



Minutes of MAYOR AND COUNCIL Meeting

Approved by Mayor and Council
on May 6, 2025.

Date of Meeting: December 10, 2024

The Mayor and Council of the City of Tucson met in regular session in the Mayor and Council Chambers in City Hall, 255 West Alameda Street, Tucson, Arizona, at 5:45 p.m., on Tuesday, December 10, 2024, all members having been notified of the time and place thereof.

1. ROLL CALL

The meeting was called to order by Mayor Pro Tempore Dahl and upon roll call, those present and absent were:

Present:

Lane Santa Cruz	Council Member Ward 1
Paul Cunningham	Council Member Ward 2
Kevin Dahl	Mayor Pro Tempore, Council Member Ward 3
Nikki Lee	Council Member Ward 4
Richard G. Fimbres	Council Member Ward 5 (electronic attendance)
Karin Uhlich	Council Member Ward 6

Absent/Excused:

Regina Romero	Mayor
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Staff Members Present:

Timothy M. Thomure	City Manager
Mike Rankin	City Attorney
Yolanda Lozano	City Clerk

Mayor Pro Tempore Dahl announced that Council Member Fimbres would be participating electronically through Microsoft TEAMS.

(NOTE: Minutes for Item 8 through Item 14 and any Items considered separately for Liquor License Applications and Consent Agenda Items will be transcribed as verbatim minutes.)

2. INVOCATION AND PLEDGE OF ALLEGIANCE AND APPOINTMENTS TO BOARDS, COMMITTEES AND COMMISSIONS

a. INVOCATION

The invocation was given by Carla Inclan, Administrative Assistant, City Clerk's Office.

b. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by the Mayor and Council and public in attendance.

c. PRESENTATIONS:

1. Mayor Pro Tempore Dahl presented Dr. Muhammad Waqas Khan with a Certificate of Appreciation and Recognition.

d. APPOINTMENTS TO BOARDS, COMMITTEES AND COMMISSIONS (CITY WIDE) DEC10-24-363

2. Self-Insured Risk Trust Fund (TRUST): Appointment of Maria Luna
3. Tucson-Pima County Historical Commission (TPCHC): Reappointment(s) of Tim Hagyard and Jan Mulder.

It was moved by Council Member Lee, duly seconded and carried by a voice vote of 6 to 0 (Mayor Romero absent/excused), to approve the appointment of Maria Luna to the Self-Insured Risk Trust Fund (TRUST), and the reappointments of Tim Hagyard and Jan Mulder to the Tucson-Pima County Historical Commission (TPCHC).

Mayor Pro Tempore Dahl asked if there were any personal appointments to be made.

No personal appointments were made at this time.

3. MAYOR AND COUNCIL REPORT: SUMMARY OF CURRENT EVENTS (CITY WIDE) DEC10-24-344

Mayor Pro Tempore Dahl announced City Manager's communication number 344, dated December 10, 2024, was received into and made part of the record. He also announced this was the time scheduled to allow members of the Mayor and Council and the City Manager to report on current events and asked if there were any reports.

Current event reports were provided by Council Members Santa Cruz, Cunningham, Lee, Fimbres, and Uhlich and Mayor Pro Tempore Dahl.

A recording of this item is available from the City Clerk's Office for ten years from the date of this meeting.

4. CITY MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS (CITY WIDE) DEC10-24-345

Mayor Pro Tempore Dahl announced City Manager's communication number 345, dated December 10, 2024, was received into and made part of the record. He also announced this was the time scheduled to allow Boards, Committees and Commissions to report on their activities during the past year, as well as, anticipated future activities.

Current event reports were provided by Timothy M. Thomure, City Manager, and Mike Rankin, City Attorney.

A recording of this item is available from the City Clerk's Office for ten years from the date of this meeting.

5. LIQUOR LICENSE APPLICATIONS (CITY WIDE) DEC10-24-366

Mayor Pro Tempore Dahl announced City Manager's communication number 366, dated December 10, 2024, was received into and made part of the record. He asked the City Clerk to read the Liquor License Agenda.

b. Liquor License Application(s)

New License(s)

NOTE: State law provides that for a new license application, "In all proceedings before the governing body of a city...the applicant bears the burden of showing that the public convenience requires and that the best interest of the community will be substantially served by the issuance of a license". (A.R.S. Section 4-201)

1. The Alice Hotel, Ward 1
City #79-24, Series: 10
Agent: Kevin Arnold Kramber
Address: 1222 S. Freeway Rd.
Action must be taken by: December 15, 2024

Staff has indicated the applicant is in compliance with City Requirements.

2. NYPD New York Pizza Department, Ward 6
City #80-24, Series: 12
Agent: Mark Fontana
Address: 187 N. Park Ave.
Action must be taken by: December 20, 2024

Staff has indicated the applicant is in compliance with City Requirements.

Written Argument(s): Opposed

3. Pantano Chevron, Ward 2
City #83-24, Series: 10
Agent: Thomas Robert Aguilera
Address: 7889 E. 22nd St.
Action must be taken by: December 29, 2024

Staff has indicated the applicant is in compliance with City Requirements.

4. Serial Grillers, Ward 6
City #85-24, Series: 12
Agent: Travis Harley Miller
Address: 5737 E. Speedway Blvd.
Action must be taken by: December 31, 2024

Staff has indicated the applicant is in compliance with City Requirements.

5. Trocadero Cafe, Ward 6
City #86-24, Series: 12
Agent: Kevin Arnold Kramber
Address: 4774 E. Grant Rd.
Action must be taken by: December 31, 2024

Staff has indicated the applicant is in compliance with City Requirements.

Person and/or Location Transfer(s)

NOTE: State law provides that for a person and location transfer, Mayor and Council may consider both the applicant's capability, qualifications, reliability and location issues. (A.R.S. Section 4-203; R19-1-102)

6. Motosonora Brewing Company, Ward 5
City #78-24, Series: 7
Agent: Jeffrey David Deconcini
Address: 1015 S. Park Ave.
Action must be taken by: December 14, 2024

Staff has indicated the applicant is in compliance with City Requirements.

7. Your Mom's House Bar & Grill, Ward 2
City #81-24, Series: 6
Agent: Robert Ryan Formantes
Address: 112 S. Camino Seco
Action must be taken by: December 23, 2024

Staff has indicated the applicant is in compliance with City Requirements.

