



Minutes of MAYOR AND COUNCIL Meeting

Approved by Mayor and Council
on June 23, 2026.

Date of Meeting: December 16, 2025

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 6:00 p.m., on Tuesday, December 16, 2025, 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:

Regina Romero	Mayor
Lane Santa Cruz	Vice Mayor, Council Member Ward 1
Paul Cunningham	Council Member Ward 2
Kevin Dahl	Council Member Ward 3
Nikki Lee	Council Member Ward 4
Selina Barajas	Council Member Ward 5
Miranda Schubert	Council Member Ward 6

Absent/Excused:

None

Staff Members Present:

Timothy M. Thomure	City Manager
Roi Lusk	City Attorney
Yolanda Lozano	Interim City Clerk

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

a. INVOCATION

The invocation was given by Reverend Carlos Sosa, United Church of Christ – The Church of the Painted Hills.

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 13th through December 21, 2025, to be "Arizona Women's Chorus Week"

d. APPOINTMENTS TO BOARDS, COMMITTEES AND COMMISSIONS

Mayor Romero announced City Manager's communication number 405, dated December 16, 2025, was received into and made part of the record. She asked for a motion to approve the appointments in the report.

It was moved by Council Member Dahl, duly seconded and carried by a voice vote of 7 to 0, to appoint Vice Mayor Santa Cruz to the Southern Arizona Education Council (SAEC).

Mayor Romero 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**

Mayor Romero announced City Manager's communication number 383, dated December 16, 2025, 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 to report on current events and asked if there were any reports.

Current event reports were provided by Council Members Schubert, Barajas, Dahl, and Cunningham, Vice Mayor Santa Cruz, and Mayor Romero.

4. **CITY MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS**

Mayor Romero announced City Manager's communication number 384, dated December 16, 2025, was received into and made part of the record. She also announced this was the time scheduled to allow the City Manager to report on current events and asked for that report.

No report was given.

5. LIQUOR LICENSE APPLICATIONS

Mayor Romero announced City Manager's communication number 406, dated December 16, 2025, 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. 3602 Chevron, Ward 3
City #73-25, Series: 9
Agent: Kevin Arnold Kramber
Address: 3602 N. Oracle Rd.
Action must be taken by: December 20, 2025

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

2. Nex Tucson, Ward 6
City #74-25, Series: 12
Agent: Dhwanit Paul
Address: 220 N. 4th Ave.
Action must be taken by: December 21, 2025

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

3. Reds Tacos and More, Ward 6
City #75-25, Series: 12
Agent: Jorge Luis Guerrero
Address: 1118 E. 6th St.
Action must be taken by: December 26, 2025

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

4. Kneller's Delicatessen, Ward 6
City #76-25, Series: 12
Agent: Jeremy David Kneller Hernandez
Address: 2545 E. Speedway Blvd. #115 & #125
Action must be taken by: January 2, 2026

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

Written Argument(s): Support

c. Special Event(s)

1. The Tucson Rodeo, Inc. - La Fiesta de los Vaqueros, Ward 5
City #T94-25
Applicant: Mark Baird
Address: 4823 S. 6th Ave.
Purpose: Tucson Rodeo - La Fiesta de los Vaqueros
Event Date(s): February 21, 2026 - March 1, 2026

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

2. International School of Tucson, Ward 3
City #T97-25
Applicant: Michael Anthony Davare
Address: 1701 E. Seneca St.
Purpose: International Day
Event Date(s): March 7, 2026

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

3. Historic Fourth Avenue Coalition, Ward 6
City #T98-25
Applicant: Shannon Marie Riggs
Address: 311 E. 7th St.
Purpose: A Vow in Vengeance Early Release Party
Event Date(s): January 10, 2026

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. Metro Wildcat, Ward 6
City #AC13-25, Series: 9
Agent: Kevin Arnold Kramber
Address: 501 N. Park Ave.
Action must be taken by: December 21, 2025

Staff has indicated the applicant is in compliance with City requirements

It was moved by Vice Mayor Santa Cruz, 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:

JD Butler	Patricia Bauerle	Mark Hachtel
Phineas Anderson	J.P. Salvatierra	Joseph O’Connell
Isael Delfin Lara	Levi Hicks	Randy Gold
Tom Adang	Timothy Dang.	

