/2026

Submitted By: Mike Standish, Town Clerk's Office

Department: Town Clerk's Office

SUBJECT:

Approval to amend the Council Liaison assignments for the Tourism Advisory Commission (TAC) and the Board of Adjustment (BOA), effective February 19, 2026 through December 31, 2026

RECOMMENDATION:

N/A

EXECUTIVE SUMMARY:

This item was requested by Councilmember Murphy and Councilmember Nicolson.

BACKGROUND OR DETAILED INFORMATION:

Town Council Policy No. 8 defines the position of Council liaison to boards and commissions, which was created in order to allow Councilmembers the opportunity to bring Council-adopted policies to a particular board or commission, and keep the Town Council informed as to the actions and issues of that advisory group.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I MOVE to APPROVE the Council liaison assignments as presented in Attachment 1.

or

I MOVE to...

Attachments

Attachment 1

COUNCIL LIAISON ASSIGNMENTS
FEBRUARY 19, 2026 – DECEMBER 31, 2026

Board of Adjustment	Mary Murphy
Tourism Advisory Commission	Josh Nicolson

Town Council Regular Session **1.**

Meeting Date: 02/18/2026

Requested by: Vice Mayor Barrett and Councilmember Nicolson

Submitted By: Mike Standish, Town Clerk's Office

Department: Town Clerk's Office

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING TOWN OF ORO VALLEY ACTIONS THAT COULD POSSIBLY ATTRACT A COSTCO OR SIMILAR RETAILER

RECOMMENDATION:

N/A

EXECUTIVE SUMMARY:

This item was requested by Vice Mayor Barrett and Councilmember Nicolson.

BACKGROUND OR DETAILED INFORMATION:

N/A

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I MOVE to...

Attachments

Staff Presentation

Town of Oro Valley Retail Recruitment Strategy Report

Paul Melcher, Community and Economic Development Director

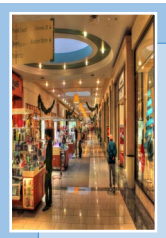
February 18, 2026

Town of Oro Valley

Presentation Topics*

A. Types of Retail and Site Requirements
B. Lead Generation, Management and Confidentiality
C. Specific Recruitment Strategies
D. General Incentives
E. Commercial Parcel Inventory
F. Recruitment Concept: *Pre-Entitlements*

Top 10 Sources of Leakage by Category



Community Shopping Centers

AZ Pavilions

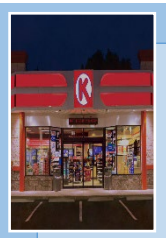
SWC I-10 and Cortaro Road



Fast Food & Quick Service

McDonald's

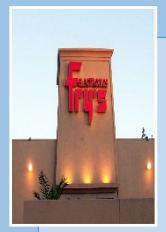
3640 W. Tangerine Rd.



Gas Stations & Convenience

Circle K

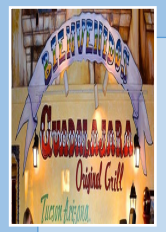
3880 W. Tangerine Rd



Groceries

Fry's

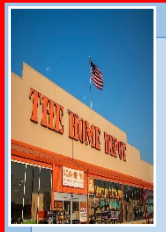
12100 N. Thornydale Rd.



Restaurants

Guadalajara Grill

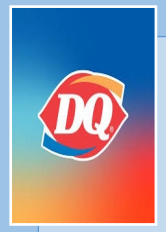
7360 N. Oracle Rd.