8. The Pad Tucson, Ward 5
City #82-24, Series: 7
Agent: Kevin Arnold Kramber
Address: 300 S. Toole Ave.
Action must be taken by: December 23, 2024

Staff has indicated the applicant is in compliance with City Requirements.

9. Saddlehorn Saloon, Ward 2
City #84-24, Series: 6
Agent: Jared Michael Repinski
Address: 6300 E. Tanque Verde Rd.
Action must be taken by: December 31, 2024

Staff has indicated the applicant is in compliance with City Requirements.

c. Special Event(s)

1. TD4Tucson, DBA 'Arizona Bowl', Ward 6
City #T101-24
Applicant: Kym Adair
Address: 41 E. Pennington St.
Purpose: Arizona Bowl New Year's Eve Bowl Bash
Event Date(s): December 31, 2024

Staff has indicated the applicant is in compliance with City Requirements.

d. Agent Change/Acquisition of Control/Restructure

NOTE: The local governing body of the city, town or county may protest the acquisition of control within sixty days based on the capability, reliability and qualification of the person acquiring control. (A.R.S. Section 4-203.F)

1. Boxyard, Ward 6
City #AC6-24, Series: 6
Agent: Kyle Remp Knutson
Address: 238 N. 4th Ave.
Action must be taken by: December 23, 2024

Staff has indicated the applicant is in compliance with City Requirements.

2. Pure Poke and Prep, Ward 2
City #AC7-24, Series: 12
Agent: Graystone Huston Lapoint
Address: 6501 E. Grant Rd. #121
Action must be taken by: December 30, 2024

Staff has indicated the applicant is in compliance with City Requirements.

It was moved by Council Member Lee, duly seconded, and carried by a voice vote of 6 to 0 (Mayor Romero absent/excused), to forward Items 5b1, 5b3, 5b5 – 5b9, 5c1, and 5d1 – 5d2 to the State Liquor Board with a recommendation for approval.

5. LIQUOR LICENSE APPLICATIONS (CITY WIDE) DEC10-24-366

- b. Liquor License Application(s)

2. NYPD New York Pizza Department, Ward 6
City #80-24, Series: 12
Agent: Mark Fontana
Address: 187 N. Park Ave.
Action must be taken by: December 20, 2024

Staff has indicated the applicant is in compliance with City Requirements.

Written Argument(s): Opposed

(This item was considered separately at the request of Council Member Uhlich.)

It was moved by Council Member Uhlich, duly seconded, and carried by a voice vote of 6 to 0 (Mayor Romero absent/excused), to forward Item 5b2 to the State Liquor Board with a recommendation for approval.

5. LIQUOR LICENSE APPLICATIONS (CITY WIDE) DEC10-24-366

- b. Liquor License Application(s)

4. Serial Grillers, Ward 6
City #85-24, Series: 12
Agent: Travis Harley Miller
Address: 5737 E. Speedway Blvd.
Action must be taken by: December 31, 2024

Staff has indicated the applicant is in compliance with City Requirements.

(This item was considered separately at the request of Council Member Uhlich.)

It was moved by Council Member Uhlich, duly seconded, to forward Item 5b4 to the State Liquor Board with a recommendation for approval

The motion was withdrawn by Council Member Uhlich.

It was moved by Council Member Uhlich, duly seconded, and carried by a voice vote of 6 to 0 (Mayor Romero absent/excused), to forward Item 5b4 to the State Liquor Board with a No Recommendation, and to direct staff to follow up on the site plan/zoning compliance issue.

6. CALL TO THE AUDIENCE

Mayor Pro Tempore Dahl announced this was the time any member of the public was allowed to address the Mayor and Council on any issue except for items scheduled for a public hearing. Speakers were limited to three-minute presentations.

Mayor Pro Tempore Dahl also announced that pursuant to the Arizona Open Meeting Law, individual Council Members may ask the City Manager 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 the audience.”

Comments were made by:

Michael Cajero
Ron Spark

Ed Eberlein
Steven Garsson

Tom Adang
James Garcia

A recording of this item is available from the City Clerk’s Office for ten years from the date of this meeting.

7. CONSENT AGENDA – ITEMS A THROUGH L

Mayor Pro Tempore Dahl announced the reports and recommendations from the City Manager on the Consent Agenda were received into and made part of the record. He asked the City Clerk to read the Consent Agenda.

- a. APPROVAL OF MINUTES (CITY WIDE) DEC10-24-347
- b. INTERGOVERNMENTAL AGREEMENT (IGA): WITH THE ARIZONA BOARD OF REGENTS, UNIVERSITY OF ARIZONA FOR COMPOSTING RELATED SERVICES (CITY WIDE) DEC10-24-346

Resolution No. 23855 relating to Intergovernmental Agreements (IGA); authorizing and approving an IGA between the City of Tucson (City) and the Arizona Board of Regents, on behalf of the University of Arizona's Compost Cats Program for Outreach and Quality Control Services in support of the Los Reales Sustainability Campus Composting Facility; and declaring an emergency.

- c. INTERGOVERNMENTAL AGREEMENT AMENDMENT (IGA): WITH THE TRANSPORTATION AUTHORITY OF PIMA COUNTY (RTA) FOR THE 22ND STREET – CAMINO SECO TO HOUGHTON ROAD IMPROVEMENT PROJECT (WARDS 2 AND 4) DEC10-24-348

Resolution No. 23856 relating to transportation; authorizing and approving execution of an amendment to the Intergovernmental Agreement (IGA) for Transportation Funding between the City of Tucson (City) and the Regional Transportation Authority of Pima County (RTA) for the 22nd Street- Camino Seco to Houghton Road Improvement Project; and declaring an emergency.

- d. INTERGOVERNMENTAL AGREEMENT AMENDMENT (IGA): WITH THE REGIONAL TRANSPORTATION AUTHORITY OF PIMA COUNTY (RTA) FOR THE 22ND STREET – I-10 TO TUCSON BLVD IMPROVEMENT PROJECT (WARD 5) DEC10-24-365

Resolution No. 23865 relating to Transportation and Intergovernmental Agreements (IGA); authorizing and approving execution of an Amendment to the IGA between the City of Tucson (City) and the Regional Transportation Authority of Pima County (RTA) for funding for the 22nd Street Interstate 10 to Tucson Boulevard Improvement Project; and declaring an emergency.

