



MARANA TOWN COUNCIL
STUDY SESSION
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, September 24, 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 September 24, 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 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.

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE

APPROVAL OF AGENDA

DISCUSSION/DIRECTION/POSSIBLE ACTION

- D1 Relating to Flood Control; a presentation by the Pima County Regional Flood Control District on a study of the Santa Cruz River (Keith Brann)
- D2 Relating to Budget; presentation, discussion and possible direction regarding consideration of new funding sources for the construction, acquisition and maintenance of critical infrastructure for the continued, unhindered growth of the Town and safety of its residents (Yiannis Kalaitzidis)

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-Study Session

D1

Meeting Date: 09/24/2019

To: Mayor and Council

From: Keith Brann, Town Engineer

Date: September 24, 2019

Strategic Plan Focus Area:

Not Applicable

Subject: Relating to Flood Control; a presentation by the Pima County Regional Flood Control District on a study of the Santa Cruz River (Keith Brann)

Discussion:

The Pima County Regional Flood Control District has been studying the Santa Cruz River to determine its carrying capacity and safety due to aggradation and degradation. The flood control district has completed the existing conditions portion of its study. This presentation provides an opportunity for the district's representatives to present the results of the study to the Town and to discuss the next phase of the study.

Staff Recommendation:

Presentation only.

Suggested Motion:

Presentation only.

Attachments

No file(s) attached.



Council-Study Session

D2

Meeting Date: 09/24/2019

To: Mayor and Council

From: Yiannis Kalaitzidis, Finance Director

Date: September 24, 2019

Strategic Plan Focus Area:

Not Applicable

Subject: Relating to Budget; presentation, discussion and possible direction regarding consideration of new funding sources for the construction, acquisition and maintenance of critical infrastructure for the continued, unhindered growth of the Town and safety of its residents (Yiannis Kalaitzidis)

Discussion:

The Town of Marana continues to be one of the fastest growing communities in Arizona. We continue to see a lot of interest from residential and commercial developers for both simple and complex infrastructure projects. These projects constantly compete for the limited resources the Town has available for infrastructure projects.

Furthermore, as more new assets are constantly being added to the Town there is a greater need for funding to maintain those assets, which in turn draws money away from the construction of new infrastructure, or forces the Town to defer maintenance of existing assets that can lead to deteriorating infrastructure. At times, such deterioration or other unanticipated environmental factors may also affect the health and safety of our residents.

While the Town has specifically identified resources, including Highway User Revenue Funds, construction sales tax dedicated for transportation, development impact fees, and utility rate charges for the funding of certain projects, the financial needs and timing for construction of many projects require additional, new, and more timely and predictable sources of revenue.

The main infrastructure areas that could greatly benefit from new sources of revenue include:

- Water quality projects
- Water conveyance system redundancy and reliability projects
- Storm drainage management projects, and
- Transportation projects

Many of the above may have sources of revenues that will ultimately pay for some or all of the cost of the project. For instance, many new roads may be funded by impact fees. However, those fees are not predictable, constant or available when the road needs to be constructed.

In order for the Town to allow for continued growth in new areas and to concurrently maintain existing infrastructure, staff would like to obtain Council direction on the consideration of a new revenue source, such as an increase to the sales tax rate as one example, to be used exclusively toward specific types of projects or toward servicing debt issued toward construction or acquisition of the same.

Staff Recommendation:

Presentation and discussion only.

Suggested Motion:

Presentation and discussion only.

Attachments

Major Infrastructure Funding



MAJOR INFRASTRUCTURE FUNDING

Yiannis Kalaitzidis, Finance Director

SEPTEMBER 24, 2019

Marana is one of the fastest growing communities in Arizona

Increased demand for:

- New assets to allow for continued growth
- Maintenance of existing, ever-increasing number of assets

Funding sources are limited due to:

- Big Dollar projects
- Maintenance vs. New Construction
- Predictability & timing of funding



COMPETITION FOR FUNDING RESOURCES

Town's continued growth requires new funding for:

- Water Quality Projects
- Water Conveyance System Redundancy & Reliability Projects
- Storm Drainage Management Projects
- Transportation Projects – New & Reconstruct/upgrade