16. RESOLUTION: OPPOSING EXECUTIVE OVERREACH, SUPPORTING THE U.S. CONSTITUTION, AND DEFENDING OUR DEMOCRACY (CITY WIDE) DEC16-25-415

(This item was taken out of order.)

Mayor Romero announced City Manager’s communication number 415, dated December 16, 2025, was received into and made part of the record. She asked the City Clerk to read Resolution 24054 by number and title only.

Resolution No. 24054 approving the Resolution Opposing Executive Overreach, supporting the U.S. Constitution, and defending our Democracy (City-Wide); and declaring an emergency.

It was moved by Council Member Cunningham, duly seconded, and passed by a roll call vote of 7 to 0, to pass and adopt Resolution 24054.

7. CONSENT AGENDA – ITEMS A THROUGH U

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

a. APPROVAL OF MINUTES (CITY WIDE) DEC16-25-387

- b. APPROVAL AMENDING TUCSON CODE (CHAPTER 19) RELATING TO TAX RATE CHANGE FOR PUBLIC UTILITY TAX (CITY WIDE) DEC16-25-409

Ordinance No. 12214 relating to Business Services; amending Chapter 19, Article III, Division 4, Sections 19-1070 and 19-1080 of the Tucson Code to increase the Utility and Telecommunication Tax Rate from four and a half percent (4.5%) to five percent (5%); and setting an effective date.

(This item was considered separately.)

- c. APPROVAL AMENDING TUCSON CODE (CHAPTER 19) RELATING TO PRIVILEGE TAX RATE CHANGE FOR ADVERTISING (CITY WIDE) DEC16-25-410

Ordinance No. 12216 relating to Business Services; Amending Chapter 19, Article II, Division 4, Section 19-405 of the Tucson Code to change the Advertising Privilege Tax Rate from zero percent (0%) to two-point six percent (2.6%); and setting an effective date.

(This item was continued to a future meeting.)

- d. APPROVAL AMENDING TUCSON CODE (CHAPTER 7) RELATING TO IMPOSITION OF FEES FOR SECONDHAND DEALERS (CITY WIDE) DEC16-25-411

Ordinance No. 12217 relating to Business Services; amending Tucson Code Chapter 7, Article V, Section 7-100 to change the City fee from one dollar (\$1.00) to three dollars (\$3.00) for each report required to be prepared by Pawnbrokers and Secondhand Dealers Pursuant to A.R.S. 44-1625(A) and Section 7-98 of the Code; and setting an effective date.

(This item was considered separately.)

- e. APPROVAL AMENDING TUCSON CODE (CHAPTER 19) RELATING TO TAX RATE CHANGE FOR OCCUPATIONAL LICENSE TAX ON HOTELS RENTING TO TRANSIENTS AND ELIMINATING THE VARIABLE DOLLAR AMOUNT SURTAX (CITY WIDE) DEC16-25-412

Ordinance No. 12218 relating to Business Services; Amending Tucson Code Chapter 19, Article I, Division 5, Section 19-66 to increase The transient rental occupational license tax rate from six (6) percent to nine (9) percent and eliminate the variable dollar amount surtax; and setting an effective date.

(This item was considered separately.)

- f. APPROVAL AMENDING TUCSON CODE (CHAPTER 19) RELATING TO ADDITIONAL TAX RATE FOR TRANSIENT OCCUPATIONAL LICENSE TAX ON VACATION RENTAL OR SHORT-TERM RENTAL AND ELIMINATING THE VARIABLE DOLLAR AMOUNT SURTAX (CITY WIDE) DEC16-25-408

Ordinance No. 12215 relating to Business Services; amending Tucson Code Chapter 19, Article I, Division 1, Section 19-1 and 19-66 to change the occupational license tax rate for hotels that are also vacation or short term rentals to ten (10) percent and eliminate the variable dollar amount surtax; and setting an effective date.

