



MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, May 7, 2019, at or after 7:00 PM

Ed Honea, Mayor
Jon Post, Vice Mayor
David Bowen, Council Member
Patti Comerford, Council Member
Herb Kai, Council Member
John Officer, Council Member
Roxanne Ziegler, Council Member

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Marana Town Council and to the general public that the Town Council will hold a meeting open to the public on May 7, 2019, at or after 7:00 PM located in the Council Chambers of the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

ACTION MAY BE TAKEN BY THE COUNCIL ON ANY ITEM LISTED ON THIS AGENDA. Revisions to the agenda can occur up to 24 hours prior to the meeting. Revised agenda items appear in *italics*.

As a courtesy to others, please turn off or put in silent mode all electronic devices.

Meeting Times

Welcome to this Marana Town Council meeting. Regular Council meetings are usually held the first and third Tuesday of each month at 7:00 PM at the Marana Municipal Complex, although the date or time may change and additional meetings may be called at other times and/or places. Contact the Town Clerk or watch for posted agendas for other meetings. This agenda may be revised up to 24 hours prior to the meeting. In such a case a new agenda will be posted in place of this agenda.

Speaking at Meetings

If you are interested in speaking to the Council during the Call to the Public or Public Hearings, you must fill out a speaker card (located in the lobby outside the Council Chambers) and deliver it to the Town Clerk prior to the convening of the meeting.

All persons attending the Council meeting, whether speaking to the Council or not, are expected to observe the Council rules, as well as the rules of politeness, propriety, decorum and good conduct. Any person interfering with the meeting in any way, or acting rudely or loudly will be removed from the meeting and will not be allowed to return.

Accessibility

To better serve the citizens of Marana and others attending our meetings, the Council Chambers are wheelchair and handicapped accessible. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Town Clerk at (520) 382-1999. Requests should be made as early as possible to arrange the accommodation.

Agendas

Copies of the agenda are available the day of the meeting in the lobby outside the Council Chambers or online at www.maranaaz.gov under Agendas and Minutes. For questions about the Council meetings, special services or procedures, please contact the Town Clerk, at (520) 382-1999, Monday through Friday from 8:00 AM to 5:00 PM.

This Notice and Agenda Posted no later than 24 hours prior to the meeting, at the Marana Municipal Complex, 11555 W. Civic Center Drive, the Marana Operations Center, 5100 W. Ina Road, and at www.maranaaz.gov under Agendas and Minutes.

REGULAR COUNCIL MEETING

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE

APPROVAL OF AGENDA

CALL TO THE PUBLIC

At this time any member of the public is allowed to address the Town Council on any issue within the jurisdiction of the Town Council, except for items scheduled for a Public Hearing at this meeting. The speaker may have up to three minutes to speak. Any persons wishing to address the Council must complete a speaker card located outside the Council Chambers and deliver it to the Town Clerk prior to the commencement of the meeting. Individuals addressing a meeting at the Call to the Public will not be provided with electronic technology capabilities beyond the existing voice amplification and recording capabilities in the facilities. Pursuant to the Arizona Open Meeting Law, at the conclusion of Call to the Public, individual members of the Council may respond to criticism made by those who have addressed the Council, and may ask staff to review the matter, or may ask that the matter be placed on a future agenda.

PROCLAMATIONS

- P1 Proclaiming May 5-11, 2019 as Municipal Clerks Week (Cherry L. Lawson)
- P2 Proclaiming May 18, 2019 as Kids to Parks Day (Cherry L. Lawson)
- P3 Proclaiming May 19 - 25, 2019 as National Public Works Week (Cherry L. Lawson)

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

PRESENTATIONS

- P1 Relating to Budget; presentation of third quarter results (July-March) for the Town's General Fund and other selected major funds for the 2018-2019 fiscal year (Yiannis Kalaitzidis)

CONSENT AGENDA

The Consent Agenda contains items requiring action by the Council which are generally routine items not requiring Council discussion. A single motion and affirmative vote will approve all items on the Consent Agenda, including any resolutions or ordinances. Prior to a motion to approve the Consent Agenda, any Council member may remove any item from the Consent Agenda and that item will be discussed and voted upon separately.

- C1 Resolution No. 2019-035: Relating to Development; accepting for maintenance certain public water improvements serving Marana Assisted Living on Lot 2 of Continental Crossing subdivision (Keith Brann)
- C2 Resolution No. 2019-036: Relating to Administration; adopting the Town of Marana Public Safety Personnel Retirement System (PSPRS) Pension Funding Policy (Yiannis Kalaitzidis)
- C3 Resolution No. 2019-037: Relating to Development; approving a Final Plat for Rancho Marana 154 Block 3 Lots 1-128 and Common Areas "A" through "N" at the northeast corner of Tangerine Farms Road and Clark Farms Blvd. (Steven E. Vasquez)
- C4 Relating to Procurement; ratifying the Town Manager's approval of a change order to the Pima Paving Inc. Construction Contract for the Marana Road Realignment project (ST044) in the amount of \$48,463.00; authorizing the transfer of appropriations if necessary for the change order; and authorizing the Town Manager or designee to execute the necessary documents to effectuate the change order (Keith Brann)

- C5 Resolution No. 2019-038: Relating to Development; approving a final plat for The Estates at Camino de Manana, Lots 1-5 located east of Camino de Manana and south of the Desert Falcon Lane alignment (Brian D. Varney)
- C6 Resolution No. 2019-039: Relating to Public Works; approving and authorizing the Mayor to execute an Intergovernmental Transportation Funding Agreement with the Regional Transportation Authority of Pima County (RTA) for the construction of the Park and Ride at Marana Crossroads Park and a Termination Agreement terminating the Intergovernmental Transportation Funding Agreement with the RTA for the construction of the Park and Ride at Arizona Pavilions (Lisa Shafer)
- C7 Approval of the April 30, 2019 Special Council Meeting Summary Minutes, the April 26, 2019 Special Council Meeting Summary Minutes, the April 23, 2019 Study Session Meeting Summary Minutes and the April 16, 2019 Regular Council Summary Minutes (Cherry L. Lawson)

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

- A1 PUBLIC HEARING: Ordinance No. 2019.010: Relating to Development; approving a rezoning of approximately 52 acres of land located east of Interstate 10, approximately a half-mile south of Linda Vista Boulevard, from Zone E (Transportation Corridor Zone) and Zone C (Large Lot Zone) to R-3.5 (single-family residential) and R-6 (single-family residential), and approximately 17.4 acres of land from Zone E (Transportation Corridor Zone) to Village Commercial (VC); and approving a minor amendment to the Marana General Plan land use designation from Low-Density Residential (LDR) to Medium-Density Residential (MDR) (Brian D. Varney)
- A2 Resolution No. 2019-040: Relating to Development; approving and authorizing the Mayor to sign the First Amendment to Development Agreement Regarding Parks and Recreation Development Impact Fee Credits for the Saguaro Bloom Development Project (Frank Cassidy)
- A3 Resolution No. 2019-041: Relating to Personnel; approving and adopting amendments to the Town's Personnel Policies and Procedures, revising Chapter 3 - Classification and Compensation, Section 3-3-2 "Pay Adjustments Based on Market Movement and Performance" (Curry C. Hale)

- A4 Resolution No. 2019-042: Relating to Personnel; approving and adopting amendments to the Town's Personnel Policies and Procedures, revising Chapter 4 - Employment Benefits and Leaves by adding new policy 4-16 "Parental Paid Time Off" (Curry C. Hale)

ITEMS FOR DISCUSSION / POSSIBLE ACTION

- D1 Relating to Budget; discussion, direction and possible action regarding development of the fiscal year 2019-2020 budget, including proposed budget initiatives and expenditures (Jamsheed Mehta)
- D2 Relating to Legislation and Government Actions; discussion and possible action regarding all pending state, federal, and local legislation/government actions and on recent and upcoming meetings of the other governmental bodies (Jamsheed Mehta)

EXECUTIVE SESSIONS

Pursuant to A.R.S. § 38-431.03, the Town Council may vote to go into executive session, which will not be open to the public, to discuss certain matters.

- E1 Executive Session pursuant to A.R.S. §38-431.03 (A), Council may ask for discussion or consideration, or consultation with designated Town representatives, or consultation for legal advice with the Town Attorney, concerning any matter listed on this agenda for any of the reasons listed in A.R.S. §38-431.03 (A).

FUTURE AGENDA ITEMS

Notwithstanding the mayor's discretion regarding the items to be placed on the agenda, if three or more Council members request that an item be placed on the agenda, it must be placed on the agenda for the second regular Town Council meeting after the date of the request, pursuant to Marana Town Code Section 2-4-2(B).

ADJOURNMENT



Council-Regular Meeting

P1

Meeting Date: 05/07/2019

From: Cherry L. Lawson, Town Clerk

Date: May 7, 2019

Subject: Proclaiming May 5-11, 2019 as Municipal Clerks Week (Cherry L. Lawson)

Attachments

Municipal Clerks Week Proclamation



PROCLAMATION
50th ANNIVERSARY OF MUNICIPAL CLERKS WEEK
May 5 – 11, 2019

WHEREAS, the Office of the Municipal Clerk, a time honored and vital part of local government, exists throughout the world; and

WHEREAS, the Office of the Municipal Clerk is the oldest among public servants; and

WHEREAS, the Office of the Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels; and

WHEREAS, Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all; and

WHEREAS, the Municipal Clerk serves as the information center on functions of local government and community; and

WHEREAS, Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and international professional organizations; and

WHEREAS, it is most appropriate that we recognize the accomplishments of the Office of the Municipal Clerk.

NOW, THEREFORE, the Mayor and Council of the Town of Marana do recognize the week of May 5 through May 11, 2019, as,

“MUNICIPAL CLERKS WEEK”

and further extend appreciation to our Municipal Clerks, and to all Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

Dated this 7th day of May, 2019.

ATTEST:

Cherry L. Lawson, Town Clerk

Ed Honea, Mayor



Council-Regular Meeting

P2

Meeting Date: 05/07/2019

From: Cherry L. Lawson, Town Clerk

Date: May 7, 2019

Subject: Proclaiming May 18, 2019 as Kids to Parks Day (Cherry L. Lawson)

Attachments

Kids to Parks Day Proclamation



PROCLAMATION

National Park Trust Kids to Parks Day in the of Town of Marana, Arizona

WHEREAS, May 18, 2019 is the ninth Kids to Parks Day organized and launched by the National Park Trust and is held annually on the third Saturday of May; and

WHEREAS, Kids to Parks Day empowers kids and encourages families to get outdoors and visit America's parks, public lands and waters; and

WHEREAS, we should encourage children to lead a more active lifestyle in order to combat issues of childhood obesity, diabetes, hypertension and hypercholesterolemia; and

WHEREAS, Kids to Parks Day will broaden children's appreciation for nature and the outdoors.

NOW, THEREFORE, the Mayor and Council of the Town of Marana, Arizona hereby recognize May 18, 2019 as,

"Kids to Parks Day"

and encourage children and families to get outside and become active in parks as it is important to our community health and well-being.

Dated this May 7, 2019

ATTEST:

Cherry Lawson, Town Clerk

Ed Honea, Mayor



Council-Regular Meeting

P3

Meeting Date: 05/07/2019

From: Cherry L. Lawson, Town Clerk

Date: May 7, 2019

Subject: Proclaiming May 19 - 25, 2019 as National Public Works Week (Cherry L. Lawson)

Attachments

2019 Public Works Proclamation



**PROCLAMATION
National Public Works Week 2019**

WHEREAS, public works services provided in our community are an integral part of the lives of our citizens and enhance the daily quality of their lives; and

WHEREAS, state and local governments are responsible for rebuilding, operating and maintaining the transportation, water supply, water treatment, parks, public buildings and other structures and facilities essential to serving our citizens; and

WHEREAS, the support of understanding and informed citizens is vital to the efficient operation of public works systems and programs such as water, sewers, streets and highways, parks and public buildings; and

WHEREAS, the health, safety and comfort of this community greatly depends on these facilities and services; and

WHEREAS, the efficiency of the qualified and dedicated personnel who staff public works departments is materially influenced by people's attitudes and understanding of the importance of the work they perform.

NOW THEREFORE, the Mayor and Council of the Town of Marana recognize and proclaim

"May 19 - 25, 2019 as National Public Works Week"

and call upon all citizens and civic organizations to acquaint themselves with the issues involved in supporting public works and to recognize the contributions that public works professionals make to provide the infrastructure required to sustain the comfort, health and well-being of our community.

Dated this 7th day of May, 2019

Attest

Cherry L. Lawson, Town Clerk

Ed Honea, Mayor



Council-Regular Meeting

P1

Meeting Date: 05/07/2019

To: Mayor and Council

From: Yiannis Kalaitzidis, Finance Director

Date: May 7, 2019

Strategic Plan Focus Area:

Not Applicable

Subject: Relating to Budget; presentation of third quarter results (July-March) for the Town's General Fund and other selected major funds for the 2018-2019 fiscal year (Yiannis Kalaitzidis)

Discussion:

The purpose of this item is to present a summary of the Town's third quarter financial results (July-March) for the Town's General Fund and other selected major funds for fiscal year 2018-2019. It is important to note that these results are preliminary, unaudited and subject to change based upon adjusting entries, as necessary. The attached provides a high-level revenue and expenditure summary at the end of the current quarter.

Revenue

Overall, revenues are within expectations for most funds through the third quarter. General Fund revenue is slightly above budgeted expectations and projected to come in at about 7% above budgeted amounts. This is primarily due to higher than anticipated sales tax revenues and increased returns on investments. Revenues for the Bed Tax Fund, which accounts for the portion of bed tax revenues restricted for tourism related costs, are slightly above expectations after a strong winter tourism season. Airport revenues are near expectations at 46% of budget when excluding scheduled transfers set to take place later in the fiscal year. However, revenues for the Water Fund are slightly below expectations and are anticipated to come in within 5% of budgeted amounts primarily due to lower consumption. Additional detail on these variances and other listed funds is included within the visualization slides attached to this item.

Expenditures

Expenditures in all funds are at or below expectations through the third quarter. This is primarily due to the timing of large one-time projects and programs which are expected to occur later in the fiscal year, or in some cases be carried forward into next fiscal year, or due to vacancy savings or other savings achieved through operational efficiencies. Expenditures for the Bed Tax Fund are as expected through the second quarter of the fiscal year, while General fund expenditures are anticipated at 93% of budgeted amounts.

The quarterly update will be available on the Town's website following tonight's meeting. The public may interact with the Power BI tool by drilling down into the data. The tool can be found on the following page: <http://www.maranaaz.gov/financial-documents>

Staff Recommendation:

Presentation of third quarter financial results only.

Suggested Motion:

Presentation of third quarter financial results only.

Attachments

Third Quarter Financial Update

Financial Brief: Third Quarter

Fiscal Year

2018 – 2019

Prepared by: Finance Department

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FY 2018 - 2019 THIRD QUARTER FINANCIAL BRIEF

This financial brief is intended to provide a broad overview and status of revenues and expenditures for the Town's selected major funds through the third quarter of fiscal year 2019 (July 2018 - March 2019). Major funds included in this financial brief are the General Fund, Highway User Revenue Fund (HURF), Bed Tax Fund, 1/2 Cent Sales Tax Fund and the Transportation Fund. Also included are the enterprise funds Airport, Water, and Water Reclamation. Please note that all amounts are preliminary, un-audited and subject to change based upon adjusting entries, as necessary.

The table below shows an overview for each fund.

Revenues				Expenditures			YTD Over/Under
Fund	FY 2019 Budget	Revenue Amount	% Budget	FY 2019 Budget	Expenditure Amount	% of Budget	Over/(Under)
GENERAL FUND	44,956,009	36,855,426	82 %	48,829,804	28,594,207	59 %	8,261,219
HURF	3,276,078	2,681,947	82 %	3,763,784	1,536,980	41 %	1,144,967
TRANSPORTATION FUND	5,906,742	5,870,182	99 %	22,054,047	5,386,219	24 %	483,963
BED TAX FUND	1,088,016	902,675	83 %	1,088,016	758,365	70 %	144,310
1/2 CENT SALES TAX FUND	2,952,570	3,430,570	116 %	4,852,956	3,793,993	78 %	-363,423
WATER FUND	6,013,950	4,133,689	69 %	6,153,934	4,202,598	68 %	-68,909
WATER RECLAMATION FUND	2,258,671	2,599,344	115 %	2,261,593	1,462,548	65 %	1,136,796
AIRPORT FUND	557,704	272,432	49 %	575,204	264,646	46 %	7,786

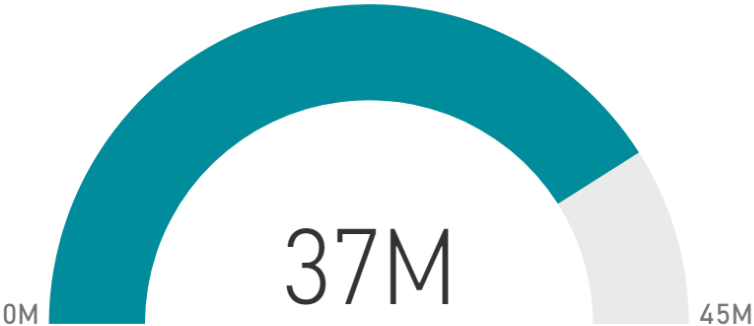
FY 2018 - 2019 THIRD QUARTER RESULTS: GENERAL FUND

Select Revenues or Expenses

ExpensesRevenues

Revenues

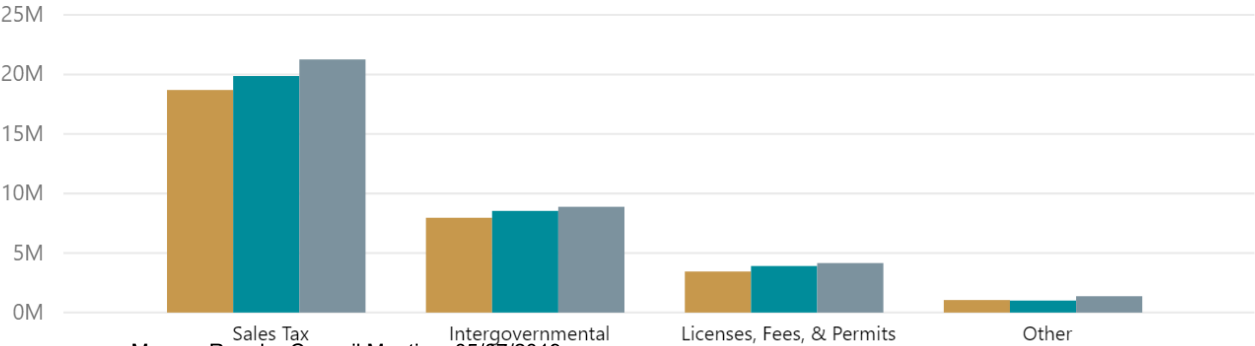
Category	FY 2019 Budget	Amount	% Budget
Sales Tax	26,284,560	21,259,630	81 %
Intergovernmental	11,748,196	8,883,159	76 %
Licenses, Fees, & Permits	4,818,090	4,344,357	90 %
Charges for Services	518,637	434,220	84 %
Other	1,586,526	1,934,060	122 %
Total	44,956,009	36,855,426	82 %



General Fund Relevant Information

The General Fund is the Town's primary operating fund. Sales Tax, Intergovernmental Revenues and Licenses, Fees, & Permits makes up 95% of budgeted revenues for the fund. Due to strong economic conditions, overall preliminary third quarter collections are slightly above budgeted levels for FY2019. Intergovernmental Revenues are amounts received from the State's shared revenue program and are distributed based upon population estimates. Licenses, Fees, & Permits are above budgeted expectations due to strong Commercial and Single Family Residential (SFR) permit revenue through the third quarter. Other revenues, comprised of various revenue streams include increased investment income earnings.

Year 2017 2018 2019



Category	2017	2018	2019
Sales Tax	18,693,709	19,900,259	21,259,630
Intergovernmental	7,961,670	8,538,159	8,883,159
Licenses, Fees, & Permits	3,445,997	4,064,253	4,344,357
Charges for Services	388,951	476,241	434,220
Other	1,050,541	1,194,393	1,934,060
Total	31,540,868	34,173,305	36,855,426

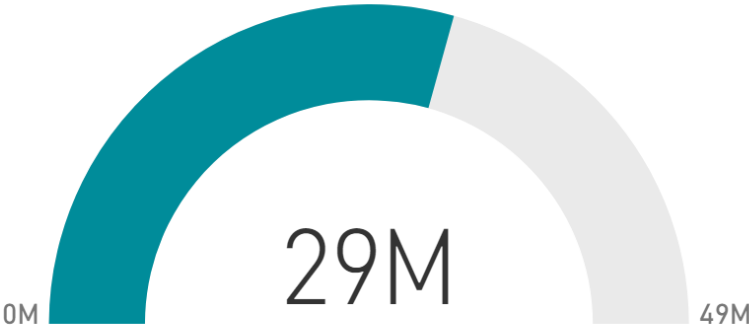
FY 2018 - 2019 THIRD QUARTER RESULTS: GENERAL FUND

Select Revenues or Expenses

ExpensesRevenues

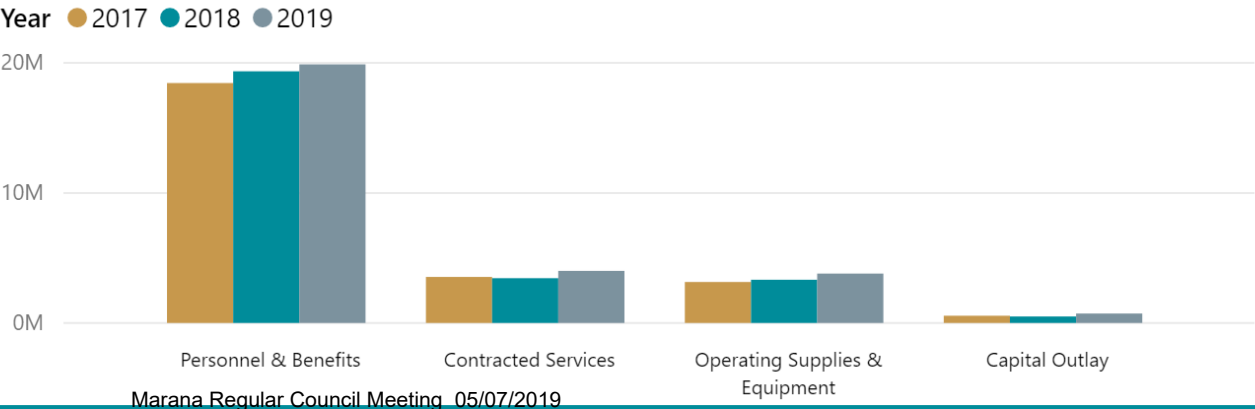
Expenses

Category	FY 2019 Budget	Amount	% Budget
Personnel & Benefits	29,920,421	19,887,934	66 %
Contracted Services	7,728,240	3,991,243	52 %
Operating Supplies & Equipment	5,687,079	3,794,307	67 %
Capital Outlay	1,191,418	723,797	61 %
Other Financing Uses	4,302,646	196,926	5 %
Total	48,829,804	28,594,207	59 %



General Fund Relevant Information

General Fund Expenses through the third quarter of FY2019 are slightly below budgeted expectations. Contracted Services includes large projects such as the planned renovations to the MMC B-Building. Several of these projects are expected to be carried-forward into the next fiscal year. As such, this category is not expected to reach budgeted levels. Other Financing Uses is related to budgeted transfers scheduled to take place later in the fiscal year.



Category	2017	2018	2019
Personnel & Benefits	18,451,087	19,353,983	19,887,934
Contracted Services	3,538,326	3,428,337	3,991,243
Operating Supplies & Equipm...	3,148,933	3,320,391	3,794,307
Capital Outlay	554,142	497,082	723,797
Other Financing Uses	741,164	492,161	196,926
Total	26,433,652	27,091,954	28,594,207

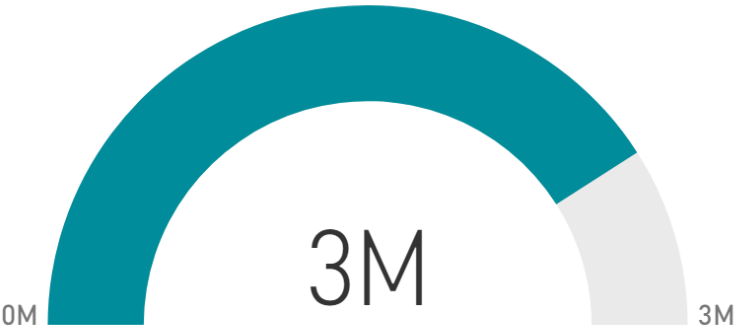
FY 2018 - 2019 THIRD QUARTER RESULTS: HURF

Select Revenues or Expenses

ExpensesRevenues

Revenues

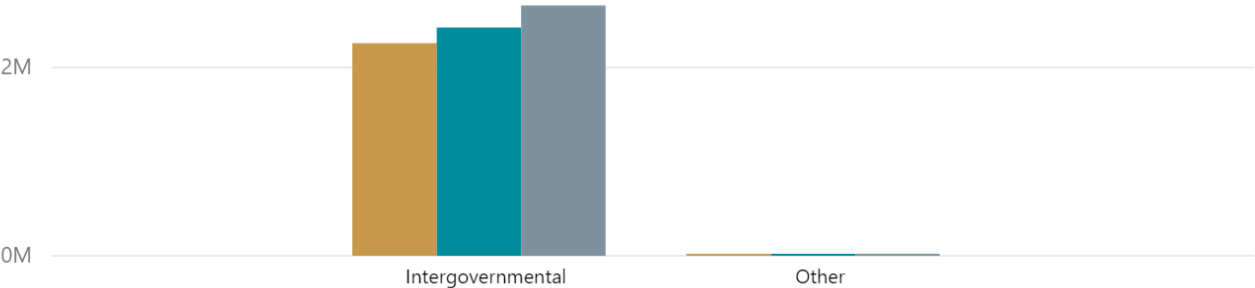
Category	FY 2019 Budget	Amount	% Budget
Intergovernmental	3,268,578	2,660,965	81 %
Other	7,500	20,982	280 %
Total	3,276,078	2,681,947	82 %



HURF Relevant Information

The Highway User Revenue Fund or HURF is set by the collection of fees and taxes from users of the State's road and highways which the State collects. Cities and towns receive a percentage of revenues based on population estimates and gasoline sales within each county. Preliminary third quarter HURF revenue collections are slightly above forecasted levels. Most of this variance is due to higher than expected fuel and vehicle registration revenues. Investment income makes up the small amount of Other revenue for the fund.

Year 201720182019



Category	2017	2018	2019
Intergovernmental	2,260,351	2,426,821	2,660,965
Other	11,395	10,594	20,982
Total	2,271,746	2,437,415	2,681,947

FY 2018 - 2019 THIRD QUARTER RESULTS: HURF

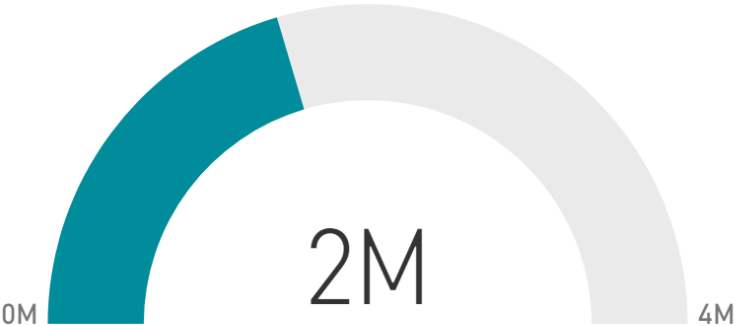
Select Revenues or Expenses

Expenses

Revenues

Expenses

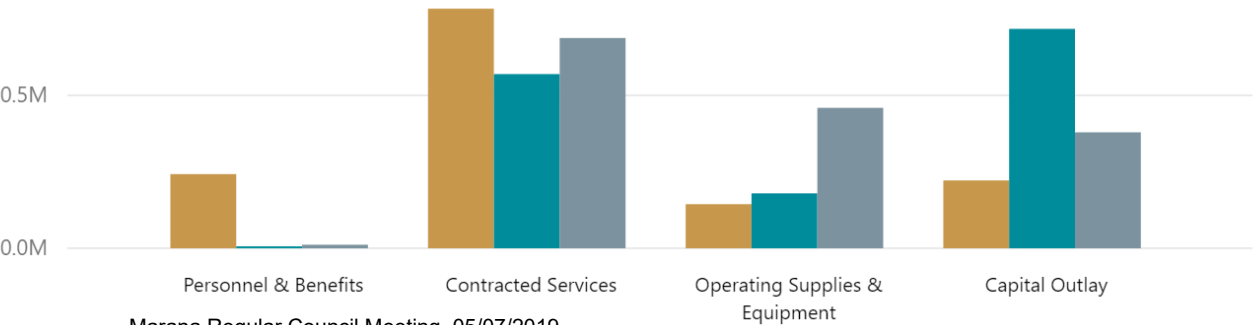
Category	FY 2019 Budget	Amount	% Budget
Personnel & Benefits	23,600	11,578	49 %
Contracted Services	2,665,357	687,581	26 %
Operating Supplies & Equipment	407,000	458,620	113 %
Capital Outlay	667,827	379,201	57 %
Total	3,763,784	1,536,980	41 %



HURF Relevant Information

HURF expenses are below budgeted amounts through the third quarter of FY2019. Contracted Services is sharply below budget due to the timing of the Town's Pavement Preservation Program. Operating Supplies & Equipment is above budgeted levels for FY2019 due to unanticipated costs associated with monsoon storm damage. For future budget cycles, the Town will be budgeting a restricted amount for such circumstances. As a whole for FY2019, the fund is expected to be below budgeted levels.

Year 2017 2018 2019



Category	2017	2018	2019
Personnel & Benefits	242,606	1,486	11,578
Contracted Services	783,484	569,633	687,581
Operating Supplies & Equipment	144,279	179,618	458,620
Capital Outlay	221,866	717,485	379,201
Total	1,392,235	1,468,222	1,536,980

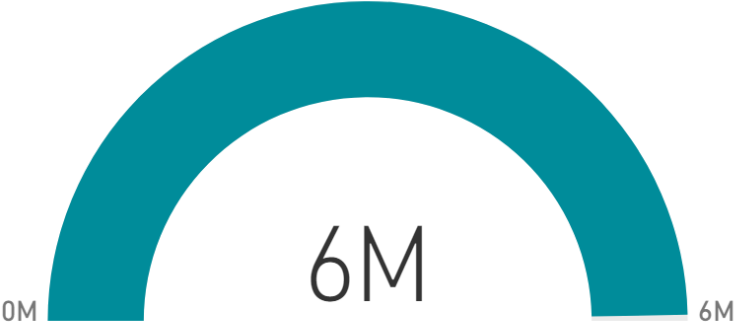
FY 2018 - 2019 THIRD QUARTER RESULTS: TRANSPORTATION FUND

Select Revenues or Expenses

ExpensesRevenues

Revenues

Category	FY 2019 Budget	Amount	% Budget
Sales Tax	5,906,742	5,568,026	94 %
Other	0	302,156	0 %
Total	5,906,742	5,870,182	99 %



Transportation Fund Relevant Information

The Transportation Fund is comprised of 75% of all contracting taxes collected by the Town and is to be used for new road construction and reconstruction projects. Preliminary third quarter revenue collections for FY2019 is higher than budgeted amounts due to unanticipated residential and commercial construction activity, combined with conservative forecasting during budget development . Other revenue is comprised of mostly investment income.

Year 2017 2018 2019



Category	2017	2018	2019
Sales Tax	3,977,428	5,195,049	5,568,026
Other	66,093	155,533	302,156
Total	4,043,521	5,350,582	5,870,182

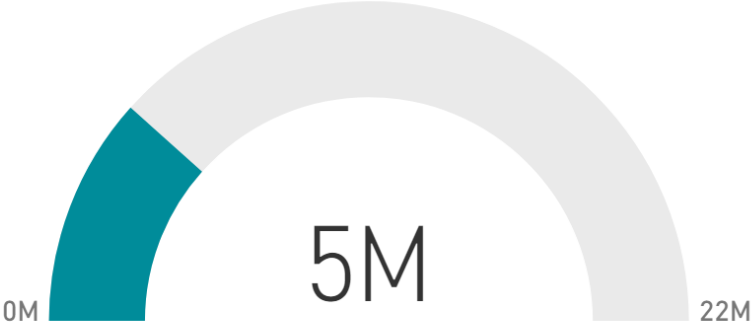
FY 2018 - 2019 THIRD QUARTER RESULTS: TRANSPORTATION FUND

Select Revenues or Expenses

ExpensesRevenues

Expenses

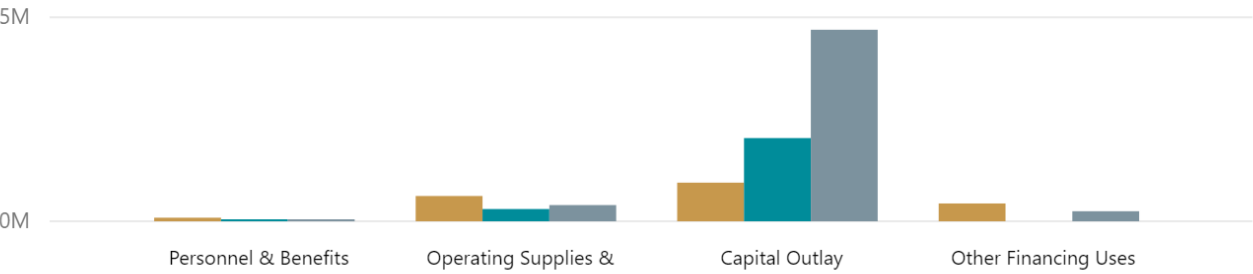
Category	FY 2019 Budget	Amount	% Budget
Personnel & Benefits	17,425	31,588	181 %
Operating Supplies & Equipment	0	397,698	0 %
Capital Outlay	20,391,126	4,695,829	23 %
Debt Service	0	14,836	0 %
Other Financing Uses	1,645,496	246,268	15 %
Total	22,054,047	5,386,219	24 %



Transportation Fund Relevant Information

Transportation Fund expenses are below budgeted expectations through the third quarter of FY2019 but are expected to increase as several major projects such as the Ina Road area projects and Coachline reconstruction are completed later in the fiscal year. Significant carry-forward into the next fiscal year is anticipated. Personnel & Benefit costs are associated with contract employees tied to the Tangerine Road project that is now completed. Costs associated with Operating Supplies is related to existing developer agreements.

Year 2017 2018 2019



Category	2017	2018	2019
Personnel & Benefits	88,084	48,694	31,588
Operating Supplies & Equipm...	620,276	300,579	397,698
Capital Outlay	947,641	2,040,616	4,695,829
Debt Service	13,546	7,987	14,836
Other Financing Uses	437,399		246,268
Total	2,106,946	2,397,876	5,386,219

FY 2018 - 2019 THIRD QUARTER RESULTS: BED TAX FUND

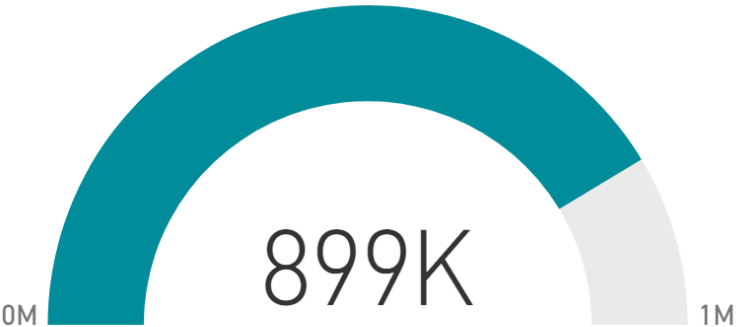
Select Revenues or Expenses

Expenses

Revenues

Revenues

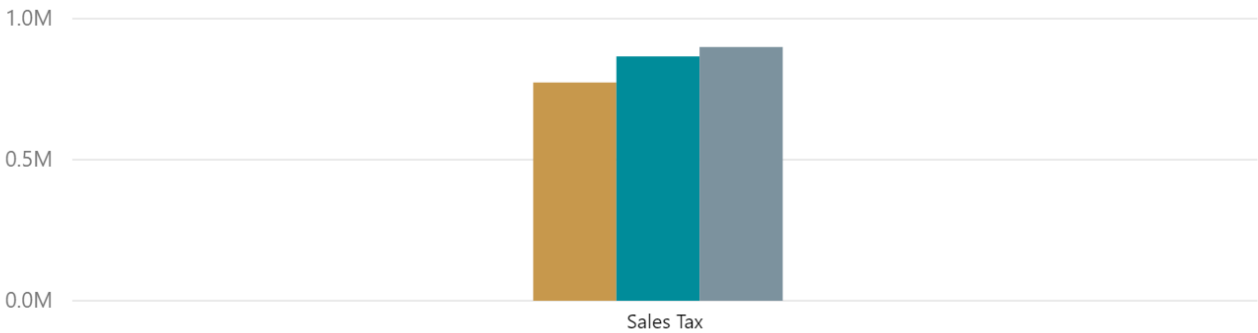
Category	FY 2019 Budget	Amount	% Budget
Sales Tax	1,088,016	899,463	83 %
Other	0	3,212	0 %
Total	1,088,016	902,675	83 %



Bed Tax Fund Relevant Information

The Bed Tax Fund accounts for the collection of the discriminatory portion of revenues restricted for tourism initiatives. After a strong winter tourism season, third quarter revenue for FY2019 is slightly above budgeted expectations. The fund is expected to be at or near budgeted levels by the end of the fiscal year.

Year 2017 2018 2019



Category	2017	2018	2019
Sales Tax	773,712	866,158	899,463
Other			3,212
Total	773,712	866,158	902,675

FY 2018 - 2019 THIRD QUARTER RESULTS: BED TAX FUND

Select Revenues or Expenses

ExpensesRevenues

Expenses

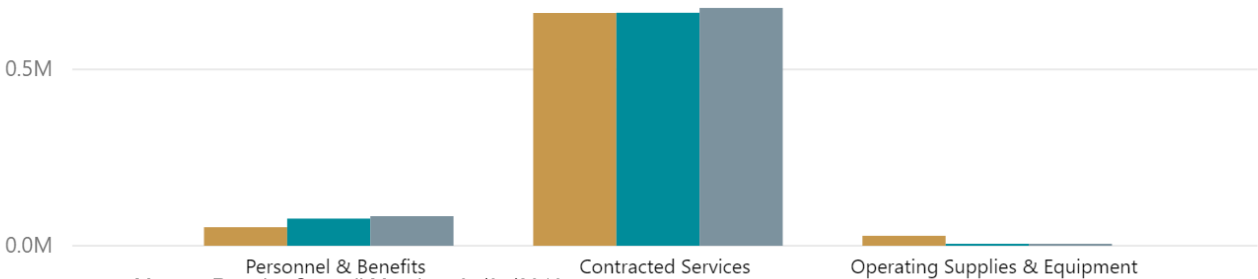
Category	FY 2019 Budget	Amount	% Budget
Personnel & Benefits	116,477	83,934	72 %
Contracted Services	760,322	674,390	89 %
Operating Supplies & Equipment	2,000	41	2 %
Other Financing Uses	209,217		
Total	1,088,016	758,365	70 %



Bed Tax Fund Relevant Information

As a whole, the Bed Tax Fund is spending it's resources as expected through the third quarter of FY2019. The large expense related to Contracted Services is due to the annual lease payment for State Trust Land near Dove Mountain. Other Financing Uses is related to a restricted amount for unanticipated costs and is not expected to be utilized this fiscal year.

Year 2017 2018 2019



Category	2017	2018	2019
Personnel & Benefits	52,606	77,051	83,934
Contracted Services	660,077	660,681	674,390
Operating Supplies & Equipment	28,248	311	41
Total	740,931	738,043	758,365

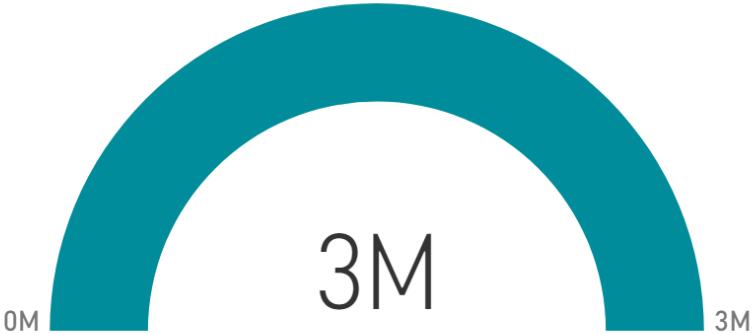
FY 2018 - 2019 THIRD QUARTER RESULTS: 1/2 CENT SALES TAX FUND

Select Revenues or Expenses

ExpensesRevenues

Revenues

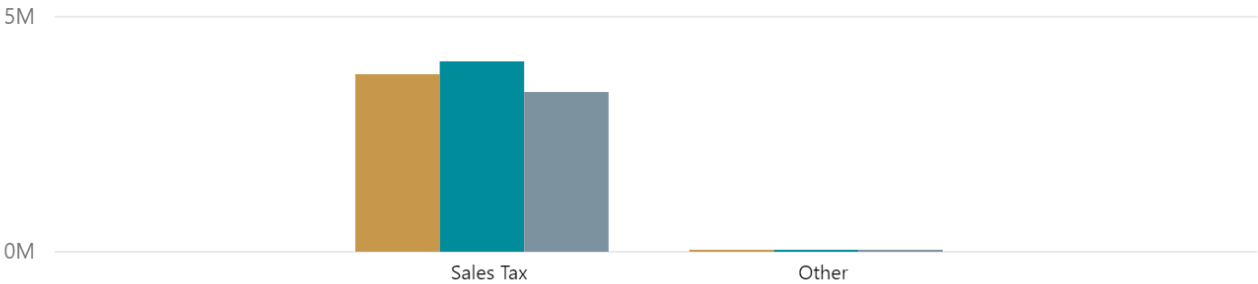
Category	FY 2019 Budget	Amount	% Budget
Sales Tax	2,952,570	3,397,750	115 %
Other	0	32,821	0 %
Total	2,952,570	3,430,570	116 %



1/2 Cent Sales Tax Fund Relevant Information

On April 28, 2015 the Town Council adopted Ordinance 2015.011 to amend the Town Tax Code by increasing the tax rate on certain activities by one-half cent for a new police facility. A total of \$18,366,458 was collected by the end of the 3rd quarter. Per Ordinance 2018.020 adopted by Town Council on October 16, 2018, the Town Tax Code was reduced on certain activities by one-half cent beginning January 1, 2019. In the 3rd quarter, the town has collected \$27,504 revenues related to the one-half cent tax prior to the repeal and does not anticipate any significant additional collections to be remited to the Town.

Year 201720182019



Category	2017	2018	2019
Sales Tax	3,776,248	4,049,280	3,397,750
Other	7,941	15,240	32,821
Total	3,784,189	4,064,520	3,430,570

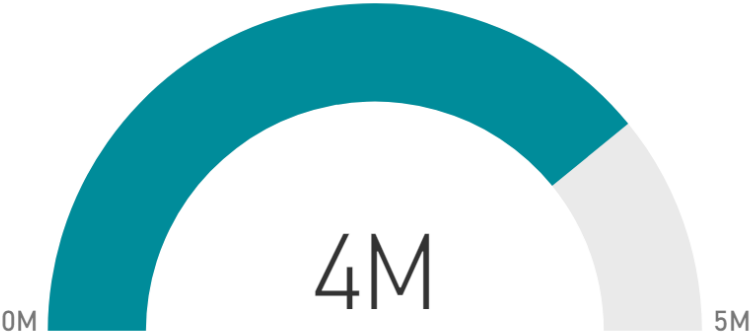
FY 2018 - 2019 THIRD QUARTER RESULTS: 1/2 CENT SALES TAX FUND

Select Revenues or Expenses

ExpensesRevenues

Expenses

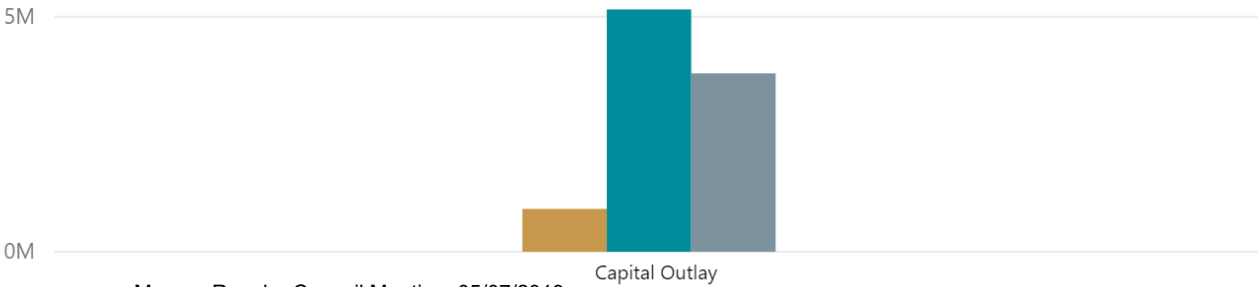
Category	FY 2019 Budget	Amount	% Budget
Capital Outlay	4,852,956	3,793,993	78 %
Total	4,852,956	3,793,993	78 %



1/2 Cent Sales Tax Fund Relevant Information

Estimated expenses through the third quarter of FY2019 are as expected. As final invoices related to the police facility are paid and reconciled, the fund is expected to reach budgeted levels.

