



Minutes of MAYOR AND COUNCIL Meeting

Approved by Mayor and Council
on April 22, 2025.

Date of Meeting: November 19, 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 5:36 p.m., on Tuesday, November 19, 2024, all members having been notified of the time and place thereof.

1. ROLL CALL

The meeting was called to order by Mayor Romero 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	Vice Mayor, 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
Regina Romero	Mayor

Absent/Excused:

None

Staff Members Present:

Timothy M. Thomure	City Manager
Mike Rankin	City Attorney
Suzanne Mesich	City Clerk

Mayor Romero announced that Council Member Fimbres would be participating electronically through Microsoft TEAMS.

(NOTE: Minutes for Item 8 through Item 9 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 Reverend Bethany Russell-Low, Unitarian Universalist Church of Tucson.

b. PLEDGE OF ALLEGIANCE

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

c. PRESENTATIONS:

1. Mayor Romero proclaimed December 7, 2024, to be National "Disability Pride Day,"

d. APPOINTMENTS TO BOARDS, COMMITTEES AND COMMISSIONS (CITY WIDE) NOV19-24-333

Mayor Romero announced City Manager's communication number 333, dated November 19, 2024, was received into and made part of the record.

2. Landscape Advisory Committee (LAC): Appointment(s) of Teresa DeKoker
3. Tucson-Pima County Joint Consolidated Code Committee (TPCJCC): Appointment(s) of Dave Gibbens
4. Tucson-Pima County Joint Consolidated Code Committee (TPCJCC): Reappointment(s) of Rick Bright, Dennis Coon, and Jeff Hamstra

It was moved by Vice Mayor Dahl, duly seconded, and carried by a voice vote of 7 to 0, to approve the appointment(s) of Teresa DeKoker to the Landscape Advisory Committee (LAC) and the reappointment(s) of Rick Bright, Dennis Coon, and Jeff Hamstra to the Tucson-Pima County Joint Consolidated Code Committee (TPCJCC)

Mayor Romero asked if there were any personal appointments to be made.

Council Member Cunningham announced his personal appointment of Harold Coleman to the Tucson Parks Commission (TPC).

3. MAYOR AND COUNCIL REPORT: SUMMARY OF CURRENT EVENTS (CITY WIDE) NOV19-24-331

Mayor Romero announced City Manager's communication number 331, dated November 19, 2024, was received into and made part of the record. She 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 given by Mayor Romero, and Council Members Santa Cruz, Cunningham, Lee and Fimbres.

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) NOV19-24-332

Mayor Romero announced City Manager's communication number 332, dated November 19, 2024, was received into and made part of the record. She 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 report was given by Timothy M. Thomure, City Manager.

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) NOV19-24-339

Mayor Romero announced City Manager's communication number 339, dated November 19, 2024, was received into and made part of the record. She 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. Mountain Mike's Pizza, Ward 2
City #72-24, Series: 12
Agent: Jeffrey Craig Miller
Address: 6601 E. Grant Rd.
Action must be taken by: November 26, 2024

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

2. Don Baja Grill, Ward 6
City #75-24, Series: 12
Agent: David Ali Cervantes
Address: 5754 E. 22nd St.
Action must be taken by: November 30, 2024

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

Person and 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)

3. Big Bad Wolf, Ward 3
City #73-24, Series: 6
Agent: William Jason Horowitz
Address: 3700 N. Oracle Rd. #C
Action must be taken by: November 26, 2024

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

4. Herbert's Deli, Ward 1
City #74-24, Series: 7
Agent: Thomas Robert Aguilera
Address: 160 S. Avenida del Convento #184 & #186
Action must be taken by: November 30, 2024

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

c. Special Event(s)

1. Watershed Management Group, Ward 6
City #T98-24
Applicant: Todd Hanley
Address: 1137 N. Dodge Blvd.
Purpose: RainWater on Tap Fundraising
Event Date(s): December 3, 2024