(This item was considered separately.)

- g. GRANT-IN-AID AGREEMENT BETWEEN THE TOHONO O'ODHAM NATION AND CITY OF TUCSON (CITY WIDE AND OUTSIDE CITY) DEC16-25-399

Resolution No. 24050 relating to Finance; approving a Grant-in-Aid Agreement between the City of Tucson (City) and the Tohono O'odham Nation (Nation) for funding certain projects whose recipients, purposes and amounts are listed in the agreement's Schedule A; authorizing the Mayor to execute the agreement; and declaring an emergency.

(This item was considered separately.)

- h. INTERGOVERNMENTAL AGREEMENT (IGA): FOR TRANSPORTATION FUNDING BETWEEN THE REGIONAL TRANSPORTATION AUTHORITY OF PIMA COUNTY (RTA) AND THE CITY OF TUCSON (CITY) 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) DEC16-25-392

Resolution No. 24047 relating to Intergovernmental Agreements and Transportation; authorizing and approving an Intergovernmental Agreement between the Regional Transportation Authority of Pima County and the City of Tucson for the provision of Fixed Route Transit Services (Sun Tran) for designated areas of Pima County, the Town of Marana, and the City of South Tucson for Fiscal Year 2026; and declaring an emergency.

- i. INTERGOVERNMENTAL AGREEMENT (IGA): FOR TRANSPORTATION FUNDING BETWEEN THE REGIONAL TRANSPORTATION AUTHORITY OF PIMA COUNTY (RTA) AND THE CITY OF TUCSON FOR REGIONAL TRANSIT SERVICE IMPROVEMENTS (CITY WIDE AND OUTSIDE CITY) DEC16-25-403

Resolution No. 24051 relating to Intergovernmental Agreements and Transportation; authorizing and approving an Intergovernmental Agreement between the Regional Transportation Authority of Pima County and the City of Tucson for Regional Transit Service Improvements for Fiscal Year 2026; and declaring an emergency.

- j. GRANT AGREEMENT AMENDMENT WITH THE CITY OF TUCSON AND THE REGIONAL TRANSPORTATION AUTHORITY OF PIMA COUNTY (RTA) FOR FEDERAL TRANSIT ADMINISTRATION (FTA) GRANT # AZ-2023-002-11 (CITY WIDE AND OUTSIDE CITY) DEC16-25-404

Resolution No. 24052 relating to Transportation, Mobility and Mass Transit; authorizing and approving Amendment No. 1 to the Grant Agreement between the City of Tucson and the Regional Transportation Authority of Pima County for Federal Transit Administration (FTA) Grant Az-2023-002-11 that was originally authorized and approved by Resolution No. 23816 on September 11, 2024; and declaring an emergency.

- k. AUTHORITY TO ACQUIRE RIGHT OF WAY FOR THE 22ND STREET – CAMINO SECO TO HOUGHTON ROAD IMPROVEMENT PROJECT (WARDS 2 AND 4) DEC16-25-386

Resolution No. 24044 relating to Transportation and Real Property; authorizing the City Manager to acquire by negotiation, and the City Attorney to condemn, if necessary, certain rights of way and easements necessary for the 22nd Street – Camino Seco to Houghton Road Improvement Project; and declaring an emergency.

- l. INTERGOVERNMENTAL AGREEMENT (IGA): FOR TRANSPORTATION FUNDING AGREEMENT BETWEEN THE ARIZONA BOARD OF REGENTS (ABOR) ON BEHALF OF THE UNIVERSITY OF ARIZONA AND THE CITY OF TUCSON FOR CONSTRUCTION OF UA 2ND STREET BIKE AND PEDESTRIAN IMPROVEMENTS (WARD 6) DEC16-25-388

Resolution No. 24045 relating to Transportation; authorizing and approving the Intergovernmental Agreement between the City of Tucson (City) and the Arizona Board of Regents (ABOR), acting on behalf of the University of Arizona (UA), for the City's construction of the UA 2nd Street Bike and Pedestrian Improvements Project on ABOR Property; and declaring an emergency.

