



MINUTES

The City of Douglas Mayor and Council met in a Regular Meeting on Wednesday, October 8, 2025, at 6:00 p.m., at City Hall Council Chamber, 425 10th Street. The Honorable Mayor Jose Grijalva called the meeting to order.

1. **CALL TO ORDER.** 6:00 p.m.
2. **PLEDGE OF ALLEGIANCE.** By Council
3. **INVOCATION.** By Pastor Pete Cordova, First Assembly of God

Following the invocation, Mayor Grijalva invited Pastor Cordova to share about his ministry.

Pastor Cordova explained he has served as pastor at Douglas First Assembly of God, located on 13th Street and Dolores, for the past eleven years. His desire is for the church to be an active part of the community, ministering to as many people as possible and assisting wherever there is need. It is his greatest joy to be involved in every opportunity that the Lord provides. Throughout his ministry, he has pursued various vocations and community endeavors. He expresses his gratitude to everyone for their service and for the opportunity to participate in this council.

4. ROLL CALL.

	<u>PRESENT</u>	<u>ABSENT</u>
MAYOR, JOSE GRIJALVA	X	
MAYOR PRO TEMPORE, DANYA ACOSTA	X (telephonic)	
COUNCILMEMBER, MELISSA RODRIGUEZ	X	
COUNCILMEMBER, JOSE MONTANO	X	
COUNCILMEMBER, RAY SHELTON	X	
COUNCILMEMBER, MARIA DILLMAN	X	
COUNCILMEMBER, RICHARD C. ACOSTA	X	
CITY MANAGER, ANA URQUIJO	X	
CITY ATTORNEY, DENIS FITZGIBBONS	X	
CITY TREASURER, ALEJANDRO MARTINEZ	X	
DEPUTY CITY CLERK, CYNTHIA ACUÑA-ROBLES	X	

5. EVENTS UPDATE.

A video presentation highlighted upcoming community events.

The library announced the month of October will be filled with a variety of fun and special events for all ages. Community members are encouraged to pick up a calendar at the library or visit the library’s Facebook and Instagram pages for more information.

On Mondays, the library offers relaxing activities such as crafts and board games from 2:00 p.m. to 5:00 p.m. On Tuesdays, the STEAM Club meets to engage in different hands-on activities each week. Wednesdays feature movie afternoons for children and teens at 3:00 p.m., complete with popcorn and juice and Thursdays are reserved for Story Time at 11:00 a.m., where young children can enjoy singing, reading, dancing, and playtime.

In addition to the weekly programs, the library will host several special events in celebration of Halloween:

- An Adult Halloween Night on October 17 at 5:00 p.m.. Registration is required and can be completed by phone or in person at the library.
- A Children’s Halloween Party on October 24 at 5:00 p.m., featuring games and candy prizes.
- Trick-or-Treating at the Library on October 31 from 3:00 p.m. to 5:00 p.m.

The City of Douglas Recreation and Aquatics Departments announced an exciting lineup of community events taking place throughout the month of October. Residents are invited to take part in a wide range of programs and

celebrations designed to bring families and neighbors together while promoting health, wellness, and community spirit.

The City of Douglas Aquatic Center invites everyone to stay active and enjoy the fun all year long with its Fall and Winter Aquatics Programs. On October 11, 2025, guests are encouraged to “join if they dare” for a special movie night at the pool, featuring a chilling horror film. Participants may bring a float or relax poolside for this unique aquatic movie experience.

The Aquatic Center will also host another session of swim lessons beginning in November, with registration for afternoon sessions opening on November 3, 2025. In addition, the 8th Street municipal pool is now closed for the season, and residents are encouraged to look forward to the 2026 summer reopening. The lap pool remains open and available Monday through Friday from 5:00 a.m. to 8:00 a.m. and 6:30 p.m. to 8:00 p.m., as well as Saturdays from 7:00 a.m. to 10:00 a.m.

On October 23, the city will host a Senior Citizen Movie Night at Pioneer Village at the Coronado Courts, located on 18th Street between Bonita and Carmelita Avenues. The event will begin at 4:00 p.m., with the movie starting at 5:00 p.m. Admission is free, and attendees can enjoy complimentary food, music, and entertainment.

On Friday, October 24, the community is invited to National Night Out on G Avenue, beginning at 5:00 p.m. This event will feature opportunities to connect with local law enforcement, along with games, giveaways, face painting, a rock wall, and food vendors—making it a night full of fun for the whole family.

