



MEMORANDUM

The Mayor and Council Agenda Committee held a meeting virtually on September 24, 2025, via Microsoft Teams. The meeting was called to order at 11:30 AM.

In attendance were:

Regina Romero, Mayor
Tim Thomure, City Manager
Roi Lusk, Interim City Attorney
Yolanda Lozano, Chief Deputy City Clerk

Absent/Excused:

None

Mayor and Council representatives in attendance:

Gabriela Barillas, Chief of Staff, Ward 1
Pat Burns, Chief of Staff Ward 2
Chris Desborough, Staff Member Ward 2
Arnie Bermudez, Staff Member Ward 3
Marlene Avelino, Personal Staff Member, Ward 3
Mike Edmonds, Personal Staff Member, Ward 3
Teresa Olsen, Personal Staff Member, Ward 4
Lupita Robles, Chief of Staff, Ward 5
Diana Amado, Chief of Staff, Ward 6

Also, in attendance were:

Elizabeth Morales, Assistant City Manager
Kristina Swallow, Assistant City Manager
Andrea Barredo, City Clerk's Office
Amari Leon, City Clerk's Office
Danny Garcia, City Clerk's Office
Jesus Acedo, City Clerk Office
Rene Figueroa, City Clerk's Office
Stephanie Alvarez, City Clerk's Office
Tracy McAfee, City Clerk's Office
Zach McGovern, City Clerk's Office

Motion made by Ward 4, duly seconded, and carried by a voice vote of 7 to 0, to approve the minutes from the Agenda Committee Meeting held on September 11, 2025.

ATTACHED ARE THE AGENDAS WITH THE APPROVED ADDITIONS/DELETIONS AS SCHEDULED BY THE MAYOR AND COUNCIL AGENDA COMMITTEE.

The meeting was adjourned at 11:55 AM.

SM:ZM:sa



MAYOR & COUNCIL MEETING NOTICE & AGENDA

FOR APPROVAL

STUDY SESSION

WEDNESDAY, OCTOBER 8, 2025 - 2:00 PM

MAYOR AND COUNCIL CHAMBERS

CITY HALL, 255 W. ALAMEDA, TUCSON, AZ

The Mayor and Council may discuss, propose, or take action on all items listed on this agenda. If you require an accommodation or materials in accessible format or require a foreign language interpreter or materials in a language other than English for this event, call City Clerk's Office at 520-791-4213, at least five business days in advance.

ESTIMATED DURATION	TOPICS
30 min.	1. PLACEHOLDER: Executive Session on the Quarterly NDA (City Wide) (This item still needs to be scheduled in OnBase.) CITY ATTORNEY
5 min.	2. PLACEHOLDER: Direction on the Executive Session on the Quarterly NDA (City Wide) (This item still needs to be scheduled in OnBase.) CITY ATTORNEY
30 20 min.	3. Update to the City of Tucson's Major Streets and Routes Plan (City Wide) TRANSPORTATION AND MOBILITY
45 min.	4. Transit Safety and Security Update (City Wide) Title to be modified. TUCSON POLICE DEPARTMENT/ TRANSPORTATION AND MOBILITY As requested by Mayor Romero.
30 min.	5. Continued Discussion and Direction on items related to the Regional Transportation Authority of Pima County (RTA) (City Wide) TRANSPORTATION AND MOBILITY
30 min.	6. Discussion and Direction Relating to Matters that are Pending in Front of the Pima County Board of Supervisors and Other Regional Jurisdictions (City Wide and Outside City) CITY MANAGER

FOR APPROVAL

STUDY SESSION
WEDNESDAY, OCTOBER 8, 2025 - 2:00 PM
MAYOR AND COUNCIL CHAMBERS
CITY HALL, 255 W. ALAMEDA, TUCSON, AZ

ESTIMATED DURATION	TOPICS
10 min.	7. Update on and Direction Relating to State and National Legislation, Executive Orders and Administrative and Agency Orders; and Update on Federal, State and Regional Committees; and Update and Direction Relating to Any Associated Litigation (City Wide and Outside City)
5 min.	8. Mayor and Council Discussion of Regular Agenda (City Wide)
5 min.	9. Mayor and Council Discussion of Future Agendas (City Wide)
TIME: 2 HOURS / ⁴⁵ 55 MINUTES	

FOR APPROVAL

CITY OF TUCSON
PUBLIC HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
WEDNESDAY, OCTOBER 8, 2025 – 5:30 P.M.
MAYOR AND COUNCIL CHAMBERS
CITY HALL, 255 W. ALAMEDA, TUCSON, AZ