Year 2017 2018 2019



Category	2017	2018	2019
Capital Outlay	912,037	5,153,321	3,793,993
Total	912,037	5,153,321	3,793,993

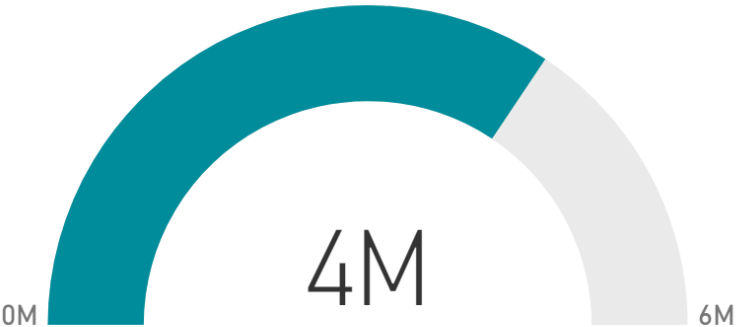
FY 2018 - 2019 THIRD QUARTER RESULTS: WATER OPERATING FUND

Select Revenues or Expenses

ExpensesRevenues

Revenues

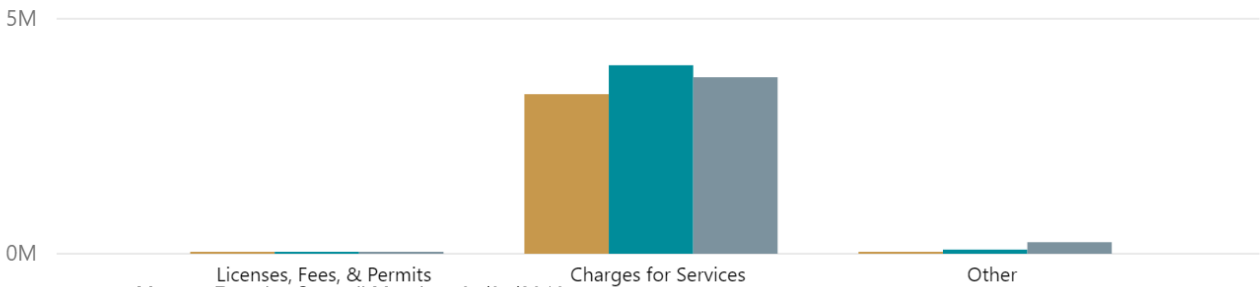
Category	FY 2019 Budget	Amount	% Budget
Intergovernmental	60,000		
Licenses, Fees, & Permits	25,000	29,329	117 %
Charges for Services	5,637,381	3,786,655	67 %
Other	291,569	317,704	109 %
Total	6,013,950	4,133,689	69 %



Water Fund Relevant Information

The current rates and fees for Marana Water customers can be found at - <http://www.maranaaz.gov/water-rates-and-fees> . Charges for Services (water sales) comprise the majority of the revenue for the fund. Overall preliminary third quarter revenue collections are slightly below expectations due to lower than normal usage during the wet winter months as compared to previous years. Revenue collections are anticipated to normalize during the fourth quarter, however the fund is estimated to be slightly below budgeted levels by the end of FY2019 .

Year 2017 2018 2019



Category	2017	2018	2019
Licenses, Fees, & Permits	36,201	26,300	29,329
Charges for Services	3,393,751	4,016,489	3,786,655
Other	32,655	90,601	317,704
Total	3,462,607	4,133,390	4,133,689

FY 2018 - 2019 THIRD QUARTER RESULTS: WATER OPERATING FUND

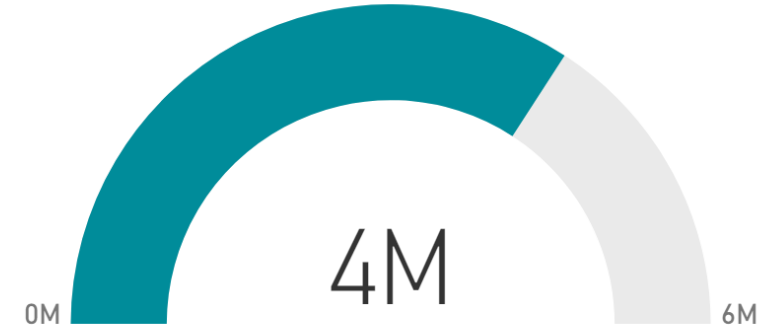
Select Revenues or Expenses

Expenses

Revenues

Expenses

Category	FY 2019 Budget	Amount	% Budget
Personnel & Benefits	2,030,413	1,384,977	68 %
Contracted Services	1,733,699	952,499	55 %
Operating Supplies & Equipment	1,662,279	1,245,080	75 %
Capital Outlay	210,000	159,270	76 %
Debt Service	517,543	460,772	89 %
Total	6,153,934	4,202,598	68 %



Water Fund Relevant Information

Overall, FY2019 preliminary third quarter expenses for the Water Operating Fund are as expected. The large amount of Debt Service is due to the timing of a scheduled payment. Capital costs associated with infrastructure and CIP projects are captured in separate funds.

Year ● 2017 ● 2018 ● 2019



Category	2017	2018	2019
Personnel & Benefits	1,278,148	1,342,020	1,384,977
Contracted Services	635,341	696,983	952,499
Operating Supplies & Equipment	868,883	1,069,261	1,245,080
Capital Outlay	81,140	136,929	159,270
Debt Service	66,406	61,390	460,772
Total	2,929,918	3,306,583	4,202,598

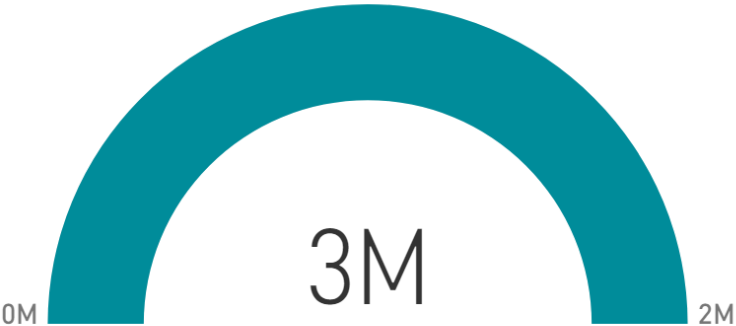
FY2018-2019 THIRD QUARTER RESULTS: WATER RECLAMATION OPERATING FUND

Select Revenues or Expenses

ExpensesRevenues

Revenues

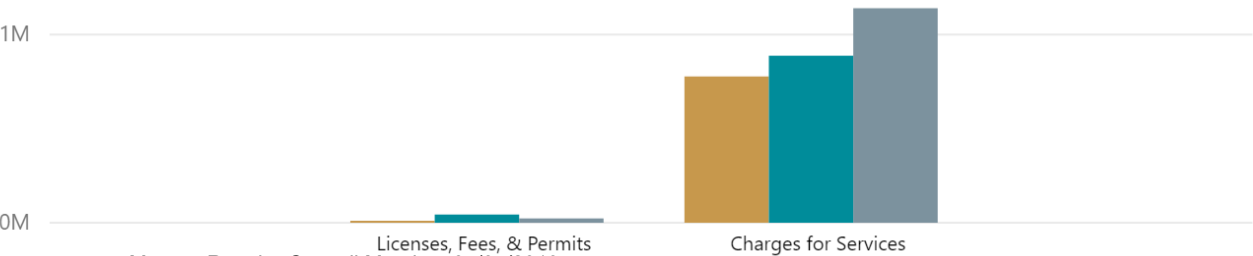
Category	FY 2019 Budget	Amount	% Budget
Licenses, Fees, & Permits	30,000	23,011	77 %
Charges for Services	1,419,602	1,140,686	80 %
Other	809,069	1,435,648	177 %
Total	2,258,671	2,599,344	115 %



Water Reclamation Fund Relevant Information

The current rates and fees for Marana Sewer customer can be found at - <http://www.maranaaz.gov/water-rates-and-fees> . Charges for Services (sewer rates) comprise the majority of the revenue for the fund. Preliminary FY2019 third quarter revenue collections are slightly higher than expected, largely due to strong account growth in the North Marana service area. The majority of Other revenue is related to budgeted transfers between funds for debt service payments and unbudgeted bond proceeds related to the treatment plant expansion.

Year 2017 2018 2019



Category	2017	2018	2019
Licenses, Fees, & Permits	10,519	43,691	23,011
Charges for Services	777,857	888,230	1,140,686
Other		587,703	1,435,648
Total	788,376	1,519,624	2,599,344

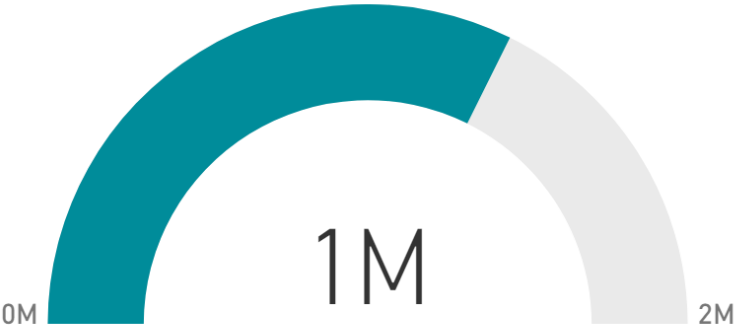
FY2018-2019 THIRD QUARTER RESULTS: WATER RECLAMATION OPERATING FUND

Select Revenues or Expenses

ExpensesRevenues

Expenses

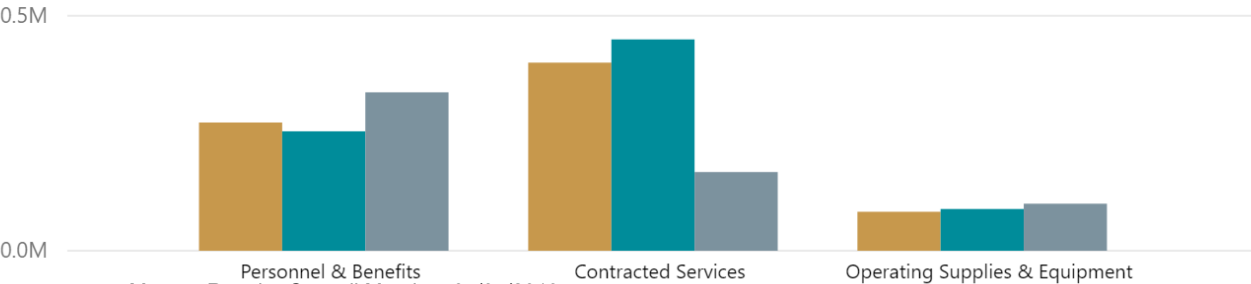
Category	FY 2019 Budget	Amount	% Budget
Personnel & Benefits	601,211	336,936	56 %
Contracted Services	438,965	167,406	38 %
Operating Supplies & Equipment	357,924	100,078	28 %
Capital Outlay	54,424	49,060	90 %
Debt Service	809,069	809,068	100 %
Total	2,261,593	1,462,548	65 %



Water Reclamation Fund Relevant Information

Overall, preliminary expenses for the Water Reclamation Operating Fund are below expectations through the third quarter of FY2019. This can be attributed to reduced sludge hauling and electrical costs with the new treatment facility. Capital costs associated with infrastructure and CIP projects are captured in separate funds.

Year 2017 2018 2019



Category	2017	2018	2019
Personnel & Benefits	272,777	254,036	336,936
Contracted Services	400,093	449,490	167,406
Operating Supplies & Equipm...	82,919	88,811	100,078
Capital Outlay		49,342	49,060
Debt Service		564,101	809,068
Total	755,789	1,405,780	1,462,548

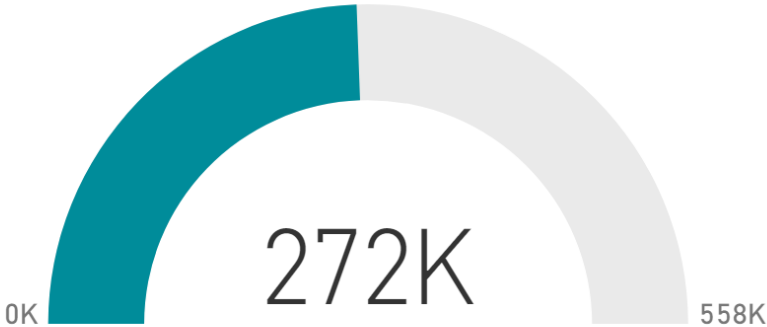
FY 2018 - 2019 THIRD QUARTER RESULTS: AIRPORT OPERATING FUND

Select Revenues or Expenses

ExpensesRevenues

Revenues

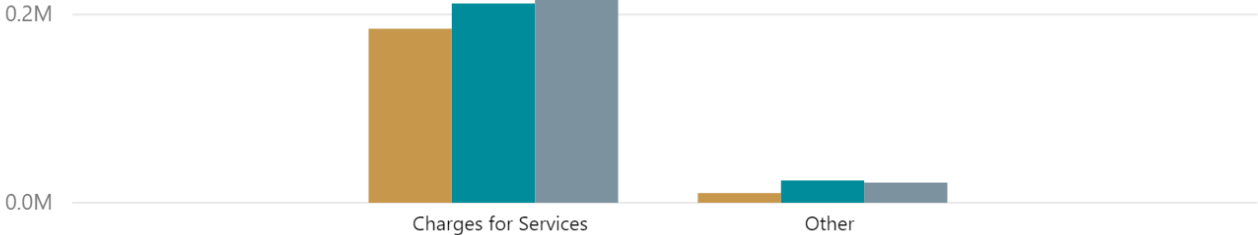
Category	FY 2019 Budget	Amount	% Budget
Charges for Services	330,068	250,984	76 %
Other	227,636	21,448	9 %
Total	557,704	272,432	49 %



Airport Fund Relevant Information

Charges for Services comprise of the majority of budgeted operating revenue for the Airport Fund. Preliminary third quarter revenue collection for the Airport Fund is at budgeted expectations and should reach budgeted levels by the end of the fiscal year. Other revenue is primarily comprised of transfers between funds scheduled to take place later in the fiscal year.

Year 2017 2018 2019



Category	2017	2018	2019
Charges for Services	185,086	211,880	250,984
Other	10,306	23,701	21,448
Total	195,392	235,580	272,432

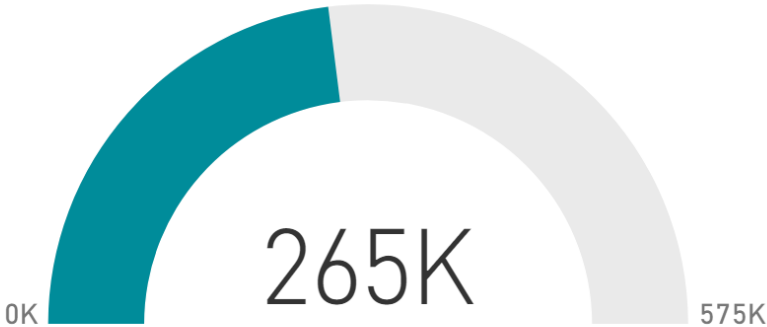
FY 2018 - 2019 THIRD QUARTER RESULTS: AIRPORT OPERATING FUND

Select Revenues or Expenses

ExpensesRevenues

Expenses

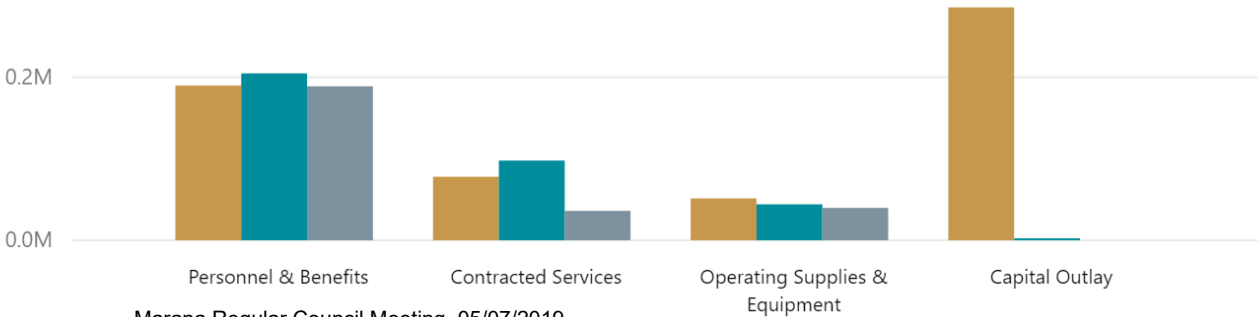
Category	FY 2019 Budget	Amount	% Budget
Personnel & Benefits	292,114	188,815	65 %
Contracted Services	176,090	36,086	20 %
Operating Supplies & Equipment	79,500	39,745	50 %
Capital Outlay	27,500		
Total	575,204	264,646	46 %



Airport Fund Relevant Information

Overall, expenses for the Airport Fund are slightly below budgeted levels through the third quarter of FY2019 but are expected to be at or near budgeted levels as the fiscal year progresses and one-time projects are completed. Costs related to CIP projects are captured in other funds.

Year 2017 2018 2019



Category	2017	2018	2019
Personnel & Benefits	189,764	204,683	188,815
Contracted Services	77,945	97,769	36,086
Operating Supplies & Equipment	51,370	44,110	39,745
Capital Outlay	285,574	1,164	
Total	604,653	347,726	264,646



Council-Regular Meeting

C1

Meeting Date: 05/07/2019

To: Mayor and Council

Submitted For: Keith Brann, Town Engineer

From: Gus Myers, Engineering Technician

Date: May 7, 2019

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2019-035: Relating to Development; accepting for maintenance certain public water improvements serving Marana Assisted Living on Lot 2 of Continental Crossing subdivision (Keith Brann)

Discussion:

As part of the Marana Assisted Living project on Silverbell and Coachline Roads, improvements were necessary to the fire flow capacity of the Town of Marana's water system. In addition to extending water infrastructure to the site, an additional pressure booster station was constructed.

Infrastructure has been completed to the satisfaction of Town staff. This resolution will accept for maintenance the potable water system of 1,412 linear feet of water line, valves, fire hydrants, and appurtenances with an estimated value of \$114,441.

Staff Recommendation:

Staff recommends adoption of Resolution No. 2019-035, accepting public improvements for maintenance.

Suggested Motion:

I move to adopt Resolution No. 2019-035.

Attachments

Resolution No. 2019-035

Exhibit A

MARANA RESOLUTION NO. 2019-035

RELATING TO DEVELOPMENT; ACCEPTING FOR MAINTENANCE CERTAIN PUBLIC WATER IMPROVEMENTS SERVING MARANA ASSISTED LIVING ON LOT 2 OF CONTINENTAL CROSSING SUBDIVISION

WHEREAS Marana Assisted Living is located on Lot 2 of Continental Crossing subdivision, recorded in the Pima County Recorder's office on February 19, 2016, at Sequence Number 20160500157; and

WHEREAS, WATERMARK MARANA LLC has completed the public water improvements for Marana Assisted Living per approved plan set ENG1511-003 acceptable to Town standards.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Marana that the Town accepts for maintenance the public water improvements depicted in the plan set entitled 'Public Water Plans For Marana Assisted Living,' Plan Number ENG1511-003, prepared by Grenier Engineering, Inc., consisting of a potable water system including 1,412 linear feet of potable water line, water meters, valves, fire hydrants, and appurtenances with an estimated value of \$114,441.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 7th day of May, 2019.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

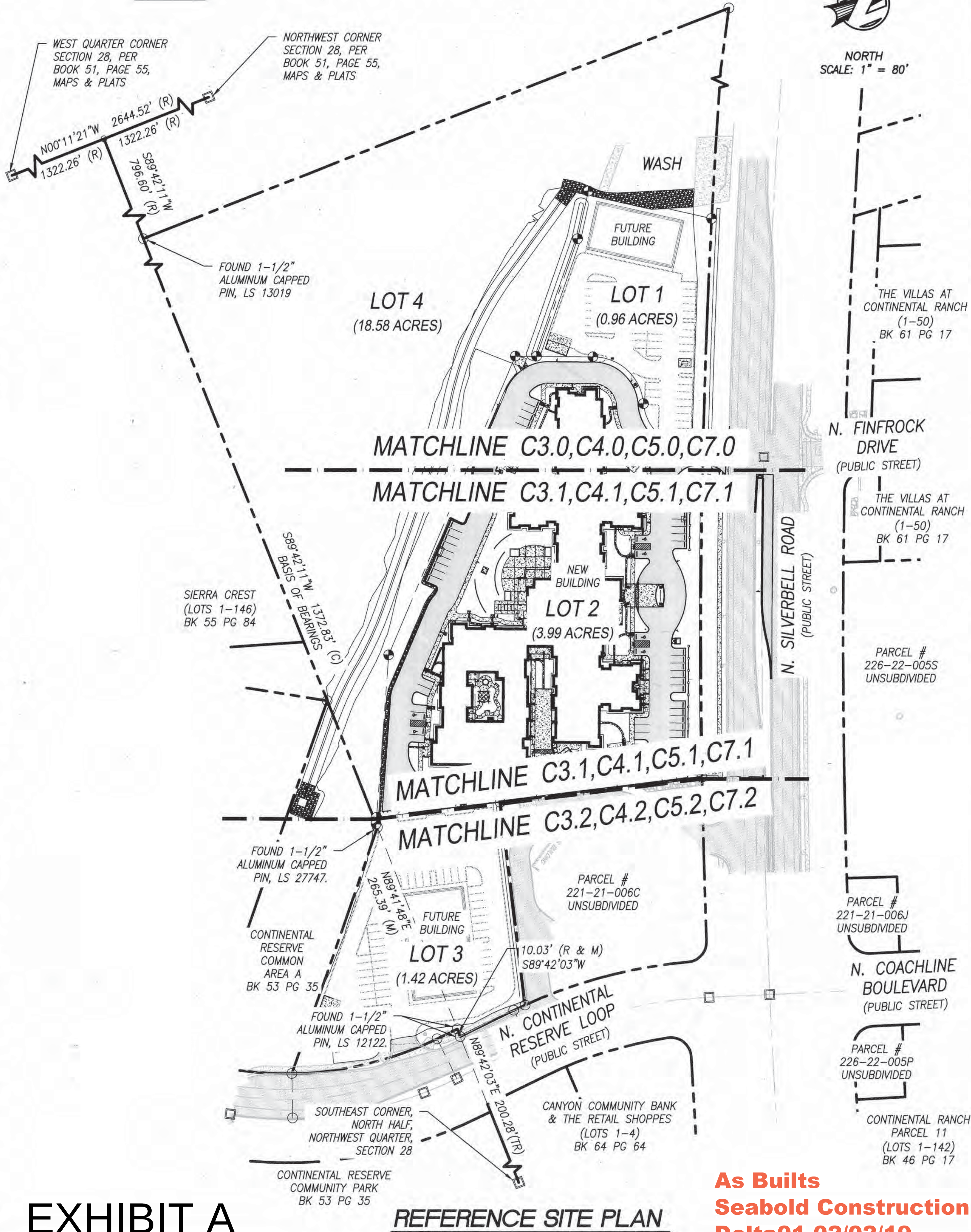
Cherry L. Lawson, Town Clerk

Frank Cassidy, Town Attorney

PERMITTING NOTES

1. THE ADMINISTRATIVE/SITE ADDRESS 8695 N. SILVERBELL RD.
ZONING AND LAND USE NOTES:
1. THE GROSS AREA OF THIS DEVELOPMENT IS 3.991 ACRES (173,838 SF).
2. THE EXISTING ZONING IS F - SPECIFIC PLAN (PIMA FARMS NORTH) WITH A LAND USE DESIGNATION OF 'C' (VILLAGE CORE - COMMERCIAL) PER ORDINANCE NO. 89.20 AND AS AMENDED PER ORDINANCE NO. 2006.19.
3. THE PROPOSED USE IS NURSING HOME.
4. PARKING PROVISIONS:
PARKING REQUIRED: 1 FOR EACH 3 BEDS
118 BEDS / 3 = 39 PARKING SPACES
- PARKING PROPOSED:
STANDARD PARKING SPACES: 52 SPACES
HANDICAP ACCESSIBLE SPACES: 6 SPACES
TOTAL PARKING PROPOSED: 58 SPACES
5. PROPOSED MAXIMUM BUILDING HEIGHT & MAXIMUM ALLOWED BUILDING HEIGHT= 34'-0"
6. ALL WALLS SHALL BE CONSTRUCTED OF OR PAINTED WITH GRAFFITI-RESISTANT MATERIALS.
7. ALL SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT.
8. DEVELOPER WILL COVENANT TO HOLD TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
9. DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.
10. THE DESIGN VEHICLE FOR THIS PROJECT IS A WB-40.
11. ALL EXTERIOR AND SITE LIGHTING SHALL COMPLY TO THE MOST CURRENT EDITION OF THE TOWN OF MARANA OUTDOOR LIGHTING CODE.
12. THE INSTALLATION OF PRIVATE DEVELOPMENT ITEMS SUCH AS LANDSCAPE, IRRIGATION AND OTHER PRIVATE FEATURES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION.
13. NO STRUCTURES, PATIO, RETAINING WALL, FENCES, TRASH ENCLOSURES OR ENCROACHMENTS OF ANY KIND MAY IMPEDE OR BE CONSTRUCTED OVER ANY PUBLIC UTILITY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE TOWN OF MARANA AND THE EASEMENT GRANTEE.
14. REQUIRED BUILDING SETBACKS: NORTH=25'(SILVERBELL), SOUTH=25', EAST=10', WEST=10'
PROPOSED BUILDING SETBACKS: NORTH=71.00', SOUTH=44.00', EAST=39.68', WEST=38.20'
15. THIS DEVELOPMENT COMPLIES WITH MARANA CODE 12-3-6 FOR ACCESSIBLE PARKING SIGNAGE REQUIREMENTS.
16. THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS AND AGREEMENTS OF ORDINANCE 2006.19.
17. BUILDING AREA=101,346 S.F., LOT COVERAGE=58.30%
18. TRASH ENCLOSURE MUST BE OF MASONRY CONSTRUCTION MATCHING THE BUILDING AND HAVE NON-TRANSPARENT GATES.
19. LANDSCAPE REQUIRED & PROVIDED: 10% OF GROSS ~~PARKING~~ AREA
- DRAINAGE NOTES:**
1. THE DEVELOPER, ANY SUCCESSORS OR ASSIGNS, WILL HOLD THE TOWN OF MARANA, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
2. A FLOODPLAIN USE PERMIT AND ELEVATION CERTIFICATES ARE NOT REQUIRED FOR THIS DEVELOPMENT.
3. DRAINAGE SHALL NOT BE ALTERED, DISTURBED OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.
4. AS SHOWN ON FIRM PANEL 04019C1655L (EFFECTIVE DATE JUNE 16, 2011) THE SITE IS WITHIN SHADED AND UN-SHADED ZONE X.
- STREETS AND ROADS NOTES:**
1. NO STRUCTURES OR VEGETATION SHALL BE LOCATED OR MAINTAINED SO AS TO INTERFERE WITH THE SIGHT VISIBILITY TRIANGLES.
2. TOTAL MILES OF NEW PUBLIC STREETS IS 0 MILES.
TOTAL MILES OF NEW PRIVATE STREETS IS 0 MILES.
- UTILITIES AND WASTEWATER MANAGEMENT NOTES:**
1. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
2. THIS PROJECT LIES WITHIN THE PLANNED WATER SERVICE AREA OF THE TOWN OF MARANA WATER DEPARTMENT WHICH IS DESIGNATED BY THE DEPARTMENT OF WATER RESOURCE AS HAVING AN ASSURED WATER SUPPLY.
3. ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE NO. 1991-140, AS AMENDED).
4. ON-SITE SANITARY SEWERS, WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED AND MAINTAINED ON A PRIVATE BASIS, AND IN ACCORDANCE WITH AN APPROVED OPERATION AND MAINTENANCE PLAN, IF REQUIRED. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT.
5. MAINTENANCE AND OPERATION OF THE PRIVATE SANITARY SEWER TO ITS POINT OF CONNECTION TO THE PUBLIC SANITARY SEWER IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
6. ALL LANDSCAPING WITHIN THE PUBLIC SEWER EASEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE PLANTING GUIDELINES CONTAINED WITHIN PIMA COUNTY / CITY OF TUCSON STANDARD DETAIL WMM A-4.
7. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.
8. CONSTRUCTION AUTHORIZATION FROM THE PIMA COUNTY DEPARTMENT OF ENVIRONMENTAL QUALITY IS REQUIRED BEFORE BEGINNING ANY WORK ON THIS PROJECT. APPROVAL OF THIS DEVELOPMENT DOES NOT CONSTITUTE CONSTRUCTION AUTHORIZATION.
9. ANY REVISIONS TO THIS PLAN WITHIN THE WAPA EASEMENT MUST BE APPROVED BY WESTERN AREA POWER ADMINISTRATION (WAPA). PLEASE CONTACT NANCY WILCOX AT (602) 605-2580.

DEVELOPMENT & IMPROVEMENT PLANS FOR
MARANA ASSISTED LIVING
8689 N. SILVERBELL RD.



SHEET INDEX

- 1 - C1.0 COVER SHEET
2 - C1.1 NOTES & LEGEND
3 - C2.0 DEMOLITION PLAN
4 - C3.0 SITE PLAN
5 - C3.1 SITE PLAN
6 - C3.2 SITE PLAN
7 - C4.0 GRADING PLAN
8 - C4.1 GRADING PLAN
9 - C4.2 GRADING PLAN
10 - C5.0 PRIVATE UTILITY PLAN
11 - C5.1 PRIVATE UTILITY PLAN
12 - C5.2 PRIVATE UTILITY PLAN
13 - C6.0 SECTIONS & DETAILS
14 - C6.1 SECTIONS & DETAILS
15 - C6.2 SECTIONS & DETAILS
16 - C6.3 SECTIONS & DETAILS
17 - C6.4 SECTIONS & DETAILS
18 - C7.0 HORIZONTAL CONTROL PLAN
19 - C7.1 HORIZONTAL CONTROL PLAN
20 - C7.2 HORIZONTAL CONTROL PLAN
21 - C7.3 HORIZONTAL CONTROL TABLES
22 - C8.0 STORM WATER POLLUTION PREVENTION PLAN

LEGAL DESCRIPTION

LOTS 1, 2, AND 3 OF CONTINENTAL CROSSING AS RECORDED IN SEQUENCE 2016-0500157 IN THE OFFICE OF THE PIMA COUNTY RECORDER.

BASIS OF ELEVATIONS

BASIS OF ELEVATIONS: THE BASIS OF ELEVATIONS FOR THIS PROJECT IS THE PIMA COUNTY DEPARTMENT OF TRANSPORTATION (PCDOT) BENCHMARK T12S-R12E-N09, BEING A 1/2" REBAR WITH TAG "PCDOT GPS" LOCATED 50 FEET SOUTH OF THE SOUTHEAST CORNER OF THE WELL SITE FENCE AT THE EAST END OF LINDA VISTA ROAD, APPROXIMATE 0.4 MILES EAST OF SILVERBELL ROAD. SAID ELEVATION BEING 2097.25 (NAVD-88) PER THE PCDOT DATA SHEET FOR SAID POINT.

BASIS OF BEARINGS

BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS PROJECT IS THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY ARIZONA. SAID BEARING BEING SOUTH 89°42'11" WEST, AS SHOWN HEREON.

CERTIFICATION OF SURVEY

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN ON THIS PLAN WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING AND/OR PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED.

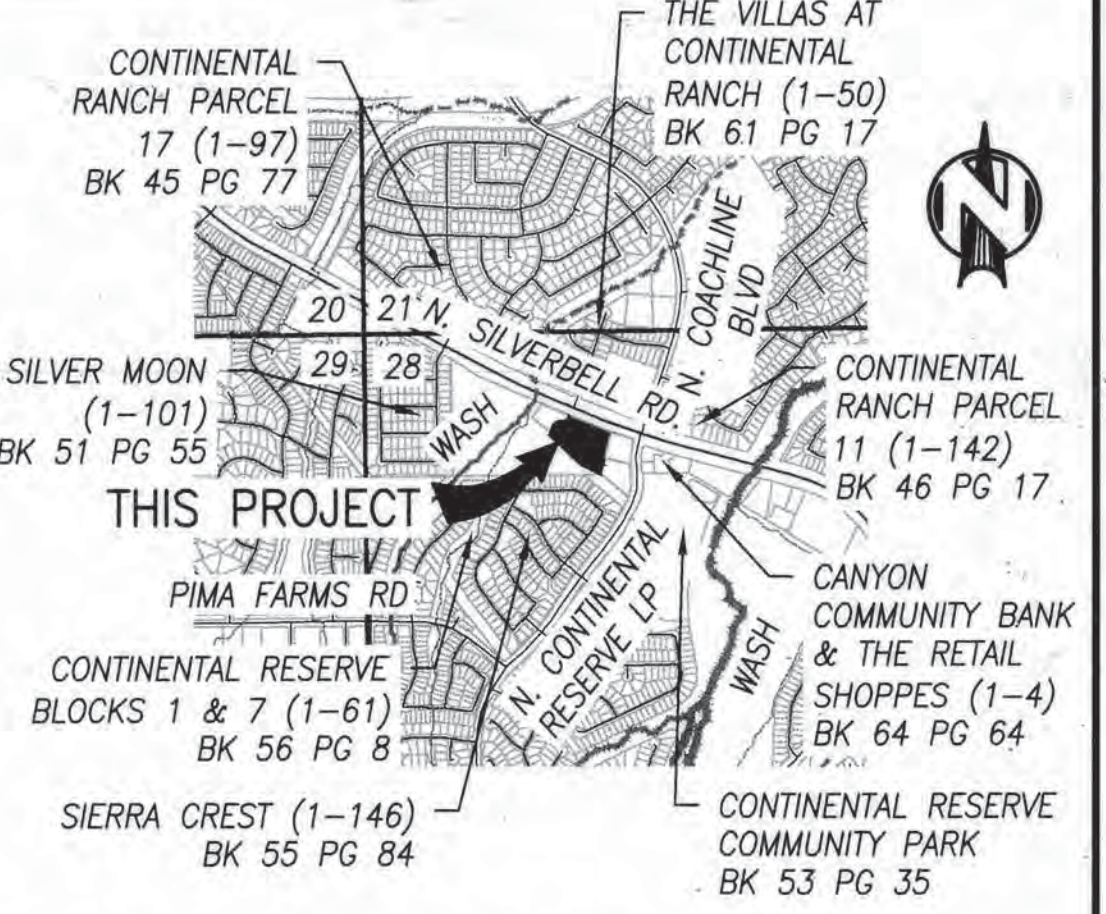


DAVID L. PUTT, R.L.S.
ARIZONA REGISTRATION NO. 13019

ACCEPTANCE BLOCK

TOWN ENGINEER / DEVELOPMENT ENGINEER
MARANA PLANNING DIRECTOR
MARANA WATER
NORTHWEST FIRE DISTRICT

DATE 7-15-16
DATE 7-17-16
DATE 7-15-16
DATE 7/19/16



LOCATION MAP

SCALE: 3" = 1 MILE
A PORTION OF SECTION 28, T-12-S, R-12-E
GILA AND SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA

OWNER

DAZ7-SOMBRERO PEAK, LLC
CONTACT : MICHAEL SARABIA
ADDRESS : 1795 E. SKYLINE DR., SUITE 193
TUCSON, AZ 85718
PHONE : (520) 297-8929

DEVELOPER

SALEM MARANA INVESTMENTS, LLC
CONTACT : RON ZIEBART
ADDRESS : 1900 HINES ST SE, SUITE 190
SALEM, OR 97302
PHONE : (503) 363-4677

ARCHITECT

LENITY ARCHITECTURE
CONTACT : KALINA KUNERT
ADDRESS : 3150 KETTLE COURT SE
SALEM, OR 97301
PHONE : (503) 399-1090

CIVIL ENGINEER

GRENIER ENGINEERING, INC.
CONTACT : RICHARD MACIAS, P.E.
ADDRESS : 5524 E. 4TH STREET,
TUCSON, AZ 85711
PHONE : (520) 326-7082
FAX : (520) 326-7508
EMAIL : rmacias@greniereng.com

DPP1511-001

REF NO'S:
PRV1510-002
SPA-06010

Two working days before you call for the BLUE STAKES
1-800-STAKEIT OR 1-800-782-5348
Blue Stake Center

ADMINISTRATIVE ADDRESS:
8695 N. SILVERBELL RD.

Rev #	Description

GRENIER ENGINEERING, INC.
Structural & Civil Engineering Consultants
5524 East 4th Street, Tucson, Arizona 85711
Phone: 520.326.7082 ~ Fax: 520.326.7508

Sheet Name: **COVER SHEET**
DEVELOPMENT & IMPROVEMENT PLANS

Project: **MARANA ASSISTED LIVING**
CONTINENTAL CROSSING LOT 2
SEQ. NO. 20160500157

Job Number: 15045
Designed By: AR/RM
Drawn By: RM
Checked By: RM
Date: 6/10/16
Scale: Vt: N/A Ht: AS NOTED

Sheet Number: **C1.0**

Sheet 1 of 22

EXHIBIT A

As Builds
Seabold Construction
Delta01 02/02/19



Council-Regular Meeting

C2

Meeting Date: 05/07/2019

To: Mayor and Council

From: Yiannis Kalaitzidis, Finance Director

Date: May 7, 2019

Strategic Plan Focus Area:
Community

Strategic Plan Focus Area Additional Info:

PRINCIPLE STATEMENT 1: We will maintain a safe and well-managed community.

Subject: Resolution No. 2019-036: Relating to Administration; adopting the Town of Marana Public Safety Personnel Retirement System (PSPRS) Pension Funding Policy (Yiannis Kalaitzidis)

Discussion:

Arizona Revised Statutes (A.R.S.) §38-863.01 requires that on or before July 1, 2019 all jurisdictions that participate in the Public Safety Personnel Retirement System (PSPRS) must annually adopt and post on the governing body's website a PSPRS pension funding policy for employees who were hired before July 1, 2017 (Tier 1 & 2). It excludes the health premium subsidy/benefit and employees hired on or after July 1, 2017 (Tier 3) funds.

On March 26, 2019, staff presented the requirements of the law and relevant staff recommendations for the Council's consideration and discussion. The resulting attached document is the Town's PSPRS Funding Policy, compiled using the League of Arizona Cities and Towns model policy along with feedback received from Council.

The policy includes the following elements as required by state statute:
Formally accepts the employee's share of the assets and liabilities under the system based on the system's actuarial valuation report.

Includes funding objectives that address:

- How to maintain stability of the Town's contributions to the pension plan
- How and when the Town's funding requirement will be met

- Defines the Town's funded ratio target under the system and the timeline for reaching the targeted funded ratio.

All amounts, the ratio and the funded ratio target and timeline for reaching the targeted funded ratio were obtained from the actuarial report prepared for the pension plan as issued in December 2018.

The policy will be posted on the Town's website upon approval in a public meeting and will be updated annually.

Staff Recommendation:

Staff recommends adoption of Resolution No. 2019-036 adopting a pension funding policy for the PSPRS.

Suggested Motion:

I move to adopt Resolution No. 2019-036 adopting a pension funding policy for the PSPRS.

Attachments

Resolution No. 2019-036
Pension Funding Policy

MARANA RESOLUTION NO. 2019-036

RELATING TO ADMINISTRATION; ADOPTING THE TOWN OF MARANA PUBLIC SAFETY PERSONNEL RETIREMENT SYSTEM (PSPRS) PENSION FUNDING POLICY

WHEREAS A.R.S. § 38-863.01 requires each governing body of an employer with employees in the Public Safety Personnel Retirement System (PSPRS) to annually adopt a pension funding policy for the system for employees who were hired before July 1, 2017; and

WHEREAS the Town has developed a pension funding policy with funding objectives as required by the statute; and

WHEREAS the Town Council finds that it is in the best interests of the community to adopt the PSPRS funding policy.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, AS FOLLOWS:

SECTION 1. The Town of Marana Public Safety Personnel Retirement System (PSPRS) Pension Funding Policy attached to and incorporated in this resolution as Exhibit A is hereby adopted.

SECTION 2. The Town's Manager and staff are hereby directed and authorized to undertake all other and further tasks required or beneficial to carry out the terms, obligations, and objectives of the PSPRS funding policy.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, this 7th day of May, 2019.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

Cherry L. Lawson, Town Clerk

Frank Cassidy, Town Attorney

Town of Marana

Public Safety Personnel Retirement System

Pension Funding Policy

The intent of this policy is to clearly communicate the Council's pension funding objectives and its commitment to our employees and the sound financial management of the Town and to comply with new statutory requirements of Laws 2018, Chapter 112.

Several terms are used throughout this policy:

Unfunded Actuarial Accrued Liability (UAAL) – Is the difference between trust assets and the estimated future cost of pensions earned by employees. This UAAL results from actual results (interest earnings, member mortality, disability rates, etc.) being different from the assumptions used in previous actuarial valuations.

Annual Required Contribution (ARC) – Is the annual amount required to pay into the pension funds, as determined through annual actuarial valuations. It is comprised of two primary components: normal pension cost – which is the estimated cost of pension benefits earned by employees in the current year; and, amortization of UAAL – which is the cost needed to cover the unfunded portion of pensions earned by employees in previous years. The UAAL is collected over a period of time referred to as the amortization period. The ARC is a percentage of the current payroll.

Funded Ratio – Is a ratio of fund assets to actuarial accrued liability. The higher the ratio the better funded the pension is with 100% being fully funded.

Intergenerational equity – Ensures that no generation is burdened by substantially more or less pension costs than past or future generations.

The Town's police employees who are regularly assigned hazardous duty participate in the Public Safety Personnel Retirement System (PSPRS).

Public Safety Personnel Retirement System (PSPRS)

PSPRS is administered as an agent multiple-employer pension plan. An agent multiple-employer plan has two main functions: 1) to comingle assets of all plans under its administration, thus achieving economy of scale for more cost efficient investments, and invest those assets for the benefit of all members under its administration and 2) serve as the statewide uniform administrator for the distribution of benefits.

Under an agent multiple-employer plan each agency participating in the plan has an individual trust fund reflecting that agencies' assets and liabilities. Under this plan all contributions are deposited to and distributions are made from that fund's assets, each fund

has its own funded ratio and contribution rate, and each fund has a unique annual actuarial valuation. The Town of Marana has one trust fund for police employees.

Council formally accepts the assets, liabilities, and current funding ratio of the Town's PSPRS trust funds from the June 30, 2018 actuarial valuation, which are detailed below.

Trust Fund	Assets	Accrued Liability	Unfunded Actuarial Accrued Liability	Funded Ratio
Marana Police – Tier 1 & Tier 2 Pension	\$ 20,837,643	\$ 35,932,380	\$ 15,094,737	58.0%

PSPRS Funding Goal

Pensions that are less than fully funded place the cost of service provided in earlier periods (amortization of UAAL) on the current taxpayers. Fully funded pension plans are the best way to achieve taxpayer and member intergenerational equity. Most funds in PSPRS are significantly underfunded and falling well short of the goal of intergenerational equity.

The Council's PSPRS funding ratio goal is 100% (fully funded) by June 30, 2036.

Council established this goal for the following reasons:

- The PSPRS trust funds represent only the Town of Marana's liability
- A fully funded pension is the best way to achieve taxpayer and member intergenerational equity

Council has taken the following actions to achieve this goal:

- Maintain ARC payment from operating revenues – Council is committed to maintaining the full ARC payment (normal cost and UAAL amortization) from operating funds. The estimated combined ARC for FY2020 is \$1,849,948 and will be able to be paid from operating funds without diminishing Town services.
- Authorize the Town Manager to propose additional measures as part of the annual budget process based on projected financial conditions and Town operational needs. Such measures may include the following:
 - o Pre-payment of the estimated combined ARC amount at the beginning of each fiscal year, to the extent permitted by the pension plan.
 - o Additional payments above the ARC.