On Saturday, October 25, the 10th Annual Douglas Fly-In will take place at the Douglas Municipal Airport, starting at 7:00 a.m. Children ages 8 to 17 can apply through the Young Eagles Program to experience a free flight with local pilots. Breakfast and drinks will be available for purchase for just \$10, while attendees enjoy watching planes take off.

Also on October 25, Thunder Mountain Wrestling will present a live event at Paul Huber Middle School. Doors will open at 3:30 p.m., with matches beginning at 5:30 p.m. VIP tickets are available for \$20.

On October 30, the community will come together to celebrate Día de los Muertos on G Avenue, between 9th and 11th Streets, from 5:30 p.m. to 8:00 p.m. The event will include food, music, and cultural displays honoring this meaningful tradition.

Finally, the month will conclude with the city’s most anticipated event, Trunk-or-Treat at Veterans Memorial Park, located on Florida Avenue between 5th and 8th Streets, on October 31. The festivities will begin at 4:00 p.m., with accommodations for individuals with autism starting at 3:30 p.m. Participants are encouraged to wear their best costumes, bring their candy bags, and enjoy an evening of spooky family fun.

6. MAYOR AND COUNCIL MEMBER UPDATES AND/OR REPORTS.

Council Member Rodriguez reported on the Donuts and Dialogue event held on October 4, 2025. While turnout was lower than desired, she thanked Mrs. Ida Pedrego for sharing important information and plans to host another event soon to encourage community dialogue.

Council Member Maria Dillman reported on multiple events she attended since being sworn into office. She attended the Mariachi festival at 10th Street Park, which was well-attended with many vendors and outstanding performances. She thanked the city for organizing the event. She also attended the Mayor and Manager’s luncheon at the golf course where cities shared information about their areas and events. She attended the closing exhibit reception for the Ceramics of the Borderlands at the Mexican Consulate in Douglas, noting it was standing room only with talented pieces. She thanked Cochise College, the students, instructors, and the Mexican Consulate for the exhibit. She attended the Douglas in Motion appreciation lunch for city employees and thanked them for their hard work and dedication. She also attended Chat with the Mayor where seven constituents provided informative feedback. She requested that issues with Pima Heart leaving Copper Queen be investigated.

Council Member Richard Acosta reported on his Q&A event for Ward 6 constituents held on September 20, 2025 at the golf course. One constituent attended and they had a productive dialogue. He thanked staff for preparing pastries and coffee and announced he would hold another event with 2-3 weeks notice.

Mayor Grijalva reported on multiple events and meetings. He attended the Grito at Cochise College and Mariachi night, thanking Rita Vargas for performing the grito at both occasions. The Hermosillo trip was successful with a timeline established for port resolution progress. Mexico wants to participate in technical meetings to complement efforts on both sides. He thanked Pastor Pete for the Pastor Appreciation Dinner invitation where Douglas pastors networked and the DHS Bible Club attended. He met with Primavera regarding the Veterans Fair in November, which will use the ACT building and invite veterans from across the region. He met with Synergy Home Care, which is establishing a physical location in Douglas to complement potential senior center activities. The Mexican Baseball game was a great success, though he apologized for miscommunication with Ms. German and her dancers. The binational meeting in Cananea was productive. He met with Oaxaca Mescal representatives about establishing a distribution center in Douglas. He reminded everyone that Ross is opening on Saturday, October 11, 2025 and encouraged everyone to support the new business.

Council Member Danya Acosta expressed gratitude for support received and announced she is finishing up Leadership Academy. She suggested combining public outreach efforts among council members to gain more interest in civic meetings and let people know their voice matters.

7. PRESENTATION of AWARDS.

A. CERTIFICATE of RECOGNITION to BRAYAN TOSCANO for breaking the Douglas High School SWIM RECORD for the 100-meter butterfly.

Mayor and Council presented certificates of recognition to the Douglas High School swim team members who broke school records. Brayan Toscano was recognized for breaking the Douglas High School swim records for the 50-yard freestyle and 100-yard butterfly, as well as contributing to record-breaking performances in the 200-yard medley relay and 200-yard freestyle relay. Also recognized were Gerardo Burgos, Evan Pena, Gabriel Acosta, and Ahlim Lopez for their contributions to breaking relay records. Mayor Grijalva praised the swimmers as ambassadors for the city and thanked them for their hard work. He also acknowledged swim coach David Martinez.

Ms. Robles stated that Mr. Fitzgibbons had stepped away and Tina Vannucci stepped in.