Home Improvement

The Home Depot

3925 W. Costco Drive



Breakfast, Coffee, Dessert

Dairy Queen

12030 N. Thornydale Rd.



Superstores

Costco

3901 W. Costco Drive



Clothing

Nordstrom Rack

4320 N. Oracle Rd.

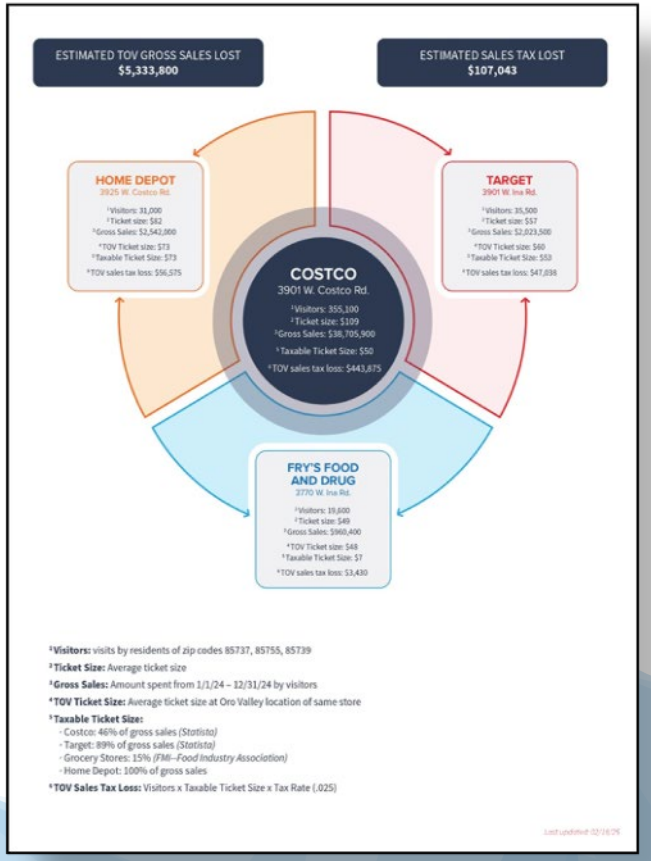


Car Shops & Services

Precision Toyota of Tucson

700 W. Wetmore Rd.

Retail Recruitment Focus: Medium and Large-Scale Retail



- **Small-Scale (Convenience/Boutique): Focus on a limited, curated, or highly specialized range of items (Nest in the Desert).**
- **Medium-Scale (2,500-10,000 ft^2) (Specialty/Department): Typically larger, featuring a wider range of products often organized by department (Macy's, Kohl's, Whole Foods, Pharmacies)**
- **Large-Scale (Big-Box/Superstore): Often called "category killers" or superstores, exceed 50,000 ft^2 (often 90,000-200,000+). (Wal Mart Supercenter, Sam's, Costco, Lowe's).**

Medium Box/Auto Sales Retailer Profile

Macy's, Kohl's, Whole Foods, Pharmacies, Carmax

Site Requirements:

- Retail Gross site size: 10-14 acres
- Retail Building Size: 104-128,000 ft^2

- Dealership Size: 10-15 acres
- Dealership Building: +/-59,000 ft^2

Customer Shopping Traits:

- 10-19 minute travel time
- 8-10 minutes from home for routine purchases
- 15-30 minute dwell times
- Efficient and Quick Service
- Vibe-driven, considered local

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Large Box Retailer/Auto Sales Profile

Wal Mart Supercenter, Costco, Lowe's, Mall Stores, Car Dealerships

Site Requirements:

- Gross site size minimum: 18-20 acres
- Specific retailers need +22 acres
- 20-40 acres if fuel stations, **outlots** and **expansions** are included
- Building Size: +/- 150,000 ft^2 floor area
- Dealership size sites: 23-30 acres
- Showroom Size: +/- 21,000 ft^2
- High Circulation and Traffic Numbers

Customer Shopping Traits:

- Urban Customer Travel Time of 15-20 minutes
- 28-32 minute dwell times
- Focus on volume and competitive pricing
- In-store product guarantees
- Multi-tasking shopping

Recruitment Goal: Create or Assist with 3 Quality Retail Leads

Qualified Lead

- Meets ***target*** goals
  - Leakage
  - Employment
- Committed to site ID
- Likely project in less than 3 years