Based on these actions the Council plans to achieve its goal of 100% funding by June 30, 2036, in accordance with the amortization timeline set forth by the PSPRS June 30, 2018 Actuarial Valuation.



Council-Regular Meeting

C3

Meeting Date: 05/07/2019

To: Mayor and Council

From: Steven Vasquez, Senior Planner

Date: May 7, 2019

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2019-037: Relating to Development; approving a Final Plat for Rancho Marana 154 Block 3 Lots 1-128 and Common Areas "A" through "N" at the northeast corner of Tangerine Farms Road and Clark Farms Blvd. (Steven E. Vasquez)

Discussion:

Request

The WLB Group, Inc., on behalf of Meritage Homes of Arizona, is requesting the approval of a final plat consisting of 128 residential lots and common areas "A" through "N" on approximately 24 acres within the Rancho Marana 154 development.

Location

The proposed subdivision is located in Block 3 of the Rancho Marana 154 block plat (Book 59, Page 13, Sequence #20042360739) at the northeast corner of Tangerine Farms Road and Clark Farms Boulevard.

Zoning

The zoning for Block 3 is F (Specific Plan - Rancho Marana) with a land use designation of Medium High Density Residential (MHDR). The MHDR land use permits single family detached homes in this block with a minimum lot size of 4,500 square feet. The proposed minimum lot size is 4,833 square feet (Lot 66). The proposed maximum lot size is 10,370 square feet (Lot 23). The average lot size is 5,311 square feet.

Transportation

The proposed subdivision will have two entries with 42 foot right-of-way widths. One entry will be off Tangerine Farms Road on W. Charismatic Drive and the second

entry will be off Clark Farms Blvd. on N. Wiggins Drive. The internal street section is the Town's typical 42 foot wide public right-of-way.

Usable Open Space Requirement

A minimum of 700 square feet of usable open space (UOS) per dwelling unit is required by the Rancho Marana Specific Plan. Based on 128 lots, this subdivision requires a minimum of 89,600 square feet of UOS. Common Areas "F" and "M" will provide 50,210 square feet of UOS and 44,790 square feet of UOS is planned within the adjacent Tangerine Farms Road right-of-way (allowed per the previously approved development agreement for this subdivision) for a total of 95,000 square feet of UOS.

Preliminary Plat

The preliminary plat for Rancho Marana 154 Block 3 was approved by Town Council on October 16, 2018 by adoption of Resolution No. 2018-096.

Staff Recommendation:

Staff has reviewed the request against the requirements of the Rancho Marana Specific Plan, the Marana Land Development Code, the Town Code and the Marana General Plan. The final plat is in substantial conformance with all required development regulations and staff recommends approval.

Suggested Motion:

I move to adopt Resolution No. 2019-037 approving a final plat for Rancho Marana 154 Block 3 Lots 1-128 and Common Areas "A" through "N" at the northeast corner of Tangerine Farms Road and Clark Farms Blvd.

Attachments

Resolution No. 2019-037

PRV1812-002 RM 154 Blk 3 FP

PRV1812-002 RM 154 Blk 3 FP Map

PRV1812-002 RM 154 Blk 3 FP App

MARANA RESOLUTION NO. 2019-037

RELATING TO DEVELOPMENT; APPROVING A FINAL PLAT FOR RANCHO MARANA 154 BLOCK 3 LOTS 1-128, COMMON AREAS “A” THROUGH “N” LOCATED AT THE NORTHEAST CORNER OF TANGERINE FARMS RD. AND CLARK FARMS BLVD.

WHEREAS, on February 6, 1990, the Mayor and Town Council adopted Ordinance No. 90.04, approving a rezoning to create the Rancho Marana Specific Plan; and

WHEREAS, on December 7, 2004, the Mayor and Town Council adopted Resolution No. 2004-154, approving the final block plat for Rancho Marana 154, Book 59, Page 13; and

WHEREAS, on February 15, 2005, the Mayor and Town Council adopted Ordinance No. 2005.05, approving an amendment to the Rancho Marana Specific Plan; and

WHEREAS, on October 16, 2018, the Mayor and Town Council adopted Resolution No. 2018-096, approving the preliminary plat for Rancho Marana 154 Block 3; and

WHEREAS, The WLB Group, Inc., on behalf of Meritage Homes of Arizona, has applied for approval of a final plat for a 128-lot single-family residential subdivision within Block 3 of the Rancho Marana 154 block plat located approximately at the northeast corner of Tangerine Farms Road and Clark Farms Boulevard; and

WHEREAS, the Marana Town Council, at the regularly scheduled meeting on May 7, 2019, determined that the final plat for Rancho Marana 154 Block 3 should be approved.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Marana, Arizona, that the final plat for Rancho Marana 154 Block 3 Lots 1-128, Common Areas “A” through “N” is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 7th day of May, 2019.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

Cherry L. Lawson, Town Clerk

Frank Cassidy, Town Attorney

GENERAL NOTES

1. THE GROSS AREA OF THE SUBDIVISION IS 24.014 AC & SQ. FT.=1,046,050.
2. THE EXISTING ZONING FOR THIS PARCEL IS F (SPECIFIC PLAN-RANCHO MARANA) PER MARANA ORDINANCE NO 90.04, ORDINANCE NO. 99.13 AND ORDINANCE 2005.05. THE LAND USE DESIGNATION IS MEDIUM HIGH DENSITY RESIDENTIAL (MHDR).
3. THE NUMBER OF LOTS IS 128. DENSITY IS 5.33 RAC.
4. THE MINIMUM ALLOWABLE LOT SIZE IS FOUR THOUSAND FIVE HUNDRED (4,500) SQUARE FEET PER THE MHDR LAND USE DESIGNATION DEVELOPMENT STANDARDS FOR SINGLE FAMILY DETACHED PROJECTS.
5. LOT SIZE: TYPICAL LOT DIMENSIONS ARE 40'x122' AND 40'x131'. MAXIMUM LOT AREA=10,377 SQ. FT. MINIMUM (ACTUAL) LOT AREA=4,833 SQ. FT. AVERAGE LOT SIZE IS 5,311 SQ. FT.
6. BUILDING HEIGHTS: BUILDINGS AND STRUCTURES SHALL HAVE HEIGHT NOT GREATER THAN TWO-STORIES OR TWENTY-EIGHT (28) FEET
7. MINIMUM FRONT, SIDE AND REAR YARDS (SETBACKS)
 - A. THE REQUIRED FRONT YARD (SETBACK) SHALL BE A MINIMUM OF SIXTEEN (16) FEET, EXCEPT WHERE GARAGES OPEN OR FACE DIRECTLY ONTO AN ABUTTING STREET, IN WHICH CASE THE GARAGE SETBACK SHALL BE A MINIMUM OF EIGHTEEN (18) FEET.
 - B. THE REQUIRED SIDE YARD (SETBACK) SHALL BE A MINIMUM OF FIVE (5) FEET, WITH A STREET SIDE SIDE YARD (SETBACK) HAVING A MINIMUM OF TEN (10) FEET.
 - C. THE REQUIRED REAR YARD (SETBACK) SHALL BE A MINIMUM OF TEN (10) FEET.
8. BUILDING SEPARATION:
 - A. THE MINIMUM DISTANCE BETWEEN PRINCIPAL (MAIN) BUILDINGS SHALL BE TEN (10) FEET.
 - B. THE MINIMUM DISTANCE BETWEEN A PRINCIPAL (MAIN) BUILDING AND AN ACCESSORY BUILDING OR TWO ACCESSORY BUILDINGS SHALL BE FIVE (5) FEET.
 - C. ATTACHED PATIO STRUCTURES: A MINIMUM SETBACK OF FIVE (5) FEET SHALL BE MAINTAINED FROM THE REAR AND SIDE PROPERTY LINES FOR A PATIO STRUCTURE THAT IS OPEN AND UNENCLOSED ON THREE (3) SIDES, AS MEASURED TO THE STRUCTURE.
9. PARKING SPACES: 2 PER LOT IN GARAGE; 2 PER LOT IN DRIVEWAY = 512 SPACES.
10. THE BASIS OF BEARING: THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34, T-11-S, R-11-E, GILA AND SALT MERIDIAN, PIMA COUNTY, ARIZONA, AS RECORDED IN GLADEN FARMS BOOK 55 OF MAP AND PLATS, PAGE 60, SAID BEARING BEING N89°25'06"E.
11. BASIS OF ELEVATION: PROVIDED BY P.C.D.O.T. AND FLOOD CONTROL AS USED FOR SAID SANTA CRUZ RIVER PLAIN, BEING 1/2" REBAR P.C.D.O.T. REF. NO. 8. ELEVATION IS 1989.74. (PROJECT BENCHMARK IS SOUTHWEST CORNER OF SAID SECTION 28, BRASS CAP IN CASTING, ELEVATION 1991.68 NAVD88).
12. NO FURTHER LOT SPLITTING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA.
13. APPROVAL OF THIS PLAT DOES NOT AFFIRM, CERTIFY, OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OF, OR COMPLIANCE WITH, ANY DEED RESTRICTIONS OR EASEMENTS.
14. ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THE SITE SHALL BE PLACED UNDERGROUND EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 48KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS.
15. OBJECTS AND MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30' AND 72' ABOVE FINISHED GRADE OF THE ROADWAY SURFACE AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.
16. THE AREA BETWEEN 100-YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100-YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOODPLAIN MANAGEMENT AS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.
17. THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY AS TO THE FORM, LINE, AND FUNCTION OF ALL PUBLIC AND PRIVATE ROADWAYS AND DRAINAGE STRUCTURES BEFORE THE RELEASE OF ASSURANCES.
18. TOTAL MILES NEW PUBLIC STREET IS 0.9 MI. (ALL STREETS ARE PUBLIC).
19. INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION. THIS DOCUMENT SHALL BE EXECUTED PRIOR TO FINAL APPROVAL OF LANDSCAPE PLANS OR IMPROVEMENT PLANS ALLOWING INSTALLATION WITHIN THE PUBLIC RIGHTS-OF-WAY.
20. THIS SUBDIVISION IS LOCATED WITHIN THE TOWN OF MARANA WATER SERVICE AREA, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.P.S. 845-578.
21. PER THE RANCHO MARANA SPECIFIC PLAN MHDR LAND USE DESIGNATION, FOR EACH DWELLING UNIT THE MINIMUM AMOUNT OF USABLE OPEN SPACE SHALL BE 700 SQUARE FEET.
22. THIS DEVELOPMENT IS SUBJECT TO THE DEVELOPMENT AGREEMENT RECORDED IN DOCKET 12634, PAGE 1496 WITH THE PIMA COUNTY RECORDER.
23. ALL DEVELOPMENT WITHIN THE PLAT AREA WILL BE SUBJECT TO THE TOWN OF MARANA RESIDENTIAL DESIGN STANDARDS.
24. PRIOR TO RECEIVING A GRADING PERMIT, A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND FEE WILL BE SUBMITTED TO THE TOWN FOR REVIEW.
25. FOR COMPLIANCE WITH THE FEDERAL MIGRATORY BIRD TREATY ACT OF 1918 AND STATE LAW TITLES 17-101 AND 17-235, IF GRADING CREWS FIND A BURROWING OWL DURING GROUND DISTURBING ACTIVITIES, PLEASE CALL THE ARIZONA GAME AND FISH DEPARTMENTS AT (520) 628-5376. THEY WILL COME OUT AND RELOCATE THE BIRD(S) OFFSITE.
26. A CULTURAL SURVEY THAT IS LESS THAN 10 YEARS OLD WILL BE PROVIDED TO THE TOWN, PRIOR TO RECEIVING A GRADING PERMIT.
27. POTENTIAL BUYERS ARE ADVISED THAT THIS PROJECT FALLS IN THE AIRPORT INFLUENCE AREA AND IS SUBJECT TO FREQUENT OVERFLIGHT BY GENERAL AVIATION AIRCRAFT. AN AVIATION EASEMENT HAS BEEN RECORDED ON THIS PROPERTY AT DOCKET 12451, PAGE 3818.

OWNER

TITLE SECURITY AGENCY LLC TRUST 201812-T
2730 E. BROADWAY BLVD, SUITE 100
TUCSON, AZ 85716
PHONE: (520) 901-4437

ASSURED WATER SUPPLY

A CERTIFICATE OF ASSURED WATER SUPPLY HAS BEEN RECEIVED FROM THE DIRECTOR OF WATER RESOURCES.

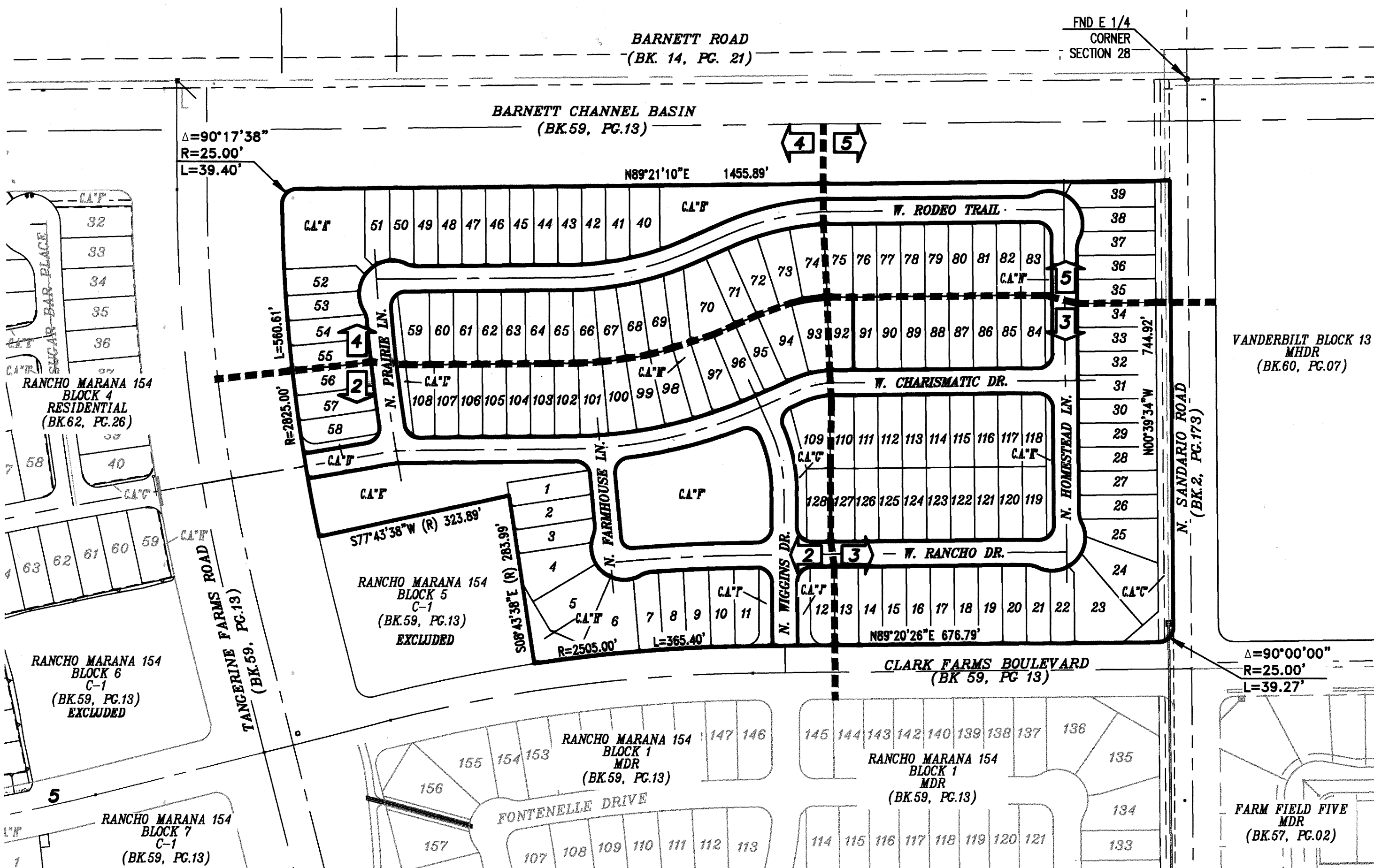
MARANA WATER DIRECTOR

DATE

The
WLB
Group

WLB

Engineering • Planning • Surveying
Landscape Architecture • Urban Design
Offices located in: Tucson • Phoenix,
Flagstaff, and Las Vegas, NV.
1600 W Broadway Rd, Ste. 150
Tempe Az. 85282 PH.(480) 736-1600



SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	FINAL PLAT
SHEET 3	FINAL PLAT
SHEET 4	FINAL PLAT
SHEET 5	FINAL PLAT
SHEET 6	LOT AND TRACT TABLES

LAND USES

COMMON AREA	AREA	AREA
COMMON AREA "A"	= 18,129 SQ. FT.	LANDSCAPE/RETENTION/DRAINAGE
COMMON AREA "B"	= 25,797 SQ. FT.	LANDSCAPE/RETENTION/DRAINAGE
COMMON AREA "C"	= 20,661 SQ. FT.	LANDSCAPE
COMMON AREA "D"	= 1,686 SQ. FT.	LANDSCAPE
COMMON AREA "E"	= 30,673 SQ. FT.	LANDSCAPE/RETENTION
COMMON AREA "F"	= 42,061 SQ. FT.	OPEN SPACE/RECREATIONAL PARK/RETENTION
COMMON AREA "G"	= 3,672 SQ. FT.	LANDSCAPE
COMMON AREA "H"	= 5,433 SQ. FT.	LANDSCAPE
COMMON AREA "I"	= 2,852 SQ. FT.	LANDSCAPE
COMMON AREA "J"	= 2,883 SQ. FT.	LANDSCAPE
COMMON AREA "K"	= 2,690 SQ. FT.	LANDSCAPE
COMMON AREA "L"	= 3,227 SQ. FT.	LANDSCAPE
COMMON AREA "M"	= 8,142 SQ. FT.	OPEN SPACE/TRAIL/LANDSCAPE
COMMON AREA "N"	= 2,690 SQ. FT.	LANDSCAPE
SQ. FT. TOTAL	= 170,596 SQ. FT. or 3.916 Acres	

RESIDENTIAL LOTS:	
LOTS 1-128	= 697,738 SQ. FT. or 15.605 Acres

ASSURANCES

ASSURANCES IN THE FORM OF A THIRD PARTY TRUST FROM DEVELOPER/TITLE SECURITY AGENCY, LLC AS RECORDED IN SEQUENCE NUMBER IN THE OFFICE OF THE RECORDER OF PIMA COUNTY, ARIZONA HAVE BEEN PROVIDED TO GUARANTEE INSTALLATION OF REQUIRED STREET, SEWER, ELECTRIC, GAS AND WATER UTILITIES, DRAINAGE, FLOOD CONTROL AND OTHER SUBDIVISION IMPROVEMENTS MEETING ESTABLISHED MINIMUM STANDARDS OF DESIGN AND CONSTRUCTION.

BY TOWN OF MARANA

DATE

LEGEND

--- SUBDIVISION BOUNDARY	CA COMMON AREA
--- LOT LINE	SVT SIGHT VISIBILITY TRIANGLE
--- EASEMENT LINE	NAE NO ACCESS EASEMENT
--- MATCH LINE	PUE PUBLIC UTILITY EASEMENT
--- PARCEL AND PROPOSED R.O.W. LINE	R-7 ZONING DESIGNATION
--- SECTION LINE	--- SECTION CORNER / QUARTER SECTION CORNER
--- CENTER LINE	3 SHEET INDEX SHEET INDICATOR
--- INDICATES BRASS DISK SURVEY MONUMENT TO BE SET UPON COMPLETION OF ROAD CONSTRUCTION	
--- FOUND MONUMENT AS NOTED	
--- 1/2" IRON PARCEL PIN TO BE SET; BY RLS EXISTING/PROPOSED LAND USE (SEE THIS SHEET)	

PROJECT LAYOUT

SCALE: 1"=150'

TOWN OF MARANA APPROVALS

BY	MARANA TOWN ENGINEER/DEVELOPMENT ENGINEER	P.E.	DATE
BY	MARANA PLANNING DIRECTOR		DATE
BY	MARANA WATER DIRECTOR		DATE

CERTIFICATION

I, _____, CLERK OF THE TOWN OF MARANA
HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF MARANA ON THE _____ DAY OF _____, 2019.

BY _____ CLERK OF THE TOWN OF MARANA DATE _____

RECORDING

STATE OF ARIZONA } FEE _____
COUNTY OF PIMA } NO _____
THIS PLAT WAS FILED FOR RECORD AT THE REQUEST OF THE WLB GROUP, INC., ON THIS _____ DAY OF _____, 2019 AT _____ M. IN SEQUENCE NUMBER _____

F. ANN RODRIGUEZ
PIMA COUNTY RECORDER

BY: _____
DEPUTY

CERTIFICATION

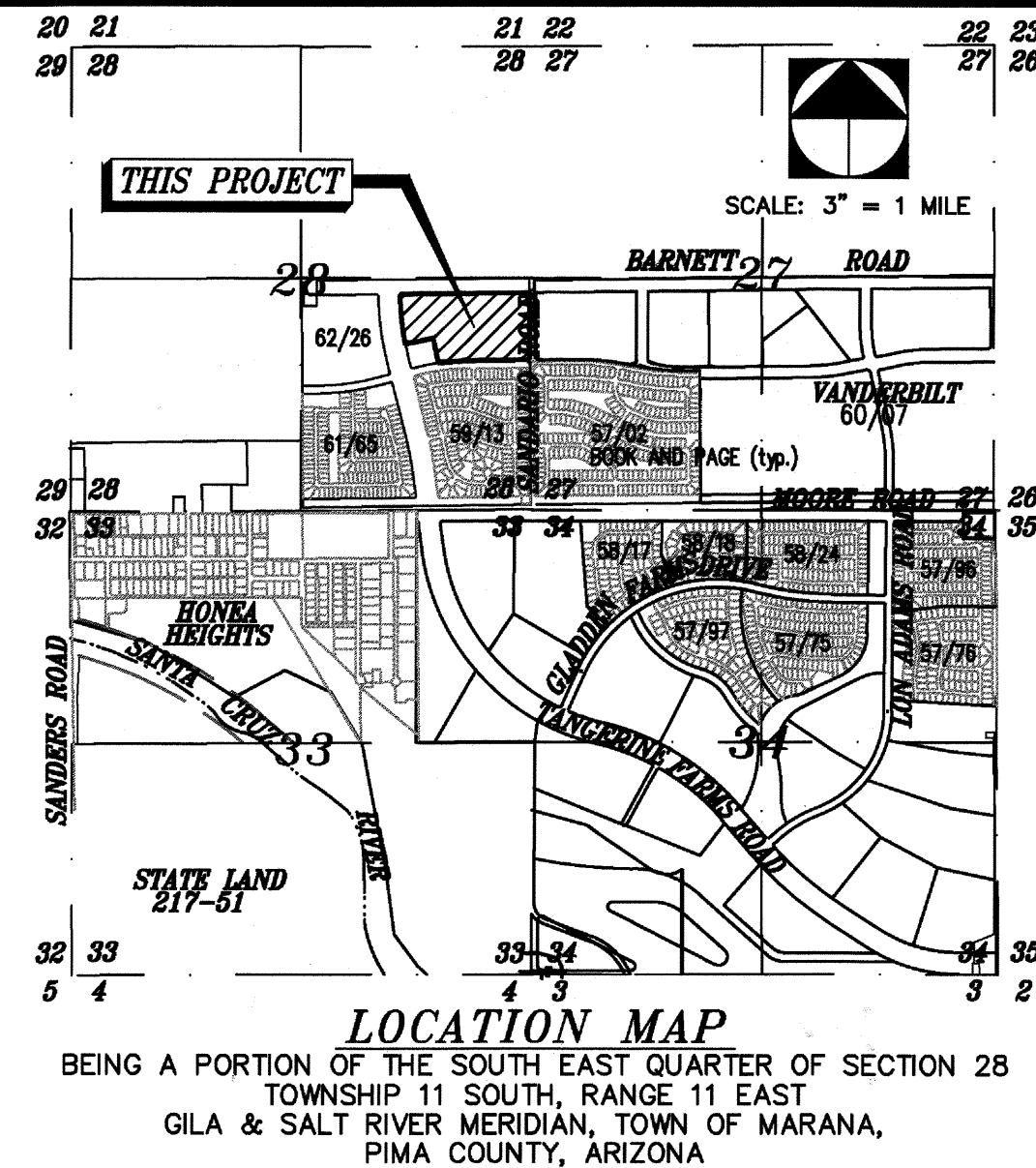
I HEREBY CERTIFY THAT THE FLOODPLAIN LIMITS AND EROSION HAZARD SETBACKS AS SHOWN ON THIS PLAT WERE PREPARED UNDER MY DIRECTION.

MICHAEL G. RHODES NO. 17925

CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING AND PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.

PETER D. COTE NO. 44121



DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY FEE TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT, AND WE CONSENT TO THE SUBDIVISION OF THIS LAND IN THE MANNER SHOWN ON THIS PLAT.

WE HEREBY DEDICATE TO THE TOWN OF MARANA ALL RIGHTS-OF-WAY SHOWN ON THIS PLAT, INCLUDING ALL STREETS, ALLEYS, AND DRAINAGEWAYS, AND EASEMENTS, INCLUDING NO ACCESS EASEMENTS. UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF MARANA, AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF AND ACCESS TO PUBLIC AND PRIVATE UTILITIES AND PUBLIC SEWERS. NO ACCESS EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF MARANA FOR THE PURPOSE OF ACCESS CONTROL TO ADJACENT RIGHTS-OF-WAY. OTHER EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF MARANA FOR THE PURPOSE OR PURPOSES NOTED ON THIS PLAT.

WE, THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS, DO HEREBY HOLD THE TOWN OF MARANA, ITS EMPLOYEES, OFFICERS, AND AGENTS HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THESE LANDS NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD, OR RAINFALL. NATURAL DRAINAGE SHALL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE TOWN OF MARANA.

PRIVATE DRAINAGEWAYS AND COMMON AREAS AS SHOWN ON THIS PLAT ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND THEIR GUESTS AND INVITEES. COMMON AREAS, BUT NOT PRIVATE DRAINAGEWAYS, ARE GRANTED AS EASEMENTS TO THE TOWN OF MARANA, AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF, AND ACCESS TO, UNDERGROUND PUBLIC AND PRIVATE UTILITIES AND SEWERS. PRIVATE DRAINAGEWAYS ARE ALSO RESERVED FOR THE FLOW OF WATER, WHETHER SURFACE, FLOOD, OR RAINFALL, FROM THIS SUBDIVISION AND OTHER LANDS AS APPROVED BY THE TOWN ENGINEER. TITLE TO ALL PRIVATE DRAINAGEWAYS AND COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN SEQUENCE NO. 20042360738, DOCKET 12444, PAGE 2434 IN THE OFFICE OF THE RECORDER OF PIMA COUNTY, ARIZONA. EACH AND EVERY LOT OWNER WITHIN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION, WHICH IS RESPONSIBLE FOR THE CONTROL, MAINTENANCE, SAFETY AND LIABILITY OF THE PRIVATE DRAINAGEWAYS AND COMMON AREAS WITHIN THIS SUBDIVISION.

TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY AS TRUSTEE UNDER PR 201812-T AND NOT OTHERWISE
RACHEL TURNIPSEED, TRUST OFFICER
3-25-2019
DATE

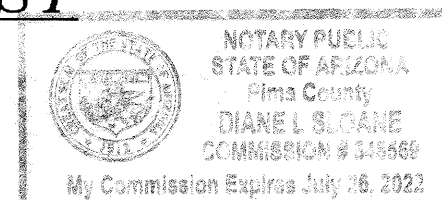
NOTARY

STATE OF ARIZONA } SS FEE _____
COUNTY OF _____ No. _____

ON THIS THE 25th DAY OF MARCH, 2019, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED, RACHEL TURNIPSEED, WHO ACKNOWLEDGED HERSELF TO BE A TRUST OFFICER OF TITLE SECURITY AGENCY, LLC, AND BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HERSELF AS SUCH OFFICER.
MY COMMISSION EXPIRES 7/26/2022
NOTARY PUBLIC

BENEFICIARY OF TRUST

MERITAGE HOMES OF ARIZONA, INC.
5326 N. LA GOLLIA BLVD.
TUCSON, AZ 85741
PHONE: (520) 292-2082



FINAL PLAT RANCHO MARANA BLOCK 3

LOTS 1 THROUGH 128 AND COMMON AREAS "A" THROUGH "N"
A RESUBDIVISION OF BLOCK 3 OF THE FINAL PLAT FOR RANCHO MARANA 154, BOOK 59, PAGE 13, A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 11 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA
PROJECT NO. PRV1812-002
RELATED PROJECT NOS. GPA-9926 SPA-03092 PRV-03081 PRV1806-001
DRAWN BY: RWS
WLB JOB NO. 1020616-018
SHEET 1 OF 6

SEQUENCE NUMBER

CURVE TABLE				
CURVE#	LENGTH	RADIUS	DELTA	TANGENT
C1	41.93'	2825.00'	0°51'01"	20.97'
C2	41.93'	2825.00'	0°51'02"	20.97'
C3	16.71'	2825.00'	0°20'20"	8.35'
C4	39.49'	25.00'	90°30'42"	25.22'
C5	38.64'	2825.00'	0°47'01"	19.32'
C6	25.42'	25.00'	58°15'57"	13.93'
C7	13.42'	25.00'	30°45'52"	6.88'
C8	27.20'	2693.00'	0°34'43"	13.60'
C9	39.97'	2693.00'	0°51'02"	19.99'
C10	39.97'	2693.00'	0°51'01"	19.99'
C11	25.81'	25.00'	59°09'07"	14.19'
C12	9.82'	25.00'	22°29'52"	4.97'
C13	15.36'	765.00'	1°09'00"	7.68'
C14	47.60'	765.00'	3°33'53"	23.81'
C15	47.60'	765.00'	3°33'53"	23.81'
C16	47.60'	765.00'	3°33'53"	23.81'
C17	47.60'	765.00'	3°33'53"	23.81'
C18	35.02'	765.00'	2°37'21"	17.51'
C19	49.85'	765.00'	3°44'01"	24.93'
C20	21.13'	765.00'	1°34'58"	10.57'
C21	30.88'	185.00'	9°33'49"	15.48'
C22	34.65'	185.00'	10°43'51"	17.37'
C23	40.89'	307.00'	7°37'53"	20.48'
C24	19.91'	307.00'	3°42'55"	9.96'
C25	20.09'	307.00'	3°44'58"	10.05'
C26	31.15'	307.00'	5°48'48"	15.59'
C27	17.76'	643.00'	1°34'58"	8.88'
C28	40.00'	643.00'	3°33'51"	20.01'
C29	40.00'	643.00'	3°33'51"	20.01'
C30	40.01'	643.00'	3°33'53"	20.01'
C31	40.01'	643.00'	3°33'53"	20.01'
C32	3.13'	643.00'	0°16'45"	1.57'
C33	36.87'	643.00'	3°17'08"	18.44'
C34	7.46'	643.00'	0°39'53"	3.73'
C35	5.45'	643.00'	0°29'07"	2.72'
C36	44.80'	279.00'	9°11'57"	22.45'
C37	29.04'	25.00'	66°33'06"	16.41'
C38	8.27'	25.00'	18°57'15"	4.17'
C39	21.52'	50.00'	24°39'29"	10.93'
C40	11.59'	55.00'	12°04'29"	5.82'
C41	37.09'	55.00'	38°38'01"	19.28'
C42	33.35'	55.00'	34°44'20"	17.20'
C43	38.61'	55.00'	40°13'32"	20.14'
C44	12.12'	55.00'	12°37'48"	6.09'
C45	21.86'	50.00'	25°03'13"	11.11'
C46	9.29'	2970.13'	0°10'45"	4.64'
C47	39.85'	2970.13'	0°46'08"	19.93'
C48	2.17'	2518.72'	0°02'58"	1.08'
C49	42.02'	2518.72'	0°57'21"	21.01'
C50	42.02'	2518.72'	0°57'21"	21.01'
C51	30.62'	2518.72'	0°41'47"	15.31'
C52	3.38'	25.00'	7°44'30"	1.69'
C53	35.84'	25.00'	82°08'57"	21.79'
C54	39.03'	25.00'	89°26'10"	24.76'
C55	365.40'	2595.00'	8°04'04"	183.00'
C56	365.40'	2595.00'	8°04'04"	183.00'
C57	365.40'	2595.00'	8°04'04"	183.00'
C58	365.40'	2595.00'	8°04'04"	183.00'
C59	365.40'	2595.00'	8°04'04"	183.00'
C60	365.40'	2595.00'	8°04'04"	183.00'
C61	365.40'	2595.00'	8°04'04"	183.00'
C62	365.40'	2595.00'	8°04'04"	183.00'
C63	98.63'	2883.46'	1°57'36"	49.32'
C64	26.23'	25.00'	60°07'31"	14.47'
C65	38.46'	25.00'	88°09'13"	24.21'
C66	28.01'	18.00'	89°09'49"	17.74'
C67	79.90'	3012.13'	1°31'12"	39.95'
C68	118.74'	2560.72'	2°39'24"	59.38'
C69	39.24'	25.00'	89°56'33"	24.97'
C70	38.05'	25.00'	87°12'07"	23.81'
C71	37.77'	25.00'	86°33'37"	23.54'
C72	48.36'	143.00'	19°22'35"	24.41'
C73	30.89'	25.00'	70°47'53"	17.77'
C74	8.40'	25.00'	19°15'34"	4.24'
C75	2.98'	25.00'	6°50'05"	1.49'
C76	36.26'	25.00'	83°06'28"	22.16'
C77	39.29'	25.00'	90°03'09"	25.02'

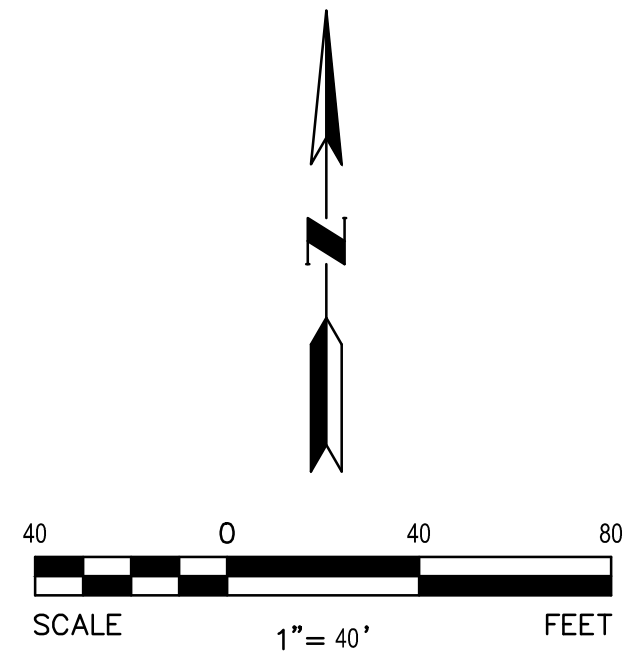
CURVE TABLE				
CURVE#	LENGTH	RADIUS	DELTA	TANGENT
C64	26.23'	25.00'	60°07'31"	14.47'
C65	38.46'	25.00'	88°09'13"	24.21'
C66	28.01'	18.00'	89°09'49"	17.74'
C67	79.90'	3012.13'	1°31'12"	39.95'
C68	118.74'	2560.72'	2°39'24"	59.38'
C69	39.24'	25.00'	89°56'33"	24.97'
C70	38.05'	25.00'	87°12'07"	23.81'
C71	37.77'	25.00'	86°33'37"	23.54'
C72	48.36'	143.00'	19°22'35"	24.41'
C73	30.89'	25.00'	70°47'53"	17.77'
C74	8.40'	25.00'	19°15'34"	4.24'
C75	2.98'	25.00'	6°50'05"	1.49'
C76	36.26'	25.00'	83°06'28"	22.16'
C77	39.29'	25.00'	90°03'09"	25.02'

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FINAL PLAT
RANCHO MARANA BLOCK 3
LOTS 1 THROUGH 128 AND COMMON AREAS "A" THROUGH "N"
A RESUBDIVISION OF BLOCK 3 OF THE FINAL PLAT FOR RANCHO MARANA 154,
BOOK 59, PAGE 13, A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 11 SOUTH, RANGE 11 EAST, GILA & SALT RIVER MERIDIAN,
TOWN OF MARANA, PIMA COUNTY, ARIZONA
PROJECT NO. PRV1812-002
RELATED PROJECT NOS. GPA-9926 SPA-03092 PRV-03081 PRV1806-001
DRAWN BY: RMS
WLB JOB NO. 102061b-018
SHEET 2 OF 6



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C78	14.06'	307.00'	2°37'29"	7.03'
C79	10.33'	185.00'	3°12'01"	5.17'
C80	13.67'	25.00'	31°19'56"	7.01'
C81	10.30'	143.00'	4°07'38"	5.15'
C82	13.67'	25.00'	31°19'57"	7.01'
C83	25.60'	25.00'	58°40'03"	14.05'
C84	25.60'	25.00'	58°40'03"	14.05'
C85	13.67'	25.00'	31°19'57"	7.01'
C86	0.29'	50.00'	0°19'55"	0.14'
C87	21.24'	50.00'	24°20'27"	10.78'
C88	20.14'	55.00'	20°58'53"	10.18'
C89	31.88'	55.00'	33°12'53"	16.40'
C90	30.41'	55.00'	31°40'23"	15.60'
C91	29.58'	55.00'	30°48'58"	15.16'
C92	21.75'	55.00'	22°39'30"	11.02'
C93	7.92'	50.00'	9°04'39"	3.97'
C94	13.61'	50.00'	15°35'43"	6.85'
C95	39.27'	25.00'	90°00'00"	25.00'

VANDERBILT BLOCK 13
MHR
(BK.60, PG.07)

N. SANDARIO ROAD
(BK.2, PG.173)

W. CLARK FARMS BOULEVARD

(BK.59, PG.13)

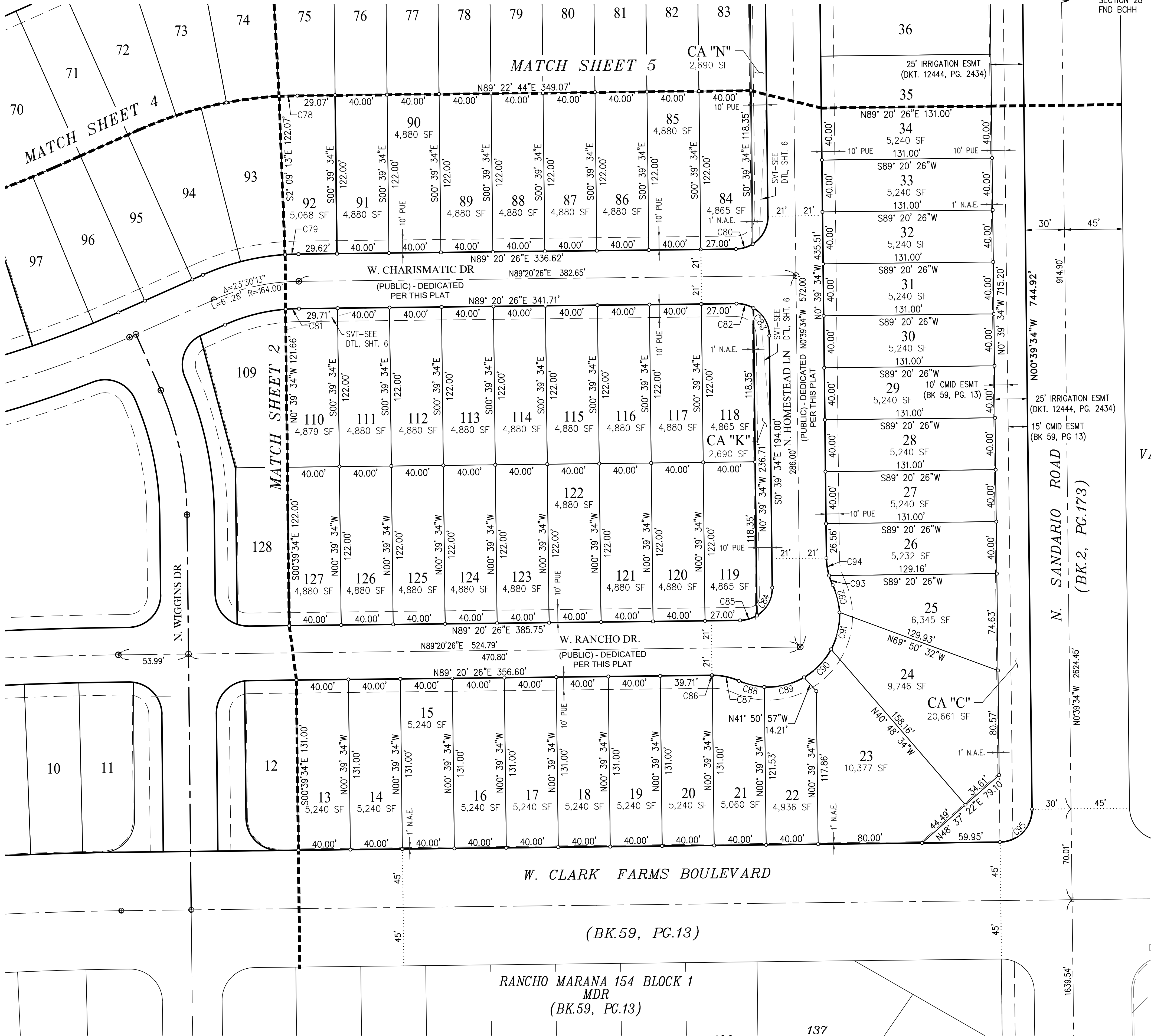
RANCHO MARANA 154 BLOCK 1
MDR
(BK.59, PG.13)

W. MOORE RD

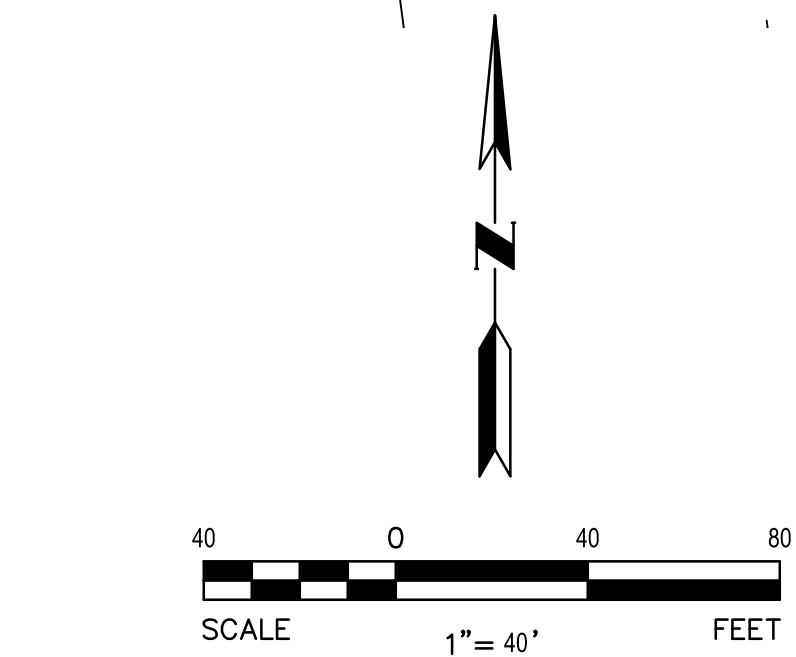
FARM FIELD FIVE
MDR
(BK.57, PG.02)



FINAL PLAT
RANCHO MARANA BLOCK 3
LOTS 1 THROUGH 128 AND COMMON AREAS "A" THROUGH "N"
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TOWN OF MARANA, PIMA COUNTY, ARIZONA
PROJECT NO. PRV1812-002
RELATED PROJECT NOS. GPA-9926 SPA-03092 PRV-03081 PRV1806-001
DRAWN BY: RMS
WLB JOB NO. 102061b-018
SHEET 3 OF 6



