



MARANA TOWN COUNCIL
STUDY SESSION
NOTICE AND AGENDA

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, January 8, 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

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 January 8, 2019, at or after 6:00 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*.

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 Monday, January 7, 2019, 6:00 PM, 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.

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE

APPROVAL OF AGENDA

DISCUSSION/DIRECTION/POSSIBLE ACTION

- A1 Relating to Building; presentation, discussion and direction regarding the proposed adoption of the 2018 International Building and Fire Code (David Spurlock)
- A2 Relating to Administration; presentation, discussion and direction regarding the framework for development of the fiscal year 2019-2020 budget and its role in the implementation of the Strategic Plan (Jamsheed Mehta and Yiannis Kalaitzidis)
- A3 Relating to Development; presentation, discussion and direction regarding proposed amendments to the Town's Policy Guidelines and Application Procedures for the Establishment of Community Facilities Districts (Erik Montague)

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), Council may ask for discussion or consultation for legal advice with the Town Attorney concerning any matter listed on this agenda.

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-Study Session

A1

Meeting Date: 01/08/2019

To: Mayor and Council

From: David Spurlock, Chief Building Official

Date: January 8, 2019

Strategic Plan Focus Area:
Not Applicable

Subject: Relating to Building; presentation, discussion and direction regarding the proposed adoption of the 2018 International Building and Fire Code (David Spurlock)

Discussion:

The Town of Marana currently follows the 2012 Building Code. In an effort to generally provide uniform safety standards for built structures, staff is proposing adoption of the 2018 International Building and Fire Code.

This presentation will provide an overview of the process and the necessity of adopting the new code. The process included working with other code regulators including the fire districts, other governmental jurisdictions and builders' associations. Following Council's input and any suggestions at this meeting, staff will then recommend approval of the new 2018 code in February.

Staff Recommendation:

Presentation only.

Suggested Motion:

Presentation only.

Attachments

No file(s) attached.



Council-Study Session

A2

Meeting Date: 01/08/2019

To: Mayor and Council

From: Yiannis Kalaitzidis, Finance Director

Date: January 8, 2019

Strategic Plan Focus Area:

Commerce, Community, Heritage, Recreation, Progress & Innovation

Strategic Plan Focus Area Additional Info:

Financial sustainability, quality public service, strategic partnerships and local resource investment are overriding principles of the Strategic Plan.

Subject: Relating to Administration; presentation, discussion and direction regarding the framework for development of the fiscal year 2019-2020 budget and its role in the implementation of the Strategic Plan (Jamsheed Mehta and Yiannis Kalaitzidis)

Discussion:

This item brings forward the framework for development of the fiscal year 2019-2020 budget as a tool for implementation of the Town's Strategic Plan. The Marana Strategic Plan is the Council's policy document for the future vision of the community. The initiatives and goals included within the Strategic Plan drive services and programs in future years which will be included in the annual budget documents.

Initial economic assessments show the economy increasing overall, although at a lower rate than prior periods. Staff will continue to monitor the markets and follow developments at both state and federal levels to assess the true potential impact to our economy. We will continue to maintain a thoughtful investment strategy that continues to place resources in areas that maintain or enhance core services.

In addition, tonight's presentation is to provide a status overview of certain elements of the Strategic Plan, provide a preliminary outlook into major revenue sources, discuss key issues going into the fiscal year 2019-2020 budget, and discuss issues requested by Council. Supplemental materials will be provided at the meeting.

Staff Recommendation:

Presentation only.

Suggested Motion:

Council's pleasure.

Attachments

No file(s) attached.



Council-Study Session

A3

Meeting Date: 01/08/2019

To: Mayor and Council

From: Erik Montague, Deputy Town Manager

Date: January 8, 2019

Strategic Plan Focus Area:
Community

Strategic Plan Focus Area Additional Info:

PRINCIPLE STATEMENT 1: We will maintain and enhance our reputation as a safe and well-planned community.

Subject: Relating to Development; presentation, discussion and direction regarding proposed amendments to the Town's Policy Guidelines and Application Procedures for the Establishment of Community Facilities Districts (Erik Montague)

Discussion:

In September 2017 and June 2018, staff presented information regarding proposed changes to the community facilities district (CFD) policy required by SB1480 revisions; community facilities districts and other optional changes. SB1480 made significant changes to the make up of the board of directors, added a requirement for a public hearing within 60 days of application, established a limitation on fees and made other changes. Soon after the presentation, the League of Arizona Cities and Towns was made aware of a technical correction which was required to fix a conflict between the modified statutes on CFD formation describing the make up of the board of directors plus two outside members and the statute governing the board itself. As a result of this issue, it was outside bond counsels' opinion that new CFD's could not be legally established and then subsequently issue debt.

SB 1499 community facilities, districts; directors was introduced early in the 2018 legislative session. The bill was an emergency measure that requires a resolution ordering the formation of a district to state whether it will be governed by a district board consisting of members of the governing body of the city, town or county with two

additional members who are initially designated by the owner who owns the largest amount of privately owned acreage in the district and who are appointed by the governing body; or, at the option of the governing body, five directors appointed by the governing body. The bill further specifies that the two additional members designated by the owner shall serve for a term of six years and establishes a process for the board to appoint a person to fill a vacancy or on the expiration of a term of office. The bill was effective on March 29, 2018.

The purpose of tonight's item is to present changes to the CFD policy which are required by SB1480 and to seek direction on other optional changes which might be proposed based upon feedback received in September 2017. Direction provided this evening will be incorporated into the amended CFD policy which will be brought back before Council for formal consideration and possible adoption at a future meeting.

Some of the changes required by SB1480 are briefly described below.

Public Hearing

The governing body is required to hold a public hearing within 60 days of receiving a petition signed by the owners of at least 25% of the land owners to consider the application for the formation of the district. However, the submittal of a petition does not establish a presumption of the formation of a district. If the municipality or county agrees to the formation, it must adopt a resolution immediately after the hearing declaring its intent to form a district. If the governing body does not adopt a resolution to form the district, it must publicly indicate the reason for denial and identify any changes needed for the application to be approved.

Board Composition

The district board will be made up of the governing body plus two members nominated by the largest land holder in the proposed district and appointed by the governing body or a completely outside board.

Application Fees

The application fee assessed for the formation of the district is limited to \$15,000, and other charges for the administration of the district may not exceed their actual costs.

Enhancement Limitation

The governing body is prohibited from increasing the infrastructure elements, debt limit or duration of the district beyond those set forth in the petition and associated documents submitted when the district is formed.

The bill establishes a process and timeline for the acceptance of public infrastructure. It creates disclosure requirements that must be made to prospective buyers. It also requires the district to maintain a website and establishes the data that is required to be posted.

The full presentation will be handed out the evening of the study session.

Staff Recommendation:

Council's pleasure.

Suggested Motion:
Council's pleasure.

Attachments

No file(s) attached.