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Developer Expectations

Ensuring Confidentiality

- Internal Project Prioritization
- Market Competition
  - International
  - Domestic
- Preventing Uncertainty

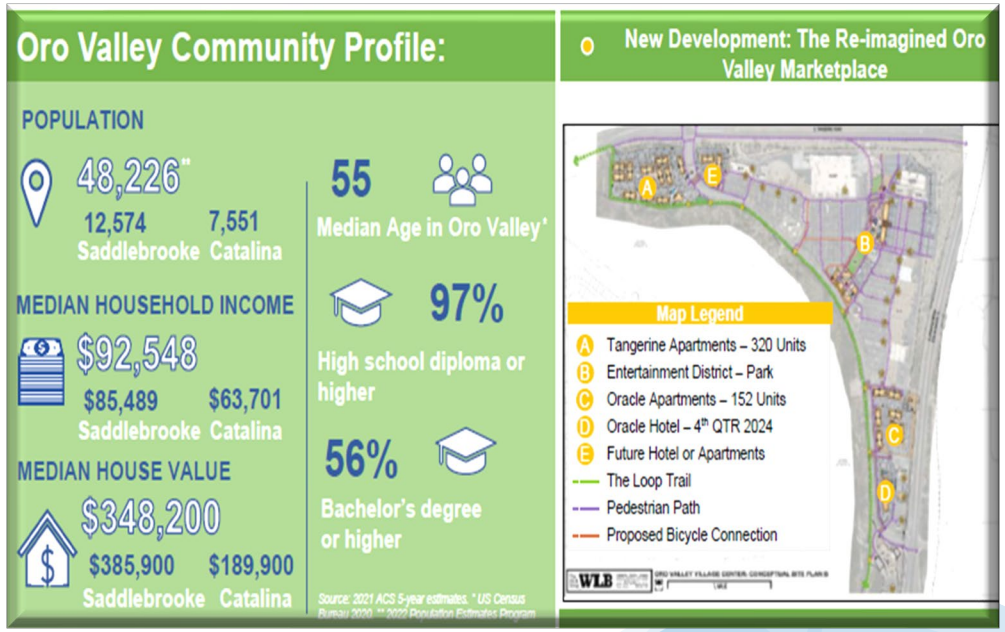
Timely Assistance

- Site Selection
- Incentives
- Entitlements
- Workforce

Specific Recruitment Strategies

Cold Call Outreach

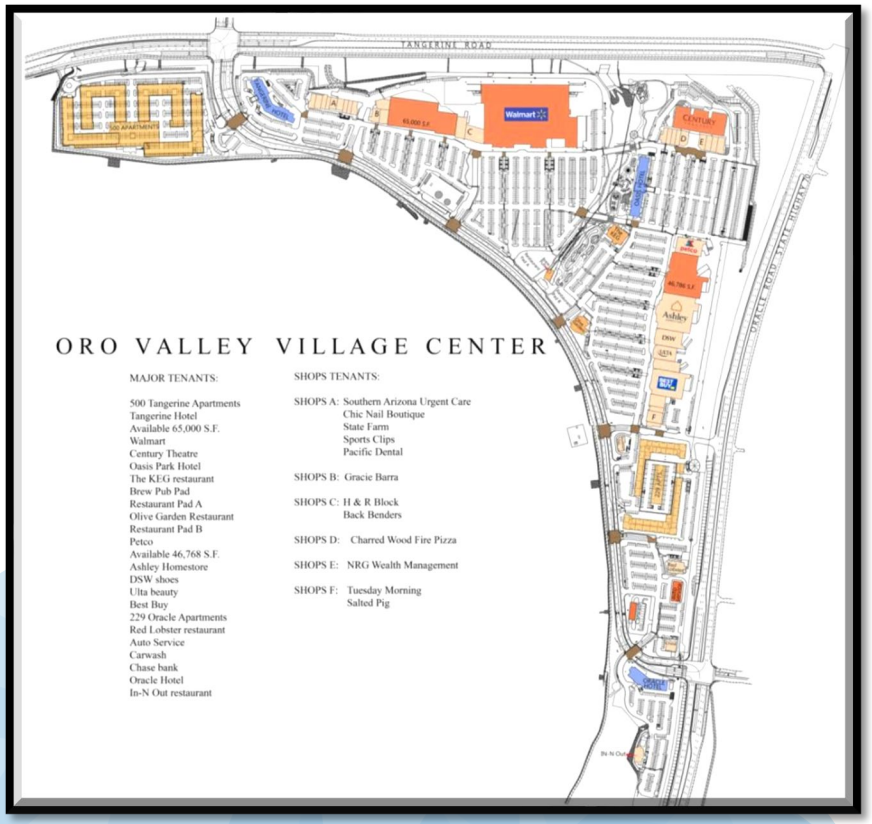
- Calling businesses directly
- Ensure confidentiality if a lead is generated
- Providing a ***prospectus***
  - **List of Available Sites**
  - **Link to chooseorovalley.com**
  - **Additional recruitment collateral**
  - **Possible incentives**
- Offer free pre-application assistance
- Immediate follow-up on questions
- Check-ins per the business need



