MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, February 2, 2021, at or after 6:00 PM

Ed Honea, Mayor
Jon Post, Vice Mayor
Patti Comerford, Council Member
Jackie Craig, 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 February 2, 2021, 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*.

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 6:00 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 Proclamation declaring 2021 as, "Get Outdoors Arizona" (Jim Conroy)

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

PRESENTATIONS

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. 2021-011: Relating to Utilities; approving and authorizing the Mayor to execute agreements for construction of water and sewer facilities under private contract with Mandarina Holdings, LLC for Mandarina offsite water and offsite sewer facilities (David L. Udall)

C2 Resolution No. 2021-012: Relating to Development; approving a final plat for Gladden Farms Block 27 - Phase I, Lots 1-81, Common Areas A-1 - A-12 (Landscape, Utilities, Drainage and Grading) and Common Areas B-1 - B-4 (Recreation, Landscape, Utilities, Drainage and Grading) located at the southeast corner of Moore Rd. and Mike Etter Blvd. (Justin Currie)

C3 Approval of the Regular Council Meeting Summary Minutes of January 19, 2021, and the Council Study Session Meeting Summary Minutes of January 12, 2021. (Cherry Lawson)

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

B1 Resolution No. 2021-013: Relating to Boards, Commissions and Committees, making an appointment to the Town of Marana Planning Commission (Cherry L. Lawson)

COUNCIL ACTION

A1 Resolution No. 2021-014: Relating to Parks and Recreation; approving and authorizing the implementation of the Marana Parks and Recreation 10 Year Master Plan (Jim Conroy)

ITEMS FOR DISCUSSION / POSSIBLE ACTION

D1 Resolution No. 2021-015: Relating to Administration; appointing Terry S. Rozema as Town Manager; approving and authorizing the Mayor to execute an Employment Agreement between the Town of Marana and Terry S. Rozema (Jane Fairall)

D2 Relating to Budget; discussion, direction and possible action regarding development of the fiscal year 2021/2022 budget, including proposed budget initiatives and expenditures (Terry Rozema)

D3 Relating to Development and Public Works; update, discussion, and possible direction regarding public and private projects and development applications on the Town's Marana Current and Proposed Projects internet site (Jason Angell)

D4 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 (Terry Rozema)

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).

E2 Executive Session pursuant to A.R.S. § 38-431.03 (A)(1) for discussion, consideration and possible interviews of candidates for appointment to the Planning Commission.

E3 Executive Session pursuant to A.R.S. §38-431.03 (A)(1) to discuss the employment of Interim Town Manager Terry Rozema, including the possible appointment of Mr. Rozema as Town Manager and discussion of the terms of the Town Manager's Employment Agreement.

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: 02/02/2021

Submitted For: Jim Conroy, Parks & Recreation Director

From: Cherry L. Lawson, Town Clerk

Date: February 2, 2021

Subject: Proclamation declaring 2021 as, "Get Outdoors Arizona" (Jim Conroy)

Attachments

Proclamation

MARANA AZ
ESTABLISHED 1977

PROCLAMATION
Declaring 2021 as, "GET OUTDOORS ARIZONA"

WHEREAS, the Town of Marana recognizes the **"Get Outdoors Arizona"** legislative resolution as an organized effort to elevate the importance of outdoor recreation for all residents in the state as a critical element for health, well-being and economic development; and

WHEREAS, the outdoor industry in Arizona is a major economic engine that brings jobs, prosperity and wellness to all state residents. The outdoor industry employs 201,000 people and generates $21.2 billion in consumer spending annually; and

WHEREAS, communities across Arizona recognize that outdoor recreation supports health, contributes to a high quality of life and – perhaps most importantly – it attracts and sustains employers and families; and

WHEREAS, scientific research shows that both children and adults are spending more time inside than previous generations, are increasingly distanced from nature, are engaging in less physical exercise, and are at increased risk for poor health because of sedentary practices; and

WHEREAS, quality time in the natural world encourages curiosity and provides hands-on field experience and experiential learning, resulting in improved learning across various fields of science; and

WHEREAS, the Town of Marana enjoys a rich abundance of outdoor and recreation opportunities, including the Juan Bautista de Anza Historic Trail that goes through the Town of Marana (as Marana is a gateway to the Ironwood Forest National Monument), and the Tortolita Mountains trail system that provides world-class outdoor recreation to both residents and visitors alike; and

WHEREAS, public lands represent a significant portion of Arizona's land base and are critical components of a healthy outdoor environment that are low cost to access and ubiquitous for all residents.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Town of Marana urge all residents to participate in outdoor activities, in order to appreciate the importance of public lands and the vital role of the outdoor recreation economy to Marana and the State of Arizona's future, and declare 2021 as a year to **"GET OUTDOORS ARIZONA"** and enjoy our vast and beautiful Natural Resources.

Dated this 2nd day of February 2021.

ATTEST:

Cherry L. Lawson, Town Clerk

MARANA

Ed Honea, Mayor

Council-Regular Meeting **C1**

Meeting Date: 02/02/2021

To: Mayor and Council

From: David Udall, Associate Town Attorney

Date: February 2, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2021-011: Relating to Utilities; approving and authorizing the Mayor to execute agreements for construction of water and sewer facilities under private contract with Mandarina Holdings, LLC for Mandarina offsite water and offsite sewer facilities (David L. Udall)

Discussion:

This agenda item presents water and sewer infrastructure construction agreements for Mandarina offsite water and offsite sewer (the "Water and Sewer Service Agreements") pursuant to section 14-4-3 of the Marana Town Code and pursuant to the Mandarina Development Agreement approved by Marana Resolution No. 2020-130, which was adopted by the Marana Town Council on December 1, 2020. If approved, the Water and Sewer Service Agreements will require the developer to construct the water and sewer infrastructure necessary to serve its development, including water and sewer facilities oversized to serve future development in the area.

The agreements will also provide for fair-share reimbursement to the developer from other new customers in the area until the constructed water and sewer infrastructure reaches its design capacity or until the termination of the Mandarina Development Agreement, whichever occurs first. This reimbursement is accomplished with "oversizing recovery charges" authorized by Marana Town Code section 14-4-3 (C). The Water and Sewer Service Agreements require the Town to reimburse the oversizing costs to the developer in accordance with the "Reimbursement Payments" provision of the Mandarina Development Agreement, and the total potential reimbursement is currently estimated to be $362,137.50 for the oversized water infrastructure and $1,218,164 for the oversized sewer infrastructure.

Financial Impact:

There is no impact in the current fiscal year budget as all reimbursement payments will happen in future years as development takes place.

Staff Recommendation:

Staff recommends adoption of Resolution No. 2021-011, approving and authorizing the Mayor to sign agreements for construction of water and sewer facilities under private contract for Mandarina offsite water and offsite sewer.

Suggested Motion:

I move to adopt Resolution No. 2021-011, approving and authorizing the Mayor to sign agreements for construction of water and sewer facilities under private contract for Mandarina offsite water and offsite sewer.

Attachments

Resolution 2021-011

Exhibit A

Exhibit B

MARANA RESOLUTION NO. 2021-011

RELATING TO UTILITIES; APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AGREEMENTS FOR CONSTRUCTION OF WATER AND SEWER FACILITIES UNDER PRIVATE CONTRACT WITH MANDARINA HOLDINGS, LLC FOR MANDARINA OFFSITE WATER AND OFFSITE SEWER FACILITIES

WHEREAS Mandarina Holdings, LLC desires for the Town to provide water and sewer services to the land described and depicted in the Mandarina Specific Plan, adopted by Marana Ordinance No. 2009.02, recorded in the office of the Recorder of Pima County, Arizona, at Docket 13499, Page 8 (Sequence 20090340005), and amended by an administrative amendment dated October 30, 2019; and

WHEREAS pursuant to the Mandarina Development Agreement recorded in the office of the Recorder of Pima County, Arizona, on December 4, 2020 at Sequence 20203390091, Town staff has negotiated an Agreement for Construction of Water Facilities Under Private Contract for Mandarina Offsite Water and an Agreement for Construction of Sewer Facilities Under Private Contract for Mandarina Offsite Sewer (together, the "Facility Service Agreements"); and

WHEREAS the Mayor and Council find that the terms and conditions of the agreements 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 Facility Service Agreements attached to and incorporated by this reference in this resolution as Exhibits A and B are hereby approved and the Mayor is hereby authorized and directed to sign them 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 the terms, obligations, and objectives of the agreements.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, this 2nd day of February, 2021.

Mayor Ed Honea

ATTEST:

Cherry Lawson, Town Clerk

APPROVED AS TO FORM:

Jane Fairall, Town Attorney

TOWN OF MARANA AGREEMENT FOR CONSTRUCTION OF WATER FACILITIES UNDER PRIVATE CONTRACT

Mandarina Offsite Water

THIS AGREEMENT (this "Agreement") is entered into by and between the TOWN OF MARANA, an Arizona municipal corporation (the "Town"), and MANDARINA HOLDINGS, LLC, an Arizona limited liability company (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. This Agreement is entered into and authorized pursuant to Title 14 of the Marana Town Code as it may be amended from time to time ("Marana Town Code Title 14").

B. The Developer desires for the Town to provide water service to the land described and depicted in the Mandarina Specific Plan, adopted by Marana Ordinance No. 2009.02, recorded in the Pima County Recorder's office at Docket 13499, Page 8 (Sequence 20090340005), and amended by an administrative amendment dated October 30, 2019, whose land area is referred to in this Agreement as the "Subject Property."

C. The Developer is the owner of the "Subject Property."

D. As a condition of securing water service from the Town for the Subject Property, the Developer agrees to install those certain water infrastructure improvements (the "Developer-Installed Facility") in accordance with the required plans, specifications, and materials as outlined and depicted in the Water Plan for Mandarina Offsite Public 16" Water, Zone ___ Transmission Main, Plan No. ENG _____, sealed by _____ on _____ and approved by the Town of Marana Water Director on _____ (the "Facility Plan"), which is on file in the office of the Town of Marana Water Department.

E. The Parties are also parties to the "Mandarina Development Agreement," recorded in the Pima County Recorder's office on December 4, 2020 at Sequence 2020 03390091 and approved by Marana Resolution No. 2020-130, adopted by the Marana Town Council on December 1, 2020.

F. The Mandarina Development Agreement governs development of the Subject Property and anticipates the Developer's installation of the Developer-Installed Facility, which is referred to in the Mandarina Development Agreement as the "Offsite 16-Inch Potable Water Main."

G. If constructed as designed, the Developer-Installed Facility will include elements and capacity sufficient to serve other new Town customers, and to that extent the Parties wish to provide for partial reimbursement to the Developer in accordance with Marana Town Code section 14-4-3 (capacity requirements).

H. If constructed as designed, the current total estimated construction cost for the Developer-Installed Facility is $1,363,643.

I. Based on the water modeling for the development of the Subject Property, and assuming 2,000 gallons per minute of capacity is set aside for fire flow, the Town concludes that the Developer-Installed Facility will have total capacity for 2,730 EDUs. The Parties currently assume that 2,005 EDUs will be developed on the Subject Property, which would leave excess capacity in the Developer-Installed Facility of 725 EDUs.

J. The Developer desires that the Town take ownership of, operate, and service the Developer-Installed Facility.

K. The Town is willing to accept the Developer-Installed Facility and permit it to be connected to the Town water system provided it meets Town standards and the work is done in accordance with Town requirements.

AGREEMENT

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

1. The Developer-Installed Facility

1.1. *Developer installation of the Developer-Installed Facility.* The Developer has designed and shall install, at the Developer's own expense (subject to the reimbursement provisions of this Agreement and the Mandarina Development Agreement), the water infra-structure improvements as depicted in the Facility Plan. The water infrastructure improvements depicted on the Facility Plan are referred to in this Agreement as the "Developer-Installed Facility," and shall conform to the design standards of the City of Tucson Water Department and the Town of Marana Town Code Title 14 and special specifications and details as approved by the Town and by this reference made a part of this Agreement. The Facility Plan shall include a plan note identifying the Developer-In-stalled Facility as a new water facility and shall show any and all alterations to the existing water system. Construction and installation of the Developer-Installed Facility in accordance with the Facility Plan, including without limitation all labor, materials, equipment, supplies, and tools required for the construction and installation, is referred to in this Agreement as the "Work."

1.2. *Competitive bids.* As a condition of and prerequisite to receiving any reimbursement under this Agreement, the Developer shall go through the competitive bidding process for the Work in compliance with Title 34 of the Arizona Revised Statutes.

1.3. *Work by licensed contractor.* The Work shall be performed by a contractor properly licensed by the State of Arizona as determined by the Arizona Registrar of Contractors. In addition to any other contractor's license classifications required by the Arizona Registrar of Contractors, the contractor shall hold contractor's license classifications A, A-12 and A-16.

1.4. *Payment of connection fees.* Before any service connections are made from the Town's water system to the Developer-Installed Facility, the person or entity seeking the service connection shall pay to the Town the connection fees and any other fees required by Marana Town Code Title 14.

1.5. *Developer-Installed Facility acceptance by Town.* No service connections shall be made from the Town's water system to the Applicant-Installed Facility until the Applicant-Installed Facility has been accepted by the Town in accordance with Marana Town Code Title

1.6. *Developer's certification*. Execution of this Agreement certifies that the Developer has reviewed the Facility Plan and all other specifications applicable to the Work and has approved and agrees with the location of all service lines.

1.7. *Termination for lack of Work*. Approval of the Facility Plan shall lapse and this Agreement shall terminate if more than one year has passed since the date of this Agreement and the Work has not begun, or if the Work is discontinued for a period of one year.

1.8. *Oversizing Recovery Charge*. The Parties have determined that the Developer-In- stalled Facility will have sufficient capacity to serve an additional 725 EDUs as a result of and upon completion of the Work and after connection of 2,005 EDUs on the Subject Property. Consequently, pursuant to Marana Town Code section 14-4-3 (C), the Town hereby establishes an "oversizing recovery charge" of $499.50 per EDU for connections whose capacity is made possible as a result of the Work. For purposes of this paragraph, all of the following apply:

1.8.1. The oversizing recovery charge shall be payable only until the Developer- Installed Facility reaches its design capacity, currently anticipated to be for an additional 725 EDUs made possible as a result of the Work or until the termination of the Mandarina Development Agreement, whichever occurs first. Based on the oversizing recovery charge of $499.50 per EDU, the Parties' current estimate of the Developer's total potential reimbursement from the Town from oversizing recovery charges under this Agreement is $362,137.50.

1.8.2. The Town will deposit the oversizing recovery charge payments for constructed EDUs benefitted by the Developer-Installed Facility in the "Reimbursement Account" established pursuant to the Mandarina Development Agreement and will reimburse the Developer in accordance with the "Reimbursement Payments" provision of the Mandarina Development Agreement.

1.8.3. The Developer shall have a beneficial ownership interest in the service area for the Developer-Installed Facility sufficient to prohibit connection in that area unless and until the oversizing recovery charge is paid.

1.8.4. One EDU is a typical single-family residence served by a five-eighths inch meter. EDU equivalencies for other uses and meter sizes shall be based on standard Town equivalency tables and calculations.

1.8.5. The number of EDUs subject to the oversizing recovery charge has been calculated based on a calculated 16" pipe capacity and assuming the development of 2005 lots on the Subject Property served by five-eighths inch meters. If the actual pipe capacity and/or the actual number of lots and size of meters used to develop the Subject Property results in a different EDU count, the number of EDUs required to pay the oversizing recovery charge shall be adjusted accordingly, based on standard Town equivalency tables and calculations, and the "oversizing recovery charge" set forth in subparagraph 1.8.1 above shall be re-calculated accordingly.

1.8.6. The Parties acknowledge that final construction quantities and amounts will be provided after construction of the Developer Installed-Facility is completed.

1.8.7. The Town makes no guarantee that the Developer will receive full

reimbursement of the Developer's cost of completing the Work.

2. Engineering and Inspection

2.1. *Registered civil engineer.* The Developer shall employ a registered Civil Engineer to design, lay out, establish control lines for and certify the layout of the Work according to the Facility Plan.

2.2. *Town inspector's authority.* Any inspector authorized by the Town shall have full inspection authority over the Work.

2.3. *Inspection provisions.* The Developer shall furnish the Town's inspector with all facilities reasonably necessary to inspect the Work. The Work shall be subject to Town inspection at all times. Defective work shall be corrected in a manner satisfactory to the Town's inspector. Inspection by the Town is for the purpose of ensuring compliance with plans and specifications only. The Town makes no guarantee as to the safety or engineering soundness of plans prepared by the Developer or any contractor.

2.4. *Payment of Town inspector's overtime cost.* If scheduling by the Developer's contractor reasonably requires the Town's inspector to work overtime, the Developer or Developer's contractor shall pay the Town for any additional salaries, expenses or employee benefits relating to the overtime. For purposes of this paragraph, overtime is any time over 40 hours worked in a seven-day work period, any time over eight hours worked Monday through Friday, and any time worked on weekends and legal holidays observed by the Town.

3. Preconstruction Procedure

3.1. *Request to begin construction.* The Developer shall submit a written request to begin construction to the Town five working days before the Work is to commence.

3.2. *Construction permit.* This Agreement shall be completed, signed and notarized, and returned to the Town prior to issuance of a construction permit for the Work.

3.3. *Start and completion of the Work.* No portion of the Work shall begin until the Town has issued a construction permit specifying the starting date and a reasonable time for completion.

3.4. *Progress of the Work.* The Work shall be commenced and carried on at such points and in such order as may be directed by the Town.

3.5. *Materials sampling and testing.* Materials shall be available for sampling and testing by the Town prior to being used in the Work. Materials that fail to meet Town specification shall be removed from the site.

3.6. *Permits and approvals.* The Developer shall, at Developer's expense, obtain all necessary permits and licenses for the Work, pay all fees and comply with all laws, ordinances and regulations relating to the Work. Town permit fees for the Work are waived pursuant to the Mandarina Development Agreement.

4. Construction

4.1. *Developer's presence on site.* The Developer, or Developer's designated agent, shall be present at all times during performance of the Work. The name of the Developer's designated agent and the contractor performing the Work shall be furnished to the Town before

the Work begins. Instructions given by the Town to the designated agent shall be deemed to have been given to the Developer.

4.2. *Competence and diligence*. The Developer shall employ only competent and efficient laborers, mechanics or artisans on the Work, and the Developer agrees to perform diligently to complete the Work on or before the completion date given in the notice to proceed.

4.3. *Paving*. The Applicant shall identify and locate all water valves prior to paving and set valve boxes to final grade after paving.

4.4. *Alterations to the existing Town water system*. The Developer shall, at Developer's expense, make any and all alterations to the existing water system either on-site or off-site necessitated by paving, drainage, or other improvements caused by the development of the Subject Property.

4.5. *Worksite safety*. The Developer shall require all contractors and subcontractors performing any portion of the Work to comply with all safety requirements of the Occupational Safety and Hazards Act as set forth by the Federal Government and as implemented by the State of Arizona. The Developer or its contractors shall be solely responsible for all fines or other penalties provided for by law for any violations of the Occupational Safety Hazards Act.

5. Dedication

5.1. *Transfer of the Developer-Installed Facility to the Town*. Upon the Town's final acceptance of the Work, the Developer shall at no cost grant, bargain, sell, convey, transfer and deliver to the Town the Developer-Installed Facility free and clear of all liens, claims, charges or encumbrances.

5.2. *One-year warranty*. The Developer guarantees the Work to be free from all failures due to poor workmanship or materials for a period of one year from the date of the Town's final acceptance of the Work.

5.3. *Other conflicting construction prohibited*. The Developer shall not construct or allow the construction of any utility, structure, building, or other improvement that would interfere with the operation or maintenance of the Developer-Installed Facility.

5.4. *Developer's obligation to maintain finished grade*. The Developer guarantees that all service lines, meters, and meter boxes on the Subject Property will be to finished grade and that the Developer will remain responsible for raising or lowering said services as required until the Subject Property is fully developed.

5.5. *Acceptance by the Town*. The Town shall accept title to and take possession of the Developer-Installed Facility when the Work has been completed to the satisfaction of the Town. Subject to the Developer's continuing obligations under this Agreement, the Town shall operate and service the Developer-Installed Facility after taking over possession of it under this paragraph.

6. Miscellaneous

6.1. *Indemnity*. Developer shall indemnify, defend, and hold harmless the Town, its Mayor and Council, officers and employees, boards, committees and commissions from and against any loss, claim, suit, demand, cause of action, or liability of any nature, including but

not limited to damage to property and injuries to persons, including death, arising or alleged to have arisen, in whole or in part, out of any negligent act or omission of the Developer or any contractor, subcontractor, or any person employed directly or indirectly by any of them in the performance of the Work or in the operation of the Developer-Installed Facility.

6.2. *Binding effect.* This agreement shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the Parties.

6.3. *Consent required for assignment.* The Developer may not assign this Agreement without the prior written consent of the Town.

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

[Signature page follows.]

IN WITNESS WHEREOF, the Parties have executed this Agreement 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:

_____
Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

_____
Jane Fairall, Town Attorney

THE "DEVELOPER":

MANDARINA HOLDINGS, LLC,
an Arizona limited liability company

By:_____
Karl N. Huish, Manager

Date: 1/22/21

STATE OF ARIZONA)
)ss
County of Maricopa)

The foregoing instrument was acknowledged before me on January 25, 2021 by Karl N. Huish, the Manager of MANDARINA HOLDINGS, LLC, an Arizona limited liability company (the "Developer"), on its behalf.

(Seal)

HANNAH JUNE MARTIN
Notary Public
Commission Number 583950
Expires: June 6, 2024
Maricopa County

Hannah June Martin
Notary Public

TOWN OF MARANA AGREEMENT FOR CONSTRUCTION OF SEWER FACILITIES UNDER PRIVATE CONTRACT

Mandarina Offsite Sewer

THIS AGREEMENT (this "Agreement") is entered into by and between the TOWN OF MARANA, an Arizona municipal corporation (the "Town"), and MANDARINA HOLDINGS, LLC, an Arizona limited liability company (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. This Agreement is entered into and authorized pursuant to Title 14 of the Marana Town Code as it may be amended from time to time ("Marana Town Code Title 14").

B. The Developer desires for the Town to provide sewer service to the land described and depicted in the Mandarina Specific Plan, adopted by Marana Ordinance No. 2009.02, recorded in the Pima County Recorder's office at Docket 13499, Page 8 (Sequence 20090340005), and amended by an administrative amendment dated October 30, 2019, whose land area is referred to in this Agreement as the "Subject Property."

C. The Developer is the owner of the "Subject Property."

D. As a condition of securing sewer service from the Town for the Subject Property, the Developer agrees to install those certain sewer infrastructure improvements (the "Developer-Installed Facility") in accordance with the required plans, specifications, and materials as outlined and depicted in the Plan for Mandarina Offsite Public 15" Sewer, Plan No. ENG _____, sealed by _____ on _____ and approved by the Town of Marana Water Director on _____ (the "Facility Plan"), which is on file in the office of the Town of Marana Water Department.

E. The Parties are also parties to the "Mandarina Development Agreement," recorded in the Pima County Recorder's office on December 4, 2020 at Sequence 202003390091 approved by Marana Resolution No. 2020-130, adopted by the Marana Town Council on December 1, 2020.

F. The Mandarina Development Agreement governs development of the Subject Property and anticipates the Developer's installation of the Developer-Installed Facility, which is referred to in the Mandarina Development Agreement as the "Offsite 15-Inch Sewer."

G. If constructed as designed, the Developer-Installed Facility will include elements and capacity sufficient to serve other new Town customers, and to that extent the Parties wish to provide for partial reimbursement to the Developer in accordance with Marana Town Code section 14-4-3 (capacity requirements).

H. If constructed as designed, the current total estimated construction cost for the Developer-Installed Facility is $2,054,036.

I. The Developer-Installed Facility has capacity for 4,927 EDUs. The Subject Property is estimated to have a total of 2,005 EDUs, leaving excess capacity in the Developer-Installed Facility of 2,922 EDUs.

J. The Developer desires that the Town take ownership of, operate, and service the Developer-Installed Facility.

K. The Town is willing to accept the Developer-Installed Facility and permit it to be connected to the Town sewer system provided it meets Town standards and the work is done in accordance with Town requirements.

AGREEMENT

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

1. The Developer-Installed Facility

1.1. *Developer installation of the Developer-Installed Facility.* The Developer has designed and shall install, at the Developer's own expense (subject to the reimbursement provisions of this Agreement), the sewer infrastructure improvements as depicted in the Facility Plan. The sewer infrastructure improvements depicted on the Facility Plan are referred to in this Agreement as the "Developer-Installed Facility," and shall conform to the design standards of the Pima County Regional Wastewater Reclamation Department and the Town of Marana Town Code Title 14 and special specifications and details as approved by the Town and by this reference made a part of this Agreement. The Facility Plan shall include a plan note identifying the Developer-Installed Facility as a new sewer facility and shall show any and all alterations to the existing sewer system. Construction and installation of the Developer-Installed Facility in accordance with the Facility Plan, including without limitation all labor, materials, equipment, supplies, and tools required for the construction and installation, is referred to in this Agreement as the "Work."

1.2. *Competitive bids.* As a condition of and prerequisite to receiving any reimbursement under this Agreement, the Developer shall go through the competitive bidding process for the Work in compliance with Title 34 of the Arizona Revised Statutes.

1.3. *Work by licensed contractor.* The Work shall be performed by a contractor properly licensed by the State of Arizona as determined by the Arizona Registrar of Contractors. In addition to any other contractor's license classifications required by the Arizona Registrar of Contractors, the contractor shall hold contractor's license classifications A, A-12 and A-16.

1.4. *Payment of connection fees.* Before any service connections are made from the Town's sewer system to the Developer-Installed Facility, the person or entity seeking the

service connection shall pay to the Town the connection fees and any other fees required by Marana Town Code Title 14.

1.5. *Developer-Installed Facility acceptance by Town.* Service connections shall not be made to the Developer-Installed Facility, and the Developer-Installed Facility shall not be connected to the Town's sewer system, until the Developer-Installed Facility has been accepted by the Town in accordance with Marana Town Code Title 14.

1.6. *Developer's certification.* Execution of this Agreement certifies that the Developer has reviewed the Facility Plan and all other specifications applicable to the Work and has approved and agrees with the location of all service lines.

1.7. *Termination for lack of Work.* Approval of the Facility Plan shall lapse and this Agreement shall terminate if more than one year has passed since the date of this Agreement and the Work has not begun, or if the Work is discontinued for a period of one year.

1.8. *Oversizing Recovery Charge.* The Parties have determined that the Developer-Installed Facility will have sufficient capacity to serve an additional 2,922 EDUs as a result of and upon completion of the Work and after connection of 2,005 EDUs on the Subject Property. Consequently, pursuant to Marana Town Code section 14-4-3 (C), the Town hereby establishes an "oversizing recovery charge" of $416.89 per EDU for connections whose capacity is made possible as a result of the Work. For purposes of this paragraph, all of the following apply:

1.8.1. The oversizing recovery charge shall be payable only until the Developer-Installed Facility reaches its design capacity, currently anticipated to be for an additional 2,922 EDUs whose capacity is made possible as a result of the Work or until the termination of the Mandarina Development Agreement, whichever occurs first. Based on the oversizing recovery charge of $416.89 per EDU, the Parties' current estimate of the Developer's total potential reimbursement through oversizing recovery charges for the Developer-Installed Facility is $1,218,164.

1.8.2. The Town will deposit the oversizing recovery charge payments for constructed EDUs benefitted by the Developer-Installed Facility in the "Reimbursement Account" established pursuant to the Mandarina Development Agreement and will reimburse the Developer in accordance with the "Reimbursement Payments" provision of the Mandarina Development Agreement.

1.8.3. The Developer shall have a beneficial ownership interest in the service area for the Developer-Installed Facility sufficient to prohibit connection in that area unless and until the oversizing recovery charge is paid.

1.8.4. One EDU is a typical single-family residence served by a five-eighths inch meter. EDU equivalencies for other uses and meter sizes shall be based on standard Town equivalency tables and calculations.

1.8.5. The number of EDUs subject to the oversizing recovery charge has been calculated assuming the development of 2005 lots on the Subject Property served by five- eighths inch meters. If the actual number of lots and size of meters used to

develop the Subject Property results in a different EDU count, the number of EDUs required to pay the oversizing recovery charge shall be adjusted accordingly, based on standard Town equivalency tables and calculations, and the "oversizing recovery charge" set forth in subparagraph 1.8.1 above shall be re-calculated accordingly.

1.8.6. The Parties acknowledge that final construction quantities and amounts will be provided after construction of the Developer Installed-Facility is completed.

1.8.7. The Town makes no guarantee that the Developer will receive full reimbursement of the Developer's cost of completing the Work.

2. Engineering and Inspection

2.1. *Registered civil engineer.* The Developer shall employ a registered Civil Engineer to design, lay out, establish control lines for and certify the layout of the Work according to the Facility Plan.

2.2. *Town inspector's authority.* Any inspector authorized by the Town shall have full inspection authority over the Work.