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CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C96	39.40'	25.00'	90°17'38"	25.13'	C108	20.11'	55.00'	20°57'05"	10.17'	C120	55.89'	429.00'	7°27'53"	27.99'	C132	3.13'	643.00'	0°16'45"	1.57'
C97	108.74'	2825.00'	2°12'20"	54.38'	C109	29.04'	55.00'	30°15'24"	14.87'	C121	43.53'	429.00'	5°48'48"	21.78'	C133	40.01'	643.00'	3°33'53"	20.01'
C98	44.34'	2825.00'	0°53'58"	22.17'	C110	26.67'	55.00'	27°47'05"	13.60'	C122	18.32'	521.00'	2°00'55"	9.16'	C134	40.01'	643.00'	3°33'53"	20.01'
C99	41.93'	2825.00'	0°51'01"	20.96'	C111	14.70'	50.00'	16°50'57"	7.41'	C123	35.83'	521.00'	3°56'27"	17.92'	C135	40.00'	643.00'	3°33'51"	20.01'
C100	41.93'	2825.00'	0°51'02"	20.97'	C112	6.88'	50.00'	7°53'21"	3.45'	C124	41.12'	521.00'	4°31'21"	20.57'	C136	40.00'	643.00'	3°33'51"	20.01'
C101	41.93'	2825.00'	0°51'02"	20.97'	C113	20.51'	479.00'	2°27'12"	10.26'	C125	40.14'	521.00'	4°24'51"	20.08'	C137	17.76'	643.00'	1°34'58"	8.88'
C102	39.97'	2693.00'	0°51'02"	19.99'	C114	40.16'	479.00'	4°48'12"	20.09'	C126	36.56'	521.00'	4°01'12"	18.29'	C138	31.15'	307.00'	5°48'48"	15.59'
C103	27.13'	2693.00'	0°34'38"	13.56'	C115	40.59'	479.00'	4°51'19"	20.31'	C127	34.89'	521.00'	3°50'13"	17.45'	C139	20.09'	307.00'	3°44'58"	10.05'
C104	13.00'	50.00'	14°53'43"	6.54'	C116	51.84'	479.00'	6°12'03"	25.95'	C128	5.45'	521.00'	0°35'56"	2.72'	C140	19.91'	307.00'	3°42'55"	9.96'
C105	8.17'	50.00'	9°21'58"	4.10'	C117	42.10'	479.00'	5°02'08"	21.06'	C129	5.45'	643.00'	0°29'07"	2.72'	C141	40.89'	307.00'	7°37'53"	20.48'
C106	33.18'	55.00'	34°34'08"	17.11'	C118	193.18'	471.00'	23°30'18"	97.97'	C130	7.46'	643.00'	0°39'53"	3.73'	C142	14.85'	25.00'	34°02'42"	7.65'
C107	28.76'	55.00'	29°57'37"	14.72'	C119	57.14'	429.00'	7°37'52"	28.61'	C131	36.87'	643.00'	3°17'08"	18.44'	C143	35.02'	765.00'	2°37'21"	17.51'

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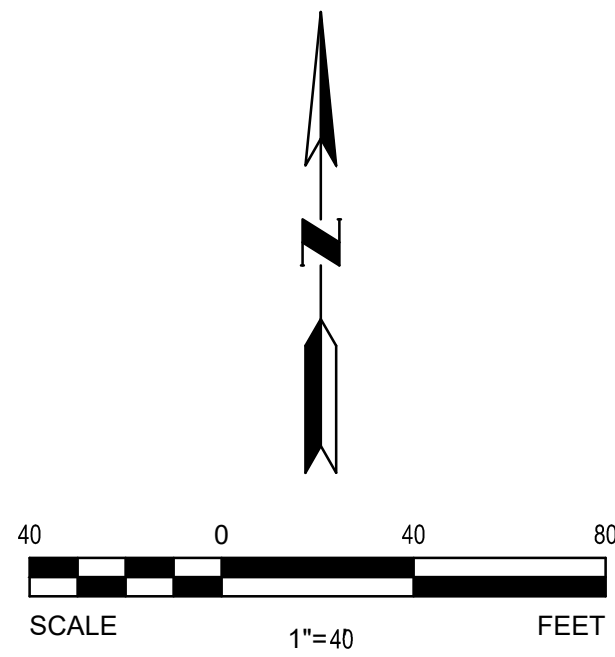
FINAL PLAT
RANCHO MARANA BLOCK 3

LOTS 1 THROUGH 128 AND COMMON AREAS "A" THROUGH "N"
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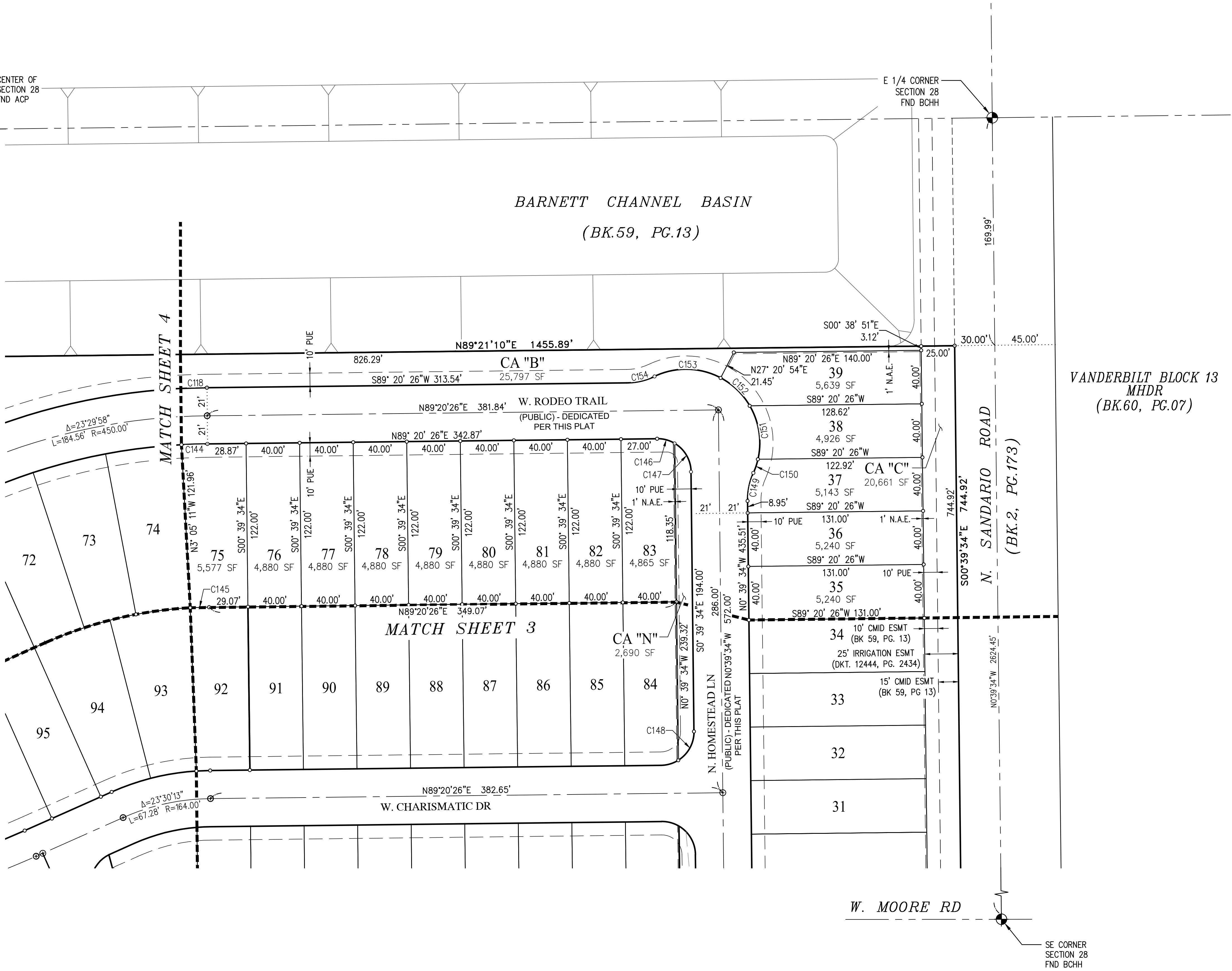
RELATED PROJECT NOS. GPA-9926 SPA-03092 PRV-03081 PRV1806-001

DRAWN BY: RMS
WLB JOB NO. 102061b-018

SHEET 4 OF 6



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C118	193.18'	471.00'	23°30'00"	97.97'
C144	19.42'	429.00'	2°35'39"	9.71'
C145	14.06'	307.00'	2°37'29"	7.03'
C146	13.67'	25.00'	31°19'56"	7.01'
C147	25.60'	25.00'	58°40'04"	14.05'
C148	25.60'	25.00'	58°40'04"	14.05'
C149	21.53'	50.00'	24°40'22"	10.93'
C150	10.78'	55.00'	11°14'00"	5.41'
C151	41.37'	55.00'	43°05'59"	21.72'
C152	30.45'	55.00'	31°43'23"	15.63'
C153	51.15'	55.00'	53°17'22"	27.60'
C154	21.53'	50.00'	24°40'22"	10.94'



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DRAWN BY: RMS
WLB JOB NO. 102061b-018
SHEET 5 OF 6

Lot Table		
Lot #	Area (SF)	AREA (Ac)
1	5506 S.F.	0.13 Ac.
2	5421 S.F.	0.12 Ac.
3	5231 S.F.	0.12 Ac.
4	7465 S.F.	0.17 Ac.
5	9075 S.F.	0.21 Ac.
6	8453 S.F.	0.19 Ac.
8	5371 S.F.	0.12 Ac.
9	5374 S.F.	0.12 Ac.
10	5374 S.F.	0.12 Ac.
12	5096 S.F.	0.12 Ac.
13	5240 S.F.	0.12 Ac.
14	5240 S.F.	0.12 Ac.
15	5240 S.F.	0.12 Ac.
16	5240 S.F.	0.12 Ac.
17	5240 S.F.	0.12 Ac.
18	5240 S.F.	0.12 Ac.
19	5240 S.F.	0.12 Ac.
20	5240 S.F.	0.12 Ac.
21	5060 S.F.	0.12 Ac.
22	4936 S.F.	0.11 Ac.

Lot Table		
Lot #	Area (SF)	AREA (Ac)
23	10377 S.F.	0.24 Ac.
24	9746 S.F.	0.22 Ac.
25	6345 S.F.	0.15 Ac.
26	5232 S.F.	0.12 Ac.
27	5240 S.F.	0.12 Ac.
28	5240 S.F.	0.12 Ac.
29	5240 S.F.	0.12 Ac.
30	5240 S.F.	0.12 Ac.
31	5240 S.F.	0.12 Ac.
32	5240 S.F.	0.12 Ac.
33	5240 S.F.	0.12 Ac.
34	5240 S.F.	0.12 Ac.
35	5240 S.F.	0.12 Ac.
36	5240 S.F.	0.12 Ac.
37	5143 S.F.	0.12 Ac.
38	4926 S.F.	0.11 Ac.
39	5639 S.F.	0.13 Ac.
40	5701 S.F.	0.13 Ac.
41	4962 S.F.	0.11 Ac.
42	5166 S.F.	0.12 Ac.

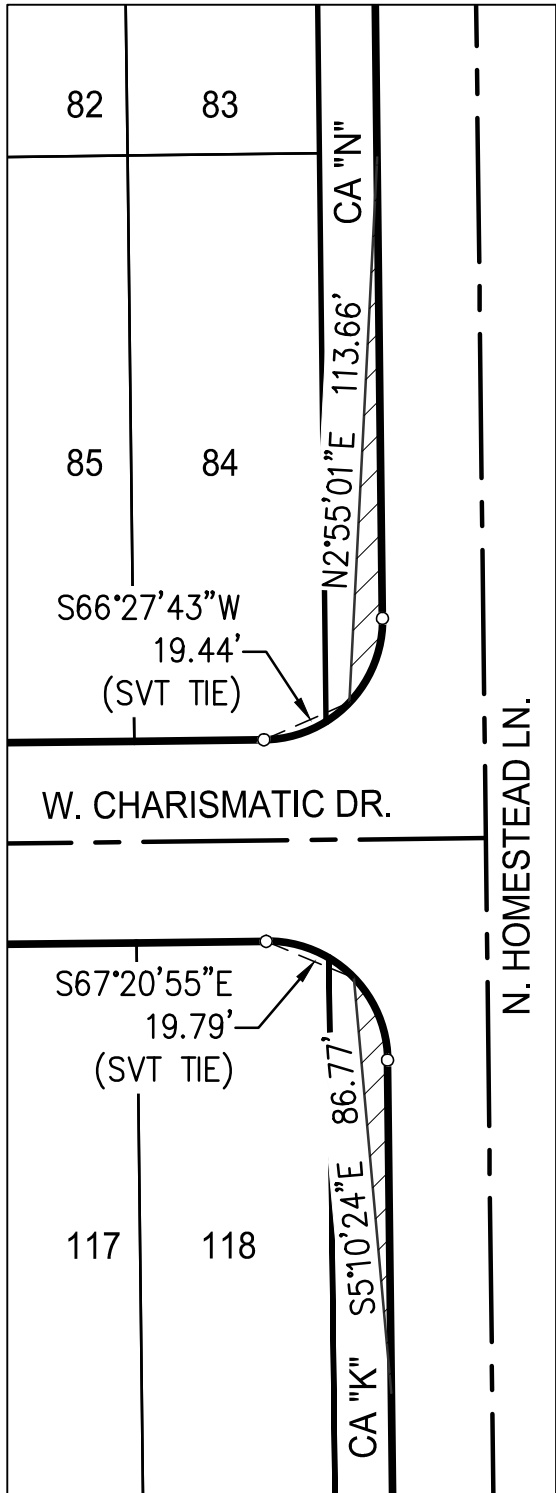
Lot Table		
Lot #	Area (SF)	AREA (Ac)
43	5237 S.F.	0.12 Ac.
44	5240 S.F.	0.12 Ac.
45	5240 S.F.	0.12 Ac.
46	5240 S.F.	0.12 Ac.
47	5240 S.F.	0.12 Ac.
48	5240 S.F.	0.12 Ac.
49	5239 S.F.	0.12 Ac.
50	4998 S.F.	0.11 Ac.
51	5174 S.F.	0.12 Ac.
52	5529 S.F.	0.13 Ac.
53	5112 S.F.	0.12 Ac.
54	5398 S.F.	0.12 Ac.
55	5406 S.F.	0.12 Ac.
56	5405 S.F.	0.12 Ac.
57	5406 S.F.	0.12 Ac.
58	5255 S.F.	0.12 Ac.
59	5688 S.F.	0.13 Ac.
60	4880 S.F.	0.11 Ac.
61	4880 S.F.	0.11 Ac.
62	4880 S.F.	0.11 Ac.

Lot Table		
Lot #	Area (SF)	AREA (Ac)
63	4880 S.F.	0.11 Ac.
64	4880 S.F.	0.11 Ac.
65	4880 S.F.	0.11 Ac.
66	4833 S.F.	0.11 Ac.
67	4861 S.F.	0.11 Ac.
68	4889 S.F.	0.11 Ac.
69	4947 S.F.	0.11 Ac.
70	7359 S.F.	0.17 Ac.
71	4880 S.F.	0.11 Ac.
72	5635 S.F.	0.13 Ac.
73	5849 S.F.	0.13 Ac.
74	5979 S.F.	0.14 Ac.
75	5577 S.F.	0.13 Ac.
76	4880 S.F.	0.11 Ac.
77	4880 S.F.	0.11 Ac.
78	4880 S.F.	0.11 Ac.
79	4880 S.F.	0.11 Ac.
80	4880 S.F.	0.11 Ac.
81	4880 S.F.	0.11 Ac.
82	4880 S.F.	0.11 Ac.

Lot Table		
Lot #	Area (SF)	AREA (Ac)
83	4865 S.F.	0.11 Ac.
84	4865 S.F.	0.11 Ac.
85	4880 S.F.	0.11 Ac.
86	4880 S.F.	0.11 Ac.
87	4880 S.F.	0.11 Ac.
88	4880 S.F.	0.11 Ac.
89	4880 S.F.	0.11 Ac.
90	4880 S.F.	0.11 Ac.
91	4880 S.F.	0.11 Ac.
92	5068 S.F.	0.12 Ac.
93	5823 S.F.	0.13 Ac.
94	6089 S.F.	0.14 Ac.
95	4880 S.F.	0.11 Ac.
96	5086 S.F.	0.12 Ac.
97	5481 S.F.	0.13 Ac.
98	5343 S.F.	0.12 Ac.
99	5344 S.F.	0.12 Ac.
100	5344 S.F.	0.12 Ac.
101	5344 S.F.	0.12 Ac.
102	5029 S.F.	0.12 Ac.

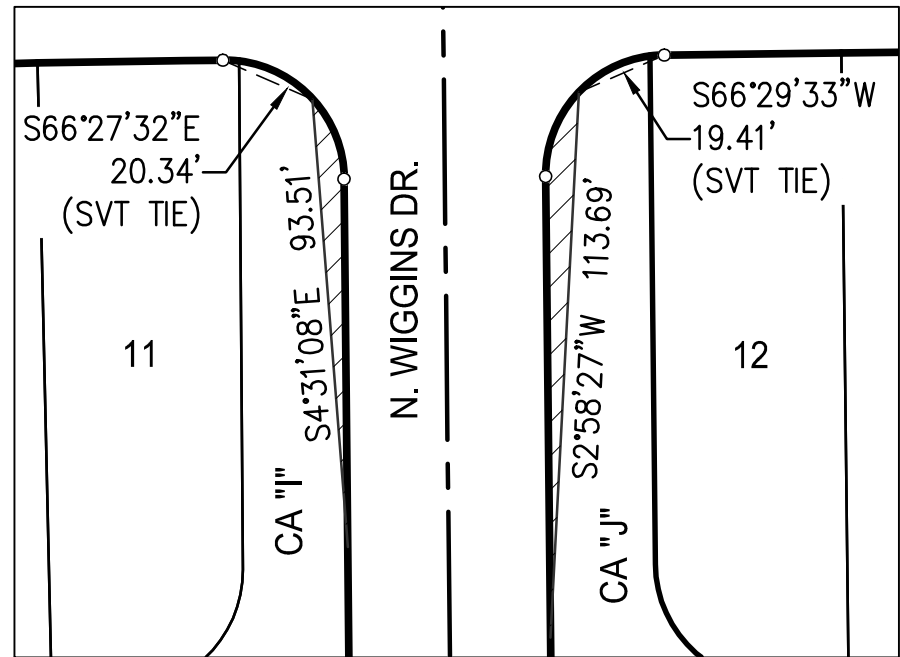
Lot Table		
Lot #	Area (SF)	AREA (Ac)
103	4880 S.F.	0.11 Ac.
104	4880 S.F.	0.11 Ac.
105	4880 S.F.	0.11 Ac.
106	4880 S.F.	0.11 Ac.
107	4880 S.F.	0.11 Ac.
108	5012 S.F.	0.12 Ac.
109	6207 S.F.	0.14 Ac.
110	4879 S.F.	0.11 Ac.
111	4880 S.F.	0.11 Ac.
112	4880 S.F.	0.11 Ac.
113	4880 S.F.	0.11 Ac.
114	4880 S.F.	0.11 Ac.
115	4880 S.F.	0.11 Ac.
116	4880 S.F.	0.11 Ac.
117	4880 S.F.	0.11 Ac.
118	4865 S.F.	0.11 Ac.
119	4865 S.F.	0.11 Ac.
120	4880 S.F.	0.11 Ac.
121	4880 S.F.	0.11 Ac.
122	4880 S.F.	0.11 Ac.

Lot Table		
Lot #	Area (SF)	AREA (Ac)
123	4880 S.F.	0.11 Ac.
124	4880 S.F.	0.11 Ac.
125	4880 S.F.	0.11 Ac.
126	4880 S.F.	0.11 Ac.
127	4880 S.F.	0.11 Ac.
128	4876 S.F.	0.11 Ac.

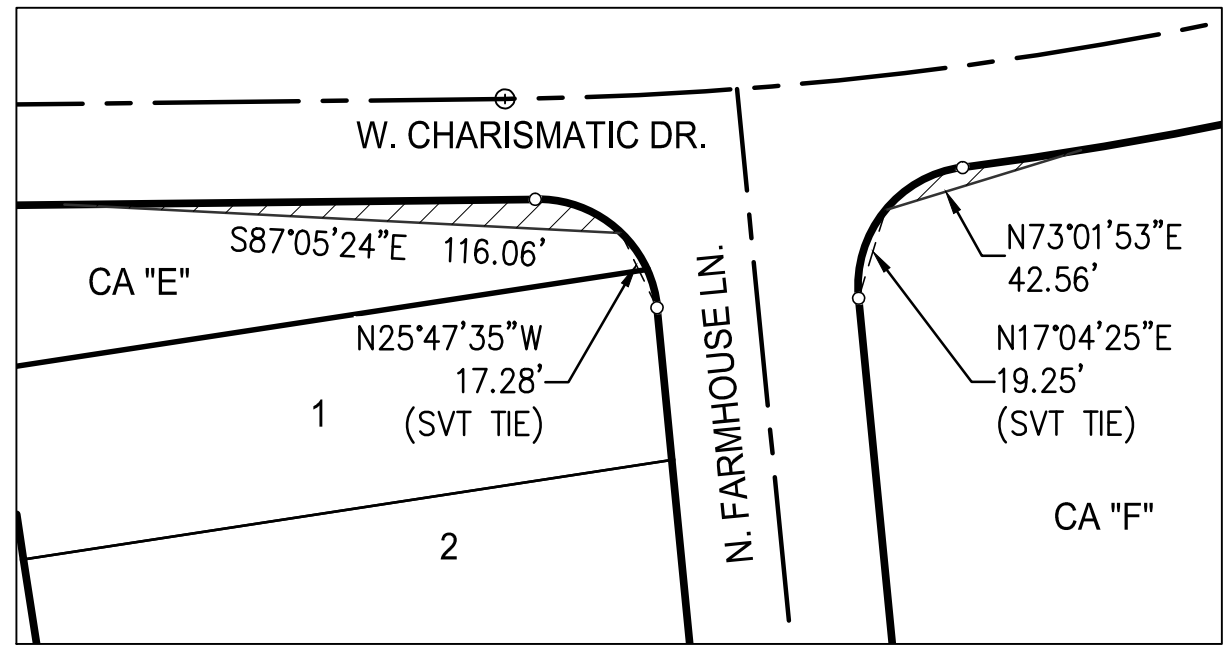


SITE VISIBILITY TRIANGLE DETAIL
SCALE: 1"=40'

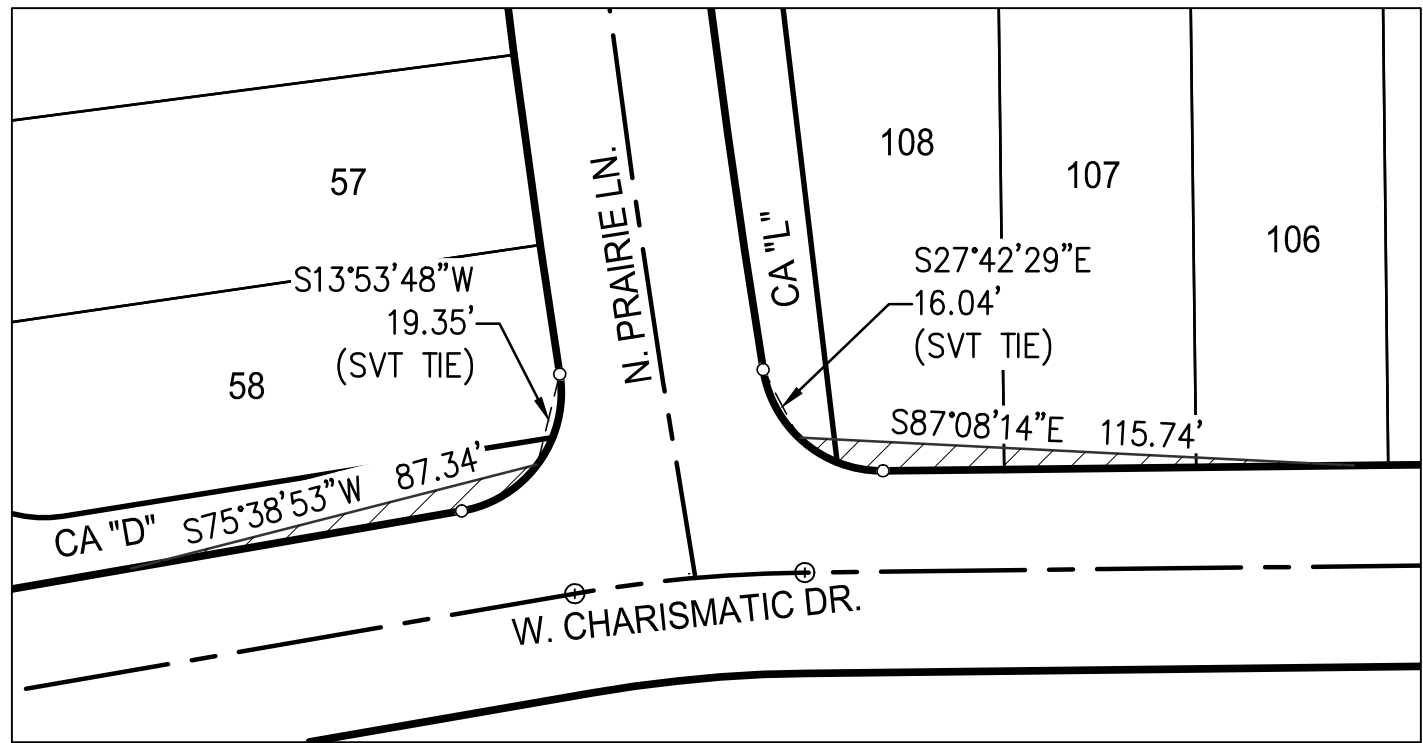
TRACT TABLE		
Tract	Area	Area (AC)
A	18129 S.F.	0.42 Ac.
B	25797 S.F.	0.59 Ac.
C	20661 S.F.	0.47 Ac.
D	1686 S.F.	0.04 Ac.
E	30673 S.F.	0.70 Ac.
F	42061 S.F.	0.97 Ac.
G	3672 S.F.	0.08 Ac.
H	5433 S.F.	0.12 Ac.
I	2852 S.F.	0.07 Ac.
J	2883 S.F.	0.07 Ac.
K	2690 S.F.	0.06 Ac.
L	3227 S.F.	0.07 Ac.
M	8142 S.F.	0.19 Ac.
N	2690 S.F.	0.06 Ac.



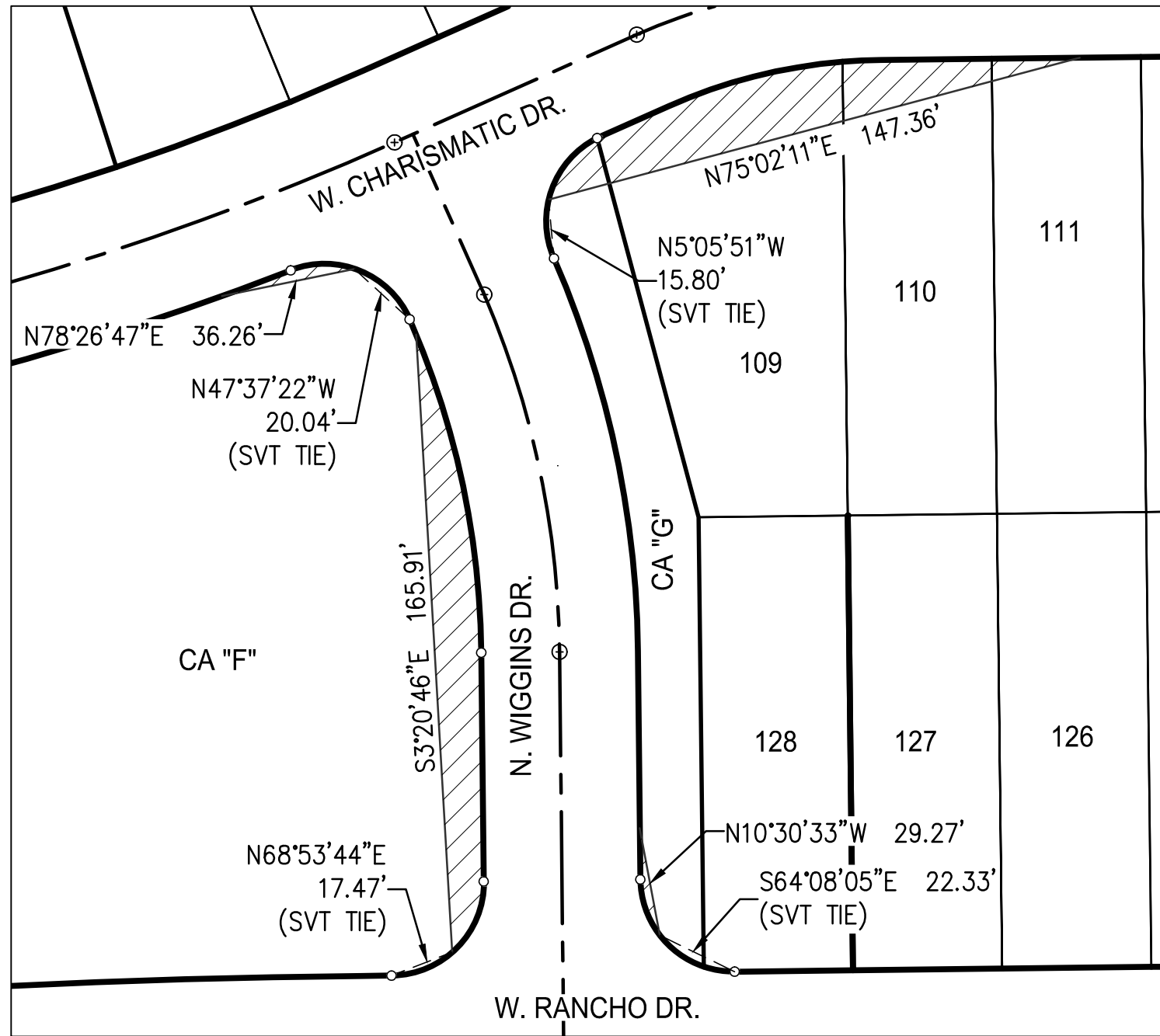
SITE VISIBILITY TRIANGLE DETAIL
SCALE: 1"=40'



SITE VISIBILITY TRIANGLE DETAIL
SCALE: 1"=40'



SITE VISIBILITY TRIANGLE DETAIL
SCALE: 1"=40'



SITE VISIBILITY TRIANGLE DETAIL
SCALE: 1"=40'

FINAL PLAT
RANCHO MARANA BLOCK 3

LOTS 1 THROUGH 128 AND COMMON AREAS "A" THROUGH "N"
A RESUBDIVISION OF BLOCK 3 OF THE FINAL PLAT FOR RANCHO MARANA 154,
BOOK 59, PAGE 13, A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 11 SOUTH, RANGE 11 EAST, GILA & SALT RIVER MERIDIAN,
TOWN OF MARANA, PIMA COUNTY, ARIZONA
PROJECT NO. PRV1812-002
RELATED PROJECT NOS. GPA-9926 SPA-03092 PRV-03081 PRV1806-001
DRAWN BY: RMS
WLB JOB NO. 102061b-018
SHEET 6 OF 6



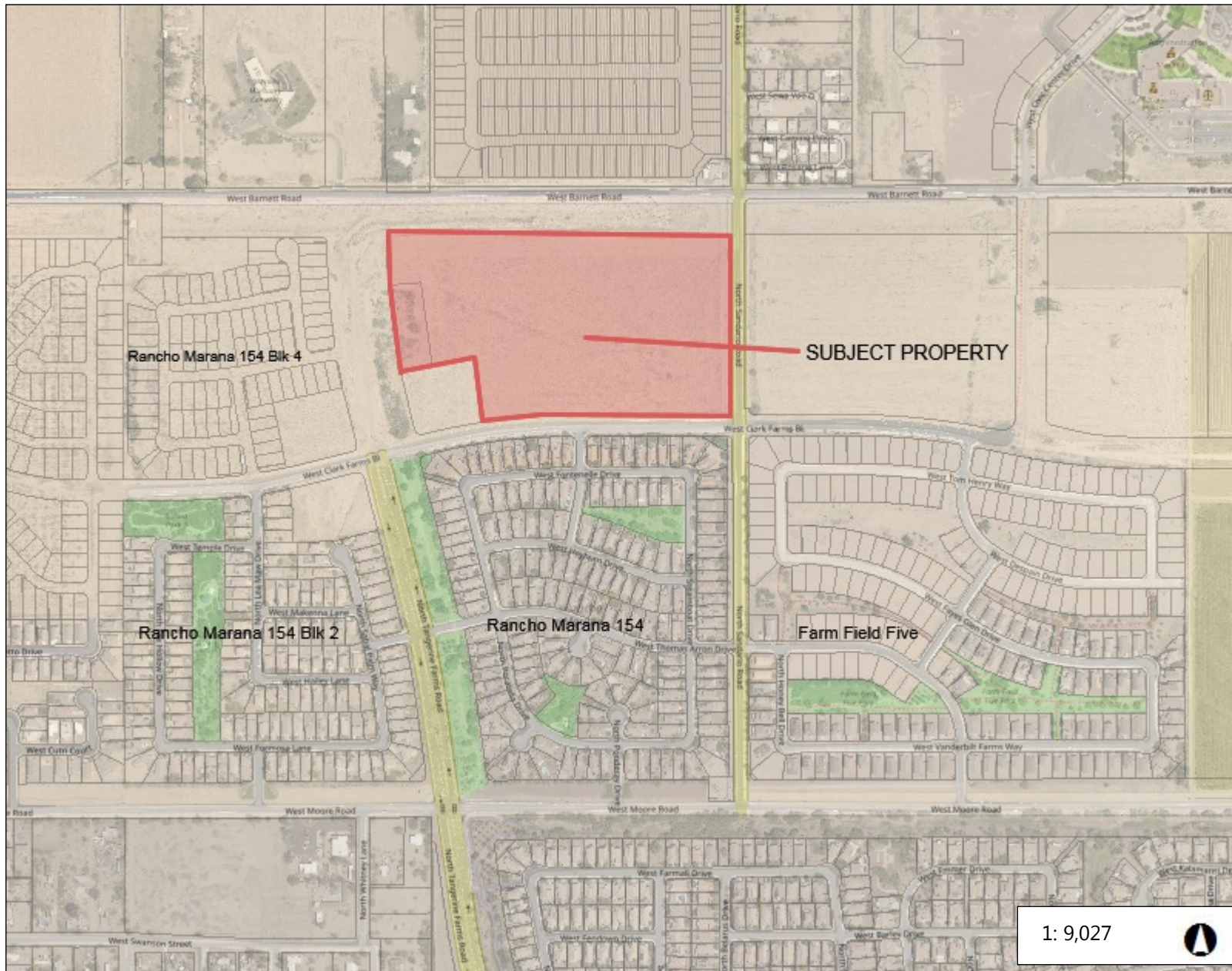
The
WLB
Group INC. **WLB**

Engineering • Planning • Surveying
Landscape Architecture • Urban Design
Offices located in: Tucson, Phoenix,
Flagstaff, and Las Vegas, NV.
1600 W Broadway Rd, Ste. 150
Tempe Az. 85282 PH.(480) 736-1600



Legend

- Marana Addresses
- Marana Town Limits
- Parcels (Black)



Notes

0.3 0 0.14 0.3 Miles



Development Services / planning@maranaAZ.gov

11555 West Civic Center Drive / Marana, AZ 85653

Ph (520) 382-2600 / Fax (520) 382-2641 / maranaAZ.gov

PROJECT APPLICATION

PROJECT INFORMATION

Project Name: Rancho Marana Block 3

Description of Project: Single Family Residential subdivision

Number of Lots: 128

Parcel No.(s): 217-43-181A; 217-43-181B

Gross Area (Acres): 24.014

Project Address: Located in the SEC of Barnett Rd and Tangerine Farms Road

Ref. Project No.: PRV1806-001

CONTACT INFORMATION

Owner: FATCO as Trustee under Trust 9106

Contact Name: Rachel Turnipseed

Address: 2730 E. Broadway Blvd Suite 100

City: Tucson

State: AZ

Zip: 85716

Email: rachel.turnipseed@titlesecurity.com

Phone No.: (520) 901-4437

Applicant: Meritage Homes

Contact Name: Lisa Hoskin

Address: 3275 W. Ina Road, Suite 220

City: Tucson

State: AZ

Zip: 85741

Email: lisa.hoskin@meritagehomes.com

Phone No.:

Consultant/Engineer: The WLB Group, Inc.

Contact Name: Linda Thompson

Address: 4444 E. Broadway

City: Tucson

State: AZ

Zip: 85711

Email: lthompson@wlbgroup.com

Phone No.: (520) 390-1086

OWNER/APPLICANT AUTHORIZATION

I, the undersigned, certify that all of the facts set forth in this application are true and correct to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application. (If applicant is not the owner, attach written authorization from the owner.)

Linda Thompson

Linda Thompson

Digitally signed by Linda Thompson
Date: 2018.12.20 10:00:00 -07'00'

12/20/2018

Applicant Name (PRINT)

Signature

Date

FOR OFFICIAL USE ONLY

Project No. PRV1812-002

Date Received 12/26/18

- | | | | |
|---|--|--|--|
| ☐ Annexation | ☐ Rezone | ☐ Specific Plan | ☐ General Plan Amendment |
| ☐ Preliminary Plat | ☐ Final Plat | ☐ Significant Land Use Change | ☐ Minor Land Division |
| ☐ Variance | ☐ Development Plan | ☐ Development Plan Package | ☐ Dedications / Easements |
| ☐ Lic. Agreement | ☐ Landscape Plan | ☐ Conditional Use Permit | ☐ Report (Type): _____ |
| ☐ SWPP | ☐ Native Plant Plan | ☐ Native Plant Exception | ☐ Other: _____ |
| ☐ Improvement Plan (Type): _____ | | | |

Revision Date 1/26/2017



Council-Regular Meeting

C4

Meeting Date: 05/07/2019

To: Mayor and Council

Submitted For: Keith Brann, Town Engineer

From: Dan Grossman, CIP Process Analysis

Date: May 7, 2019

Strategic Plan Focus Area:
Not Applicable

Subject: Relating to Procurement; ratifying the Town Manager's approval of a change order to the Pima Paving Inc. Construction Contract for the Marana Road Realignment project (ST044) in the amount of \$48,463.00; authorizing the transfer of appropriations if necessary for the change order; and authorizing the Town Manager or designee to execute the necessary documents to effectuate the change order (Keith Brann)

Discussion:

Marana Town Code Section 3-4-7(B)(4) provides that Town Council approval is necessary for change orders that individually or cumulatively exceed \$50,000. However, Section 3-4-8(B) provides that the Town Manager may approve change orders to public improvements contracts that exceed that amount if the Town Manager determines that doing so will avoid unnecessary contractor delay claims or costs, or public health or safety hazards that would otherwise occur while awaiting Town Council approval. When the Town Manager approves a change order in these circumstances, Town Council ratification of the change order must occur as soon as practicable thereafter.

The budget for fiscal year 2018-2019 was adopted on June 19, 2018. The Marana Road Realignment project (ST044) was properly included within the Town of Marana's FY2019 Capital Improvement Plan.

Effective July 17, 2017, The Town and Pima Paving Inc. entered into a Construction Contract in the amount of \$1,711,686.00 to construct the Marana Road Realignment project.

The Town has processed five previous change orders to the Pima Paving Inc.

Construction Contract, totaling \$328,365.71, bringing the total current Construction Contract amount to \$2,040,051.71.

The purpose of this change order is to remove and repair Denny Street which was damaged while Denny was used as a project detour. The completed Denny Street paving will also include a sidewalk that will connect the Marana Vista subdivision residential sidewalk to the Sandario Sidewalk system. This improvement will provide residents ADA access to Main Street businesses. Included in this change order are lane delineation markers that will be used to accentuate the turn lanes both into and out of the old Marana Road alignment. These markers will dissuade motorists from performing prohibited turning movements.

The cost of these improvements is \$48,463.00. This additional change order will bring the Construction Contract to \$2,088,514.71.

This change order was necessary to avoid unnecessary contractor delays and address a roadway safety hazard and the amount of this change order, combined with all previous change orders, exceeds \$50,000.00; therefore, this change order required immediate approval by the Town manager. With an active Construction Contract and Contractor in place, the Town Manager exercised his authority under section 3-4-8(B) of the Town Code to authorize a change order to the contract. This item is on the agenda for the Town Council to ratify the Town Manager's action.

Financial Impact:

Fiscal Year: 2019
Budgeted Y
Y/N:
Amount: \$48,463.00

This change order will be funded with Transportation funds, GL Account # 33043000-8015-ST044.

Staff Recommendation:

Staff recommends ratification of the Town Manager's approval of the change order.

Suggested Motion:

I move to ratify the Town Manager's approval of a change order to the Construction Contract with Pima Paving Inc. for the Marana Road Realignment project (ST044) in the amount of \$48,463.00; to authorize the transfer of appropriations if necessary for the change order; and to authorize the Town Manager or designee to execute the necessary documents to effectuate the change order.

Attachments

No file(s) attached.



Council-Regular Meeting

C5

Meeting Date: 05/07/2019

To: Mayor and Council

From: Brian Varney, Senior Planner

Date: May 7, 2019

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2019-038: Relating to Development; approving a final plat for The Estates at Camino de Manana, Lots 1-5 located east of Camino de Manana and south of the Desert Falcon Lane alignment (Brian D. Varney)

Discussion:

Request

Dynamic Civil Designs, LLC, representing the property owner, Camino de Manana Investments, LLC, is requesting approval of a final plat for The Estates at Camino de Manana. The proposed plat includes 5 residential lots on 6.46 acres located east of Camino de Manana and south of the Desert Falcon Lane alignment.

Zoning

On January 21, 2003, the Town Council adopted Marana Amended Ordinance No. 2002.18 establishing zoning of R-36 (Residential) for a large land area within which the property subject to this plat is located. On September 18, 2018, the Town Council adopted Marana Ordinance No. 2018.017 approving a modification of a rezoning condition of Amended Ordinance No. 2002.18 allowing an increase in the maximum site disturbance from 30% to 40% on the 6.5 acres comprising this final plat.

Land Use

The final plat proposes Lots 1 through 5 at a proposed density of .77 residences per acre. The minimum lot size proposed is 45,253 square feet, the maximum is 92,838, and the average is 56,287 square feet. The maximum building height is proposed at one-story or 25 feet. The maximum site disturbance allowed for each lot shall be limited to 40%, as approved by Town Council, and disturbance associated with septic system installation and most utility installation will be revegetated with a mixture

of native plants. All other development standards applicable to R-36 zoning will apply to future development within the subdivision except in cases where more restrictive standards are imposed by the Covenants, Conditions, and Restrictions.

Access and Traffic Circulation

The primary access to the subdivision will be provided off of Camino de Manana, and the subdivision will include approximately 0.16 miles of private streets.

Utilities

Water service will be provided to the subdivision by a private well shared by all lots. Waste disposal will be provided by individual septic systems. TRICO, Southwest Gas, and Golder Ranch Fire will provide their respective services.

Staff Recommendation:

Staff has reviewed the proposed final plat against the requirements of the approved zoning ordinances, the Marana Town Code, and the Marana General Plan. The proposed plat is in substantial conformance with all required development regulations, and staff recommends approval.

Suggested Motion:

I move to adopt Marana Resolution No. 2019.038 approving the final plat for The Estates at Camino de Manana, Lots 1-5.