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Specific Recruitment Strategies, Cont.

Developer Inquiries



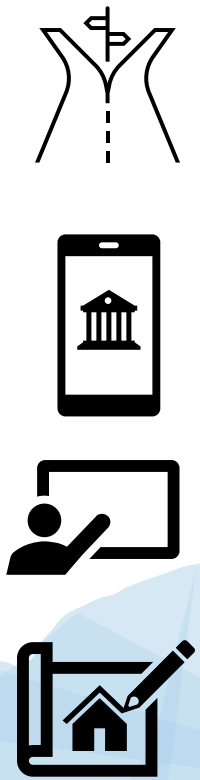
Business or Broker Inquiries

- Ensure confidentiality as requested
- Assist with site or building selection
- Provide incentive information
- Provide entitlement assessments
- Provide other info as needed

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General Incentives

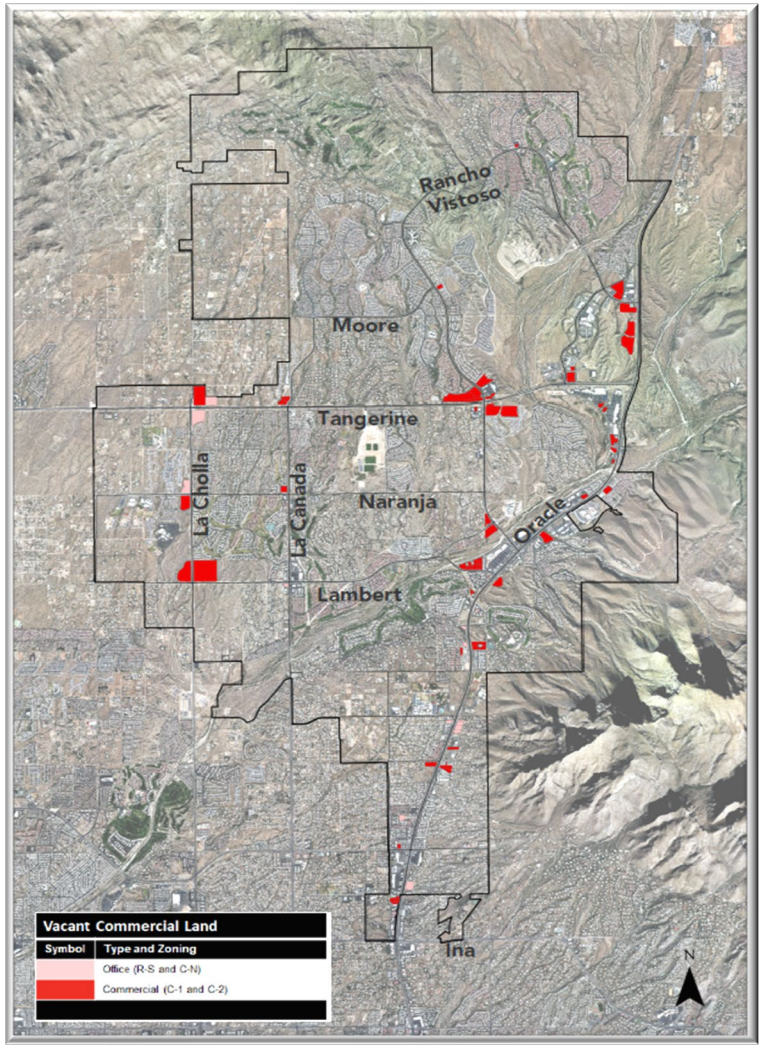
Note: Incentives are included in an Economic Development Agreement and subject to Gift Clause limitations.