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

2. Sicomoro Community Service, Ward 5
City #T100-24
Applicant: Maria J Boyer
Address: 2264 E. Benson Hwy.
Purpose: Mayra's Cancer Fundraiser
Event Date(s): November 22, 2024

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

3. Southern Arizona Arts & Cultural Alliance, Ward 3
City #T102-24
Applicant: Kate Marquez
Address: 4502 N. 1st Ave.
Purpose: Vegan Night Market
Event Date(s): December 7, 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. Motosonora Brewing Company, Ward 5
City #AC5-24, Series: 3
Agent: Jeffrey David Deconcini
Address: 1015 S. Park Ave.
Action must be taken by: December 9, 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 7 to 0, to forward Items 5b1 through 5b4, 5c1 through 5c3 and 5d1 to the State Liquor Board with a recommendation of approval.

6. CALL TO THE AUDIENCE

Mayor Romero 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 Romero 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
Sofia Luna Barajas
Emily Bressler

Sandra Roub
Jane Sage

Jo Martinez
Sarah Latif

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 J (CITY WIDE) NOV19-24-340

Mayor Romero 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) NOV19-24-340
- b. TUCSON NORTE-SUR POLICY PLAN FOR EQUITABLE TRANSIT-ORIENTED DEVELOPMENT (ETOD) (CITY WIDE) NOV19-24-341

Resolution No. 23852 relating to Transportation and Public Transit; approving the Tucson Norte-Sur Policy Plan for Equitable Transit Oriented Development; and declaring an emergency.

- c. INTERGOVERNMENTAL AGREEMENT (IGA): WITH THE REGIONAL TRANSPORTATION AUTHORITY OF PIMA COUNTY (RTA) FOR REGIONAL TRANSIT SERVICE IMPROVEMENTS (CITY WIDE AND OUTSIDE CITY) NOV19-24-328

Resolution No. 23848 relating to Intergovernmental Agreements (IGAS) and Transportation; Authorizing and approving an IGA between the Regional Transportation authority of Pima County (RTA) and the City of Tucson (City) for regional transit service improvements for Fiscal Year 2025 (FY25); and declaring an emergency.

- d. INTERGOVERNMENTAL AGREEMENT AMENDMENT (IGA): WITH PIMA COUNTY FOR THE PURCHASE AND/OR CONSTRUCTION OF BUS STOP IMPROVEMENTS FOR FEDERAL TRANSIT ADMINISTRATION (FTA) (CITY WIDE AND OUTSIDE CITY) NOV19-24-329

Resolution No. 23849 relating to Transportation and Intergovernmental Agreements (IGAS); authorizing and approving an Amendment to the IGA between the City of Tucson (City) and Pima County to receive Federal Transit Administration (FTA) Funds for bus stop improvements; and declaring an emergency.

- e. INTERGOVERNMENTAL AGREEMENT (IGA): WITH THE REGIONAL TRANSPORTATION AUTHORITY OF PIMA COUNTY (RTA) FOR THE PROVISION OF FIXED ROUTE TRANSIT SERVICES (SUN TRAN) FOR DESIGNATED AREAS OF PIMA COUNTY, TOWN OF MARANA, AND CITY OF SOUTH TUCSON (CITY WIDE AND OUTSIDE CITY) NOV19-24-330

Resolution No. 23850 relating to Transportation and Intergovernmental Agreements (IGAS); authorizing and approving an IGA Between the Regional Transportation Authority of Pima County (RTA) and the City of Tucson (City) for provision of Fixed Route Transit Services (Sun Tran) for designated areas of Pima

County, Town of Marana, and City of South Tucson for Fiscal Year 2025 (FY25); and declaring an emergency.

- f. INTERGOVERNMENTAL AGREEMENT (IGA): WITH THE UNITED STATES GEOLOGICAL SURVEY (USGS) FOR JOINT FUNDING OF WATER RESOURCE INVESTIGATIONS (CITY WIDE AND OUTSIDE CITY) NOV19-24-342

Resolution No. 23853 relating to water; authorizing a joint funding agreement between the U.S. Geological Survey and the City of Tucson for Water Resource Investigations to continue and maintain streamflow-gaging stations for the Santa Cruz River Heritage Project; and declaring an emergency.