8. PERSONS WISHING TO ADDRESS THE COUNCIL IN WRITING OR VERBALLY ON ANY ITEM NOT ON THE AGENDA.

Supervisor Kathleen Gomez addressed the Council to provide an update on the upcoming jail tax ballot measure, to be mailed out ahead of the November 4, 2025 election, and to advocate for community support of the measure. She emphasized the critical condition of the county jail, which is over 40 years old and in significant disrepair. Supervisor Gomez explained that the facility's infrastructure is outdated, citing safety hazards such as malfunctioning fire alarms and inadequate electrical panels that prevent electronic door operation during emergencies. Supervisor Gomez noted that 65% of the jail's population has mental health issues, and she described the poor and unsafe conditions for both inmates and staff of whom 46% reside in Douglas. She stressed the moral and legal obligation to provide a safe environment for all individuals in the facility. Supervisor Gomez warned that failure to pass the jail tax would result in state or federal mandates requiring renovation, forcing the county to relocate inmates to Pinal County. This would incur approximately \$9 million annually in transportation costs, in addition to per diem housing expenses ranging from \$96 to \$300 per inmate per day. She cautioned that such costs would necessitate raising property taxes and cutting essential county services, including roads, public health, emergency services, public works, and libraries. She explained that the county's total budget is \$281 million, of which only \$81 million is from the general fund, as \$200 million consists of grants restricted for specific purposes. State law caps the county's budget at \$83 million based on population, leaving little financial flexibility. Supervisor Gomez highlighted that property taxes have not been raised since 1993, and a recent 2% increase that generated only \$623,000 was rescinded. The proposed 5.5% sales tax for the jail, she explained, is considered the fairest option, as it distributes costs more evenly across residents and visitors—approximately 25% of jail occupants are from outside the county. Revenue from this temporary tax would fund construction only, with maintenance costs drawn from the general fund. The county plans for the new facility to last 75 to 100 years, with on-site maintenance staff to prevent future deterioration.

Supervisor Gomez also expressed support for revising the city charter to move toward at-large council representation and to provide a salary for the mayoral position. She stated that such changes would promote

equitable representation, enhance government accountability, and ensure that the mayor can dedicate full attention to city leadership responsibilities.

Lastly, Supervisor Gomez discussed annexation issues, emphasizing the need for improved communication between the city and the county when annexations affect existing service areas. She cited the example of the Sunnyside Fire Department, which was unprepared for the financial impact of recent annexation decisions. Supervisor Gomez also urged the city to annex two remaining county islands—one near the Jewish Cemetery and another near Quail Run and the townhouse complex—noting that state law prohibits leaving unincorporated islands within municipal boundaries. She encouraged the council to address these annexations in upcoming meetings to ensure residents receive appropriate municipal services.

9. DISCUSSION/DECISION on APPROVAL of CONSENT AGENDA ITEMS:

- A. **EXPENDITURES** for the month of **SEPTEMBER 2025** totaling **\$3,823,486.13**.
- B. **MEETING MINTUES** for **SEPTEMBER 10 & 16, 2025**.
- C. **BOARD of ADJUSTMENT APPOINTMENT of JOSE MONTAÑO**.
- D. **FINANCE COMMITTEE APPOINTMENT of TERRY DILLMAN** as an **EX-OFFICIO** member.
- E. **PUBLIC SAFETY PERSONNEL RETIREMENT SYSTEM BOARD MEMBER (POLICE) APPOINTMENT of ANA URQUIJO**.
- F. **ACKNOWLEDGMENT and ACCEPTANCE of TECHNICAL ASSISTANCE** from the **ENVIRONMENTAL PROTECTION AGENCY** and participation in the **RECREATION ECONOMIES in RURAL COMMUNITIES PROGRAM**.
- G. **RESOLUTION NO. 25-1692**, a Resolution of the Mayor and Council of the City of Douglas, Cochise County, Arizona, **AUTHORIZING** the City of Douglas to **ACCEPT GRANT FUNDING** and enter into an **AGREEMENT** with the STATE of ARIZONA GOVERNOR'S OFFICE of HIGHWAY SAFETY for a reimbursable grant in the amount of **\$33,600** for **DUI/IMPAIRED ENFORCEMENT OVERTIME**.
- H. **RESOLUTION NO. 25-1693**, a Resolution of the Mayor and Council of the City of Douglas, Cochise County, Arizona, **AUTHORIZING** the City of Douglas to **ACCEPT GRANT FUNDING** and enter into an agreement with the STATE of ARIZONA GOVERNOR'S OFFICE of HIGHWAY SAFETY for reimbursable grant in the amount of **\$12,000** for **OCCUPANT PROTECTION ENFORCEMENT OVERTIME**.
- I. **RESOLUTION NO. 25-1694**, a Resolution of the Mayor and Council of the City of Douglas, Cochise County, Arizona, **AUTHORIZING** the City of Douglas to **ACCEPT GRANT FUNDING** and **ENTER** into an **AGREEMENT** with the STATE of ARIZONA GOVERNOR'S OFFICE of HIGHWAY SAFETY for a reimbursable grant in the amount of **\$42,466** for the Department's **SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) OVERTIME** and **MATERIALS** and **SUPPLIES**.
- J. **RESOLUTION NO. 25-1695**, a Resolution of the Mayor and Council of the City of Douglas, Cochise County, Arizona, **AUTHORIZING** the execution of **DESIGN SERVICES CONTRACT** to **STANTEC CONSULTING SERVICES, INC** for **PROPOSED** City of Douglas **SANITARY SEWER DESIGN** and **AGENCY PERMITTING**, for the **WEST DOUGLAS UTILITIES EXPANSION – NORTH KINGS HIGHWAY** between **STATE ROUTE 80** and **WEST PUZZI RANCH ROAD** located in Cochise County, Arizona.
- K. **RESOLUTION NO. 25-1696**, a Resolution of the Mayor and Council of the City of Douglas, Cochise County, Arizona, **AUTHORIZING** the execution of a **THIRD-PARTY MATERIALS TESTING** and **INSPECTION SERVICES CONTRACT** to **QUALITY TESTING, LLC** for the **SR-80 WEST DOUGLAS UTILITIES EXPANSION PROJECT** from **COPPER AVENUE** to **COCHISE COMMUNITY COLLEGE** located in Cochise County, Arizona.