- m. AUTHORITY TO ACQUIRE RIGHT OF WAY FOR THE GRANT ROAD AT UNION PACIFIC RAILROAD PROJECT – FAIRVIEW AVENUE TO INTERSTATE-10 (WARDS 1 AND 3) DEC16-25-390

Resolution No. 24046 relating to Transportation and Real Property; authorizing the City Manager to Acquire by Negotiation, and the City Attorney to Condemn, if necessary, Certain Rights of Way and Easements Necessary for the Grant Road at Union Pacific Railroad Project – Fairview Avenue to Interstate-10; and declaring an emergency.

- n. LEASE OF CITY OWNED SPACE AT 149 - 151 N STONE AVE TO LEIDY BAUTISTA DBA OAXARICO, LLC. LF# 1707, RP #2200 (WARD 1) DEC16-25-389

Ordinance No. 12206 relating to real property; approving and authorizing the lease agreement for City-owned space located at 149-151 North Stone Avenue to Leidy Bautista dba OaxaRico, LLC. (OaxaRico); and declaring an emergency.

- o. MINOR UPDATE TO THE TUCSON NORTE-SUR POLICY PLAN FOR EQUITABLE TRANSIT-ORIENTED DEVELOPMENT (ETOD) (CITY WIDE) DEC16-25-398

Resolution No. 24049 relating to Housing and Community Development; approving minor update to the Tucson Norte-Sur Policy Plan for Equitable Transit Oriented Development; and declaring an emergency.

- p. AMENDMENT TO FY26 COMPENSATION PLAN FOR MINIMUM WAGE INCREASE (CITY WIDE) DEC16-25-400

Ordinance No. 12211 relating to Compensation Plan for the Fiscal Year (FY) 2026; Amending the Annual Compensation Plan for FY26 by adjusting Pay Schedules B and F to Reflect the Increase in Minimum Wage; and declaring an emergency.

- q. FINAL PLAT FOR (TD-DIV-1223-00134) PARK & ALVORD LOTS 1-4 (WARD 5) DEC16-25-382
- r. FINAL PLAT FOR (TD-DIV-0625-00070) OCOTILLO OESTE LOTS 1-5 (WARD 1) DEC16-25-385
- s. FINAL PLAT FOR (TD-DIV-0824-00069) SWAN & 29TH STREET (WARD 4) DEC16-25-402
- t. HOUSING AND HOMELESSNESS EMERGENCY DECLARATION (CITY WIDE) DEC16-25-414

Ordinance No. 12220 relating to civil emergencies; amending the Tucson Code, Chapter 11, Crimes and Offenses, Article IV, Civil Emergencies--Powers of the Mayor, Sections 11-100 and 11-106-11-108; and declaring an emergency.

Resolution No. 24053 a Resolution of the City of Tucson; ratifying the declaration of a housing and homelessness emergency for the City of Tucson; and declaring an emergency.

This item was considered separately.

- u. SECOND AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT (IGA): WITH PIMA COUNTY AND THE CITY OF TUCSON FOR OCCUPANCY AND OPERATION OF LOW-BARRIER SHELTER AT KNIGHTS INN (WARD 6) DEC16-25-397

Resolution No. 24048 relating to Intergovernmental Agreements (IGA); approving a Second Amendment to extend the IGA between the City of Tucson and Pima County for the Operation of Low-Barrier Shelter at Craycroft (formerly the Knights Inn); and declaring an emergency.

It was moved by Council Member Lee, duly seconded, and passed by a roll call vote of 7 to 0, that Consent Agenda Items a – u, with the exception of Item c, which was continued, and Items b, d – g, s, and t, which were considered separately, be passed and adopted and the proper action taken.

7. CONSENT AGENDA – ITEM B

- b. APPROVAL AMENDING TUCSON CODE (CHAPTER 19) RELATING TO TAX RATE CHANGE FOR PUBLIC UTILITY TAX (CITY WIDE) DEC16-25-409

Ordinance No. 12214 relating to Business Services; amending Chapter 19, Article III, Division 4, Sections 19-1070 and 19-1080 of the Tucson Code to increase the Utility and Telecommunication Tax Rate from four and a half percent (4.5%) to five percent (5%); and setting an effective date.