- e. TRANSPORTATION: AUTHORITY TO ACQUIRE RIGHT OF WAY FOR THE PROP 407 – 5TH STREET / 6TH STREET PEDESTRIAN SAFETY & WALKABILITY PROJECT (WARD 6) DEC10-24-349

Resolution No. 23857 relating to Transportation and Real Property; authorizing the City Manager to acquire by negotiation, and the City Attorney to condemn, if necessary, the rights of way needed for construction of improvements for the 5th Street And 6th Street Pedestrian Safety and Walkability Project; and declaring an emergency.

- f. INTERGOVERNMENTAL AGREEMENT (IGA): WITH THE PIMA COUNTY REGIONAL FLOOD CONTROL DISTRICT FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF GREEN STORMWATER INFRASTRUCTURE (GSI) ON DISTRICT-OWNED PROPERTY (WARD 3) DEC10-24-350

Resolution No. 23858 relating to Flood Control; authorizing and approving the Intergovernmental Agreement (IGA) between the City of Tucson (City) and the

Pima County Regional Flood Control District (District) for the Design, Construction, and Maintenance of Green Stormwater Infrastructure at 202 East Mohave Road and 201 East Navajo Road; and declaring an emergency.

- g. INTERGOVERNMENTAL AGREEMENT AMENDMENT (IGA): WITH PIMA COUNTY FOR OCCUPANCY AND OPERATION OF LOW-BARRIER SHELTER AT KNIGHTS INN (WARD 6) DEC10-24-351

Resolution No. 23859 relating to Intergovernmental Agreements (IGA); approving an Amendment to the IGA between the City of Tucson and Pima County for occupancy and operation of Low-Barrier Shelter at Knights Inn; and declaring an emergency.

- h. INTERGOVERNMENTAL AGREEMENT (IGA) AMENDMENT #2: WITH ARIZONA HEALTH CARE COST CONTAINMENT SYSTEM (AHCCCS) TO RENEW FUNDING FOR THE ARIZONA STATE OPIOID RESPONSE GRANT PROGRAM THROUGH SEPTEMBER 30, 2025 (CITY WIDE) DEC10-24-355

Resolution No. 23861 relating to Intergovernmental Agreements (IGA); approving execution of a Second Amendment to the IGA between the Arizona Health Care Cost Containment System (AHCCCS) and the City of Tucson (City) as the Fiduciary Agent for the Southwest Border High Intensity Drug Trafficking Area (HIDTA); and declaring an emergency.

- i. INTERGOVERNMENTAL AGREEMENT (IGA) AMENDMENT #3: WITH ARIZONA HEALTH CARE COST CONTAINMENT SYSTEM (AHCCCS) TO RENEW FUNDING FOR THE ARIZONA STATE OPIOID RESPONSE GRANT PROGRAM THROUGH SEPTEMBER 30, 2025 (CITY WIDE) DEC10-24-356

Resolution No. 23862 relating to Intergovernmental Agreements (IGA); approving execution of a Third Amendment to the IGA between the Arizona Health Care Cost Containment System (AHCCCS) and the City of Tucson (City) as the Fiduciary Agent for the Southwest Border High Intensity Drug Trafficking Area (HIDTA); and declaring an emergency.

- j. TUCSON POLICE: ACCEPTANCE OF AWARD FUNDING FROM THE DEPARTMENT OF JUSTICE FOR FY24 COMPREHENSIVE OPIOID, STIMULANT AND SUBSTANCE USE SITE BASED PROGRAM GRANT AWARD (CITY WIDE) DEC10-24-360

Resolution No. 23864 relating to the Tucson Police; accepting the \$1,600,000 Comprehensive Opioid, Stimulant, and Substance Use Program (COSSUP) Grant from the Department of Justice Bureau of Justice Assistance (BJA); and declaring an emergency.

- k. FINAL PLAT: RE-PLAT FOR (S18-077) BELLEVUE COMMON LOTS 1-4 (WARD 6) DEC10-24-352
- l. FINAL PLAT FOR (S21-090) OASIS SUBDIVISION LOTS 1-23 AND COMMON AREAS (WARD 3) DEC10-24-361

It was moved by Council Member Fimbres, duly seconded, and passed by a roll call vote of 6 to 0 (Mayor Romero absent/excused), that Consent Agenda Items a – 1, be passed and adopted and proper action taken.

8. PUBLIC HEARING: TUCSON CODE AMENDMENT (CHAPTER 27) RELATING TO A RATE CHANGE FOR THE COMMERCIAL AND INDUSTRIAL POTABLE WATER VOLUMETRIC RATE SCHEDULE AND ADJUSTMENT OF WATER SUPPLY FEE (CITY WIDE AND OUTSIDE CITY) DEC10-24-357

Mayor Pro Tempore Dahl announced City managers communication 357, dated December 10, 2024, was received into and part of the record. He said this was the time and place legally advertised for a public hearing to take formal action regarding proposed rate changes to commercial and industrial potable volumetric water rate schedules and the Water Supply Fee based on Tucson Water’s updated FY2025-29 Financial Plan.

Mayor Pro Tempore Dahl asked if staff would be making a brief presentation. He also announced the public hearing was scheduled to last for no more than one hour and speakers were limited to five-minute presentations.

Comments were made by Zach Yentzer and Colette Altaffer.

It was moved by Council Member Lee, duly seconded and carried by a voice vote of 6 to 0 (Mayor Romero absent/excused), to close the public hearing.

Mayor Pro Tempore Dahl asked the City Clerk to read Ordinance 12137 by number and title only.

Ordinance No. 12137 relating to water; amending certain portions of the Tucson Code, Chapter 27, Water, Article II, rates and charges, Section 27-32, charges for water service, and Section 27-33, monthly potable water service to adjust the Water Supply Fee and Commercial and Industrial Water Volumetric Rates for Fiscal Years (FY) 2025 through FY 2027 based on Tucson Water’s Updated FY2025-29 Financial Plan; and setting an effective date.

It was moved by Council Member Lee, duly seconded and passed by a roll call vote of 6 to 0 (Mayor Romero absent/excused), to pass and adopt Ordinance No. 12137.

Vice Mayor Dahl: Item 8

Clerk: Public Hearing Tucson Code Amendment, Chapter 27, Relating to a rate change for the commercial industrial portable water.