Motion by Council Member R. Acosta, second by Council Member Shelton to approve the consent agenda items as presented.

Roll call: Voted in Favor: Mayor Jose Grijalva, Council Members: Melissa Rodriguez, Jose Montañó, Danya Acosta, Ray Shelton, Maria Dillman, and Richard Acosta. Voted Against: None.

10. DISCUSSION/DECISION on APPROVALS.

Item G was moved to be presented first.

G. FIRST READING OF ORDINANCE 25-1223, an Ordinance of the Mayor and Council of the City of Douglas, Cochise County, Arizona, **AUTHORIZING the EXECUTION of a PROPERTY EXCHANGE AGREEMENT with the DOUGLAS UNIFIED SCHOOL DISTRICT NO. 27**, for sections of real property, identified as the **DOUGLAS AQUATIC CENTER, the OLD SEGREGATED HISTORIC SCHOOL and OTHER VACANT LAND PARCELS** in exchange for sections of real property identified as the **ARMANDO DE LUCAS FOOTBALL and COPPER KING BASEBALL STADIUMS**; establishing severability of components of ordinance; and establishing an effective date thereof.

Luis Pedroza provided background on the item. He stated that DUSD seeks ownership of the football and baseball stadiums for future improvements, while the city owns the aquatic center on DUSD land. The exchange includes the football and baseball fields to DUSD in exchange for the aquatic center parking lot, the racquetball courts, basketball court in the back and the vacant land east of the basketball court, old segregated school, and six vacant parcels to the city. The properties were valued using Cochise County assessed land valuations, with DUSD properties valued at \$435,282 and city properties at \$438,058, making it an equitable exchange with no monetary transfer required. Both parties will develop new intergovernmental agreements for continued shared use of facilities.

Motion by Council Member Rodriguez, second by Council Member Montañó to approve the placement of Ordinance No. 25-1223.

Mayor Grijalva clarified for the record that, according to legal guidance, there is no conflict of interest regarding district employees participating in the discussed matter, as neither the council members nor any individuals involved are receiving monetary compensation or personal benefit. The matter pertains solely to cooperation between the school districts and the city. The clarification was confirmed by Ms. Vannucci.

Ms. Urquijo commented <inaudible>

Mayor Grijalva reported having toured the baseball and football stadium grounds with Mr. Soto. It was noted that while improvements had been made to the football stadium, the city remains the owner of the land, with DUSD serving as the tenant. He stated that complaints had been received regarding the condition of the baseball stadium, specifically the clubhouses and bleachers, which are in need of repair. Due to the city's limited budget, it is difficult to allocate funds for additional field improvements. Mayor Grijalva explained that this concern has been part of ongoing discussions about transferring maintenance responsibility to the tenants, emphasizing that the city wants to ensure baseball teams continue to play in Douglas and are not discouraged by poor facility conditions.

Council Member Rodriguez added that, in addition to encouraging community and outside use of city facilities, such as during recent baseball events; the primary concern is the safety of all users. The facilities are in serious need of renovation, and improvements are necessary for the betterment and benefit of all parties involved.