- g. MEMORANDUM OF UNDERSTANDING (MOU): WITH THE U.S. FISH AND WILDLIFE SERVICE, SOUTHWEST REGION (CITY WIDE) NOV19-24-334

Resolution No. 23851 relating to Intergovernmental Agreements; approving the Memorandum of Understanding (MOU) between the City of Tucson (City) and the U.S. Fish and Wildlife Service-Southwest Region in Support of the Santa Cruz River Wildlife Partnership; and declaring an emergency.

- h. INTERGOVERNMENTAL AGREEMENT (IGA): WITH PIMA COUNTY, TOWNS OF ORO VALLEY, SAHUARITA, MARANA, TUCSON AIRPORT AUTHORITY, PASCUA YAQUI TRIBE AND PIMA COMMUNITY COLLEGE FOR THE MOTOROLA FLEX SPILLMAN PUBLIC SAFETY 911 EMERGENCY CALL MANAGEMENT (CITY WIDE AND OUTSIDE CITY) NOV19-24-343

Resolution No. 23854 relating to Intergovernmental Agreements; approving and authorizing execution of an Intergovernmental Agreement among the City of Tucson, Pima County, Oro Valley, Town of Marana, Pascua Yaqui Tribe, Tucson Airport Authority, Town of Sahuarita, Pima Community College, and the University of Arizona Regarding the Pima County Sheriff's Department Motorola Flex Spillman "Shared Agency" Intergovernmental User Agreement; and declaring an emergency.

- i. FINAL PLAT: (TD-DIV-0823-00092) MOHAVE PLACE, LOTS 1 AND 2 (WARD 3) NOV12-24-335

This is a final plat for Mayor and Council consideration which involves a 2 lot subdivision on 0.39 acres. The plat is located 195 feet east of the intersection of East Mohave Road and North Fontana Avenue (see location map on final plat). The zoning is R-3. At this time the site is intended to be used as residential.

- j. FINAL PLAT: (S22-010) LOT 7 ADDITION LOTS 1-3 (WARD 6)
NOV19-24-336

This is a final plat for Mayor and Council consideration which involves a 3 lot subdivision on 0.48 acres. No Assurance Agreement is required. The plat is located 265 feet east of the intersection of East 29th Street and South Jefferson Avenue. The zoning is R-2. At this time the site is intended to be used as residential. The owner is Judy Nowlen and the consultant is Grenier Engineering, Inc.

It was moved by Council Member Cunningham, duly seconded, and passed by a roll call vote of 7 to 0, that Consent Agenda Items a – j be passed and adopted, and the proper action taken.

8. ZONING: TP-ENT-0624-00015 – AUTO BODY REPAIR, 1305 S. ALVERNON, C-2 TO C-3, ORDINANCE ADOPTION (WARD 6) NOV19-24-337

Mayor Romero announced City managers communication 337, dated November 19, 2024, was received into and part of the record. She said this was a request to rezone 3.6 acres from C-2 Commercial to C-3 Commercial, for the purpose of an auto body repair facility to be developed within an existing repair facility. The site is located at the southeast corner of East 22nd Street and South Alvernon Way intersection.

Mayor Romero said the City Manager recommends approval of the Ordinance. She asked if the applicant or representative were present and agreeable to the proposed requirements.

Randal Jefferson, Architect and Steve Vital, Property Owner were presented and stated they were agreeable with the proposed requirements.

Mayor Romero asked the City Clerk to read Ordinance 12135 by number and title only.

Ordinance No. 12135 relating to Zoning: Amending Zoning District Boundaries in the area located East of South Alvernon Way, approximately 250 feet South of 22nd Street in case TP-ENT-0624-00015, Auto Body Repair, 1305 S. Alvernon, C-2 to C-3 and setting an effective date.

It was moved by Council Member Uhlich, duly seconded, and passed by a roll call vote of 7 to 0, to pass and adopt Ordinance 12135.