This item was considered separately at the request of Council Member Lee.

It was moved by Vice Mayor Santa Cruz, duly seconded, to pass and adopt Ordinance 12214.

Discussion ensued.

The motion to pass and adopt Ordinance 12214 was passed by a roll call vote of 5 to 2 (Council Members Cunningham and Lee dissenting).

7. CONSENT AGENDA – ITEM D

- d. APPROVAL AMENDING TUCSON CODE (CHAPTER 7) RELATING TO IMPOSITION OF FEES FOR SECONDHAND DEALERS (CITY WIDE) DEC16-25-411

Ordinance No. 12217 relating to Business Services; amending Tucson Code Chapter 7, Article V, Section 7-100 to change the City fee from one dollar (\$1.00) to three dollars (\$3.00) for each report required to be prepared by Pawnbrokers and Secondhand Dealers Pursuant to A.R.S. 44-1625(A) and Section 7-98 of the Code; and setting an effective date.

This item was considered separately at the request of Council Member Lee.

Discussion was held.

It was moved by Vice Mayor Santa Cruz, duly seconded, and passed by a roll call vote of 5 to 2 (Council Members Cunningham and Lee dissenting), to pass and adopt Ordinance 12217.

7. CONSENT AGENDA – ITEM E

- e. APPROVAL AMENDING TUCSON CODE (CHAPTER 19) RELATING TO TAX RATE CHANGE FOR OCCUPATIONAL LICENSE TAX ON HOTELS RENTING TO TRANSIENTS AND ELIMINATING THE VARIABLE DOLLAR AMOUNT SURTAX (CITY WIDE) DEC16-25-412

Ordinance No. 12218 relating to Business Services; Amending Tucson Code Chapter 19, Article I, Division 5, Section 19-66 to increase The transient rental occupational license tax rate from six (6) percent to nine (9) percent and eliminate the variable dollar amount surtax; and setting an effective date.

This item was considered separately at the request of Council Member Lee.

It was moved by Vice Mayor Santa Cruz, duly seconded, to pass and adopt Ordinance 12218.

A substitute motion was made by Council Member Cunningham, duly seconded, and failed by a roll call vote of 3 to 4 (Council Members Lee and Schubert, Vice Mayor Santa Cruz, and Mayor Romero dissenting), to increase the rate to 8.7%, instead of 9%.

The original motion was passed by a roll call vote of 5 to 2 (Council Members Cunningham and Lee dissenting).

7. CONSENT AGENDA – ITEM F

- f. APPROVAL AMENDING TUCSON CODE (CHAPTER 19) RELATING TO ADDITIONAL TAX RATE FOR TRANSIENT OCCUPATIONAL LICENSE TAX ON VACATION RENTAL OR SHORT-TERM RENTAL AND ELIMINATING THE VARIABLE DOLLAR AMOUNT SURTAX (CITY WIDE) DEC16-25-408

Ordinance No. 12215 relating to Business Services; amending Tucson Code Chapter 19, Article I, Division 1, Section 19-1 and 19-66 to change the occupational license tax rate for hotels that are also vacation or short term rentals to ten (10) percent and eliminate the variable dollar amount surtax; and setting an effective date.

This item was considered separately at the request of Council Member Lee.

Discussion was held.

It was moved by Vice Mayor Santa Cruz, duly seconded, and passed by a roll call vote of 6 to 1 (Council Member Lee dissenting), to pass and adopt Ordinance 12215.

7. CONSENT AGENDA – ITEM G

- g. GRANT-IN-AID AGREEMENT BETWEEN THE TOHONO O'ODHAM NATION AND CITY OF TUCSON (CITY WIDE AND OUTSIDE CITY) DEC16-25-399

Resolution No. 24050 relating to Finance; approving a Grant-in-Aid Agreement between the City of Tucson (City) and the Tohono O'odham Nation (Nation) for funding certain projects whose recipients, purposes and amounts are listed in the agreement's Schedule A; authorizing the Mayor to execute the agreement; and declaring an emergency.