2.3. *Inspection provisions.* The Developer shall furnish the Town's inspector with all facilities reasonably necessary to inspect the Work. The Work shall be subject to Town inspection at all times. Defective work shall be corrected in a manner satisfactory to the Town's inspector. Inspection by the Town is for the purpose of ensuring compliance with plans and specifications only. The Town makes no guarantee as to the safety or engineering soundness of plans prepared by the Developer or any contractor.

2.4. *Payment of Town inspector's overtime cost.* If scheduling by the Developer's contractor reasonably requires the Town's inspector to work overtime, the Developer or Developer's contractor shall pay the Town for any additional salaries, expenses or employee benefits relating to the overtime. For purposes of this paragraph, overtime is any time over 40 hours worked in a seven-day work period, any time over eight hours worked Monday through Friday, and any time worked on weekends and legal holidays observed by the Town.

3. Preconstruction Procedure

3.1. *Request to begin construction.* The Developer shall submit a written request to begin construction to the Town five working days before the Work is to commence.

3.2. *Construction permit.* This Agreement shall be completed, signed and notarized, and returned to the Town prior to issuance of a construction permit for the Work.

3.3. *Start and completion of the Work.* No portion of the Work shall begin until the Town has issued a construction permit specifying the starting date and a reasonable time for completion.

3.4. *Progress of the Work.* The Work shall be commenced and carried on at such points and in such order as may be directed by the Town.

3.5. *Materials sampling and testing.* Materials shall be available for sampling and testing by the Town prior to being used in the Work. Materials that fail to meet Town specification shall be removed from the site.

3.6. *Permits and approvals.* The Developer shall, at Developer's expense, obtain all necessary permits and licenses for the Work, pay all fees and comply with all laws, ordinances and regulations relating to the Work. Town permit fees for the Work are waived pursuant to the Mandarina Development Agreement.

4. Construction

4.1. *Developer's presence on site.* The Developer, or Developer's designated agent, shall be present at all times during performance of the Work. The name of the Developer's designated agent and the contractor performing the Work shall be furnished to the Town before the Work begins. Instructions given by the Town to the designated agent shall be deemed to have been given to the Developer.

4.2. *Competence and diligence.* The Developer shall employ only competent and efficient laborers, mechanics or artisans on the Work, and the Developer agrees to perform diligently to complete the Work on or before the completion date given in the notice to proceed.

4.3. *Alterations to the existing Town sewer system.* The Developer shall, at Developer's expense, make any and all alterations to the existing sewer system either on-site or off-site necessitated by paving, drainage, or other improvements caused by the development of the Subject Property.

4.4. *Worksite safety.* The Developer shall require all contractors and subcontractors performing any portion of the Work to comply with all safety requirements of the Occupational Safety and Hazards Act as set forth by the Federal Government and as implemented by the State of Arizona. The Developer or its contractors shall be solely responsible for all fines or other penalties provided for by law for any violations of the Occupational Safety Hazards Act.

5. Dedication

5.1. *Transfer of the Developer-Installed Facility to the Town.* Upon the Town's final acceptance of the Work, the Developer shall at no cost grant, bargain, sell, convey, transfer and deliver to the Town the Developer-Installed Facility free and clear of all liens, claims, charges or encumbrances.

5.2. *One-year warranty.* The Developer guarantees the Work to be free from all failures due to poor workmanship or materials for a period of one year from the date of the Town's final acceptance of the Work.

5.3. *Other conflicting construction prohibited.* The Developer shall not construct or allow the construction of any utility, structure, building, or other improvement that would interfere with the operation or maintenance of the Developer-Installed Facility.

5.4. *Developer's obligation to maintain finished grade.* The Developer guarantees that all service lines and other sewer facilities on the Subject Property will be to finished grade and that Developer will remain responsible for raising or lowering said services as required until the Subject Property is fully developed.

5.5. *Acceptance by the Town.* The Town shall accept title to and take possession of the Developer-Installed Facility when the Work has been completed to the satisfaction of the Town. Subject to the Developer's continuing obligations under this Agreement, the Town shall operate and service the Developer-Installed Facility after taking over possession of it under this paragraph.

6. Miscellaneous

6.1. *Indemnity.* Developer shall indemnify, defend, and hold harmless the Town, its Mayor and Council, officers and employees, boards, committees and commissions from and against any loss, claim, suit, demand, cause of action, or liability of any nature, including but not limited to damage to property and injuries to persons, including death, arising or alleged to have arisen, in whole or in part, out of any negligent act or omission of the Developer or any contractor, subcontractor, or any person employed directly or indirectly by any of them in the performance of the Work or in the operation of the Developer-Installed Facility.

6.2. *Binding effect.* This agreement shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the Parties.

6.3. *Consent required for assignment.* The Developer may not assign this Agreement without the prior written consent of the Town.

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

[Signature page follows.]

IN WITNESS WHEREOF, the Parties have executed this Agreement 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:

_____
Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

_____
Jane Fairall, Town Attorney

THE "DEVELOPER":

MANDARINA HOLDINGS, LLC,
an Arizona limited liability company

By:_____
Karl N. Huish, Manager

Date: 1-22-21

STATE OF ARIZONA)
)ss
County of Maricopa)

The foregoing instrument was acknowledged before me on January 25, 2021 by Karl N. Huish, the Manager of MANDARINA HOLDINGS, LLC, an Arizona limited liability company (the "Developer"), on its behalf.

(Seal)

HANNAH JUNE MARTIN
Notary Public
Commission Number 583950
Expires: June 6, 2024
Maricopa County

Hannah June Martin
Notary Public

Council-Regular Meeting **C2**

Meeting Date: 02/02/2021

To: Mayor and Council

From: Justin Currie, Planner

Date: February 2, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2021-012: Relating to Development; approving a final plat for Gladden Farms Block 27 - Phase I, Lots 1-81, Common Areas A-1 - A-12 (Landscape, Utilities, Drainage and Grading) and Common Areas B-1 - B-4 (Recreation, Landscape, Utilities, Drainage and Grading) located at the southeast corner of Moore Rd. and Mike Etter Blvd. (Justin Currie)

Discussion:

Request
Rick Engineering, on behalf of Meritage Homes, is requesting the approval of a final plat consisting of 81 residential lots and common areas "A" and "B" on approximately 16.38 acres within the Gladden Farms II development.

Location
The subdivision will be located within Block 27 of the Gladden Farms Blocks 26-43 block plat (Book 62, Page 64) at the southeast corner of Moore Rd. and Mike Etter Blvd.

Zoning
The zoning for Block 27 is F (Specific Plan - Gladden Farms II) with a land use designation of High Density Residential (HDR). The HDR land use permits small-lot, single-family detached homes with a minimum lot size of 3,500 square feet. The proposed average lot size is 5,775 square feet. The proposed minimum lot size is 5,374 square feet. The proposed maximum lot size is 7,995 square feet.

Transportation
The main entry is proposed to be off Mike Etter Blvd. at the western boundary of the subdivision. A temporary access road from Clark Farms Blvd. to Moore Rd. is proposed

at the northeast boundary of the subdivision. Two other access points are proposed, one at the southeastern boundary of the subdivision from Block 28 and the other at the southwestern boundary of the subdivision from Block 31. The typical internal street section is a 42 foot wide public right-of-way.

Park Requirements
Per the Gladden Farms II Specific Plan, 185 square feet of on-site recreation area per single-family detached residence is required. This subdivision requires a minimum of 14,985 square feet of recreation area. The active recreation areas are planned for Common Areas "B-2" and total approximately 26,581 square feet.

Staff Recommendation:

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

Suggested Motion:

I move to adopt Resolution No. 2021-012, approving a final plat for Gladden Farms Block 27 - Phase I, Lots 1-81, Common Areas A-1 - A-12 (Landscape, Utilities, Drainage and Grading) and B-1 - B-4 (Recreation, Landscape, Utilities, Drainage and Grading) located at the southeast corner of Moore Rd. and Mike Etter Blvd.

Attachments

Resolution 2021-012
Gladden Farms Blk 27 Final Plat
Location Map
Application

MARANA RESOLUTION NO. 2021-012

RELATING TO DEVELOPMENT; APPROVING A FINAL PLAT FOR GLADDEN FARMS BLOCK 27 - PHASE I, LOTS 1-81, COMMON AREAS A-1 – A-12 (LANDSCAPE, UTILITIES, DRAINAGE AND GRADING) AND COMMON AREAS B-1 – B-4 (RECREATION, LANDSCAPE, UTILITIES, DRAINAGE AND GRADING) LOCATED AT THE SOUTHEAST CORNER OF MOORE RD. AND MIKE ETTER BLVD.

WHEREAS, on March 7, 2006, the Mayor and Town Council adopted Ordinance No. 2006.03, approving a rezoning to create the Gladden Farms II Specific Plan; and

WHEREAS, on December 19, 2006, the Mayor and Town Council adopted Ordinance No. 2006.35, approving the first amendment to the Gladden Farms II Specific Plan; and

WHEREAS, on May 16, 2007, the Mayor and Town Council adopted Resolution No. 2007-75, approving the final block plat for Gladden Farms Blocks 26 – 43, Book 62, Page 64; and

WHEREAS, on March 6, 2018, the Mayor and Town Council adopted Ordinance No. 2018.006, approving the second amendment to the Gladden Farms II Specific Plan; and

WHEREAS, on July 21, 2020, the Mayor and Town Council adopted Resolution No. 2020-074, approving a preliminary plat for Gladden Farms Block 27; and

WHEREAS, Rick Engineering, on behalf of Meritage Homes Corporation, has applied for approval of a final plat for a 81 lot single-family residential home subdivision within Block 27 of the Gladden Farms Blocks 26 – 43 final block plat located approximately at the southeast corner of Moore Rd. and Mike Etter Blvd.; and

WHEREAS, the Marana Town Council, at the regularly scheduled meeting on February 2, 2021, determined that the final plat for Gladden Farms Block 27 – Phase I, Lots 1-81, Common Areas A-1 – A-12 and Common Areas B-1 – B-4 should be approved.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Marana, Arizona, that the final plat for Gladden Farms Block 27 - Phase I, Lots 1-81, Common Areas A-1 – A-12 and Common Areas B-1 – B-4 is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 2nd day of February, 2021.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Jane Fairall, Town Attorney

GENERAL NOTES

1. THE GROSS AREA OF THIS DEVELOPMENT IS 16.38 ACRES; 713,549 SQUARE FEET.

2. THE EXISTING ZONING IS F (SPECIFIC PLAN - GLADDEN FARMS) PER ORDINANCE NO. 2006.03. THE LAND USE DESIGNATION IS HIGH DENSITY RESIDENTIAL (HDR).

3. THE TOTAL NUMBER OF RESIDENTIAL LOTS IS 81. THE DENSITY IS 4.95 RAC.

4. MINIMUM ALLOWABLE LOT SIZE IS 3,500 SQUARE FEET PER THE HDR LAND USE DESIGNATION.

5. MINIMUM LOT SIZE: 5,374 SF.
   MAXIMUM LOT SIZE: 7,995 SF.
   AVERAGE LOT SIZE: 5,775 SF.

6. MAXIMUM BUILDING HEIGHT: 30 FEET

7. MINIMUM SITE SETBACKS:
   FRONT: 10 FEET
   MAY BE REDUCED TO 5 FEET WITH REAR OR SIDE LOADED GARAGE*
   FRONT PORCH: 5 FEET*
   FRONT-LOADED GARAGE: 20 FEET
   SIDE-LOADED GARAGE: 5 FEET*
   * MAY NOT ENCROACH INTO THE PUBLIC UTILITY EASEMENT, IF REQUIRED.
   SIDE: 0 FEET
   MUST PROVIDE A 3-FOOT ACCESS EASEMENT ON ADJACENT LOT FOR Z-LOT LINES.
   ACCESSORY STRUCTURES: 5 FEET
   REAR: 10 FEET MAY BE REDUCED TO 5 FEET WITH REAR LOADED GARAGE.
   PATIO STRUCTURES: 5 FEET IF OPEN ON 3 SIDES

8. PARKING SPACES REQUIRED: (2 FOR EACH FAMILY UNIT) = 162 SPACES
   PARKING SPACES PROVIDED: (2 PER GARAGE & 2 PER DRIVEWAY) = 324 SPACES

9. THE TYPE AND AREA OF LAND USE IS AS FOLLOWS:
   COMMON AREA "A" (LANDSCAPE, UTILITIES, DRAINAGE AND GRADING) IS 0.89 AC, 38,993 SF
   COMMON AREA "B" (RECREATION, LANDSCAPE, UTILITIES DRAINAGE AND GRADING) IS 1.52 AC, 66,228 SF

10. NO FURTHER LOT SPLITTING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA.

11. 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.

12. 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.

13. OBJECTS AND MATERIALS WITHIN THE SIGHT VISIBILITY TRIANGLE EASEMENTS SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30-INCHES AND 72-INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.

14. THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY AS TO FORM, LINE, AND FUNCTION OF ALL PUBLIC AND PRIVATE ROADWAYS AND DRAINAGE STRUCTURES BEFORE THE RELEASE OF ASSURANCES.

15. TOTAL MILES OF NEW PUBLIC STREET IS 0.64.

16. INSTALLATION OF ITEMS SUCH AS LANDSCAPE, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHT-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.

17. THIS SUBDIVISION IS LOCATED WITHIN THE TOWN OF MARANA WATER SERVICE AREA, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. 45-576.

18. FIRE HYDRANTS AT 500 FOOT MAXIMUM INTERVALS SHALL BE INSTALLED WITHIN PUBLIC STREETS. THE FIRE FLOW REQUIREMENT IS 1,500 GALLONS/MINUTE APPROVED BY NORTHWEST FIRE DISTRICT. ALL HYDRANTS MUST BE INSTALLED AND OPERATIONAL PRIOR TO ARRIVAL OF COMBUSTIBLE CONSTRUCTION MATERIALS ON SITE.

19. POTABLE WATER FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE TOWN OF MARANA WATER UTILITY AND NON-POTABLE WATER SHALL BE PROVIDED BY THE CORTARO-MARANA IRRIGATION DISTRICT.

20. PER THE GLADDEN II SPECIFIC PLAN SECTION III.L, OPEN SPACE, RECREATION, PARKS AND TRAILS CONCEPT AND SECTION IV.C.3.d DEVELOPMENT STANDARDS - SMALL - LOT SINGLE-FAMILY DETACHED - HDR LAND USE DESIGNATION, THE MINIMUM AREA (IN SQUARE FEET) FOR PRIVATE, COMMON ON-SITE RECREATION AREAS, SHALL BE 185 SQUARE FEET PER SINGLE FAMILY RESIDENCE. THIS PROJECT SHALL REQUIRE 14,985 SQUARE FEET OF DEVELOPED RECREATION AREA. A TOTAL OF 26,581 SQUARE FEET OF DEVELOPED RECREATION AREA IS PROVIDED IN THE BASIN IN COMMON AREA "B-2".

21. THE LAND BEING SUBDIVIDED IS THE SAME AS PARCEL "A" AS SHOWN ON THE RECORD OF SURVEY RECORDED IN SEQ#20202240459, BEING A PORTION OF BLOCK 27, OF GLADDEN FARMS 26-43, A SUBDIVISION RECORDED IN BOOK 62 OF MAPS AND PLATS AT PAGE THEREOF, LYING IN THE NORTH HALF OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 11 EAST, OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

SEE SHEET 4 FOR ADDITIONAL NOTES

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, THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF MARANA ALL RIGHTS-OF-WAY SHOWN ON THIS PLAT, INCLUDING ALL STREETS, ALLEYS, 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 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 MARANA TOWN COUNCIL.

COMMON AREAS AS SHOWN ON THIS PLAT ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND INVITEES. COMMON AREA, 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 DOCKET 12103 AT PAGE 11266 AND CONSENT TO ANNEXATION OF ADDITIONAL PARCELS RECORDED IN DOCKET 13150, PAGE 7169 IN THE OFFICE OF THE RECORDER OF PIMA COUNTY, ARIZONA. EACH AND EVERY LOT OWNER WITHIN THE SUBDIVISION SHALL BE 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 COMPANY, AS TRUSTEE UNDER TRUST NO. 202061-S, AS TRUSTEE ONLY AND NOT OTHERWISE IN ITS CORPORATE CAPACITY.

BY: _____
TRUST OFFICER DATE

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS.
COUNTY OF PIMA)

ON THIS ___ DAY OF _____, 2021, BEFORE ME PERSONALLY APPEARED _____ WHO ACKNOWLEDGED TO BE THE TRUST OFFICIAL OF TITLE SECURITY AGENCY LLC, TRUST NO. 202061-S, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

_____
MY COMMISSION EXPIRES

BENEFICIARY

* PURSUANT TO A.R.S. SECTION 33-404(B), THE NAME AND ADDRESS OF THE SOLE BENEFICIARY OF TRUST NO. 202061-S, DESCRIBED ABOVE AS DISCLOSED BY THE RECORDS OF SAID TRUST IS:

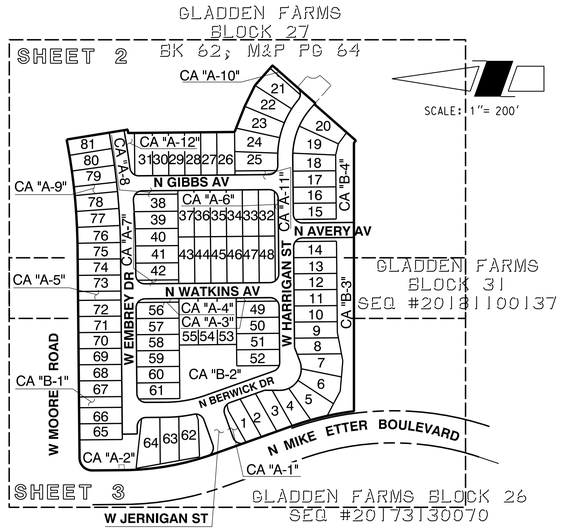
MERITAGE HOMES CORPORATION
5326 NORTH LA CHOLLA BLVD
TUCSON, ARIZONA 85741

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PROJECT IS WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 11 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA. SAID LINE MONUMENTED BY A FOUND 1 1/2" ALUM CAP STAMPED "17436" AT THE WEST QUARTER AND A FOUND TOWN OF MARANA BRASS DISC AT THE NORTHWEST CORNER OF SAID SECTION. SAID BEARING BEING N00°30'09"W.

ADMINISTRATIVE ADDRESS

10828 WEST MIKE ETTER BOULEVARD, MARANA, ARIZONA 85653



SHEET INDEX

1 COVER SHEET
2-4 PLAT SHEETS
5 PLAT SHEET AND TABLES

ASSURANCES

ASSURANCES IN THE FORM OF A THIRD PARTY TRUST FROM TITLE SECURITY AGENCY LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 202061-S, FOR LOTS 1-81 AND ASSOCIATED COMMON AREAS AS RECORDED IN SEQ #2021_____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

RECORDING

SEQ: #2021_____

FEE: _____

STATE OF ARIZONA)
) SS.
COUNTY OF PIMA)

I HEREBY CERTIFY THAT THE INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF RICK ENGINEERING COMPANY, INC.

DATE_____

TIME_____

WITNESS MY HAND AND OFFICIAL SEAL DAY AND YEAR ABOVE WRITTEN

F. ANN RODRIGUEZ, COUNTY RECORDER

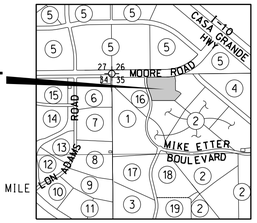
BY: _____
DEPUTY

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.



1 SEQ #20192910094
2 SEQ #20181100137
3 SEQ #20121740308
4 SEQ #20071020612
5 SEQ #20201810353
6 SEQ #20040110791
7 SEQ #20032160454
8 SEQ #20052030148
9 SEQ #20051970423
10 SEQ #20061300698
11 SEQ #20072170310
12 SEQ #20060970432
13 SEQ #20051750608
14 SEQ #20032160452
15 SEQ #20040700645
16 SEQ #20173130070
17 SEQ #20182500081
18 SEQ #20193310053
19 SEQ #20190530029



LOCATION MAP
PORTION OF SECTION 35, T 11 S, R 11 E
G & SRM TOWN OF MARANA
PIMA COUNTY, ARIZONA

LEGEND

SYMBOL	ITEM
⍋	BOUNDARY MONUMENT NOT SET DUE TO ONGOING CONSTRUCTION
○	FOUND SURVEY MONUMENT, AS NOTED
●	LOT CORNER TO BE SET BY RLS FOLLOWING COMPLETION OF CONSTRUCTION (SEE GENERAL NOTE 24)
⊡	2" BRASS CAP SURVEY MONUMENT TO BE STAMPED BY RLS FOLLOWING COMPLETION CONSTRUCTION
✳	DRIVEWAY ORIENTATION ON LOTS
SVT	SIGHT VISIBILITY TRIANGLE
14 ○ 13	QUARTER SECTION CORNER
23	LOT NUMBER
———	EXIST R/W
— — —	SECTION LINE
———	SUBDIVISION BOUNDARY
———	LOT LINE
——·——·——	CENTERLINE
— — — — —	EASEMENT BOUNDARY

TOWN OF MARANA APPROVALS

_____, P.E.
MARANA TOWN ENGINEER/DEVELOPMENT ENGINEER DATE

MARANA DEVELOPMENT SERVICES DIRECTOR DATE

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 _____, 2021.

CLERK OF THE TOWN OF MARANA DATE

ASSURED WATER SUPPLY

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

MARANA WATER DIRECTOR DATE

FINAL PLAT FOR

GLADDEN FARMS
BLOCK 27 - PHASE I

LOTS 1-81 & COMMON AREAS "A-1"-"A-12", & "B-1"-"B-4"

COMMON AREA "A-1 THRU "A-12"s (LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)
COMMON AREA "B-1" THRU "B-4"s (RECREATION, LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)
BEING A RESUBDIVISION OF A PORTION OF BLOCK 27 OF GLADDEN FARMS 26-43
BOOK 62, PAGE 64, SECTION 35, TOWNSHIP 11 SOUTH, RANGE 11 EAST
GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

PCV-05028 PRV-06073F PRV2002-002 PRV2010-001

SHEET 1 OF 4

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TUCSON, AZ 85712
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SEQUENCE #2021

SEQUENCE #2021

SCALE: 1"= 40'

GLADDEN FARMS
BLOCK 27
BK 62; M&P PG 64
HDR

TEMPORARY TURNAROUND EASEMENT TO BE GRANTED BY SEPARATE INSTRUMENT AND AUTOMATICALLY RELEASED WITH THE RESUBDIVISION OF THE REMAINDER OF BLOCK 27

GLADDEN FARMS
BLOCK 31
SEQ #20181100137
SFD-6

KEYNOTES

1. 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE, AND HOME OWNERS ASSOCIATION STREET TREE LANDSCAPE EASEMENT BY FINAL PLAT
2. 1' NO ACCESS EASEMENT BY FINAL PLAT
3. 10'x10' ELECTRIC EASEMENT GRANTED TO TEP BY THIS PLAT
4. PUBLIC SIGHT VISIBILITY TRIANGLE EASEMENT BY FINAL PLAT. SEE GENERAL NOTE 13
5. 25' PUBLIC SEWER EASEMENT BY GRANTED BY THIS PLAT
6. 15'x15' ELECTRIC EASEMENT GRANTED TO TEP BY SEQ#20202240589
7. NEW PUBLIC STREET TO BE DEDICATED TO THE TOWN OF MARANA BY THIS PLAT
8. EXISTING PUBLIC STREET

SEE SHEET 3

SEE SHEET 4 FOR LINE AND CURVE TABLES

FINAL PLAT FOR

GLADDEN FARMS

BLOCK 27 - PHASE I

LOTS 1-81 & COMMON AREAS "A-1"-"A-12", & "B-1"-"B-4"

COMMON AREA "A-1 THRU "A-12"; (LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)
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PCV-05028 PRV-06073F PRV2002-002 PRV2010-001

SHEET 2 OF 4

REGISTERED LAND SURVEYOR
17479
DOUGLAS E. SCHNEIDER
01/12/21
Date Signed
ARIZONA U.S.A.

RICK ENGINEERING COMPANY
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SEE SHEET 2



KEYNOTES

1. 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE, AND HOME OWNERS ASSOCIATION STREET TREE LANDSCAPE EASEMENT BY FINAL PLAT
2. 1' NO ACCESS EASEMENT BY FINAL PLAT
3. 10'x10' ELECTRIC EASEMENT GRANTED TO TEP BY THIS PLAT
4. PUBLIC SIGHT VISIBILITY TRIANGLE EASEMENT BY FINAL PLAT, SEE GENERAL NOTE 13
5. 25' PUBLIC SEWER EASEMENT BY GRANTED BY THIS PLAT
6. 15'x15' ELECTRIC EASEMENT GRANTED TO TEP BY SEQ#20202240589
7. NEW PUBLIC STREET TO BE DEDICATED TO THE TOWN OF MARANA BY THIS PLAT
8. EXISTING PUBLIC STREET

SEE SHEET 4 FOR LINE AND CURVE TABLES

FINAL PLAT FOR

GLADDEN FARMS
BLOCK 27 - PHASE I

LOTS 1-81 & COMMON AREAS "A-1"-"A-12", & "B-1"-"B-4"

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COMMON AREA "B-1" THRU "B-4": (RECREATION, LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)
BEING A RESUBDIVISION OF A PORTION OF BLOCK 27 OF GLADDEN FARMS 26-43
BOOK 62, PAGE 64, SECTION 35, TOWNSHIP 11 SOUTH, RANGE 11 EAST
GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 17479 DOUGLAS E. SCHNEIDER 01/12/21 Date Signed ARIZONA U.S.A.

PCV-05028 PRV-06073F PRV2002-002 PRV2010-001
SHEET 3 OF 4

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SEQUENCE #2021

NAME	ARC	RADIUS	DELTA
C1	54.98'	35.00'	90°00'00"
C2	304.87'	1675.00'	10°25'42"
C3	180.12'	845.00'	12°12'47"
C4	251.94'	755.00'	19°07'11"
C5	121.80'	365.00'	19°07'11"
C6	275.07'	1816.00'	08°40'43"
C7	164.29'	225.00'	41°50'11"
C8	178.99'	1816.00'	05°38'50"
C9	96.08'	1816.00'	03°01'53"
C10	39.27'	25.00'	90°00'00"
C11	39.27'	25.00'	90°00'00"
C12	39.27'	25.00'	90°00'00"
C13	39.27'	25.00'	90°00'00"
C14	131.03'	1837.00'	04°05'13"
C15	271.89'	1795.00'	08°40'43"
C16	41.05'	25.00'	94°05'13"
C17	36.25'	25.00'	83°04'07"
C18	56.03'	1837.00'	01°44'51"
C19	77.00'	386.00'	11°25'45"
C20	35.91'	25.00'	82°18'35"
C21	39.80'	25.00'	91°13'15"
C22	39.27'	25.00'	90°00'00"
C23	39.27'	25.00'	90°00'00"
C24	114.79'	344.00'	19°07'11"
C25	30.93'	25.00'	70°52'49"
C26	39.27'	25.00'	90°00'00"
C27	39.27'	25.00'	90°00'00"
C28	39.27'	25.00'	90°00'00"
C29	39.27'	25.00'	90°00'00"
C30	116.15'	60.00'	110°54'44"
C31	39.27'	25.00'	90°00'00"
C32	39.27'	25.00'	90°00'00"
C33	148.96'	204.00'	41°50'11"
C34	173.82'	246.00'	40°29'02"
C35	38.68'	25.00'	88°38'50"
C36	13.05'	25.00'	29°54'58"
C37	26.22'	25.00'	60°05'02"
C38	22.77'	25.00'	52°10'30"
C39	16.50'	25.00'	37°49'30"
C40	16.09'	25.00'	36°52'12"
C41	23.18'	25.00'	53°07'48"
C42	23.18'	25.00'	53°07'48"
C43	16.09'	25.00'	36°52'12"
C44	3.70'	1837.00'	00°06'56"
C45	48.01'	1837.00'	01°29'50"
C46	48.04'	1837.00'	01°29'54"
C47	31.28'	1837.00'	00°58'32"
C48	13.77'	1795.00'	00°26'22"
C49	47.66'	1795.00'	01°31'16"
C50	47.66'	1795.00'	01°31'16"
C51	47.66'	1795.00'	01°31'16"
C52	26.35'	1795.00'	00°50'27"
C53	47.66'	1795.00'	01°31'16"
C54	41.15'	1795.00'	01°18'49"
C55	12.85'	1675.00'	00°26'22"
C56	44.47'	1675.00'	01°31'16"
C57	44.47'	1675.00'	01°31'16"
C58	44.47'	1675.00'	01°31'16"
C59	24.58'	1675.00'	00°50'27"
C60	44.47'	1675.00'	01°31'16"
C61	44.54'	1675.00'	01°31'25"
C62	45.01'	1675.00'	01°32'22"
C63	6.93'	25.00'	15°53'16"
C64	28.98'	25.00'	66°25'19"
C65	28.98'	25.00'	66°25'19"
C66	10.29'	25.00'	23°34'41"
C67	17.87'	25.00'	40°57'25"
C68	23.18'	25.00'	53°07'48"
C69	11.83'	25.00'	27°06'29"
C70	24.42'	25.00'	55°57'38"
C71	26.37'	60.00'	25°10'52"
C72	34.36'	60.00'	32°48'29"
C73	34.15'	60.00'	32°36'31"
C74	21.27'	60.00'	20°18'53"
C75	22.43'	25.00'	51°23'47"
C76	8.50'	25.00'	19°29'02"
C77	16.09'	25.00'	36°52'12"
C78	23.18'	25.00'	53°07'48"
C79	16.09'	25.00'	36°52'12"
C80	23.18'	25.00'	53°07'48"
C81	23.18'	25.00'	53°07'48"
C82	16.09'	25.00'	36°52'12"
C83	24.60'	25.00'	56°23'01"
C84	14.67'	25.00'	33°36'59"
C85	16.09'	25.00'	36°52'12"
C86	23.18'	25.00'	53°07'48"
C87	23.18'	25.00'	53°07'48"
C88	16.09'	25.00'	36°52'12"
C89	15.50'	25.00'	35°31'02"
C90	23.18'	25.00'	53°07'48"
C91	2.58'	845.00'	00°10'29"
C92	54.59'	845.00'	03°42'05"
C93	46.79'	845.00'	03°10'23"
C94	10.69'	204.00'	03°00'10"
C95	78.38'	204.00'	22°00'53"
C96	59.88'	204.00'	16°49'08"
C97	11.24'	246.00'	02°37'05"
C98	43.78'	246.00'	10°11'48"
C99	43.68'	246.00'	10°10'27"
C100	43.73'	246.00'	10°11'08"
C101	31.38'	246.00'	07°18'33"
C102	42.24'	386.00'	06°16'12"
C103	34.76'	386.00'	05°09'33"
C104	76.16'	845.00'	05°09'50"

NAME	LENGTH	DIRECTION
L1	25.78'	S34°53'52"W
L2	60.00'	S89°38'46"E
L3	60.00'	N20°33'30"W
L4	42.00'	N00°21'14"E
L5	42.00'	N69°26'30"E
L6	21.00'	N00°32'33"W
L7	21.00'	N00°32'33"W
L8	6.14'	N80°46'44"E
L9	18.07'	N77°58'55"E
L10	17.28'	S70°20'16"W
L11	4.86'	N19°39'44"W
L12	21.18'	N00°21'14"E
L13	20.82'	N00°21'14"E
L14	21.20'	N69°26'30"E
L15	20.80'	N69°26'30"E
L16	14.91'	N48°42'22"W

NAME	LENGTH	DIRECTION
SV1	97.67'	N84°56'37"E
SV2	127.28'	N86°57'58"W
SV3	85.28'	N84°24'37"E
SV4	76.57'	S88°44'03"E
SV5	94.02'	S24°10'30"E
SV6	97.34'	S84°56'37"W
SV7	128.28'	N86°57'58"W
SV8	96.34'	N84°56'37"E
SV9	18.46'	S00°26'36"E

GENERAL NOTES - CONTINUED

22. THE RELOCATION OF ANY UTILITIES SHALL BE AT NO EXPENSE TO THE PUBLIC, THE TOWN OF MARANA, OR THE CORTARO MARANA IRRIGATION DISTRICT.