Mr. Pedroza provided clarification that the city is working with the school district to review and locate existing agreements related to the parcel of land where the first segregated school in Douglas was located. Before proceeding with the platting process, the city will research the historical agreements and conditions associated with the property, including the reason for a circular parcel embedded within the larger tract. The council will be provided with the findings once the information is obtained.

Roll call: Voted in Favor: Mayor Jose Grijalva, Council Members: Melissa Rodriguez, Jose Montañó, Ray Shelton, Maria Dillman, and Richard Acosta. Voted Against: None.

Motion by Council Member Montaño, second by Council Member Shelton to approve the first reading of Ordinance No. 25-1223.

Council Member D. Acosta expressed agreement with the previous discussion, emphasizing that the proposed actions would benefit the community overall. She acknowledged that some council members have current or past ties to the school district but stated confidence that city staff conduct their work with the best interests of the community in mind.

Roll call: Voted in Favor: Mayor Jose Grijalva, Council Members: Melissa Rodriguez, Jose Montaño, Danya Acosta, Ray Shelton, Maria Dillman, and Richard Acosta. Voted Against: None.

A. **FIRST READING OF ORDINANCE NO. 25-1217**, an Ordinance of the Mayor and Council of the City of Douglas, Cochise County, Arizona, **AMENDING CHAPTER 8.20** of the **DOUGLAS MUNICIPAL CODE** specifically as to section 8.28.020 relating to **GENERAL PROHIBITIONS**, establishing severability of components of ordinance; and establishing an effective date thereof.

Ms. Robles provided background on the item. She presented an amendment to the Douglas Municipal Code to extend permitted hours for special occasion gatherings and parties until 12:00 AM on Fridays and Saturdays, while maintaining quiet hours on other days of the week.

Motion by Council Member R. Acosta, second by Council Member Rodriguez to approve the placement of Ordinance No. 25-1217.

Roll call: Voted in Favor: Mayor Jose Grijalva, Council Members: Melissa Rodriguez, Jose Montaño, Danya Acosta, Ray Shelton, Maria Dillman, and Richard Acosta. Voted Against: None.

Motion by Council Member Rodriguez, second by Council Member Montaño to approve the first reading of Ordinance No. 25-1217.

Roll call: Voted in Favor: Mayor Jose Grijalva, Council Members: Melissa Rodriguez, Jose Montaño, Danya Acosta, Ray Shelton, Maria Dillman, and Richard Acosta. Voted Against: None.

B. **FIRST READING OF ORDINANCE NO. 25-1218**, an Ordinance of the Mayor and Council of the City of Douglas, Cochise County, Arizona, **AUTHORIZING the ABANDONMENT WITHOUT COMPENSATION** of a portion of the city right-of-way located on **EAST 16TH STREET**, as legally described in exhibit A, to BW Gas & Convenience Real Estate, LLC, pursuant to abandonment agreement entered into by the parties; establishing severability of components of ordinance; and establishing an effective date thereof.

Ms. Gonzalez provided background on the item. She presented a request from BW Gas & Convenience Real Estate LLC for abandonment of a portion of East 16th Street for development of a gasoline station and convenience store. Staff has been working with the owner's representative for approximately three months and recommends approval, noting some language changes may be brought during the second reading.

Motion by Council Member Shelton, second by Council Member Dillman to approve the placement of Ordinance No. 25-1218.

Roll call: Voted in Favor: Mayor Jose Grijalva, Council Members: Melissa Rodriguez, Jose Montaño, Danya Acosta, Ray Shelton, Maria Dillman, and Richard Acosta. Voted Against: None.

Motion by Council Member Shelton, second by Council Member Montaño to approve the first reading of Ordinance No. 25-1218.

Roll call: Voted in Favor: Mayor Jose Grijalva, Council Members: Melissa Rodriguez, Jose Montaño, Danya Acosta, Ray Shelton, Maria Dillman, and Richard Acosta. Voted Against: None.

C. **FIRST READING OF ORDINANCE NO. 25-1219**, an Ordinance of the Mayor and Council of the City of Douglas, Cochise County, Arizona, **AUTHORIZING the SALE of THREE (3) VACANT LAND PARCELS** with

Assessor's Parcel Numbers 410-01-005C, 410-01-005B, and 410-01-005D located around the **DOUGLAS MUNICIPAL AIRPORT** to **JW RESOURCES, LLC**, pursuant to terms entered into by the parties; establishing severability of components of Ordinance; and establishing an effective date thereof.