Mayor Pro Tempore Dahl: City managers communication number 357, dated December 10th, is received into and a part of the record. This is the time and place legally advertised for public hearing to take formal action regarding proposed rate changes to commercial and industrial potable volumetric water rate schedules in the water supply fee based on Tucson Waters. Updated fiscal year 2025-29 financial plan. Will staff be making a presentation? No, this public hearing is scheduled to last for no more than one hour. Speakers are limited to five-minute presentations. Please come forward when I call your name and make your presentation. Please state your name whether you live in the city, whom you are representing and whether or not you are a paid speaker. We have two speakers, Zach Yentzer, then Colette Altaffer.

Zach Yentzer: Good evening, Mayor and Council. My name is Zach Yentzer I'm the Vice President of Business Advocacy for the Tucson Metro Chamber of Commerce. I'm paid by the Chamber to represent our Members interests, so that's why I'm here tonight. Wanted to just enter into the record in this format. A few of the remarks that we shared in a joint letter with our partners at the Metropolitan Pima Alliance after as mentioned in the City manager's memo a really great conversation with Tucson Water. The Tucson Metro Chamber got to be, I think, one of the major stakeholder sessions, and we had, I think a large number of people for a water related conversation. So, it's good to have interest and have multiple business organizations in the room. The really, I think fun reason to be here is to also celebrate and appreciate director John Kmiec and his team for their long-standing partnership with the Tucson Metro Chamber.

In the business community, always are keeping us in the loop of what's coming up, always really willing to have conversation. And what I certainly appreciate is a partnership that allows us to sit in a room in good faith and have really hard conversation and hard dialogue about a really difficult topic so I really wanted to have this kind of public forum to publicly appreciate. Director Kmiec and his work, his outreach, engagement, willingness to address the questions. It is really exemplary and we really appreciate our partnership wanted to also share that our business memberships came out of that stakeholder session with Tucson Water understanding that the rate changes being proposed have been in place for FY24 and are being continued as hoped for through FY 27.

So, we understand that for all intents and purposes, we're living within that, within that paradigm and that those will be continued. As for the adjustment of the water supply fee, our Members also came away understanding that we're really going up to the baseline of what is required to purchase CAP and other water supply needed ahead of Colorado River consultation and that now is the time to make those purchases ahead of moments where we may not have as much access. And so, we understand, we understand those changes. I also wanted to o share somewhat in closing that we were pretty open with Director Kmiec and his staff that we do understand that potentially heading towards FY28, there is the possibility of increasing that dollar 25 per CCF to \$1.50.

So now would be the one to the 1.25 and then FY28 the 1.25 to the 1.50, I think our members were pretty open with Director Kmiec that that that we would I think engage that conversation critically, and I'll share why in a moment, but wanted to just kind of begin to have those conversations and we have those conversations regularly with Director Kmiec. For us, water costs are an important element of economic competitiveness. And constant increases to water costs as necessary as they may feel to be can negatively impact our region's economic competitiveness. So, we're always looking at that lands, not just business unit to business unit. But how are we measuring up against how other water systems are doing it, and are we not just comparable, but are we, but are we competitive? And so we hope that work and collaborative analysis on both rates and fees ongoing includes the following among other things, in light of the compensation for unused CAP allocations in recent years, we want to ensure going forward that the amounts of future allocations are calibrated to need.

We understand that other water systems operate in different styles that can, at least temporarily, reduce costs. And so are our competitive advantages remaining competitive and we also join the City of Tucson in its urgency to flatten the debt service curve as much and as quickly as possible to reduce pressure on future rate increases. So, it's with that gratitude and a few notes that I kind of wanted to enter this into the public record and from an economic competitiveness standpoint. I thought while I was here and also share a quick note as of an hour or two ago. The Tucson Metro Chamber Board and some corridor boards both agreed to merge into and solidify Tucson and southern Arizona as a region exploring new ways of leading and bringing businesses of all sizes and through a unified business voice with strategy and resources to address some of our biggest economic development challenges. So big news, as of two hours ago. We remain steadfast partners in that mission and again one more time. Thank you, Director Kmiec, thank you, Mayor and Council.

Mayor Pro Tempore Dahl: Colette Altaffer.

Colette Altaffer: Good evening. I'm Colette Altaffer I am a resident of the City of Tucson. I'm here speaking on behalf of the board of Strauss Manor and I'm not a paid speaker. Strauss Manor is a HUD 202 apartment. We provide housing for 80 extremely low-income seniors. The average age of our residents is 79, and the average income is around \$22,000 a year, according to a Housing and Urban development website. Tucson has 15 HUD 202 buildings with a total of just 951 apartments between them. There's been a lot of talk about affordable housing, which is good. Just to be clear, this is not a lighthearted building. In fact, most of our residents probably could not afford to rent a light apartment.

I'm here to give you some idea of what buildings such as ours face and why something as simple as a water rate increase our attention. HUD sets the rinse on 202 buildings, which naturally is low out of those rents, we must hire a management company proficient in HUD regulations to oversee day-to-day operations, pay employee salaries and cover all building expenses, including insurance and maintenance. We must also pay all utilities, including those used by the residents, as this is part of what helps to keep these apartments. Portable HUD also requires us to set aside money each year in preparation for infrastructure replacement. And here is where the fund starts. Around years 12 through 16. Many of these buildings systems begin to age out. Do you need to

replace the carpet in the building? That can cost over \$100,000, new roofs 240,000, new air conditioning units if you want to keep the building habitable that can set you back at least half a million.

And with new EPA regulations coming online next year, that cost is projected to increase by at least 20%. Remember that money that HUD requires us to set aside each year for infrastructure replacement? That amount is limited to just \$22,300 per year. We are not allowed to contribute 1 penny more. It doesn't take a rocket scientist to figure out that a vast gulf exists. Between the money we are allowed to set aside and the replacement costs for all this infrastructure. To care for our most vulnerable residents, it takes a village. We rely heavily on the generosity of our donors within the city to try and close this funding gap, but we also must make every effort to keep our costs down you are part of that village. That is why I'm here today to ask you to carve out an exemption to the tier rates for buildings such as ours, given what you just heard that may strike you as something that has little impact, but for those of us who are trying to keep hundreds of vulnerable adults safely housed, every penny counts. Tucson has very few buildings that actually address the housing needs of this vulnerable segment of our population.

Those of us who oversee these buildings are working hard to preserve them so that Tucson won't fall further behind. In meeting this growing need. We ask you to be a part of that effort. Consider the impact you have on buildings such as ours when you plan for utility rate increases and find a way to create exemptions that will allow us to have a little extra money to preserve those buildings as safe and affordable housing for some of Tucson's most vulnerable citizens, thank you.