This item was considered separately at the request of Mayor Romero

Discussion was held.

It was moved by Vice Mayor Santa Cruz, duly seconded, and passed by a roll call vote of 7 to 0, to pass and adopt Resolution 24050.

7. CONSENT AGENDA – ITEM S

- s. FINAL PLAT FOR (TD-DIV-0824-00069) SWAN & 29TH STREET (WARD 4) DEC16-25-402

This item was considered separately at the request of Council Member Lee.

Discussion was held.

It was moved by Council Member Lee, duly seconded, and carried by a voice vote of 7 to 0, to approve the final plat.

7. CONSENT AGENDA – ITEM T

- t. HOUSING AND HOMELESSNESS EMERGENCY DECLARATION (CITY WIDE) DEC16-25-414

Ordinance No. 12220 relating to civil emergencies; amending the Tucson Code, Chapter 11, Crimes and Offenses, Article IV, Civil Emergencies--Powers of the Mayor, Sections 11-100 and 11-106-11-108; and declaring an emergency.

Resolution No. 24053 a Resolution of the City of Tucson; ratifying the declaration of a housing and homelessness emergency for the City of Tucson; and declaring an emergency.

This item was considered separately at the request of Vice Mayor Santa Cruz.

Discussion was held.

Roi Lusk, City Attorney, stated staff would bring back the Resolution for consideration in January, as mentioned during the Study Session.

It was moved by Vice Mayor Santa Cruz, duly seconded, and passed by a roll call vote of 7 to 0, to pass and adopt Ordinance 12220.

8. PUBLIC HEARING: C8-25-01 MIDDLE HOUSING UNIFIED DEVELOPMENT CODE AMENDMENT (CITY WIDE) DEC16-25-413

Mayor Romero announced City Manager's communication number 413, dated December 16, 2025, was received into and made part of the record. She said this was the time and place legally advertised for a public hearing to review a proposed amendment to the Unified Development Code (UDC) to allow for Middle Housing as a Residential Land Use.

Mayor Romero said the public hearing was scheduled to last for no more than one hour and speaker were limited to five-minute presentations. She asked if there was anyone wishing to be heard on the item.

Comments were made by Brendan Lyons, Brandon Matheson, Bill DuPont, Daniel Barker, Colette Altaffer, Logan Havens, Gayle Hartmann, Jason Huaraque, Eric Rupley, Tres English, Gustavo Silva, Artemis June Torre, and Meredith Aronson.

(Note: Council Member Lee departed at 8:33 p.m.; returned at 8:37 p.m.)

It was moved by Council Member Cunningham, duly seconded, and carried by a voice vote of 7 to 0, to close the public hearing.

Mayor Romero asked the City Clerk to read Ordinance 12219 by number and title only.

Ordinance No. 12219 relating to Planning and Zoning; Amending the Tucson Code, Chapter 23B, Unified Development Code, Sections 3.11.1, 4.7.6, 4.7.7, 4.7.8, 4.7.9, 4.8.3, 4.8.4, 4.8.5, 4.8.6, 4.8.8, 4.8.9, 4.9.7, 6.3.3, 6.3.4, 6.3.5, 6.6.3, 7.4.6, 7.6.3, 7.6.4, 7.6.8, 8.4.5, 11.3.7, 11.4.13, 11.4.23; amending the Tucson Code, Chapter 23B, Administrative Manual, Sections 2-06, 2-07, 2-08; and declaring an emergency.

It was moved by Council Member Schubert, duly seconded, to pass and adopt Ordinance 12219, allowing Middle Housing city-wide, excluding Rural Residential Zones.

Discussion ensued.

A substitute motion was made by Council Member Dahl, duly seconded, and failed by a roll call vote of 3 to 4 (Council Members Barajas and Schubert, Vice Mayor Santa Cruz, and Mayor Romero dissenting) to pass and adopt Ordinance 12219, allowing Middle Housing within the Business Improvement District, and within one mile of its boundaries, as illustrated on a map distributed by Council Member Dahl.