23. ANY BUILDING OVER 3,600 SQUARE FEET UNDER ROOF MUST BE EVALUATED BY THE NORTHWEST FIRE DISTRICT FOR ADDITIONAL FIRE PROTECTION MEASURES. ANY DWELLING HAVING LIMITED ACCESS IN EXCESS OF 150-FEET, OR 12% ACCESS GRADE, OR LOW CLEARANCE MUST BE EVALUATED BY THE NORTHWEST FIRE DISTRICT FOR ADDITIONAL FIRE PROTECTION MEASURES.

24. SOME OR ALL OF THE LANDS WITHIN THIS PROJECT SHALL CONTINUE TO BE SUBJECT TO TAX AND/OR ASSESSMENT BY THE CORTARO/MARANA IRRIGATION DISTRICT AND CORTARO WATER USERS' ASSOCIATION.

25. INTERIOR PROPERTY CORNERS SHALL BE MONUMENTED AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO. IF SUCH MONUMENTS SHOULD DIFFER FROM THE TYPE DESCRIBED ON THE FINAL PLAT, A RECORD OF SURVEY SHALL BE FILED SHOWING THOSE DIFFERENCES. ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR OF RECORD. IF FOR ANY REASON THE SURVEYOR OF RECORD IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE INTERIOR CORNER MONUMENTS, SUBSEQUENT TO THE RECORDING OF THE FINAL PLAT, THE REPLACEMENT SURVEYOR SHALL SET MONUMENTS WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY SHALL BE RECORDED IN ACCORDANCE WITH THE STATE STATUTES.

26. AN AVIGATION EASEMENT HAS BEEN RECORDED ON THIS PROPERTY. THIS PROPERTY IS IN THE AIRPORT INFLUENCE AREA FOR THE MARANA REGIONAL AIRPORT AND IS SUBJECT TO AIRCRAFT NOISE AND AIRCRAFT OVERFLIGHT. AVIGATION EASEMENT RECORDED AT DOCKET 13063, PAGE 4202.

27. THIS PLAT FALLS UNDER THE REQUIREMENTS OF THE GLADDEN FARMS II SPECIFIC PLAN. IF AN ISSUE, CONDITION OR SITUATION ARISES FROM THIS PLAT THAT IS NOT COVERED OR PROVIDED FOR IN THE SPECIFIC PLAN, THOSE REGULATIONS IN THE TOWN OF MARANA LAND DEVELOPMENT CODE THAT ARE APPLICABLE FOR THE MOST SIMILAR ISSUE, CONDITION OR SITUATION SHALL BE USED BY THE PLANNING DIRECTOR AS THE GUIDELINES TO RESOLVE THE UNCLEAR ISSUE, CONDITION OR SITUATION.

28. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF MARANA ORDINANCE NO.2006.03 AS ADOPTED BY THE TOWN OF MARANA MAYOR AND COUNCIL ON MARCH 7, 2006. THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS AND AGREEMENTS OF REZONING ORDINANCE 2006.03, DEVELOPMENT AGREEMENT RESOLUTION 2006-38, THE FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT RESOLUTION 2006-218, THE SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT RESOLUTION 2018-074, THE THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT RESOLUTION 2018-100 AND THE FOURTH AMENDMENT TO THE DEVELOPMENT AGREEMENT RESOLUTION 2019-122.

29. PER SECTION 6.5 OF THE GLADDEN FARMS II DEVELOPMENT AGREEMENT, A VOLUNTARY IMPROVEMENT IN-LIEU FEE OF $1,200 PER LOT SHALL BE PAID TO THE MARANA UNIFIED SCHOOL DISTRICT UPON THE ISSUANCE OF BUILDING PERMITS FOR EACH INDIVIDUAL RESIDENTIAL UNIT WITHIN THIS BLOCK.

30. THIS PROPERTY LIES WITHIN THE GLADDEN FARMS II COMMUNITY FACILITIES DISTRICT.

THE SUBDIVIDING LAND OWNERS DESIGNATED ON THIS PLAT AND THEIR SUCCESSORS IN INTEREST RETAIN AN INTEREST IN THE REAL PROPERTY IN OR UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE" (AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, AS AMENDED) MAY BE CONSTRUCTED AS DESCRIBED ON THE FINAL SUBDIVISION PLAT. PURSUANT TO THE DISTRICT DEVELOPMENT, FINANCING, PARTICIPATION AND INTERGOVERNMENTAL AGREEMENT (GLADDEN FARMS (PHASE II) COMMUNITY FACILITIES DISTRICT) DATED JANUARY 1, 2008 (AS AMENDED, THE GFCFD#2 DA"), IF THE PUBLIC INFRASTRUCTURE IS CONSTRUCTED PURSUANT TO THE GFCFD#2 DA, THE INTEREST AND THE PUBLIC INFRASTRUCTURE MAY BE ACQUIRED BY THE GLADDEN FARMS (PHASE II) COMMUNITY FACULTY DISTRICT (GFCFD#2) PURSUANT TO THE GFCFD#2 DA.

31. PER THE DEVELOPMENT AGREEMENT 2.6 BANK PROTECTION, IN COMPLIANCE WITH CONDITION 16 OF ORDINANCE NO. 99.02, DEVELOPER SHALL PAY $500 PER ACRE OF AFFECTED PROPERTY FOR BANK PROTECTION AS SET FORTH HEREINAFTER. THEREFORE, THE TOTAL OBLIGATION OF DEVELOPER FOR THE PROJECT IS $316,640 ($500 x 633.28 AFFECTED ACRES). EACH RESIDENTIAL OR COMMERCIAL SUBDIVISION PLAT SHALL BE REQUIRED TO PAY THEIR TOTAL OBLIGATION OF $18,625.88 PER BLOCK. PRIOR TO RELEASE OF ASSURANCES FOR THAT BLOCK. WITHIN BLOCKS THAT ARE NOT SUBDIVIDED AND DEVELOPMENT PLAT IS THE ONLY PROCESS, THE OBLIGATION FOR THOSE BLOCKS SHALL BE PAID PRIOR TO DEVELOPMENT PLAN APPROVAL.

32. THIRTY DAYS PRIOR TO GRADING, A COMPLETED BURROWING OWL CLEARANCE SURVEY MUST BE SUBMITTED TO THE TOWN OF MARANA.

FINAL PLAT FOR

GLADDEN FARMS

BLOCK 27 - PHASE I

LOTS 1-81 & COMMON AREAS "A-1"-"A-12", & "B-1"-"B-4"

COMMON AREA "A-1 THRU "A-12"; (LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)
COMMON AREA "B-1" THRU "B-4"; (RECREATION, LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)
BEING A RESUBDIVISION OF A PORTION OF BLOCK 27 OF GLADDEN FARMS 26-43
BOOK 62, PAGE 64, SECTION 35, TOWNSHIP 11 SOUTH, RANGE 11 EAST
GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

PCV-05028 PRV-06073F PRV2002-002 PRV2010-001

SHEET 4 OF 4

NEW MEXICO ARIZONA LAND SURVEYOR
CERTIFICATE NO.
17479
DOUGLAS E. SCHNEIDER
01/12/21
Date Signed
ARIZONA U.S.A.

RICK ENGINEERING COMPANY
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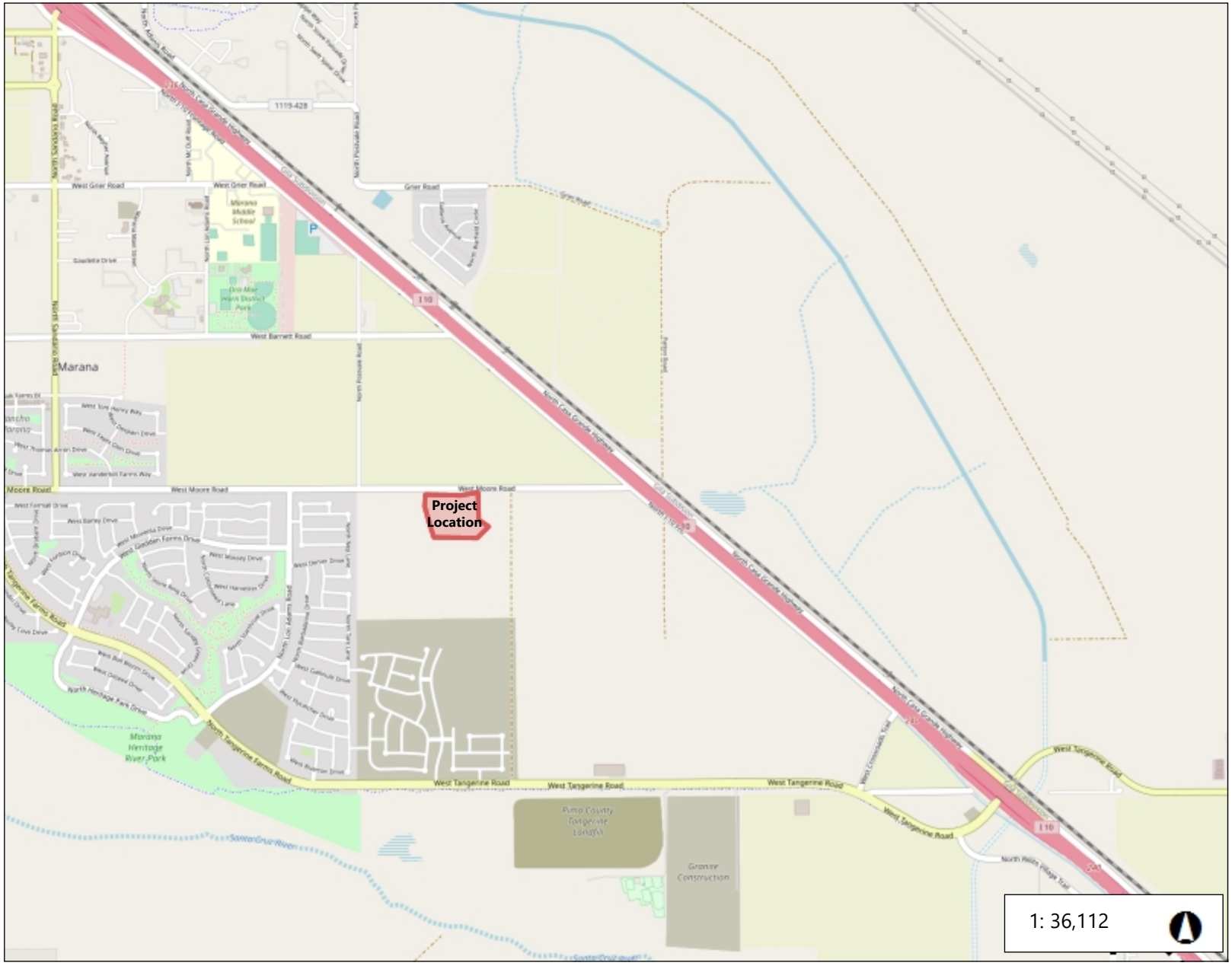
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SEQUENCE #2021

Town of Marana Planning

PRV2010-001 Gladden Farms Blk 27 Lots 1-81 Final Plat





Legend

Marana Town Limits

Notes

1.1 0 0.57 1.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

MARANA AZ

Development Services / maranaplanning@maranaAZ.gov
11555 West Civic Center Drive / Marana, AZ 85653
Ph (520) 382-2600 / Fax (520) 382-2641 / maranaAZ.gov

PROJECT APPLICATION

APPLICATION TYPE

☐ Annexation	☐ Development Plan	☐ Development Plan Package	☐ General Plan Amendment
☐ Rezone	☐ Minor Land Division	☐ Significant Land Use Change	☐ Conditional Use Permit
☐ Specific Plan	☐ Landscape Plan	☐ Native Plant Plan/Exception	☐ SWPP
☐ Variance	☐ Hydraulic Model	☐ Sewer Capacity Assurance	☐ Sign Program
☒ Plat	☐ Improvement Plan	☐ Report (Type): _____	☐ Other: _____

PROJECT INFORMATION

Project Name: Gladden Block 27, Lots 1-81	
Description of Project: Final Plat for Phase 1	Number of Lots: 81
Parcel No.(s): 217-54-0120	Gross Area (Acres): 16.38 ac
Project Address: 10828 W Mike Etter Bl	
Ref. Project No.: PRV 2002-002 PRV 06073F PCZ-05028	

CONTACT INFORMATION

Owner: Tittle Security Tr 202061-C, Meritag Homes	Contact Name: Lisa Hoskin		
Address: 8800 N. La Cholla Bl	City: Tucson	State: AZ	Zip: 85741
Email: Lisa.Hoskin@meritagehomes.com	Phone No.: (520) 429-2700		
Applicant: RIck Engineering	Contact Name: Chuck Martin		
Address: 3945 E. Ft. Lowell Rd, Ste 111	City: Tucson	State: AZ	Zip: 85712
Email: cmartin@rickengineering.com	Phone No.: (520) 795-1000		
Consultant/Engineer: RIck Engineering	Contact Name:		
Address: 3945 E. Ft. Lowell Rd, Ste 111	City: Tucson	State: AZ	Zip: 85712
Email: bpaton@rickengineering.com	Phone No.: (520) 795-1000		

OWNER/APPLICANT AUTHORIZATION

I hereby certify that the information 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.)

Chuck Martin	Chuck Martin	9/17/20
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Revision Date 03/29/2019

Project No. PRV2010-001 **Date Received** 10/6/2020

October 5, 2020

Town of Marana Planning and Zoning

Subject: Gladden Farms II, Block 27

Meritage Homes, as owner of a portion of the above referenced project, hereby authorizes Rick Engineering to act as my agents throughout the final plat and improvement plan process.

Very Truly Yours,

Meritage Homes of Arizona, Inc.

By: Lisa S Hoskin

Lisa S. Hoskin
Vice-President of Land Acquisition

Council-Regular Meeting **C3**

Meeting Date: 02/02/2021

To: Mayor and Council

Submitted For: Cherry L. Lawson, Town Clerk

From: Hilary H. Hiser, Deputy Town Clerk

Date: February 2, 2021

Subject: Approval of the Regular Council Meeting Summary Minutes of January 19, 2021, and the Council Study Session Meeting Summary Minutes of January 12, 2021. (Cherry Lawson)

Attachments

Draft 01/19/2021 Regular Council Meeting Minutes

Draft 01/12/2021 Study Session Meeting Minutes

AMENDED AGENDA January 15, 2021 at 2:43 P.M.

MARANA TOWN COUNCIL

REGULAR COUNCIL MEETING

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, January 19, 2021, at or after 6:00 PM

Ed Honea, Mayor
Jon Post, Vice Mayor
Patti Comerford, Council Member
Jackie Craig, 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. **Deputy Town Clerk Hilary Hiser** called the roll. All council members were present constituting a quorum**.**

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE: Led by **Mayor Honea.**

APPROVAL OF AGENDA:

Council Member Kai motioned to approve the agenda, with a second motion provided by Vice Mayor Post. The motion passed unanimously, 7-0.

CALL TO THE PUBLIC:

Stephanie Harris addressed the Council introducing HM3 Advocates, Inc., a domestic violence support group located in Marana. Ms. Harris stated that the group was happy

to join the Marana Community and looked forward to working with the Town to provide services to residents in need. **Council Member Comerford** applauded the group for their service and expressed support for their mission.

Tom Hannagan addressed the Council expressing his concern for the proposed mining operation in the Silverbell Mountains just west of Marana. He noted that the proposed mining operation would leave a "scare" across the landscape both visually and ecologically. Mr. Hannagan asked the Council to consider adopting a resolution opposing the proposed mining operation.

PROCLAMATIONS

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS:

Council Member Officer complimented the Parks and Recreation Department for their continued maintenance of the community parks and trails**.**

Council Member Ziegler congratulated **Amanda Jones**, Water Business Services Coordinator, for her admittance, and scholarship award, to a national water management program.

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS:

Interim Town Manager Terry Rozema directed the Council's attention to the January Executive Report highlighting the Town's continued growth in residential housing permits. Also, he reminded the Council the final adoption of the Parks Master Plan is scheduled for February 2, 2021. Additionally, Mr. Rozema reported that the Council Executive Retreat is scheduled for March 4 and March 5 in Phoenix, Arizona. Finally, Mr. Rozema stated the Town is working with the Marana Health Center to host a vaccination clinic on town property.

PRESENTATIONS

CONSENT AGENDA:

Council Member Kai motioned to approve the Consent Agenda, with a second motion provided by Council Member Ziegler. The motion passed unanimously, 7-0.

C1 Resolution No. 2021-002: Relating to Development; approving a final plat for Tortolita Ridge Lots 1-32 and Common Areas "A" through "C" located approximately .75 miles north of Moore Road on the west side of Tortolita Road. (Cynthia Ross)

C2 Resolution No. 2021-003: Relating to Development; approving a final plat for SC Ranch Lots 1-54 and Common Areas "A" (Recreation & Drainage) and "B" (Landscape, Drainage and Utilities) located generally at the northeast corner of Sanders and Moore Roads. (Justin Currie)

C3 Resolution 2021-004: Relating to Budget; authorizing the transfer of $550,000 in budgeted expense authority from the Other Agency Fund 3045 line item to the Transportation Fund line item in the FY21 budget for costs related to the Adonis Road Extension project (Keith Brann)

C4 Resolution No. 2021-005: Relating to Development; approving a release of assurances for Del Webb at Dove Mountain IX subdivision and accepting public street improvements for maintenance (Keith Brann**)**

C5 Resolution No. 2021-006: Relating to Police Department; approving and authorizing the Town Manager to execute Subrecipient Agreement No. 18-AZDOHS-OPSG-180421-03 with the Arizona Department of Homeland Security for purposes of receiving reallocated funds under the FFY2018 Operation Stonegarden Grant Program (Kristin Taft)

C6 Relating to Procurement; ratifying the Town Manager's approval of a change order to the Southern Arizona Paving construction contract for the Avra Valley Road Pavement Reconstruction in the amount of $57,883.27; 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)

C7 Approval of the Council Regular Meeting Summary Minutes of December 15, 2020

LIQUOR LICENSES:

L1 Relating to Liquor Licenses; recommendation to the Arizona Department of Liquor Licenses and Control regarding an application for a new series #010 Beer and Wine Store Liquor License submitted by Perry Charles Huellmantel on behalf of QuikTrip #1491, located at 9400 West Tangerine Road, Marana, AZ 85653. Presented by **Hilary Hiser**, Deputy Town Clerk.

Ms. Hiser reported the applicant met all the compliance requirements during review, and the Clerk's Office did not receive any letters of opposition.

Vice Mayor Post motioned to approve the QuikTrip #1491 seriers#010 Liquor License application, with a second motion provided by Council Member Ziegler. The motion passed unanimously, 7-0.

L2 Relating to Liquor Licenses; recommendation to the Arizona Department of Liquor Licenses and Control regarding an application for a new series #012 Restaurant Liquor License submitted by Kevin Arnold Kramber on behalf of Guadalajara's Grill, located at 5955 West Arizona Pavilions Drive, Tucson, AZ 85743. Presented by **Hilary Hiser**, Deputy Town Clerk.

Ms. Hiser reported the applicant met all the compliance requirements during review and the Clerk's Office did not receive any letters of opposition.

Vice Mayor Post motioned to approve Guadalajara's Grill series #012 Restaurant Liquor License application, with a second motion provided by Council Member Kai. The motion passed unanimously, 7-0.

BOARDS, COMMISSIONS AND COMMITTEES:

B1 Resolution No. 2021-007: Relating to Boards, Commissions and Committees; making an appointment to the Council Committee for Planning Commission and Board of Adjustment Appointments.

Council Member Ziegler motioned to appoint Council Member Officer to the Council Committee for Planning Commission and Board of Adjustment Appointments (sub-committee), with a second motion provided by Vice Mayor Post. The motion passed unanimously, 7-0.

COUNCIL ACTION:

A1 Resolution No. 2021-008: Relating to Real Estate; approving and authorizing the Town Manager to execute a license agreement with Apollo Healthcare and Diagnostics, LLC, dba: TestNOW for use of Town-owned property located at 11555 W. Civic Center Drive. Item presented by **Lisa Shafer**, Community Services Director.

Ms. Shafer provided an overview of the license agreement with TestNOW to host a drive through COVID-19 testing site in the gravel lot located near the employee parking lot. The testing hours of operation would be seven days a week from 9:00 a.m. to 9:00 p.m. Ms Shafer stated the company expects to conduct between 100 to 300 tests daily. She indicated this would be the second Pima County testing location and the 48th testing location statewide. TestNOW hopes to have the site ready for operation by the end of January or the beginning of February. Ms. Shafer presented the Council an aerial picture of the proposed site with the possible traffic control layout.

Council Member Kai asked what procedures the company established to deal with any dust and/or flooding that might occur in the area. **Ms. Shafer** responded that company was aware those possibilities and would work with the Town when needed to mitigate those issues.

Council Member Ziegler motioned to approve Resolution 2021-008, with a second motion provided by Vice Mayor Post. The motion passed unanimously, 7-0.

A2 Resolution No. 2021-009: Relating to Economic Development; approving the Marana Matters: COVID-19 Small Business Assistance Program to assist small businesses located within the Town of Marana impacted by the COVID-19 pandemic; and approving a corresponding budget capacity transfer from the general fund contingency line item to the Economic Development Department budget in the fiscal year 2020-2021 budget. Item presented by **Heath Vescovi-Chiordi**, Assistant to the Town Manager.

Mr. Vescovi-Chiordi briefly reviewed the evolution of this item. He noted that staff researched how other jurisdictions used the CARES Fund monies to assist local residents and businesses.

Mr. Vescovi-Chiordi outlined the Marana Matters COVID-19 Small Business Assistance Program. The program is intended to assist businesses that expended money to meet the necessary public health safety protocols issued by the Centers for Disease Control and the Arizona Department of Health. The maximum award is $2,000 and the program is "first come, first served." Mr. Vescovi-Chiordi highlighted the program's business eligibility requirements, examples of eligible expenses for reimbursement, and the program's operational timeline and application. *(A copy of the presentation as presented to Council is filed with the full agenda packet in the Town Clerk's Office.)*

Vice Mayor Post motioned to adopt Resolution 2021-009, Option B, approving a $100,000 transfer from the General Fund contingency line item to fund the Marana Matters: COVID-19 Small Business Assistance Program, with a second motion provided by Council Member Kai. The motion passed unanimously, 7-0.

A3 *Resolution No. 2021-010: Relating to Real Estate; approving and authorizing the Town Manager to execute a License Agreement with Marana Health Center, Inc. for use of Town-owned property located north of Bill Gaudette Drive between Marana Main Street and North Sandario Road for a Covid-19 drive-through vaccination site. Presented by* ***Jane Fairall,*** *Town Attorney.*

Ms. Fairall stated the Marana Health Center (MHC) contacted the Town for use of the vacant parcel across the street from the health center to host a COVID-19 vaccination site. MHC plans to operate a drive through vaccination clinic from 9:00 a.m to 5:00 p.m. Monday through Friday. She indicated the vaccination center would coordinate with the Traffic Engineering Department to ensure efficient traffic flows. Ms. Fairall noted that staff was discussing with MHC mitigation strategies for dust issues at the site.

Council Member Officer commented that dust mitigation is important. **Ms. Fairall** responded that staff continues to discuss with MHC about possible solutions to dust issues and what steps could be taken to mitigate those issues as the site is used.

Council Member Ziegler motioned to approve Resolution No. 2021-010, with a second motion provided by Council Member Kai. The motion passed unanimously, 7-0.

ITEMS FOR DISCUSSION / POSSIBLE ACTION:

D1 Relating to Budget; presentation of independent auditor's report and final results for the 2019-2020 fiscal year. Item presented by **Yiannis Kalaitzidis**, Finance Director.

Mr. Kalaitzidis presented the final Comprehensive Annual Financial Report (CAFR), Single Audit Report, and Annual Expenditure Limitation Report. He explained that the CAFR is the Town's cumulatively financial results, not just the prior fiscal year. Mr. Kalaitzidis explained the CAFR is an important document used by creditors when issuing debt. He happily reported that the Town received "clean audit opinions" for all three reports.

However, **Mr. Kalaitzidis** noted the Town did have one audit finding published in the Single Audit Report. He explained that during a review of capital assets staff discovered

a developer contribution was recorded twice in error. Mr. Kalaitzidis stated this duplicate recording of the assets was an isolated instance and would not have mislead any users of the financial statements and did not influence the auditor's opinion.

Mr. Kalaitzidis further clarified that the error was corrected through a prior year adjustment, which required a published finding by the auditor. He reported that the department updated its internal procedures to ensure this type of error did not occur in the future.

Vice Mayor Post asked for clarifications regarding any other issues encountered during the audit. **Mr. Kalaitzidis** responded that there were no over difficulties encountered during the audit, did not have any uncorrected misstatements, or disagreements.

Mr. Kalaitzidis continued his presentation reviewing published findings of the Annual Expenditure Limitation Report, and the Single Audit report. He noted that the actual expenditures were $48.9 million under the approved expenditure limitation. Also, the Single Audit Report documented $10,948,478 in federal expenditures for Fiscal Year 2020; those expenditures included AZCares monies, and expenditures for the water treatment plants.

Finally, **Mr. Kalaitzidis** briefly presented the final audited numbers for the Town's various funds. *(A copy of the presentation presented to Council is filed with the full agenda packet in the Town Clerk's Office.)*

Vice Mayor Post asked if the auditor interviewed employees regarding the reports. **Mr. Kalaitzidis** responded that the auditors interviewed a variety of employees and followed specific procedures while conducting the audit.

No Council Action taken.

D2 Relating to Utilities; discussion and direction on the application of the IGA between the City of Tucson and the Town of Marana Relating to the Delivery of Central Arizona Project Water to proposed developments within the Town limits. Item presented by **Scott Schladweiler**, Water Director.