Council Member Cunningham: Colette really quick. I'm allowed to respond, so I'm going to, especially because I know your facilities in my ward hosting a thing exactly about what you're talking about tomorrow at my office at 3:30.

Ms. Altaffer: What time?

Council Member Cunningham: 3:30. Yep, 3:30 tomorrow. In fact, Mr. Yentzer is gonna be there to help. 100% we're literally working on that right now so.

Mayor Pro Tempore Dahl: Is there anyone else in the audience wishing to be heard on this item? If not, may I have a motion to close the public hearing.

Council Member Lee: So, moved.

Vice Mayor Dahl: All those in favor?

All: Aye.

Mayor Pro Tempore Dahl: This public hearing is closed. Ms. Clerk, you were requested to read Ordinance 12137 by number and title only.

Clerk: Ordinance number 12137 relating to water amending certain portions of the Tucson code, Chapter 27 Water Article 2 Rates and charges. Section 27-32 charges for water service and section 27-33. Monthly potable water service to adjust the water supply fee and commercial and industrial and industrial water volumetric rates for fiscal years FY 2025 through FY 2027 based on Tucson's water waters updated FY 2025 to 29 financial plan and setting an effective date.

Mayor Pro Tempore Dahl: What is the Council's pleasure?

Council Member Lee: Vice Mayor I move to pass an adopt Ordinance 12137.

Council Member Cunningham: Second.

Vice Mayor Dahl: Any discussion? Roll call.

Clerk: Mrs. Lee – aye; Mr. Cunningham – aye; Mx. Santa Cruz – aye; Mx. Uhlich – aye; Mr. Fimbres – aye; Vice Mayor Dahl.

Mayor Pro Tempore Dahl: Ordinance 12137 passes by a vote of 6-0. Item 9.

9. PUBLIC HEARING: UNIFIED DEVELOPMENT CODE AMENDMENT (UDC): (C8-24-02) MULTIFAMILY RESIDENTIAL DEVELOPMENT AND ADAPTIVE REUSE OF QUALIFIED OBSOLETE COMMERCIAL BUILDINGS UNIFIED DEVELOPMENT CODE AMENDMENT (CITY WIDE) DEC10-24-362

Mayor Pro Tempore Dahl announced City managers communication 362, dated December 10, 2024, was received into and part of the record. He said this was a public hearing on a proposed code amendment to current regulations for adaptive reuse of existing structures and multifamily development in the Unified Development Code (UDC). This amendment will bring Tucson's zoning code into compliance with House Bill 2297, passed by the Arizona State Legislature.

Mayor Pro Tempore Dahl asked if staff would be making a brief presentation. He also announced the public hearing was scheduled to last for no more than one hour and speakers were limited to five-minute presentations.

There were no speakers on this item.

It was moved by Council Member Fimbres, duly seconded and carried by a voice vote of 6 to 0 (Mayor Romero absent/excused), to close the public hearing.

Mayor Pro Tempore Dahl asked the City Clerk to read Ordinance 12139 by number and title only.

Ordinance No. 12139 relating to Planning and Zoning; Amending the Tucson Code, Chapter 23b, Unified Development Code, Section 3.12.3; and setting an effective date.

It was moved by Council Member Santa Cruz, duly seconded, and passed by a roll call vote of 6 to 0 (Mayor Romero absent/excused), to pass and adopt Ordinance No. 12139.

Clerk: Public Hearing: Unified Development Code (UDC) (C8-24-02) Multifamily Residential Development and Adaptive Reuse of Qualified Obsolete Commercial Buildings, Unified Development Code Amendment, Ordinance 12139.

Mayor Pro Tempore Dahl: City managers communication number 362, dated December 10th, is received into and a part of this record. This is a public hearing on a proposed code amendment to current regulations for adaptive reuse of existing structures and multifamily development in the Unified Development Code. This amendment will bring Tucson zoning code into compliance with House Bill 2297. By the Arizona State legislature. Staff will make a brief presentation is that right? No, OK. This public hearing is scheduled to last for no more than one hour. Speakers are limited to five-minute presentations. Please come forward when I call your name and make your presentation state your name. Whether you live in the city, whom you are representing and whether or not you are a paid speaker. Is there anyone in the audience who wishes to speak on this matter? If not, may I have a motion to close the public hearing?

Council Member Fimbres: So, moved.

Mayor Pro Tempore Dahl: All in favor?

All: Aye.

Mayor Pro Tempore Dahl: Public hearing is closed, Ms. clerk you were requested to read Ordinance 12139 by number and title only.

Clerk: Ordinance number 12139 relating to planning and zoning amending the Tucson Code chapter 23 B Unified Development Code section, 3.12 point 3 and setting an effective date.

Mayor Pro Tempore Dahl: What's the Council's pleasure?

Council Member Santa Cruz: Vice Mayor, I move that we pass and adopt Ordinance 12139.

Council Member Fimbres: Second.

Mayor Pro Tempore Dahl: Any discussion?

Council Member Uhlich: I just want to applaud the staff at PDSD for shepherding this through on time and really great work.

Mayor Pro Tempore Dahl: Here...here, roll call.

Clerk: Mx. Santa Cruz – aye; Mx. Uhlich – aye; Mr. Cunningham – aye; Mrs. Lee – aye; Mr. Fimbres – aye; Vice Mayor Dahl – aye.

Mayor Pro Tempore Dahl: Ordinance 12139 nine passes by a vote of 6 to 0. Item 10.

10. ZONING: (C9-21-20) CASITA VILLAGE AT LA MARIPOSA – HOUGHTON ROAD SR TO R-2, CITY MANAGER'S REPORT (WARD 2) DEC10-24-353

Mayor Pro Tempore Dahl announced City managers communication 353, dated December 10, 2024, was received into and part of the record. He said this was a request to rezone approximately 19.79 acres from SR to R-2 zoning and is part of a larger multi-family development located north/northeast of La Mariposa Resort. The proposed project is to develop almost 36 acres of vacant property into a community consisting of 162 one-story luxury casita units.

Mayor Pro Tempore Dahl said the Zoning Examiner recommends authorization of zoning subject to certain conditions. He asked if the applicant or representative were present and agreeable to the proposed requirements.

No one was present.

It was moved by Council Member Cunningham, duly seconded, and carried by a voice vote of 6 to 0 (Mayor Romero absent/excused), to remand this matter back to the Zoning Examiner for a new public hearing, as recommended by the City Attorney.