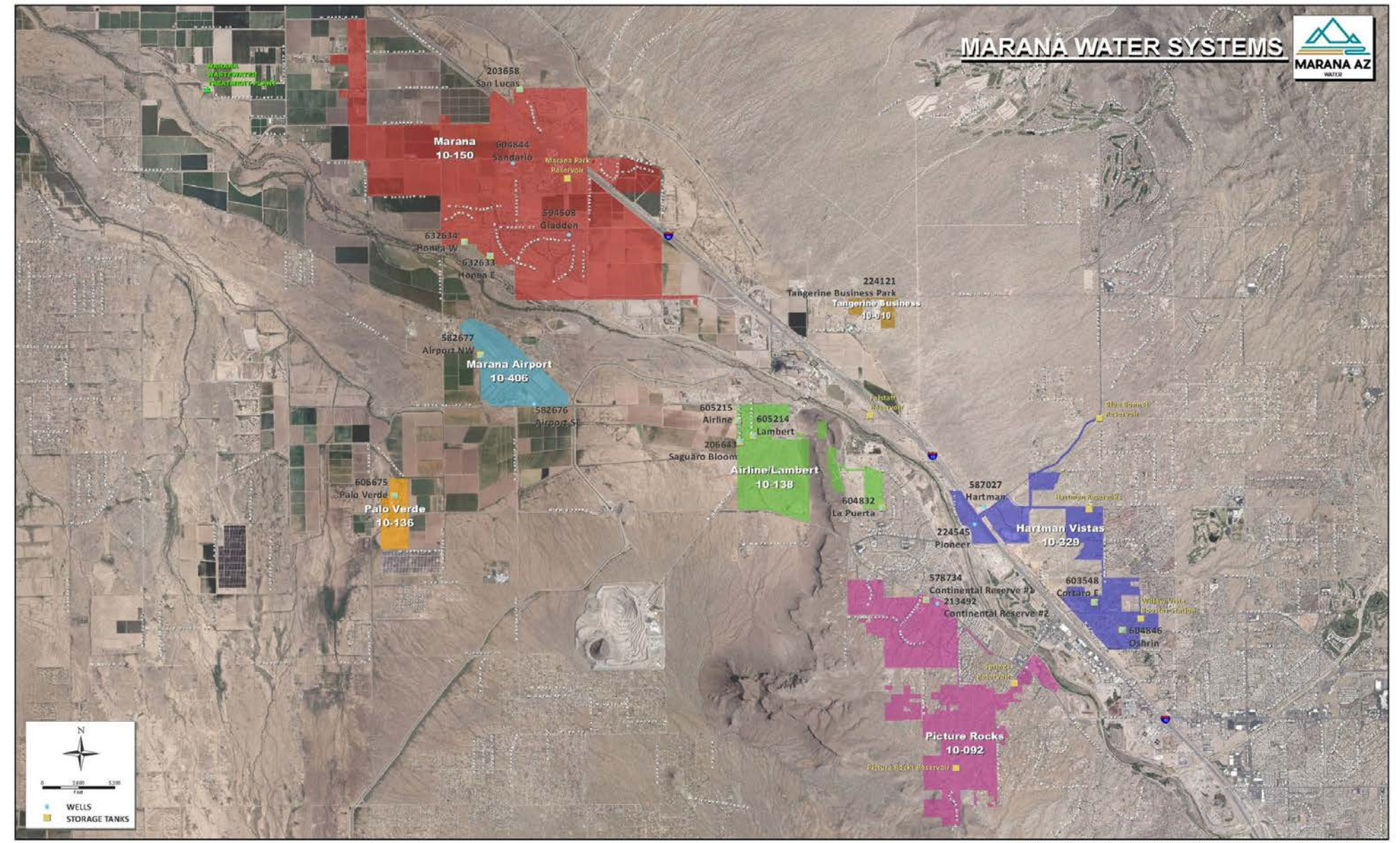
**Many projects have recovery element for funding*