Mr. Schladweiler stated the presentation before Council was a follow-up to the October 13, 2020 Study Session regarding the development of a policy defining when and under what conditions to use the Wheeling IGA with Tucson Water. He reminded the Council that the Wheeling IGA provides water service to properties within the Town that are too far away from existing Marana Water facilities by using the Tucson Water distribution system to provide Marana CAP water to property owners. As a follow-up to the questions posed by the Council in October, Mr. Schladweiler explained that Marana Water's current rate structure could cover Tucson Water's delivery costs, at no additional cost to customers, due to a reduction in production costs, such as pumping, maintenance and electricity at Marana Water facilities.

Mr. Schladweiler further explained that staff reviewed current department practices to determine if charging a fee was applicable. He noted that the goal for staff was to create a practice that was straightforward and applied equitability. For each proposed

development, staff determines what the impact is on the water distribution system and what infrastructure is necessary to support that proposed development. Various factors determine the use of temporary wheeling in a limited area where the Town does intend to extend water service, versus permanent wheeling arrangements in an area that Marana Water does not plan to extend service to because of the infrastructure costs.

Mr. Schladweiler stated that any fee charged, an impact fee or a service fee, is used to pay for specific projects or activities. For the proposed wheeling fee, he explained there is not a specific fee or project to justify it.

Vice Mayor Post asked if the intent is to pull outlier developments into the Marana Water system. **Mr. Schladweiler** responded that staff does not favor temporary wheeling for developments. He explained that any developments that received wheeled water would not pay impact fees and that may be seen as unfair by other developers building infrastructure to connect to Marana's water distribution system.

Mr. Schladweiler stated the developments that receive permanent water wheeling do not pay impact fees, but do use the water resources. To help recoup those costs, staff is considering charging a fee, in lieu of the water resource development impact fee, to help purchase the necessary water resources to accommodate those areas. The fee would be for 15 years' worth of water use and based on current water rate and broken down by acre-feet. Ultimately, if the proposed project is in the Marana Water service area that project must connect to the town's water infrastructure. The department does not want to entertain temporary wheeling given the variability of the costs associated with it.

Vice Mayor Post asked if the department was proposing two different resource replenishment fees. **Mr. Schladweiler** replied that the proposed fee is just for wheeling areas and applied at the time of application.

Vice Mayor Post followed-up asking how the water resources credited from the wastewater facility play into this arraignment. **Mr. Schladweiler** answered that the recharge facility's resources are applicable to the whole town. The department receives a 90 percent reimbursement from Pima County Wastewater for resources diverted.

Mayor Honea asked if Marana Water would charge the CAGRD rate to areas outside of the Town limits. **Mr. Schladweiler** explained that although Marana Water services some areas outside the Town limits, which were incorporated with the original purchase and acquisition of those water systems. He noted that since those purchases, Marana Water has only extended the system's infrastructure within the Town's boundaries and the department does not intend to extend outside of the boundaries.

Mayor Honea asked for clarification regarding the timing of costs for use of ground water if needed. **Mr. Schladweiler** explained the wheeling fees collected would be used for purchase of ground water replenishment when needed.

Council Member Craig asked for clarification regarding CAGRD fees and their use. **Mr. Schladweiler** explained that the CAGRD fee is the cost of buying ground water for future use. He stressed that the intention is not to purchase and use the ground water now, but

to have a dedicated saving funded by the wheeling fees for the purchase of ground water when needed for areas that have wheeled water resources.

(The Town Clerk's Office has a copy of the presentation presented to Council filed with the full agenda packet.).

Mark Johnson, of the Tortolita Alliance submitted a comment letter to the Town Clerk and members of Council regarding item D2 prior to the meeting. A copy of the letter is on file in the Town Clerk's Office. Resident **Karen Kansfield** also submitted a comment email supporting the Tortolita Alliance's position regarding item D2. A copy of the email is on file in the Town Clerk's Office.

Vice Mayor Post motioned to approve the recommendations presented to the Council, with a second motion provided by Council Member Ziegler. The motion passed unanimously, 7-0.

D3 Relating to Budget; discussion, direction and possible action regarding development of the fiscal year 2021/2022 budget, including proposed budget initiatives and expenditures Presented by **Terry Rozema**, Interim Town Manager.

Mr. Rozema explained this would be a standing agenda item during budget preparation session to allow the Council to make recommendations related to specific projects, programs, or other areas of concern for inclusion in the final budget document.

No Council Action taken.

D4 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. Presented by **Terry Rozema**, Interim Town Manager.

Mr. Rozema reported that additional monies and resources would be made available to state and local governments from the federal government in the weeks and months to follow. He noted that the Arizona Legislature started with 656 proposed bills; with an expectation that the legislative session will have over 1,000 bills submitted. Mr. Rozema acknowledged that many the bills are holdovers from the previous legislative session when the COVID-19 pandemic cut the legislative session short. He indicated the Town Manager's Office was keeping track of several bills that would directly impact Town operations. Mr. Rozema also indicated that staff continues to work with state representatives to secure additional funding for the final portion of the Tangerine road project.

No Council Action taken.

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).

E2 Executive Session pursuant to A.R.S. §38-431.03 (A)(1) to discuss the employment of Interim Town Manager Terry Rozema.

Vice Mayor Post motioned to move to Executive Session to discuss item E2, with a second motion provided by Council Member Comerford. The motion passed unanimously, 7-0.

The Council retired to executive session at 7:11 p.m. The Council returned from executive session with **Mayor Honea** calling the meeting to order at 8:06.

Council Member Comerford motioned to direct staff to proceed as discussed during the executive session, with a second motion provided by Council Member Officer. The motion passed unanimously, 7-0.

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:

Vice Mayor Post motioned to adjourn the meeting at 8:07 p.m., with a second motion provided by Council Member Kai. The motion passed unanimously, 7-0.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Town Council meeting held on January 19, 2021. I further certify that a quorum was present.

_____

Hilary H. Hiser, Deputy Town Clerk

DRAFT

MARANA TOWN COUNCIL
STUDY SESSION
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, January 12, 2021 at or after 6:00 PM

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

SUMMARY MINUTES

CALL TO ORDER AND ROLL CALL:

Vice Mayor Post called the meeting to order at 6:01 PM and directed the Clerk to call the roll. **Mayor Honea, Vice Mayor Post, Council Members: Jackie Craig, Patti Comerford (Excused), Roxanne Ziegler, John Officer, and Herb Kai.**

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE: Led by **Mayor Honea.**

APPROVAL OF AGENDA:

Vice Mayor Post, moved and Council Member Officer second the motion approving the agenda as presented. Motion passes, 6-0.

DISCUSSION/DIRECTION/POSSIBLE ACTION

D1 Resolution No. 2021-001: Relating to Personnel; approving and adopting amendments to the Temporary Personnel Policy - Families First Coronavirus Response

Act (FFCRA) to voluntarily extend the leave benefits through March 31, 2021 (Curry C. Hale)

Assistant Town Attorney Libby Shelton provided a PowerPoint Presentation on this item. *(A copy of the presentation is available on the Town's website along with the video of the meeting, and is available in the Town Clerk's Office for reviewing.)*

Council Member Ziegler moved and Council Member Kai second the motion approving and adopting amendments to the Temporary Personnel Policy - Families First Coronavirus Response Act (FFCRA) to voluntarily extend the leave benefits through March 31, 2021. Motion passes, 6-0.

D2 Relating to Budget; presentation, discussion and direction regarding the framework for development of the fiscal year 2021-2022 budget and its role in the implementation of the Strategic Plan (Terry Rozema and Yiannis Kalaitzidis)

Interim Town Manager Terry Rozema and Finance Director Yiannis Kalaitzidis provided a PowerPoint Presentation on this item, and discussed the next step in the budget process. *(A copy of the presentation is available on the Town's website along with the video of the meeting, and is available in the Town Clerk's Office for reviewing.)* Mayor and Council Members discussed the budget presentation with **Mr. Kalaitzidis and Mr. Rozema.**

Mayor Honea and Council Members provided direction to Town staff related to the removing certain line items, Unassigned at $20.3M, and decide on whether Council wish to also remove the Airport and Wastewater out of the General Fund in an effort to provide the actual amount available to spend of its reserve balances. That is to present the budget in simpler terms.

Council Member Ziegler requested to receive a report of all employee positions and salaries sooner rather than later in the budget process so that Council is able to review that information prior to the adoption of the budget. She stated this is a public entity and the information should be available with the budget. **Vice Mayor Post** stated he does not agree with the request by **Council Member Ziegler,** rather suggested **Council Member Ziegler** meet with **Mr. Rozema** to review or receive salary information on Town employees.

Mr. Rozema stated he is willing to meet with Council and provide the requested information, as all employees working for the Town are public servants. **Vice Mayor Post** stated he appreciates the Town returning to the Strategic Plan to prepare the budget, as he had thought the Town had abandon it. **Mr. Rozema** replied thanking **Vice Mayor Post** for his comments. The Town will be looking to retool the Strategic Plan this year, and to use that document to formulate everything that the Town does.

Council Member Ziegler requested to have the Tuition Reimbursement added back into the budget. There was some discussion on this request by the Council.

Council Member Craig stated she has some suggestions on the Strategic Plan stating, people were overwhelmingly concerned about two things: did we have enough water for all this growth, and what could be done to save the beautiful desert, as it is the reason they had moved to Marana. I think we need to address those two concerns in mentioned in the Strategic Plan. She met with **Scott Schladweiler, Water Director,** and have done a calculation, as she had confirmed her numbers with **Mr. Schladweiler** that Marana would surpass its renewable water supply with 5,022 more houses. At our current rate, that is about six (6) years. This would make the residents of the Town nervous believe we need to put the following statement in our Strategic Plan to let voters know we will not jeopardize the future water availability. She suggested the following language is added to the Strategic Plan:

<u>Under Safe and Well-Managed Community</u>
Ensure current residents retain long-term access to safe, potable water by requiring that new growth does not exceed Marana's Renewable Water Supply

Heritage Principle Statement - include natural "beauty" as a key feature we are trying to preserve in addition to culture and history.

Work with developers to plan neighborhoods with meaningful open space, significant NUOS, connected trails and connected wildlife corridors.

All Master Plans need to be completed so to see the necessary or desired infrastructure. The Activities Center and Aquatic Center highlighted in the P&R Master Plan was never on the radar previously. There will surely be some important needed infrastructure highlighted when these plans are completed and we need a comprehensive look at all needs and costs before we look at a sales tax.

Mayor Honea replied stating Town staff could not change the Strategic Plan; they can make recommendations only to Council. As **Mr. Rozema** stated, the Council and Town staff would technically review the Plan, and cannot tie her suggestions to the Plan, but not amend the Plan. Council approves the Plan, not Town staff.

Mr. Rozema stated **Council Member Craig** might be referring to his earlier statement this year is to revamp the Strategic Plan to bring that before the Council. The Town can certainly review **Council Member Craig** recommendation and bring those back to Council for its consideration when Town staff do an update to the Strategic Plan. Town staff has begun the process of reaching out to Department Heads to inquire of the status of various initiatives. As this progress forward, the Town would begin to build upon that and provide an updated draft Strategic Plan for the town.

Council Member Officer thanked **Mr. Kalaitzidis** for taking time to explain the budget and teaching the Council all that is involved in preparing the budget.

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 Kai moved and Vice Mayor Post second the motion to adjourn the meeting. Motion passes, 6-0. Meeting adjourned at 7:47 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 January 12, 2021. I further certify that a quorum was present.

_____

Cherry L. Lawson, Town Clerk

DRAFT

Council-Regular Meeting **B1**

Meeting Date: 02/02/2021

To: Mayor and Council

From: Cherry L. Lawson, Town Clerk

Date: February 2, 2021

Strategic Plan Focus Area:
Community, Heritage

Strategic Plan Focus Area Additional Info:
Community: Create a safe community where all people are motivated to be involved and feel connected and valued.
Principal Statement 2: We will approach citizen engagement in unique and creative ways.

- Objective #3: Identify creative ways to plan neighborhoods and growth areas with meaningful open space, trail connectivity, and active recreation areas.

Heritage: Strengthen community character by linking the past, present and future.
Principal Statement 1: We will seek to preserve the unique history and culture of Marana for generations to come.

- Objective #3: Identify architectural design standards that reflect key attributes and images of Marana's history.

Subject: Resolution No. 2021-013: Relating to Boards, Commissions and Committees, making an appointment to the Town of Marana Planning Commission (Cherry L. Lawson)

Discussion:

In December 2020, Bryan Schachter resigned from his appointment on the Planning Commission, thereby creating an opening to fill his unexpired term on the Commission, which runs through June 30, 2023. The Town Clerk's Office solicited applications for the vacancy and received five applications prior to the stated deadline from John Flint, Bradley D'Emidio, David Bowen, Diana Kai and Arthur Miller. Copies of the five applications are attached to this agenda item. The individual appointed by Council will begin serving immediately upon appointment and continue through the expiry of Mr. Schachter's term.

A meeting of the Council Committee for Planning Commission and Board of Adjustment Appointments is scheduled for Tuesday, February 2, 2021, at 5 p.m.. The Committee will review and discuss the applications submitted for the vacancy on the Planning Commission and if prepared to do so, will make a recommendation for appointment to the full Council at tonight's meeting.

At tonight's meeting, the Town Council may do one or more of the following, pursuant to Marana Town Code Section 2-6-2:

1. Interview one or more applicants either in public or in an executive session scheduled for that purpose.
2. Make an appointment from the applications received.
3. Order the solicitation of additional applications.
4. Take any other action it deems appropriate.

An executive session has also been scheduled on tonight's agenda to discuss and consider the candidates if Council wishes to do so.

Staff Recommendation:

Council pleasure.

Suggested Motion:

I move to adopt Resolution No. 2021–013, appointing _____ to the Town of Marana Planning Commission with a term expiring June 30, 2023.

Attachments

Resolution 2021-013
Bowen, David Application
Flint, John Application
D'Emidio, Bradley Application
Miller, Arthur Application
Kai, Diana Application

MARANA RESOLUTION NO. 2021-013

RELATING TO BOARDS, COMMISSIONS AND COMMITTEES; MAKING AN APPOINTMENT TO THE TOWN OF MARANA PLANNING COMMISSION

WHEREAS on March 5, 2013, the Town Council adopted Resolution No. 2013-020, modifying the procedures for appointments to the Town of Marana Planning Commission by establishing a Council Committee for Planning Commission and Board of Adjustment Appointments, and authorizing the Committee to receive and review applications and interview prospective Planning Commission members and to make recommendations relating to the applicants to the full Town Council for consideration and possible action; and

WHEREAS the Council Committee has reviewed the applications for a vacant seat on the Planning Commission, and has made its recommendation to the full Council; and

WHEREAS the Mayor and Council find that the appointment addressed by this resolution is in the best interest of the Town and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, that _____ is hereby appointed to the Planning Commission with a term expiring June 30, 2023.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 2nd day of February, 2021.

_____
Mayor Ed Honea

ATTEST:

_____
Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

_____
Jane Fairall, Town Attorney

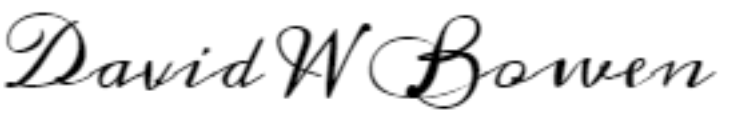
Board and Commission Application

Town of Marana

Submitted On:
January 14, 2021 2:42pm
America/Los_Angeles

Board or Commission	Planning Commission
Please upload your resume here.	https://seam.ly/5RdU3cA8 David_Bowen_Resume.pdf
First Name	David
Last Name	Bowen
Email	[redacted]
Full Address	[redacted]
How many years have you lived at this address?	20
How many years have you lived in Marana?	20
Phone Number (Daytime)	[redacted]
Phone Number (cell or home)	[redacted]
Occupation	Financial Planner
Employer	David Bowen, CFP®
What is your vision for the Town?	I want to see the Town grow by adding well-planned residential communities and businesses. My hope is that Marana would continue to be a model for development in Pima County so that our citizens enjoy healthy living and vibrant work and recreational opportunities.
What are some of the most important concerns or issues that you think the Town will have to face in the next 5 - 10 years?	To support growth we need to add to our water portfolio via Central Arizona Project credits, and creative ways to add them will be necessary. Also, a steady emphasis needs to continue to be placed on the development of the Marana Regional Airport as it will be important to our future. Finally, priority must be placed on maintaining the quality of our police, roads, and recreational areas. Ignoring any of these will hurt the Town.
What do you see as the Town's best asset to bring visitors and new residents to the Town?	Attractive and affordable communities at different price points, the natural beauty of surrounding areas, and well-maintained community services and infrastructure will all generate good comments. People talk, and doing the basics right will get our message out.
Please explain your professional background	I am a financial planner who has worked in that industry for 25 years. I began working for a national brokerage firm but left and founded a private wealth management company in 2004. Before that I worked for a charitable organization in West Africa for 8 years. I taught French, was a government and local liaison, and handled import/export affairs for the organization.
Describe your experience working with a Council-appointed board or commission	I have never worked on a Council-appointed board, but I have worked with people from Planning and Zoning, the Utilities Board, the Board of Adjustments and others as a Council member.
Describe a time when you had to stand firm and make a tough or	I''ve had to terminate clients who would not follow through on our agreements, or who proved difficult to work with, and I''ve had to take unpopular stands with residents as a Councilmember.

unpopular decision	I don''t enjoy taking contrary positions or making enemies, but I understand it sometimes goes with the territory.
If appointed by the Council you will be representing all of the Town of Marana in your decisions. Describe how you will maintain your objectivity in making decisions for locations other than your own residence.	The Town has many pockets of people, and its residents span across income, ethnic, and cultural backgrounds. But we are one Town, one Marana, and if chosen to serve I am dedicated to think of all its residents in each of my decisions.
Full Name	June Gibble
Full Address	[redacted]
Relationship	Friend
Phone Number	[redacted]
Full Name	Curt Wbody
Full Address	[redacted]
Relationship	Friend
Phone Number	[redacted]
Phone Number	[redacted]
Name of Business	David Bowen, CFP®
Person with Interest	David Bowen
Type of Interest	100% ownership
Additional Information	
Have any of the above businesses conducted any business (e.g. supplier of goods or services, contractor, consultant) with the Town of Marana in the past 24 months?	No
If Yes, please explain	
Are you, a relative, or any member of your household an employee of the Town of Marana?	No
If Yes, please explain	
List by name any compensated	NA

lobbyist with whom you, or a relative, or a member of your household shares any direct economic interest such as a partnership, joint venture or similar business relationship.a?	
Signature Data	First Name: David Last Name: Bowen Email Address: [redacted]  Signed at: January 14, 2021 2:37pm America/Los_Angeles
Full Date	1 14 2021

Board and Commission Application

Town of Marana

Submitted On:
December 20, 2020 3:02pm
America/Los_Angeles

Board or Commission	Planning Commission
Please upload your resume here.	https://seam.ly/X0k4TA0r JRF Resume - 12-2020.doc
First Name	John
Last Name	Flint
Email	[redacted]
Full Address	[redacted] Marana AZ 85658
How many years have you lived at this address?	2 years, 2 months
How many years have you lived in Marana?	2 years, 2 months
Phone Number (Daytime)	[redacted]
Phone Number (cell or home)	[redacted]
Occupation	City Manager -22 years (Retired)
Employer	Former - City of Weston, FL (22 Years)
What is your vision for the Town?	My vision for the Town of Marana is to see the Town''s 2040 plan come to fruition, to see the Parks & Recreation Master Plan accomplished, and to see the Town develop a long-range financial plan to assure that 2040 Plan and the Parks & Recreation Master Plan are viable within the Town''s financial means.
What are some of the most important concerns or issues that you think the Town will have to face in the next 5 - 10 years?	The most important concerns and issues the Town will have to face in the next 5 to 10 years is the ability to provide essential services to the ever increasing population and maintaining and enhancing the Town''s development standards to assure the preservation of Marana''s stature a a premier community in which to reside.
What do you see as the Town's best asset to bring visitors and new residents to the Town?	The Town''s best asset to bring visitors to the Town is the Ritz-Carlton Resort & Spa, and to bring new residents to the Town is the quality of life.
Please explain your professional background	In October 2019 I retired after serving at the City of Weston, Florida''s first City Manager, crafting and implementing among other things the CIty''s Land Development Code, and building the new City''s infrastructure. For over 15 years I served as Director of Public Works for the City of Cooper City, Florida responsible for developing infrastructure for a population growth from 9,000 to 28,000. For over seven years I served in The City of Hollywood in the departments of Growth Management, responsible for crafting the City''s Comprehensive Land Development Plan, and in the Department of Public Works responsible for infrastructure development.
Describe your experience working with a Council-appointed board or commission	Since 1975 I have constantly served and worked directly with elected officials at the local, state and federal levels in the areas of taxation, land development, transportation, and litigation, among others. I have attended most Marana Town Council Meetings and Study Sessions since

	January 2020.
Describe a time when you had to stand firm and make a tough or unpopular decision	A local developer submitted an application to develop a multi-family residential project on the City''s premier golf course. The public was dead set against the project and made their position known to the City Commission. The project, although not the best suited for the surround area, met all of the criteria set forth in the City''s Land Development Code and therefore the staff had no choice but to recommend approval to the City Commission.
If appointed by the Council you will be representing all of the Town of Marana in your decisions. Describe how you will maintain your objectivity in making decisions for locations other than your own residence.	For the 22 plus years that I was the City Manager of the City of Weston, Florida I resided in the City. Each of the decisions I made were always in the best interest of the City regardless of the effect on the area in which I resided.
Full Name	Jamie Alan Cole
Full Address	[redacted]
Relationship	City Attorney, City of Weston, Florida
Phone Number	[redacted]
Full Name	Shelley Eichner
Full Address	[redacted]
Relationship	Director of Development Services (Retired) City of Weston, Florida
Phone Number	[redacted]
Phone Number	[redacted]
Name of Business	N/A
Person with Interest	N/A
Type of Interest	N/A
Additional Information	
Have any of the above businesses conducted any business (e.g. supplier of goods or services, contractor, consultant) with the Town of Marana in the past 24 months?	No
If Yes, please explain	

Are you, a relative, or any member of your household an employee of the Town of Marana?	No
If Yes, please explain	
List by name any compensated lobbyist with whom you, or a relative, or a member of your household shares any direct economic interest such as a partnership, joint venture or similar business relationship.a?	N/A
Signature Data	First Name: John Last Name: Flint Email Address: [redacted]  Signed at: December 20, 2020 4:01pm America/Los_Angeles
Full Date	12 20 2020

Board and Commission Application

Town of Marana

Submitted On:
December 23, 2020 10:03am
America/Los_Angeles

Board or Commission	Planning Commission
Please upload your resume here.	https://seam.ly/1TaKmeZ9 Resume Brad Demidio 121920.doc
Please upload any other documentation here.	https://seam.ly/EGPyCjZj Brad D''Emidio Letter of Recommendation Ed Mawe 1.docx
First Name	Bradley
Last Name	D''Emidio
Email	[redacted]
Full Address	[redacted] Marana AZ 85658-4322
How many years have you lived at this address?	Four
How many years have you lived in Marana?	Four
Phone Number (Daytime)	[redacted]
Phone Number (cell or home)	[redacted]
Occupation	Building Services Director, retired
Employer	Retired
What is your vision for the Town?	The Town of Marana serves as an example of inclusiveness by balancing community needs with responsible growth, innovative leadership and environmental stewardship.
What are some of the most important concerns or issues that you think the Town will have to face in the next 5 - 10 years?	Responsible fiscal management. Meeting operations and capital budgets that support current needs and community growth. • Finding new reliable sources of revenue that do not depend so much on user fees and new construction. • Attracting new businesses that keep Marana involved in new and innovative industries while maintaining growth that supports our exiting environment. • Water collection, allocations and use. • Land use and management Over the next 10 Year: • Managed growth that protects the environment while continuing to meet the needs of the community as it grows. • Land use and management • Protection of natural resources. • Clean Energy • Clean and sustainable water supply • Clean breathable air quality • Wildlife support and management • Waste management: Recycle and reuse education.

	• Public safety
What do you see as the Town's best asset to bring visitors and new residents to the Town?	Our community's natural resources and open spaces are the best asset Marana offers. This region's open spaces, beautiful flora and fauna, mountains, and open blue sky's attract people and business that are looking to live in an area that is healthy, vibrant, and invigorating.
Please explain your professional background	Thank you for the opportunity to explain my professional background. I believe the skills I have gained thru my business and community building background will aid in my participation and support of the Marana Planning commission. I look forward to bringing the parts of these skills to the commission that will augment their service to our community and I trust the experience of working with the commission will improve my skills as public servant. As a retired business professional, I have over 20 years of director level experience leading and managing Building (Business) Services, management teams, capital and operating budgets and special projects. I consistently added organizational value by implementing cost-saving measures while improving customer service, policies and procedures and business outcomes. In my previous job as Building Services Director, I directed the activities of four cross-functional departments responsible for the renovation, purchasing/receiving/AP, contract management, engineering and environmental services requirements for Horizon House (www.horizonhouse.org) a 1 million sq. ft. continuing care senior retirement community in Seattle, WA. The campus includes over 481 independent, 88 Supported Living and 28 Memory Support apartments. I was directly involved in the day-to-day activities of my areas and interacted directly with my customers, which included over 550 independently living and 116 supported living residents, 250 staff and numerous vendors and contractors. My customers were always there. I met them daily in the hallways, in the dining rooms, swimming areas and wellness gym, clinic, committee meetings and other areas of the community always ready to stop to talk, interact, and problem solve. I coped daily with job stress while exhibiting patience, confidentiality and tact when dealing with others and performed all duties in accordance with Federal and State laws as well as our community and Board policies. I have presented at numerous senior living, Leading Age, industry conferences and educational programs as well as internal community and staff informational and education events. As a contributing member of an executive management development team, I assisted with the creation of an award-winning leadership program teaching leadership skills to managers, directors, and executive staff. Besides my regular duties, I championed the implementation of an award-winning sustainability program. As stated previously I look forward to bringing the parts of these skills to the commission that will augment their service to our community and I trust the experience of working with the commission will improve my skills as public servant. Bradley T. D'Emidio
Describe your experience working with a Council-appointed board or commission	I have not had experience with a Council-appointed boards or commissions. However, in my last position as Building Services Director, I reported directly to the executive team and on many occasions presented new initiatives, updates on current and future projects or program changes and recommended capital or operational improvements to the organizations twelve-member Board of Directors.
Describe a time when you had to stand firm and make a tough or unpopular decision	In my last position as Building Services Director, I directed the activities of the Environmental Services Team. Part of those responsibilities was to assure proper cleaning of all 325 independent apartments on a regular schedule. Before I took that position, it was the practice to allow residents to dictate the time and date of each cleaning. They could cancel and reschedule at will. It was also the practice to ask housekeeping staff when they were available and let them choose who they would clean for (some had "favorite" residents, some avoided "difficult"

	residents) and when they would be available. This placed undue hardship on management staff and regularly made it impossible to keep a consistent staffing/cleaning schedule. After an analysis of the situation, I implemented new policies and procedures that required staff to work on a consistent schedule. I also introduced a new residential cleaning standards and work schedules that meant many residents would receive our services at a different time or date. Resident and staff resisted this move. I had several in-person meetings with staff, their union and residents explaining my rational, listened to their concerns, made changes where they were appropriate and then implemented the change. The results were positive. Staff apartment housekeeping time was reduced so that those hours were used to better service the common and healthcare areas. Resident cancellations were reduced, and service levels improved as indicated on scoring system/comment cards.
If appointed by the Council you will be representing all of the Town of Marana in your decisions. Describe how you will maintain your objectivity in making decisions for locations other than your own residence.	Existing town statues and regulations provide the framework for making unbiased decisions. Those rules, when applied impartially, are the blueprint for uniform fairness. If a situation arises that might cause some benefit or detriment for an area of special interest to me, I would use those rules and regulations as my guide. If my objectivity is still swayed, I would bring it to the commission's attention, share my thoughts and, if needed, offer to recuse myself from voting. Ultimately acquiescing to the will of the commission.
Full Name	Jackie Craig
Full Address	
Relationship	Marana Town Council Member and business acquaintance
Phone Number	[redacted]
Full Name	David Davis
Full Address	[redacted]
Relationship	I have know David since joining the Oro Valley Writers Group. He has become a friend and mentor during that time
Phone Number	[redacted]
Phone Number	[redacted]
Name of Business	N/A
Person with Interest	N/A
Type of Interest	N/A
Additional Information	N/A
Have any of the above businesses conducted any business (e.g. supplier of goods or services, contractor, consultant) with the Town of Marana in the past 24 months?	No
If Yes, please explain	N/A

Are you, a relative, or any member of your household an employee of the Town of Marana?	No
If Yes, please explain	N/A
List by name any compensated lobbyist with whom you, or a relative, or a member of your household shares any direct economic interest such as a partnership, joint venture or similar business relationship.a?	N/A
Signature Data	First Name: Bradley Last Name: Demidio Email Address: [redacted]  Signed at: December 23, 2020 10:58am America/Los_Angeles
Full Date	12 23 2020