Clerk: Zoning: (C-9-21-20) Casita village at La Mariposa, Houghton Rd. SR to R2, City Manager's Report.

Mayor Pro Tempore Dahl: City manager's communication number 353-2, dated December 10th. into a part of the record. This is a request to rezone approximately 19.79 acres from SR2R2 zoning as part of a larger multifamily development located north northeast of La Mariposa Resort proposed project is to develop almost 36 acres of vacant property into a community consisting of 162 one story luxury Casita units. The Zoner zoning examiner recommends authorization of zoning subject to certain conditions. Is the applicant or represented present or are we doing something different?

Council Member Cunningham: I think your script is up, but that's OK. Can I take this please? First of all, the. If you guys have read your materials, you'll see that the city attorneys made a recommendation here. I'm going to start there and have the city attorney explain the recommendation really quick.

Mike Rankin, city Attorney: Thank you Honorable Mayor and Council, Council member Cunningham. What's unusual about this item is that the zoning examiners recommendation in

connection with this request for the authorization of the rezoning. Oh, it's almost three years ago. And as materials explain, that's because one of the conditions that was recommended by the zoning examiner included the securing of the conditional letter of map revision through FEMA. That process takes a long time and a lot of study and investment, and quite frankly cost, and the applicant's gone through that process, which in turn, has informed additional conditions that would be recommended both by planning and development services staff, as well as the Pima County Flood Control District.

Based on what that clomar in the process associated with it has revealed about the flood conditions and as a result the applicants also revised in some substantial ways the preliminary development plan. So those things have all happened subsequent to the zoning examiners prior recommendation. And so I'm recommending that you remand the matter back to the zoning examiner for a new public hearing so it can be reviewed in light of all those new developments, and that the recommendation can then come forward to you having been informed by all this new information.

Council Member Cunningham: And that brings me to the second part of what I'm gonna say, which has been the original recommendation from the zoning examiner, was to proceed with the zoning revision as, as, as long as the conditions of a clomar were met. In the meantime, the zoning examiner who made that recommendation is no longer available, so I am not allowed by law to have a meeting with the new zoning examiner about this discussion as I told my neighbors and developer, I probably would just to bring them up to speed to all the history here. So instead I'm gonna make these comments public just so everybody knows we're on the same page.

So this goes back, this goes back where we actually decided to have the neighbors in the developer meet before the process even started, and one of the biggest pieces was the clomar had to be done as the process evolved this this specific development is under two parcels. There is a N parcel and a South parcel. The South parcel is hard zoned as 03 it has a 35-foot height limit. It could be potentially between 50 and 100 units of three-story apartments. The north parcel is a very large unit it is zoned as SR. It's been attempted to be rezoned multiple times over the years the North parcel has gone. You really couldn't realistically get 9 ranchitas on there, but you could probably get 7 or 8 they'd have to be at least 3.3 acres.

Each of those would have up to three to four structures, sometimes 5, depending if you're counting a barn in the shed and they'd be at those ranchitas would be high risk for flooding, and there'd be no govern on how to move dirt. All that being said 40 something casitas on the North parcel. You know, back and forth wind build down concerns about flooding have changed it now. This latest version has some had the lowered number on the South parcel, but they've been challenged and none of those parcels are in the current theme of floodplain. They're still in the special flood zone for Pima County, but they're not in the flood, the 100-year floodplain and very few are even sticking into the 500-year floodplain, if any. I don't know the total details, but it's something they've revised it that way.

So, there are some other pieces to what, their drainage changes have been made, but that's for the new zoning examiner to decide. But I wanted to give everybody kind of the history on how all that worked and all the discussions that went through. We really tried to monitor this process and

tried to come up with a scenario that would be balanced for the good of the Community and the neighborhoods, as well as whether or not something could work there. We're going to continue that journey and I think this is a very prudent step to do it. So, I move that we follow the city attorney's recommendation and remand this matter back to the zoning.

Mayor Pro Tempore Dahl: Any Discussion? All those in favor?

All: Aye.

Mayor Pro Tempore Dahl: Motion passes. Item 11.

**11. MAYOR AND COUNCIL: SELECTION OF THE VICE MAYOR (CITY WIDE)
DEC10-24-358**

Mayor Pro Tempore Dahl announced City managers communication 358, dated December 10, 2024, was received into and part of the record. He asked the City Clerk to read Resolution 23863 by number and title only.

Resolution No. 23863 relating to the Vice Mayor of the Mayor and Council; selecting a Vice Mayor.

It was moved by Council Member Cunningham, duly seconded, and carried by a voice vote of 6 to 0 (Mayor Romero absent/excused), to extend the existing Vice Mayor's term and delay selecting a new Vice Mayor until the next meeting in January 2025.

Clerk: Mayor and Council: Selection of the Vice Mayor.

Mayor Pro Tempore Dahl: City manager's communication number 358 dated December 10th, is received into and a part of the record Ms. Clerk, you are requested to read resolution 23863 by number and title only.

Clerk: Resolution number 23863 relating to the Vice mayor of the mayor and Council selecting a vice mayor.

Mayor Pro Tempore Dahl: This is the time where we select next year's Vice Mayor. Normally, the existing vice mayor, me would be making a motion, but I'm up here and so I can't move for my colleague. Councilwoman Nikki Lee and you should know that Council member Lane Santa Cruz is also running because the mayor's not here. I've asked the city attorney what the options might be.

Mike Rankin, City Attorney: Sure. Thank you, Vice Mayor, Members of the Council. The appointment of a vice mayor selection of vice mayor by the mayor and Council is governed by both the Charter and a code provision that the mayor and Council approved. In 2023, and essentially the Charter provides that the term of the vice mayor is one year. The vice mayor is the

mayor and council meet in December to select the vice mayor for the following year and similar under the code provision that was adopted in November of 2023, as part of that ordinance, the role of the Vice mayor was fleshed out and the process was fleshed out and providing for the interested council members to submit a letter of interest to the city clerk not later than a certain date, November, in this instance, November 18th and then the mayor and Council again meets in December to decide who is appointed as a vice mayor for the next year.