The original motion to pass and adopt Ordinance 12219 as presented was passed by a roll call vote of 6 to 1 (Council Member Dahl dissenting).

(Note: Vice Mayor Santa Cruz departed at 9:25 p.m.; returned at 9:30 p.m.)

9. INTERNATIONAL BUILDING CODE AND INTERNATIONAL RESIDENTIAL CODE MIDDLE HOUSING AMENDMENT (CITY WIDE) DEC16-25-407

Mayor Romero announced City Manager's communication number 407, dated December 16, 2025, was received into and made part of the record. She asked the City Clerk to read Ordinance 12213 by number and title only.

Ordinance No. 12213 relating to Buildings, Electricity, Plumbing and Mechanical Code; amending the Tucson Code Chapter 6, Buildings, Electricity, Plumbing and Mechanical Code by amending Article III, Buildings, Division 1, Building Code, Section 6-34, "Building Code Adopted," by adopting the International Building Code 2024 edition with local amendments; Section 6-38, "Residential Code Adopted," by adopting the International Residential Code, 2024 Edition with local amendments to support the construction of Middle Housing; and setting an effective date.

It was moved by Council Member Cunningham, duly seconded, and passed by a roll call vote of 7 to 0, to pass and adopt Ordinance 12213.

10. ADOPTION OF THE 2024 INTERNATIONAL ENERGY CONSERVATION CODE (CITY WIDE) DEC16-25-396

Mayor Romero announced City Manager's communication number 396, dated December 16, 2025, was received into and made part of the record. She asked the City Clerk to read Ordinance 12210 by number and title only.

Ordinance No. 12210 relating to Buildings, Electricity, Plumbing and Mechanical Code; Amending the Tucson Code Chapter 6 Buildings, Electricity, Plumbing and Mechanical Code by Amending Article III, Buildings, Section 6-40, adopting the 2024 International Energy Conservation Code; and setting an effective date.

It was moved by Council Member Lee, duly seconded, and passed by a roll call vote of 7 to 0, to pass and adopt Ordinance 12210.

11. REZONING – ORDINANCE ADOPTION TP-ENT-0623-00027 - YOUR SPACE SELF STORAGE, C-1 TO C-2 (WARD 1) DEC16-25-401

Mayor Romero announced City Manager's communication number 401, dated December 16, 2025, was received into and made part of the record. She asked the City Clerk to read Ordinance 12212 by number and title only.

Ordinance No. 12212 relating to Zoning: amending zoning district boundaries in the area located north of Irvington Road and east of Interstate 19, TP-ENT-0623-00027, Your Space Self Storage, C-1 To C-2 and setting an effective date.

It was moved by Vice Mayor Santa Cruz, duly seconded, and passed by a roll call vote of 7 to 0, to pass and adopt Ordinance 12212.

12. REZONING – ORDINANCE ADOPTION TP-ENT-0324-00008 MISTER CAR WASH – E BROADWAY BLVD. C-1 TO C-2 (WARD 2) DEC16-25-391

Mayor Romero announced City Manager's communication number 391, dated December 16, 2025, was received into and made part of the record. She asked the City Clerk to read Ordinance 12207 by number and title only.

Ordinance No. 12207 relating to Zoning: amending zoning district boundaries in the area located on the southeast corner of the intersection of Broadway Boulevard and Houghton Road in Case TP-ENT-0324-00008, Mister Car Wash – E. Broadway Boulevard, C-1 To C-2 and setting an effective date.

It was moved by Council Member Cunningham, duly seconded, and passed by a roll call vote of 7 to 0, to pass and adopt Ordinance 12207.

15. REZONING – ORDINANCE ADOPTION, TP-ENT-1024-00001 MISTER CAR WASH – TANQUE VERDE, C-1 TO C-2 (WARD 2) DEC16-25-395

(This item was taken out of order.)

Mayor Romero announced City Manager's communication number 391, dated December 16, 2025, was received into and made part of the record. She asked the City Clerk to read Ordinance 12209 by number and title only.