Board and Commission Application

Town of Marana

Submitted On:
January 21, 2021 7:36am
America/Los_Angeles

Board or Commission	Planning Commission
Please upload your resume here.	https://seam.ly/KcTLCOrW Arthur J Miller Resume 2020.docx
First Name	Arthur
Last Name	Miller
Email	[redacted]
Full Address	[redacted]
How many years have you lived at this address?	13 years 4 months
How many years have you lived in Marana?	13 years 4 months
Phone Number (Daytime)	[redacted]
Phone Number (cell or home)	[redacted]
Occupation	Pharmaceutical Sales
Employer	Janssen Pharmaceuticals (Johnson & Johnson)
What is your vision for the Town?	The prize community in Pima county where families want to live and business want to open.
What are some of the most important concerns or issues that you think the Town will have to face in the next 5 - 10 years?	- Managing growth - The continued transition from a rural community to a city
What do you see as the Town's best asset to bring visitors and new residents to the Town?	Space to grow Affordability Stores where people shop New business to attract good paying jobs
Please explain your professional background	I have been in sales since I graduated from college. I''ve learned to identify unmet needs and provide solutions.
Describe your experience working with a Council-appointed board or commission	I haven''t been on a town appointed board before. I did just finish a two year term on the Marana HOA Board of Directors
Describe a time when you had to stand firm and make a tough or unpopular decision	While on the HOA board I''d noticed the quality of the landscaping was deteriorating. I pushed to bring the landscaping contract open for bid. This was not popular because the lead landscaper was friends with the HOA manager. It was a delicate situation but landscaping needed addressed. The board agreed to review and put the landscaping up for bid after 5 years with the same vendor. I was able to provide support for the best rated and most affordable landscaper. The vote was a new company and a different lead supervisor. In the end, the community looks

	much better and the community was able to save money.
If appointed by the Council you will be representing all of the Town of Marana in your decisions. Describe how you will maintain your objectivity in making decisions for locations other than your own residence.	I will follow the vision of the town as my guiding principle. I will gain feedback where appropriate, and then make the best long-term decision I can make.
Full Name	Jeff Hodge
Full Address	[redacted]
Relationship	Friend
Phone Number	[redacted]
Full Name	Shawn Allen
Full Address	[redacted]
Relationship	Friend
Phone Number	[redacted]
Phone Number	[redacted]
Name of Business	I don''t own a business
Person with Interest	N/A
Type of Interest	N/A
Additional Information	
Have any of the above businesses conducted any business (e.g. supplier of goods or services, contractor, consultant) with the Town of Marana in the past 24 months?	No
If Yes, please explain	
Are you, a relative, or any member of your household an employee of the Town of Marana?	No
If Yes, please explain	
List by name any compensated lobbyist with whom you, or a	N/A

relative, or a member of your household shares any direct economic interest such as a partnership, joint venture or similar business relationship.a?	
Signature Data	First Name: Arthur Last Name: Miller Email Address: [redacted]  Signed at: January 21, 2021 7:35am America/Los_Angeles
Full Date	1 21 2021

Board and Commission Application

Town of Marana

Submitted On:
January 21, 2021 11:25pm
America/Los_Angeles

Board or Commission	Planning Commission
Please upload your resume here.	https://seam.ly/CJXjz5GW Fact Sheet.pdf
First Name	Diana
Last Name	Kai
Email	[redacted]
Full Address	[redacted]
How many years have you lived at this address?	28 Years
How many years have you lived in Marana?	28 Years
Phone Number (Daytime)	[redacted]
Phone Number (cell or home)	[redacted]
Occupation	Business Owner, Retired Registered Nurse, Natural Health Practitioner, Real Estate Broker
Employer	Self Employed
What is your vision for the Town?	Looking at the Marana area, I envision filling in the residential housing “gaps” while continuing to make strides in the layout and design of future infrastructure. Working backwards by determining zoning needs and time frame, we could then plan how to make the redesign work. I believe being proactive is crucial and not being reactive when it comes to economic development and housing. Expanding the commercial/industrial features of our airport and town center, with a focus on using outside funding such as state and federal programs and private contributions, will provide an attractive incentive for national and global corporations to consider Marana locations. With dedicated, experienced guidance, I see Marana becoming an all-encompassing top-ranking community while maintaining financial stability. I see Marana offering an abundance of open spaces such as parks, green belts, and preserved desert areas, dedicated trails for walking, biking, and hiking for families, pets and outdoor enthusiasts. I imagine shopping venues that include pedestrian malls blending local businesses with national chain merchants, open-air farmers markets, restaurants offering high-end cuisine to street vendor kiosks. Housing opportunities range from affordable, to mid-priced, to luxury, all within a safe, coherent design. There are apartments to accommodate incoming employees, young professionals, and entry-level families. Schools and recreation centers are interspersed throughout these areas as the town moves forward with its community, aquatic, and sport center plans.

	Marana is an excellent place to live. With opportunities to work, play, raise a family and have our kids repeat the cycle, would make Marana a premier place to call home.
What are some of the most important concerns or issues that you think the Town will have to face in the next 5 - 10 years?	Infrastructure Economic Development
What do you see as the Town's best asset to bring visitors and new residents to the Town?	The proximity to the I-10 corridor All-encompassing Town services Safety Kid-friendly environment Good schools Retail support
Please explain your professional background	• Retired Registered Nurse, BSN Arizona State University • Real Estate Broker, Arizona License • Past Board Member, Central Arizona Water Conservation District (CAWCD) • Past Board Member, Central Arizona Groundwater Replenishment District (CAGRD) • Natural Health Provider (currently working on my Masters/Doctorate degrees in Integrative Medicine) • Business Upstarts, and Restructuring (past SCORE Mentor) • Business Owner/Operator (past and current): Candid Color Photography, Business Software Systems, RD Electrical Products, Herbert Kai Farms, 5KG Pecans, Kai Realty LLC, KaiChi Health LLC
Describe your experience working with a Council-appointed board or commission	Elected Pima County Board Member, Central Arizona Water Conservation District (CAWCD) which manages the Central Arizona Project (CAP). The CAP supplies Colorado River water to three Arizona counties, through a 336-mile canal starting at Lake Havasu and ending in Tucson/Pima County. I was elected to protect and preserve our water supply, making lasting decisions and policy for Arizona's future generations. Board Member for Central Arizona Groundwater Replenishment District (CAGRD) which allows the replenishing of water and helping new developments with a 100-year assured water supply. Because of my CAGRD board position and also being a licensed Arizona Real Estate Broker, I was able to assist CAGRD in their alignment with the Arizona Department of Real Estate and establish a new homeowners' disclosure alerting them of additional costs and responsibilities of homes in a CAGRD district, which fee increases with the cost of water. Gladden Farms is an example of a CAGRD area.
Describe a time when you had to stand firm and make a tough or unpopular decision	There have been many situations throughout my various careers when I have had to make unpopular decisions. When first seated on the CAWCD board, I had to vote on the 2004 Arizona Water Settlements Act, a difficult negotiation on whether to transfer 46% of CAP's water supply to Arizona Indian Tribes to resolve water rights claims. I did not dispute the Tribal community claim to water, only the quantity of negotiated water. I could not in good conscience give a yay vote, so I voted against the agreement and encouraged one other board member to vote nay as well. The settlement passed as expected. Currently, a large portion of the transferred Tribal community water is being leased back to

	municipalities and major water providers at a higher cost per acre-foot than the non-profit cost charged by CAP.
If appointed by the Council you will be representing all of the Town of Marana in your decisions. Describe how you will maintain your objectivity in making decisions for locations other than your own residence.	I am fortunate to be independent and do not owe favoritism to any business or organization. I will always remove myself from an equation and keep the focus on what is best for Marana's community. My spouse, Herb Kai, has served on the Marana Town Council since 1993. The Kai family is extremely proud to be one of the original Town of Marana founders. While establishing a farming business in the 1940's, John Sr. and Mamie Kai purchased acreage, with a portion currently located in Marana's boundaries. If a conflict arises, I will obtain and follow the legal guidelines suggested by Marana's Town Attorney.
Full Name	Anna Laris
Full Address	[redacted]
Relationship	Past Regional Manager, Candid Color Photography
Phone Number	[redacted]
Full Name	Linda Zupi
Full Address	[redacted]
Relationship	Associate Broker, Kai Realty LLC
Phone Number	[redacted]
Phone Number	[redacted]
Name of Business	Kai Corporation
Person with Interest	Herbert Kai
Type of Interest	Partner
Additional Information	
Have any of the above businesses conducted any business (e.g. supplier of goods or services, contractor, consultant) with the Town of Marana in the past 24 months?	No
If Yes, please explain	
Are you, a relative, or any member of your household an employee of the Town of Marana?	No
If Yes, please explain	Herb Kai, spouse, is a Council Member. I am unaware whether the position is considered

	employee status.
List by name any compensated lobbyist with whom you, or a relative, or a member of your household shares any direct economic interest such as a partnership, joint venture or similar business relationship.a?	None
Signature Data	First Name: Diana Last Name: Kai Email Address: [redacted]  Signed at: January 21, 2021 11:00pm America/Los_Angeles
Full Date	1 22 2021

Council-Regular Meeting **A1**

Meeting Date: 02/02/2021

To: Mayor and Council

Submitted For: Jim Conroy, Parks & Recreation Director

From: Wayne Barnett, Deputy Director Parks & Recreation

Date: February 2, 2021

Strategic Plan Focus Area:
Recreation

Strategic Plan Focus Area Additional Info:
Assess current recreational options and identify needed community amenities and programs.

Subject: Resolution No. 2021-014: Relating to Parks and Recreation; approving and authorizing the implementation of the Marana Parks and Recreation 10 Year Master Plan (Jim Conroy)

Discussion:

In accordance with the Town of Marana 2040 General Plan, and at the direction of Mayor and Council, and the Town Manager, the Parks and Recreation Department has created the Marana Parks and Recreation 10 Year Master Plan for consideration and adoption by Mayor and Council. The Plan solicited input from Marana citizens, stakeholder groups, Town leadership staff, and consultant McGann and Associates, in order to identify steps to guide the Parks and Recreation Department in providing exceptional recreation facilities and recreation opportunities for Marana residents and citizens. Additionally, the plan was reviewed by the Town of Marana Planning Commission and endorsed unanimously by a 7-0 vote.

The Plan will serve as a guide for the phased development and enhancement of the Town of Marana's park system during the life of the plan. A thorough review and inventory of the current park system resources was performed to help inform recommendations to address current and future growth by focusing on; Developed Parks, a Community Center and Aquatic Facility, Linear Parks and Trails, Natural Resource Parks and Preserves, and Recreation Programs.

Marana Parks and Recreation 10 Year Master Plan has been crafted to consider and respond to the vision of the Marana community, and chart a course for the development of the Marana park system over the next decade.

Staff Recommendation:

Staff recommends adoption of the Parks and Recreation 10 Year Master Plan.

Suggested Motion:

I move to adopt Resolution 2021-014 approving and authorizing the implementation of the Marana Parks and Recreation 10 Year Master Plan.

Attachments

Resolution 2021-014
Parks and Recreation Master Plan
Presentation

MARANA RESOLUTION NO. 2021-014

RELATING TO PARKS AND RECREATION; APPROVING AND AUTHORIZING THE IMPLEMENTATION OF THE MARANA PARKS AND RECREATION 10 YEAR MASTER PLAN

WHEREAS on February 3, 2009, the Town Council adopted the Town of Marana Strategic Plan to serve as the foundation for the Town's future; and

WHEREAS on October 3, 2017, the Town Council approved the Town of Marana Strategic Plan Four which identified five focus areas that are priorities for achieving the Town of Marana's vision; and

WHEREAS Recreation is one of the five focus areas identified in the Strategic Plan; and

WHEREAS the Recreation focus area includes an initiative to assess current recreational options and identify needed community amenities and programs; and

WHEREAS the Parks and Recreation Department created the Marana Parks and Recreation 10 Year Master Plan; and

WHEREAS the 10 Year Master Plan includes input from Marana citizens, stakeholder groups, Town leadership and staff, and consultant McGann and Associates; and

WHEREAS the Town Council finds that adoption of the Marana Parks and Recreation 10 Year Master Plan is in the best interests of the Town and its residents.

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

SECTION 1. The Marana Parks and Recreation 10 Year Master Plan, attached to and incorporated by this reference in this resolution as Exhibit A, is hereby approved, and the Town Manager is hereby authorized to implement it for and on behalf of the Town of Marana.

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 aforementioned Marana Parks and Recreation 10 Year Master Plan.

PASSED, ADOPTED, and APPROVED by the Mayor and Council of the Town of Marana, Arizona, this 2nd day of February, 2021.

_____

Mayor Ed Honea

ATTEST:

_____

Cherry Lawson, Town Clerk

APPROVED AS TO FORM:

_____

Jane Fairall, Town Attorney

Town Of Marana

Parks & Recreation Master Plan 2020-2030



DRAFT

DECEMBER 2020

MARANA AZ

Town of Marana Mayor and Council

Ed Honea ..... Mayor
Jon Post ..... Vice Mayor
Patti Comerford ..... Councilmember
Jacki Craig ..... Councilmember
Herb Kai ..... Councilmember
John Officer ..... Councilmember
Roxanne Ziegler ..... Councilmember

Town of Marana Parks and Recreation Department

Jim Conroy ..... Director
Wayne Barnett ..... Deputy Director
Corey Larriva ..... Recreation Superintendent
Dave Herman ..... Parks Superintendent

McGann & Associates Consultant Team

Don McGann (McGann & Associates) ..... Project Manager
Scott Martinez (McGann & Associates) ..... Planner / Landscape Architect
Maria Voris (McGann & Associates) ..... Planner / Landscape Designer
Ken Ballard (Ballard + King) ..... Senior Park / Recreation Facility Planner
Frank Slingerland (BWS Architects) ..... Project Architect
David Acklin (Aqua-Design International) ..... Aquatic Facility Designer
Ken Paulson (Aqua-Design International) ..... Aquatic Facility Designer

Project Advisory Committee

Kirk Astroth (Sonoran Desert Mountain Bicyclists) ..... Member
Kati Carbonneu (Citizen Member-at-Large) ..... Member
Dan Contorno (Marana Unified School District) ..... Member
Sean Ellis (Continental Little League) ..... Member
Sharon Foltz (Citizens Forum Member) ..... Member
Jacqy Gorman (Continental Little League) ..... Member
Kyle Hoyer (Marana Little League) ..... Member
Brian Jones (Cyclist / Birder) ..... Member
John Kennedy (Citizen Member-at-Large) ..... Member
Dustin Krau (Hiker / Mountain Bicyclist) ..... Member
Stephanie Luppert (Marana Marlins Swim Club) ..... Member
Todd McGee (Marana Little League) ..... Member
Zeno Pfau (American Youth Soccer Organization - AYSO) ..... Member
Dottie Rhodes (North Marana Senior Club) ..... Member
Amy Ruiz (Marana Marlins Swim Club) ..... Member



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EXECUTIVE SUMMARY



Introduction

In the 43 years since the Town of Marana was incorporated it has grown from a small agricultural community with a population of 1,500 to a diverse and vibrant community with more than 50,000 residents. The dramatic growth of the Town is likely to continue over the next decade as new families, new businesses, and new industries become part of the Marana community. By the year 2030, it is anticipated that more than 65,000 people will call Marana home.



Marana Town Hall, late 1970s

During this four-decade period of growth, the Town has given priority to the development of a high-quality park system. New parks have been built, new trail systems have been developed, and large tracts of land have been set aside as preserved natural open space. A wide range of recreational and enrichment programs have also been developed and offered to the community to enhance the quality of life for Marana residents.



Founder's Day Parade, late 2010s

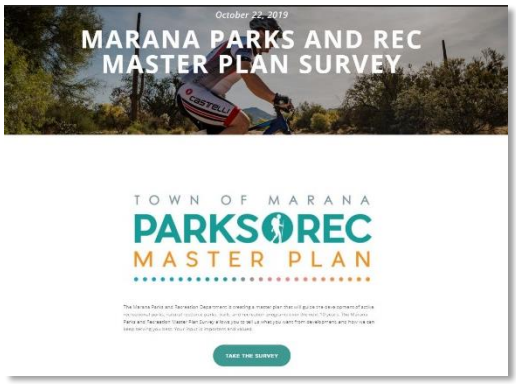
The Town's very strong commitment to parks and recreation has been confirmed by two important Mayor and Council-adopted documents. The Town's 2017 Strategic Plan identifies "Recreation" as one of five focus areas for community development. The Town's 2020 General Plan builds on the Strategic Plan's vision and identifies goals and policies that support the construction of new parks, the building of trails, the development of community recreation facilities, the preservation of important natural resource areas, and the offering of programs for community recreation, fitness, and enrichment.

The General Plan also commits the Town to actions intended to address existing deficiencies in the park system and to provide for the expansion of the park system as needed to accommodate anticipated growth. The preparation of this Parks and Recreation Master Plan is an important next step in the Town's continuing commitment to parks and recreation.

Purpose of the Parks and Recreation Master Plan

This Parks and Recreation Master Plan is intended to serve as a guide for the phased development and enhancement of the Town of Marana's park system during the period from 2020 to 2030. It takes inventory of the current park system resources, it considers and responds to the vision of the Marana community, and it charts a course for park system development over the next decade.

Listening and Responding to the Marana Community



An initial step in the preparation of this master plan was to listen to the Marana community with the goal of understanding the community's needs, preferences, and vision for its park system. To gain this understanding, a multi-faceted outreach program was undertaken. This program included:

- An on-line survey that received nearly 2,000 responses
- A 400 person, randomly selected and statistically predictable telephone survey
- Public meetings conducted in each of the geographical districts of the Town
- Focus group meetings related to specific plan elements
- Intercept interviews in existing parks and at community events
- Informational email messages sent to organizations that previously partnered with the Parks and Recreation Department
- Informational email messages sent to individuals who previously participated in Town sponsored programs
- A public service announcement that was presented at a local (Harkins) movie theater
- Meetings with a 16-person Advisory Committee representing a wide range of community organizations and interests

The Master Plan presented herein reflects the vision and priorities of the Marana community as identified through this public outreach program.

A Community with Three Distinct Districts

While listening to the broad spectrum of Marana residents was very important, it was also important to acknowledge the geographical and demographic diversity of the community. The needs and characteristics of Northeast, Northwest, and Southern Marana, while similar, are not identical. Understanding the unique characteristics of each district was a goal of the planning process.

Toward this end, the public outreach surveys conducted allowed respondents to identify the area where they lived, and the responses received from residents within each district were evaluated separately. A demographics profile of each district was also prepared and the scope of the existing recreational resources within each district was also identified. This information allowed the Master Plan to be responsive not just to the Marana community as a whole but also to needs and preferences of each district.



Northeast Marana

11,332 Population, 2019	51.2 Median Age	23.2% Households with Children	5.78% Annual Population Growth, 2010-2019
0 District Park	1 Community Park	0 Neighborhood Parks	0 Special Purpose Parks
2 Natural Resource Park	0 Linear Park (Miles)	7.3 Shared-Use Path (Miles)	41.4 Town Maintained Trails, (Miles)

Southern Marana

26,432 Population, 2019	37.1 Median Age	37.5 % Households with Children	1.97% Annual Population Growth, 2010-2019
1 District Park	3 Community Park	2 Neighborhood Parks	0 Special Purpose Parks
1 Natural Resource Park	12.4 Linear Park (Miles)	0 Shared-Use Path (Miles)	0 Town Maintained Trails, (Miles)

Elements of the Plan

To appropriately address the various features of the Marana park system, this Master Plan is organized to include recommendations for five distinct but interrelated elements of the community's park system. These are:

- Developed Parks
- Community Center and Aquatic Facilities
- Linear Parks and Trails
- Natural Resource Parks and Preserves
- Recreation Programs



Developed parks are those with fields, courts, playgrounds, and ramadas where individuals and families go to participate in sports programs, engage in unstructured play, and participate in community events. They serve a broad spectrum of residents and visitors and provide opportunities for exercise, fitness, and play. This plan identifies the need for improvements to existing parks and the development of new parks.

A community center is an important complement to a municipality's developed







park network. It provides opportunities for indoor recreation, fitness, and enrichment. The Town's current center is quite small and provides limited opportunities for indoor recreation. The public noted these limitations and requested a new multi-generation center that will serve all members of the community and support a full range of indoor recreation, fitness, and enrichment programs.

The public similarly noted the limitations associated with the Town's seasonal swimming pool. Residents expressed a keen interest in the construction of a year-round aquatic facility to provide for competitive, recreational, and therapeutic aquatic programs.

Linear parks and trails are also a key component of the Marana park system. They provide opportunities for recreation and exercise and connect residential neighborhoods with parks, schools, and other community facilities. They also provide opportunities for residents and visitors to the community to hike, bike, and experience the Town's spectacular Sonoran Desert environment. The residents of the Town of Marana, through the public input process, identified the continued expansion and integration of the linear park and trail system as a high priority.

The Town's natural resource parks and preserves are unique elements that distinguish Marana's park system from that of most municipalities. They serve the dual function of protecting important natural, cultural, and scenic resources while providing opportunities for hiking, mountain biking, wildlife observation, and equestrian activities. They are used and valued by both residents and visitors to the community. As part of the public outreach program, Marana residents expressed a keen interest in protecting the Town's natural resource parks and preserves while also accommodating and supporting appropriate public use.



Recreation programs are also a key element of this master plan. While many residents engage in self-directed recreational activities, they and others also have a desire to participate in organized group programs. These can range from youth sports to senior wellness programs, from adult fitness classes to cultural enrichment activities. The input received from the public was used to identify program areas to be expanded and strengthened. It was also used to identify the physical resources needed to support the programs requested.

Major Initiatives — Developed Parks

The major initiatives recommended by this Master Plan related to developed parks are:

- Construction of improvements at existing developed parks
- Development of two new District Parks
- Planning for a Community Sports Field Complex

Improvements to Existing Parks: As the Town's existing parks age and as trends in the community's recreational activities emerge, there is a need for reinvestment in these existing facilities. Included in this master plan are specific recommendations for improvements at each existing park. (See Section 9 - Developed Parks Element). These range from basic infrastructure improvements, such as replacement of restrooms, to the construction of new facilities, such as pickleball courts, to accommodate changing recreational activity patterns.

Development of Two New District Parks: The recommended improvements to the Town's existing parks will not be sufficient to meet the needs of the growing community. To meet these needs, it is recommended that the Town develop two new district parks. These parks will be similar in size to Crossroads at Silverbell Park and will include similar facilities. The proposed new district parks will be located in areas where growth is currently occurring, and where it is anticipated, as identified in the General Plan.

It is recommended that the first new District Park be constructed along the Twin Peaks Road corridor, between Interstate 10 and Tangerine Road. The proposed Twin Peak Corridor District Park will be the first and only district park in Northeast Marana and will be reasonably accessible from other portions of the community. The construction of this new park will lessen the demand for facilities at other Town parks, where demand currently exceeds capacity. It will also address the needs of a growing population in this portion of the community.

The selection and acquisition of a site, approximately 50 acres in size, will be the first step in the development of this new park. The selected site could be in conjunction with lands set-aside by approved specific plans or an alternative site deemed to be more appropriate for park development. It is recommended that land acquisition for this new park be given high priority with design, engineering, and construction to follow.

The second new district park is proposed for north Marana, in the area east of Interstate 10 and south of the Pima / Pinal county line. This is within an area of projected growth and development as identified in the General Plan. The initial focus will be to acquire suitable real estate through development agreements, acquisitions, or other measures. With land in Town ownership or control, the construction of this North Marana District Park can occur as and when new development takes place in this northern portion of the community.

Planning for a Community Sports Field Complex

The construction of a community sports field complex has been an element of various Town of Marana planning documents for more than a decade. The proposed location for this facility is on land along Avra Valley Road near the Marana Airport. This land is owned by the federal government and managed by the Bureau of Reclamation. It was acquired in conjunction with the construction of the Central Arizona Project aqueduct and while its proximity to the airport makes it unsuitable for certain types of development, it is suitable for sports field construction.

While not the highest priority for development, this master plan anticipates the need for a community sports field complex with lighted multi-sport rectangular fields, diamond fields, and support facilities during the later years of this 10-year plan. Construction of the community sports field complex will likely follow the construction of the proposed Twin Peaks corridor District Park.



To prepare for the development of this sports field complex, it is recommended that the Town begin planning activities including, but not limited to, formal discussions with the Bureau of Reclamation related to a long-term lease for the subject property. The Town should also consider the infrastructure requirements for the sports field complex and integrate these requirements into its transportation and infrastructure planning and capital improvement plans.

Major Initiatives — Community Center and Aquatic Facility

The major initiatives recommended by this master plan related to the community center and the aquatic facility are:

- Construct a new Multi-Generational Community Center
- Construct a new Aquatics Facility



Construction of a New Multi-Generational Community Center: The Town's current community center in Ora Mae Harn Park, which was constructed to serve a community with a population a fraction of the Town's current size, does not have the capacity to serve the current and rapidly expanding need for indoor recreation and related programs. As such, it is recommended that the Town of Marana construct a 55,000 square foot Multi-Generational Community Center, with an indoor gymnasium, weight training areas, cardio fitness space, group exercise rooms, meeting rooms, and other related facilities. The proposed facility is similar to what other peer communities provide their residents. It will also address an important community need as articulated by Marana residents during the public input process.

It is also recommended that this facility be constructed within or near downtown Marana. The construction of this facility in the downtown area will make it reasonably accessible to all portions of the community, including future growth areas in north Marana. It will also be a catalyst for the creation of the vibrant downtown as envisioned by the recently adopted General Plan.

Construction of a new Aquatics Facility: The Town's existing swimming pool and bathhouse at Ora Mae Harn Park are approximately 40 years old, are substandard in terms of current codes and guidelines, and support seasonal use only. The water filtration and purifications systems are similarly at the end of their useful life. The pool is not heated making it operational for only a few months each year. The residents of Marana, through the public input process, have expressed a keen interest in replacing this pool with a new facility.

The proposed new facility will include a 50-meter competitive pool, a recreation / therapy pool, various play components, and supporting utility systems. The new pool will be heated to allow for year-round use. These facilities will accommodate youth swim teams, adult / masters swim teams, water aerobics, learn-to-swim programs, water therapy programs, recreational swimming, and various water based recreational activities. The proposed facility will include restrooms, changing rooms, rentable spaces for private parties, and space for administrative and life-guard staff.



It is recommended that the new aquatic facility be constructed as part of the Multi-Generational Community Center campus. This will facilitate the staffing of the facility and will reduce the cost of operating and administering the complex.

Major Initiatives — Linear Parks and Trails

The major initiatives recommended by this master plan related to the development of linear parks and trails are:

- Complete the regional trail system as a framework for the local trail system
- Integrate shared-use pathway and greenway development with transportation and infrastructure projects
- Develop trails linking key community assets
- Expand the natural resource park and preserve trail systems
- Incrementally construct local trail systems in conjunction with new private development

Completion of the Regional Trail System: The Loop along the Santa Cruz River is the spine of the Town of Marana's trail system. The regional trail system also includes the Central Arizona Project (CAP) Trail which connects Marana with other communities in both Pima and Pinal counties. The completion and enhancement of these regional trails is strongly supported by Marana residents and should be given high priority.

Integration of Shared-Use Pathways and Greenways with Transportation and Infrastructure Projects: The shared-use pathways and greenways that extend out from the regional trail system will typically be developed along roadways or constructed drainage corridors. It is recommended that the design and construction of these shared-use pathways and greenways be made an integral part of the scope of these transportation and infrastructure projects. This will enable the design and construction of these facilities to be concurrent with the larger public works projects.

Develop Trails Linking Key Community Assets: It is recommended than an emphasis be given to the development of urban trails that connect the places where people live with places where they recreate, work, or go to school. As new residential subdivisions are approved, as new schools are constructed, and as new parks and other civic facilities are developed, urban trails that connect them should be constructed. For this to happen effectively, it will be important that the Parks and Recreation Department continue to be an active participant in project reviews and long-term Town planning efforts.



Expand the Natural Resource Park and Preserve Trail Systems: The expansion and development of the trail systems within the El Rio Preserve, the Tortolita Preserve, and Tortolita Mountain Park will be needed to support the growing demand for the recreational use and enjoyment of these areas. This expansion, however, will need to be balanced with the protection of the resources present. Specific recommendation for the expansion of these trail systems are provided in the "Natural Resource Parks and Preserves" section of this report.

Major Initiatives — Natural Resource Parks and Preserves

The major initiatives recommended by this master plan related to the development and enhancement of the Town's natural resource parks and preserves are:

- Construct public use and resource protection improvements at the Tortolita Preserve
- Construct public use and resource protection improvements at the El Rio Preserve
- Expand and enhance the trail system within Tortolita Mountain Park
- Collaborate with other agencies to create a true Mountain Park in the Tortolita Mountains with integrated resource management



Public Use and Resource Protection Improvements at the Tortolita Preserve: Work associated with this initiative includes completion of the boundary fence, construction of a new trailhead, and the construction of new trails. With regard to fencing, the eastern portion of the preserve is currently fenced but the western half is not. To prevent intentional or unintentional trespass into the Preserve, the remainder of the perimeter fence should be constructed.

