

The Board met in a Regular Meeting at the Santa Cruz County Complex, 2150 N. Congress Drive, Room #120, Nogales, AZ. Present: Rudy Molera, Chairman; John Fanning, Vice-Chairman; Luis Carlos Davis, Member; Jesus Valdez, County Manager; Mauricio Chavez, Deputy County Manager; Robert May, Civil Bureau Chief; Alma Schultz, Clerk of the Board.

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Chairman Molera called the meeting to order, and the Pledge of Allegiance was recited, led by Raul Garayzar.

ADOPTION OF AGENDA

Supervisor Davis made a motion to adopt the Agenda and deviate from the Agenda sequence as necessary; seconded by Vice-Chairman Fanning; motion carried unanimously. (Ayes: Davis, Fanning, Molera)

CALL TO THE PUBLIC:

Zandler Ault, a resident of Patagonia, spoke on behalf of Patagonia's nonprofit conservation and recreation, expressed a shared commitment to preserving Patagonia and highlighted the current opportunity for collaboration, and urged the County to participate in local events that promote outdoor recreation and community planning to align with the same goals.

CURRENT EVENTS

1. BOARD OF SUPERVISORS

VICE-CHAIRMAN FANNING: reported on several recent activities, including attending a border wall meeting where he emphasized the importance of incorporating wildlife protections. He also participated in Port Authority meetings and took part in a cleft surgery mission in Hermosillo. Additionally, he contributed to the Community Wildfire Protection Plan, attended a community check-in in Elgin, and attended a Red Cross meeting focused on building stronger partnerships. He also shared that his brother will be inducted into the Pima Hall of Fame.

SUPERVISOR DAVIS: shared that the Port Authority invited him to participate in a panel focused on travel along the border. He had the opportunity to meet with Mathew Earl Jones, Director of Arizona Film & Digital Media. He expressed his appreciation to Animal Control for their prompt response in removing a deer that had been struck, resolving the issue within an hour. He also noted that a constituent returned funds after the constituent's coordination with Liz Gutfahr. Supervisor Davis discussed ongoing efforts to explore opportunities in the semiconductor industry to assess potential benefits for Santa Cruz County. He expressed condolences for the recent passing of his brother-in-law. Lastly, he reported meeting with the Mayor of Nogales, Sonora, alongside Jesus and Mauricio, and highlighted the success of their collaborative efforts.

CHAIRMAN MOLERA: shared that he met with a first-year student from Nogales High School who is participating in the University of Arizona's Emerging Leaders program. As part of the program, students are tasked with completing a year-long project, and this student's focus is on developing a bike lane along Grand Avenue. The student group also met with the County Manager, who provided guidance and helped steer the project in a new direction based on his experience and insight. He also met with the Red Cross, alongside Sobeira Castro, Director of Emergency Management, and thanked them for taking the time to meet with all the Supervisors. He referenced the Santa Cruz County Protection Plan, visited the WIOA Job Fair while commending Zaida Bustamante, Local Workforce Development Executive Director, for doing an excellent job, and noted the Port Authority's celebration of its 20th anniversary. He also mentioned meeting with the film crew of the movie currently being filmed in Nogales, titled "Coyote."

2. MANAGER

JESUS VALDEZ, COUNTY MANAGER, reported that tax bills have been sent out and addressed concerns regarding a tax district adjustment in District 28. He stated that additional information will be provided to explain the reasons behind the increase. He also shared that the Arizona Department of Environmental Quality (ADEQ) and the Instituto Municipal de Investigación y Planeación (IMIP) of Nogales, Sonora, have collaborated to map the Ambos Nogales watershed using U.S. standards. This binational effort allows for more accurate comparisons and coordination between both sides of the border. He noted that constructing flood prevention infrastructure in Sonora would be significantly more cost-effective than building it on the U.S. side, and could help mitigate cross-border flooding issues.

DEPARTMENT REPORTS AND ACTIVITIES

1. FINANCE: CASH & INVESTMENTS, EXPENDITURES & REVENUE REPORTS

Mauricio Chavez, Deputy County Manager, reported \$17,843,285.81 in the General Fund, of which \$16,501,369.76 is invested; \$6,217,801.18 in the Road Fund, of which \$5,103,933.27 is invested; \$2,411,838.75 in the Flood Control District Fund, of which \$307,600.25 is invested; \$6,563,690.61 in the Jail District Fund, of which \$4,384,079.19 is invested; \$55,258,510. total for all funds, of which \$28,410,212.6 is invested; \$7,642,428.19 estimated end of month balance, compared to \$12,505,029.85 cash at October 2024, a difference of \$(4,862,601.66).