Mayor Romero: Item 8

Clerk: Zoning TP-ENT-0624-00015, Auto Body Repair, 1305 S. Alvernon, C-2 to C-3 Ordinance Adoption Ordinance number 12135.

Mayor Romero: City managers communication number 337, dated November 19th, is received into and read part of the record. This is a request to rezone 3.6 acres from seed to commercial to seed, three commercials for the purpose of an auto body repair facility to be developed within an existing repair facility. The site is located on the southeast corner of E 22nd St. in South Alvernon Way. The city manager recommends approval of the ordinance is the applicant or representative of the applicant present. Can you come up, please to the microphone?

Randall Jefferson, Architect: Good Evening my name is Randall Jepsen. I'm the architect working with Steve Vitel.

Steve Vitel, Owner: Steve Vitel that was on decimal group property owner.

Mayor Romero: Excellent, Mr Vitel. Are you agreeable to the proposed requirements in this request?

Owner Vitel: Yes

Mayor Romero: Excellent Mss Clerk, you are requested to read Ordinance 12135 by number and title only.

Clerk: Ordinance No. 12135 relating to Zoning: Amending Zoning District Boundaries in the area located East of South Alvernon Way, approximately 250 feet South of 22nd Street in case TP-ENT-0624-00015, Auto Body Repair, 1305 S. Alvernon, C-2 to C-3 and setting an effective date.

Mayor Romero: What is the Council's pleasure?

Council Member Uhlich: Madam Mayor?

Mayor Romero: Yes, Council Member.

Council Member Uhlich: I move that we pass an adopt Ordinance number 12135 and thank you for your investment in our city.

Vice Mayor Dahl: Second.

Mayor Romero: There is a motion and a second to pass. Any further discussion on this? Seeing none, we will go to roll call.

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

Mayor Romero: Ordinance 12135 passes by a vote of 7 to 0. Thank you so much Sir. Thank you.

Mr. Jefferson: Thank you.

Mr. Vitel: Thank you. We wish to also thank the efforts of staff with working with us. Thank you.

Mayor Romero: Thank you. Have a nice evening., Item #9.

9. ZONING: TP-ENT-1022-00001 SUPER STAR CAR WASH – GOLF LINKS, C-1 TO C-2, ORDINANCE ADOPTION (WARD 4) NOV19-24-338

Mayor Romero announced City managers communication 338, dated November 19, 2024, was received into and part of the record. She said this was a request to rezone approximately 1.21 acres from C-1 to C-2 zoning for the purpose of a Super Star Car Wash. The site is located on the south side of Golf Links Road, east of the intersection of Golf Links and Pantano Parkway, and 940 feet west of the intersection of Golf Links and South Oakenshaw Way.

Mayor Romero said the City Manager recommends approval of the Ordinance. She asked if the applicant or representative were present and agreeable to the proposed requirements.

Madison Leake, representative for Super Star Car Wash, was present and stated they were agreeable with the proposed requirements.

Mayor Romero asked the City Clerk to read Ordinance 12136 by number and title only.

Ordinance No. 12136 relating to Zoning: Amending Zoning District Boundaries in the area located on the South Side of East Golf Links Road, approximately 350 Feet East of the Intersection of Golf Links and South Pantano Parkway in case TP-ENT-1022-00001, C-1 To C-2 and setting an effective date.

It was moved by Council Woman Lee, duly seconded, and passed by a roll call vote of 7to 0, to pass and adopt Ordinance 12136.

Clerk: Zoning TPENT 1022001, superstar car wash, golf Link C1 to C2 Ordinance Adoption Ordinance number 12136.

Mayor Romero: City managers communication number 338, dated November 19th is received internment part of the record. This is a request to rezone approximately 1.21 acres from C1 to C2 zoning for the purpose of a superstar car wash. The site is located on the South side of Golf Links Rd. East of the intersection of golf links and Pantano Parkway in 940 feet West of the intersection of golf links and S Oakenshaw way. The city manager recommends approval of the ordinance. Is the applicant or representative of the applicant present?