Access to the Preserve is also in need of improvement. The primary point of access at the southeastern corner of the site will be improved with the construction of a trailhead parking lot and related facilities. As part of a subsequent phase of development, a restroom will also be constructed in this location. Recommended public use improvements at the Preserve include the construction of new trails. These will include a short interpretive loop trail and new loop trails within the eastern and western portions of the site.

Public Use and Resource Protection Improvements at the El Rio Preserve: As water is reintroduced to the El Rio Preserve and wildlife populations return, public use of the area will grow significantly. As such, it will be important to construct an internal trail system that provides for public access while also protecting the resources present. It is recommended that the construction of this trail system be given high priority. The growth in public use of the area will also necessitate the construction of the proposed parking lot. This parking lot will not only serve the Preserve, but also the adjacent recreational facilities and The Loop.

Expand and Enhance the Trail System in Tortolita Mountain Park: The trail system in Tortolita Mountain Park is very popular with both Town residents and visitors to the community. There is a keen interest among users to expand this trail network. As such, it is recommended that new trails be constructed in and around the southwest portion of the mountain range. These trails will expand the capacity of the system and provide opportunities for individuals looking for a less strenuous trail experience. It is also recommended that a trail be constructed to connect Tortolita Mountain Park with the Tortolita Preserve.

Collaborate with other agencies and jurisdictions to create a true Mountain Park with integrated Resource Management: The current ownership of lands within the Tortolita Mountain range is divided among multiple agencies, jurisdictions, and individuals with no single entity responsible for resource management. This condition creates the potential for land use changes that would be incompatible with the concept of a mountain park. It is recommended that the Town of Marana continue to show leadership and work with all appropriate stakeholders with the goal of establishing a true mountain park. This park should encompass the entire mountain range and have an integrated management team that shares the responsibilities and costs associated with the protection and management of the park's resources.

Major Initiatives — Recreation Programming

The major initiatives recommended by this master plan related to recreation programming are:

- Add recreation, fitness, and wellness programs that require indoor space
- Add fitness, recreation, and therapy programs that require a year-round aquatic facility
- Maintain, expand, and enhance current program offerings with large and growing participation
- Maintain and refine programs serving special interest constituencies

Add Recreation, Fitness, and Wellness Programs that require Indoor Space: A major gap in the programs that have been offered by the Town of Marana in recent years are programs that can only be effectively conducted in an indoor setting. This gap was due to the lack of an appropriately sized community center. When the multi-generational community center recommended by this Master Plan is constructed, the Town will have the ability to offer these programs and it will be a point-of-emphasis for new program development.

Add Fitness, Recreation, and Therapy Programs that require a Year-Round Aquatic Facility: With a small, seasonal-use swimming pool, the Town has been able to offer only a very few water-based recreation and fitness programs. When the new aquatic facility recommended by the Master Plan is constructed, the Town will have the ability to offer a full complement of recreation, fitness, and water therapy programs serving the widest possible range of age and interest groups. The development of these highly desired programs will be a point of emphasis when the new aquatic facility is constructed.

Maintain, Expand, and Enhance Program Offerings with Large and Growing Participation: There are several program areas, such as youth sports, youth programs, and outdoor recreation programs where participation levels are very high and growing. These programs will be examined and opportunities for their expansion and enhancement identified. The Town will continue to seek feedback from participants and will refine the program offerings in response to the feedback received.



Maintain and Refine Programs serving Special Interest Constituencies: The recreation and enrichment programs offered by the Town are not based solely on popularity and registration numbers. They are also based on community needs and the desire to serve all residents. While the Town cannot provide programs for each and every interest group, it can and will continue to provide programs for underserved constituencies. Included will be adaptive recreation programs, cultural arts programs, and programs for seniors.

Recommendations for Department Organization and Operations

In addition to the initiatives associated with the development of parks and the expansion of recreation programs, this Master Plan also includes recommendations related to the organization of the Parks and Recreation Department and its day-to-day operations.

It is recommended that the Department continue to be organized into three divisions. These divisions will be Administration, Recreation, and Parks. Administration will be responsible for the overall administration of the Parks and Recreation Department, long-range planning, budgeting, data / metrics tracking, and business services. As the park system grows, the scope of the Administrative Division will expand to include additional emphasis on marketing and project planning.

The Recreation Division will continue to be responsible for the provision of recreation programs and services and the management of facilities (community center and aquatic facility). The business functions currently within this division will be transferred and consolidated with Administration.

The Parks Division will be responsible for the maintenance of parks and for the maintenance of rights-of-way when this responsibility is transferred to the Department. As the Department grows, the Parks Division will be organized to provide separate maintenance teams within each of the Town's three geographic regions. These maintenance teams will serve to improve operational efficiencies.

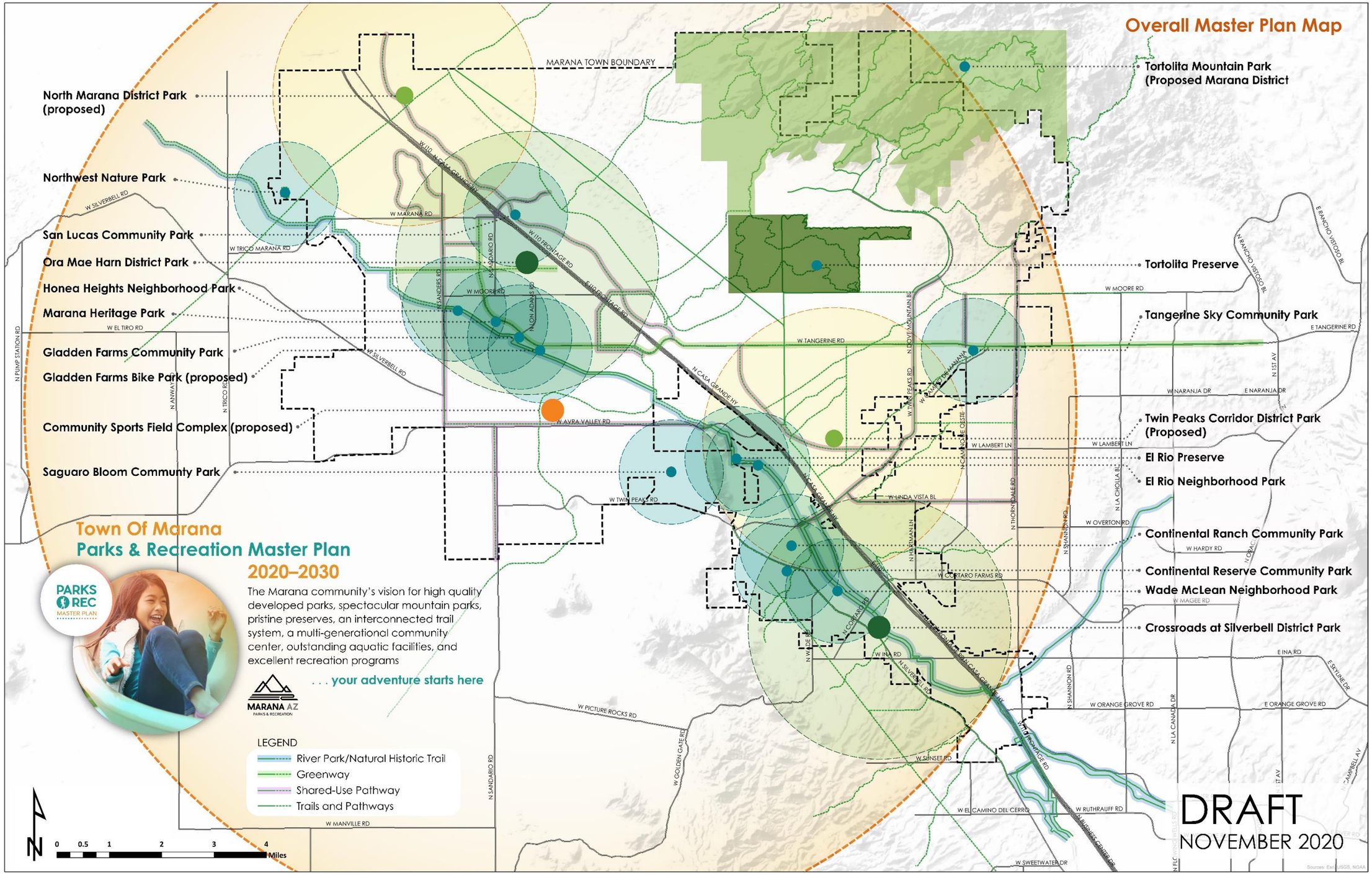
It is also recommended that a full-time Natural Resources Manager position be added to the Parks Division with responsibilities to include coordination of the on-going development of natural resource parks and preserves, coordination of environmental education programs, and facility / interpretive program development at Marana Heritage Park.

Park, Preserve, and Trail System Map

Provided on the following page is a map that summarizes the existing park, preserve, and trail system, and the proposed additions to this network of trails. Additional more detailed maps are included in the Developed Parks, Linear Parks and Trails, and the Natural Resource Park and Preserve sections of this Master Plan.



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Overall Master Plan Map
MARANA TOWN BOUNDARY
North Marana District Park (proposed)
Northwest Nature Park
San Lucas Community Park
Ora Mae Harn District Park
Honea Heights Neighborhood Park
Marana Heritage Park
Gladden Farms Community Park
Gladden Farms Bike Park (proposed)
Community Sports Field Complex (proposed)
Saguaro Bloom Community Park
Tortolita Mountain Park (Proposed Marana District
Tortolita Preserve
Tangerine Sky Community Park
Twin Peaks Corridor District Park (Proposed)
El Rio Preserve
El Rio Neighborhood Park
Continental Ranch Community Park
Continental Reserve Community Park
Wade McLean Neighborhood Park
Crossroads at Silverbell District Park
Town Of Marana
Parks & Recreation Master Plan
2020–2030
The Marana community's vision for high quality developed parks, spectacular mountain parks, pristine preserves, an interconnected trail system, a multi-generational community center, outstanding aquatic facilities, and excellent recreation programs
. . . your adventure starts here
PARKS REC MASTER PLAN
MARANA AZ PARKS & RECREATION
LEGEND
River Park/Natural Historic Trail
Greenway
Shared-Use Pathway
Trails and Pathways
0 0.5 1 2 3 4 Miles
DRAFT
NOVEMBER 2020



1 INTRODUCTION

Purpose of Master Plan

This master plan is intended to serve as a guide for the development, expansion, and improvement of the Town of Marana's park system during the period from 2020 to 2030. It is intended to be a flexible document that allows the Town to respond appropriately when opportunities occur while also providing clear goals and specific benchmarks for park system development.

Plan Foundations

Previously adopted plans that serve as the foundation for this Master Plan include the Town's Strategic Plan and its General Plan.

The Town of Marana's Strategic Plan, which was adopted by Mayor and Council in 2017, sets the Town on a course of action "…to address community needs and position Marana for the future." One of the five areas of focus in the Strategic Plan is Recreation. The stated goal for the recreation element is to "…provide diverse recreational opportunities that create economic benefits and a healthy lifestyle."

The Town's General Plan, Make Marana 2040, goes further and identifies the preparation of a Parks and Recreation Master Plan as a specific action item to be undertaken by the Town. The General Plan also includes numerous policies that express the Town's commitment to the development of public parks, the preservation of natural open space, and the provision of programs that support community health and wellness.

A Community Focus with a Welcoming Approach

In all instances, the recommendations of this Master Plan are predicated on providing facilities and programs that respond to the stated needs and preferences of Marana residents. While the plan is community focused, it also recognizes that visitors to the Town, including individuals who use the Town's parks and participate in Town sponsored events, can be beneficial to the economic well being of the community. In short, this plan has a very strong community focus balanced with a welcoming approach.

Scope of the Town of Marana Park System

The Town of Marana's park system includes elements that vary widely in terms of character, purpose, and scale. The principal physical elements are:

- Developed Parks
- Community Center and Aquatic Facilities
- Linear Parks and Trails
- Natural Resource Parks and Preserves

Each of these elements are examined in this Master Plan and specific action items are recommended for each. (See Sections 6, 7. 8, and 9 of this report).

In addition to the physical assets noted above, the recreation, fitness, and enrichment programs offered by the Department are an equally important element of the Town's park system. The refinement and expansion of program offerings in response to public input is also an important component of this Master Plan. These recommendations are outlined in Section 10 of this report.

While the Parks and Recreation Department's delivery of services to the community is the major focus of this master plan, the document also looks inward to identify how the Department can most effectively and efficiently serve the community. Specific recommendations related to Department organization and its operations are summarized in Section 11 of this report.

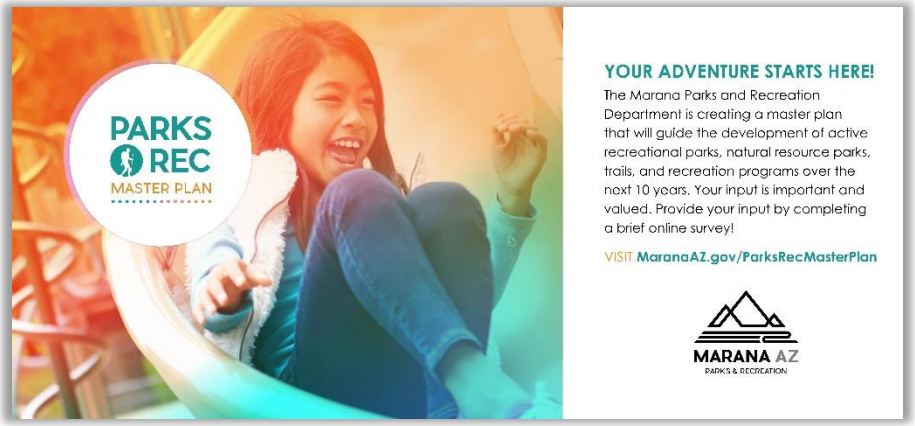
Community Input

Level-of-service is a key concept for measuring a municipal parks department's ability to provide the facilities and programs that are being requested by the community residents. Every community is unique. Understanding a community's needs and preferences is of vital importance for the development of a park system that provides a high level-of-service.

The need to understand and respond to the Marana community's vision resulted in the broad and multi-faceted public input program that served as the basis for this Master Plan. That public input program included:

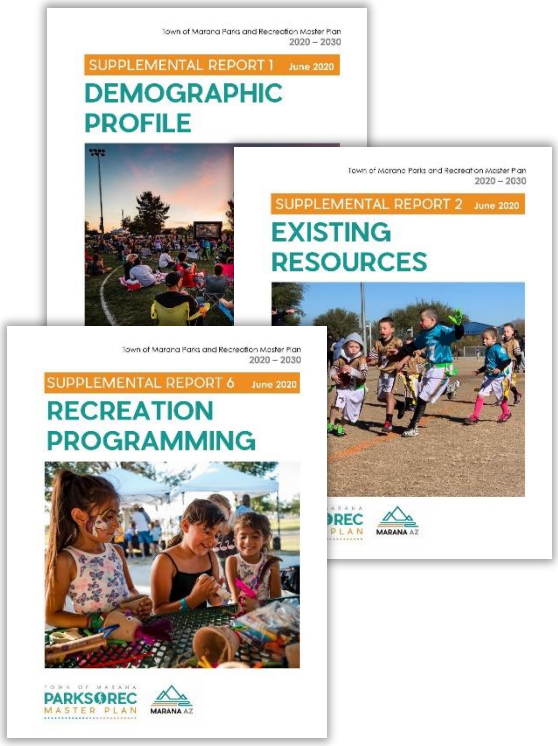
- An on-line survey that received nearly 2,000 responses
- A 400 person, randomly selected and statistically predictable telephone survey
- Public meetings conducted in each of the geographical districts of the town
- Focus group meetings related to specific plan elements
- Intercept interviews in existing parks and at community events
- Informational email messages sent to organizations who had previously partnered with the Parks and Recreation Department
- Informational email messages to individuals who had previously participated in Department sponsored events
- A public service announcement that was presented at a local movie theater
- A 16-person advisory committee with representation from a wide range of community organizations and interests

The input received was instrumental in understanding the community's vision and very helpful in identifying the specific improvements needed to provide a high level-of-service.



Other Background Research

Background research conducted as part of the master planning process also included an examination of the community's demographics, an inventory of all existing park resources, and a survey of peer communities to determine what facilities and programs are being offered by other jurisdictions.



The analysis of the community's demographics examined not just the Town as a whole but also the characteristics of the three geographic districts within the Town, Northeast Marana, Northwest Marana, and Southern Marana. The findings of this analysis are included in Section 2 of this report.

The inventory of existing park resources examined the size, scope, and condition of all existing developed parks. It also looked at the features of the community center, the aquatic facilities, the linear park and trail system, and the existing natural resource parks and preserves. A summary of this inventory is included in Section 4 of this report.

The survey of peer communities was undertaken to better understand the approaches and standards that have been adopted by other Arizona communities; communities that sometimes compete with the Town of Marana for new businesses and new residents. Information related to what park facilities and recreation programs other communities offer is included in Section 5 of this Master Plan report.

A Public / Private Partnership

An underlying principle of this master plan is that an effective park system must rely on both public and private entities to provide the various elements of a comprehensive park network. The role of the public sector is to construct, operate, and maintain the community and districts parks that serve the entire or large sectors of the community. It is also the role of the public sector to develop and maintain the linear parks and shared-use pathways that connect the various neighborhoods within the Town. Further, it is the role of the public sector to manage the various natural resource parks and preserves that make Marana's park system so unique.

The complementary role of the private sector. which may include developers, community associations, or individual neighborhood associations, is to build, operate, and maintain the neighborhood parks and small recreation areas that serve individual subdivisions. This approach allows the Parks Department to focus its efforts and resources on the larger components of the parks system while giving authority and control to the private sector related to the recreation facilities serving individual neighborhoods.

Related Document

The "Town of Marana Subdivision Recreational Area Design Manual" is by reference made an integral component of this Master Plan. This manual, adopted by Mayor and Council in 2020, identifies the space and facility requirements associated with recreational areas within subdivisions of various sizes and densities.



2 COMMUNITY DEMOGRAPHICS

Introduction

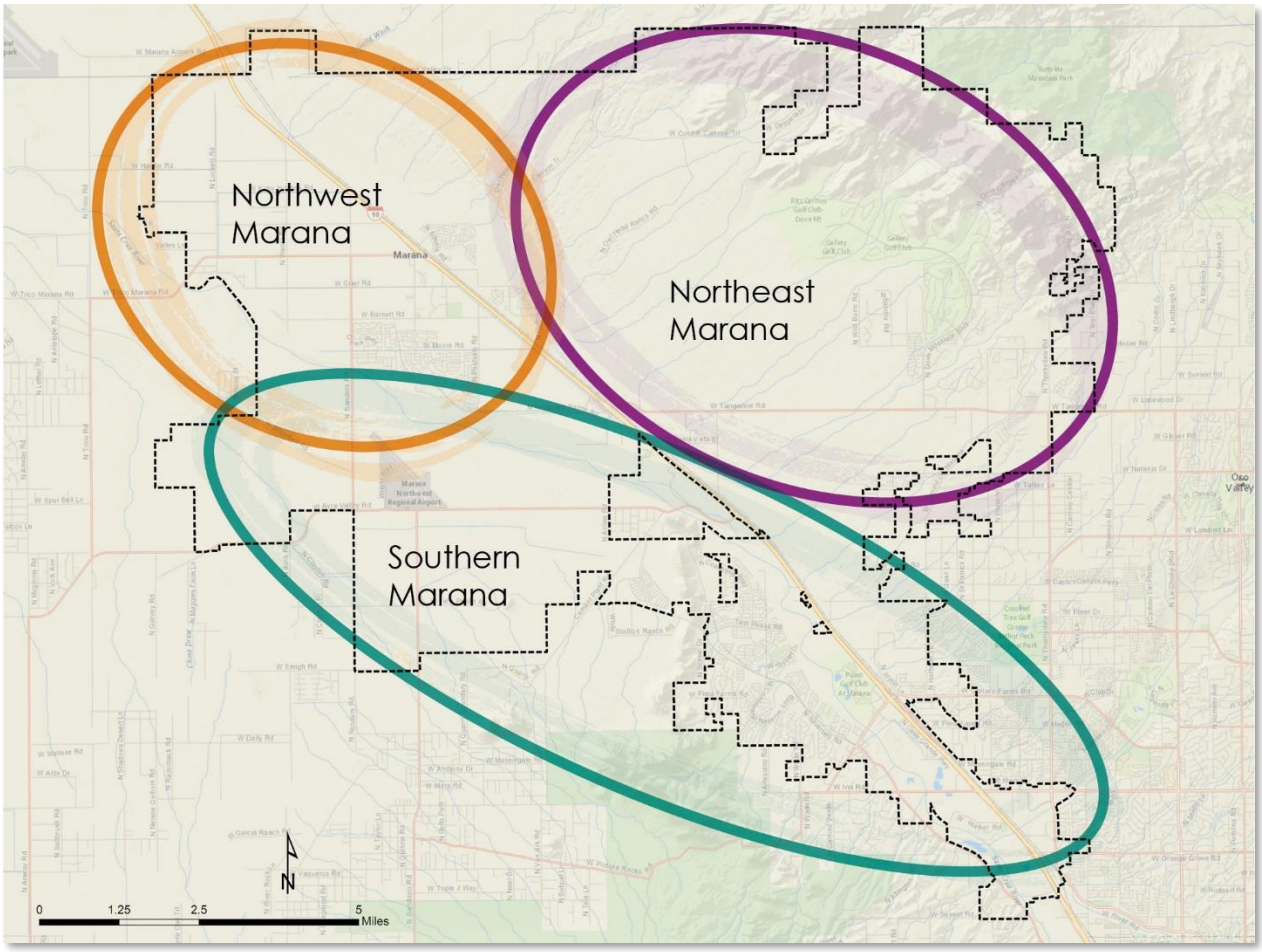
A goal of the Town of Marana 2020 – 2030 Parks and Recreation Master Plan is to be responsive to the needs and preferences of all members of the community. As one of several steps undertaken to understand these needs and preferences, a review of the demographic characteristics of the Town and its key subregions was conducted. This section of the Parks and Recreation Master Plan Report summarizes the findings of this investigation.

Areas Evaluated

Four areas were evaluated as part of the demographic analysis.

- Area 1 is the entire Town of Marana based on its January 1, 2020 Town boundary
- Area 2 is the Northeastern portion of the town as shown on the map below
- Area 3 is the Northwestern portion of the Town as shown on the map below
- Area 4 is the Southern portion of the Town as shown on the map below

These sub-areas are geographically distinct and have been identified by the Town as individual benefit areas related to various Town programs.



Data Source

The ESRI ArcGIS Business Analyst website was used as the source of the demographic data included in this report.

Summary of Findings

Population: 2000, 2010, 2019, and 2024 (Estimated)

Town of Marana	Northeast	Northwest	Southern
2000 = 15,222	2000 = 1,908	2000 = 1,971	2000 = 11,344
2010 = 34,859	2010 = 6,571	2010 = 6,226	2010 = 22,026
2019 = 47,418	2019 = 11,133	2019 = 9,853	2019 = 26,432
2024 = 54,125 (Est.)	2024 = 13,126 *	2024 = 11,280 *	2024 = 29,718 *

* Estimated

Annual Population Growth: 2000-2010, 2010-2019, and 2019-2024

Town of Marana	Northeast	Northwest	Southern
2000 – 2010 = 8.64%	2000 – 2010 = 13.16%	2000 – 2110 = 12.19%	2000 – 2010 = 6.88%
2010 – 2019 = 3.38%	2010 – 2019 = 5.78%	2010 – 2019 = 5.09%	2010 – 2019 = 1.97%
2019 – 2024 = 2.68% *	2019 – 2024 = 3.35% *	2019 – 2024 = 2.74% *	2019 – 2024 = 2.37% *

* Estimated

Estimated Population 2030

Town of Marana	Northeast	Northwest	Southern
65,000 (Est.) *	N/A	N/A	N/A

* Based on Town of Marana Projections

Median Age: 2010, 2019, 2024 (Estimated)

Town of Marana	Northeast	Northwest	Southern
2010 = 38.3 Years	2010 = 51.2 Years	2010 = 32.7 Years	2010 = 37.1 Years
2019 = 41.1 Years	2019 = 55.9 Years	2019 = 36.0 Years	2019 = 38.6 Years
2024 = 41.9 Years *	2024 = 57.4 Years *	2024 = 34.3 Years *	2024 = 39.6 Years *

* Estimated / Median Age for U.S. = 38.5

Average Household Size 2019

Town of Marana	Northeast	Northwest	Southern
2.62	2.24	2.99	2.70

Median Household Income 2019

Town of Marana	Northeast	Northwest	Southern
$81,780.	$89,530.	$75,997.	$80,036.

Median Household Income for the U.S. = $69,180.

Median Home Value

Town of Marana	Northeast	Northwest	Southern
2019 = $266,757.	2019 = $374,182.	2019 = $227,414.	2019 = $239,203
2024 – $298,876. *	2024 = $406,017. *	2024 = $287.076. *	2024 = $268,316. *

* Estimated

Percent of Households with Children

Town of Marana	Northeast	Northwest	Southern
35.2%	23.2%	43.5%	37.5%

Key Findings

Key findings for the Town of Marana include:

- Median age is slightly older than the U.S. median age – (Town = 41.1 Years, U.S. = 38.5 Years)
- Median household income is slightly higher than U.S. median income – (Town = $81,780, U.S. = $69,180)

Key findings for Northeast Marana include:

- Population is currently between the other subareas (11,133)
- Median age is highest of subareas – (55.9 Years)
- Percentage of households with children is lowest of subareas – (23.2%)
- Median household income is highest of subareas – ($89,530.)

Key findings for Northwest Marana include:

- Population is currently lowest of subareas – (9,853)
- Median age is youngest of subareas – (36.0 Years)
- Percentage of households with children is highest of subareas – (43.5%)
- Median income is the lowest of the subareas – ($75,997.)

Key findings for Southern Marana include:

- Population is currently the highest of the subareas (26,432)
- Median age is close to U.S. median age (Subarea = 38.6, U.S. = 38.5 Years)
- Percentage of households with children is between other subareas – (37.5%)
- Median household income is between the other subareas – ($80,036.)

Additional Information

Additional information regarding the demographics of the Town of Marana, including information for each of the sub-areas, is included in the Town of "Marana Parks and Recreation Master Plan – Supplemental Report 1 – Demographic Profile." (June 2020).





3 PUBLIC ENGAGEMENT

Introduction

To understand the needs and preferences of the Marana community as they relate to parks and recreation, a two-fold approach was undertaken to solicit and document community input. The first component of the public outreach program was an on-line survey that was advertised and made available at community events and public meetings as well as being advertised by digital contact (email) with individuals who had participated in previous park programs. Weekly newsletters from the Department to constituents were also used to advise the public of their opportunity to have a voice in the planning process. The on-line survey was available to Marana residents for a period of approximately 140 days. A total of 1,954 responses were received from interested citizens.

The 1,954 survey responses received represents a sample that was equal to approximately ten percent (10%) of the total number of Marana households. This estimate is based on ESRI ArcGIS 2019 Business Analyst data which indicated a 2019 population of 47,418 and an average household size of 2.62 persons).

The second component of the public outreach program was a 400-person, randomly selected, statistically projectable telephone survey of adult (18 or older) Marana residents. This survey was undertaken to confirm the results of the on-line survey and to ask additional questions related to the specifics of park and recreation program development. An equal number of respondents to the telephone survey were from the Northeast, Northwest, and Southern planning areas.

Additional information regarding these surveys is included in "Supplemental Report 3 – Telephone Survey Results" dated June 2020 and in "Supplemental Report 4 – On-Line Survey Results" dated June 2020.

Public Outreach

In an effort to let residents know about the Parks and Recreation Master Plan 2020 - 2030 and to solicit their initial input via the on-line survey, an extensive outreach program was implemented. This outreach program included:

- An information booth at the annual Turkey Trot event
- An information booth at the annual Holiday Tree Lighting Festival
- An information booth at the start of El Tour de Tucson bicycle event
- An information booth at the youth flag football playoff weekend
- A public service announcement that was displayed before movies at the Marana Harkins Theaters during the month of January 2020
- Project information and link to the survey on the Town of Marana's website
- Informational email messages sent to organizations that previously used Marana parks
- Informational email messages sent to individuals that previously enrolled in Town recreation programs





- Coordination with the Project Advisory Committee so that a link to the survey could be sent to all members of the organizations represented on the Advisory Committee.
- Public meeting at the Wheeler Taft Abbett Library with at-meeting opportunities to complete survey
- Public meeting at the Dove Mountain CSTEM School with at-meeting opportunities to complete survey
- Public meeting at the Marana Police Department Conference Room with at-meeting capability to complete survey
- Walk-arounds at Ora Mae Harn Park to engage park users
- Walk-arounds at Crossroads at Silverbell Park to engage park users
- Distribution and collection of (hard copy) surveys to participants in senior programs at Marana Community Center
- Personal communications between Parks Department administrative staff and Town residents

On-Line Survey Results

Question 1 - Location of Residence

Responses were provided by residents from within each of the three planning areas (Northeast Marana, Northwest Marana, and Southern Marana). The largest number of responses was received from residents of Southern Marana which has a larger population than the other two areas. A significant number of responses were also provided by non-residents suggesting widespread use of Marana parks by individuals living outside the Town's boundaries. The percent of the total number of responses that came from each planning area is as follows.