Attachments

Resolution No. 2019-038
PRV0803-003 ECDM FP
PRV0803-003 ECDM FP Map
PRV0803-003 ECDM FP App

MARANA RESOLUTION NO. 2019-038

RELATING TO DEVELOPMENT; APPROVING A FINAL PLAT FOR THE ESTATES AT CAMINO DE MANANA, LOTS 1-5 LOCATED EAST OF CAMINO DE MANANA AND SOUTH OF THE DESERT FALCON LANE ALIGNMENT

WHEREAS, on January 21, 2003, the Mayor and Town Council adopted Marana Amended Ordinance No. 2002.18, approving a rezoning of approximately 431 acres of land from Zone F (Hartman Hills Specific Plan) to R-36 (Residential); and

WHEREAS, on September 18, 2018, the Mayor and Town Council adopted Ordinance No. 2018.017, approving a modification of Condition No. 3 of Marana Amended Ordinance No. 2002.18, allowing an increase in the maximum site disturbance from 30% to 40% on the approximately 6.5 acres of land comprising this plat; and

WHEREAS, Dynamic Civil Designs, LLC, on behalf of property owner Camino de Manana Investments, LLC, has applied for approval of a final plat for a subdivision consisting of Lots 1-5; and

WHEREAS the Marana Town Council, at the regularly scheduled meeting on May 7, 2019, determined that the final plat for The Estates at Camino de Manana, Lots 1-5 should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA that the final plat for The Estates at Camino de Manana, Lots 1-5 is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 7th day of May, 2019.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

Cherry L. Lawson, Town Clerk

Frank Cassidy, Town Attorney

GENERAL NOTES

1. GROSS AREA OF DEVELOPMENT IS 281,433.2 SF OR 6.46 ACRES
2. EXISTING ZONING IS R-36 AS ESTABLISHED BY TOWN OF MARANA AMENDED ORDINANCE 2002.18
3. THE NUMBER OF LOTS IS FIVE (5). DENSITY=5 LOTS/6.46 ACRES =0.77 RAC
4. MINIMUM ALLOWABLE LOT SIZE IS 36,000 SF PER ZONING AND 43,560 SF FOR USE OF SEPTIC.
5. LOT SIZE STATISTICS:
SMALLEST LOT SIZE = 45,253.2 SF (LOT 3)
AVERAGE LOT SIZE = 56,286.6 SF
LARGEST LOT SIZE = 92,837.8 SF (LOT 5)
6. MAXIMUM ALLOWABLE LOT COVERAGE BY BUILDINGS AND STRUCTURES IS 40% PER R-36 ZONING.
7. MAXIMUM ALLOWABLE BUILDING HEIGHT = 2-STORIES / 25 FT. (1-STORY CC&R RESTRICTION)
8. BUILDING SETBACKS:
FRONT STBK = 30 FT
SIDE STBK = 15 FT
SIDE STBK (STREET)= 20 FT
REAR STBK = 40 FT
9. PARKING REQUIRED IS 2 SPACES PER UNIT (2 x 5 LOTS = 10 SPACES)
ALL PARKING SHALL BE PROVIDED ON THE LOTS (OFF-STREET).
10. ALL USES ARE SINGLE FAMILY RESIDENTIAL.
11. BASIS OF BEARINGS IS "THE NORTH LINE OF THE N.W. 1/4 OF SECTION 12, T.12S., R.12E., G.&S.R.M., PIMA COUNTY, AZ. THE BEARING OF SAID LINE IS N 89°58'17" E."
12. BASIS OF ELEVATIONS IS "PIMA COUNTY "OPUS" GEODETIC CONTROL POINT 12S12E_E23, DESCRIBED AS A 1/2" REBAR TAGGED "PC DOT GPS", LOCATED APPROXIMATELY 65' EAST OF THE NORTH 1/4 CORNER OF THE SUBJECT SECTION 12, ALSO BEING 65' EAST OF THE NORTHEAST CORNER OF THE SUBJECT PARCEL. THE ELEVATION OF SAID CONTROL POINT IS 2,495.73', NAVD 88 DATUM."
13. NO FURTHER LOT SPLITTING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA
14. APPROVAL OF THIS PLAT DOES NOT AFFIRM, CERTIFY, OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OF, OR COMPLIANCE WITH, ANY DEED RESTRICTIONS OR EASEMENTS.
15. ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THE SITE SHALL BE PLACED UNDERGROUND EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 48KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS.
16. OBJECTS AND MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30" AND 72" ABOVE THE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.
17. THE AREA BETWEEN THE 100-YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100-YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOODPLAIN MANAGEMENT AS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.
18. TOTAL MILES OF NEW PUBLIC STREETS IS ZERO (0) MILES. TOTAL MILES OF NEW PRIVATE STREETS IS 0.16 MILES
19. INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION. THIS DOCUMENT SHALL BE EXECUTED PRIOR TO FINAL APPROVAL OF LANDSCAPE PLANS OR IMPROVEMENT PLANS ALLOWING INSTALLATION WITHIN THE PUBLIC RIGHTS-OF-WAY.
20. A SHARED PRIVATE GROUNDWATER WELL (ADWR 55-207484), LOCATED ONSITE, WILL SUPPLY WATER.
21. REQUIRED SEPTIC SYSTEMS SETBACKS:
GROUNDWATER WELLS=100'
EXTERIOR PROJECT BOUNDARY LINES=50'
INTERIOR LOT LINES=5'
BUILDINGS=10'
WASH NO. 1=50'
22. THE DEVELOPER WILL COVENANT TO HOLD TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS HARMLESS IN THE EVENT OF FLOODING.
23. DEVELOPMENT ON EACH LOT WILL BE PERMITTED INDIVIDUALLY. EACH LOT WILL REQUIRE A TYPE 1 (T-1) GRADING PERMIT.
24. ANY DEVELOPMENT WITHIN FLOODPLAIN AREAS WILL REQUIRE A FLOODPLAIN USE PERMIT. DEVELOPMENT ON ANY LOTS IMPACTED BY FEMA FLOODPLAINS WILL REQUIRE A FLOODPLAIN USE PERMIT. FEMA FLOODPLAINS IMPACT LOTS 1-4.
25. PRIOR TO ISSUANCE OF A GRADING PERMIT(S), A STORMWATER POLLUTION PREVENTION PLAN AND FEE WILL BE SUBMITTED TO THE TOWN OF MARANA.
26. MAXIMUM SITE DISTURBANCE IS LIMITED TO 40% PER ORDINANCE 2018.017, WHICH AMENDED THE 30% LIMITATION, FOUND IN CONDITION NO. 3 OF AMENDED ORDINANCE 2002.18, TO 40% FOR THIS PROJECT.
27. THE AREAS OF DISTURBANCE ARE DEPICTED AND TABULATED ON THIS PLAT
THE MAXIMUM HOUSE & YARD DISTURBANCE SQUARE FOOTAGE FOR EACH LOT MAY NOT BE CHANGED. HOWEVER, THE DISTURBANCE ENVELOPE BOUNDARIES SHOWN ON SHEET 3 FOR EACH LOT MAY BE MODIFIED BY THE OWNER ON AN ADMINISTRATIVE BASIS BY THE TOWN OF MARANA AS PART OF THE TYPE 1 GRADING PERMIT PROCESS. ALL ADMINISTRATIVE CHANGES MUST BE APPROVED BY THE PLANNING DIRECTOR AND TOWN ENGINEER PRIOR TO THE ISSUANCE OF THE TYPE 1 GRADING PERMIT FOR SAID LOT. A REVISED LEGAL DESCRIPTION REFLECTING THE REVISED DISTURBANCE ENVELOPE BOUNDARIES MUST BE ACCEPTED PRIOR TO THE ISSUANCE OF THE GRADING PERMIT FOR SAID LOT AND RECORDED PRIOR TO OCCUPANCY OF THE HOUSE.
28. A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO THIS SUBDIVISION IS RECORDED IN SEQUENCE NUMBER _____ IN THE OFFICE OF THE RECORDER OF PIMA COUNTY, ARIZONA.
29. A WELL AND ROAD MAINTENANCE AGREEMENT APPLICABLE TO THIS SUBDIVISION IS RECORDED IN SEQUENCE NUMBER _____ IN THE OFFICE OF THE RECORDER OF PIMA COUNTY, ARIZONA
30. CERTAIN PORTIONS OF EASEMENTS, IDENTIFIED HEREON, ARE TO REMAIN VEGETATED AND ARE NOT INCLUDED IN SITE DISTURBANCE TOTALS AS ITEMIZED IN THE DISTURBANCE TABLES BELOW. IN THE EVENT THAT FUTURE TEMPORARY DISTURBANCE OCCURS, THE AREA MUST BE RE-VEGETATED USING A NATIVE SEED MIX.
31. SEPTIC TANK AND LEACH AREAS, OR PORTIONS THEREOF, THAT ARE DESIGNED OUTSIDE OF THE ALLOTTED HOUSE AND YARD DISTURBANCE LIMITS MUST BE RE-VEGETATED USING A NATIVE SEED MIX
32. THE CC&Rs WILL INCLUDE A PROVISION THAT ALL OPEN SPACE AND/OR WILDLIFE CORRIDORS SHALL BE LEFT ENTIRELY UNDISTURBED AND IN THEIR NATURAL DESERT STATE, EXCEPT FOR NECESSARY UTILITY INSTALLATIONS, WHICH SHALL BE RE-VEGETATED WITH NATIVE SPECIES.
33. IN ADDITION TO THE ITEMS SHOWN ON SHEETS 2-3, THIS SITE IS ALSO SUBJECT TO THE FOLLOWING IDENTIFIED TITLE ITEMS:
WELL AND ROAD MAINTENANCE AGREEMENT PER DOCKET 13440, PAGE 1407

DISTURBANCE TABLE 1
(SITE TOTALS)

LOT	DISTURBANCE AREA SF
TOTAL SITE	281,433
40% DISTURBANCE=	112,573
ALL EXIST ESMts	22,430
UNUSED ESMT AREAS TO REMAIN VEGETATED (SHADED PER LEGEND)	(8,136)
NEW WELL ESMT (PORTION NOT ALREADY COUNTED AS EXIST ESMT)	350
NEW INGRESS/EGRESS ESMT ON LOT 2	130
NEW 2' TRICO ESMT ON LOT 4	256
LOT 1 DISTURBANCE	17,159
LOT 2 DISTURBANCE	16,983
LOT 3 DISTURBANCE	18,033
LOT 4 DISTURBANCE	17,466
LOT 5 DISTURBANCE	27,823
TOTAL DISTURBANCE	112,494(40%)

DISTURBANCE TABLE 2
(LOT TOTALS)

LOT	LOT AREA (SF)	ALL EXIST ESMts (SF)	UNUSED ESMT AREAS TO REMAIN VEGETATED (SF) (SHADED PER LEGEND)	NEW ESMts (SF)	PROPOSED HOUSE & YARD DISTURBANCE (SF)	TOTAL COUNTED DISTURBANCE (SF)	TOTAL DISTURBANCE AS % OF LOT AREA
LOT 1	49,560.9	5,008	(2,220)	0	17,159	19,947	40.3%
LOT 2	46,346.7	5,246	(600)	130	16,983	21,759	47.0%
LOT 3	45,253.2	6,090	(1,622)	350	18,033	22,851	50.5%
LOT 4	47,434.6	2,694	(1,348)	256	17,466	19,068	40.2%
LOT 5	92,837.8	3,392	(2,346)	0	27,823	28,869	31.1%
TOTALS	281,433.2	22,430	(8,136)	736	97,464	112,494	40.0%

JAMES R MCMURTRE, P.E.
AZ REGISTRATION NO 52626



FINAL PLAT
THE ESTATES AT CAMINO DE MANANA
LOTS 1-5

RECORDING

SEQUENCE _____
FEE _____

STATE OF ARIZONA)
COUNTY OF PIMA) SS

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF DYNAMIC CIVIL DESIGNS LLC ON THIS _____ DAY OF _____, 2019 AT _____ IN SEQUENCE NO. _____ THEREOF.

F. ANN RODRIGUEZ
PIMA COUNTY RECORDER BY DEPUTY

APPROVALS

BY: _____ P.E.
MARANA TOWN ENGINEER/DEVELOPMENT ENGINEER DATE _____
BY: _____
DEVELOPMENT SERVICES DIRECTOR DATE _____

CERTIFICATION

I, CHERRY L. LAWSON, CLERK OF THE TOWN OF MARANA HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF MARANA ON THE _____ DAY OF _____, 2019

BY: _____ DATE _____
CLERK OF THE TOWN OF MARANA

ASSURANCES

THE TOWN OF MARANA DOES NOT REQUIRE THE SUBDIVIDER TO PROVIDE ASSURANCES FOR THIS SUBDIVISION. ANY SUBDIVISION IMPROVEMENTS REQUIRED BY ARIZONA REVISED STATUTES SECTION 9-463.01(C)(8) AND MARANA TOWN CODE SECTION 17-5-5 HAVE BEEN PROVIDED.

BY: _____ DATE _____
TOWN OF MARANA

ASSURED WATER SUPPLY

A CERTIFICATE OF ASSURED WATER HAS NOT BEEN PROVIDED AND IS NOT REQUIRED SINCE THIS SUBDIVISION DOES NOT INCLUDE SIX OR MORE LOTS (ARS 32-2101)

CERTIFICATION OF ENGINEERING

I HEREBY CERTIFY THAT THE FLOODPLAIN LIMITS AND EROSION HAZARD SETBACKS AS SHOWN ON THIS PLAT WERE PREPARED UNDER MY DIRECTION.

DEDICATIONS

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY FEE TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT, AND WE CONSENT TO THE SUBDIVISION OF THIS LAND IN THE MANNER SHOWN ON THIS PLAT.

WE HEREBY DEDICATE TO THE TOWN OF MARANA ALL PUBLIC EASEMENTS SHOWN ON THIS PLAT. UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF MARANA AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF, AND ACCESS TO, PUBLIC AND PRIVATE UTILITIES. OTHER EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF MARANA FOR THE PURPOSES NOTED ON THIS PLAT.

WE, THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS, DO HEREBY HOLD THE TOWN OF MARANA, ITS EMPLOYEES, OFFICERS AND AGENTS HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THESE LANDS NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD, OR RAINFALL. NATURAL DRAINAGE SHALL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE TOWN OF MARANA.

CAMINO DE MANANA INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

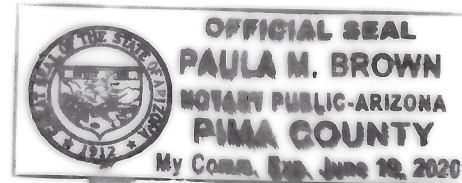
CAMINO DE MANANA INVESTMENTS, LLC
ATTN: MR PAUL A UDORVICH
6020 N PLACITA RODEO
TUCSON, ARIZONA 85704

PAUL A. UDORVICH, CAMINO DE MANANA INVESTMENTS, LLC

STATE OF ARIZONA)
COUNTY OF PIMA) SS

ON THIS 17 DAY OF April, 2019, BEFORE ME, PERSONALLY APPEARED MR. PAUL A UDORVICH, WHO ACKNOWLEDGED HIMSELF TO BE THE SOLE MEMBER OF CAMINO DE MANANA INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR AND ON BEHALF OF THE LLC.

Paula M. Brown
NOTARY PUBLIC

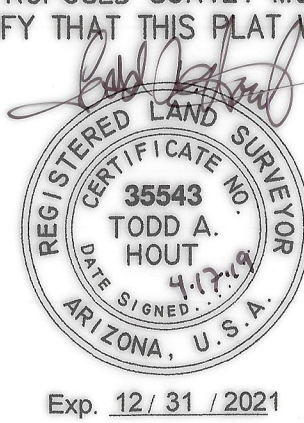


My Commission Expires: 6/19/2020

CERTIFICATION OF SURVEY

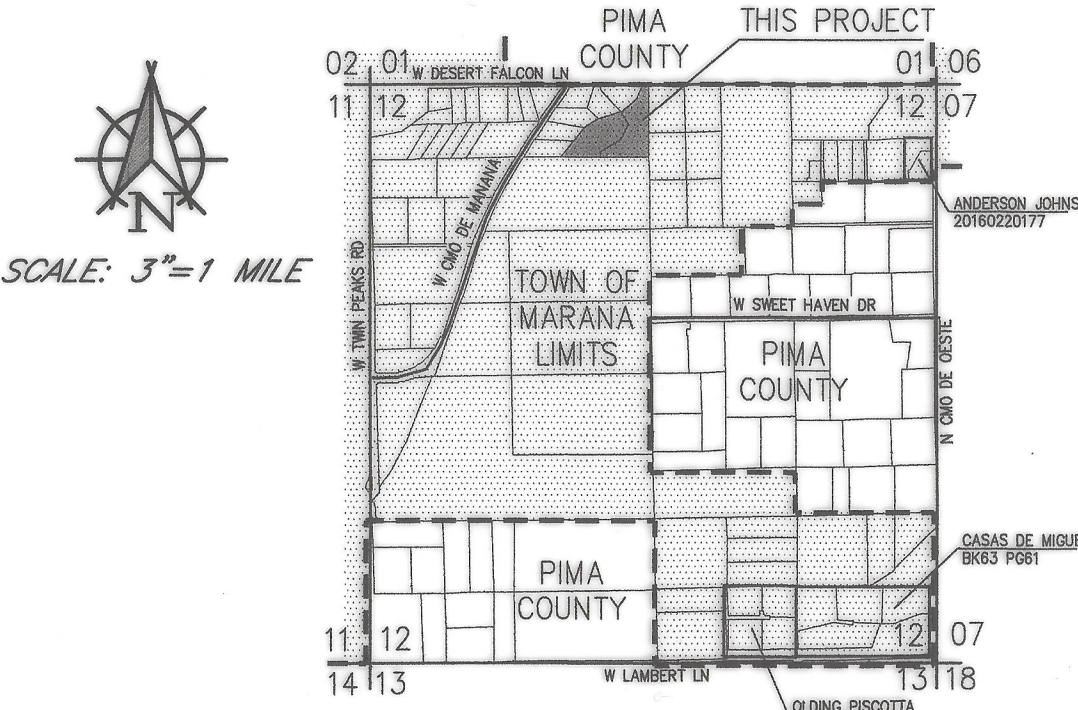
I HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING AND PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.

TODD A HOUT RLS
REGISTRATION NO 35543



SHEET INDEX

- 1 - COVER
2 - PLAT, LINE TABLES
3 - DISTURBANCE LIMITS



LOCATION MAP

LOCATED IN THE N.W. 1/4 OF SEC 12, T12S, R12E, G&SRM, TOWN OF MARANA, PIMA COUNTY, ARIZONA
APNs 216-25-004A & 216-25-004B

LEGEND

- SUBJECT PARCEL BOUNDARY
ADJACENT PROPERTY/ROW LINE
EASEMENT LINE
100-YR FLOODPLAIN
EROSION HAZARD SETBACK LINE
SECTION LINE
EXISTING 10' CONTOUR LINE
EXISTING 2' CONTOUR LINE
404 WASH BOTTOM LIMITS
SURVEY MONUMENT AS NOTED
SURVEY PIN AS NOTED
LOT CORNER PIN TO BE SET BY REGISTERED LAND SURVEYOR
MEASURED OR CALCULATED DIMENSION
EROSION HAZARD SETBACK
UN-USED EASEMENT AREA TO BE REVEGETATED IF EVER DISTURBED IN THE FUTURE
DESIGNATED RE-SEED AREA PER IMPROVEMENT PLANS
LOT ACCESS LOCATION

DEVELOPER:

MR PAUL UDORVICH
6020 N PLACITA RODEO
TUCSON, ARIZONA 85704
PH: (520) 797-4757

REGISTERED LAND
SURVEYOR

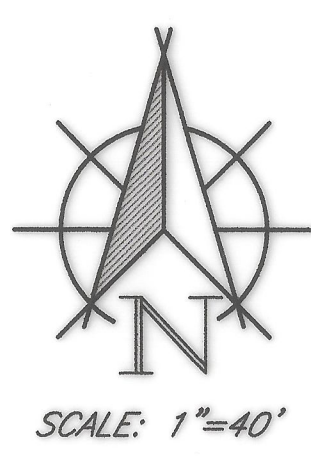
TODD A HOUT, RLS 35543
ALTA LAND SURVEY, INC
2025 W RUTHRAUFF RD. STE. 125
TUCSON, ARIZONA 85705
PH: (520) 322-6400

CASE REF: REZONE PCZ0111-001 (PCZ-01113)
PCM1808-001



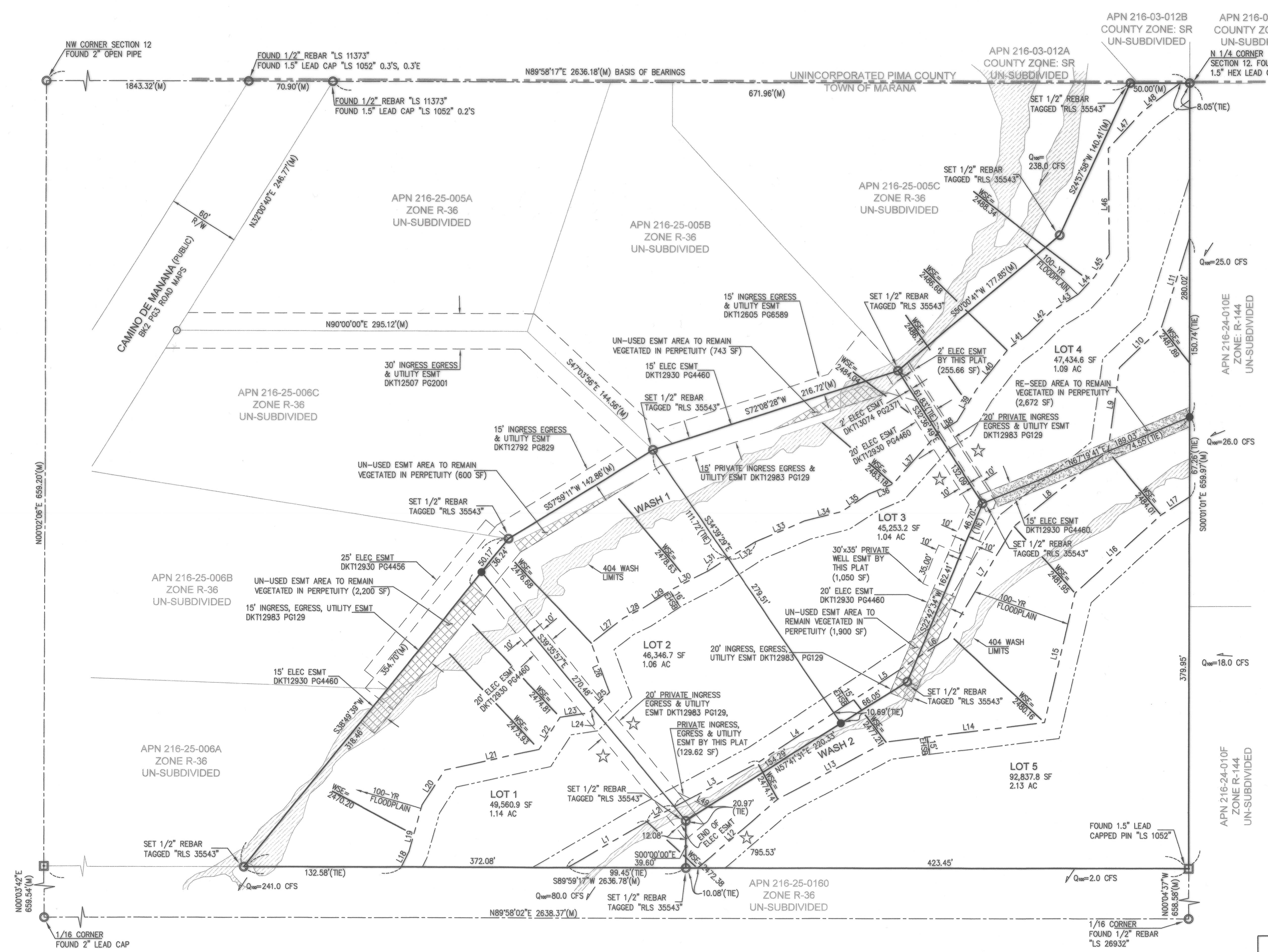
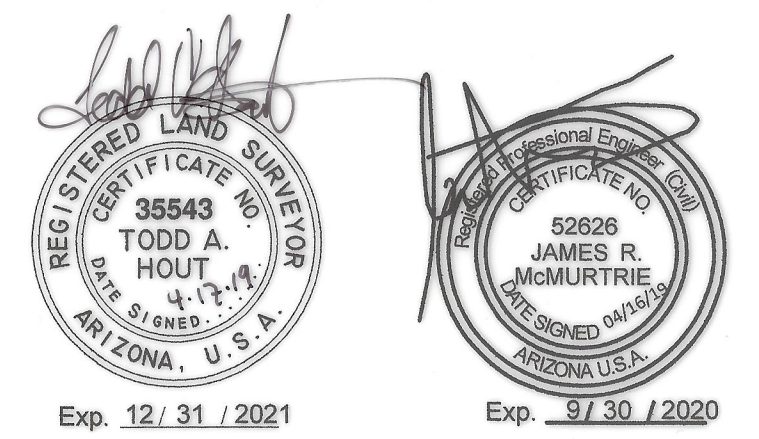
FINAL PLAT THE ESTATES AT CAMINO DE MANANA LOTS 1-5 LOCATED IN A PORTION OF THE N.W. 1/4 OF SEC 12, T12S, R12E, G&SRM, TOWN OF MARANA, PIMA COUNTY, ARIZONA			
CASE NO: PRV0803-003			
JOB NO. D17006	SCALE HORIZ: 1"=200'	SHEET 1 OF 3	
DATE: APRIL, 2019	SCALE VERT: N/A		

SEQUENCE #



LINE TABLE

LINE	LENGTH	BEARING
L1	77.28'	N59°49'52"E
L2	26.17'	N61°50'58"E
L3	79.35'	N61°50'58"E
L4	76.63'	N56°31'57"E
L5	84.20'	N56°31'57"E
L6	30.68'	N56°31'57"E
L7	108.76'	N30°37'12"E
L8	101.36'	N51°12'29"E
L9	70.60'	N07°55'27"E
L10	48.60'	N46°30'42"E
L11	79.73'	N17°20'04"E
L12	88.72'	N49°19'23"E
L13	103.04'	N61°58'14"E
L14	134.58'	N82°51'07"E
L15	111.37'	N13°11'36"E
L16	97.52'	N47°32'25"E
L17	28.70'	N57°15'52"E
L18	14.62'	N26°26'06"E
L19	40.52'	N15°51'14"E
L20	35.15'	N32°42'27"E
L21	81.22'	N77°27'10"E
L22	32.55'	N32°51'26"E
L23	24.57'	N81°14'13"E
L24	5.15'	N44°55'31"E
L25	19.41'	N44°55'31"E
L26	44.25'	N20°32'33"W
L27	34.33'	N52°15'46"E
L28	16.97'	N63°52'00"E
L29	32.13'	N57°24'29"E
L30	31.93'	N62°47'09"E
L31	20.02'	N58°14'10"E
L32	27.08'	N58°14'10"E
L33	44.61'	N66°54'13"E
L34	32.11'	N75°30'01"E
L35	27.20'	N56°44'30"E
L36	22.47'	N66°54'13"E
L37	56.87'	N41°15'40"E
L38	19.05'	N58°57'57"E
L39	31.37'	N31°17'25"E
L40	44.20'	N38°35'20"E
L41	20.20'	N53°33'43"E
L42	26.67'	N45°25'54"E
L43	27.27'	N57°31'36"E
L44	20.02'	N42°42'20"E
L45	23.01'	N33°10'01"E
L46	88.40'	N00°38'57"W
L47	41.95'	N42°49'45"E
L48	40.05'	N53°07'40"E
L49	27.58'	N62°39'07"W



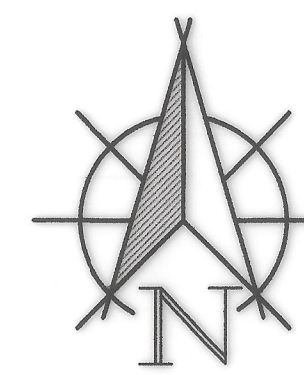
CASE REF: REZONE PCZ0111-001 (PCZ-01113)
PCM1808-001



FINAL PLAT THE ESTATES AT CAMINO DE MANANA		
LOTS 1-5 LOCATED IN A PORTION OF THE N.W. 1/4 OF SEC. 12, T12S, R12E, G&SRM, TOWN OF MARANA, PIMA COUNTY, ARIZONA		
CASE NO: PRV0803-003		
JOB NO. D17006	SCALE HORIZ: 1"=40'	SHEET 2 OF 3
DATE: APRIL, 2019	SCALE VERT: N/A	



NO.	BY	DATE	DESCRIPTION	APPROVED BY	DATE



SCALE: 1"=40'

LINE TABLE

LINE	LENGTH	BEARING
L50	146.00'	N39°35'57"W
L51	38.06'	S16°42'38"W
L52	86.52'	S50°24'03"W
L53	78.33'	S00°00'43"E
L54	103.00'	N89°59'17"E
L55	87.06'	N50°24'03"E
L56	68.80'	N50°24'03"E
L57	35.00'	S39°35'57"E
L58	62.63'	N50°24'03"E
L59	141.53'	N34°39'29"W
L60	143.62'	S50°24'03"W
L61	106.00'	S39°35'57"E
L62	50.91'	N32°36'49"W
L63	180.58'	S55°20'31"W
L64	119.59'	S34°39'29"E
L65	87.70'	N55°20'31"E
L66	48.75'	N22°42'34"E
L67	28.83'	N08°38'45"W
L68	31.36'	N22°42'34"E
L69	10.97'	N57°23'11"E
L70	22.84'	N57°23'11"E
L71	37.45'	S49°02'01"E
L72	117.80'	N67°19'41"E
L73	110.07'	N00°01'01"W
L74	57.09'	S89°58'59"W
L75	162.50'	S48°46'29"W
L76	42.89'	S32°36'49"E
L77	10.16'	S39°35'57"E
L78	22.24'	S78°45'00"E
L79	25.05'	N90°00'00"E
L80	84.17'	N78°45'00"E
L81	27.51'	N89°59'17"E
L82	38.54'	S00°00'43"E
L83	34.05'	S71°44'38"E
L84	74.02'	N86°06'52"E
L85	105.34'	N89°59'17"E
L86	162.00'	N00°01'01"W
L87	65.00'	S89°58'59"W
L88	61.43'	S00°01'01"E
L89	133.20'	S89°58'59"W
L90	63.18'	S44°46'48"W
L91	81.61'	S78°45'00"W
L92	12.43'	N90°00'00"W
L93	31.10'	N78°54'09"W



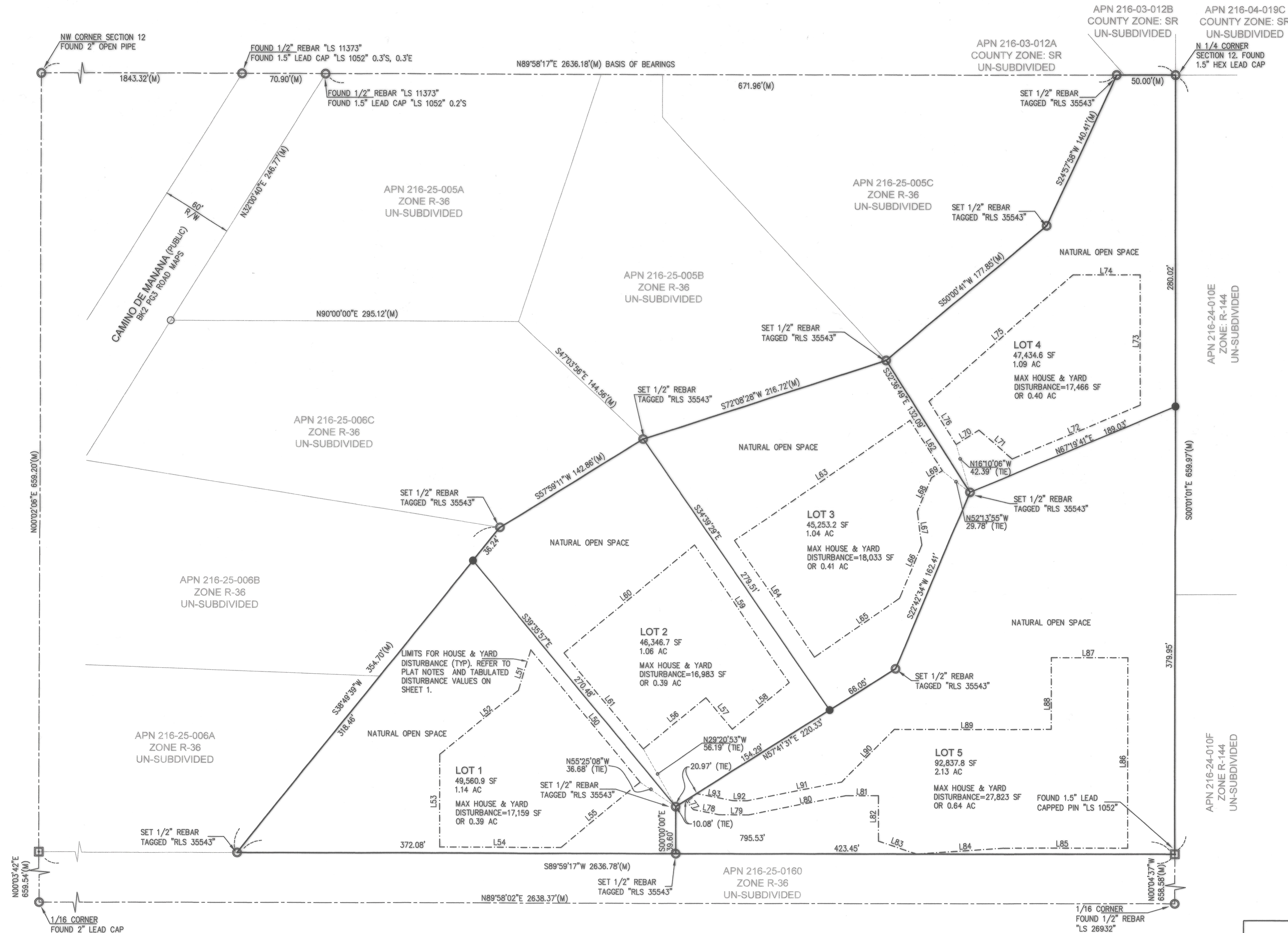
CASE REF: REZONE PCZ0111-001 (PCZ-01113)
PCM1808-001



FINAL PLAT
THE ESTATES AT CAMINO DE MANANA
LOTS 1-5
LOCATED IN A PORTION OF THE N.W. 1/4 OF SEC 12, T12S, R12E, G&SRM, TOWN OF
MARANA, PIMA COUNTY, ARIZONA

CASE NO: PRV0803-003	
JOB NO. D17006	SCALE HORIZ: 1"=40'
DATE: APRIL, 2019	SCALE VERT: N/A
SHEET 3 OF 3	

SEQUENCE #

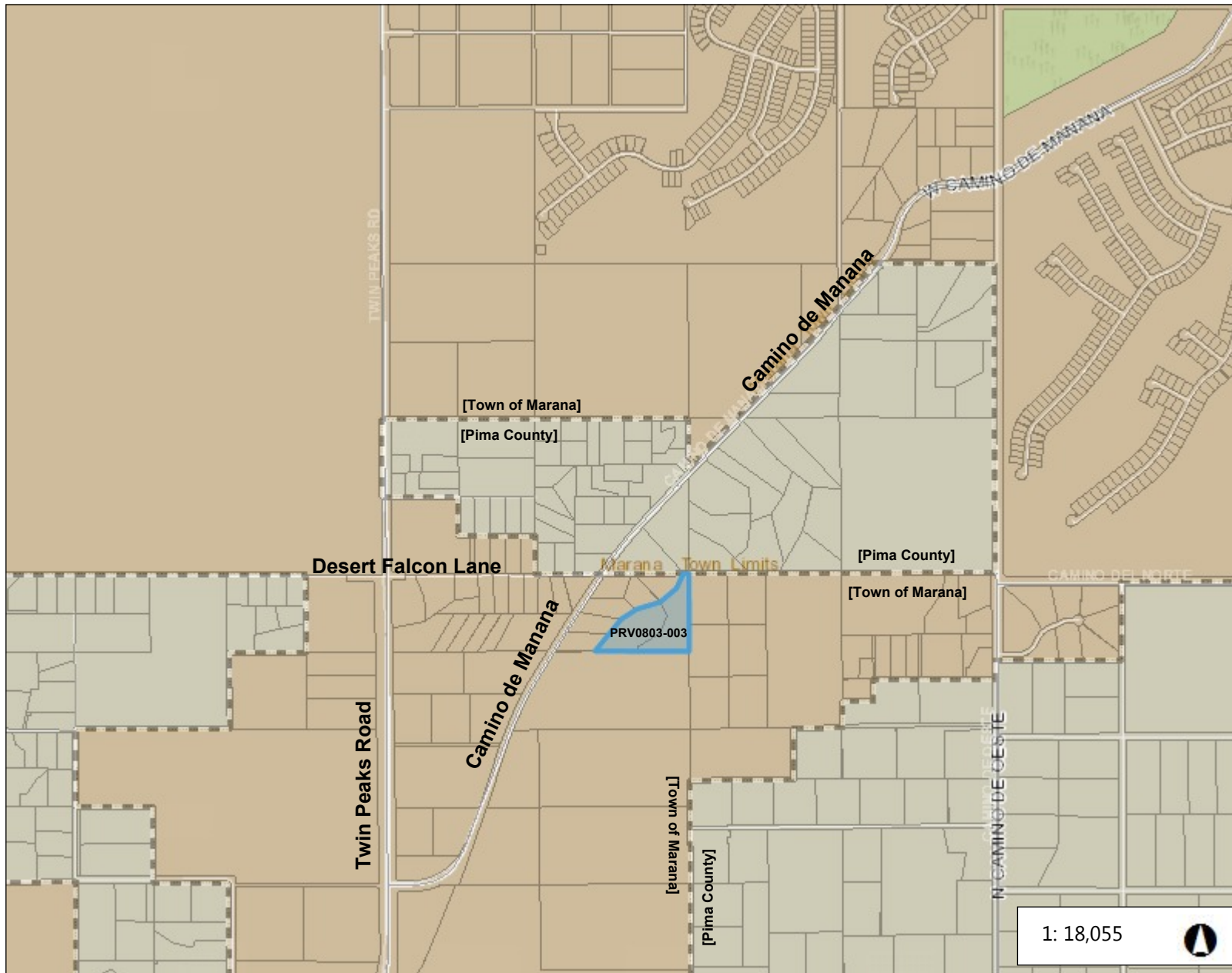


NO.	BY	DATE	DESCRIPTION	APPROVED BY	DATE



Legend

- Marana Addresses
- Marana Town Limits
- Major Streets
- Parcels (Black)



1: 18,055



0.6 0 0.28 0.6 Miles

Notes



Development Services / planning@maranaAZ.gov

11555 West Civic Center Drive / Marana, AZ 85653

Ph (520) 382-2600 / Fax (520) 382-2641 / maranaAZ.gov

PROJECT APPLICATION

PROJECT INFORMATION

Project Name: THE ESTATES AT CAMINO DE MANANA

Description of Project: 5 LOT SUBDIVISION

Number of Lots: 5

Parcel No.(s): 216-25-004A 216-25-004B

Gross Area (Acres): 6.46

Project Address: 5143 W CAMINO DE MANANA

Ref. Project No.: OLD PROJECT NUMBERS EXPIRED PRV08018F & 019F

CONTACT INFORMATION

Owner: PAUL UDORVICH

Contact Name:

Address: 6020 N PLACITA RODEO

City: TUCSON

State: AZ

Zip: 85704

Email: pauludovich@gmail.com

Phone No.: 520 797-4757

Applicant: DYNAMIC CIVIL DESIGNS LLC

Contact Name: JAMES MEMMURIE

Address: 10150 N TALL COTTON DR

City: MARANA

State: AZ

Zip: 85653

Email: JAMES.MCM@LIVE.COM

Phone No.: 520 461-8016

Consultant/Engineer: DYNAMIC CIVIL DESIGNS LLC

Contact Name: JAMES MEMMURIE

Address: 10150 N TALL COTTON DR

City: MARANA

State: AZ

Zip: 85653

Email: JAMES.MCM@LIVE.COM

Phone No.: 520 461-8016

OWNER/APPLICANT AUTHORIZATION

I, the undersigned, certify that all of the facts set forth in this application are true and correct to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application. (If applicant is not the owner, attach written authorization from the owner.)

JAMES MEMMURIE

Applicant Name (PRINT)

Signature

Date

FOR OFFICIAL USE ONLY

Project No. PRV0803-003

Date Received 4/2/18

- | | | | |
|---|--|--|--|
| ☐ Annexation | ☐ Rezone | ☐ Specific Plan | ☐ General Plan Amendment |
| ☐ Preliminary Plat | ☐ Final Plat | ☐ Significant Land Use Change | ☐ Minor Land Division |
| ☐ Variance | ☐ Development Plan | ☐ Development Plan Package | ☐ Dedications / Easements |
| ☐ Lic. Agreement | ☐ Landscape Plan | ☐ Conditional Use Permit | ☐ Report (Type): _____ |
| ☐ SWPP | ☐ Native Plant Plan | ☐ Native Plant Exception | ☐ Other: _____ |
| ☐ Improvement Plan (Type): _____ | | | |

Revision Date 1/26/2017



Council-Regular Meeting

C6

Meeting Date: 05/07/2019

To: Mayor and Council

From: Lisa Shafer, Community Development Director

Date: May 7, 2019

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2019-039: Relating to Public Works; approving and authorizing the Mayor to execute an Intergovernmental Transportation Funding Agreement with the Regional Transportation Authority of Pima County (RTA) for the construction of the Park and Ride at Marana Crossroads Park and a Termination Agreement terminating the Intergovernmental Transportation Funding Agreement with the RTA for the construction of the Park and Ride at Arizona Pavilions (Lisa Shafer)

Discussion:

For many years the Park and Ride location for the multiple Sun Tran Express bus routes was within the Arizona Pavilions shopping center west of the Chili's restaurant. With the development of the Westside Retail Stores in Arizona Pavilions (just south of Dunkin Donuts and Taco Bell), the developer requested the Arizona Pavilions Park and Ride to be relocated outside of the retail center. The Town and the RTA attempted to work with the developer, Eric Rosenberg, on a new 10-year agreement to lease 40 parking spaces plus sufficient area for the bus stop and shelter for \$19,000. The IGA between the Town and the RTA was completed and approved by Resolution 2017-021, but a final agreement with the developer could not be reached. Staff did an extensive search to locate a suitable location for the Park and Ride and it was determined that Crossroad at Silverbell District Park was the best location.

About a year ago the Park and Ride was relocated to the parking lot of Crossroads Park with the busses picking up passengers along Silverbell Road. Soon after RTA and Sun Tran began receiving requests from riders for a more direct access to the bus stop that also provided better lighting during the winter months. Marana staff met on site and formulated a plan that would provide direct access from the southern end of the parking

lot directly up to Silverbell Road. The project consists of a concrete path from the west section of the parking lot for the Crossroads at Silverbell District Park to a new bus stop situated on northbound Silverbell Road. The required scope generally includes curb modifications to accommodate ADA access; new sidewalk; embankment to transition from the lower grade of the parking lot to the Silverbell Road elevation; handrail along the sidewalk path; a concrete pad for the bus stop; signage and striping to add handicap parking spaces; and modifications to an existing wire rope fence at back of sidewalk along Silverbell. The drawings of the improvements were provided to the RTA for their review. It was determined that the RTA would fund the project.

The RTA had already approved the \$20,000 per the previous IGA for the Arizona Pavilions location. On April 17, 2019, the Transportation Planning Committee (TPC) recommended approval of Transportation Improvement Program (TIP) amendment #9, which included adding \$15,000 of RTA funding to TIP 106.06 for FY19, for a total of \$35,000 for this project. The attached IGA identifies the responsibilities of both the Town and the RTA as it relates to design, construction, maintenance and operations of the Park and Ride. The TPC will be taking this IGA to the RTA Board for final approval on May 23, 2019.

Construction will be managed by the Town's CIP Division and is expected to take approximately one month to complete. All improvements will be operational by June 30, 2019, prior to the Town's Star Spangled Spectacular signature event. The Town will enter into a Job Order Contract (JOC) with Durazo Construction. The cost of construction is estimated at just over \$32,000, which does include some contingency. However, the IGA will allow up to \$35,000 in reimbursement costs.

Staff Recommendation:

Staff recommends adoption of Resolution No. 2019-039, approving and authorizing the Mayor to execute an Intergovernmental Transportation Funding Agreement with the Regional Transportation Authority of Pima County (RTA) for the construction of the Park and Ride at Marana Crossroads Park and a Termination Agreement terminating the Intergovernmental Transportation Funding Agreement with the RTA for the construction of the Park and Ride at Arizona Pavilions.

Suggested Motion:

I move to adopt Resolution No. 2019-039, approving and authorizing the Mayor to execute an Intergovernmental Transportation Funding Agreement with the Regional Transportation Authority of Pima County (RTA) for the construction of the Park and Ride at Marana Crossroads Park and a Termination Agreement terminating the Intergovernmental Transportation Funding Agreement with the RTA for the construction of the Park and Ride at Arizona Pavilions.