Madison Leake, Representative for Super Star Car Wash: Good Evening, Mayor council. Madison Leake on behalf of Superstar Car Wash.

Mayor Romero: Thank you so much. Are you agreeable to the proposed requirements?

Ms. Leake: Yes.

Mayor Romero: Excellent Ms. Clerk, you are requested to read Ordinance 12128 by number and title only.

Clerk: Ordinance No. 12136 relating to Zoning: Amending Zoning District Boundaries in the area located on the South Side of East Golf Links Road, approximately 350 Feet East of the Intersection of Golf Links and South Pantano Parkway in case TP-ENT-1022-00001, C-1 To C-2 and setting an effective date.

Mayor Romero: What is the Council's pleasure?

Council Member Lee: Thank you, Mayor Just for a little bit of context, this particular development has been in front of our team a few times and this is the last step in the process. So, it's not three separate car washes, it's the same one, it's just been back a couple times. So, with that, I would like to move that we pass an adopt Ordinance 12136.

Council Member Uhlich: Second.

Mayor Romero: There's a motion and a second. Any further discussion on this?

Council Member Cunningham: Yes, your honor and I'd to put the manager uhh ...Director Swallow on the spot. How many more car wash applications do we have? And I'm serious, I'm not trying to make a joke out of this. We've had a lot and we're actually getting to the point where people are calling and going. How many car washes do we need? And no offense to superstar. Like, I'm totally gonna vote for this. It's all good, I'm just curious on how many more we have. We probably want to put the car wash industry on notice that we're a little over saturated right now. I'm just, I just kind of want to say that on the record, it's important so we have any more coming in?

Timothy M. Thomure, City Manager: Honorable Mayor, Members of the Council, I don't have that information in front of me right now to know if there's any pending car wash applications, but we can do a little research and see if there's anything in the pipeline coming your way.

Council Member Cunningham: It's all fine I think we already did some out of my office about the number of car washes per capita we have and whether our market is saturated. And yes, we are actually a little bit higher than the national average now. So, I think it would be prudent to make sure we're reviewing incoming applications further. Thanks.

Mayor Romero: Thank you, noted Council Member Cunningham and you know it, it's the type of planning that we do right. We are working on a community corridors urban planning effort and so that should be able to leverage different uses than what we have been seeing so far. Thank you so much for being so patient. If there's no further discussion, we need to go to roll call.

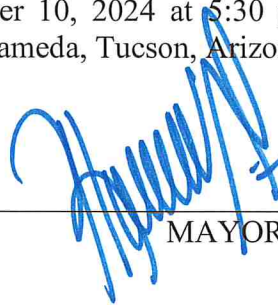
Clerk: Mx. Santa Cruz – aye; Mr. Cunningham – aye; Mrs. Lee – aye; Mr. Fimbres – aye; Mx. Uhlich – aye; Vice Mayor Dahl – aye; Mayor Romero – aye.

Mayor Romero: Ordinance 12136 passes by a vote of 7 to 0, thank you. Item 10.

Ms. Leake: Thank you.

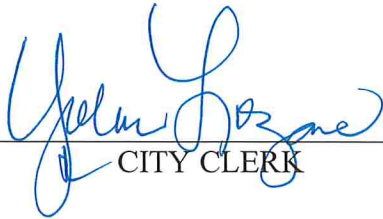
10. ADJOURNMENT: 6:35 p.m.

Mayor Romero announced the next regularly scheduled meeting of the Mayor and Council would be held Tuesday December 10, 2024 at 5:30 p.m., in the Mayor and Council Chambers, City Hall, 255 West Alameda, Tucson, Arizona.



MAYOR

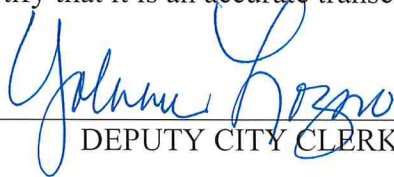
ATTEST:



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 19th day of November 2024, and do hereby certify that it is an accurate transcription.



DEPUTY CITY CLERK

SM:rj:yl