*NOTE: The Mayor and Council and a Resident Appointee will act as the
Board of Commissioners of the Public Housing Authority
for the purpose of the following item(s).*

1. ROLL CALL
2. Housing and Community Development PUBLIC HOUSING AUTHORITY WRITE-OFF UNCOLLECTIBLE TENANT ACCOUNTS RECEIVABLE APPROVAL (CITY WIDE)

This is a request to approve a resolution authorizing the City of Tucson Public Housing Authority (PHA) to write off rents and other charges for tenants who are no longer in the PHA's program but still owe money to the PHA. The PHA proposes to write off \$335,756.28 in tenant accounts receivables which were incurred between January 2025 – June 2025.
3. Housing and Community Development PHA FISCAL YEAR 2025 ANNUAL REVIEW (CITY WIDE)

Given the recent close of the fiscal year, Housing and Community Development (HCD) is providing an update on the programmatic accomplishments and activities of the Public Housing Authority during Fiscal Year 2025 and is providing a summary of current financial considerations.
4. Housing and Community Development PUBLIC HEARING AND APPROVAL OF UPDATES TO THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN (CITY WIDE)

This is a request to conduct a public hearing and approval of proposed updates to the Housing Choice Voucher (HCV) Administrative Plan. The proposed updates have been developed at the direction of the US Department of Housing and Urban Development to permit the prioritization and transition of households receiving Emergency Housing Vouchers to the Housing Choice Voucher and Mainstream Voucher programs upon the earlier of a) the end of the Emergency Housing Voucher period of performance or b) the exhaustion of HUD-provided Emergency Housing Choice Voucher funding.

FOR APPROVAL

CITY OF TUCSON
PUBLIC HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
WEDNESDAY, OCTOBER 8, 2025 – 5:30 P.M.
MAYOR AND COUNCIL CHAMBERS
CITY HALL, 255 W. ALAMEDA, TUCSON, AZ

*NOTE: The Mayor and Council and a Resident Appointee will act as the
Board of Commissioners of the Public Housing Authority
for the purpose of the following item(s).*

- | | | |
|----|---|---|
| 5. | Housing and
Community
Development | <p>PUBLIC HEARING: PUBLIC HEARING AND
APPROVAL OF UPDATES OF THE 2025 PHA
ANNUAL PLAN (CITY WIDE)</p> <p>This is a request to approve updates to the 2025 PHA
Annual Plan permitting disposition of the Tucson House
and Craycroft Towers Public Housing properties through
the Rental Assistance Demonstration (RAD) platform. This
disposition activity is in accordance with the asset
repositioning and financial stability plan previously
approved by the Board of Commissioners.</p> |
| 6. | City Clerk | <p>APPROVAL OF MINUTES (CITY WIDE)</p> |
| 7. | | <p>ADJOURNMENT</p> |

*The Mayor and Council Regular meeting will commence following the conclusion of the
City of Tucson Public Housing Authority Board of Commissioners Meeting*

FOR APPROVAL

REGULAR MEETING
WEDNESDAY, OCTOBER 8, 2025 – 5:30 PM
MAYOR AND COUNCIL CHAMBERS
CITY HALL, 255 W. ALAMEDA, TUCSON, AZ

1. Roll Call
2. Invocation, Pledge of Allegiance, and Appointments to Boards, Committees and Commissions
3. Mayor and Council Report: Summary of Current Events
4. City Manager's Report: Summary of Current Events
5. Liquor License Applications
6. Call to the Audience
7. CONSENT AGENDA

- a. Transportation and Mobility PUBLIC HIGHWAY AT-GRADE CROSSING AGREEMENT WITH UNION PACIFIC RAILROAD AT BILBY ROAD (WARD 5)

The City of Tucson Department of Transportation and Mobility (DTM) is proposing improvements to the at-grade railroad crossing of the Union Pacific Railroad Nogales Subdivision (“Railroad”) at Bilby Road. In order to advance the project, The City must enter into a Public Highway At-Grade Crossing Agreement (“Agreement”) with the Railroad. The Agreement grants additional rights to the City of Tucson to facilitate advancement of proposed crossing improvements within Railroad right-of-way.

- b. Planning and Development Services FINAL PLAT FOR (TD-DIV-0225-00026) CORONA ADDITION, LOTS 1-4 (WARD 1)

This is a final plat for Mayor and Council consideration, which involves a 4 lot subdivision on 0.851 acres. No Assurance Agreement is required. The plat is located South of E Corona Rd and West of S Nogales Hwy. The zoning is Residential. At this time the site is intended to be used as Residential. The owner is Global Properties and Investment, LLC & Golden Seven, LLC and the consultant is JAS Engineering.