Attachments

Resolution No. 2019-039

IGA RTA Marana Park N Ride Crossroads

Exhibit A

Layout

Exhibit B

MARANA RESOLUTION NO. 2019-039

RELATING TO PUBLIC WORKS; APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN INTERGOVERNMENTAL TRANSPORTATION FUNDING AGREEMENT WITH THE REGIONAL TRANSPORTATION AUTHORITY OF PIMA COUNTY (RTA) FOR THE CONSTRUCTION OF THE PARK AND RIDE AT MARANA CROSSROADS PARK AND A TERMINATION AGREEMENT TERMINATING THE INTERGOVERNMENTAL TRANSPORTATION FUNDING AGREEMENT WITH THE RTA FOR THE CONSTRUCTION OF THE PARK AND RIDE AT ARIZONA PAVILIONS

WHEREAS A.R.S. § 48-5301, et seq., authorizes the Regional Transportation Authority of Pima County (RTA) to act as a regional taxing authority for the purpose of funding multi-modal transportation operations and improvements identified in the Regional Transportation Plan approved on May 16, 2006; and

WHEREAS the RTA is authorized by A.R.S. § 48-5304 (16) and § 48-5308 to administer and distribute the regional transportation funds to the members of the RTA and to sell bonds in furtherance of that purpose to fund those projects or programs identified in the Regional Transportation Plan; and

WHEREAS on March 21, 2017, the Town Council adopted Resolution 2017-021 approving an Intergovernmental Transportation Funding Agreement with the RTA for the Arizona Pavilions Park and Ride; and

WHEREAS the Intergovernmental Agreement approved by Resolution 2017-021 should be terminated because the Park and Ride has subsequently been moved to Crossroads at Silverbell District Park ("Marana Crossroads Park"); and

WHEREAS funding for additional construction to the Park and Ride at Marana Crossroads Park is required to allow direct access from the parking lot and improved lighting during winter months; and

WHEREAS the Park and Ride at Marana Crossroads Park is a project that falls within the Park and Ride/Transit Centers Sub-Element of Regional Transportation Plan Element IV (Transit), and eligible for RTA funding; and

WHEREAS the Mayor and Council of the Town of Marana feel it is in the best interests of the citizens of Marana to enter into the intergovernmental agreement addressed by this resolution to facilitate the establishment of the Park and Ride at Marana Crossroads Park.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, as follows:

Section 1. The Intergovernmental Transportation Funding Agreement between the Town of Marana and the RTA for the Park and Ride at Marana Crossroads Park attached to and incorporated in this resolution as Exhibit A is hereby approved, and the Mayor is authorized to execute it for and on behalf of the Town of Marana.

Section 2. The Termination Agreement terminating the Intergovernmental Transportation Funding Agreement between the Town of Marana and the RTA for the Park and Ride at Arizona Pavilions attached to and incorporated in this resolution as Exhibit B is hereby approved, and the Mayor is authorized to execute it for and on behalf of the Town of Marana.

Section 3. The Town Manager and staff are hereby directed and authorized to undertake all other and further tasks required or beneficial to carry out the terms, obligations, conditions and objectives of the intergovernmental agreement between the Town of Marana and the RTA for the Park and Ride and Marana Crossroads Park.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 7th day of May, 2019.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

Cherry L. Lawson, Town Clerk

Frank Cassidy, Town Attorney

**INTERGOVERNMENTAL TRANSPORTATION FUNDING AGREEMENT
BETWEEN
THE REGIONAL TRANSPORTATION AUTHORITY OF PIMA COUNTY
AND
TOWN OF MARANA
FOR
PARK AND RIDE AT MARANA CROSSROADS PARK**

This Agreement (hereinafter “the Agreement”) is entered into by and between the Regional Transportation Authority of Pima County (“RTA” or “the Authority”), a special taxing district formed pursuant to Title 48 Chapter 30 of the Arizona Revised Statutes (A.R.S.), and the Town of Marana, an Arizona municipal corporation (“the Lead Agency”) pursuant to A.R.S. § 11-952.

RECITALS

- A. A.R.S. § 48-5301, et seq., authorizes the Authority to act as a regional taxing authority for the purpose of funding multi-modal transportation operations and improvements identified in the Regional Transportation Plan (“the Plan”) approved by the voters at the special election held in Pima County, Arizona, on May 16, 2006.
- B. The governing board of the Authority is composed of representatives of each member of the regional council of governments in accordance with A.R.S. § 48-5303.
- C. Pursuant to A.R.S. § 48-5304 (12), the governing board of the Authority has sole authority to implement the elements of the Plan.
- D. Pursuant to A.R.S. § 48-5304 (13), the governing board of the Authority shall coordinate the implementation of the Plan among the local jurisdictions.
- E. A Regional Transportation Fund was established by the Arizona Legislature per A.R.S. § 48-5307 to be the repository for those funds collected for the purpose of funding the transportation projects identified in the Plan.
- F. The Authority is authorized by A.R.S. §§ 48-5304 (16) and 48-5308 to administer and distribute the regional transportation funds to the members of the Authority and to sell bonds in furtherance of that purpose to fund those projects or programs identified in the Plan.
- G. The Lead Agency, with funding from the Authority, wishes to provide a Park and Ride lot at Marana Crossroads Park near the Silverbell Road and Cortaro Road intersection (“the Project”).
- H. The Project is one of the transportation projects included in the Plan or is eligible for funding as part of a categorical program included in the Plan.
- I. The Authority intends to fund the Project under the terms and conditions contained in this Agreement and has entered into this Agreement for that purpose.

- J. It is the policy of the Authority to require that a lead agency be identified and an intergovernmental agreement (IGA) be approved and entered into by the Authority and the lead agency before requests for funding reimbursement or payment can be processed by the Authority.
- K. The Town of Marana has been identified as the Lead Agency for the Project and will be responsible for all aspects of project implementation including, but not limited to, planning, project management, risk management, execution and administration of the Project. The Authority's role is limited to providing financial support to the Lead Agency for the Project, as described herein.
- L. The RTA's Administrative Code will control all payments and other procedures unless otherwise specified herein.
- M. The Authority and the Lead Agency may contract for services and enter into agreements with one another for joint and cooperative action pursuant to A.R.S. § 11-951, et seq.

NOW, THEREFORE, the Town of Marana and Authority, pursuant to the above and in consideration of the matters and things set forth herein, do mutually agree as follows:

AGREEMENT

1. Purpose. The purpose of this Agreement is to set forth the responsibilities of the parties for the design, construction, maintenance and operation of the Project and to address the legal and administrative matters among the parties.

2. Project. The Project consists of a parking area land lease, as more fully described in the attached Exhibit A, including the following:

- a. Detailed project scope and schedule.
- b. Project budget and cost breakdown of items eligible for reimbursement by the Authority including any proposed billing of staff time directly attributable to Project.
- c. Total amount of RTA funding allowed for the Project plus a breakdown of any other regional, local, federal or state funding available.
- d. Designation of Project phases, if applicable, and any additional related agreements.
- e. Projected timeline.
- f. Identification of the Lead Agency's duly authorized representative for signing and submitting payment requests.

3. Effective Date; Term. This Agreement shall become effective upon its execution by both parties, and shall continue in effect until all improvements constructed pursuant to this Agreement are completed, all eligible reimbursement payments to the Lead Agency are concluded, and all warranties applicable to the Project have expired.

4. Responsibilities of the Lead Agency.

- a. The Lead Agency shall be responsible for the delivery of the Project in accordance with this Agreement and all applicable design and construction standards. Design Standards are federal, state, county or municipal standards for engineering, traffic, safety or public works facilities design. Examples of Design Standards include the American Association of

State Highway and Transportation Officials and Federal Highway Administration standards for highway engineering and construction, the Pima County/City of Tucson Standard Specifications for Public Improvements, the Pima County Roadway Design Manual, the Pima County Department of Transportation /City of Tucson Department of Transportation Pavement Marking Design Manual, and Pima County and municipal design guidelines for roadway lane widths and level of drainage protection.

b. The Lead Agency shall immediately provide to the Authority copies of any and all contract documents and related materials upon request by the Authority. The Lead Agency shall retain the usual rights of the owner of a public contract including the authority to approve changes and make payments. However, any changes to the Project which would result in the final project cost deviating, by ten or more percent, from the Authority's budget amount for the Project, must be approved by the Authority in advance of those changes being made, regardless of the fact that the Authority will not be paying for them.

c. The Lead Agency shall be responsible for all traffic management and public safety, including public notification, during construction of the Project.

d. The final cost of the Project shall be that amount necessary to complete the Project including any unanticipated work incorporated into the Project by change orders and amendments executed by the Lead Agency. The Lead Agency shall be responsible for all Project costs in excess of the RTA funds contributed to the Project.

e. The Lead Agency shall exercise its power of eminent domain, if necessary, to acquire property needed for the Project.

f. Inasmuch as the RTA's role is limited to Project funding, the Lead Agency agrees, to the fullest extent permitted by Arizona law, to indemnify, defend, and hold harmless the RTA and its Board and officers, from, for, and against, any and all claims, demands, damages, liabilities or penalties, brought by or on behalf of any persons or entities, arising out of the Lead Agency's activities in performance of its obligations under this Agreement or use of RTA's resources, as described herein, regardless of how such claims are worded or styled, and regardless of the specific cause of action or type of claim asserted. This subsection shall survive termination of this Agreement.

g. The Lead Agency shall require its contractors performing any portion of the Project to name the Authority as additional insured and additional indemnitee with respect to insurance policies for general liability, automobile liability and defects in design in all of the Lead Agency's contracts for the Project. The Lead Agency shall also require its contractors to name the Authority as an additional beneficiary in any performance and payment related assurances posted for the Project.

h. Monthly, the Lead Agency shall be responsible for preparing and submitting to the Authority reimbursement requests (invoices). Said requests shall be signed by a duly authorized representative of the Lead Agency and shall include sufficient background information documenting payments made to contractors, vendors or any other eligible costs identified in this Agreement or the RTA's Administrative Code. The Lead Agency must retain and certify all vendor receipts, invoices and any related Project records as needed and ensure that they are available for review for a minimum of five (5) years after final payment is made unless otherwise specified herein.

i. The Lead Agency shall be responsible for submitting a status report describing its progress and adherence to the Project scope, schedule and budget. Progress reports shall be submitted to the RTA monthly.

j. The Lead Agency shall adhere to the RTA Administrative Code, including the requirements for a Project Charter (where applicable), a Project Closeout Meeting (Roadway Element Projects) and reimbursement limits.

k. All right of way remnants from properties acquired with Project funds shall be disposed of in accordance with RTA Policy. All proceeds from the disposal shall be returned to the RTA for expenditure on RTA eligible expenses. In the event the disposal of the property occurs after the Project is completed, the funds shall be returned to the RTA for reallocation to other projects. This subsection shall survive termination of this Agreement.

5. Responsibilities of Authority.

a. Upon receipt of reimbursement requests, the Authority shall convey to the Lead Agency RTA funds in the amount specified in the Exhibits, on a reimbursement basis, unless otherwise specified herein. All payments and reimbursements shall follow the policies outlined in the RTA's Administrative Code.

b. Reimbursements will generally be based on the Project schedules established by the Lead Agency and contained in the Exhibits.

c. The RTA staff will review all payment requests to confirm that the request is for reimbursement of costs incurred by the Lead Agency for the Project. If the Authority determines that additional information is needed, the Lead Agency will be notified of the request for additional information within five business days of the receipt of the invoice by RTA.

d. Upon approval of the request by RTA, the invoice will be processed for payment within thirty days of the invoice being accepted as complete.

e. RTA shall provide all necessary cooperation and assistance to its fiscal agent to process all payment requests from the Lead Agency.

6. Termination. Either party may terminate this Agreement for material breach of this Agreement by the other party. Prior to any termination under this paragraph, the party allegedly in default shall be given written notice by the other party of the nature of the alleged default. The party said to be in default shall have forty-five days to cure the default. If the default is not cured within that time, the other party may terminate this Agreement. Any such termination shall not relieve either party from liabilities or costs already incurred under this Agreement.

7. Non-assignment. Neither party to this Agreement shall assign its rights under this Agreement to any other party without written permission from the other party to this Agreement.

8. Construction of Agreement.

a. Entire agreement. This instrument constitutes the entire agreement between the parties pertaining to the subject matter hereof, and all prior or contemporaneous agreements and understandings, oral or written, are hereby superseded and merged herein. Any exhibits and the Recitals to this Agreement are incorporated herein by this reference.

b. Amendment. This Agreement may be modified, amended, altered or changed only by written agreement signed by both parties.

c. Construction and interpretation. All provisions of this Agreement shall be construed to be consistent with the intention of the parties as expressed in the Recitals hereof.

d. Captions and headings. The headings used in this Agreement are for convenience only and are not intended to affect the meaning of any provision of this Agreement.

e. Severability. In the event that any provision of this Agreement or the application thereof is declared invalid or void by statute or judicial decision, such action shall have no effect on other provisions and their application, which can be given effect without the invalid or void provision or application, and to this extent the provisions of the Agreement are severable. In the event that any provision of this Agreement is declared invalid or void, the parties agree to meet promptly upon request of the other party in an attempt to reach an agreement on a substitute provision.

f. Conflict of interest. This Agreement is subject to the provisions of A.R.S. § 38-511, which provides for cancelation in certain instances involving conflicts of interest.

9. Ownership of Improvements. Ownership and title to all materials, equipment and appurtenances installed pursuant to this Agreement shall automatically vest in the Lead Agency upon completion of the Project.

10. Legal Jurisdiction. Nothing in this Agreement shall be construed as either limiting or extending the legal jurisdiction of the Lead Agency or the Authority.

11. No Joint Venture. It is not intended by this Agreement to, and nothing contained in this Agreement shall be construed to, create any partnership, joint venture or employment relationship between the parties or create any employer-employee relationship between the Lead Agency and any Authority employees, or between Authority and any Lead Agency employees. Neither party shall be liable for any debts, accounts, obligations nor other liabilities whatsoever of the other, including (without limitation) the other party's obligation to withhold Social Security and income taxes for itself or any of its employees.

12. No Third Party Beneficiaries. Nothing in the provisions of this Agreement is intended to create duties or obligations to or rights in third parties not parties to this Agreement or affect the legal liability of either party to the Agreement by imposing any standard of care different from the standard of care imposed by law.

13. Compliance with Laws. The parties shall comply with all applicable federal, state and local laws, rules, regulations, standards and executive orders, without limitation to those designated within this Agreement.

a. Anti-Discrimination. Neither party shall discriminate against any employee or client of either party or any other individual in any way because of that person's age, race, creed, color, religion, sex, sexual orientation, familial status, political affiliation, disability or national origin in the course of carrying out the duties pursuant to this IGA. Both parties shall comply with applicable provisions of Executive Order 75-5, as amended by Executive Order 2009-09 of the Governor of Arizona, which are incorporated into this IGA by reference as if set forth in full herein, including the provisions of A.R.S. § 41-1463.

b. Americans with Disabilities Act. This Agreement is subject to all applicable provisions of the Americans with Disabilities Act (Public Law 101-336, 42 U.S.C. 12101-12213) and all applicable federal regulations under the Act, including 28 CFR Parts 35 and 36, as well as the Genetic Information Nondiscrimination Act of 2008. .

c. Workers' Compensation. An employee of either party shall be deemed to be an "employee" of both public agencies, while performing pursuant to this Agreement, for purposes of A.R.S. ' 23-1022 and the Arizona Workers' Compensation laws. The primary employer shall be solely liable for any workers' compensation benefits, which may accrue. Each party shall post a notice pursuant to the provisions of A.R.S. § 23-906 in substantially the following form:

All employees are hereby further notified that they may be required to work under the jurisdiction or control or within the jurisdictional boundaries of another public agency pursuant to an intergovernmental agreement or contract, and under such circumstances they are deemed by the laws of Arizona to be employees of both public agencies for the purposes of workers' compensation.

14. Waiver. Waiver by either party of any breach of any term, covenant or condition herein contained shall not be deemed a waiver of any other term, covenant or condition, or any subsequent breach of the same or any other term, covenant, or condition herein contained.

15. Force Majeure. A party shall not be in default under this Agreement if it does not fulfill any of its obligations under this Agreement because it is prevented or delayed in doing so by reason of uncontrollable forces. The term "uncontrollable forces" shall mean, for the purpose of this Agreement, any cause beyond the control of the party affected, including but not limited to failure of facilities, breakage or accident to machinery or transmission facilities, weather conditions, flood, earthquake, lightning, fire, epidemic, war, riot, civil disturbance, sabotage, strike, lockout, labor dispute, boycott, material or energy shortage, casualty loss, acts of God, or action or non-action by governmental bodies in approving or failing to act upon applications for approvals or permits which are not due to the negligence or willful action of the parties, order of any government officer or court (excluding orders promulgated by the parties themselves), and declared local, state or national emergency, which, by exercise of due diligence and foresight, such party could not reasonably have been expected to avoid. Either party rendered unable to fulfill any obligations by reason of uncontrollable forces shall exercise due diligence to remove such inability with all reasonable dispatch.

16. Notification. All notices or demands upon any party to this Agreement shall be in writing, unless other forms are designated elsewhere, and shall be delivered in person or sent by mail addressed as follows:

The Authority:

Mr. Farhad Moghimi, Executive Director
Pima Association of Governments
1 E. Broadway, Ste. 401
Tucson, AZ 85701

Town of Marana:

Jamsheed Mehta, Town Manager
Town of Marana
11555 W. Civic Center Drive
Marana, AZ 85653

17. Remedies. Either party may pursue any remedies provided by law for the breach of this Agreement. No right or remedy is intended to be exclusive of any other right or remedy and each

shall be cumulative and in addition to any other right or remedy existing at law or in equity or by virtue of this Agreement.

18. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterpart may be removed from such counterpart and attached to a single instrument.

In Witness Whereof, Town of Marana has caused this Agreement to be executed by the Mayor, upon resolution of the Town Council and attested to by the Town Clerk, and the Authority has caused this Agreement to be executed by its Chair of the Board.

REGIONAL TRANSPORTATION AUTHORITY OF PIMA COUNTY

Board Chair

Date

Town of Marana:

Ed Honea, Mayor

Date

ATTEST:

Cherry L. Lawson, Town Clerk

Date

The foregoing Agreement between Town of Marana and the Authority has been approved as to content and is hereby recommended by the undersigned.

Mr. Farhad Moghimi, Executive Director

Date

INTERGOVERNMENTAL AGREEMENT DETERMINATION

The foregoing intergovernmental agreement between the REGIONAL TRANSPORTATION AUTHORITY OF PIMA COUNTY and the TOWN OF MARANA has been reviewed pursuant to A.R.S. § 11-952 by the undersigned, who have determined that it is in proper form and is within the powers and authority granted under the laws of the State of Arizona to the Party to this intergovernmental agreement represented by the undersigned.

**REGIONAL TRANSPORTATION AUTHORITY
OF PIMA COUNTY:**

TOWN OF MARANA:

Thomas Benavidez
Attorney for the Authority

Frank Cassidy
Town Attorney

Date: _____

Date: _____

Regional Transportation Authority of Pima County

Date: **April 24, 2019**

Exhibit: **A**

Item: **1**

RTA Resolution: **2019 -**

1. **TIP Project Number:** **106.06** **RTA Ballot:** **51** **RTA Project ID:** **51_c**

2. **Sponsor:** **Marana**

3. **RTA Plan Element:** **IV Transit**

4. **RTA Plan Sub-Element (If Applicable):** **Transit**

5. **Project Name:** **Marana Park-and-Ride**

6. Work Phase(s) Covered by the Exhibit:	Studies:	\$ -
	Planning/Design:	\$ -
	Right of Way:	\$ (20,000)
	Construction:	\$ 35,000
	Operations:	\$ -
	Total:	\$ 15,000

7. **Project Manager Information (person responsible for Status Reports):**

Name:	Mac Murray
Mailing Address	Marana Municipal Complex 11555 W Civic Center Dr.
City, ST Zipcode	Marana AZ 85653
Telephone Number:	520.382.2680
Email Address:	mmurray@maranaaz.gov

8. **Authorized Representative(s) (will sign & submit pay requests):**

Name:	Lisa Shafer
Mailing Address	Marana Municipal Complex 11555 W Civic Center Dr.
City, ST Zipcode	Marana AZ 85653
Telephone Number:	520.382.1926
Email Address:	lshafer@maranaaz.gov

Name:	
Mailing Address	
City, ST Zipcode	AZ
Telephone Number:	
Email Address:	

9.

Narrative Description of Project Scope, including improvements to be made and project intent (discuss how project will address problematic areas):

Marana Park and Ride: The project consists of a concrete path from the west section of the parking lot for the Crossroads at Silverbell District Park to a new bus stop situated on northbound Silverbell Road. The required scope generally includes curb modifications to accommodate ADA access; new sidewalk; embankment to transition from the lower grade of the parking lot to the Silverbell Road elevation; handrail along the sidewalk path; a concrete pad for the bus stop; signage and striping to add handicap parking spaces; and modifications to an existing wire rope fence at back of sidewalk along Silverbell.

Regional Transportation Authority of Pima County

Date: **April 24, 2019**

Exhibit: **A**

Item: **1**

RTA Resolution: **2019 -**

allowed for the Project or Project Component,
under this Exhibit:

\$ 15,000

11. Total maximum Authorized RTA funding for the Project, or Project component to-date, including this exhibit. (If this is an amendment to an existing contract, please give the requested amended total.

\$ 35,000

12. Project Budget by Funding Source & Phase:
Study (DCR/Wildlife Linkages/Value Analysis)=
Planning/Design =
Right of Way =
Construction =
Operations (Transit) =
Total =

RTA	Non-RTA	Total
\$ -	\$ -	\$ -
\$ -	\$ -	\$ -
\$ -	\$ -	\$ -
\$ 35,000	\$ -	\$ 35,000
\$ -	\$ -	\$ -
\$ 35,000	\$ -	\$ 35,000

13. Project Budget by Funding Source, this exhibit:
Study (DCR/Wildlife Linkage/Value Analysis)=
Planning/Design =
Right of Way =
Construction =
Operations (Transit) =
Total =

RTA	Non-RTA	Total
\$ -		\$ -
\$ -		\$ -
\$ -		\$ -
\$ 35,000		\$ 35,000
		\$ -
\$ 35,000	\$ -	\$ 35,000

14. Funding Sources (current year dollars):

RTA
STP
12.6% Funds
2.6% Funds
Impact Fees
Pima County Local
Town of Marana Local
Fare Box Revenue
FTA Funds
Other (Specify)

Project Resources as outlined in the Ballot/TIP	Resources Committed (Includes this request)	Remaining Resource Budget
\$ -	\$ 35,000	
\$ -	\$ -	\$ -
\$ -	\$ -	\$ -
\$ -	\$ -	\$ -
\$ -		\$ -
\$ -		\$ -
\$ -	\$ -	\$ -
\$ -	\$ -	\$ -
	\$ -	
\$ -	\$ 35,000	

Total Funding Sources:

15. Estimated completion date of work funded by this IGA:
Duration of work covered by this funding request:

06/30/19

30 days

Regional Transportation Authority of Pima County

Date:

April 24, 2019

Exhibit:

A

Item:

1

RTA Resolution:

2019 -

16. Cash Flow

Calendar
Month

201906

Fiscal Month

201912

Burn Rate

\$ 35,000.00

MARANA PARK & RIDE CROSSROADS PARK



REGIONAL TRANSPORTATION AUTHORITY OF PIMA COUNTY (RTA) TERMINATION OF INTERGOVERNMENTAL AGREEMENT NUMBER RECORDED IN SEQUENCE 20172900276 PROJECT: TRANSPORTATION FUNDING AGREEMENT FOR THE ARIZONA PAVILIONS PARK AND RIDE PARTIES: RTA AND THE TOWN OF MARANA	
--	--

ORIGINAL TERM: Not specified	ORIGINAL AMOUNT:	\$20,000.00
CURRENT TERMINATION DATE: Not specified	PRIOR AMENDED AMOUNT:	\$0.00
AMENDED TERMINATION DATE: 5/23/2019	AMOUNT THIS AMENDMENT:	\$0.00

TERMINATION AGREEMENT

WHEREAS, the Regional Transportation Authority of Pima County ("RTA") has entered into an Intergovernmental Agreement with the Town of Marana (Marana Resolution 2017-021) to a Park and Ride facility in the Arizona Pavilions area.

WHEREAS, the original IGA funding amount was \$20,000.00 for a land lease to host a Park and Ride area; and

WHEREAS, negotiations for the land lease have been terminated; and,

WHEREAS, the parties now wish to suspend and cease further activity on the project and terminate the Project IGA as of the execution of this agreement

NOW, THEREFORE, the parties hereby agree that the IGA shall be terminated as of May 23, 2019 and that no further work on the Project under this agreement shall be performed or funded after May 23, 2019.

In Witness Whereof, the Regional Transportation Authority of Pima County has caused this Termination Agreement to be executed by its Chairman, and the Town of Marana has caused this Amendment to the Agreement to be executed by its Mayor, as demonstrated and attested below.

REGIONAL TRANSPORTATION AUTHORITY OF PIMA COUNTY:

Mike Hammond, Chairman

Date

TOWN OF MARANA:

Ed Honea, Mayor

Date

ATTORNEY CERTIFICATION

The foregoing Amendment to the Agreement by and between the Regional Transportation Authority of Pima County and the Town of Marana has been reviewed pursuant to A.R.S. § 11-952 by the undersigned who have determined that it is in proper form and is within the powers and authority granted under the laws of the State of Arizona to those parties to the Agreement.

Regional Transportation Authority of Pima County:

Thomas Benavidez, Attorney for the Authority

Date

Town of Marana:

Frank Cassidy, Town Attorney

Date



Council-Regular Meeting

C7

Meeting Date: 05/07/2019

To: Mayor and Council

From: Cherry L. Lawson, Town Clerk

Date: May 7, 2019

Subject: Approval of the April 30, 2019 Special Council Meeting Summary Minutes, the April 26, 2019 Special Council Meeting Summary Minutes, the April 23, 2019 Study Session Meeting Summary Minutes and the April 16, 2019 Regular Council Summary Minutes (Cherry L. Lawson)

Attachments

04/30/2019 Special Council Meeting Summary Minutes

04/26/2019 Special Council Meeting Summary Minutes

04/23/2019 Study Session Meeting Summary Minutes

04/16/2019 Regular Council Meeting Summary Minutes



MARANA TOWN COUNCIL
SPECIAL COUNCIL MEETING
NOTICE AND AGENDA

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, Tuesday, April 30, 2019, at or after 7:00 PM

Ed Honea, Mayor
Jon Post, Vice Mayor
Dave Bowen, Council Member
Patti Comerford, Council Member
Herb Kai, Council Member
John Officer, Council Member
Roxanne Ziegler, Council Member

SUMMARY MINUTES

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Marana Town Council and to the general public that the Town Council will hold a meeting open to the public on Tuesday, April 30, 2019, at or after 7:00 PM located in the Town Council Chambers, 11555 W. Civic Center Drive, Marana, Arizona.

ACTION MAY BE TAKEN BY THE COUNCIL ON ANY ITEM LISTED ON THIS AGENDA.

Revisions to the agenda can occur up to 24 hours prior to the meeting. Revised agenda items appear in *italics*.

The Council Chambers are wheelchair and handicapped accessible. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Town Clerk at (520) 382-1999. Requests should be made as early as possible to arrange the accommodation

This Notice and Agenda posted no later than 24 hours prior to the meeting at the Marana Municipal Complex, 11555 W. Civic Center Drive, the Marana Operations Center, 5100 W. Ina Road, and at www.maranaaz.gov on the Town Clerk, page under Agendas and Minutes.

CALL TO ORDER AND ROLL CALL

Mayor Honea called the meeting to order at 7:00 PM and direct the Clerk to call the roll.

Mayor Honea, Vice Mayor Post, Council Member Bowen, Council Member Comerford, Council Member Kai, Council Member Ziegler and Council Member Officer were present, constituting a quorum of the Council.

Council Member Comerford requested to have her statement read into the records as follows, “I am not angry, nor mad; I am devastated! I am heartbroken, and I feel deceived. For the first time in my 25 years of service to the Town of Marana, I have lost faith and trust in Town employees. This breaks my heart. I’m hoping that we find resolution to this and that this will never happen again.”

EXECUTIVE SESSIONS

Pursuant to A.R.S. § 38-431.03, the Town Council may vote to go into executive session, which will not be open to the public, to discuss certain matters.

E1 Executive session pursuant to A.R.S. §38-431.03(A)(3) for discussion or consultation with the Town’s attorneys for legal advice regarding the Town’s legal authority to regulate sexually-oriented businesses.

Mayor Honea asked for a motion to go into Executive Session for the purpose provided on the agenda.

Vice Mayor Post moved and Council Member Kai seconded the motion to go into Executive Session. Motion passed unanimously: 7-0.

ADJOURNMENT

Mayor Honea asked for a motion to adjourn the meeting.

Council Member Bowen moved and Council Member Kai seconded the motion to adjourn the meeting. Meeting adjourned at 8:24 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes for the Special Session Meeting of the Marana Town Council meeting held on April 30, 2019. I further certify that a quorum was present.

Cherry L. Lawson, Town Clerk



**MARANA TOWN COUNCIL
SPECIAL COUNCIL MEETING
NOTICE AND AGENDA**

Marana Municipal Complex Boardroom
11555 W. Civic Center Drive, Marana, Arizona 85653
Friday, April 26, 2019, at or after 9:30 AM

Ed Honea, Mayor
Jon Post, Vice Mayor
David Bowen, Council Member
Patti Comerford, Council Member
Herb Kai, Council Member
John Officer, Council Member
Roxanne Ziegler, Council Member

SUMMARY MINUTES

SPECIAL COUNCIL MEETING
(Times are approximate and subject to change)

Attendees: Mayor Honea, Council Members: David Bowen, Roxanne Ziegler, Patti Comerford, and John Officer. Vice Mayor Post and Council Member Kai (Excused). Town Manager Jamsheed Mehta, Town Attorney Frank Cassidy, Town Clerk Cherry Lawson, Development Services Director Jason Angell, Planner Steve Cheslak, and Assistant to the Town Manager, Tony Hunter.

9:30 AM Depart Marana Municipal Complex
 11555 W. Civic Center Drive
 Marana, AZ 85653

10:30 AM -- 12:30 PM Eastmark Visitor & Community Center
 10100 E. Ray Road
 Mesa, AZ

PRESENTATION and LUNCH: Relating to Development; presentation and discussion by representatives from Brookfield Residential Group and Matrix Design Group regarding the Eastmark development project and future Town economic development

Brad Chelton, Sr. Vice President, Brookfield Residential provided an overview of the residential areas that Brookfield has developed, its process and entitlements. He reviewed the Eastmark Community stating, it is a 32 acre master plan community. They started the process in 2007 and will likely complete the community within the next five (5-6) to six years. The entire process may likely take approximately 20 years for full completion of the community. He spoke of the critical needs of the municipality as their plans are not for a small acreage area (≤ 100); rather the type of master plan community that it creates consumes on average ≥ 200 acres of land, and involves flexibility of the municipality.

Brookfield Residential is a large scale organization that is based in North America having operations in 12 different markets in the U.S. and Canada. They are based out of Calvary with approximately 1,400 employees.

Eastmark is a 3200 acre master plan community has approximately 15 units across all markets across North America. Their core business comprises two areas: master plan community developments and homebuilder. They are a homebuilder in every other marketplace except Phoenix. In that capacity of developer and homebuilder, they would typically have a 300 lot phase whereby they may elect to build their own homes or may sell a portion of those lots to other builders such as, Pulte, K-Bee, Lennar, or Morrison type of company. The unique aspect of Eastmark is, they are a 50/50 partner to DMB who is the manager of the project.

The type of partner that any municipality would want to have should in its developer of this scale is important.

Mr. Chelton reviewed the exhibits highlighting where Eastmark started in 2007 its development process, as well as its progress to date. One of the things that was critical relates to flexibility and entitlements that they had previously secured when the development agreement was signed. At some point in the development phase, the economic recession of 2008 hit and many developments and business went away. However, the entitlements and flexibility within the agreement stayed intact. They went through a process to reinvent itself with respect to this development. From this, Eastmark was able to move forward with modifying its' original development plan administratively as oppose to going back to the Council. The Council provided Brookfield the flexibility within the development agreement to be able to react to market conditions and move in a direction that would still deliver a product in the end.

Mr. Cassidy commented on many of the big scale changes early on before the many residents now living in the community. He asked whether it affected their ability to move things around, what was the level of difficulty to make this happen. **Mr. Chelton** replied stating, it was not difficult at all as the changes were within the range of their entitlements, and does not require a public vote by the Council; the entitlements comes with the consultation with staff's approval.

Council Member Ziegler commented about the incentive program that Brookfield worked under, stating Marana has not offered many if any incentives though she would not have an issue with them. **Mayor Honea** stated Marana had offered incentives for commercial development like, Sargent Control. **Council Member Ziegler** asked how Brookfield Development was able to get the voters to approve an incentive program. **Mr. Chelton** stated it was a proposal on the ballot as with any other proposition measure on a ballot.

Mr. Cassidy stated for the mall, Marana did an incentive program whereby we gave a portion of the sales tax for public infrastructure reimbursement and further explained that anything that deals with a tax issue can be sent to the voters. Council could not decide whether to send a rezoning question.

Mr. Angell asked other than the incentives that were directed for that one commercial industrial development entity, was the greatest incentive they received was the timing and flexibility built into that specific development plan. To have the ability to turnaround a rezoning within 30 days to achieve something is great feat. **Mr. Chelton** stated it was a 50/50 part, but mostly through a CFD. They provided the funds upfront, and installed the improvements. As the homebuilder builds the lot and the home, then they are able to issue bonds against the property tax revenue that is currently in place. They do not issue bonds unless there the tax revenue is in place to support the bonds that did not have sufficient debt service.

Council Member Officer asked how is the homeowner notified of the overall plan in the event there are changes to the original plan. **Mr. Chelton** stated that is accomplished in a couple of ways: the legal way and the developer's way. Each homebuyer signs a developer disclosure which is a detailed document outlining the developer's incentives. From that they hold a community meeting to update the homeowners of everything that is occurring with the property. Also, Brookfield trains some of the residents to become their advocates to filter any information through them related to the development. The other is having an HOA that really looks to build the community. They have an annual program whereby they prepare individuals for 10 to 12 months on all things Eastmark – those individuals are able to better respond to negative comments or address concerns related to the property.

Mayor Honea asked for the average amount of debt service per SFR on the CFD for a community project. **Mr. Chelton** stated \$75/month. The HOA's are \$98/month which is controlled by the developer. The projects that are CFD eligible, they receive approximately \$.70 on the dollar returned. There are many projects that are not CFD eligible that they don't recoup from, only the land sales. The burden to the resident is a CFD of \$3.85 per \$100 assessed value. There is a \$.30 O&M charge that is applied on top – in real dollars that we spend at the markets is approximately \$75/month.

Mr. Mehta asked whether **Mr. Chelton** has Special Assessments as well. **Mr. Chelton** replied stating they do that are \$3500/house. That is amortized over a 30 year period. **Mr. Mehta** inquired about the dwelling units stating, there are 9-10 of them, and a separate hotel. He asked whether any or none of them are set to be built, and relating to the minimums and maximums and whether the changes has anything to do with them. **Mr. Chelton** stated, the county club golf is not being considered. The country club will be built without golf. **Mr. Mehta** asked whether the resort hotel is no longer being considered at this time. **Mr. Chelton** stated that is correct.

Mr. Mehta inquired about the utilities and planning for the roads. **Mr. Chelton** stated they knew they were not going to build 21,000 units. They were provided with the flexibility to let the market tell them what the right fit for the project would be, and they would proceed from there. **Mr. Chelton** further explained the process that Brookfield took in order to bring forward the community of Eastmark.

1:00 - 5:00 PM

Tour of developments in the Phoenix East Valley Area, including:

Eastmark Community
10100 E. Ray Road
Mesa, AZ 85212

Mattamy Rhythm
7098 W. Post Road
Chandler, AZ 85226

Agritopia
3000 East Ray Road
Gilbert, AZ 85296

The Lakes at Annecy
1679 E. Hampton Lane
Gilbert, AZ 85295

5:00 PM

Depart Phoenix East Valley Area for Marana
Municipal Complex

There was no action taken by the Council during this meeting. Council returned to Town Hall at approximately 7:00 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct notes of the Marana Town Council gathering on April 26, 2019. I further certify that a quorum was present.

Cherry L. Lawson, Town Clerk



**MARANA TOWN COUNCIL
STUDY SESSION**

**11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, April 23, 2019, at or after 6:00 PM**

Ed Honea, Mayor
Jon Post, Vice Mayor
David Bowen, Council Member
Patti Comerford, Council Member
Herb Kai, Council Member
John Officer, Council Member
Roxanne Ziegler, Council Member

SUMMARY MINUTES

CALL TO ORDER AND ROLL CALL

Mayor Honea called the meeting to order at 6:00 PM and direct the Clerk to call the roll.

Mayor Honea, Vice Mayor Post, Council Member Bowen, Council Member Comerford, Council Member Kai (6:02 PM arrival), Council Member Ziegler and Council Member Officer were present, constituting a quorum of the Council.

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE

Mayor Honea led the Pledge of Allegiance followed by a moment of silence being observed.

APPROVAL OF AGENDA

Vice Mayor Post moved to approve the agenda Council Member Ziegler seconded the motion. Motion passed, 6-0.

DISCUSSION/DIRECTION/POSSIBLE ACTION

D1 Relating to Budget; review, discussion, consideration, and direction to staff regarding the fiscal year 2019-2020 Manager's recommended operating budgets for the General Fund, Bed Tax Fund, Highway User Revenue Fund, Water Operating Fund, Wastewater Operating Fund, and the Airport Operating Fund (Jamsheed Mehta and Yiannis Kalaitzidis)

Town Manager, Jamsheed Mehta and **Finance Director, Yiannis Kalaitzidis** provided a PowerPoint Presentation on the proposed Fiscal Year 2019-2020 Manager's recommended operating budgets for the General Fund, Bed Tax Fund, Highway User Revenue Fund, Water Operating Fund, Wastewater Operating Fund, and the Airport Operating Fund. *(PowerPoint Presentation is on file in the Town Clerk's Office, and the video is available for viewing on the Town of Marana's website at www.maranaaz.gov.)*

Mr. Mehta stated this has been an extensive process as Town staff has been at this for several months. It is just the operating budget that is being presented this evening containing the General Fund, Bed Tax Fund, Highway User Revenue Fund, Water Operating Fund, Wastewater Operating Fund, and the Airport Operating Fund on the operating side. This presentation does not include at this time, but will be provided in May with the Tentative Budget will include: Capital Improvement Plan, Debt Service, and the other Revenue Funds that are not included, i.e. RICO Funds, Court, Technology, the Insurance Fund, Community Facilities District (CFD's) Fund, and Development Impact Fees. He covered the following highlights: Accomplishments, New Investment Summary, and FY2020 Revenue Outlook. **Yiannis Kalaitzidis, Finance Director** will cover the Selected Operating Budget Summaries, and then the Next Steps.

Mr. Mehta stated everything that Town staff does in relation to the budget reflects back to Strategic Focus Areas: Commerce, Community, Innovation, Heritage, and Recreation. These five areas there are 71 specific initiatives – mostly what staff is doing falls into those categories.

Accomplishments:

- Commerce
 - Carondelet Micro Hospital
 - Northwest Emergency
 - Encantada at the Pines
 - Hampton Inn
 - Marana Film Office
 - Airport new leases: Control Tower (discussions)
 - Development Services – Improved customer online processes
 - Downtown Overlay Zoning District – More restaurants and shops
- Community
 - Ina Commercial Corridor
 - Wastewater Treatment Facility

- Water Quality Enhancements
 - Public Safety Building
 - 2040 General Plan
 - Signs Ordinance
 - Building Code Updates
- Innovation
 - Parks Mobile App
 - Public Access to Town Records
 - PCWIN
 - Police Virtual Training
 - Solar Energy Structures
 - Street Pavement Condition Inventory
- Heritage
 - Founder's Day
 - Fall Festival
 - Discover Marana Tours
 - Gastronomy and Taste of the Wild
- Recreation
 - Crossroads District Park
 - Honea Heights Park
 - Tangerine Sky Park
 - Special Needs Recreational Programming
 - Increased Programming and Attendance
 - Santa Cruz Shared Use Path Extension
- Recognitions
 - Top 10 Best Cities to Live in Arizona (HomeSnacks.com)
 - Top 10 Safest Cities in Arizona (Safewise)
 - Environmental Project of the Year – Small Cities/Rural Communities (So. Arizona American Public Works Association)
 - 3CMA Award of Excellence
- Future Development
 - Cortaro Ranch
 - FLSmidth Krebs Expansion
 - Avion Solar Power Facility
 - North Marana Main Street
- Planning for Growth
 - Land Use Planning
 - Land Development Code
 - 2040 General Plan
 - Water Conveyance
 - North Marana Drainage Study
 - Infrastructure Planning
 - Sewer Conveyance Plan

- Potable Water Plan
- Parks Master Plan
- Investment & Initiatives
 - Strategic Positions
 - Resources & Tools
 - Current Employees

Finance Director Yiannis Kalaitzidis reviewed the FY 2020 Economic Outlook and the FY 2020 Budget Outlook as part of the PowerPoint Presentation.

Council Members Ziegler and Comerford requested that staff provide for funding Tuition Reimbursement for employees who wish to use the benefit.

D2 Resolution No. 2019-034: Relating to Development; approving the amended Town of Marana Policy Guidelines and Application Procedures for the Establishment of Community Facilities Districts (Erik Montague)

Deputy Town Manager, Erik Montague provided a PowerPoint Presentation overview on the amended Town of Marana Policy Guidelines and Application Procedures for the Establishment of Community Facilities Districts. *(PowerPoint Presentation is on file in the Town Clerk's Office, and the video is available for viewing on the Town of Marana's website at www.maranaaz.gov.)*

Council provided direction to staff that includes the following:

- Adding language that addresses performance bond
- Debt ratio could be 4:1 based on performance bonds or other factors that does not state that one could not negotiate
- Tier the value to lien ratio. If ordinary infrastructures require, Marana would leave it at a 6:1 ratio. When or if it becomes extraordinary, Marana may consider something different.
- Remove the words 'shall be' within the policy.
- In cases where there is a 4:1 valuation of land including the improvements to the 'raw land' should be included within the policy for a Tier 2 development to provide protections to the Town.
- Use of a 4:1 ratio for extraordinary types of CFD, and include the value of improvement – if it is for the value of improvement that have not yet happened, but within that issuance; if there is a bond for that other financial instrument, that provides the security, then the value of that infrastructure could also be considered to make it part of the 4:1 borrowing debt for Tier 2 brackets.
- Tier the potential value to lien ratio, and whether Marana would or would not would be based upon the tier.
- Section 5.4 and Section 5.7, consensus of the Council in agreement.
- Target GO Tax Rate, consensus of the Council in agreement.

- Target Annual Property Owner Payment Obligation, consensus of the Council to maintain the policy as written.

EXECUTIVE SESSIONS

Pursuant to A.R.S. § 38-431.03, the Town Council may vote to go into executive session, which will not be open to the public, to discuss certain matters.

E1 Executive Session pursuant to A.R.S. §38-431.03 (A), Council may ask for discussion or consideration, or consultation with designated Town representatives, or consultation for legal advice with the Town Attorney, concerning any matter listed on this agenda for any of the reasons listed in A.R.S. §38-431.03 (A).

FUTURE AGENDA ITEMS

Notwithstanding the mayor's discretion regarding the items to be placed on the agenda, if three or more Council members request that an item be placed on the agenda, it must be placed on the agenda for the second regular Town Council meeting after the date of the request, pursuant to Marana Town Code Section 2-4-2(B).

ADJOURNMENT

Council Member Bowen moved to adjourn the meeting, and Vice Mayor Post seconded the motion. Meeting adjourned at 9:02 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes for the Study Session Meeting of the Marana Town Council meeting held on April 23, 2019. I further certify that a quorum was present.

Cherry L. Lawson, Town Clerk



MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers April 16, 2019, at or after 7:00 PM

Ed Honea, Mayor
Jon Post, Vice Mayor
David Bowen, Council Member
Patti Comerford, Council Member
Herb Kai, Council Member
John Officer, Council Member
Roxanne Ziegler, Council Member

SUMMARY MINUTES

CALL TO ORDER AND ROLL CALL

Mayor Honea called the meeting to order at 7:01 PM and directed the Clerk to call the roll. **Vice Mayor Jon Post (Excused); Council Members Dave Bowen, Patti Comerford, Herb Kai, Roxanne Ziegler and John Officer** were present. There were a quorum of council members present constituting a quorum.

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE: Led by the Girl Scouts Troup #55.

APPROVAL OF AGENDA

Council Member Bowen moved and Council Member Ziegler seconded the motion to approve the agenda. Motioned passed, 6-0.

CALL TO THE PUBLIC

Mayor Honea opened the meeting to receive public comments. There were no comments offered.