Northeast Marana 20%
Northwest Marana 23%
Southern Marana **34%**
Outside of Town Limits 23%

Question 2 - Household Composition

This question asked if there were minor children living in the home of the respondent. The lowest percentage of households with minor children was in the Northeast planning area (34.9%) and the highest percentage in the Northwest planning area (73.3%)

Northeast Marana – Households with minor children 34.9%
Northwest Marana – Households with minor children **73.3%**
Southern Marana – Households with minor children 62.2%
Outside of Town Limits – Households with minor children 46.2%
All respondents – Households with minor children 54.6%

Question 3 - Age of Respondent

The age of respondents varied among the filtered groups. The respondents living in Northeast Marana tended to be older and the respondents living in Northwest Marana tended to be younger, consistent with the demographic profile of the Town.

	All	Northeast	Northwest	Southern	Non-Resident
17 or Younger	1.1%	0.9%	1.4%	1.1%	0.9%
18 – 24	1.8%	0.9%	2.5%	0.8%	2.1%
25 – 34	17.5%	11.5%	27.2%	15.6%	15.0%
35 – 44	**29.7%**	16.9%	**37.5%**	**37.3%**	**22.9%**
45 – 54	16.1%	18.3%	13.1%	16.2%	18.8%
55 – 64	15.6%	21.9%	8.6%	12.6%	20.8%
65 or Older	18.2%	**29.6%**	9.7%	16.4%	19.6%

Question 4 - Park Facilities Used

Survey respondents typically used several different types of parks within the current park system and used them quite extensively. Utilization patterns were similar in all planning areas. Natural resource parks and preserves were more extensively used by those living in Northeast Marana which is consistent with the proximity of this planning area to Tortolita Mountain Park.

	All	Northeast	Northwest	Southern	Non-Resident
Developed Parks	**79.5%**	73.4%	**86.8%**	**82.5%**	73.2%
Linear Parks and Trails	71.0%	75.4%	73.1%	69.2%	71.1%
Natural Resource Parks / Preserves	66.5%	**78.1%**	51.3%	66.7%	**73.7%**
Swimming Pools and Splash Pads	57.0%	36.2%	76.2%	61.9%	51.0%
Community / Senior Center	22.3%	15.3%	28.3%	24.4%	19.5%

Question 5 - Frequency of Use

Respondents used Marana Parks on a regular basis with nearly half of the respondents using these facilities several times a week. Frequency of use was highest in Northwest and Northeast Marana and lowest among non-residents.

	All	Northeast	Northwest	Southern	Non-Resident
Several times a week	**47.2%**	**51.3%**	**52.4%**	**48.8%**	40.1%
Several times a month	35.7%	35.0%	32.9%	35.2%	**40.7%**
Several times a year	13.6%	10.7%	11.4%	12.2%	16.8%
Only infrequently or Never	3.2%	3.0%	3.3%	3.8%	2.4%

Question 6 - Perceived Quality of Existing Parks

The respondents had high regard for the quality of the existing parks in the Town of Marana park system. Overall, nearly half (46.1%) thought the quality was Very Good or Excellent and 83.5% thought the parks were Good, Very Good, or Excellent. The perception of park quality was generally uniform in all planning districts.



	All	Northeast	Northwest	Southern	Non-Resident
Excellent	10.2%	13.8%	8.8%	7.8%	14.3%
Very Good	35.9%	**41.9%**	34.4%	33.8%	**39.3%**
Good	**37.4%**	32.0%	**39.4%**	**39.4%**	32.4%
Fair	14.3%	9.9%	15.6%	17.0%	11.3%
Poor	2.1%	2.4%	1.4%	1.9%	2.7%

Question 7 - Quantity and Location of Parks

In contrast with the public's perception of the quality of existing Marana parks, the perception of the quantity and location of parks was somewhat lower. Overall, 29.9% of the public thought the quantity and location of parks was Fair or Poor. In the Northeast planning district, dissatisfaction with the quantity and location of parks was highest with 39.2% of respondents suggesting the quantity and location of parks was Fair or Poor.

	All	Northeast	Northwest	Southern	Non-Resident
Excellent	8.3%	7.8%	9.5%	7.1%	8.4%
Very Good	25.8%	18.9%	28.5%	24.5%	24.9%
Good	**36.0%**	**34.1%**	**34.9%**	**35.1%**	**36.5%**
Fair	24.1%	28.4%	22.3%	26.8%	25.4%
Poor	5.8%	10.8%	4.7%	6.5%	4.8%

Question 8 - Participation in Recreation, Fitness, and Enrichment Programs

Participation in Town sponsored recreation, fitness, and enrichment programs was quite high, with more than half of all respondents indicating that they had participated in a program during the past year. Participation rates were similar in the Northwest and Southern planning area and lower in the Northeast area.

	All	Northeast	Northwest	Southern	Non-Resident
Several times a year	**44.0%**	**41.8%**	**47.6%**	**45.1%**	**45.3%**
At least once a year	22.3%	16.9%	24.8%	25.3%	20.6%
Only infrequently or Never	33.6%	41.2%	27.6%	29.5%	34.1%

Question 9 - Program Participation by Category

While there was widespread participation in all of the recreation program categories, the highest levels of participation were in youth sports and in community events such as the 4th of July celebration. Outdoor recreation programs, such as guided hikes, received high levels of participation from respondents living in the Northeast planning area and those residing outside the Town limits.

	All	Northeast	Northwest	Southern	Non-Resident
Youth Sports Programs	**44.1%**	29.9%	53.6%	**52.4%**	34.2%
Adult and Sr. Sports / Wellness Prog.	19.0%	21.2%	13.6%	20.8%	21.8%
Outdoor Recreation Programs	41.2%	**44.8%**	37.9%	39.4%	**45.3%**
Fitness Programs	27.2%	29.2%	26.9%	26.8%	25.0%
Special Interest (Arts, Cultural) Prog.	28.9%	31.6%	29.6%	28.0%	26.6%
Fun Runs and Races	39.3%	29.5%	41.7%	42.9%	42.4%
Aquatic Programs	25.0%	17.0%	33.4%	23.5%	25.0%
Youth Programs	26.2%	12.8%	37.9%	28.7%	20.9%
Senior Programs	10.8%	11.5%	10.4%	10.1%	11.7%
Community and Special Events	42.2%	35.4%	**54.1%**	45.4%	34.8%
Other	7.7%	10.8%	5.9%	5.2%	12.3%

Question 10 - Quality of Recreation Programs

There was a high level of regard for the quality of the recreation programs offered with 81.5% of respondents ranking the quality of the recreation programs as Good, Very Good, or Excellent. Rankings by residents of each of the planning areas was similar.

	All	Northeast	Northwest	Southern	Non-Resident
Excellent	8.9%	10.3%	7.4%	6.5%	13.3%
Very Good	25.6%	32.4%	18.1%	25.1%	29.4%
Good	**47.0%**	**40.9%**	**42.8%**	**47.7%**	**44.0%**
Fair	16.1%	13.5%	25.2%	18.8%	12.3%
Poor	2.4%	2.8%	6.5%	2.0%	0.9%

Question 11: Variety and Type of Programs

While there was a high level of satisfaction with the variety and types of programs offered, (71.6% of respondents rated the variety and type of programs as Good, Very Good, or Excellent) the rankings for this item were slightly lower than the quality of the recreation programs offered. This may be a reflection of the limited physical resources currently available to provide various program categories.

	All	Northeast	Northwest	Southern	Non-Resident
Excellent	6.3%	6.0%	7.4%	4.8%	9.3%
Very Good	22.7%	26.1%	18.1%	23.7%	26.2%
Good	**42.6%**	**44.1%**	**42.8%**	**39.8%**	**42.4%**
Fair	23.7%	20.1%	25.2%	26.5%	18.7%
Poor	4.7%	3.7%	6.5%	5.2%	3.4%

Question 12 - Location where New Parks are most needed

The responses to this question indicate a perceived need for new park facilities close to the respondent's place of residence. 63.3% of respondents living in Northeast Marana gave high priority to new parks in that planning area. 57.8% of respondents living in Northwest Marana gave high priority to parks in that location. 68.5% of respondents living in Southern Marana give high priority to new parks in that planning area.

	All	Northeast	Northwest	Southern	Non-Resident
New Parks in Northeast Marana					
High Priority	30.8%	**63.3%**	15.8%	13.1%	**40.8%**
Medium Priority	**36.8%**	25.2%	**43.5%**	42.0%	33.4%
Low Priority	32.4%	11.5%	40.7%	**44.9%**	25.8%
New Parks in Northwest Marana					
High Priority	26.7%	15.1%	**57.8%**	10.8%	26.5%
Medium Priority	**37.8%**	**44.7%**	29.2%	38.9%	**40.6%**
Low Priority	35.5%	40.1%	13.0%	**50.3%**	32.9%
New Parks in Southern Marana					
High Priority	35.8%	11.8%	12.1%	**68.5%**	28.3%
Medium Priority	**36.8%**	**46.1%**	43.2%	22.2%	47.3%
Low Priority	27.4%	42.1%	44.7%	9.3%	24.3%

Question 13 - Parks by Type

There is very strong support for new regional parks with more than half (56.2%) of all respondents indicating that they believed the development of parks of this type should be given high priority. Support for new District and Community parks was also strong with over 40% of all resident respondents giving high priority to these intermediate size parks. Support for Town built and maintained Neighborhood parks was lower than that of larger park types.

There was also moderately strong support for the construction of a sports field / tournaments complex. Support for this type of facility was highest in the Northwest and Southern planning areas. It was lowest in the Northeast planning area likely in response to the median age of residents in this location.

	All	Northeast	Northwest	Southern	Non-Resident
Regional Parks (50 Acres+)					
High Priority	**56.2%**	**58.7%**	**52.5%**	**53.3%**	**63.1%**
Medium Priority	31.1%	25.6%	35.3%	33.1%	28.0%
Low Priority	12.7%	15.7%	12.2%	13.5%	8.9%
District Parks (30 - 50 Acres)					
High Priority	**47.0%**	37.7%	**50.7%**	**50.5%**	**46.2%**
Medium Priority	40.0%	**42.8%**	38.9%	37.9%	43.0%
Low Priority	13.0%	19.5%	10.3%	11.6%	10.8%
Community Parks (10 - 30 Acres)					
High Priority	**41.8%**	**46.32%**	**42.3%**	**43.7%**	33.6%
Medium Priority	40.0%	32.3%	40.8%	40.3%	**46.2%**
Low Priority	18.2%	21.4%	16.9%	16.0%	20.3%

(Parks by Type, continued)

	All	Northeast	Northwest	Southern	Non-Resident
Neighborhood Parks					
High Priority	**39.8%**	**39.5%**	**44.9%**	**41.7%**	31.4%
Medium Priority	31.3%	27.5%	30.2%	33.4%	33.4%
Low Priority	28.8%	33.0%	24.9%	24.9%	**35.1%**
Sports Field / Tournament Complex					
High Priority	**41.5%**	**34.6%**	**49.4%**	**43.1%**	**37.6%**
Medium Priority	32.1%	32.9%	32.6%	30.2%	32.7%
Low Priority	26.4%	32.6%	17.9%	26.8%	29.7%

Question 14 - Linear Parks and Trails

Survey respondents indicated strong support for the development of linear parks with shared-use pathways, pathways that connect neighborhoods, and hiking trails in mountain parks and preserves. Over 85% of respondents indicated that these facilities should be a high or medium priority for development. Support for single-track mountain bike trails was lower, although trails of this type may be coincidental with hiking trails in mountain parks and preserves. Support for equestrian trails was low.



	All	Northeast	Northwest	Southern	Non-Resident
Linear Parks with Shared-Use Paths					
High Priority	**55.9%**	**57.7%**	**54.2%%**	**54.5%**	**59.7%**
Medium Priority	31.1%	30.0%	30.7%%	32.9%	29.6%
Low Priority	12.9%	12.3%	15.2%	12.5%	10.7%
Paths Connecting Neighborhoods					
High Priority	**53.4%**	**55.4%**	**54.5%**	**54.4%**	**48.2%**
Medium Priority	33.5%	34.0%	30.9%	32.3%	38.6%
Low Priority	13.1%	10.6%	14.6%	13.3%	13.2%
Mtn. Park / Preserve Hiking Trails					
High Priority	**54.5%**	**65.6%**	**44.4%**	**51.1%**	**61.8%**
Medium Priority	32.0%	22.8%	35.1%	35.0%	31.2%
Low Priority	13.5%	11.6%	20.5%	13.9%	6.9%
Single-Track Mountain Bike Trails					
High Priority	27.4%	23.7%	22.1%	24.2%	**42.6%**
Medium Priority	31.8%	34.9%	31.8%	30.0%	30.0%
Low Priority	**40.8%**	**41.4%**	**46.2%**	**44.8%**	27.4%
Equestrian Trails					
High Priority	9.2%	6.9%	9.1%	6.1%	17.2%
Medium Priority	23.8%	24.0%	25.4%	19.6%	27.6%
Low Priority	**67.1%**	**69.1%**	**65.5%**	**74.3%**	**53.3%**

Question 15 - Improvements to Natural Resource Parks and Preserves

New access points and trailheads were priority improvements for the community with the strongest support coming from respondents living in the Northeast planning area. Not-surprisingly, non-residents who were likely users of Tortolita Mountain Park also strongly supported these improvements. There was also strong support for an expanded mountain park and preserve trail system. Interpretive facilities and a visitor center were generally given low priority.

	All	Northeast	Northwest	Southern	Non-Resident
Trailheads and Improved Access					
High Priority	**48.0%**	**57.0%**	**35.6%**	**43.6%**	**61.6%**
Medium Priority	36.7%	31.5%	41.7%	39.4%	31.4%
Low Priority	15.4%	11.5%	22.7%	17.0%	6.9%
Expanded Mtn. Park Trail Systems					
High Priority	**47.8%**	**61.7%**	33.7%	**41.7%**	**61.6%**
Medium Priority	33.2%	25.6%	**39.0%**	36.1%	29.5%
Low Priority	19.0%	12.8%	27.3%	22.2%	8.9%
Interpretive Facilities/ Visitor Ctr.					
High Priority	19.8%	19.2%	23.6%	15.2%	24.4%
Medium Priority	37.0%	39.6%	**39.9%**	34.1%	**40.3%**
Low Priority	**42.3%**	**41.2%**	36.4%	**50.7%**	35.3%

Question 16 - Multi-Generation / Community Center

Support for a Multi-Generational Community Center was high with nearly half of all respondents (48.7%) indicating that this should be a High Priority and more than three quarters of all respondents (77%) indicating this it should be a Medium or High Priority. The perceived need for an aquatic facility was even higher with 52.7% indicating this should be a High Priority and 77.9% indicating it should be a Medium or High Priority. Support for a designated Senior Center was lower with 43.7% of all respondents suggesting that this should be a Low Priority.



	All	Northeast	Northwest	Southern	Non-Resident
Community Center with Indoor Gym, Fitness Center, Mtg. Rooms					
High Priority	**48.7%**	**41.0%**	**64.8%**	**48.4%**	**38.8%**
Medium Priority	28.3%	30.3%	21.6%	29.9%	31.3%
Low Priority	23.0%	28.7%	13.6%	21.7%	30.0%
Aquatic Facility with Competition Pool and Splash Pad					
High Priority	**52.7%**	**40.0%**	**70.1%**	**53.5%**	**43.8%**
Medium Priority	25.2%	25.4%	18.8%	26.4%	30.9%
Low Priority	22.1%	33.5%	11.1%	20.1%	25.2%
Senior Center					
High Priority	22.9%	21.4%	25.5%	22.7%	22.1%
Medium Priority	33.3%	33.5%	30.3%	33.6%	35.9%
Low Priority	**43.7%**	**45.0%**	**44.2%**	**43.7%**	**42.0%**

Question 17 - Recreation Programs

The highest priorities for recreation programming based on responses from the overall community were for Youth Sports (52.8% ranked as High Priority) and other youth programs (51.6% ranked as High Priority). The second tier of priorities was given to outdoor recreation (45% High Priority) and swimming and aquatics programs (44.0% High Priority). There were some variations based on planning area with respondents from the (younger) Northwest area giving higher priority to youth program than the respondents from the (older) Northeast planning area.

	All	Northeast	Northwest	Southern	Non-Resident
Youth Sports Programs					
High Priority	**52.8%**	**43.2%**	**61.8%**	**55.2%**	**47.6%**
Medium Priority	29.9%	30.3%	27.2%	29.9%	33.1%
Low Priority	17.2%	26.5%	10.9%	14.9%	19.3%
Adult / Senior Sports Programs					
High Priority	32.9%	31.4%	39.1%	30.5%	30.6%
Medium Priority	**41.5%**	**42.8%**	**38.0%**	**43.3%**	**41.6%**
Low Priority	25.6%	25.8%	22.9%	26.1%	27.7%
Outdoor Recreation Programs					
High Priority	**45.0%**	40.7%	**49.7%**	42.7%	**47.3%**
Medium Priority	43.0%	**43.7%**	41.4%	**44.7%**	41.5%
Low Priority	12.0%	15.6%	8.9%	12.6%	11.3%
Fitness Programs					
High Priority	37.7%	33.4%	**47.5%**	35.3%	35.3%
Medium Priority	**42.0%**	**44.0%**	38.0%	**42.9%**	**42.4%**
Low Priority	20.2%	22.5%	14.5%	21.8%	22.3%
Arts, Cultural, Educational Programs					
High Priority	30.6%	30.7%	35.9%	27.7%	29.2%
Medium Priority	**44.0%**	**40.3%**	**42.3%**	**46.2%**	**47.1%**
Low Priority	25.5%	29.0%	21.9%	26.1%	23.7%
Fun Run and Races					
High Priority	31.2%	27.4%	36.8%	29.4%	32.1%
Medium Priority	**41.9%**	**38.0%**	**40.4%**	**45.3%**	**41.2%**
Low Priority	26.9%	34.6%	22.8%	25.4%	26.6%
Swimming and Aquatics					
High Priority	**44.0%**	33.9%	**58.6%**	**41.6%**	**41.8%**
Medium Priority	35.4%	**34.5%**	29.3%	38.7%	37.6%
Low Priority	20.6%	31.6%	12.2%	19.7%	20.6%
Youth Programs					
High Priority	**51.6%**	**41.1%**	**59.5%**	**54.3%**	**48.1%**
Medium Priority	31.9%	33.0%	31.7%	30.6%	34.4%
Low Priority	16.4%	25.9%	8.9%	15.1%	17.5%
Senior Programs					
High Priority	24.9%	27.6%	22.4%	23.6%	26.7%
Medium Priority	37.3%	**40.5%**	36.1%	34.0%	**42.4%**
Low Priority	**37.8%**	31.9%	**41.5%**	**42.4%**	30.0%

(Recreation Programs continued)

	All	Northeast	Northwest	Southern	Non-Resident
Adaptive Recreation Programs					
High Priority	19.0%	17.0%	19.8%	18.6%	21.3%
Medium Priority	47.3%	47.6%	50.1%	43.6%	49.8%
Low Priority	33.7%	35.4%	31.1%	37.8%	28.9%
Community / Special Events					
High Priority	41.2%	31.4%	54.0%	41.0%	37.2%
Medium Priority	41.0%	43.9%	33.7%	42.5%	44.3%
Low Priority	17.8%	24.7%	12.3%	16.6%	18.4%

Question 18 - Repairs and Enhancements to Existing Parks

While the on-line survey indicated strong support for new park facilities, respondents also saw the benefits of making repairs and improvements to existing park facilities.

	All	Northeast	Northwest	Southern	Non-Resident
Existing Park Enhancements					
High Priority	**45.3%**	40.1%	**57.2%**	42.3%	41.6%
Medium Priority	41.3%	**44.1%**	33.4%	**43.5%**	**44.9%**
Low Priority	13.4%	15.7%	9.4%	14.1%	13.4%
Park Repairs and Improvements					
High Priority	**52.2%**	**47.0%**	**60.1%**	**51.1%**	**49.8%**
Medium Priority	36.9%	42.1%	31.7%	36.4%	39.0%
Low Priority	10.9%	10.9%	8.2%	12.5%	11.1%

Items Mentioned in Comments Section

The on-line survey allowed respondents to make additional comments and recommendations. The following summarizes the number of times various facilities and improvements were identified in the comments provided.

	Number of Times Mentioned
Comments Advocating for Various Park Types	
Developed Parks	50
Natural Resource Parks and Preserves	40
Community Center / Aquatic Center	32
Linear Parks and Trails	1
Total - Parks (Various Types)	**123**
Comments Advocating for Specific Facilities in Developed Parks	
Fields (Rectangular / Diamond)	34
Dog Park	33
Field Lighting	30
Pickleball Courts	23
Ice Hockey Rink	17
Tennis Courts	14
Skate Park	10
Playgrounds	8
Outdoor Basketball Courts	8
Disc Golf	6

(continued from previous page)

		Number of Times Mentioned
	Roller Rink	6
	Fishing Lake	5
	Other: Golf, Volleyball, Fitness Stations, Bocce, Model Aviation, Community Garden, Zip Line, Amphitheater, Farmers Market, Archery	23
	Total - Facilities within Parks	**217**
Comments Advocating for Community Center / Aquatic Center Facilities		
	Swimming Pool	36
	Splash Pad	13
	Total - Aquatic Facilities	**49**
Comments Advocating for Community Center Facilities		
	Gymnasium / Indoor Courts	36
	Community / Multi-Generation Center	26
	Event Space	8
	Total - Community Center Facilities	**70**
Comments Advocating for Linear Parks and Trails		
	Hiking / Mountain Bike Trails	41
	Connecting Trails	40
	Paved Pathways / Bike Lanes	24
	Bike Park	9
	Equestrian Trails	6
	Total - Trails	**120**
Comments Advocating for Recreation Programs		
	Youth / Teen and Youth Sports Programs	35
	Fitness / Wellness Programs	21
	Adult / Senior Programs	19
	Community Events	5
	Adaptive Recreation Programs	9
	Mom-Baby-Toddler	4
	Arts and Crafts	3
	Equipment Rental	1
	Total - Recreation Programs	**97**



Telephone Survey Results

To confirm the results of the on-line survey, a statistically valid telephone survey of 400 Marana residents was conducted. This survey included an equal number of respondents from Northeast, Northwest, and Southern Marana. The complete results of the telephone survey are included in "Supplemental Report 3 - Telephone Survey Results" dated June 2020.

The telephone survey respondents were 50% female and 50% male and 45% of respondents were individuals who had minor children living in their home. Respondents were a mix of full-time residents (92%) and seasonal residents (8%).

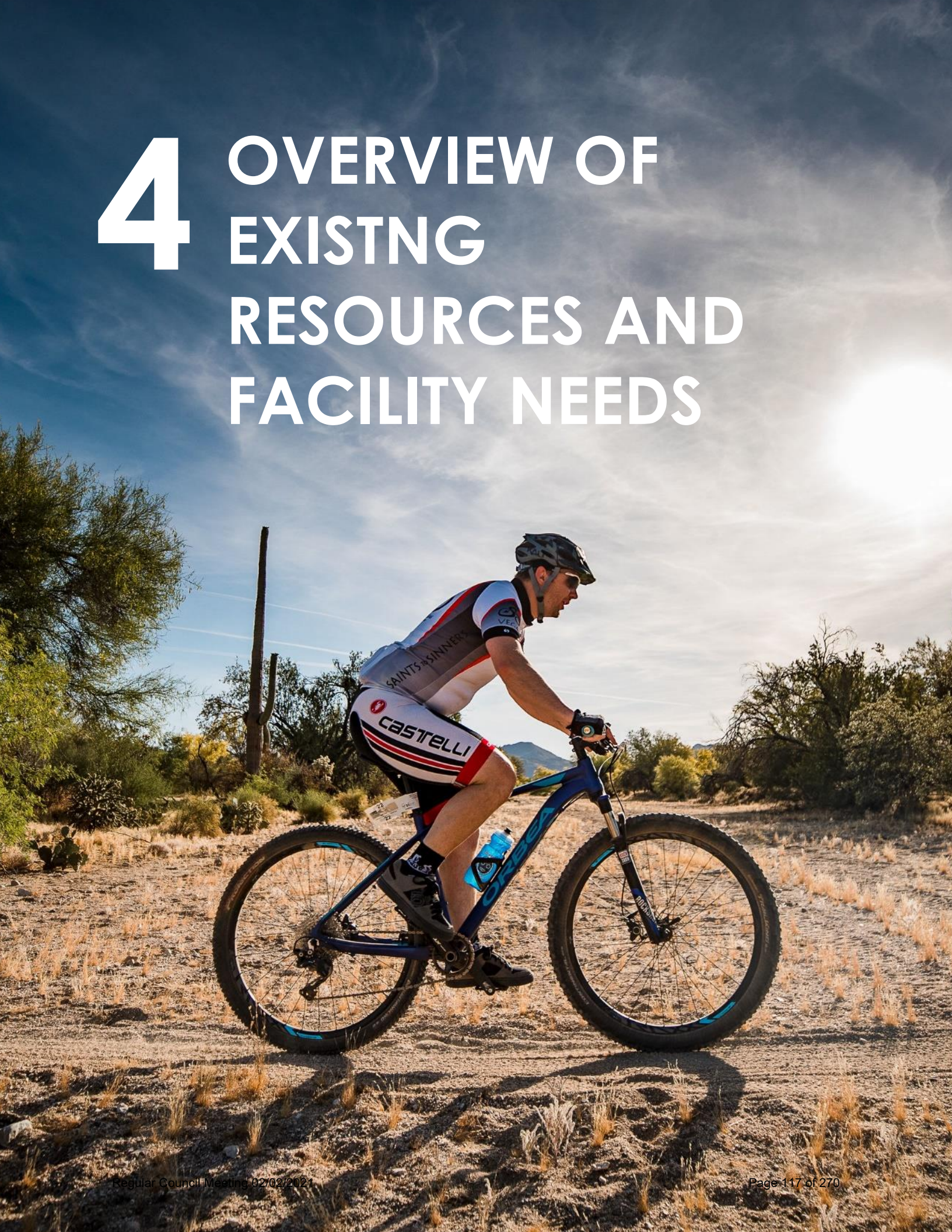
The survey respondents included regular users of the park system with 36% indicating that they use the Marana park system several times a week and 38% using the park system several times a month. The sample also included individuals who have participated in Town sponsored recreation programs with 54% indicating that they had participated in at least one program in the past year.

The telephone survey results were generally consistent with the on-line survey results as outlined below.

Survey Item	On-Line Survey	Telephone Survey
	Percent of Respondents Ranking Quality of Existing Park System as Excellent, Very Good, or Good	Percent of Respondents Ranking Quality of Existing Park System as Excellent or Good
Quality of Existing Park System	**83 %**	**81 %**
	Percent of Respondents identifying item as High or Medium Priority	Percent of Respondents identifying item as Extremely Important, Important, or Somewhat Important
Need for Multi-Generational Community Center	**84 %**	**86 %**
Need for new Year-Round Aquatic Facility	**78 %**	**82 %**
Need for more large Developed Parks	**87 %**	**93 %**
Need for Expanded Linear Park and Trail System	**87 %**	**91 %**



4 OVERVIEW OF EXISTNG RESOURCES AND FACILITY NEEDS



Introduction

As an initial step in the master planning process, a comprehensive inventory of existing park resources was conducted. This inventory included a detailed inventory and assessment of each developed park in the Town's park system. It also included an inventory of the components of the linear park, shared-use pathway, and trail system, as well as a review of the natural resource parks and preserves. A detailed assessment of the existing swimming pool and bath house at Ora Mae Harn Park was also performed. The results of this inventory work are summarized below and included in "Supplemental Report 2 - Existing Resources" dated June 2020.