Added Regular Items: Depot Plaza - Item will be #8 and all other items will re-numbered

FOR APPROVAL

REGULAR MEETING
WEDNESDAY, OCTOBER 8, 2025 – 5:30 PM
MAYOR AND COUNCIL CHAMBERS
CITY HALL, 255 W. ALAMEDA, TUCSON, AZ

-
- | | | |
|----|--------------------------------|--|
| 8. | Transportation
and Mobility | <p>PUBLIC HEARING – UPDATE TO THE CITY OF TUCSON’S MAJOR STREETS AND ROUTES PLAN (CITY WIDE)</p> <p>This is a Public Hearing to take public comment and consider a proposed amendment to the Major Streets and Routes (MS&R) Plan and Map. This amendment will update the MS&R Map to reflect recommended adjustments to future right-of-way values and street classifications citywide. Additionally, this amendment will update textual references in the MS&R Plan, to bring the plan document into conformance with the related updates to the MS&R Map. The goal of this update is to better support infill development and align the MS&R Plan with Move Tucson and the City's Complete Streets policy. This amendment is being executed in conformance with Unified Development Code Section 3.6.</p> <p>To ensure programmatic continuity and maintain existing commitments to the public, staff recommends proposed changes to the MS&R will not impact existing transportation programs with funding tied to street classification, such as Proposition 101, Proposition 411, or the Collector Street Program. For any future funding sources or initiatives, the most current street classifications will be used.</p> |
| 9. | City Attorney | <p>APPEAL OF THE WATER SERVICE AREA REVIEW BOARD’S DENIAL OF SERVICE TO PIMA COUNTY PARCEL NO. 225-14-206E, LOCATED AT 7845 N. NORTHERN AVE. IN UNINCORPORATED PIMA COUNTY (OUTSIDE CITY) (Continued from the September 23, 2025 meeting.)</p> <p>An appeal concerning a Water Service Area Review Board (WSARB) recommendation of denial of service to Pima County Parcel No. 225-14-206E, located at 7845 N. Northern Ave. in unincorporated Pima County, has been scheduled as required by the City of Tucson’s Water Service Area Policy (WSAP).</p> |

FOR APPROVAL

REGULAR MEETING
WEDNESDAY, OCTOBER 8, 2025 – 5:30 PM
MAYOR AND COUNCIL CHAMBERS
CITY HALL, 255 W. ALAMEDA, TUCSON, AZ

-
- | | | |
|-----|-----------------------------------|--|
| 10. | Planning and Development Services | <p>ZONING – TP-ENT-0425-00007–TU NIDITO CHILDREN & FAMILY SERVICES – N MOUNTAIN AVE AND E DUKE DR, R-1 AND R-2 TO O-1 (WARD 3)</p> <p>This is a rezoning request by Lazarus & Silvyn, P.C. on behalf of the property owner, Tu Nidito Children & Family Services, to rezone approximately 0.25 acres from R-1 and R-2 to O-1, at 1320 E Duke Drive (Expansion Parcel). The 0.25-acre site contains an existing 1,440 square foot structure to be used as a Medical Service-Outpatient facility that would connect with a new pedestrian path to the overall Tu Nidito Children and Family Services complex (Existing Parcel) on a separate 1.09 acre property located immediately adjacent at 3922 N Mountain Avenue. There are no new buildings proposed, and no changes to existing building heights or gross floor areas are planned. The subject site is located at the southeast corner of N Mountain Avenue and E Duke Street.</p> |
| 11. | Planning and Development Services | <p>SPECIAL EXCEPTION – ORDINANCE ADOPTION - TP-ENT-0425-00008 CURALEAF EXPANSION – NORTH ORACLE RD, C-3 (MARIJUANA DISPENSARY) (WARD 3)</p> <p>This is a request by Architecture & Engineering Solutions LLC for approval of a Special Exception Land Use to allow the expansion of an existing marijuana dispensary, as permitted in the Unified Development Code (UDC). The existing 1,700 square-foot dispensary is located in a multi-tenant commercial building at 4695 N. Oracle Road. The applicant wishes to expand the dispensary into a currently vacant adjacent suite, for a total dispensary size of 3,400 square feet.</p> |
| 12. | Human Resources | <p>CITY ADMINISTRATION: APPROVING APPOINTMENT OF NEW CITY ATTORNEY (CITY WIDE)</p> |
| 13. | | <p>ADJOURNMENT</p> |