Ordinance No. 12209 relating to Zoning: amending zoning district boundaries in the area located on the north side of east Tanque Verde Road, approximately 400 feet east of the intersection of Tanque Verde Road and Bear Canyon Road in case TP-ENT-1024-00001, Mister Car Wash – E Tanque Verde Road, C-1 To C-2 and setting an effective date.

It was moved by Council Member Cunningham, duly seconded, and passed by a roll call vote of 7 to 0, to pass and adopt Ordinance 12209.

13. REZONING – ORDINANCE ADOPTION TP-ENT-0424-00011 CATALINA AVENUE – N CATALINA AVE, R-1 TO R-2 (WARD 6) DEC16-25-393

Mayor Romero announced City Manager's communication number 391, dated December 16, 2025, was received into and made part of the record. She asked the City Clerk to read Ordinance 12208 by number and title only.

Ordinance No. 12208 relating to Zoning: amending zoning district boundaries in the area located at 1008, 1014, 1026, and 1032 N Catalina Avenue, 190 feet south of the Speedway and Catalina intersection in case TP-ENT-0424-00011, Catalina Ave – Catalina Avenue, R-1 To R-2 and setting an effective date.

It was moved by Council Member Schubert, duly seconded, and passed by a roll call vote of 7 to 0, to pass and adopt Ordinance 12208.

14. REZONING – CITY MANAGER'S REPORT TP-ENT-0725-00016 – E FORT LOWELL RD, R-3 TO C-1 (WARD 3) DEC16-25-394

Mayor Romero announced City Manager's communication number 391, dated December 16, 2025, was received into and made part of the record. She said this was a request to rezone an approximately 0.35 acres of property located at 3954 E Fort Lowell Rd, located approximately 500-feet east of Alvernon Boulevard. The applicant proposes to rezone this parcel from R-3 Residential to C-1 Commercial for Administrative and Professional Offices and General Merchandise Sales within an existing 2,688 square-foot residential building with on-site parking.

Mayor Romero said the Zoning Examiner recommends authorization of the rezoning subject to certain conditions. She asked if the applicant or representative were present and agreeable to the proposed requirements.

It was moved by Council Member Dahl, duly seconded, and carried by a voice vote of 7 to 0, to approve the request for authorization to rezone as recommended by the Zoning Examiner.

It was moved by Council Member Dahl, duly seconded, and passed by a roll call vote of 7 to 0, to authorize the request for rezoning as recommended by the Zoning Examiner.

15. REZONING – ORDINANCE ADOPTION, TP-ENT-1024-00001 MISTER CAR WASH – TANQUE VERDE, C-1 TO C-2 (WARD 2) DEC16-25-395

(This item was taken out of order and considered after Item 12.)

16. RESOLUTION: OPPOSING EXECUTIVE OVERREACH, SUPPORTING THE U.S. CONSTITUTION, AND DEFENDING OUR DEMOCRACY (CITY WIDE) DEC16-25-415

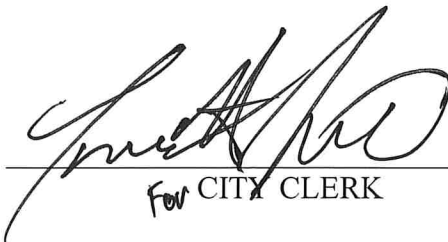
(This item was taken out of order and considered after Item 6.)

17. ADJOURNMENT: 9:39 p.m.

Mayor Romero announced the next regularly scheduled meeting of the Mayor and Council would be held on Tuesday, January 6, 2026, at 5:30 p.m., in the Mayor and Council Chambers, City Hall, 255 West Alameda, Tucson, Arizona.

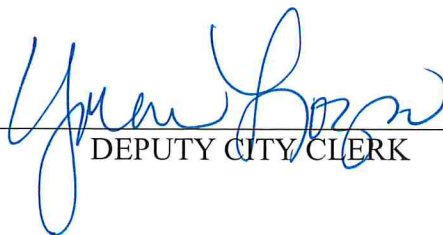

MAYOR

ATTEST:


For 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 16th day of December 2025, and do hereby certify that it is an accurate transcription.



DEPUTY CITY CLERK

MS:yl