Mauricio also provided a status on the County standing regarding the Federal Government shutdown.

2. DEPARTMENT(S) UPDATE

None.

3. AWARDS, RECOGNITIONS, & ACCOMPLISHMENTS:

A RAUL GARAYZAR, ALUMNUS OF RIO RICO HIGH SCHOOL AND NEWLY DRAFTED BASEBALL PLAYER TO THE ARIZONA DIAMONDBACKS MAJOR LEAGUE ORGANIZATION (REQ: VICE-CHAIRMAN FANNING)

Vice-Chairman Fanning introduced Raul Garayzar for his recognition. Mr. Garayzar spoke of his story and the Board provided a certificate and token to Mr. Garayzar.

STUDY SESSION

1. UPDATE BY THE GREATER NOGALES SANTA CRUZ COUNTY PORT AUTHORITY BY JOSH RUBIN, CHAIRMAN OF THE GREATER NOGALES SANTA CRUZ COUNTY PORT AUTHORITY (REQ: COUNTY MANAGER)

Chairman Josh Rubin of the Greater Nogales & Santa Cruz County Port Authority provided a quarterly update highlighting federal advocacy, infrastructure coordination, and regional economic leadership, including engagement with congressional leaders, binational partners, and trade stakeholders. He also reported on the Port Authority's 20th anniversary celebration, new board appointments, and continued efforts to position Nogales as a key U.S.–Mexico trade gateway.

2. SANTA CRUZ GROWING WATER SMART WORKSHOP, PRESENTATION BY ELIZA STOKES, PROGRAM MANAGER (REQ: COUNTY MANAGER)

Eliza Stokes, Program Manager with the Sonoran Institute, presented the Growing Water Smart program, which supports local governments in integrating water and land use planning to improve long-term water resilience. The presentation highlighted regional challenges, planning tools, and an upcoming workshop in March 2026 aimed at helping Southern Arizona communities including Santa Cruz County develop actionable strategies for sustainable water use.

Supervisor Davis made a motion to recess the Regular Meeting to convene the Public Hearing, seconded by Vice-Chairman Fanning; the motion carried unanimously. (Ayes: Davis, Fanning, Molera)

PUBLIC HEARING

Public hearing items were presented concurrently by Mary Dahl, County Special Projects. Ms. Dahl explained that the three cases before the Board are intended to allow the construction of 18 single-family attached homes in the Barrio of Tubac. These cases work together to achieve that goal by proposing a revision to the comprehensive plan, a rezoning for residential use, and an amendment to the planned area development document approved in 2024, which has guided development in the Tubac Barrio and shaped both developer plans and public expectations.

Supervisor Davis inquired whether a public process had already taken place; Ms. Dahl confirmed that the Planning and Zoning Commission had reviewed and approved the item as part of that process. Vice-Chairman Fanning asked if the vote was unanimous, to which the response was yes. He then followed up by asking for the reason behind the unanimous decision.

Further explanation was provided by the applicant, Gary Brasher, who elaborated on the intent and benefits of the proposed development.

Public comments were received expressing concerns about the proposed development. Mr. Brasher addressed several of the issues that had also been raised during the Planning and Zoning Commission hearing. Comments in support of the project noted that the current condition of the site could potentially cause more harm than the proposed development, while opposing comments primarily focused on temporary impacts related to construction. Vice-Chairman Fanning asked Mr. Brasher and their development crew to please consider the comments brought forward by those constituents that will be impacted directly by this project.