PROCLAMATIONS

- P1** Proclaiming April 21, 2019 as Power Talk 21® Day (Cherry L. Lawson)
- P2** Proclaiming May 4 and 5, 2019 as American Legion Auxiliary Memorial Poppy Days (Cherry L. Lawson)
- P3** Proclaiming May 2019 as Building Safety Month (Cherry L. Lawson)
- P4** Proclaiming May 2, 2019 as National Day of Prayer (Cherry L. Lawson)
- P5** Proclaiming April 26, 2019 as Arbor Day (Cherry L. Lawson)

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

Mayor Honea reported that he had gone to Casa Grande to Francisco Grande for a meeting with the Southern Pinal Mayor's group. The mayors of Maricopa, Casa Grande, Florence, Eloy, Coolidge and Marana met at a great event. He spoke at the Marine Memorial at the Marana Regional Airport. The helicopter that the servicemen were riding in a practice simulated exercise crashed killing all 19 Marines. He commended the Parks and Recreational Department for moving the monument and beautifying the area. Next year is the 20th anniversary for honoring the Marines and hopes that a much larger celebration takes place.

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

Town Manager, Jamsheed Mehta reported that the Town will celebrate Employee Appreciation Day and invited the Council to attend. The State of the Town will be held on Thursday, April 19 at the Ritz Carleton. The Town has made arrangements for those who would like to attend, but are not able to can view it from the Council Chambers, Marana Police Community Room or the Marana Operations Center.

PRESENTATIONS

CONSENT AGENDA

Council Member Kai moved and Council Member Ziegler seconded the motion to approve the Consent Agenda. Motion passed: 6-0.

C1 Resolution No. 2019-019: Relating to Real Estate; approving and authorizing the Mayor to sign Purchase Agreements with Metropolitan Domestic Water Improvement District for the sale of two well sites on Town property in the vicinity of the Marana Regional Airport (Frank Cassidy)

C2 Resolution No. 2019-028: Relating to Administration; authorizing the creation of the Downtown Roundabout Art Project; authorizing the transfer of \$75,000 in budgeted expenditure authority from the Unobligated Grants Fund line item, in the fiscal year 2018-2019 budget to the PAG Fund (33518000-8015-AD015) for a Transportation Art by Youth (TABY) public art project to be installed in the downtown Marana roundabout (Kristin Taft)

C3 Resolution No. 2019-029: Relating to Development; approving a preliminary plat for Saguaro Bloom "7A", Lots 1-202, Blocks "7B" and "7C" (Future Residential), and Common Areas "A" (Drainage/Open Space) and "B" (Park) located at the southeast corner of Lambert Lane and Saguaro Peaks Boulevard (Ryan Fagan)

C4 Resolution No. 2019-030: Relating to the Marana Regional Airport; approving and authorizing the Mayor to execute a Land/Facility Use Agreement between the Town of Marana and the Arizona Department of Forestry and Fire Management for use of the Airport as an air tanker base for fire suppression activities during fire season (David Udall)

C5 Relating to Budget; approving an increase of \$106,993 in the project budget for the El Rio Riparian Restoration Project (PK026); authorizing the transfer of appropriations for the increase in project budget; and authorizing the Town Manager or designee to execute the necessary documents to effectuate the increase in project budget (Keith Brann)

C6 Resolution No. 2019-031: Relating to Municipal Court; approving the appointment of Ryan Bleau and Maria Felix as magistrates pro tempore for the Marana Municipal Court (Laine Sklar)

C7 Approval of Regular Council Meeting Summary Minutes from April 2, 2019 (Cherry L. Lawson)

LIQUOR LICENSES

L1 Relating to Liquor Licenses; recommendation to the Arizona Department of Liquor Licenses and Control regarding a new series 12 restaurant liquor license application submitted by Kevin Arnold Kramber on behalf of High 5 Grill, located at 3682 W. Orange Grove Road Suite 146, Tucson, AZ 85741 (Cherry L. Lawson)

Town Clerk, Cherry Lawson provided an overview of this item stating, the application had been posted at the premises for 20 days, no comments were submitted by the public in favor or opposition of the license, and Town staff had reviewed the application to ensure compliance with zoning, building and other legal requirements. The Marana Police Department had conducted a local background check on the applicant.

Council Member Bowen moved and Council Member Officer second the motion to approve a new series 12 restaurant liquor license application submitted by Kevin Arnold Kramber on behalf of High 5 Grill, located at 3682 W. Orange Grove Road Suite 146, Tucson, AZ 85741. Motion passed: 6-0.

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

A1 PUBLIC HEARING: Ordinance No. 2019.010: Relating to Development; approving a rezoning of approximately 52 acres of land from Zone E (Transportation Corridor Zone) and Zone C (Large Lot Zone) to R-3.5 (single-family residential) and R-6 (single-family residential), and approximately 17.4 acres of land from Zone E (Transportation Corridor Zone) to Village Commercial (VC); and approving a minor amendment to the Marana General Plan land use designation from Low-Density Residential (LDR) to Medium-Density Residential (MDR) (Brian D. Varney)

Council Member Ziegler moved and Council Member Kai second the motion to continue this item to the May 7, 2019 Council Meeting. Motion passed: 6-0.

A2 Ordinance No. 2019.011: Relating to Building Safety; adopting by reference the 2018 International Building Code (IBC), the 2018 International Existing Building Code (IEBC), the 2018 International Plumbing Code (IPC), the 2018 International Residential Code (IRC), the 2018 International Mechanical Code (IMC), the 2018 International Property Maintenance Code (IPMC), the 2018 International Energy Conservation Code (IECC), the 2017 National Electrical Code (NEC), the 2018 International Fire Code (IFC), the 2018 International Fuel Gas Code (IFGC), and the 2018 International Swimming Pool and Spa Code (ISPSC); adopting local amendments to the foregoing codes; amending Marana Town Code Title 7 by revising Sections 7-1-2 and 7-1-6; and providing an effective date (David Spurlock)

Resolution No. 2019-032: Relating to Building Safety; declaring the 2018 International Building Code (IBC), the 2018 International Existing Building Code (IEBC), the 2018 International Plumbing Code (IPC), the 2018 International Residential Code (IRC), the 2018 International Mechanical Code (IMC), the 2018 International Property Maintenance Code (IPMC), the 2018 International Energy Conservation Code (IECC), the 2017 National Electrical Code (NEC), the 2018 International Fire Code (IFC), the 2018 International Fuel Gas Code (IFGC), and the 2018 International Swimming Pool and Spa Code (ISPSC) and the local amendments to the foregoing codes adopted by Marana Ordinance No. 2019.011 as public records filed with the Town Clerk.

Chief Building Official, David Spurlock provided a PowerPoint Presentation on this item (*available in the Town Clerk's Office*) covering some of the below Major Points:

- 2018 International Swimming Pool and Spa Code (ISPSC)
 - New Code, Integrated in I-Code Suite
 - Town has its own pool code prior to this edition
 - Region is moving away from Pima County Pool Code to ISPS
- 2018 International Fire Code (IFC)
 - Historically adopted NWFD amendments “AS-IS”
 - Caused jurisdictional issues, conflicts and confusion
 - TOM has multiple fire districts within Town Limits, plus non-district areas.
 - Adopt 2018 IFC and TOM amendments
 - NWFD is coordinating their amendments to match TOM amendments
- Council Study Session January 8, 2019
- Present Adoption Ordinance to Council
- Why Adopt 2018 Code Set
 - Keep up-to-date with building construction technology
 - Keep up-to-date clarity and interpretation of code application
 - Flexibility for small business and tenants
 - Flexibility for existing buildings
 - Regional consistency

Mayor Honea commended **Chief Bradley** and Town staff for its ability to work together collaboratively to bring forward this ordinance as the Town and Fire District mutually benefits each other. **Council Member Ziegler** echoed the remarks of **Mayor Honea** and thanked all who were involved to bring this forward.

Mr. Spurlock stated the Town and Northwest Fire District have been reviewing its IGA as they are dated in terms of how Marana currently does business –looking to have more of a collaborative and cooperative agreement. Town staff plans to bring forward updated IGA’s to Council in the future for its consideration.

Council Member Kai moved and Council Member Ziegler second the motion to approve Ordinance No. 2019.011 and Resolution No. 2019-032 adopting the 2018 Building Code with local amendments and making it a public record. Motion passed: 6-0.

A3 Resolution No. 2019-033: Relating to Public Works; authorizing Town staff and representatives to acquire, by negotiation or condemnation, lands and property rights needed for the following Town of Marana projects: Adonis Subdivision Drainage Improvements (ST062), Silverbell Road Sidewalk (ST069), Lon Adams Road Reconstruction (ST068), Avra Valley Road Pavement Reconstruct (ST061), and Camino de Oeste Road Restoration (ST066) (Keith Brann)

Town Engineer, Keith Brann provided a PowerPoint Presentation on this item *(available on file in the Town Clerk's Office)* related to Property Acquisition for Capital Projects as follows:

- Methods Town obtains property
 - Donation
 - Dedication
 - Exaction
 - Purchase
 - Eminent Domain
- Purchase of Property and Eminent Domain
 - The government must make a good faith effort to purchase property prior to exercising eminent domain
 - Hire appraiser to evaluate taking and prepare a market value report
 - Purchase title insurance/litigation guarantee to verify current property ownership
 - Make offer to property owner(s)
 - Should property owner provide alternative information that could affect value, negotiate in good faith
 - If a negotiated price cannot be arrived at Eminent Domain, proceeding is begun
 - Filing of condemnation action
 - Arbitration can be used for further negotiation
 - Court proceedings
 - Final Order of Condemnation
- Current CIP Projects
 - Lon Adams Road, Barnett to Grier
 - Adonis Subdivision
 - Avra Valley Road, Sanders to West Town limits
 - Camino de Oeste, Tangerine to Moore
 - Silverbell Sidewalks, Twin Peaks to Cortaro
- Lon Adams Road, Barnett to Grier
 - Project ST068
 - Full road reconstruction
 - Added sidewalks, landscaping, lighting
 - Existing 60ft Right-of-Way
- Adonis Subdivision Drainage Improvements
 - Project ST062
 - Road reconstruction
 - Drainage improvements
 - Existing 60ft Right-of-Way – main streets
 - Existing 50ft Right-of-Way – side streets

- Private alleys
- Avra Valley Road, Sanders to Town Limits
 - Project ST061
 - Road rehabilitation
 - Existing 100ft Right-of-Way
- Camino de Oeste, Tangerine to Moore
 - Project ST066
 - Road reconstruction
 - Added Multi-use Trail
 - Existing 150ft Right-of-Way
- Silverbell Sidewalks, Twin Peaks to Cortaro
 - Project ST069
 - Sidewalk infill
 - Existing 200ft Right-of-Way

Council Member Ziegler moved and Council Member Bowen second the motion to approve Resolution No. 2019-033 authorizing Town staff and representatives to acquire, by negotiation or condemnation, lands and property rights needed for the following Town of Marana projects. Motion passed: 6-0.

ITEMS FOR DISCUSSION / POSSIBLE ACTION

D1 Relating to Budget; discussion, direction and possible action regarding development of the fiscal year 2019-2020 budget, including proposed budget initiatives and expenditures (Jamsheed Mehta)

Mr. Mehta stated the FY2019-2020 budget will be presented to Council on April 23 in a Study Session Meeting.

D2 Relating to Legislation and Government Actions; discussion and possible action regarding all pending state, federal, and local legislation/government actions and on recent and upcoming meetings of the other governmental bodies (Jamsheed Mehta)

Mr. Mehta stated there had been discussions by Council on HB2109 related to the additional half cents enabling legislation for the RTA. It was approved by the House, the Senate and eventually by the Governor. This becomes law as of July 1. The issue that would be of concern is whether the other jurisdictions that are members of the RTA will come up with long range 20 year plans which would include both the funding element and the number and list of projects. He predicts that this would take approximately one year to two years at a minimum before it can come before the electors to vote for approval. At present, there is much discussion on the budget; there is a wayfair resolution that deals with sales tax as it is collected from those entities that are making from out-of-state, and whether the towns and cities would get its due share from that. There is some concern by the League of Cities and Towns related to how

things are progressing. He would provide the Council with additional information as it becomes available.

EXECUTIVE SESSIONS

Pursuant to A.R.S. § 38-431.03, the Town Council may vote to go into executive session, which will not be open to the public, to discuss certain matters.

E1 Executive Session pursuant to A.R.S. §38-431.03 (A), Council may ask for discussion or consideration, or consultation with designated Town representatives, or consultation for legal advice with the Town Attorney, concerning any matter listed on this agenda for any of the reasons listed in A.R.S. §38-431.03 (A).

FUTURE AGENDA ITEMS

Notwithstanding the mayor's discretion regarding the items to be placed on the agenda, if three or more Council members request that an item be placed on the agenda, it must be placed on the agenda for the second regular Town Council meeting after the date of the request, pursuant to Marana Town Code Section 2-4-2(B).

ADJOURNMENT

Mayor Honea asked for a motion to adjourn the meeting.

Council Member Bowen moved and Council Member Ziegler second the motion to adjourn the meeting. Motion passed: 6-0. Meeting adjourned at 7:54 P.M.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Town Council meeting held on April 16, 2019. I further certify that a quorum was present.

Cherry L. Lawson, Town Clerk



Council-Regular Meeting

A1

Meeting Date: 05/07/2019

To: Mayor and Council

From: Brian Varney, Senior Planner

Date: May 7, 2019

Strategic Plan Focus Area:
Not Applicable

Subject: PUBLIC HEARING: Ordinance No. 2019.010: Relating to Development; approving a rezoning of approximately 52 acres of land located east of Interstate 10, approximately a half-mile south of Linda Vista Boulevard, from Zone E (Transportation Corridor Zone) and Zone C (Large Lot Zone) to R-3.5 (single-family residential) and R-6 (single-family residential), and approximately 17.4 acres of land from Zone E (Transportation Corridor Zone) to Village Commercial (VC); and approving a minor amendment to the Marana General Plan land use designation from Low-Density Residential (LDR) to Medium-Density Residential (MDR) (Brian D. Varney)

Discussion:

Rezoning Request

The Planning Center, representing Sears Financial Development, LLC, Joplin Estates, LLC, and the Chivers Family Trust, is requesting approval to rezone approximately 52 acres of land from Zone E (Transportation Corridor Zone) and Zone C (Large Lot Zone) to R-3.5 (single-family residential with a minimum lot size of 3,500 square feet) and R-6 (single-family residential with a minimum lot size of 6,000 square feet), and approximately 17.4 acres of land from Zone E (Transportation Corridor Zone) to Village Commercial (VC).

The rezoning area is bordered on the west by the right-of-way for Interstate 10 and the Union Pacific Railroad, zoned Light Industrial (LI). The Linda Vista Village at Cascada residential subdivision, currently in the platting process, and the existing Marana Center commercial development (Tucson Premium Outlets) are located to the north and both zoned Specific Plan (F). Single-family residential and low-intensity commercial uses are located south of the rezoning area and are zoned C. The area is bordered on the east by

existing, single-family residential uses zoned C, as well as vacant land zoned R-6. A 14.7 acre parcel owned by the Arizona Board of Regents and currently used as a KUAT AM and wireless communication site is located between the proposed R-6 zoning and the proposed VC zoning.

Marana General Plan

The Marana General Plan designates the proposed rezoning area with a land use category of Low-Density Residential (LDR). The LDR land use category is typically characterized by single-family detached homes on relatively large lots within a density range of 0.5 to 2.0 residences per acre. The combined density proposed for the rezoning area is 3.65 residences per acre (RAC) with 2.73 RAC proposed for the R-6 zoning and 4.15 RAC proposed for the R-3.5 zoning. The request for rezoning is accompanied by a request for a minor amendment to the General Plan from LDR (Low Density Residential) to Medium-Density Residential (MDR), which accommodates a density range of 2.1 to 8.0 RAC.

Land Use

The land use plan for Joplin Estates proposes 190 single-family residential lots on 52 acres. Of the 52 acres, 33.7 acres is proposed to be rezoned to R-3.5 and 18.3 acres is proposed to be rezoned to R-6. Typical lot sizes are proposed at 4,800 square feet for the R-3.5 zoning and 6,000 square feet for the R-6 zoning. If approved, the zoning will accommodate both single-story and two-story homes and will require compliance with the Town's Residential Design Standards. Approximately 17.2 acres of the residential portion of the rezoning area will be devoted to open space including the drainageway traversing the project, retention / detention areas, bufferyards, a 30,000 square-foot neighborhood park, and a natural earth pathway along the top of the bank of the drainage channel. The land uses within the 17.4 acres of proposed Village Commercial zoning have not yet been determined; however, the new zoning will accommodate a wide variety of commercial and residential uses as allowed by the Land Development Code.

The topography of the site is characterized by relatively flat terrain sloping from the northeast to the southwest. Town staff will require the submittal of a drainage study and evaluate all on-site and off-site drainage in greater detail during the preliminary plat process.

Access and Circulation

Primary ingress / egress to the rezoning area is proposed from an extension of the future Camino Benicardo, extending southward from Linda Vista Boulevard through the planned Linda Vista Village at Cascada project. A preliminary plat has been approved for Linda Vista Village at Cascada, and delineates the connection of Camino Benicardo from Linda Vista Boulevard to the Joplin Estates Rezoning area. Sufficient public right-of-way to serve the Joplin Estates Rezoning will not exist until Camino Benicardo is dedicated by a future Linda Vista Village at Cascada final plat. To clarify this, Town staff has included a proposed condition within the draft rezoning ordinance requiring the dedication of right-of-way for Camino Benicardo through the Linda Vista Village at Cascada property before approval of a subdivision plat or development plan for the Joplin Estates Rezoning property can be approved. Additionally, a condition has

been proposed requiring substantial completion of construction of Camino Benicardo through the Linda Vista Village at Cascada property before the Town will grant a certificate of occupancy for any structure within the Joplin Estates Rezoning property.

The appropriate right-of-way of up to a width of 90' for Camino Benicardo, through the Joplin Estates Rezoning property, will be dedicated to the Town during the platting process. Additional access points are proposed at the south and east boundaries of the rezoning area for possible future roadway connections through adjacent properties. The Town is considering a future extension of the existing Joplin Lane from Cortaro Farms Road northward to Camino Benicardo; however, the timing is uncertain. It is anticipated that all streets internal to the rezoning area will be public and maintained by the Town of Marana; however, if platted as private streets, a homeowner's association will accept maintenance responsibility. The Town's Traffic Engineering Division has reviewed and accepted a traffic study for the rezoning area.

Utilities

The rezoning area is located within the Town of Marana water service area and the water supply is assured. A proposed plan identifying water use, fire flow requirements and all on-site and off-site water facilities shall be submitted for hydraulic review. A water service agreement and all necessary on-site and off-site water infrastructure will be required to be constructed by the property owners / developer at the time of development.

Sewer service will be provided to future development within the rezoning area by Pima County. The rezoning area lies within the service areas of Northwest Fire, TEP, Southwest Gas, Century Link and Comcast.

Citizen Participation

The applicant held a neighborhood meeting on December 18, 2018 to introduce the proposed rezoning to the nearby property owners. The primary concerns expressed by those in attendance included access, existing drainage conditions and the current flooding, and concern regarding the usage of existing wells in the area. It was discussed that access to existing properties in the area would not be negatively impacted by the proposed development and a 30' existing access easement utilized by the area residents would remain. The property owners of the rezoning area have agreed to establish a connection between the adjacent properties and the planned subdivision's internal road network allowing the area residents access to Camino Benicardo, and ultimately Linda Vista Boulevard, through the future development. The neighbors also expressed concern about the existing sheet-flooding in the area. The project engineer explained that the proposal to channelize the floodway within this project will significantly reduce the existing sheet-flow currently impacting the neighbors along the south and southeast property boundary. The proposed drainage basins and related facilities will also mitigate on-site and off-site flows. The concerns regarding the existing wells in the area were addressed by clarifying that Marana Water would be providing water service to the area and local wells would not be impacted.

Public Notification

The public hearing was noticed in The Daily Territorial newspaper, and all property

owners within 300 feet of the rezoning area were noticed by United States Mail of the date, time, and topic of the public hearing. Additional notice was posted at various locations within the community and on the Town's website.

Recommended Findings of Fact

1. The property is currently zoned Zone C (Large-lot Zone) and Zone E (Transportation Corridor Zone). The proposed change in zoning to R-3.5 (single-family residential), R-6 (single-family residential), and Village Commercial (VC) will require a minor amendment to the General Plan from the current Low-Density Residential (LDR) to Medium Density Residential (MDR).
2. With the acceptance of the recommended conditions, the proposed rezoning is in compliance with all other development standards of the Land Development Code related to these zoning classifications.
3. The proposed rezoning, with acceptance of the recommended conditions, does not appear to be detrimental to the immediate area or to the health, safety, and welfare of the inhabitants of the area and the Town of Marana.

Case Analysis Review Criteria

1. Ability to comply with development regulations, i.e. water, sanitation, access, developable parcel, etc.:

With the acceptance of the recommended conditions the proposed rezoning complies with the requirements of all agencies.

2. Ability to comply with requirements of the zoning regulations, i.e. lot size, frontage, setbacks, etc.:

With the acceptance of the recommended conditions, the proposed rezoning complies with the requirements of R-3.5 (single-family residential), R-6 (single-family residential), and Village Commercial (VC) zoning and the purpose and intent of the Land Development Code.

3. Consistent with the purpose of the zoning regulations and with the intent of the General Plan:

The proposed rezoning is consistent with the purpose and intent of the Land Development Code and the Town of Marana General Plan, contingent upon the approval of the proposed minor amendment from LDR to MDR.

4. Compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the Town:

Based upon the requirements and conditions, the proposed rezoning does not appear to be detrimental to the immediate area or to the general health, safety, and welfare of the inhabitants of the area and the Town of Marana.

Staff Recommendation:

Staff recommends adoption of Ordinance No. 2019.010, approving the Joplin Estates Rezoning and a minor amendment to the General Plan based upon the recommended findings and subject to the conditions set forth in the draft Ordinance included with these agenda materials.

Planning Commission Recommendation:

The Planning Commission heard the request for the proposed rezoning and minor amendment to the General Plan at a public hearing held on March 27, 2019. By a vote of 6 to 0, the Planning Commission voted in favor of recommendation to the Town Council approval of the Joplin Estates Rezoning, as presented by staff, with an amendment to one condition.

Suggested Motion:

I move to adopt Ordinance No. 2019.010, approving the Joplin Estates Rezoning, subject to the recommended conditions.

Attachments

Ordinance No. 2019.010
PCZ1810-001 JOPEST RZ Exhibit A
PCZ1810-001 JOPEST RZ Land Use Plan
PCZ1810-001 JOPEST RZ Map
PCZ1810-001 JOPEST RZ App
PCZ1810-001 JOPEST RZ Commission Minutes (Draft)

MARANA ORDINANCE NO. 2019.010

RELATING TO DEVELOPMENT; APPROVING A REZONING OF APPROXIMATELY 52 ACRES OF LAND LOCATED EAST OF INTERSTATE 10, APPROXIMATELY A HALF-MILE SOUTH OF LINDA VISTA BOULEVARD, FROM ZONE E (TRANSPORTATION CORRIDOR ZONE) AND ZONE C (LARGE LOT ZONE) TO R-3.5 (SINGLE-FAMILY RESIDENTIAL) AND R-6 (SINGLE-FAMILY RESIDENTIAL), AND APPROXIMATELY 17.4 ACRES OF LAND FROM ZONE E (TRANSPORTATION CORRIDOR ZONE) TO VILLAGE COMMERCIAL (VC); AND APPROVING A MINOR AMENDMENT TO THE MARANA GENERAL PLAN LAND USE DESIGNATION FROM LOW-DENSITY RESIDENTIAL (LDR) TO MEDIUM-DENSITY RESIDENTIAL (MDR)

WHEREAS Sears Financial Development, LLC, Joplin Estates, LLC, and the Chivers Family Trust (collectively the "Property Owners") own a total of 69.4 acres of property located south of Linda Vista Boulevard and east of Interstate 10 in portions of Sections 22 and 23, Township 12 South, Range 12 East, described and depicted on Exhibit "A" attached to and incorporated in this ordinance by this reference (the "Rezoning Area"); and

WHEREAS the Property Owners have authorized The Planning Center to submit an application to rezone 52 acres of the Rezoning Area from Zone E (Transportation Corridor Zone) and Zone C (Large Lot Zone) to R-3.5 (single-family residential) (33.7 acres) and R-6 (single-family residential) (18.3 acres), and 17.4 acres from Zone E (Transportation Corridor Zone) to Village Commercial (VC), and to amend the Marana General Plan from Low-Density Residential (LDR) to Medium-Density Residential (MDR); and

WHEREAS the Marana Planning Commission held a public hearing on this Rezoning on March 27, 2019, and voted 6 to 0 to recommend that the Town Council approve this Rezoning and its associated minor general plan amendment, subject to the recommended conditions and amending one condition; and

WHEREAS the Marana Town Council held a public hearing on this Rezoning and its associated general plan amendment on May 7, 2019 and determined that this Rezoning and minor general plan amendment should be approved.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Marana, Arizona, as follows:

Section 1. The zoning of the Rezoning Area is hereby changed from Zone E (Transportation Corridor Zone) and Zone C (Large Lot Zone) to R-3.5 (single-family residential), R-6 (single-family residential) and Village Commercial (VC).

Section 2. This Rezoning is subject to the following conditions, the violation of which shall be treated in the same manner as a violation of the Town of Marana Land Development Code (but which shall not cause a reversion of this Rezoning), and which shall be binding on the

Property Owners and their successors in interest (all of whom are collectively included in the term “Property Owners” in the following conditions):

1. Compliance with all applicable provisions of the Town’s codes and ordinances current at the time of any subsequent development including, but not limited to, requirements for public improvements and payment of application fees and applicable development impact fees.
2. Any preliminary plat or development plan for any portion of the Rezoning Area shall be in general conformance with the Conceptual Land Use Plan presented to, and approved by, the Town Council as part of this Rezoning.
3. A master drainage study must be submitted by the Property Owners and accepted by the Town Engineer prior to Town approval of a preliminary plat or development plan for any portion of the Rezoning Area.
4. A water infrastructure and phasing plan (WIP) must be submitted by the Property Owners and accepted by the Marana Water Department (the “water provider”) prior to approval of a preliminary plat for any portion of the Rezoning Area. The WIP shall identify all on-site and off-site water facilities needed to serve the proposed development. The WIP shall include all information required by the water provider, such as (but not limited to) analysis of water use and fire flow requirements, and well source, reservoir, and booster station infrastructure needed to serve the proposed development. If the water provider requires a water service agreement as a condition of service to the proposed development, the Property Owners must enter into a water service agreement with the water provider consistent with the accepted WIP.
5. A master sewer plan must be submitted by the Property Owners and accepted by the Pima County Regional Wastewater Reclamation Department (the “wastewater utility”) prior to the approval of any final plat or development plan for the Rezoning Area. The master sewer plan shall identify all on-site and off-site wastewater facilities needed to serve the proposed development, and shall include all information required by the wastewater utility. If the wastewater utility requires a sewer service agreement as a condition of service to the proposed development, the Property Owners must enter into a sewer service agreement with the wastewater utility consistent with the accepted master sewer plan.
6. The Property Owners must design and construct any roadway, drainage, water, and wastewater improvements, and dedicate or acquire any property rights associated with those improvements, that the Town requires based on the data and findings of the accepted traffic impact analysis, the accepted master drainage study, the accepted WIP, the accepted master sewer plan, and other studies approved in connection with the approval of a preliminary plat or development plan for any portion of the Rezoning Area.
7. The final design of all streets and circulation facilities, including gated access (if applicable) and emergency access, must be accepted by the Northwest Fire District prior to Town Council consideration of a final plat for any portion of the Rezoning Area.
8. The maximum number of residential lots within the Rezoning Area shall not exceed 190.
9. No approval, permit or authorization by the Town of Marana authorizes violation of any federal or state law or regulation or relieves the Property Owners from responsibility to ensure compliance with all applicable federal and state laws and regulations, including the Endangered Species Act and the Clean Water Act. The Property Owners should retain

appropriate experts and consult appropriate federal and state agencies to determine any action necessary to assure compliance with applicable laws and regulations.

10. The Property Owners shall transfer to Marana, by the appropriate Arizona Department of Water Resources form, those water rights being IGR, Type I or Type II for the Town providing designation of assured water supply and water service to the Rezoning Area. If Type I or Type II is needed on the Rezoning Area, the Town and the Property Owners shall arrive at an agreeable solution to the use of those water rights appurtenant to the affected portion of the Rezoning Area.
11. Prior to the issuance of any grading permits, the Property Owners shall submit evidence to the Town that all federal permit requirements have been met through the Corps of Engineers and the State Historic Preservation Office, if federal permits are required for the development of the Rezoning Area.
12. The Property Owners shall not cause any lot split of any kind without the written consent of the Town of Marana.
13. No subdivision plat or development plan shall be approved for any portion of the Rezoning Area until the public right-of-way of Camino Benicardo has been dedicated through the Linda Vista Village at Cascada property, establishing legal public access from the Rezoning Area to Linda Vista Boulevard.
14. No certificate of occupancy shall be issued for any structure within the Rezoning Area until substantial completion of construction of Camino Benicardo through the Linda Vista Village at Cascada property, establishing paved public access from the Rezoning Area to Linda Vista Boulevard.
15. The Property Owners shall dedicate right-of-way at a width of 90 feet for Camino Benicardo with the recording of the first final subdivision plat. Right-of-way shall be dedicated along the entire frontage of the residential portion of the Rezoning Area as shown on the Conceptual Land Use Plan. The Property Owners shall be responsible for the design and construction of the Camino Benicardo roadway along the frontage.

Section 3. All ordinances, resolutions and motions and parts of ordinances, resolutions, and motions of the Marana Town Council in conflict with the provisions of this ordinance are hereby repealed, effective as of the effective date of this ordinance.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona,
this 7th day of May, 2019.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

Cherry L. Lawson, Town Clerk

Frank Cassidy, Town Attorney

EXHIBIT A

LEGAL DESCRIPTION – JOPLIN ESTATES

PARCEL 1:

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, LYING NORTHEAST OF THE TUCSON GAS AND ELECTRIC COMPANY RIGHT-OF-WAY AS DESCRIBED IN DOCKET 2336 AT PAGE 82.

EXCEPT THE NORTH 800 FEET OF THE EAST 800 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22.

PARCEL 1A:

EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER:

THE NORTH 30 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THE NORTH 30 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER; THE EAST 30 FEET OF THE NORTH 30 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THE WEST 30 FEET OF THE NORTH 30 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THE SOUTH 30 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; AND THE EAST 30 FEET OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA.

PARCEL 2:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA.

PARCEL 2A:

EASEMENTS FOR INGRESS AND EGRESS AND UTILITIES AS SET FORTH IN: DOCKET 4186 AT PAGE 572 AND DOCKET 6216 AT PAGE 1079.

EASEMENTS FOR INGRESS AND EGRESS AS SET FORTH IN: DOCKET 2470 AT PAGES 15, 16 AND 17; DOCKET 4349 AT PAGE 51; DOCKET 5508 AT PAGES 62 AND 66; AND DOCKET 6062 AT PAGE 661.

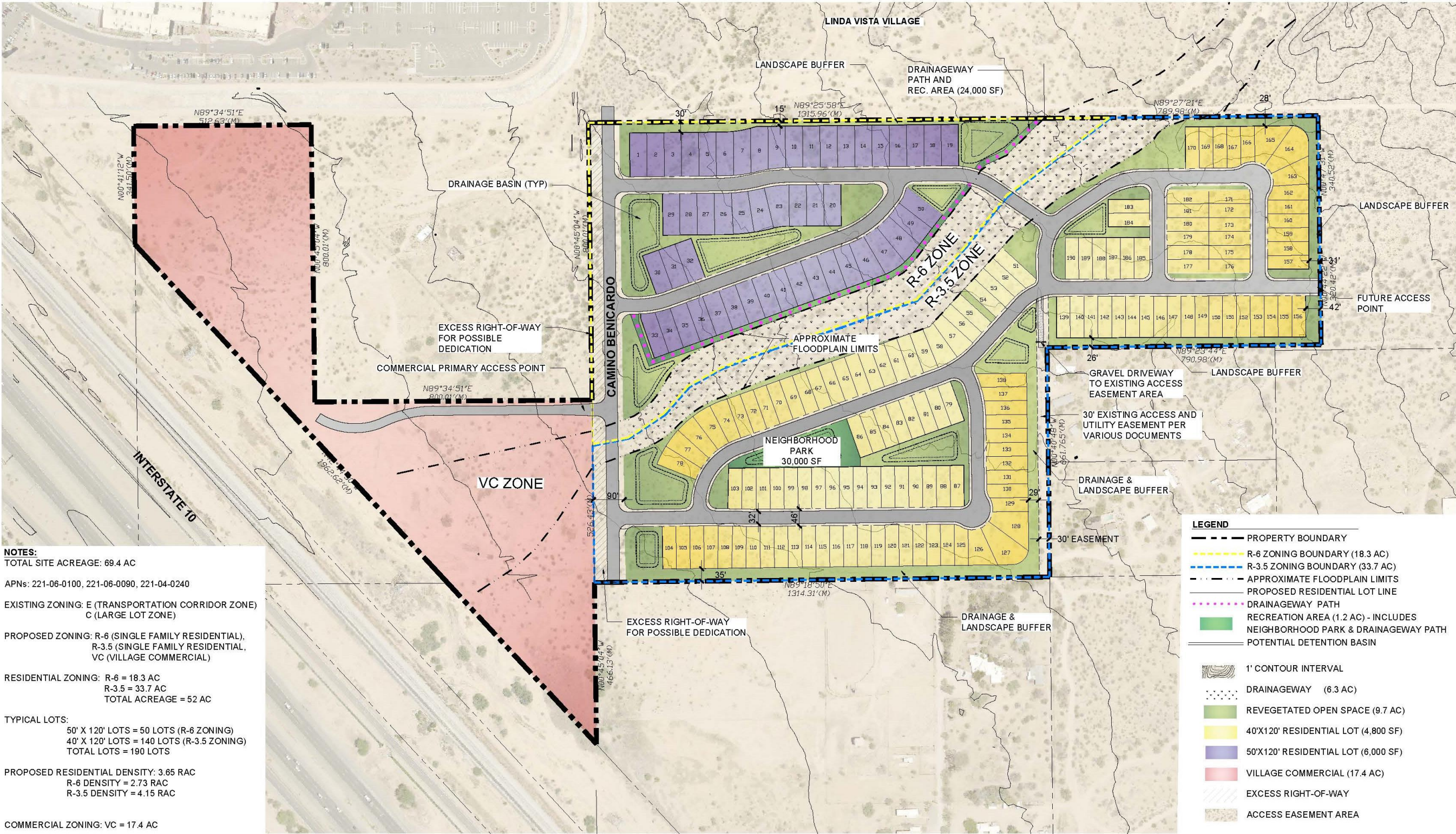
PARCEL 3:

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA.

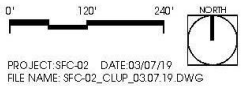
EXCEPT THE EAST 528 FEET.



Exhibit III.C.4: Conceptual Land Use Plan



THE ILLUSTRATION IS A CONCEPTION BASED UPON LAND USES PERMITTED WHEN THE RENDERING WAS MADE AND IS MEANT TO SERVE ONLY AS A GENERAL GUIDE AND WILL DIFFER TO SOME EXTENT IF AND WHEN COMPLETED. THIS ILLUSTRATION IS NOT TO SCALE AND SHOULD NOT BE RELIED UPON TO ESTABLISH THE RELATIVE LOCATIONS OF, OR DISTANCES BETWEEN, ANY DEPICTED FACILITIES. ALL PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE AND THERE IS NO GUARANTEE THAT THE ILLUSTRATED CONCEPT WILL BE ACCOMPLISHED. NOTHING SHOWN HERE SHALL OBLIGATE THE OWNERS TO DEVELOP THE LAND AS SHOWN.



PROJECT SFC-02 DATE 03/07/19
FILE NAME: SFC-02_CULP_03.07.19.DWG

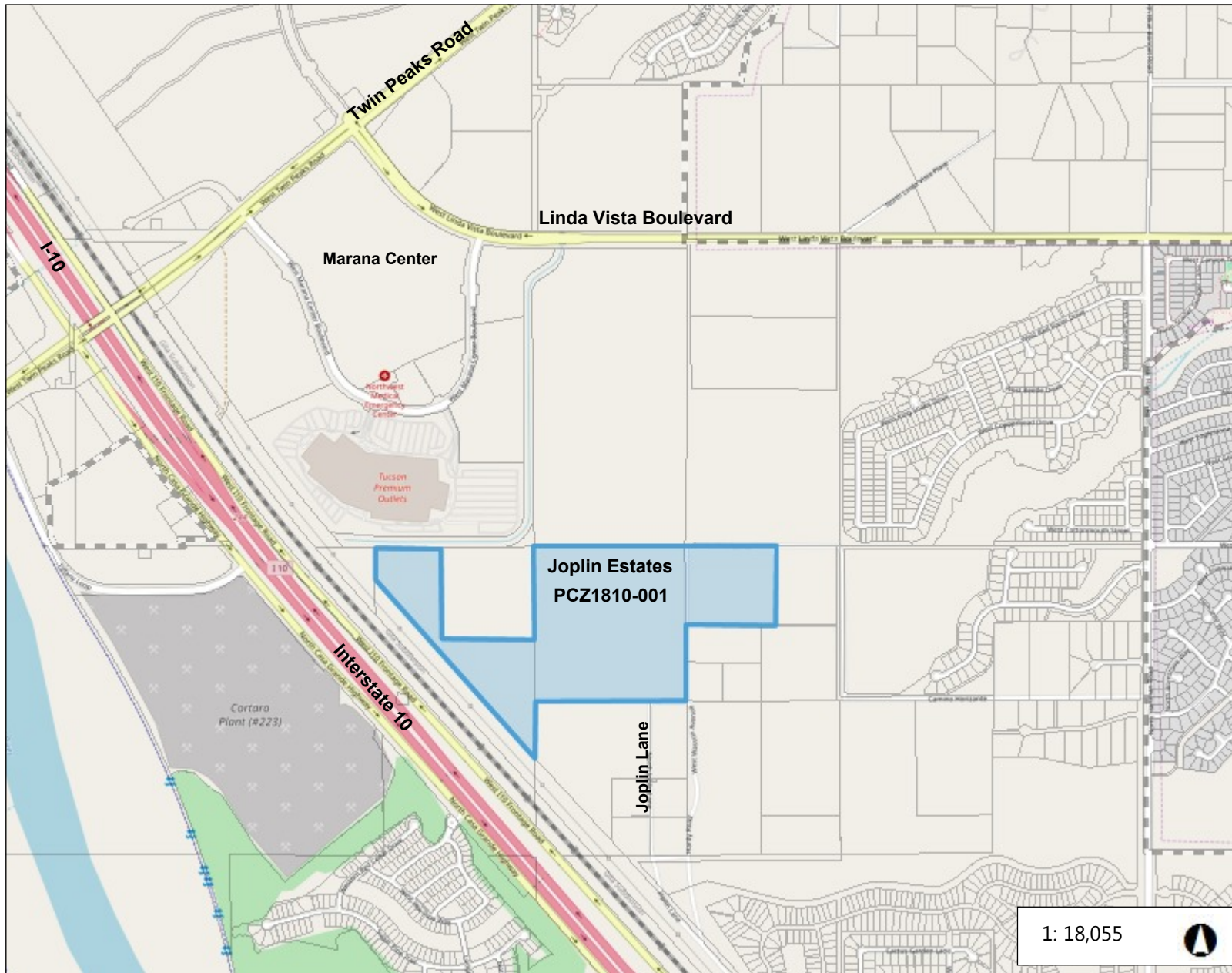
PERRY
ENGINEERING

THE PLANNING CENTER
a division of TPC Group, Inc.
2000 TUCSON BLVD, SUITE 200
TUCSON, AZ 85701



Legend

- Marana Addresses
- Marana Town Limits
- Parcels (Black)



1: 18,055



0.6 0 0.28 0.6 Miles

Notes

**PROJECT APPLICATION****PROJECT INFORMATION**

Project Name: Joplin Estates Rezoning

Description of Project: Rezoning of 69.4 acres from E & C to R-3.5, R-6 & VC

Number of Lots: 180

Parcel No.(s): 221-04-0240, 221-06-0100, 221-06-0090

Gross Area (Acres): 69.4 AC

Project Address: n/a

Ref. Project No.: n/a

CONTACT INFORMATION**Owner:** Interstate Industrial & Chivers Family Trust

Contact Name: Doron Sears

Address: 6340 N. Campbell Ave

City: Tucson

State: AZ

Zip: 85718

Email: doron@searsfinancial.net

Phone No.: (520) 529-8217

Applicant: The Planning Center

Contact Name: Lexy Wellott/ Linda Morales

Address: 2 E Congress Ste. 600

City: Tucson

State: AZ

Zip: 85716

Email: lwellott@azplanningcenter.com / lmorales@...

Phone No.: (520) 623-6146

Consultant/Engineer: Perry Engineering

Contact Name: Ken Perry

Address: 505 W. Wetmore Road

City: Tucson

State: AZ

Zip: 85705

Email: kperry@perryengineering.net

Phone No.: (520) 620-9870

OWNER/APPLICANT AUTHORIZATION

I, the undersigned, certify that all of the facts set forth in this application are true and correct to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application. (If applicant is not the owner, attach written authorization from the owner.)

Lexy Wellott

Applicant Name (PRINT)

Signature

10/10/18

Date

FOR OFFICIAL USE ONLY

Project No.

PC21810-001

Date Received

10/11/18

☐ Annexation☐ Rezone☐ Specific Plan☐ General Plan Amendment☐ Preliminary Plat☐ Final Plat☐ Significant Land Use Change☐ Minor Land Division☐ Variance☐ Development Plan☐ Development Plan Package☐ Dedications / Easements☐ Lic. Agreement☐ Landscape Plan☐ Conditional Use Permit☐ Report (Type): _____☐ SWPP☐ Native Plant Plan☐ Native Plant Exception☐ Other: _____☐ Improvement Plan (Type): _____

Revision Date: 1/26/2017

MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, March 27, 2019, at or after 6:30 P.M.

Thomas Schnee, Chairman
Don Duncan, Vice Chair
Terry Fehrmann, Commissioner
Ronald Hill, Commissioner
Richard Miller, Commissioner
Bryan Schachter, Commissioner
Sharon Tyson, Commissioner

MINUTES

CALL TO ORDER. Chairman Schnee called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE AND INVOCATION/MOMENT OF SILENCE. Led by Chairman Schnee.

ROLL CALL. Commission Secretary Terri Byler called roll. Commissioner Tyson was absent. A quorum was present.

CALL TO THE PUBLIC. No speaker cards presented.

APPROVAL OF AGENDA. *Motion to approve by Commissioner Fehrmann, seconded by Commissioner Miller. Passed unanimously.*

ANNOUNCEMENTS.

GENERAL ORDER OF BUSINESS. Approve Regular Planning Commission Meeting Minutes from February 27, 2019. *Motion to approve by Commissioner Hill, seconded by Commissioner Miller. Passed unanimously.*

PUBLIC HEARINGS.

1. CUP1903-001 Silverbell Self-Storage: A request for approval of a conditional use permit to allow for the development of indoor self-storage facilities; RV, boat, and vehicle storage; and moving truck rental at 8333 N. Silverbell Road (southwest corner of Silverbell and the south leg of Continental Reserve Loop). (Ryan Fagan)

Prior to starting, Chairman Schnee noted that he lives in Continental Reserve and sits on the Board of Directors. This will have no impact on his decision regarding this item.

Ryan Fagan, noted the request is for conditional use permit for a proposed self-storage located at 8333 N. Silverbell Road. The location is in the in the Pima Farms Specific Plan, the land use is "C" Commercial and is subject to the Silverbell Road Corridor Overlay District. Pima Farms commercial zoning allows for a wide variety of commercial uses. The Silverbell Road Corridor Overlay District allows for self-storage facilities, recreational vehicle and boat storage, and automobile and truck rental be permitted conditionally. The existing development plan for this site was approved in 2005.

The proposal is for a 3-story indoor self-storage facility, RV/boat/vehicle storage, and truck rental. All require a conditional use permit. The proposal has two phases. Phase One: sell/lease existing building, resurface existing vacant pads to allow walled and gated RV/boat/vehicle storage. Phase Two: build 3-story indoor self-storage facility. The proposed business hours: 9:00 am – 6:00 pm 7 days a week. Building would be accessible to renters 24/7/365.

Staff has proposed additional standards:

Landscaping: restore missing/dead plants, provide a new landscape plan for the self-storage building, with additional landscaping along Continental Reserve Loop. Lighting: interior lighting must be on timers/motion sensors from 10:00 pm to sunrise and must be 3000K or less. Signage: no wall signage on the north side and nothing that may be construed as signage may be visible through the windows. No display of rental trucks along Silverbell Road or Continental Reserve Loop.