Your, so that's why it's on tonight's agenda, because both the Charter and the code reference that December time frame, if the mayor and Council are prepared to move forward tonight, you can do that. The agenda item allows you to do that, but if the desire is to move it to a meeting in January where you would have the full mayor and Council. Which I've been around long enough to have heard various conversations about this item, and since the Vice Mayor works closely with the mayor typically you know you wait, and if the mayor's not available you, you make the selection when the mayor is here, you're able to do that, that would not violate the Charter, that would not violate the code. If you do extend the decision on this item to the next meeting though, I would ask that you specifically include an emotion at the term of the existing vice mayor is extended to and through that meeting so that there's no question of a of a gap in the expiration of the term of the existing Vice mayor.

Council Member Cunningham: Your Honor. Thank you, honor. I move that we extend your term as Vice Mayor until the next Council meeting and vote on the election of the new Vice Mayor of the next Council meeting.

Council Member Uhlich: Second.

Mayor Pro Tempore Dahl: Any discussion?

Council Member Uhlich: Yeah, I wanted to appreciate the fact that the Council has worked over the last few years to evolve our process around Vice Mayor, and I also want to appreciate both Council members Lee and Santa Cruz, because I think the intent of the new process is to really outline the kinds of leadership responsibilities that the vice mayor would fulfill and to take on extra work. And so the fact that we have two Members willing to do that is I think important and I think it's important for the Community to know that we recognize the complexity of leading our city and that there are so many priorities that the vice mayor can and ought to play a really integral role, so it used to be we just rotated it every eight months. And just like clockwork, next person was up, and we got to say I am vice mayor and really kind of cool. And it felt really good and we didn't do anything other than you're doing a great job sharing this meeting. But there we were not delineated additional expectations and so I think that that signals just a maturing of our City and this Mayor and Council. So, I just wanted to say that and thank you both.

Mayor Pro Tempore Dahl: Thank you. It occurs to me that my first elective office was in student government. Hold your applause at Arizona State University. And we didn't have one vice president. We didn't have two there were four elected vice presidents and the and all the student government stuff was divided between those. So maybe we should explore let's see, having six vice presidents. Any other discussion on the motion? Council Woman Lee.

Council Member Lee: I will just add, I really appreciate the opportunity to continue this conversation because this role will work so closely with the mayor. I think it's important that we wait till she gets here, and her voice is a very important part of this conversation. So, I'm definitely happy that that we're gonna delay.

Mayor Pro Tempore Dahl: Any other discussion? Thank you. We have to do roll call on this. We did on the other resolution. No, all in favor say aye.

All: Aye.

Mayor Pro Tempore Dahl: Opposed? Motion carries. Item 12.

12. CITY COURT MAGISTRATE: APPOINTMENT OF A NEW FULL TIME PRO TEMPORE MAGISTRATE (CITY WIDE) DEC10-24-364

Mayor Pro Tempore Dahl announced City managers communication 364, dated December 10, 2024, was received into and part of the record. He asked the City Clerk to read Ordinance 12140 by number and title only.

Ordinance No. 12140 relating to City Magistrates; Appointing Murdock Holloway as full time Magistrate Pro Tempore to serve upon call by the Presiding Magistrate of the City Court; fixing compensation; setting retroactive effective date; and declaring an emergency.

It was moved by Council Member Cunningham, duly seconded and passed by a roll call vote of 6 to 0 (Mayor Romero absent/excused), to pass and adopt Ordinance 12140.

Clerk: City Court Magistrate: Appointment of a Full Time Pro Tempore, Magistrate, Ordinance 12140.

Mayor Pro Tempore Dahl: City managers communication number 364, dated December 10th, is received into and made part of the record. Ms. Clerk you are requested to read ordinance 12140 by number and title only.

Clerk: Ordinance No. 12140 relating to City Magistrates; Appointing Murdock Holloway as full time Magistrate Pro Tempore to serve upon call by the Presiding Magistrate of the City Court; fixing compensation; setting retroactive effective date; and declaring an emergency.

Mayor Pro Tempore Dahl: What is the Council's pleasure?

Council Member Cunningham: Yes, your honor. First of all, it's great to have someone who resides. I've always had a soft spot for Coolidge, and it's good to have an attorney with that kind

of experience. The other thing is that Murdoch brings a lot to our city and it's a great appointment and could find for the city. So, congratulations to judge Holloway. I'm honored to make the motion for your appointment.

Council Member Lee: Second.

Mayor Pro Tempore Dahl: Any discussion? Roll Call.

Clerk: Mr. Cunningham – aye; Mrs. Lee – aye; Mx. Uhlich – aye; Mx. Santa Cruz – aye; Mr. Fimbres – aye; Vice Mayor Dahl – aye.

Mayor Pro Tempore Dahl: Ordinance 12140 passes by a vote of 6 to 0. Congratulations. Item 13.

13. RESOLUTION: SUPPORTING THE COMMEMORATIVE NAMING OF THE SIXTH AVENUE UNDERPASS DOWNTOWN, FOR THE LATE PARK TUCSON ADMINISTRATOR DONOVAN DURBAND (WARD 6) DEC10-24-354

Mayor Pro Tempore Dahl announced City managers communication 354, dated December 10, 2024, was received into and part of the record. He asked the City Clerk to read Resolution 23860 by number and title only.

Resolution No. 23860 relating to Transportation and Mobility; Commemorative Naming of the Sixth Avenue Underpass Downtown for the Late Park Tucson Administrator Donovan Durband; and declaring an emergency.

It was moved by Council Member Uhlich, duly seconded, and passed by a roll call vote of 6 to 0 (Mayor Romero absent/excused), to pass and adopt Resolution 23860.

Clerk: Resolution supporting the commemorative naming of the 6th Ave. underpass downtown for the Lake Park. The late Park Tucson Administrator Donovan Durbin, resolution 23860.

Mayor Pro Tempore Dahl: City managers communication number 354, dated December 10th, is received into and a part of the record. Ms. Clerk, you are requested to read Resolution 23860 by number and title only.

Clerk: Resolution number 23860 relating to transportation and mobility commemorative naming of the 6th Ave. underpass downtown for the late Park Tucson Administrator Donovan Durbin and declaring an emergency.

Mayor Pro Tempore Dahl: Is Ms. Durband with us, would you...would you like to say a few words? Anybody who wants to say words will get to you. But thank you.

Erin Durbin: Thank you, Mr. Vice Mayor, ladies and gentlemen of the Council, I am Erin Durband, Donovan Durband's wife. Over a year ago, when a group of us were putting our heads together to come up with a way to honor Donovan, the 6th Ave. underpass was brought up as a possibility. I instantly knew that that was the perfect answer. You see, it would have been too easy to stick his name up on a city garage and call it good. But Donovan was much bigger than his position at Park Tucson. He was all about connections and the 6th Ave. underpass is an important connection point between his beloved downtown and the 6th Ave. and 4th Ave. District, which he was so interested in seeing, grow and develop.