1. AMEND THE COUNTY COMPREHENSIVE LAND USE PLAN TO CHANGE THE DESIGNATION ON 5.59 ACRES OF LAND IN THE BARRIO DE TUBAC FROM MEDIUM-DENSITY RESIDENTIAL TO HIGH-DENSITY RESIDENTIAL CASE NO. CP-25-01(REQ: COMMUNITY DEVELOPMENT)

2. REZONE 2.75 ACRES OF LAND IN THE BARRIO DE TUBAC FROM B-2 (GENERAL BUSINESS) TO MF (MULTI-FAMILY) CASE NO. REZ-25-01 (REQ: COMMUNITY DEVELOPMENT)

3. AMEND THE PLANNED AREA DEVELOPMENT FOR THE BARRIO DE TUBAC TO ALLOW 18 ATTACHED DWELLING UNITS IN LOTS 5 AND A PORTION OF LOT 3 CASE NO. PAD-25-01 (REQ: COMMUNITY DEVELOPMENT)

Public comment by speaker slips except 1

The Board adjourned the Public Hearing and reconvened into Regular Session. (Motion: Vice-Chairman Fanning; second: Supervisor Davis; motion carried unanimously) (Ayes: Davis, Fanning, Molera)

ACTION ITEMS

4. DISCUSSION/POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2025-11 (CASE NO. CP-25-01) FOR A MINOR COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE CLASSIFICATION OF 5.59 ACRES IN THE BARRIO DE TUBAC

DEVELOPMENT FROM MEDIUM-DENSITY RESIDENTIAL TO HIGH-DENSITY RESIDENTIAL (REQ: COMMUNITY DEVELOPMENT)

Vice-Chairman Fanning made a motion to approve, seconded by Supervisor Davis; the motion carried unanimously. (Ayes: Davis, Fanning, Molera)

5. DISCUSSION/POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2025-03 (CASE NO. REZ-25-01) REZONING 2.75 ACRES OF LAND IN THE BARRIO DE TUBAC DEVELOPMENT FROM B-2 (GENERAL BUSINESS) TO MF (MULTI-FAMILY) (REQ: COMMUNITY DEVELOPMENT)

Supervisor Davis made a motion to approve, seconded by Vice-Chairman Fanning; the motion carried unanimously. (Ayes: Davis, Fanning, Molera)

6. DISCUSSION/POSSIBLE ACTION TO APPROVE AMENDMENT TO THE BARRIO DE TUBAC PLANNED AREA DEVELOPMENT (CASE NO. PAD-25-01) GUIDELINES (REQ: COMMUNITY DEVELOPMENT)

Supervisor Davis made a motion to approve, seconded by Vice-Chairman Fanning; the motion carried unanimously. (Ayes: Davis, Fanning, Molera)

1. DISCUSSION/POSSIBLE ACTION TO APPROVE AND ADOPT PROCLAMATIONS DECLARING: (REQ: VICE-CHAIRMAN FANNING)

A NOVEMBER 4TH THROUGH NOVEMBER 11TH, 2025 AS OPERATION GREEN LIGHT FOR VETERANS

Vice-Chairman Fanning read the proclamation.

B OCTOBER 23RD THROUGH 25TH, 2025 AS ANZA 250 DAYS IN SANTA CRUZ COUNTY

Supervisor Davis made a motion to approve 1a-b, seconded by Vice-Chairman Fanning; the motion carried unanimously. (Ayes: Davis, Fanning, Molera)

2. DISCUSSION/POSSIBLE ACTION TO APPROVE A LETTER OF SUPPORT FOR UNISOURCE ENERGY SERVICES' SANTA CRUZ RELIABILITY PROJECT NORTH PROJECT (REQ: COUNTY MANAGER)

Supervisor Davis made a motion to approve, seconded by Vice-Chairman Fanning; the motion carried unanimously. (Ayes: Davis, Fanning, Molera)

3. DISCUSSION/POSSIBLE ACTION TO APPROVE A LETTER TO SPEAKER OF THE HOUSE MIKE JOHNSON REQUESTING THE IMMEDIATE SWEARING-IN OF CONGRESSWOMAN-ELECT ADELITA GRIJALVA TO ENSURE REPRESENTATION FOR SANTA CRUZ COUNTY (REQ: COUNTY MANAGER)

Supervisor Davis made a motion to approve, seconded by Vice-Chairman Fanning; the motion carried unanimously. (Ayes: Davis, Fanning, Molera)

7. DISCUSSION/POSSIBLE ACTION TO APPROVE RESOLUTION NO. 2025-12 FOR THE PARTICIPATION IN THE ARIZONA COMMERCE AUTHORITY FILM READY COMMUNITIES (FRC) PROGRAM AND SPONSORSHIP TO THE PROGRAM IN THE ANNUAL AMOUNT OF \$2,000 (REQ: COUNTY MANAGER)