Chairman Schnee asked the number/type of rental vehicles. **Jim Weisert** - applicant - noted there would be two to four vehicles that would be located on the side of the facility. The vehicles would have a rollup door on the back. **Chairman Schnee** asked how far the building would be set back from the road. **Jim Wiesert** noted they would meet all requirements of the Town, adding the building hasn't been designed yet. **Chairman Schnee** asked if the windows could be blacked-out. **Jim Weisert** stated absolutely. It is all negotiable. **Commissioner Miller** asked if there were any restrictions on the vehicles being stored. **Jim Weisert** stated there will be restrictions. **Vice Chair Duncan** asked how bright the sign will be. **Jim Wiesert** stated that is flexible. We want to be part of the community and work with the community to make sure everyone is happy. The building will be a "Class A" facility with modern technology and designed to fit the community. **Vice Chair Duncan** was concerned with the visibility of the storage vehicles. Jim Weisert noted they would be flexible with the location of where citizens would store their vehicles. The new facility would actually hide a majority of the parking directly behind it. The majority of the parking will not be visible from Silverbell Road. They are welcome to ideas regarding parking visible to Continental Reserve Loop.

Chairman Schnee opened the public portion of the hearing.

Dawn Cooper was opposed to the project. She had concerns with the increase of traffic, noise, and crime. Linda Lachuga was opposed to the project. She doesn't want it in the area. John Russin was opposed to the project. He had concerns with traffic, crime and safety. Rebekah Russin was opposed to the project. She was concerned with high crime, increase in traffic. Adding that her children walk to the nearby school. Thomas Minernd was opposed to the project. He felt the screening wall would be tagged with graffiti. Gregory Bill was opposed to the project. He felt there would be an increase in traffic, lighting and noise. Michael Ruzinski was opposed to the project. He wanted to keep the character of the neighborhood. He was concerned with property values. Roy Gonyea was opposed to the project. He felt the project would lower his property value and there would be an increase in noise, traffic and safety.

Bill Johnson was opposed to the project. Mary Johnson was opposed to the project. Felt her property value would decrease. Denise McDowell was opposed to the project. She had traffic concerns, reduction in home values and potential crime. Crystal Sander was opposed to the project. She was concerned with potential crime, traffic and property values. Diane Svab was opposed to the project. Michael Gleigher was opposed to the project. He was concerned with the character of the proposed business and the impact to the area. Bob Judson was opposed to the project. Kurt Grissinger was opposed to the project. He felt the proposed wall will be tagged with graffiti and junk cars will be stored in the lot. Ella Clements was opposed to the project. She felt the project will be devastating to the children in the neighborhood.

Chairman Schnee closed the public portion of the hearing.

Chairman Schnee felt there was no way to block the view of the RV and boat parking with the 6' wall and planned vegetation. He felt the vehicles would still be in view and is not in favor of that plan. Commissioner Hill agreed with Chairman Schnee. Commissioner Schachter felt this project is a reduction in the economic benefit of this site. Commissioner Miller was not in favor of the RV, vehicle parking. Commissioner Fehrmann stated the conditional use permit has been well thought out and the proposed layout could be beneficial in many ways but she has a concern with the welfare of the residents. Vice Chair Duncan noted that he is hesitant to vote for the RV parking due to the location. He felt at covered parking would have been a better choice. Chairman Schnee felt the proposed facility hours of 24/7/365 would bring a lot of late-night traffic and encourage people to enter the property when it wasn't being monitored. He felt 6:00 am to 10:00 pm was sufficient. Chairman Schnee felt the indoor storage was a nice idea but felt the building height of 39' was too high and would stand out. If the applicant would submit a building lower in height [possibly with a basement,] the building would be designed to fit in with the current scheme along Silverbell Road. Commissioner Miller noted that the land is zoned "Commercial" and whatever goes in, will increase traffic. The issue of safety or graffiti was not a concern, but he doesn't think this particular project would fit in this location. Vice Chair Duncan agreed with Chairman Schnee and Commissioner Miller. He would like to see the project be brought back with modifications, but doesn't like the current proposal.

Motion to approve by Chairman Schnee, seconded by Commissioner Miller.

Chairman Schnee – No

Vice Chair Duncan – No

Commissioner Fehrmann – No

Commissioner Hill – No

Commissioner Miller – No

Commissioner Schachter – No

Motion denied unanimously, 0-6

2. CUP1801-001 Golden Leaf Medical Marijuana Facility Expansion: Approving and authorizing an amendment to the approved conditional use permit for the second expansion of the existing medical marijuana facility located at 5390 W. Ina Road (A.P.N. 226-35-006Y). (Cynthia Ross)

Cynthia Ross noted the applicant proposes an amendment to the approved conditional use permit for an 11.98 acre expansion. The parcel **1.19.02**

Chairman Schnee opened the public portion of the hearing. Seeing there were no speaker cards, Chairman Schnee closed the public portion of the hearing.

Motion to approve by Chairman Schnee, seconded by Commissioner Fehrmann. Passed unanimously. 6-0

3. PCZ1810-001 Joplin Estates Rezoning: A request for a recommendation to the Marana Town Council for approval to rezone approximately 52 acres of land from Zone E (Transportation Corridor Zone) and Zone C (Large Lot Zone) to R-3.5 (Single-family Residential) and R-6 (Single-family Residential), and approximately 17.4 acres of land from Zone E (Transportation Corridor Zone) to Village Commercial (VC). The property is generally located south of Linda Vista Boulevard and east of Interstate 10 in portions of Section 22 and 23, Township 12S, Range 12E. (Brian D. Varney)

Chairman Schnee opened the public portion of the hearing. Seeing there were no speaker cards, Chairman Schnee closed the public portion of the hearing.

Motion to approve with amended condition: 14. "No subdivision plat or development plan shall be approved for any portion of the Rezoning Area until the public right-of-way for Camino Benicardo has been dedicated through the Linda Vista Village at Cascada property, establishing legal public access from the Rezoning Area to Linda Vista Boulevard." by Commissioner Hill, seconded by Chairman Schnee. Passed unanimously. 6-0

COMMISSION ACTION.

1. PRV1811-003 Saguaro Bloom 7A Preliminary Plat: A request for a recommendation to the Town Council for approval of a preliminary plat for Saguaro Bloom "7A", Lots 1-202, Blocks "7B" and "7C" (Future Residential), and Common Areas "A" (Drainage/Open Space) and "B" (Park) located at the southeast corner of Lambert Lane and Saguaro Peaks Boulevard. (Ryan Fagan)

Motion to approve by Commissioner Fehrmann, seconded by Commissioner Miller. Passed unanimously. 6-0

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS.

FUTURE AGENDA ITEMS.

ADJOURNMENT. Motion to adjourn at 8:25 p.m. by Vice Chair Duncan, seconded by Chairman Schnee. Passed unanimously.

CERTIFICATION.

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on March 27, 2019. I further certify that a quorum was present.

Terri Byler, Commission Secretary



Council-Regular Meeting

A2

Meeting Date: 05/07/2019

To: Mayor and Council

From: Frank Cassidy, Town Attorney

Date: May 7, 2019

Strategic Plan Focus Area:
Recreation

Strategic Plan Focus Area Additional Info:

Principle Statement 1: We will promote healthy and active lifestyles through dynamic programming, community partnerships, and high-quality recreational amenities for Marana residents and visitors

Subject: Resolution No. 2019-040: Relating to Development; approving and authorizing the Mayor to sign the First Amendment to Development Agreement Regarding Parks and Recreation Development Impact Fee Credits for the Saguaro Bloom Development Project (Frank Cassidy)

Discussion:

This item was originally scheduled for consideration on the Council's December 4, 2018 agenda as a consent item (item C6; proposed Resolution No. 2018-110), but was withdrawn at that time for further staff analysis of any possible overlap of development impact fee (DIF) and community facility district (CFD) funding. Town staff has completed its analysis and has determined that the developer receives the full bargained-for benefit of having a CFD when the developer receives DIF credits and CFD reimbursement for public park amenities. CFD reimbursement allows the developer to recover actual costs of public park construction. DIF credits ensure that the developer does not pay twice for the same improvements.

The Town's 2017 infrastructure improvement plan supporting the Parks DIF includes the "Saguaro Bloom Community Park" project at a projected cost of \$3,377,800. D. R. Horton, as the developer of Saguaro Bloom, is obligated by development agreement to design and construct public park improvements and amenities for Saguaro Bloom Community Park. Under the development agreement, the developer is not required to contribute more than \$2,500,000 toward the design and construction of the park. This amount does not include the value of the land dedicated for the park, which was

addressed in a 2013 DIF credit development agreement. D. R. Horton is willing to pay the actual costs to design and construct the first phase of currently planned improvements for Saguaro Bloom Community Park, at an estimated cost of \$3,200,000, under the terms of the 1st amendment to DIF credit development agreement presented to Council for consideration by this agenda item. A conceptual plan of the currently proposed design of the Saguaro Bloom Community Park is Exhibit A to the agreement, and is included with the backup materials.

This 1st amendment to DIF credit development agreement modifies and reconciles provisions of the 2013 DIF credit development agreement. The 2013 agreement provided credit against the Parks DIF to Saguaro Bloom Blocks 4, 8A, and 8B. This 1st amendment provides Parks DIF credit to the balance of Saguaro Bloom (except Block 3, which has already been developed and is actively being sold), until the full design and construction costs have been reimbursed.

A few minor revisions have been made since the version that was on the Council's December 4 agenda. A new paragraph 6 has been added to clarify that these public park improvements will be eligible for reimbursement by the Saguaro Springs CFD. Paragraph 4 has been modified to allow a reduction of the performance bond as construction of the park improvements proceeds. And the language regarding the park improvements has been revised to clarify that the \$3.2M in funding is for the first phase of the improvements, and is not anticipated to cover the full cost of the improvements shown on the park concept drawing (Exhibit A to the amendment).

Financial Impact:

Although this agreement has financial implications, it is ultimately cost-neutral to the Town. Without this agreement and in the absence of the developer's prior commitment to design and build the park, the Town's Parks DIF program obligates the Town to design and build the park improvements using Parks DIF payments from Saguaro Bloom and other benefited development. Under this agreement, the improvements will be advanced by the developer, who will receive reimbursement for its public park infrastructure costs from a future community facilities district bond sale. The developer will also receive credits against Parks DIF payments, to avoid having the developer pay twice (and to ensure the Town is not paid twice) for the same public park improvements.

Staff Recommendation:

Staff recommends adoption of Resolution No. 2019-040, approving and authorizing the Mayor to sign the First Amendment to Development Agreement Regarding Parks and Recreation Development Impact Fee Credits for the Saguaro Bloom Development Project.

Suggested Motion:

I move to adopt Resolution No. 2019-040, approving and authorizing the Mayor to sign the First Amendment to Development Agreement Regarding Parks and Recreation Development Impact Fee Credits for the Saguaro Bloom Development Project.

Attachments

Resolution No. 2019-040
1st Amnd to SB DIF Credit Agt

MARANA RESOLUTION NO. 2019-040

RELATING TO DEVELOPMENT; APPROVING AND AUTHORIZING THE MAYOR TO SIGN THE FIRST AMENDMENT TO DEVELOPMENT AGREEMENT REGARDING PARKS AND RECREATION DEVELOPMENT IMPACT FEE CREDITS FOR THE SAGUARO BLOOM DEVELOPMENT PROJECT

WHEREAS the Town has adopted a Parks and Recreation Facilities Development Impact Fee ("Parks DIF"), currently set at \$2,461 per equivalent demand unit, pursuant to A.R.S. § 9-463.05 and Marana Ordinance Nos. 2014.012 and 2017.029; and

WHEREAS the Town's 2017 infrastructure improvement plan supporting the Parks DIF includes the "Saguaro Bloom Community Park" project at a projected cost of \$3,377,800; and

WHEREAS D. R. Horton, the developer of Saguaro Bloom, is obligated by development agreement to contribute up to \$2,500,000 toward the design and construction of public park improvements and amenities for Saguaro Bloom Community Park; and

WHEREAS D. R. Horton is willing to pay the actual costs to design and construct the first phase of currently planned improvements for Saguaro Bloom Community Park, at an estimated cost of \$3,200,000, under the terms of the 1st amendment to DIF credit development agreement presented to Council for consideration by this agenda item; and

WHEREAS the Mayor and Council find that the terms and conditions of the amendment are in the best interest of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, that the "First Amendment to Development Agreement Regarding Parks and Recreation Development Impact Fee Credits for the Saguaro Bloom Development Project" included with the agenda materials accompanying this resolution is hereby approved and the Mayor is hereby authorized and directed to sign it for and on behalf of the Town of Marana, and the Town's Manager and staff are hereby directed and authorized to undertake all other and further tasks required or beneficial to carry out its terms, obligations, and objectives.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN
OF MARANA, ARIZONA, this 7th day of May, 2019.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

Cherry L. Lawson, Town Clerk

Frank Cassidy, Town Attorney

**FIRST AMENDMENT TO DEVELOPMENT AGREEMENT REGARDING PARKS AND
RECREATION DEVELOPMENT IMPACT FEE CREDITS FOR THE
SAGUARO BLOOM DEVELOPMENT PROJECT**

Town of Marana, Arizona

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT REGARDING PARK DEVELOPMENT IMPACT FEE CREDITS FOR THE SAGUARO BLOOM DEVELOPMENT PROJECT (this "First Amendment") is entered into by and between the TOWN OF MARANA, an Arizona municipal corporation (the "Town"), and D.R. HORTON, INC., a Delaware corporation (the "Developer"). The Town and the Developer are sometimes collectively referred to as the "Parties," each of which is sometimes individually referred to as a "Party."

RECITALS

A. The Developer is the current master developer of the lands described and depicted on the subdivision plats recorded in the Pima County Recorder's office at Book 58 of Maps and Plats, Page 23 ("Saguaro Springs"); Sequence 20180540069 ("Saguaro Bloom Block 1"); Sequence 20181100149 ("Saguaro Bloom Block 2"); Sequence 20171210044 ("Saguaro Bloom Block 3"); Book 62 of Maps and Plats, Page 6 as modified by the partial replat at Sequence 20151910194 (collectively "Saguaro Springs Block 4"); Book 62 of Maps and Plats, Page 7 ("Saguaro Springs Block 8A"); Book 62 of Maps and Plats, Page 8 as modified by the partial replat at Sequence 20123610307 (collectively "Saguaro Springs Block 8B"), all of which are collectively known as "Saguaro Bloom."

B. Pursuant to A.R.S. § 9-463.05 and Marana Ordinance Nos. 2014.012 and 2017.029, the Town has adopted a Parks and Recreation Facilities Development Impact Fee ("Parks DIF") of \$2,461 per equivalent demand unit (EDU). A typical single family residence is equivalent to one EDU.

C. The Town's 2017 infrastructure improvement plan supporting the Parks DIF includes the "Saguaro Bloom Community Park" project at a projected cost of \$3,377,800.

D. The Town and the Developer's predecessor in interest entered into a "DEVELOPMENT AGREEMENT FOR THE SAGUARO BLOOM DEVELOPMENT PROJECT," recorded in the Pima County Recorder's office on July 22, 2011, at Sequence 20112030004 (the "Saguaro Bloom DA").

E. Recital Q of the Saguaro Bloom DA acknowledges the previous dedication of approximately 29.26 acres for Saguaro Bloom Community Park.

F. Paragraph 2.6 of the Saguaro Bloom DA requires the Developer to design and construct public park improvements and amenities for Saguaro Bloom Community Park,

and subparagraph 2.6.1.1 provides that the Developer shall not be required to contribute more than \$2,500,000 toward the design and construction of the park, not including the value of the land dedicated for the park.

G. The Parties believe the costs to design and construct all of the contemplated improvements for the eventual buildout of Saguaro Bloom Community Park will far exceed the funding to be generated by the current Parks DIF; nevertheless, the Developer is willing to pay \$3,200,000 in design and construction costs for an initial phase of Saguaro Bloom Community Park, in accordance with and subject to the terms of this First Amendment.

H. The Town and the Developer's predecessor in interest entered into a DEVELOPMENT AGREEMENT REGARDING PARK DEVELOPMENT IMPACT FEE CREDITS FOR THE SAGUARO BLOOM DEVELOPMENT PROJECT (the "Original SB Parks DIF Agreement"), recorded in the Pima County Recorder's office on March 1, 2013, at Sequence 20130600072.

I. The Original SB Parks DIF Agreement dealt with credits against the Parks DIF associated with the value of about 29 acres of park land dedicated to the Town for the Saguaro Bloom Community Park, 26.1 acres of which were then considered appropriate and useable for active recreation and suitable for credit against the Parks DIF.

J. Design plans for the Saguaro Bloom Community Park now contemplate actual park development on about 20 acres of the original 29 acres of land dedicated to the Town for Saguaro Bloom Community Park, but the Parties acknowledge that future park development could utilize more of the dedicated land.

K. The Parks DIF credits provided under the Original SB Parks DIF Agreement have been and are being applied only to development within Saguaro Springs Block 4, Saguaro Springs Block 8A, and Saguaro Springs Block 8B (collectively, "Saguaro Bloom Phase One").

L. At the time of the Original SB Parks DIF Agreement, Saguaro Bloom Phase One was anticipated to consist of 607 residential lots; however, the 2015 partial replat of Saguaro Springs Block 4 has resulted in the number of residential lots being reduced to 602, and a currently pending partial replat of Saguaro Springs Block 8A will result in the number of residential lots being further reduced to 598.

M. At the time of the Original SB Parks DIF Agreement, the then-developer of Saguaro Bloom was not a home builder, and the Parties anticipated semi-annual reimbursements to the then-developer of a portion of the Park DIF payments made by home builders for homes within Saguaro Bloom; however, the Developer is a home builder who anticipates that the remaining homes within Saguaro Bloom will be constructed by home builder entities associated with the Developer, so the Parties desire to clarify that the Park DIF credits to the Developer for Saguaro Bloom have been and will be accomplished with credits against payment rather than by reimbursement.

N. Paragraph 1.5 of the Original SB Parks DIF Agreement contemplated a future amendment to the Original SB Parks DIF Agreement to address Parks DIF credits to be

applied to residential lots in Saguaro Bloom developed after Saguaro Bloom Phase One for the Developer's design and construction costs associated with Saguaro Bloom Community Park and to adjust for any additional credit for the park dedication based on the final measurement of the active park area of the 29-acre park dedication.

O. This First Amendment is the future amendment contemplated by paragraph 1.5 of the Original SB Parks DIF Agreement, and is entered into and authorized pursuant to A.R.S. § 9-500.05.

P. Title to the lots and blocks in Saguaro Bloom still owned by the Developer are held by TITLE SECURITY AGENCY OF ARIZONA, an Arizona corporation, as trustee under Trust No. 201434-T ("TITLE SECURITY 201434-T").

Q. The Developer is entitled to credit pursuant to A.R.S. § 9-463.05 (B) (10) toward the payment of the Parks DIF based on the Developer's costs to design and construct Saguaro Bloom Community Park.

R. Development impact fee credits are typically only provided after the credited construction is completed, but with the Developer's performance of its obligations under this First Amendment (including in particular its submission of a performance bond to secure completion of the improvements), the Town is willing to begin providing a Parks DIF credit to the Developer on the effective date of this First Amendment.

S. Development of Saguaro Bloom Phase One is nearing completion, and most of Saguaro Bloom Block 3 has been developed and sold, so remaining Parks DIF credits addressed by this First Amendment will be applied only to residential lots in Saguaro Bloom Block 1, Saguaro Bloom Block 2, and future residential lots to be platted in currently undeveloped blocks of Saguaro Bloom (specifically, Blocks 5, 6, 7, 9, and 10 as shown on the Saguaro Springs subdivision plat) (all of which are collectively referred to in this First Amendment as the "Future SB Lots"), until the credits are exhausted as described in this First Amendment.

T. The Parties desire to memorialize their agreement concerning the amount and administration of the development impact fee credit.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing premises and the mutual covenants set forth in this First Amendment, the Parties hereby agree as follows:

1. The Developer's representation of ownership. By entering into this First Amendment, D.R. HORTON, INC., the "Developer" under this First Amendment, represents that it is the sole beneficiary of and is entitled to enter into this First Amendment on behalf of TITLE SECURITY 201434-T, and that this First Amendment will be binding upon TITLE SECURITY 201434-T without the need for TITLE SECURITY 201434-T's signature on this First Amendment.

2. Reconciliation of the Original SB Parks DIF Agreement.

a. *No active park area adjustment.* The active park area of the Saguaro Bloom Community Park is currently estimated at 20 acres, which is less than the 26.1 acres anticipated at the time of the Original SB Parks DIF Agreement. As a result, the Developer is not entitled at this time to any additional credit for the park dedication beyond the \$783,000 provided in the Original SB Parks DIF Agreement.

b. *Balance of park dedication credit due to fewer lots in Saguaro Bloom Phase One.* Paragraph 1.3 of the Original SB Parks DIF Agreement established a credit of \$1,290 per lot based on an anticipated Saguaro Bloom Phase One lot yield of 607 residential lots (\$783,000 total park dedication credit divided by 607 residential lots equals \$1,289.95, rounded to \$1,290). The Saguaro Bloom Phase One lot yield is now anticipated to be 598 residential lots, leaving a park dedication credit balance of \$11,580 (598 lots times \$1,290 equals \$771,420; \$783,000 minus \$771,420 equals \$11,580).

c. *Carry forward of adjustments.* At this time, the Parties are not making any adjustments to the credits under the Original SB Parks DIF Agreement or under this First Amendment based on the actual active Saguaro Bloom Community Park area and number of lots in Saguaro Bloom Phase One. The Parties agree to defer any final reconciliation of credits for actual active park area and number of lots in Saguaro Bloom Phase One until the currently-contemplated Saguaro Bloom Community Park improvements are completed and the Parties have a better understanding of the actual useable portion of the 29-acre Saguaro Bloom Community Park land dedication. At that time, the Parties may address these issues in a future Parks DIF credit amendment.

d. *Credit instead of reimbursement.* Instead of providing a reimbursement as described in paragraph 1.4 of the Original SB Parks DIF Agreement, the remaining credits provided to the Developer under the Original SB Parks DIF Agreement shall be made by reducing the Developer's Parks DIF payments per lot in Saguaro Bloom Phase One by the \$1,290 credit.

3. Developer's design and construction of the initial phase of Saguaro Bloom Community Park. The Developer shall design and construct those initial phase Saguaro Bloom Community Park improvements specified by Town staff that are capable of being designed and constructed with \$3,200,000 and that are generally consistent with the current concept plan for Saguaro Bloom Community Park as shown in Exhibit A attached to and incorporated by this reference in this First Amendment.

4. Performance bond. To secure the Developer's completion of the design and construction of the initial phase of Saguaro Bloom Community Park, the Developer shall post a performance bond conforming to A.R.S. § 34-222 in favor of the Town in the penal amount of \$3,500,000. The Town, through the Town Engineer, shall authorize reduction of the penal amount of the performance bond to an amount sufficient, in the Town Engineer's reasonable opinion, to pay for any remaining work plus a 15% contingency, and

shall fully release the performance bond upon the Developer's completion and the Town's acceptance of the first phase of Saguaro Bloom Community Park improvements.

5. Credit against Parks DIF.

a. *Total value.* The Developer is entitled to credits against Parks DIF payments in the amount of the Developer's actual costs for design and construction of the initial phase of Saguaro Bloom Community Park improvements, which are currently estimated to be \$3,200,000. When construction is completed, the Developer shall provide the Town Engineer with documentation of the final, actual design and construction costs. If the Town Engineer is reasonably satisfied with the documentation of costs, the Town Engineer shall adjust the total value of the Parks DIF credits under this First Amendment to conform to the actual costs. If the Town Engineer is not satisfied with the documentation of costs, or if for any reason the Developer contends that it is entitled to additional credit, the Parties shall work together in good faith to bring forward an amendment to this First Amendment to establish a final total value of the Parks DIF credits.

b. *Credited lots.* Parks DIF credits will be applied to Future SB Lots.

c. *Credit per lot.* The Developer shall receive a Parks DIF credit in the full amount of the Parks DIF (currently \$2,641 per EDU) until the earliest of the following dates:

i. When the cumulative amount of all Parks DIF credits (applied to Future SB Lots) to the Developer under this First Amendment equals the total value of Parks DIF credits under subparagraph 5.a above.

ii. When houses have been constructed and completed on all of the Future SB Lots, as evidenced by the issuance of certificates of occupancy.

iii. The 20th anniversary of the effective date of this First Amendment.

6. CFD reimbursement. Subject to compliance with all applicable requirements in documents governing the Saguaro Springs Community Facilities District, the Developer may sell eligible public infrastructure to the Saguaro Springs Community Facilities District for the amount of the Developer's actual costs for design and construction of the initial phase of Saguaro Bloom Community Park improvements as determined by the Town Engineer under paragraph 5.a above.

7. Binding effect. This First Amendment shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the Parties.

8. Cancellation for conflict of interest. This First Amendment is subject to A.R.S. § 38-511, which provides for cancellation in certain instances involving conflict of interest.

9. Counterparts. This First Amendment may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be

removed from such counterparts and such signature pages all attached to a single instrument so that the signatures of all Parties may be physically attached to a single document.

10. Good standing. The Developer represents and warrants to the Town that it is duly formed and validly existing and authorized to do business in the state of Arizona. The Town represents and warrants to the Developer that it is an Arizona municipal corporation with authority to enter into this First Amendment under applicable state laws.

11. Authority. Each Party represents and warrants that the individual executing this First Amendment on its behalf is authorized and empowered to bind the Party on whose behalf each such individual is signing.

12. Governing law. This First Amendment is entered into in Arizona and shall be construed and interpreted under the laws of the State of Arizona, and the Parties agree that any litigation or arbitration shall take place in Pima County, Arizona.

13. Interpretation. This First Amendment has been negotiated by the Parties, and no Party shall be deemed to have drafted this First Amendment for purposes of construing any portion of this First Amendment for or against any Party.

IN WITNESS WHEREOF, the Parties have executed this First Amendment, effective as of the last date set forth below their respective signatures.

The "Town":

TOWN OF MARANA, an Arizona
municipal corporation

By: _____
Ed Honea, Mayor

Date: _____

ATTEST:

Town Clerk

APPROVED AS TO FORM:

Town Attorney

The "Developer":

D.R. HORTON, INC., a Delaware corporation

By: _____
Brent Davis, Vice President

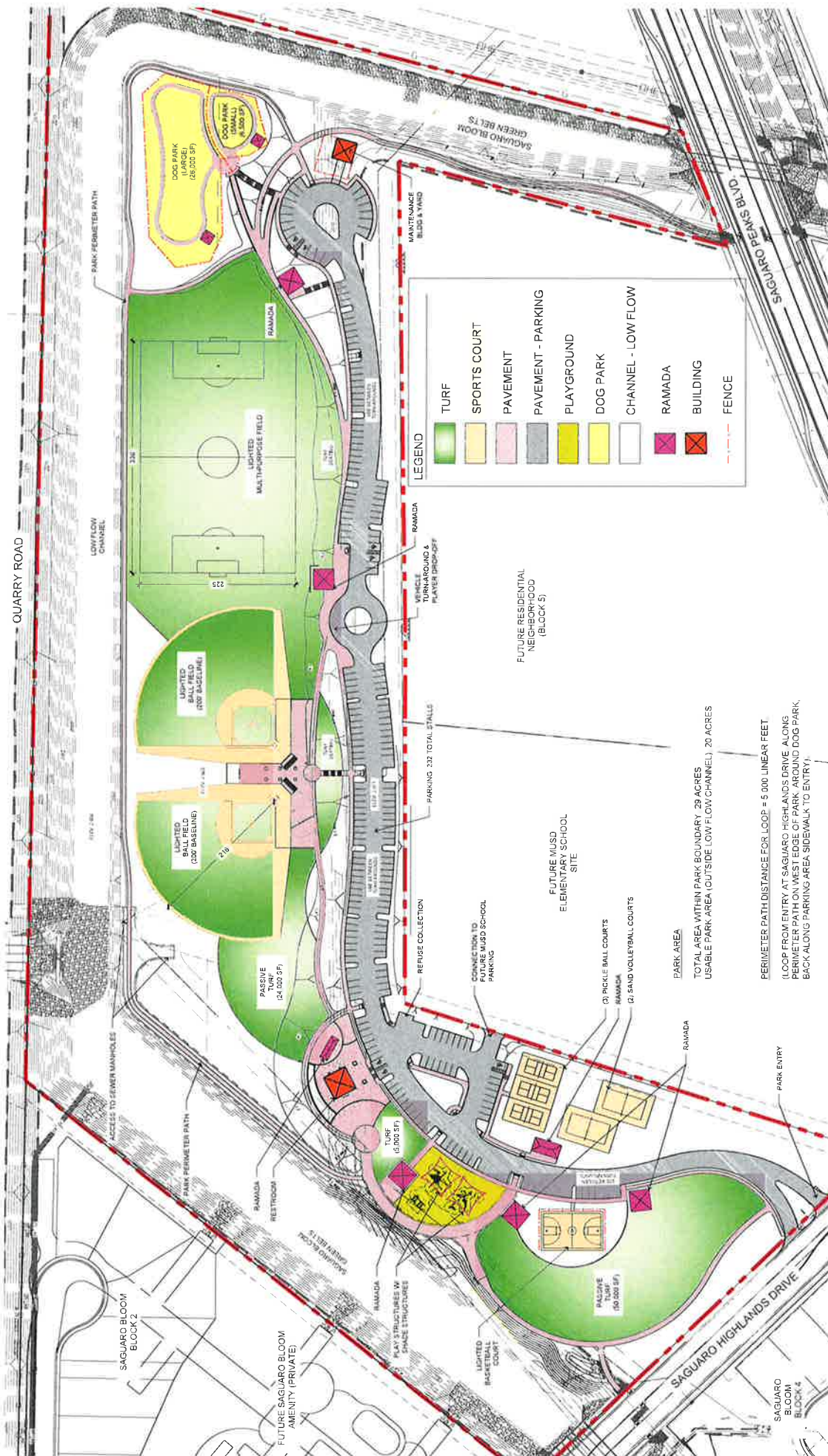
Date: _____

STATE OF ARIZONA)
County of _____) ss

The foregoing instrument was acknowledged before me on April ____, 2019, by Brent Davis, the Vice President D.R. HORTON, INC., a Delaware corporation, on behalf of the corporation.

(Seal)

Notary Public



SAGUARO BLOOM COMMUNITY PARK



Council-Regular Meeting

A3

Meeting Date: 05/07/2019

To: Mayor and Council

Submitted For: Curry C. Hale, Human Resources Director

From: Jane Fairall, Deputy Town Attorney

Date: May 7, 2019

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2019-041: Relating to Personnel; approving and adopting amendments to the Town's Personnel Policies and Procedures, revising Chapter 3 - Classification and Compensation, Section 3-3-2 "Pay Adjustments Based on Market Movement and Performance" (Curry C. Hale)

Discussion:

This item proposes a revision to the Town's Personnel Policies regarding employee pay adjustments based on market movement.

The Town has committed to providing a fair, balanced, and highly competitive compensation package for its employees, through its total compensation philosophy. Total compensation includes base pay, benefits, and incentives, including performance-based pay. As a part of the Town's commitment, the Town has identified benchmark organizations who comprise the market for employees and job seekers in the region. The Town conducts salary surveys on a regular schedule to assess the Town's relative position to the market, and makes adjustments to the Town's salary schedule as needed.

Currently, section 3-3-2 of the Town's Personnel Policies provides that if the salary schedule is adjusted due to market movement, all employees will receive salary increases equal to the structure adjustment. However, since the time that this policy was adopted, the Town has moved away from increases based on market adjustments and towards performance-based pay increases. The proposed revision to policy will allow the Town to adjust the salary schedule as needed to compete in the market, but without necessarily requiring corresponding pay increases to employees. Rather, pay increases

will be determined by the adoption of the compensation plan each year through the budget process, providing the Council and management with flexibility to determine what is appropriate each fiscal year. Pay increases would be required for any employees whose salary is at the minimum of the pay grade, so that those employees remain within the new pay grade.

Financial Impact:

The proposed Personnel Policy revision will allow the Town to keep its salary schedule competitive in the market, without mandating corresponding pay increases. This will allow the Town to focus on its preferred method of performance-based pay increases for employees. All compensation plans will be determined through the annual budget process.

Staff Recommendation:

Staff recommends approval of the revised Personnel Policy.

Suggested Motion:

I move to adopt Resolution No. 2019-041, approving and adopting amendments to the Town's Personnel Policies and Procedures, revising Chapter 3 - Classification and Compensation, Section 3-3-2 "Pay Adjustments Based on Market Movement and Performance".

Attachments

Resolution No. 2019-041

MARANA RESOLUTION NO. 2019-041

RELATING TO PERSONNEL; APPROVING AND ADOPTING AMENDMENTS TO THE TOWN'S PERSONNEL POLICIES AND PROCEDURES, REVISING CHAPTER 3 – CLASSIFICATION AND COMPENSATION, SECTION 3-3-2 “PAY ADJUSTMENTS BASED ON MARKET MOVEMENT AND PERFORMANCE”

WHEREAS Chapter 3-3 of the Marana Town Code provides that the Town Council may adopt personnel policies, rules, and regulations that follow the generally accepted principles of good personnel administration and which may be modified or changed from time to time; and

WHEREAS the Town Council adopted Personnel Policies and Procedures via Town of Marana Ordinance 99.12 and Resolution 99-38 on May 18, 1999; and

WHEREAS the Council finds that adoption of the amendments to the Town's Personnel Policies and Procedures as set forth in this resolution is in the best interests of the Town and its employees.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, as follows:

SECTION 1. Section 3-3-2 of the Town's Personnel Policies and Procedures, entitled “Pay Adjustments Based on Market Movement and Performance” is hereby amended as follows (with deletions shown with ~~strikeouts~~ and additions shown with double underlining):

Section 3-3-2 Pay Adjustments Based on Market Movement and Performance

- A. The Human Resources Department will conduct an annual survey in the region regarding market adjustments and performance-based pay and may recommend pay adjustments based upon that survey.
 1. If the salary schedule is adjusted due to market movement, employees whose salaries are at the minimum of the pay grade will receive salary increases equal to the structure adjustment in order to remain ~~at their relative position~~ within the new pay grade range.
 2. If performance-based increases are granted, such increases will be the basis upon which employees move through the pay grade.
- B. Any adjustments to the salary schedule or employee pay are subject to budget capacity and authority.

SECTION 2. All ordinances, resolutions, or motions and parts of ordinances, resolutions, or motions of the Council in conflict with the provisions of this resolution are hereby repealed, effective as of the effective date of this resolution.

SECTION 3. The Town's manager and staff are hereby directed and authorized to undertake all other and further tasks required or beneficial to carry out the terms, obligations, and objectives of the aforementioned amendments.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 7th day of May, 2019.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

Cherry L. Lawson, Town Clerk

Frank Cassidy, Town Attorney



Council-Regular Meeting

A4

Meeting Date: 05/07/2019

To: Mayor and Council

From: Curry C. Hale, Human Resources Director

Date: May 7, 2019

Strategic Plan Focus Area:
Progress & Innovation

Strategic Plan Focus Area Additional Info:

Principle Statement 1/We will explore bold ideas and best practices as a catalyst for forward-thinking and visionary community leadership.

Subject: Resolution No. 2019-042: Relating to Personnel; approving and adopting amendments to the Town's Personnel Policies and Procedures, revising Chapter 4 - Employment Benefits and Leaves by adding new policy 4-16 "Parental Paid Time Off" (Curry C. Hale)

Discussion:

This item proposes the new Parental Paid Time Off section to the Town's Personnel Policies and Procedures.

The Town has committed to providing innovative and competitive benefits to remain highly competitive in the local labor market.

This proposed policy provides a work environment that is supportive of eligible employees to care for and bond with a newborn or a newly adopted child. The details of the new policy are identified below.

Benefits eligible employees who have worked for the Town for at least 12 continuous months and have worked at least 1,250 hours during the 12-month period preceding the paid time off are eligible for parental paid time off. Eligibility commences upon the birth or adoption of a child under 18 years old that occurs after July 1, 2019.

Eligible employees shall receive up to 80 hours of parental paid time off in a rolling 12-month period, and if both parents are Town employees, each parent is eligible for the paid time off. The time must be used within ten weeks following the birth or adoption of a child in a single block of continuous time, unless parental paid time off supplements

the disability payments.

Employees will be compensated at 100% of the base rate of pay and will be paid on regularly scheduled pay dates. If an employee resigns within 30 days following the use of parental paid time off, the employee shall be required to reimburse the Town. However, if a serious injury or illness occurs or circumstances beyond the employee's control are the reason for the resignation, reimbursement shall not apply.

Financial Impact:

Fiscal Year: 2020
Budgeted Y/N: Yes
Amount: \$48,000

The amount represents an estimate based on prior year activity.

Staff Recommendation:

Staff recommends approval and adoption of amendments to the Town's Personnel Policies and Procedures, revising Chapter 4 - Employment Benefits and Leaves by adding new policy 4-16 "Parental Paid Time Off".

Suggested Motion:

I move to adopt Resolution No. 2019-042, approving and adopting amendments to the Town's Personnel Policies and Procedures, revising Chapter 4 - Employment Benefits and Leaves by adding new policy 4-16 "Parental Paid Time Off".

Attachments

Resolution No. 2019-042
Exhibit A
ParentalPaidTimeOff

MARANA RESOLUTION NO. 2019-042

RELATING TO PERSONNEL; APPROVING AND ADOPTING AMENDMENTS TO THE TOWN'S PERSONNEL POLICIES AND PROCEDURES, REVISING CHAPTER 4 - EMPLOYMENT BENEFITS AND LEAVES BY ADDING NEW POLICY 4-16 "PARENTAL PAID TIME OFF"

WHEREAS Chapter 3-3 of the Marana Town Code provides that the Town Council may adopt personnel policies, rules, and regulations that follow the generally accepted principles of good personnel administration and which may be modified or changed from time to time; and

WHEREAS the Town Council adopted Personnel Policies and Procedures via Town of Marana Ordinance 99.12 and Resolution 99-38 on May 18, 1999, which have been amended from time to time; and

WHEREAS the Council finds that adoption of the amendments to the Town's Personnel Policies and Procedures as set forth in this resolution is in the best interests of the Town and its employees.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, as follows:

SECTION 1. Chapter 4 of the Town's Personnel Policies and Procedures, entitled "Employment Benefits and Leaves", is hereby amended by adding new policy 4-16 "Parental Paid Time Off" as set forth in Exhibit A attached to and incorporated by this reference in this resolution.

SECTION 2. All ordinances, resolutions, or motions and parts of ordinances, resolutions, or motions of the Council in conflict with the provisions of this resolution are hereby repealed, effective as of the effective date of this resolution.

SECTION 3. The Town's manager and staff are hereby directed and authorized to undertake all other and further tasks required or beneficial to carry out the terms, obligations, and objectives of the aforementioned amendments.

SECTION 4. The amendments to the Town's Personnel Policies and Procedures approved and adopted by this resolution shall become effective on July 1, 2019.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 7th day of May, 2019.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

Cherry L. Lawson, Town Clerk

Frank Cassidy, Town Attorney

[NO REVISIONS TO POLICIES 4-1 THROUGH 4-15]

POLICY 4-16 PARENTAL PAID TIME OFF

The Town of Marana provides parental paid time off to eligible employees. The Town of Marana is committed to providing a work environment that is supportive of eligible employees' work and personal life obligations. The purpose of parental paid time off is to enable the eligible employee to care for and bond with a newborn or a newly adopted child.

Section 4-16-1 Eligibility

- A. The provisions of this policy apply to a benefit-eligible classified or unclassified employee who has:
 - 1. Worked for the Town for at least 12 continuous months; and
 - 2. Worked at least 1,250 hours during the 12-month period immediately preceding the commencement of the parental paid time off.
- B. Parental paid time off eligibility commences upon the birth or adoption of a child under 18 years old, subject to the following.
 - 1. The birth or adoption must have occurred after July 1, 2019.
 - 2. For purposes of this policy, adoption does not include:
 - a. Adoption of a spouse's or partner's child unless the child is adopted by both parents at the same time.
 - b. Adoption of step-children or the equivalent.
 - c. Guardianship, foster placement or in-loco parentis.
 - 1. In Loco Parentis is defined as persons with day-to-day responsibilities to care for and/or financially support a child. A biological or legal relationship is not necessary.
- C. Surrogates and sperm donors are not eligible for parental paid time off.

Section 4-16-2 Amount of Parental Paid Time Off

- A. Eligible full-time employees shall receive up to 80 hours of parental paid time off in a rolling 12-month period.
- B. Eligible part-time employees shall receive a prorated amount of parental paid time off based on the number of hours per week they are officially scheduled to work.

- C. Additional parental paid time off is not available if an employee has two births and/or adoptions or combination of either within a single rolling 12-month period.
- D. If both parents are Town employees, each parent is eligible for parental paid time off.

Section 4-16-3 Request for Parental Paid Time Off

- A. Eligible employees shall submit a written request for leave with supporting documentation to the Human Resources Department at least 30 days in advance of foreseeable birth or adoption events.
- B. Eligible employees shall submit a written request for leave with supporting documentation to the Human Resources Department verifying the birth or adoption of the child as soon as possible for an unforeseeable birth or adoption event or within no more than two working days after the date of the birth or adoption.
- C. Absent good cause, any written request for parental paid time off submitted later than two working days after the date of the birth or adoption of a child, will not be accepted.

Section 4-16-4 Use of Parental Paid Time Off

- A. Parental paid time off shall be used during the employee's regularly scheduled work hours. Parental paid time off must be used within ten weeks of the first working day following the birth or adoption of a child.
- B. Parental paid time off shall be used in a single block of continuous time unless the employee is eligible for disability benefits in which case the parental paid time off shall be used to supplement the disability payments that the employee is eligible to receive.

Section 4-16-5 Compensation

- A. Employees receiving parental paid time off will be compensated at 100% of the employee's regular, straight-time hourly base rate of pay factoring in any applicable disability benefits in effect at the time the paid time off commences.
- B. Special assignment pay and stipends will not be included in parental paid time off compensation.
- C. Parental paid time off will be paid on a biweekly basis on regularly scheduled pay dates.

Section 4-16-6 Additional Paid Time Off

Employees may be eligible for and request additional paid time off, beyond the 80 hours of parental paid time off, in accordance with any applicable leave policies.

Section 4-16-7 Employee Reimbursement of Parental Paid Time Off Pay

- A. If an employee fails to return to work after an approved parental paid time off, or resigns within 30 days following an approved leave during which parental paid time off is used, the employee shall reimburse the Town the amount of parental paid time off pay the employee received at the employee's regular hourly rate.
- B. The employee will not be required to reimburse the Town for employer contributions for benefits made during the parental paid time off period.
- C. This section shall not apply if:
 - 1. The employee's failure to return to work or resignation is due to the onset, recurrence, or continuation of a "serious health condition" as defined in Section 4-7-2(F) or "serious injury or illness" as defined in Section 4-7-2(G) to the employee or child; or
 - 2. The employee's failure to return to work is due to circumstances beyond the employee's control.

Section 4-16-8 Coordination with Other Benefits

- A. Eligible employees shall continue to accrue vacation leave and will receive their full allotment of MTO leave while using parental paid time off.
- B. The Town will pay the employer portion of previously elected benefits during parental paid time off, and the employee is responsible for the employee portion.
- C. Parental paid time off is designed to run concurrently with FMLA leave or Administrative Medical Leave. It is not designed to extend the FMLA or Administrative leave period.



Parental Paid Time Off



Parental Paid Time Off

Purpose

- Attract and Retain the Best Talent
- Care for and Bond with Newborn or Newly Adopted Child

Eligibility

- Benefits Eligible Employee
- Work 12 Continuous Months Prior to Time Off
- Work 1,250 Hours During 12-month Period, Preceding Time Off



Parental Paid Time Off

Eligibility (Cont.)

- Upon Birth or Adoption of Child Under 18 Years of Age After July 1, 2019

How Much Paid Time Off

- 80 Hours in a Rolling Calendar Year
- Both Town Employee Parents, Each Parent is Eligible

Use of Time Off

- Must use within 10 weeks Following Birth or Adoption
- Single Block Continuous



Parental Paid Time Off

Compensation

- 100% of Employee's Base Rate of Pay
- Regularly Scheduled Pay Dates

Reimbursement to Organization

- Resigns within 30 days of Time Used
- Exception if Serious Health Condition or Injury or Circumstances Beyond Employee's Control



Parental Paid Time Off

Questions?