- **Reimbursements for Public Infrastructure Improvements (Design and Construction)**
- **Reimbursements of permit fees**
- **Sales Tax Reimbursements**
- **Expedited Reviews**
- **Reimbursements for the Value of Employee Training**

Commercial Parcel Inventory

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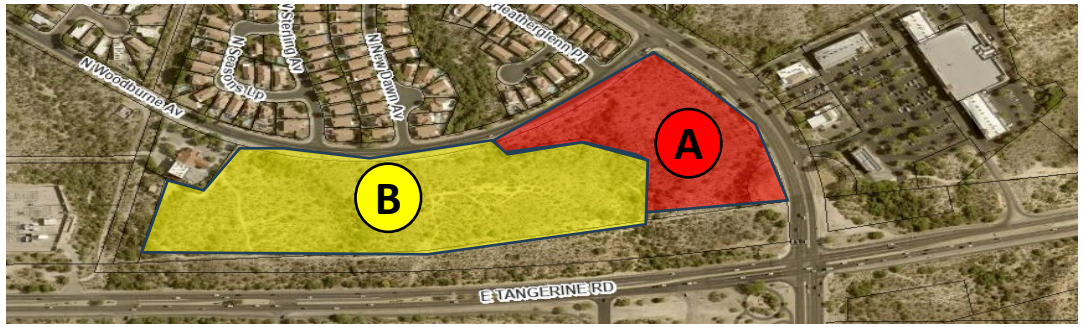


Desirable Site Characteristic Highlights

- High Traffic
- Major Intersections
- Oracle and Tangerine Corridors

MED/LG Retail Parcel Inventory

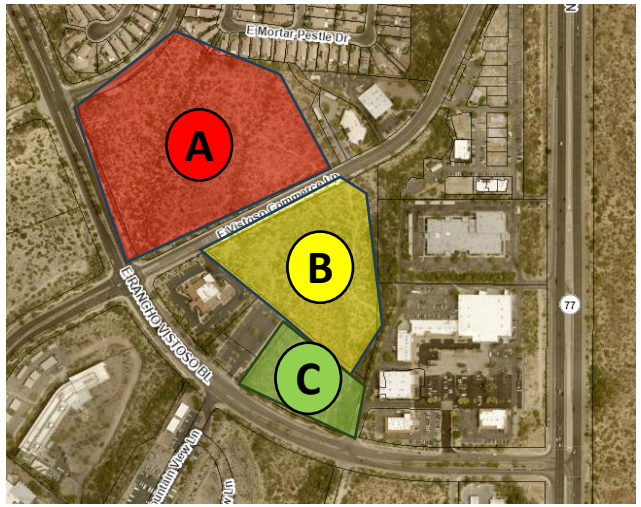
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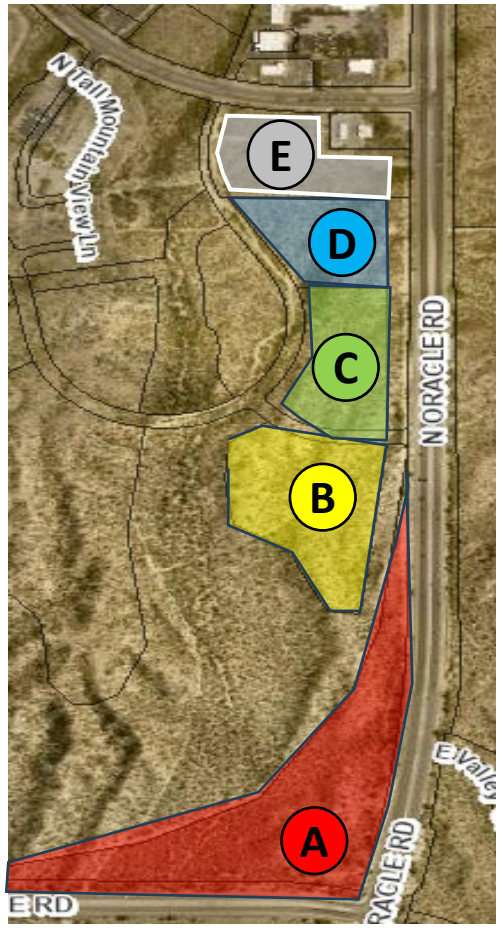
TANG Rd. and RV BLVD. (A) 7 (B) 15 acres