Mr. Pedroza provided background on the item. In 2023, the Mayor directed staff to negotiate the sale of land surrounding the airport to JW Resources LLC. The city submitted an initial bid of \$2,960,000. Following extensive negotiations and the completion of a revised Airport Layout Plan (ALP), the buyer proposed a purchase agreement for council consideration.

Key points of the agreement include:

- **Sale Price & Payment:** The negotiated sale price is \$2,641,153.17, with an all-cash structure including **\$50,000 earnest money**. Payments for the three parcels will occur in three phases:
 - Parcel 1 (52.28 acres, west side) – \$247,194 at close of escrow
 - Parcel 2 (66.118 acres, north side) – \$312,618, 18 months after closing
 - Parcel 3 (318.165 acres, interior) – \$1.5 million, 36 months after closingThe second and third payments will be structured via a promissory note with applicable IRS interest.
- **Property Use & Rezoning:** The land will require rezoning consistent with the buyer's proposed uses, including commercial, industrial, and hangar home residential development. An overlay will accommodate both commercial and hangar-residential activities.
- **City Retained Rights:** The city will retain airport operations, including runways, taxiways, fueling facilities, and the museum. The city will also retain the ability to charge through-the-fence agreements for aircraft using hangar homes and will remain the sole seller of fuel at the airport.
- **Buyer Contributions:** The buyer will contribute 3.5% of net proceeds, up to \$250,000, from property sales to support airport development. They will also repay portions of depreciated fencing grants associated with the property.
- **Development Timeline:**
 - Phase 1 construction (Parcel 1) must begin within 18 months of closing
 - Phase 2 (Parcel 2) within 30 months
 - Phase 3 (Parcel 3) within 54 monthsConstruction is defined as obtaining permits and commencing work beyond grading or foundation preparation.
- **Infrastructure & Easements:** The buyer and city will cooperate on **easements** per FAA regulations. The buyer will provide space for a future AWOS (Automated Weather Observing System) station, with a protected 500-foot radius around the site. The city will draft a development agreement for water and sewer extension to support the new development. The buyer will also prepare CC&Rs for the property.
- **Reversion Rights:** The city retains the right to reclaim the property if the buyer fails to meet specific obligations outlined in the agreement.
- **Community Benefits:** The sale and development of the underutilized airport land are expected to enhance airport activity, increase hangar rentals, fuel sales, commercial activity, generate property and sales taxes, and create job opportunities.
- **Pending Items:** The buyer has requested further discussion on payment structure for the phased payments. Staff recommend approval of the purchase agreement for first reading, with any necessary adjustments to be presented during the second reading.

Motion by Council Member R. Acosta, second by Council Member D. Acosta to approve the placement of Ordinance No. 25-1219.

Council Member Shelton expressed strong support for the proposed initiative, noting that the individuals involved are investing in and seeking to be part of the community. He described them as honest and sincere, welcoming their participation. While agreeing with the points discussed during the meeting, Council Member Shelton acknowledged that a few minor questions remain to be addressed before moving forward.

Council Member D. Acosta noted that the community has been aware of the project for several years and expressed appreciation for the information presented by staff during the meeting. She emphasized the importance of tracking timelines, particularly to ensure that future council members can oversee the project and prevent speculative investments. She highlighted the need to verify that those entering the community are committed to

fulfilling their stated intentions. Lastly, she also commended staff and the legal team for their diligent work on the contract.

Council Member Montaño asked if taxiway entry fees for residential properties connected to the airport. Mr. Pedroza answered that a more detailed market analysis is needed, though a preliminary review indicated fees range from \$40 to \$70 per month, reflecting the convenience of direct taxiway access from homes to the runway. Mr. Pedroza added that the developer would be responsible for constructing the taxiways connecting homes to the existing airport taxiways and runway. The agreement also specifies that the city will determine the locations of access points to maintain control over airport operations.

Roll call: Voted in Favor: Mayor Jose Grijalva, Council Members: Melissa Rodriguez, Jose Montaño, Danya Acosta, Ray Shelton, Maria Dillman, and Richard Acosta. Voted Against: None.

Motion by Council Member Dillman, second by Council Member Rodriguez to approve the first reading of Ordinance No. 25-1219.

Roll call: Voted in Favor: Mayor Jose Grijalva, Council Members: Melissa Rodriguez, Jose Montaño, Danya Acosta, Ray Shelton, Maria Dillman, and Richard Acosta. Voted Against: None.