MAYOR AND COUNCIL MEETING – PRELIMINARY DRAFT AGENDA

ITEMS ARE SUBJECT TO CHANGE OR DELETION

(Current information can be obtained by calling 520-791-4213)

STUDY SESSION

TUESDAY, OCTOBER 21, 2025 - 2:00 PM

MAYOR AND COUNCIL CHAMBERS

CITY HALL, 255 W. ALAMEDA, TUCSON, AZ

ESTIMATED DURATION		TOPICS
20 min.	1.	October Update on the Fentanyl/Opioid Public Health Crisis (City Wide)
		CITY MANAGER
20 min.	2.	General Capital Fund Plan (City Wide)
		BUSINESS SERVICES DEPARTMENT
20 min.	3.	FY26 Spending Plan Update/Forecast Projections (City Wide)
		BUSINESS SERVICES DEPARTMENT
30 min.	4.	PLACEHOLDER: Bus Rapid Transit Update (City Wide) (This item still needs to be scheduled in OnBase.)
		TRANSPORTATION AND MOBILITY
40 min.	5.	PLACEHOLDER: Discussion on Housing and Homelessness Emergency Action Plan (City Wide) (This item still needs to be scheduled OnBase.)
		CITY MANAGER As requested by Vice Mayor Santa Cruz.
15 min.	6.	Amending Peddlers Ordinance and Related Code to Allow Pilot Location at Silverbell / Camino del Cerro (Ward 3)
		TRANSPORTATION AND MOBILITY
30 min.	7.	Housing Emergency Declaration (City Wide)
		PLANNING AND DEVELOPMENT SERVICES
		This is a study session to discuss current conditions and trends in the unhoused population and local capacity to provide emergency shelter services.

MAYOR AND COUNCIL MEETING - DRAFT AGENDA

ITEMS ARE SUBJECT TO CHANGE OR DELETION

(Current information can be obtained by calling 791-4786)

STUDY SESSION

TUESDAY, OCTOBER 21, 2025 - 2:00 PM

MAYOR AND COUNCIL CHAMBERS – CITY HALL

255 W. ALAMEDA, TUCSON, AZ

ESTIMATED DURATION		TOPICS
15 min.	8.	Update on City of Tucson's General Plan Outreach, Plan Tucson 2025 (City Wide)
		PLANNING AND DEVELOPMENT SERVICES
		This is a study session to provide Mayor and Council an opportunity to review and discuss the City of Tucson's General Plan , Plan Tucson 2025 Outreach Plan.
30 min.	9.	Discussion and Direction Relating to Matters that are Pending in front of the Pima County Board of Supervisors and Other Regional Jurisdictions Including but Not Limited to the Pima County Transition Center (City Wide and Outside City) Title to be modified.
		CITY MANAGER
10 min.	10.	Update on and Direction Relating to State and National Legislation, Executive Orders and Administrative and Agency Orders; and Update on Federal, State and Regional Committees; and Update and Direction Relating to Any Associated Litigation (City Wide and Outside City)
5 min.	11.	Mayor and Council Discussion of Regular Agenda (City Wide)
5 min.	12.	Mayor and Council Discussion of Future Agendas (City Wide)

TIME: 4 HOURS/ 40 MINUTES

Added Items:

25 min. - Update on the Affordable Housing Relating to El Pueblo Housing Development

25 min. - Tucson Resilient Together Annual Update

30 min. - Discussion on the Data Governance - As requested by Council Woman Lee

MAYOR AND COUNCIL MEETING – PRELIMINARY DRAFT AGENDA

ITEMS ARE SUBJECT TO CHANGE OR DELETION

(Current information can be obtained by calling 520-791-4213)

REGULAR MEETING

TUESDAY, OCTOBER 21, 2025 – 5:30 PM

MAYOR AND COUNCIL CHAMBERS

CITY HALL, 255 W. ALAMEDA, TUCSON, AZ

1. Roll Call
2. Invocation, Pledge of Allegiance, and Appointments to Boards, Committees and Commissions
3. Mayor and Council Report: Summary of Current Events
4. City Manager's Report: Summary of Current Events
5. Liquor License Applications
6. Call to the Audience
7. CONSENT AGENDA