Supervisor Davis made a motion to approve, seconded by Vice-Chairman Fanning; the motion carried unanimously. (Ayes: Davis, Fanning, Molera)

CONSENT AGENDA

Supervisor Davis made a motion to approve Consent Agenda, seconded by Vice-Chairman Fanning; the motion carried unanimously. (Ayes: Davis, Fanning, Molera)

1. DISCUSSION/POSSIBLE ACTION TO ACCEPT DONATION FROM THE LOUIS MCCAULEY REVOCABLE TRUST FOR AND ON BEHALF OF THE SANTA CRUZ COUNTY ANIMAL CARE AND CONTROL SERVICES IN THE AMOUNT OF \$12,167.85

(REQ: ADMINISTRATIVE SERVICES)

2. DISCUSSION/POSSIBLE ACTION TO APPROVE AND CERTIFY TOTAL REVENUES RECEIVED BY JUSTICE COURT AND SUPERIOR COURT INCLUDING THE CLERK OF THE SUPERIOR COURT THAT EXCEED THE AMOUNTS RECEIVED IN FISCAL YEAR 1997/1998 (REQ: ADMINISTRATIVE SERVICES)

3. DISCUSSION/POSSIBLE ACTION TO APPROVE AGREEMENT NO. GAO26-1062030 WITH THE ARIZONA DEPARTMENT OF ADMINISTRATION FOR OVERSEEING THE HOSTING AND PUBLICATION OF LOCAL GOVERNMENT DATA ON THE ARIZONA FINANCIAL TRANSPARENCY PORTAL (OPENBOOKS.AZ.GOV) ESTABLISHED UNDER A.R.S § 41-725 EFFECTIVE THROUGH DECEMBER 31, 2030 IN THE AMOUNT OF \$2,000 FOR THE FIRST YEAR AND ANNUAL AMOUNT OF \$1,000 THEREAFTER (REQ: ADMINISTRATIVE SERVICES)

4. DISCUSSION/POSSIBLE ACTION TO APPROVE COOPERATIVE PURCHASE AGREEMENT WITH QUADIENT, INC. FOR THE LEASE OF UPGRADED MAILING EQUIPMENT UNDER STATE OF ARIZONA CONTRACT NO. CTR058809 FOR A TERM OF 60 MONTHS IN THE AMOUNT OF \$1,057 PER MONTH (REQ: ADMINISTRATIVE SERVICES)

5. DISCUSSION/POSSIBLE ACTION TO APPROVE CONTRACT WITH KEAR CIVIL CORPORATION FOR THE FUEL TANK REPLACEMENT PROJECT AT NOGALES INTERNATIONAL AIRPORT AND AUTHORIZE THE NOTICE TO PROCEED IN THE AMOUNT OF \$1,571,000 (REQ: SPECIAL PROJECTS)

6. DISCUSSION/POSSIBLE ACTION TO APPROVE AND RATIFY MEMORANDUM OF UNDERSTANDING NO. YAI-700-220-RES1-26 WITH YOUNG AUDIENCES, INC. FOR THE MANAGEMENT OF LOCAL IMPLEMENTATION OF THE RAISE (RESPONSIVE ARTS IN SCHOOL EDUCATION) PROGRAM FROM AUGUST 1, 2025 THROUGH SEPTEMBER 30, 2026 IN THE AMOUNT OF \$55,253 (REQ: SCHOOL SUPERINTENDENT)

7. APPROVAL OF TAX VALUATION ADJUSTMENTS: (REQ: ASSESSOR)

A P078027401 - CHEP USA, RESOLUTION NO. 57250

B P995011565 - CHEP USA, RESOLUTION NO. 57253

C P202100145 - CHEP USA, RESOLUTION NO. 57251

D P985095301 - CHEP USA DISTRIBUTOR C/O MARVIN F POER & COMPANY, RESOLUTION NO. 57252

8. APPROVAL OF MINUTES: 10/01/2025

9. APPROVAL OF MONTHLY REPORTS

10. APPROVAL OF DEMANDS were approved in the total amount of \$1,450,785.27, of which \$385,302.56 is from the General Fund. Details of these expenditures are available for inspection during working hours and are to be considered as part of these minutes.

ADJOURNMENT

The meeting adjourned at 7:34 p.m. (motion: Supervisor Davis; second: Vice-Chairman Fanning; motion carried unanimously) (Ayes: Davis, Fanning, Molera)