D. **FIRST READING OF ORDINANCE NO. 25-1220**, an Ordinance of the Mayor and Council of the City of Douglas, Cochise County, Arizona, **REZONING TWO CONTIGUOUS PARCELS** of LAND under common ownership within the Foothills Addition Block 10 from **LIMITED COMMERCIAL (LC)** to **GENERAL COMMERCIAL (GC)**; and **AMENDING the OFFICIAL ZONING DISTRICT MAP**; establishing severability of components of Ordinance; and establishing an effective date thereof.

Ms. Gonzalez provided background on the item. She presented a rezoning request for two contiguous parcels at 1101 and 1105 San Antonio Avenue from Limited Commercial to General Commercial. The Planning and Zoning Commission unanimously recommended approval on October 2, 2025. The rezoning is consistent with general plan policies supporting increased activity in designated community services nodes where mixing of uses is encouraged.

Motion by Council Member Rodriguez, second by Council Member Shelton to approve the placement of Ordinance No. 25-1220.

Council Member Montaño inquired about the reason for the owner's request to change the zoning from Limited Commercial to General Commercial. Ms. Gonzalez explained that staff had met with the owner last year, and he proposed several potential uses for the existing structures, none of which were permitted under the Limited Commercial zone. The General Commercial zoning would provide greater flexibility for the types of uses the owner intends to pursue.

Ms. Urquijo stated for the record that the official memo and the agenda pack have been <inaudible>.

Roll call: Voted in Favor: Mayor Jose Grijalva, Council Members: Melissa Rodriguez, Jose Montaño, Danya Acosta, Ray Shelton, Maria Dillman, and Richard Acosta. Voted Against: None.

Motion by Council Member R. Acosta, second by Council Member Dillman to approve the first reading of Ordinance No. 25-1220.

Roll call: Voted in Favor: Mayor Jose Grijalva, Council Members: Melissa Rodriguez, Jose Montaño, Danya Acosta, Ray Shelton, Maria Dillman, and Richard Acosta. Voted Against: None.

E. **FIRST READING OF ORDINANCE NO. 25-1221**, an Ordinance of the Mayor and Council of the City of Douglas, Cochise County, Arizona, **REZONING PARCEL** of LAND located at **1915 E. 10TH STREET** from **LIMITED COMMERCIAL (LC)** to **GENERAL COMMERCIAL (GC)**; and **AMENDING the OFFICIAL ZONING DISTRICT MAP**; establishing severability of components of Ordinance; and establishing an effective date thereof.

Ms. Gonzalez provided background on the item. She presented a rezoning request for a parcel at 1915 East 10th Street from Limited Commercial to General Commercial. The Planning and Zoning Commission unanimously recommended approval on October 2, 2025. The approximately 0.25-acre parcel rezoning is consistent with general plan policies.

Motion by Council Member Montaño, second by Council Member Dillman to approve the placement of Ordinance No. 25-1221.

Roll call: Voted in Favor: Mayor Jose Grijalva, Council Members: Melissa Rodriguez, Jose Montaño, Danya Acosta, Ray Shelton, Maria Dillman, and Richard Acosta. Voted Against: None.

Motion by Council Member Dillman, second by Council Member Shelton to approve the first reading of Ordinance No. 25-1221.

Roll call: Voted in Favor: Mayor Jose Grijalva, Council Members: Melissa Rodriguez, Jose Montaño, Danya Acosta, Ray Shelton, Maria Dillman, and Richard Acosta. Voted Against: None.

F. **FIRST READING OF ORDINANCE 25-1222**, an Ordinance of the Mayor and Council of the City of Douglas, Cochise County, Arizona, **ADOPTING** the document filed with the City Clerk and entitled “**2025 AMENDMENTS to ARTICLE 7 – SUPPLEMENTARY DISTRICT REGULATIONS: SIGNS**” by reference to amend certain provisions of the Douglas Municipal Code relating to supplementary district regulations on signs; establishing severability of components of Ordinance; and establishing an effective date thereof.

Ms. Gonzalez provided background on the item. She presented amendments to Article 7 of the Douglas Municipal Code regarding sign regulations. The current code from 2008 no longer aligns with contemporary needs, with increasing requests for special use permits exceeding existing regulations. The proposed amendments would increase allowable sign size and area, provide greater flexibility in sign types, and align with modern industry standards to support economic development.

Motion by Council Member Rodriguez, second by Council Member R. Acosta to approve the placement of Ordinance No. 25-1222.

Mayor Grijalva asked when the city's sign code was created or last updated. Ms. Gonzalez responded that the code was adopted in 2008. She explained that, due to renewed development interest following the establishment of the Port of Entry, the city has received an increasing number of special use permit requests, including recent approvals for Burger King and the former Bordermart (now Marathon) site at the October 2, 2025 Planning and Zoning Commission meeting.