- | | | |
|----|-----------------------------------|---|
| a. | City Clerk | APPROVAL OF MINUTES (CITY WIDE) |
| b. | City Clerk | ESTABLISHING THE MAYOR AND COUNCIL 2026 MEETING SCHEDULE (CITY WIDE) |
| | | It is recommended that Mayor and Council adopt the attached Ordinance establishing the Mayor and Council's 2026 meeting schedule. |
| c. | Transportation and Mobility | TITLE VI SERVICE EQUITY ANALYSIS FOR SUN TRAN BUS ROUTE 22 (CITY WIDE) |
| d. | Transportation and Mobility | AMENDING PEDDLERS ORDINANCE AND RELATED CODE TO ALLOW PILOT LOCATION AT SILVERBELL / CAMINO DEL CERRO (WARD 3) |
| e. | Planning and Development Services | FINAL PLAT FOR (TD-DIV-0723-00084) FONTANA ESTATES LOTS 1-6 (WARD 3) |
| | | This is a final plat for Mayor and Council consideration which involves a 6 lot subdivision on 1.0958 acres. No Assurance Agreement is required. The plat is located South of E Roger Rd and West of N 4th Ave. The zoning is Residential (R-2). At this time the site is intended to be used as Residential. The owner is Vermillion Homebuilders USA, LLC and the consultant is Southwest Consulting. |

MAYOR AND COUNCIL MEETING – PRELIMINARY DRAFT AGENDA

ITEMS ARE SUBJECT TO CHANGE OR DELETION

(Current information can be obtained by calling 520-791-4213)

REGULAR MEETING

TUESDAY, OCTOBER 21, 2025 – 5:30 PM

MAYOR AND COUNCIL CHAMBERS

CITY HALL, 255 W. ALAMEDA, TUCSON, AZ

-
- | | | |
|----|---|---|
| f. | Planning and
Development
Services | <p>FINAL PLAT FOR (TD-DIV-0324-00018) LA ESCALERA PHASE 2, LOTS 220-382, AND COMMON AREAS “A” AND “B” (WARD 4)</p> <p>This is a final plat for Mayor and Council consideration which involves a 163 lot subdivision on 34.2 acres. Per Unified Development Code (UDC) Section 8.6.2.B.5, the Assurance Agreement for this plat is acceptable to the PDSO Director and the City Attorney’s Office in form and substance and has been approved. The plat is located South of E Valencia Rd and West of S Houghton. The zoning is PAD-38. At this time the site is intended to be used as Residential. The owner is Stewart Title & Trust of Tucson (Attn: AMH Development LLC) and the consultant is Baker & Associates Engineering, Inc.</p> |
| g. | Housing and
Community
Development | <p>ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS (THRIVE TUCSON HOUSE) BY THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF TUCSON, ARIZONA (WARD 3)</p> <p>This item is being considered by the Mayor and Council to satisfy the public approval requirement of Section 147(f) of the Internal Revenue Code of 1986, as amended, and the requirement of A.R.S. § 35-721B, that the Mayor and Council approve the proceedings under which bonds of the Industrial and Development Authority of the City of Tucson, Arizona (the “IDA”) are issued.</p> |
| h. | City Court | <p>INTERGOVERNMENTAL AGREEMENT (IGA): BETWEEN THE ARIZONA SUPERIOR COURT IN PIMA COUNTY AND THE CITY OF TUCSON FOR PROVIDING JURORS TO THE TUCSON CITY COURT BY THE COMMISSIONER OF THE ARIZONA SUPERIOR COURT IN PIMA COUNTY (CITY WIDE)</p> |

MAYOR AND COUNCIL MEETING – PRELIMINARY DRAFT AGENDA

ITEMS ARE SUBJECT TO CHANGE OR DELETION

(Current information can be obtained by calling 520-791-4213)

REGULAR MEETING

TUESDAY, OCTOBER 21, 2025 – 5:30 PM

MAYOR AND COUNCIL CHAMBERS

CITY HALL, 255 W. ALAMEDA, TUCSON, AZ

-
- | | | |
|-----|-----------------------------|---|
| 8. | Transportation and Mobility | PUBLIC HEARING: PROPOSED ELIMINATION OF SUN TRAN BUS ROUTE 22 (CITY WIDE) |
| 9. | Human Resources | PLACEHOLDER: CITY ADMINISTRATION: APPROVING APPOINTMENT OF NEW PUBLIC SAFETY COMMUNICATIONS DIRECTOR (CITY WIDE) (This item still needs to be scheduled in OnBase.) |
| 10. | | ADJOURNMENT |

Added Consent Items:

Notice of Intent Fee Increases (5 items) (Title to be modified)

Intergovernmental Agreement (IGA): with Pima County for the Tucson House GAP Funding

Intergovernmental Agreement (IGA): with Pima County for GAP Funding for the Amazon Motel

Added Regular Items:

Public Hearing on the Expansion of the Fox Theatre

FUTURE DIRECTION REPORT

ITEM	REQUESTED BY	DEPARTMENT RESPONSIBLE	STATUS
------	--------------	---------------------------	--------