Water Quality
Projects

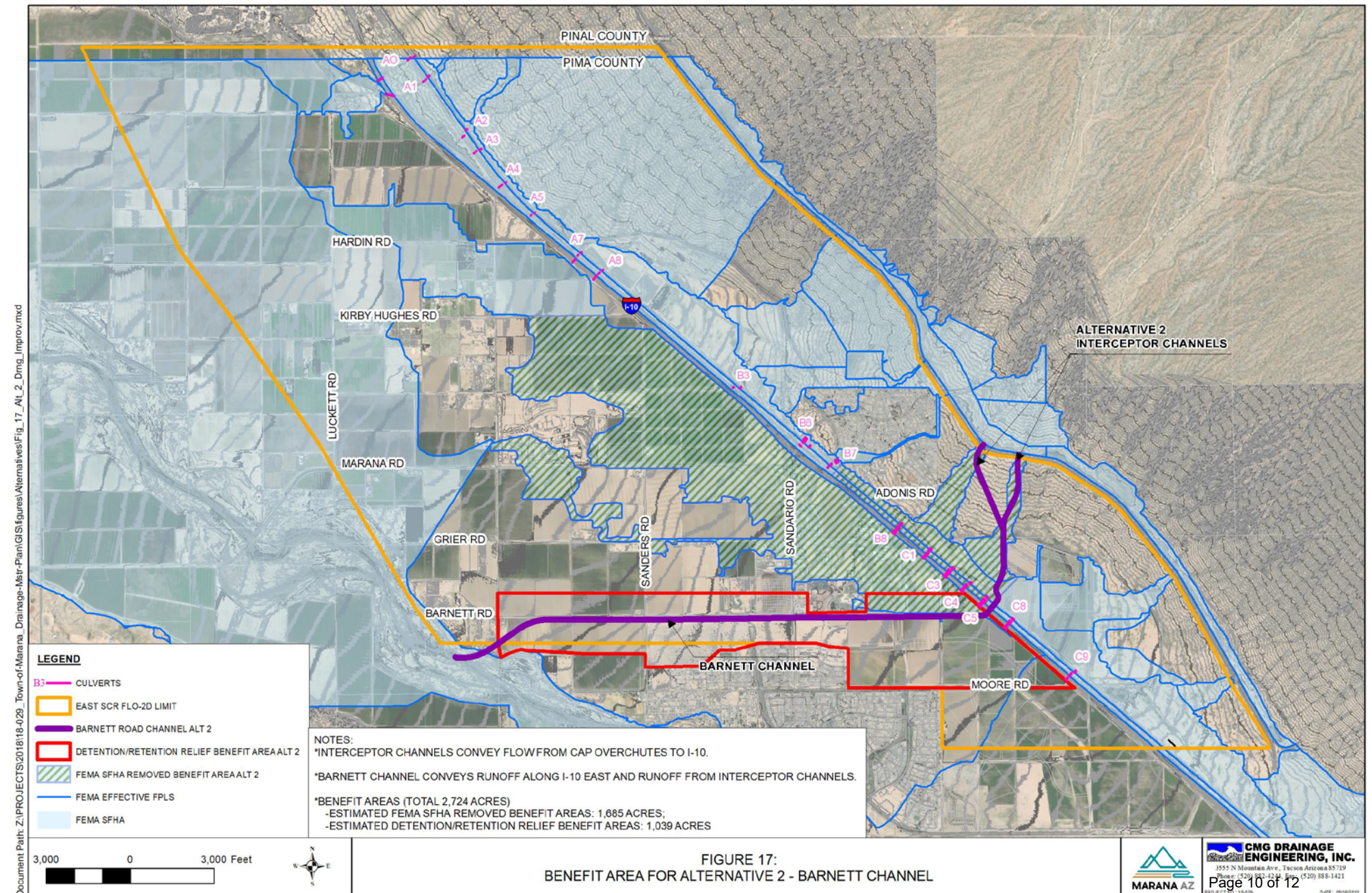
Water
Conveyance
&
Reliability
Projects

WATER SYSTEMS – VITAL FOR GROWTH



Storm Drainage Management Projects

STORM DRAINAGE

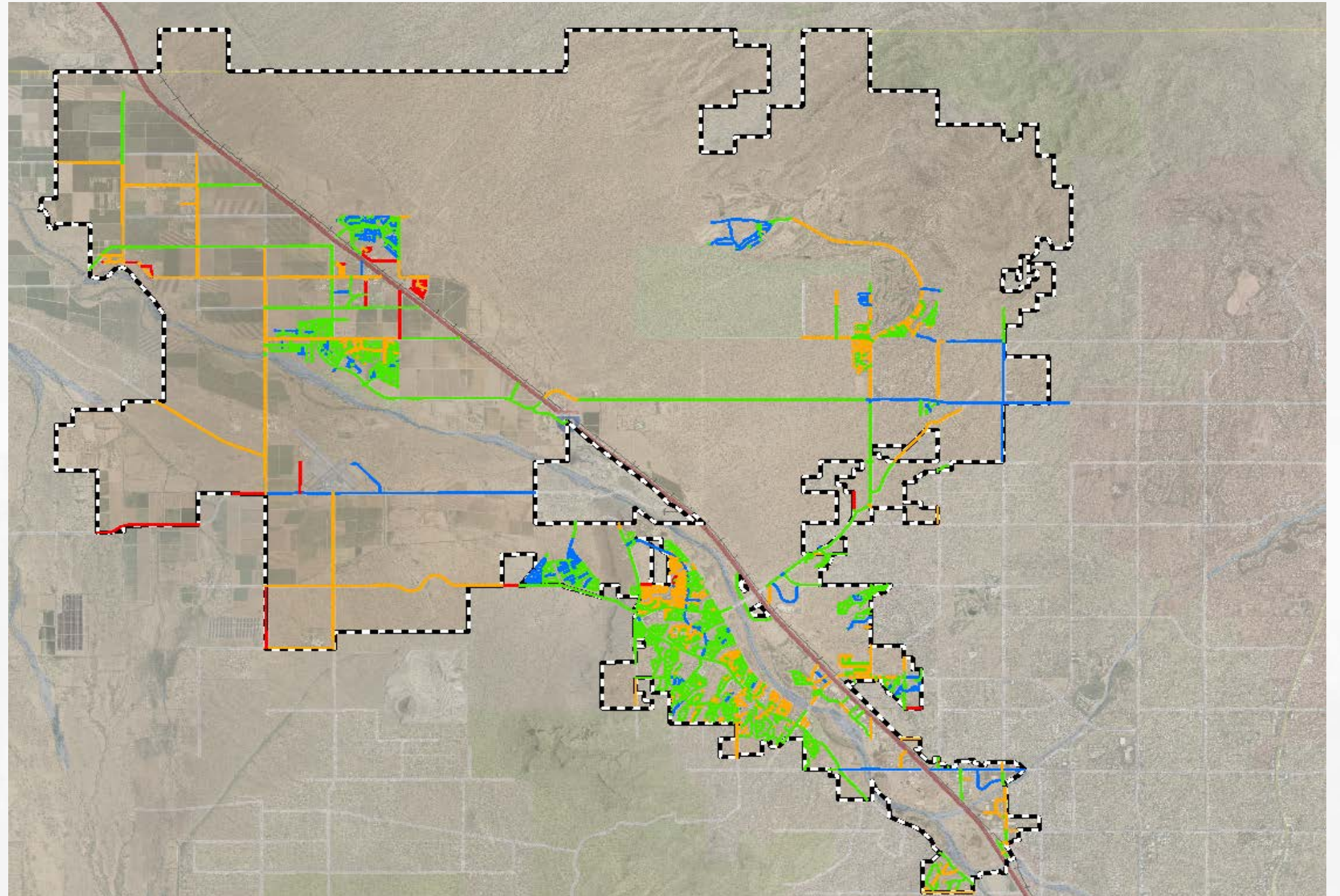




MARANA STREETS

Transportation Projects

- New
 - Reconstruct
 - Upgrades
-





CONSIDERATION OF NEW FUNDING SOURCE

New Sales Tax

- Restricted to use for specific types of projects, including servicing of debt
- Long term
- Regular review of level of sales tax

DISCUSSION