Donovan was also very interested in revitalization and so being able to bring various city and private groups together, along with our foundation to fix and clean up the historic 6th Ave. underpass as well as add a fun and historic public art component just strengthens my belief that if he were here today, he would approve wholeheartedly of this project. I would like to thank the City Transportation Department as well as each of you for getting the word out about the renaming of this historic city asset, as well as collecting the feedback needed to make your decision tonight.

On behalf of myself and Donovan's family, we look forward to your affirmative vote to rename the 6th Ave. underpass after Donovan and to continuing to work with the various groups committed to completing this important historic project. Thank you.

Mayor Pro Tempore Dahl: Thank you, Director Credio or anyone else want to speak.

Sam Credio, Department of Transportation and Mobility Director: Thank you Vice Mayor, members of the Council. I don't really have much words to add to Ms. Durband's comments other than thank you so much for your support. I miss seeing Donovan drive through this underpass every day like I used to see him, and I can think of no better way to honor Donovan's legacy than naming the 6th Ave. underpass after him. Thank you very much for your support. Thank you.

Mayor Pro Tempore Dahl: Anyone else? No, Council Member Uhlich.

Council Member Uhlich: I'm gonna move it. Thank you, Erin. It's good to see you. I reached out to Steve Kozachik, and I know you're sitting with Diana in Ward 6, but I know Steve worked with you and really had a deep, heartfelt desire to see this through. So, I reached out to him and just want you to know that he's thinking of you and your family and Donovan today, and he just wanted to note that.

You know, we all knew of Donovan's work and Steve's words were just that, his passion for our local businesses in the downtown core was simply unmatched and its clearly well-deserved recognition. I have to say I wasn't always representing Ward 6, so there are times when I worked with Donovan. I thought its advocacy that is kind of stumping on my priorities. Donovan, he was so effective in advocating and helping all of us to understand that the downtown is the heart of not only Tucson, but our entire region. And he did a whole lot to bring us as far along as we've come, so it'll be a pleasure and a real honor to see this through and have the underpass named for your husband. And with that, I move the resolution.

Council Member Fimbres: Second.

Mayor Pro Tempore Dahl: Any other discussion?

Council Member Fimbres: Don was a good man.

Mayor Pro Tempore Dahl: Thank you Council member Fimbres, roll call.

Clerk: Mx. Uhlich – aye; Mr. Fimbres – aye; Mr. Cunningham – aye; Mrs. Lee – aye; Mx. Santa Cruz – aye; Vice Mayor Dahl – aye.

Mayor Pro Tempore Dahl: Resolution 23860 passes by a unanimous vote of 6 to 0. Thank you. Item #14.

14. CITY ADMINISTRATION: APPROVING THE APPOINTMENT OF TERI TRAAEN AS THE HUMAN RESOURCES DEPARTMENT DIRECTOR (CITY WIDE) DEC10-24-359

Mayor Pro Tempore Dahl announced City managers communication 359, dated December 10, 2024, was received into and part of the record. He asked the City Clerk to read Ordinance 12138 by number and title only.

Ordinance No. 12138 relating to Human Resources Department; approving the appointment of Teri Traaen as the Director of the City of Tucson Human Resources Department; Fixing Compensation; and declaring an emergency.

It was moved by Council Member Lee, duly seconded and passed by a roll call vote of 6 to 0 (Mayor Romero absent/excused), to pass and adopt Ordinance 12138.

Clerk: City Administration: Approving the Appointment of Teri Traaen as the Human Resources Department Director, Ordinance 12138.

Mayor Pro Tempore Dahl: City managers communication number 359 dated December 10th is received into and made part of the record. Miss Clerk, you were requested to read Ordinance 12138 by number and title only.

Clerk: Ordinance number 12138 relating to Human Resources department approving the appointment of Teri Traaen as a director of City of Tucson Human Resources Department fixing compensation and declaring an emergency.

Mayor Pro Tempore Dahl: What's the Council's pleasure?

Council Member Lee: Vice Mayor, I move to pass and adopt Ordinance 12138.

Council Member Santa Cruz: Second.

Mayor Pro Tempore Dahl: Discussion? Roll Call, oh discussion?

Council Member Santa Cruz: All I got is we got a lot of work to do, Terry. So, let's do it together.

Council Member Lee: I second that.

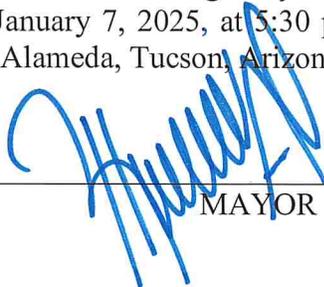
Mayor Pro Tempore Dahl: We welcome anybody willing to take on the monumental task that you face and that you've already done in an interim position to help us out. Any other discussion? Roll call.

Clerk: Mrs. Lee – aye; Mr. Fimbres – aye; Mx. Santa Cruz – aye; Mr. Cunningham – aye; Mx. Uhlich – aye; Vice Mayor Dahl – aye.

Mayor Pro Tempore Dahl: Ordinance 12138 passes by a vote of 6 to 0. Congratulations, perhaps condolences to Teri Traaen. Item 15.

15. ADJOURNMENT: 7:17 p.m.

Mayor Pro Tempore Dahl announced the next regularly scheduled meeting of the Mayor and Council would be held on January 7, 2025, at 5:30 p.m., in the Mayor and Council Chambers, City Hall, 255 West Alameda, Tucson, Arizona.



MAYOR

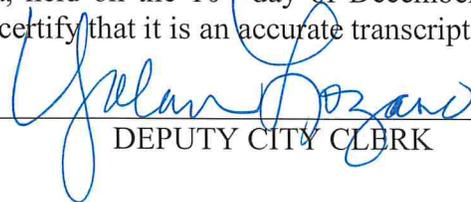
ATTEST:



CITY CLERK

CERTIFICATE OF AUTHENTICITY

I, the undersigned, have read the foregoing transcript of the meeting of the Mayor and Council of the City of Tucson, Arizona, held on the 10th day of December 2024, and do hereby certify that it is an accurate transcription.



DEPUTY CITY CLERK

SM:rj:yl