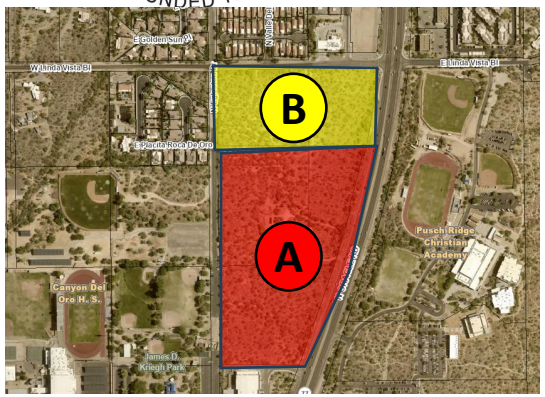
Lambert and La Cholla
15 acres



RV BLVD. and Oracle (A) 15
and (B) 8 acres and (C) 3 acres



TANG/Oracle
(A) 30 acres (B) 12 acres
(C) 8 acres (D) 7 acres
(E) 9 acres



Linda Vista and
Oracle (A) 14 acres and (B) 12



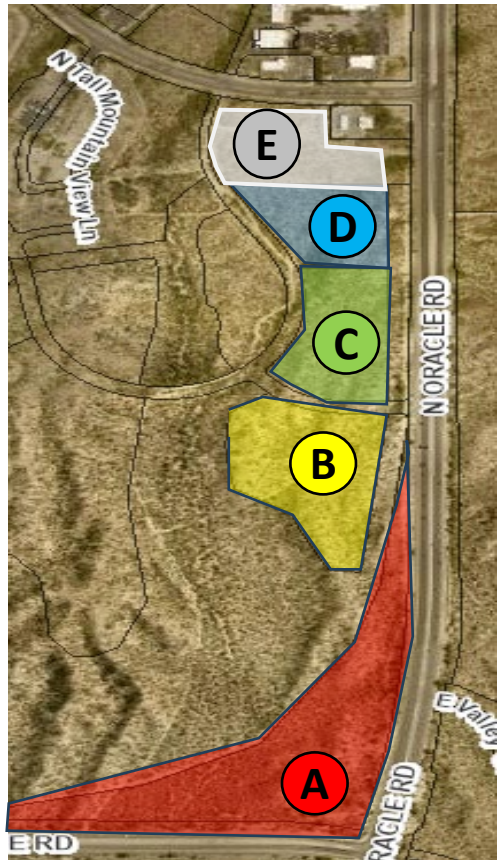
Town-owned with final
options TBD

Suitable Sites MED/LG Retailers

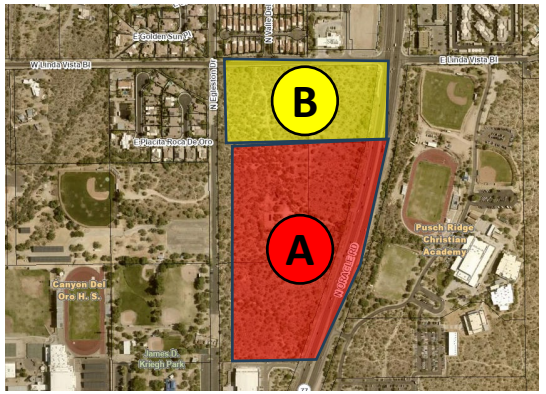
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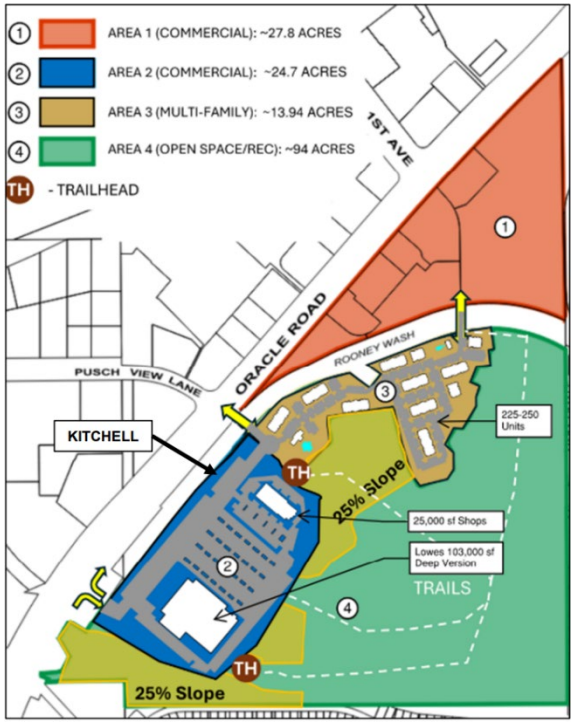
Pending La Cholla Rd. Buildout and denser RES



Parcel A needs GPA and RZ, underground electric relocation.
All sites costly grading.



Needs a GPA and RZ, site drainage costs, washes limiting development size, different owners



Town-owned with final options TBD, Infrastructure costs, grading limitations

Recruitment Concept: Pre-Entitlements

Challenge:



Solution:

Identify parcels of suitable size and initiate entitlements to accommodate MED/LG retail uses:

- GPAs establish underlying use
- GPA approval provides confidence for work
- Medium- and Large-scale retail opportunity promoted via RZ or CUPs
- Collaborate with Property Owners for program participation
- Provide for Neighborhood input

Core Strategies

Town Council

- Enhance Town's Development-Support Climate
- Provide Certainty
  - Meet early w/ Developer Teams
  - Be upfront about project concerns
  - Act decisively for GP and RZ requests
- Negotiate EDAs early to establish support ***prior to*** GPA and/or RZ/CUP requests



Town Staff

- Listen to Developers to determine needs: Timing, Incentives, Sites
- Provide outstanding Developer support
- Provide timely, accurate, and realistic expectations
- Hand-Walk Developers through any processes

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Town Council Regular Session **2.**

Meeting Date: 02/18/2026

Requested by: Vice Mayor Barrett and Councilmember Nicolson

Submitted By: Mike Standish, Town Clerk's Office

Department: Town Clerk's Office

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING INITIATING A PROCESS THAT CAN HELP THE TOWN IN LOOKING FOR EFFICIENCY OPPORTUNITIES

RECOMMENDATION:

N/A

EXECUTIVE SUMMARY:

This item was requested by Vice Mayor Barrett and Councilmember Nicolson.

BACKGROUND OR DETAILED INFORMATION:

N/A

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I MOVE to...

Attachments

No file(s) attached.