Ms. Gonzalez noted that the city is seeking to update the code to allow for greater flexibility in sign types, increased height limits, and expanded area restrictions, aligning local standards with those of larger municipalities. She emphasized that modernizing the sign regulations would help attract and support new business development.

Roll call: Voted in Favor: Mayor Jose Grijalva, Council Members: Melissa Rodriguez, Jose Montaño, Ray Shelton, Maria Dillman, and Richard Acosta. Voted Against: None.

Motion by Council Member Montaño, second by Council Member Shelton to approve the first reading of Ordinance No. 25-1222.

Roll call: Voted in Favor: Mayor Jose Grijalva, Council Members: Melissa Rodriguez, Jose Montaño, Ray Shelton, Maira Dillman, and Richard Acosta. Voted Against: None.

11. CITY MANAGER REPORTS.

Ms. Urquijo reported significant momentum on major projects included in the meeting agenda, noting six resolutions and seven ordinances contributing to continued progress and community development.

Downtown Streetscape Project:

An update was provided on the Downtown Streetscape Project, a key policy priority. The Request for Proposals (RFP) was issued on September 13, 2025 initially closing on October 9, 2025 at 4 p.m., but later extended to October 16, 2025 at 2 p.m. to allow additional time for contractor questions. The pre-bid meeting, held September 30, was well attended with 12 participants, including contractors and city staff. The addendum has been or will be posted to the city's website. Staff noted that the final day for contractor inquiries was October 7, 2025 at 2 p.m., and all communication was conducted through the city's procurement process. The project focuses primarily on infrastructure improvements across three downtown blocks, including sidewalks, ADA accessibility, and potential signage enhancements. The city is also exploring grant opportunities for local merchants to make complementary improvements during construction.

Economic Development and Events:

Staff announced the grand opening of Ross on October 11, 2025 at 8:45 a.m., with a ribbon-cutting ceremony.

CDBG Project:

The Community Development Block Grant (CDBG) project involving sidewalk, curb, and accessibility improvements on 15th Street from Washington Avenue to Airport Road is moving forward. Plans have been finalized, and forms have been ordered, with construction activity expected to begin shortly.

Well 18 Project:

Testing continues for Well 18, located at Causey Park. A 24-hour pump test was recently completed, with demobilization and video testing underway. Once test results are received, the city will begin the bidding process for equipping the well.

Street Maintenance and Asphalt Testing:

Asphalt testing is scheduled for the week of October 6-10, 2025, though weather conditions may cause delays. Staff will update the street maintenance plan based on new results and continue to post updates on the city's website and at future meetings.

Annexation:

Staff provided an update on recent annexation activities, noting that mailings and temporary logistics (such as trash service adjustments) have been completed. The city will coordinate with Cochise County regarding related questions and prepare a council report on the topic.

Boys & Girls Club Project:

The Boys & Girls Club architectural plans are under review by the Sierra Vista branch, which has requested design changes to the call center area. Construction is still anticipated to begin in February, using a phased approach until full build-out. Staff emphasized the city's goal of finalizing all agreements prior to construction.

New Grant Award:

The city was awarded an EPA Recreation Economy for Rural Communities (RERC) grant, a technical assistance award that provides access to subject matter experts supporting local initiatives such as bike paths, pedestrian connectors, and recreation planning. The city was selected as one of a limited number of small rural communities to receive this support, which will also strengthen future grant applications.

Community Event:

A sandbag distribution event will take place on Thursday, October 9, 2025 from 8:00 a.m. to 1:00 p.m. at the Transfer Station on West 9th Street. Residents will be provided with sand and bags, limited to six bags per vehicle.

Groundwater Advisory Council Meeting:

The Governor's Office will host the next Douglas AMA Groundwater Users Advisory Council meeting on Thursday, October 16, 2025 from 1:00 to 3:00 p.m. The meeting will be held virtually, and the city will post the access link on its website.

Overall, Ms. Urquijo emphasized the positive direction of ongoing projects, the city's commitment to transparency and community engagement, and the continued progress toward infrastructure and economic development goals.

12. FUTURE AGENDA ITEM REQUESTS FROM MAYOR AND COUNCIL.

Council Member Dillman requested a report and presentation on the animal shelter, including information about capacity, adoption processes, incentives for adoption such as free shots and spay/neuter services, adoption promotion events, and low-cost spay and neuter clinics.

13. ADJOURNMENT.

Motion by Council Member Rodriguez, second by Council Member Montañó to adjourn the meeting at 7:38 p.m. Motion passed unanimously.

Prepared by:  Cynthia Acuña Robles, Deputy City Clerk