Developed Parkland

Location	Acres of Developed Parkland	Estimated Population	Acres of Parkland Per 1,000 Residents	Number of Residents per Acre of Parkland
Town of Marana	162	50,000	3.24	309
Northeast Marana	18	12,000	1.50	667
Northwest Marana	73	11,000	6.64	151
Southern Marana	71	27,000	2.62	380

Park Facility Inventory

Indoor Recreational Facilities	Building Size (S.F.)
Community Center at Ora Mae Harn Park	7,400

Fields	Quantity (Existing)	Number of Residents per Field (2020)
Rectangular Fields - Total	11	4,545
Rectangular Fields - Not overlapping Diamond Fields	5	10,000
Rectangular Fields with Lights	5	10,000
Diamond Fields - Little League/Fast-Pitch Softball - Total	16	3,125
Diamond Fields - Little League/Fast-Pitch Softball w/ Lights	6	8,333
Full-Size Slow Pitch Softball Fields - Total	2	25,000
Full-Size Slow Pitch Softball Fields - with Lights	2	25,000
Full-Size Baseball Fields - Total	0	N/A
Full-Size Baseball Fields - with Lights	0	N/A

Aquatic Facilities	Quantity (Existing)	Number of Residents per Pool / Pad (2020)
Swimming Pool - 50 Meter - Competition	0	N/A
Swimming Pool - 25 Yard	1	50,000
Splash Pad	2	25,000

Courts	Quantity (Existing)	Number of Residents per Court (2020)
Basketball Courts - Indoor	0	N/A
Basketball Courts - Outdoor - Total	10	5,000
Basketball Courts - Outdoor - With Lights	8	6,250
Tennis Courts - Total	4	12,500
Tennis Courts with Lights	4	12,500
Pickleball Courts - Total	4	12,500
Pickleball Courts with Lights	4	12,500

Other Facilities	Quantity (Existing)	Number of Residents per Facility (2020)
Playgrounds	13	3,846
Dog Parks (Town Maintained)	4	12,500
Skate / Wheel Park	1	50,000
Bike Park	0	N/A

Linear Parks, Shared-Use Pathways, and Trails	Quantity (Existing) Miles	Miles per 1,000 Residents
Linear Parks	17.44	0.35
Shared-Use Pathways	10.65	0.21
Single-Track Trails	41.4	0.88

Natural Resource Parks and Preserves	Area (Acres)	Acres per 1,000 Residents (2020)
El Rio Preserve	105	0.35
Tortolita Preserve	2,399	0.21
Tortolita Mountain Park *	10,000	0.88
Northwest Natural Resource Park	50	0.001

* 10,000 acres represents the approximate acreage of Tortolita Mountain Park within the Town of Marana's planning boundary. Acreage of overall planned mountain park is larger.

Factors Considered when Establishing Facility Needs

To address existing deficiencies and to expand the Town's park system to meet the needs of the 65,000 residents anticipated in 2030, additional facilities of all types will be required. The additional facilities recommended below are based on:

- Public input as received during the public outreach component of this master plan.
- An anticipated growth in the Town's population from 50,000 in 2020 to 65,000 in 2030.
- The Department's assessment of requests for facility reservations and frequency of denials due to lack of capacity.
- The Department's assessment of recreation program offerings that are limited by lack of, or inadequately sized, facilities.
- Operations and maintenance considerations for fields and the need to suspend public use of fields for a period of time each year for turf grass rehabilitation.
- National trends related to the growth or decline in participation in various sports and/or leisure activities.
- Other available facilities and resources that might be present in surrounding jurisdictions.
- Marana's weather that is too hot for certain daytime activities during the summer months but suitable for these activities during the cooler evening hours.

Projected Facility Needs (2030)

Indoor Recreation Facilities	Target Quantity (2030)	Size
Multi-Generational Community Center	1	55,000 S.F.
Senior Center *	1	7,400 S.F

* Assumes existing Community Center at Ora Mae Harn Park will become a Senior Center.

Aquatic Facilities	Current (2020) Quantity	Target (New by 2030)	Total by 2030	Number of Residents per Facility (2030)
50 Meter Competition Pool	0	1	1	65,000
Recreation / Fitness Pool	1	1	1 *	65,000
Splash Pad	2	1	3	22,000

* Assumes existing pool at Ora Mae Harn Park will be removed.

Fields	Current (2020) Quantity	Target (New by 2030)	Total by 2030	Number of Residents per Facility (2030)
Rectangular Fields with Lights	5	8 *	13	5,000
LL / Fast-Pitch Softball fields w/ Lights	6	7 *	13	5,000
Full-Size Softball Fields with Lights	2	1	3	22,000
Full Size Baseball Fields with Lights	0	2	2	32,500

* Lighted field may be created by adding lights to existing fields, where appropriate. All rectangular fields should be stand-alone and not overlap outfield of diamond field.

Outdoor Courts	Current (2020) Quantity	Target (New by 2030)	Total by 2030	Number of Residents per Facility (2030)
Basketball Courts with Lights	8	5	13	5,000
Tennis Courts with Lights	5	9	13	5,000
Pickleball Courts	3	13	16	4,000

Special Use Facilities	Current (2020) Quantity	Target (New by 2030)	Total by 2030	Number of Residents per Facility (2030)
Disc Golf Course	0	1	1	65,000
Skate / Wheel Park	1	0	1	32,500
Bike Park	0	1	1	65,000

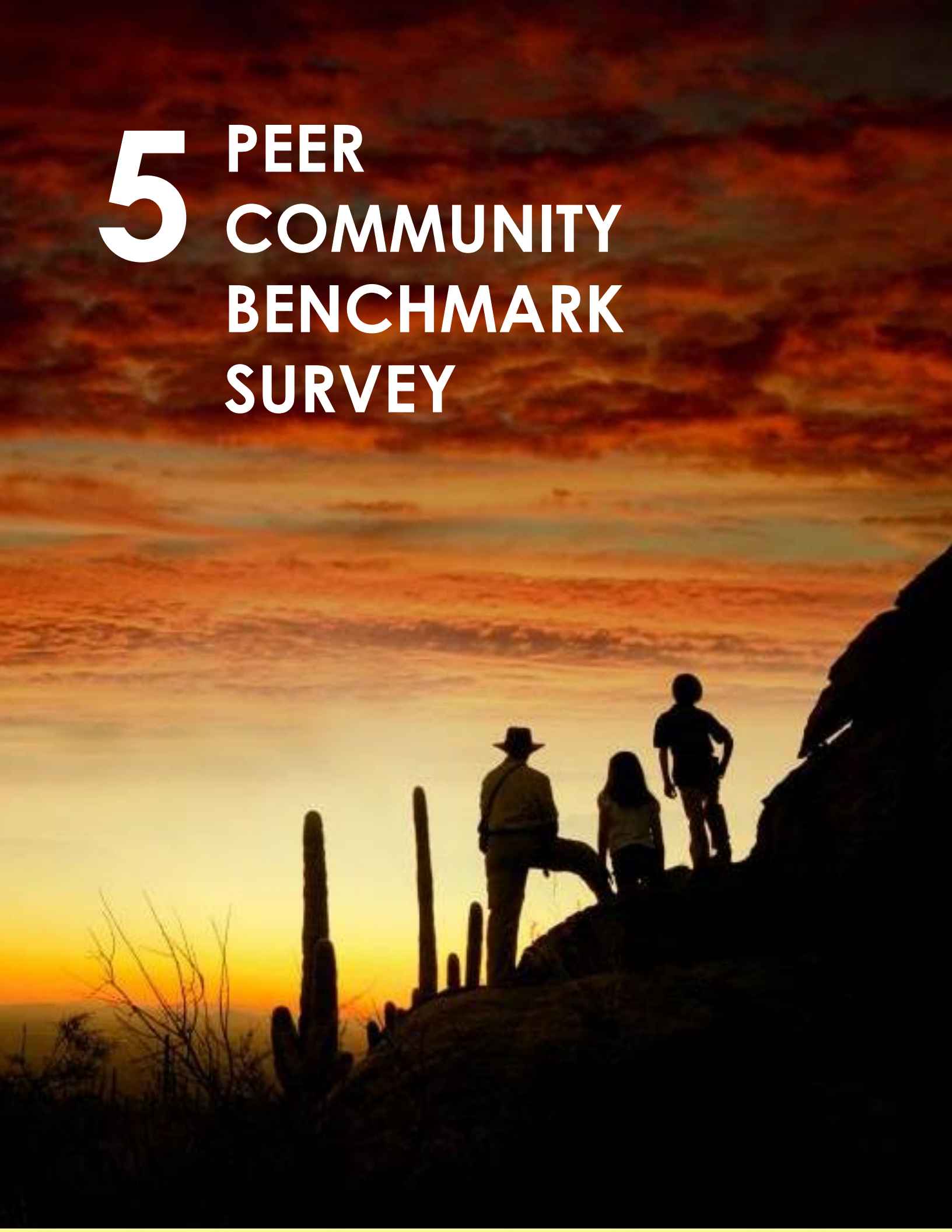
Other	Quantity
Playgrounds	Not less than 1 Playground per Community Park
	Not less than 2 Playgrounds per District Park
Dog Parks	Not less than 1 Dog Park per Community Park
	Not less than 2 Dog Parks per District Park

The manner in which fields and courts will be added to existing parks or constructed in new parks is described in Section 6 (Developed Park Element) of this report. The scope and character of the proposed Multi-Generational Community Center and the proposed Aquatic Facility are described in Section 7 (Community Center and Aquatic Facility Element) of this report.

The development and expansion of the community's linear park and trail system will be less a function of targeting a specific number of miles of trail and more a function of connecting the places where people reside with where they may recreate, work, or go to school. Section 8 (Linear Parks and Trails Element) outlines how the linear park and trail system should be developed over the next decade.

A similar approach is recommended for to the Town's natural resource park and preserves. (See Section 9 - Natural Resource Parks and Preserves Element). The total land area currently encompassed in these parks and preserves far exceeds that of most jurisdictions making them a unique features of Marana's park system. The proposed development of these areas will focus on the construction of facilities and amenities that enhance public access and public use. The acquisition of new lands, while it may be appropriate from time-to-time, will not be the focus of natural resource park and preserve development.





5 PEER COMMUNITY BENCHMARK SURVEY

Introduction

In an effort to understand the level of service being provided by the Town of Marana Parks and Recreation Department relative to similar communities in the southwest, a survey of three Arizona communities was conducted during the spring of 2020. These communities are the Town of Oro Valley, the Town of Queen Creek, and the City of Goodyear. The Town of Oro Valley is a nearby suburban community within the Tucson metropolitan area in Pima County. Queen Creek and Goodyear are located within the Phoenix metropolitan area in Maricopa County.

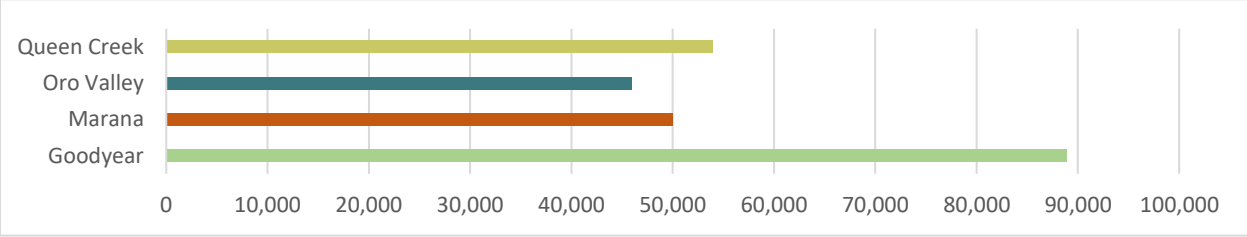
These jurisdictions were selected due to a population size that was similar to that of the Town of Marana. They were also selected because they are located in areas of the southwest where environmental conditions are similar and where significant population growth has occurred over the past decade. In all of these communities, population growth is projected to continue over the next decade. It is also noteworthy that all of these communities have a seasonal resident population that spends several months of the year living in Arizona.

While each of these communities is unique, they are similar enough to be evaluated as peer communities. They are also jurisdictions that compete in the arena of economic development and that use their municipal park system as a quality of life feature to attract new businesses and residents.

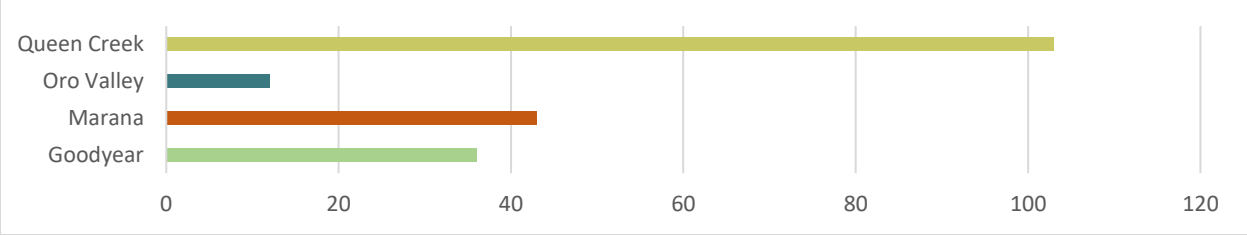
Highlights from the Peer Community Benchmark Survey are provided below. (Additional information is provided in "Supplemental Reports 5 - Peer Community Benchmark Survey Results" dated June 2020).

Peer Community Benchmark Survey — Summary of Results

Population



Percent Population Growth 2010 to 2020



Size of Benchmark Community — Land Area

While the benchmark communities have similar populations, the land area within each jurisdiction various widely. Like Marana, the City of Goodyear encompasses not just urban / suburban areas, but also large expanses of agricultural land. It also encompasses a part of the Estrella Mountain range similar to how the Town of Marana encompasses a portion of the Tortolita Mountain range. The towns of Oro Valley and Queen Creek encompass limited amounts of agricultural land. Both have mountain parks in close proximity but not within their jurisdictional boundaries.

Community	Approximate Land Area Square Miles
City of Goodyear	117
Town of Marana	**121**
Town of Oro Valley	35
Town of Queen Creek	32

Population of Benchmark Communities (2010 and 2020)

In 2010, the population of the benchmark communities ranged from 65,000 (Goodyear) to 26,600 (Queen Creek). All communities experienced significant population growth over the following decade and now range from 83,000 (Goodyear) to 46,000 (Oro Valley).

Community	Estimated Population - January 2010
City of Goodyear	65,500
Town of Oro Valley	41,000
Town of Marana	**34,700**
Town of Queen Creek	26,600

Community	Estimated Population - January 2020
City of Goodyear	88,870
Town of Queen Creek	54,000
Town of Marana	**50,000**
Town of Oro Valley	46,000

Population Growth — Benchmark Communities (2010 to 2020)

The Town of Queen Creek experienced the highest population growth rate over the past decade, more than doubling during this period of time. The Town of Marana grew by 43%. Growth rates were lower in the City of Goodyear and the Town of Oro Valley.

Community	Population Growth 2010 to 2020
Town of Queen Creek	103%
Town of Marana	**43%**
City of Goodyear	36%
Town of Oro Valley	12%

Scope of Parks Department Responsibilities



In all of the benchmark communities, the responsibilities of the Parks and Recreation Department is similar. All jurisdictions have primary responsibility for the maintenance of public parks and municipal building grounds and all use contracted help for certain activities. Department responsibilities for public street landscape maintenance varies. It is anticipated that the Town of Marana will assume responsibility for maintenance of certain roadside and median landscape improvements in 2021. In Queen Creek, all high visibility, low speed roadway landscaping is maintained by department crews. High speed roadways outside the town center are maintained by outside contractors. The Town of Oro Valley Parks Department does not maintain roadway landscaping.

Activity	**Town of Marana**	Town of Oro Valley	Town of Queen Creek	City of Goodyear
All park maintenance with exclusive use of in-house crews	**No**	No	No	No
Park maintenance with some subcontracted work (mowing, etc.)	**Yes**	Yes	Yes	Yes
Maintenance of municipal building and municipal utility site grounds	**Yes**	Yes	Yes	No
Maintenance of public street rights-of-way landscape improvements	**Yes***	No	Yes	Yes
Staffing of community events	**Yes**	Yes	Yes	Yes
Maintenance of aquatic facilities, historic properties, other (Spring Training Facility)	**Yes**	Yes	Yes	Yes

*Anticipated in 2021

Total Acreage and Developed Park Acreage per 1,000 Residents

The calculation provided below is based on the gross acreage of developed parks only. It does not include linear parks, natural resource parks, or preserves.

Park Type / Community		Total Acres Developed Parks	Acres of Developed Park Land per 1,000 Residents
Developed Parks			
	Marana	173 *	3.47
	Oro Valley	263	5.72
	Queen Creek	127	2.35
	Goodyear	243	2.73

***** Includes portions of Gladden Farms Park and Saguaro Bloom Park to be developed in 2020 / 2021.

Quantity and Acreage of Developed Parks by Park Category

The quantity of parks by category is summarized below. Also provided is the acreage of existing parks within each of jurisdiction. The acreage noted reflects gross acres of the developed park sites. Certain parks, such as Naranja Park in Oro Valley are only partially developed, but the gross acreage of the site is included below. In Marana, there are parks with areas that have not or cannot be developed. Crossroads at Silverbell Park includes an area that will never be developed due to the presence of cultural resources. Other parks, such as Honea Heights Park, include acreage that could be developed at a later date.



Park Type / Community	Quantity	Acreage
Regional Parks		
Marana	0	0
Oro Valley	1	213
Queen Creek	0	0
Goodyear	0	0
Community / District Parks		
Marana	8	151
Oro Valley	2	50
Queen Creek	2	77
Goodyear	2	54.5
Neighborhood Park (Town Maintained)		
Marana	2	14
Oro Valley	0	0
Queen Creek	1	12
Goodyear	12	82
Sports Complexes		
Marana	0	0
Oro Valley	0	0
Queen Creek	0	0
Goodyear	3	100
Other (Equestrian Center)		
Marana	0	0
Oro Valley	0	0
Queen Creek	1	38
Goodyear	0	0
Other (Heritage Farm / Com. Garden)		
Marana	1	48
Oro Valley	0	0
Queen Creek	0	0
Goodyear	1	6

Linear Parks, Shared-Use Pathways, and Trails

The distance noted for linear parks in Marana is based on The Loop, with the distance shown being the sum of segments on both the east and west sides of the Santa Cruz River. Quantities for shared-use pathways and trails are for Town / City maintained pathways and trails only. Additional paths, in various configuration, may occur within HOA maintained areas.

Trail Type / Community	Miles (+/-)	Miles per 1,000 Residents
Linear Parks with Paved Pathways, etc.		
Marana	17.44	0.349
Oro Valley	4.00	0.087
Queen Creek	11.50	0.213
Goodyear	4.60	0.052
Shared-Use Pathways in Street ROW		
Marana	10.65	0.213
Oro Valley	18.00	0.391
Queen Creek	0.00	0.000
Goodyear	25.31	0.285
Single Track Tails		
Marana	41.40	0.828
Oro Valley	1.50	0.033
Queen Creek	0.00	0.000
Goodyear	0.00	0.000

Natural Resource Parks and Preserves

The estimated 10,000-acre area noted for Mountain Parks in Marana reflects that portion of the Tortolita Mountain range within the Town that could be made a part of a defined Tortolita Mountain Park. The estimated area of the Tortolita Mountain range, including areas outside the Town boundary, is much larger and is estimated to be 32,000 acres or 50 Sq. Miles. The area noted for preserves in Marana reflects the area of the Tortolita Preserve and the El Rio Preserve.

Park Type / Community	Quantity	Acres
Mountain Parks with Trails		
Marana	1	10,000 *
Oro Valley	0	0.00
Queen Creek	0	0.00
Goodyear	1	19,840
Preserves, Protected Habitat Areas		
Marana	2	2,504
Oro Valley	0	0.00
Queen Creek	0	0.00
Goodyear	0	0.00
Urban Natural Areas with Trails		
Marana	0	0
Oro Valley	2	110
Queen Creek	0	0.00
Goodyear	0	0.00

* (Mountain park area reflects approximate area of Tortolita Mountain range within Town of Marana boundary. "Tortolita Mountain Park" does not have a defined boundary. Area of overall mountain range is larger).

Aquatic Facilities

The information provided below reflects quantities only and not condition. Facilities such as the 50-meter pool and the 25-yard pool at the Oro Valley aquatic center are only a few years old in contrast to the 40-year-old swimming pool in Marana's Ora Mae Harn Park.

Facility Type / Community	Quantity - Total	Quantity - Heated
Swimming Pools - 50 Meter		
Marana	0	0
Oro Valley	1	1
Queen Creek	0	0
Goodyear	0	0
Swimming Pools - 25 Yard		
Marana	1	0
Oro Valley	2	2
Queen Creek	0	0
Goodyear	2*	2 *
Splash Pads		
Marana	2	N/A
Oro Valley	1	N/A
Queen Creek	2	N/A
Goodyear	1	N/A

* (Includes pools scheduled to open in 2021).

Bike Parks and Skate / Wheel Parks

For purposes of this evaluation, bike parks are those areas with natural or man-made jump, pump tracks, and other similar facilities. Examples of this type of facility in southern Arizona would be Fantasy Island Bike Park, with its largely natural terrain and features, and the Hundred Acre Wood Bike Park that includes constructed jumps and tracks. Skate / wheel parks are those facilities with concrete bowls, rails, and similar features.

Park Type / Community	Quantity
Bike Parks (Pump / BMX)	
Marana	0
Oro Valley	0
Queen Creek	0
Goodyear	2
Skate / Wheel Parks	
Marana	1
Oro Valley	0
Queen Creek	2
Goodyear	1

Outdoor Performance Venues

Performance venues in public parks vary widely in terms of size, configuration, and capacity. For purposes of this analysis, the Event Area noted for Marana is the area within Crossroads at Silverbell Park that is adjacent to the library. The seating area is flat, but it includes provisions for the temporary set-up of a stage and sound systems. The estimated seating capacity is based on +/-20 S.F. per person.



Venue Type / Community	Quantity	Estimated Seating Capacity
Open Access Performance Venues		
Marana	0	0
Oro Valley	1	200
Queen Creek	1	200
Goodyear	2	2,000
Controlled Access Performance Venues		
Marana	0	0
Oro Valley	0	0
Queen Creek	0	0
Goodyear	1*	10,300
Event Area in Park (Temporary Set-Up)		
Marana	1	1,000
Oro Valley	0	0
Queen Creek	0	0
Goodyear	0	0

* (Baseball Stadium)

Rectangular Fields

Rectangular fields are those that will accommodate a variety of sports including football, lacrosse, and soccer. In some instances, these fields overlay the outfields associated with baseball and softball fields. Within the Town of Marana, this is the case at Continental Ranch, Continental Reserve, Gladden Farms, and San Lucas Parks.

Community	Quantity - Total	Quantity with Lights	Quantity of Fields per 1,000 Residents
Rectangular Fields			
Marana	11	3	0.22
Oro Valley	10	10	0.22
Queen Creek	5	5	0.09
Goodyear	5	1	0.06

Diamond Fields — Little League and Fast-Pitch Softball (with and without skinned infield)

Various jurisdictions configure their diamond fields differently. In Marana, all Little League baseball fields and all fast-pitch softball fields are configured with skinned infields for maximum flexibility. For purposes of this evaluation, the quantities of Little League baseball and fast-pitch softball have been combined.



Community	Quantity - Total	Quantity with Lights	Quantity of Fields per 1,000 Residents
Youth Diamond Fields			
Marana	16	6	0.32
Oro Valley	7	7	0.15
Queen Creek	7	7	0.13
Goodyear	4	4	0.05

Full-Size Baseball Fields (with turf infield, (+/-) 300' Outfield Fence

The full-size baseball fields noted below are fields with 90' base paths, turf grass infields, and outfield fences that are approximately 300' from home plate.

Community	Quantity - Total	Quantity with Lights	Quantity of Fields per 1,000 Residents
Full-Size Baseball Fields			
Marana	0	0	0.000
Oro Valley	0	0	0.000
Queen Creek	1	1	0.019
Goodyear (General Public Use)	3	3	0.034
Goodyear (Spring Training)	13	13	0.146

Slow-Pitch Softball Field (Skinned infield, (+/-) 300' Outfield Fence)

The slow-pitch softball fields noted below are fields with 90' base paths, skinned infields, and outfield fences that are approximately 300' from home plate.

Community	Quantity - Total	Quantity with Lights	Quantity of Fields per 1,000 Residents
Slow-Pitch Softball Fields			
Marana	2	2	0.04
Oro Valley	0	0	0.00
Queen Creek	1	1	0.02
Goodyear	3	3	0.03

Tennis Courts

The quantity of tennis courts various widely among jurisdictions with the Town of Oro Valley having many more courts than the other peer communities. The Town of Oro Valley has two large tennis centers that accommodate regional tournaments. The courts in other jurisdictions are provided for individual and local league play.

Community	Quantity - Total	Quantity with Lights	Quantity of Courts per 1,000 Residents
Tennis Courts			
Marana	6	6	0.12
Oro Valley	32	32	0.70
Queen Creek	0	0	0.00
Goodyear	8*	8	0.09

* (Includes courts scheduled to open in 2021)

Pickleball Courts

The quantity of pickleball courts noted below reflect the quantity of courts in use as of the time of this report. The Town of Marana, and perhaps other jurisdictions have plans to convert some of their existing tennis courts to pickleball courts to address a growing demand for these facilities.

Community	Quantity - Total	Quantity with Lights	Quantity of Courts per 1,000 Residents
Pickleball Courts			
Marana	3	3	0.06
Oro Valley	6	4	0.13
Queen Creek	0	0	0.00
Goodyear	10*	10	0.11

* (Includes courts scheduled to open in 2021).

Basketball Courts

The basketball courts included in this inventory are outdoor basketball courts for general recreational use. They vary in the quality of the court surface and the court lighting. The basketball courts at Crossroads at Silverbell Park include a photovoltaic array structure that provides shade for the courts below.

Community	Quantity - Total	Quantity with Lights	Quantity of Courts per 1,000 Residents
Outdoor Basketball Courts			
Marana	10	8	0.20
Oro Valley	1	1	0.02
Queen Creek	6	6	0.11
Goodyear	10*	10	0.11

* (Includes courts scheduled to open in 2021)

Community / Multi-Generational Center

The Town of Marana's center at Ora Mae Harn Park is a community center in name but is much smaller and has fewer facilities that most contemporary municipal community centers within towns of similar size. The Town of Oro Valley community center was originally built as a private country club / fitness center. As such, it includes a large restaurant but no gymnasium and has limited space for meeting rooms.



Community	Quantity - Total	Size (Square Feet)
Community Center		
Marana	1	7,400
Oro Valley	1	54,000
Queen Creek	0	0
Goodyear	1*	49,000

* (Scheduled to open in 2021)

Facilities Included in Community Center

Specific facilities included within the community centers evaluated are identified below.

Facility	Marana	Oro Valley	Queen Creek	Goodyear
Gymnasium	No	No	N/A	Yes
Weight Training Room	Yes	Yes	N/A	Yes
Cardio Machine Room	Yes	Yes	N/A	Yes
Fitness Aerobics Room	Yes	Yes	N/A	Yes
Indoor Walking / Jogging Track	No	No	N/A	Yes
Locker Rooms	No	Yes	N/A	Yes
Meeting Rooms	Yes	Yes	N/A	Yes
Classrooms	No	No	N/A	No
Senior Activity Room	Yes	No	N/A	No
Art Studios / Classrooms with Sinks	No	No	N/A	No
Computer Lab	No	No	N/A	No
Racquetball Courts	No	Yes	N/A	No
Restaurant / Snack Bar	No	Yes	N/A	No
Parks Department Offices	No	Yes	N/A	No
Associated Outdoor Facilities				
Athletic Fields	No	No	N/A	Yes
Courts (Tennis, Pickleball, Basketball)	No	Yes	N/A	Yes
Aquatic Facilities (Pool, Splash Pad)	No	Yes	N/A	Yes

Recreation Program Offerings

General categories of recreation programs offered by the Town of Marana and the other peer communities are identified below.

Program	Marana	Oro Valley	Queen Creek	Goodyear
Youth Sports Programs	X			X
Youth Sports (with local leagues)	X	X	X	X
Adult and Senior Sports Programs	X		X	
Outdoor Recreation Programs	X		X	
Fitness / Wellness Programs	X		X	
Special Interest (Art, Cultural) Programs	X		X	X
Swimming / Aquatics Programs	X	X		X
Youth Programs	X	X	X	
Teen Programs	X	X	X	
Senior Programs	X	X	X	X
Adaptive Recreation Programs	X	X	X	X
Community / Special Events	X	X	X	X
Other (Golf or Equestrian Programs)	X	X		X

Facility or Service Partnerships

All of the communities evaluated use a range of partners for the delivery of recreation and enrichment programs. The presence or absence of potential partners, such as the YMCA, was a limiting factor in some instances.

Facility or Service Partner	Marana	Oro Valley	Queen Creek	Goodyear
Public School Districts	X	X		X
Private Schools / Academies	X	X	X	X
YMCA				X
Other Non-Profits (Boys / Girls Clubs etc.)			X	X
Other		X	X	

Capital Improvement Funding

Methods by which various jurisdictions fund park system capital improvements are noted below.

Funding Method	Marana	Oro Valley	Queen Creek	Goodyear
Pay-As-You-Go				
General Fund / CIP	X	X	X	X
Sales Tax		X		X
Park Impact Fee	X	X	X	X
Grants		X	X	X
User Fees		X		
Borrowing				
General Revenue Bonds				X
Revenue Bonds				
Other			X	

Relevant Findings from Peer Community Benchmark Survey

Marana, like its fast-growing peer communities, faces the challenge of providing the broad spectrum of parks, preserves, trails, and recreation programs that are being requested by residents. The Town has excelled in some areas but has fallen behind in others.

Areas where the Town of Marana Excels:

- Marana has taken advantage of its natural setting and has established a large and diverse natural resource park and preserve system.
- Within the natural resource park and preserve system, the Town has developed an extensive and high-quality trail system.
- The Town's primary linear park, the Loop along the Santa Cruz River, creates a spine for a linear park and shared-use pathway system that is missing in the peer communities evaluated.

Areas where The Town of Marana has performed similar to Peer Communities:

- Marana has done a reasonable job of providing diamond fields for little league baseball and fast-pitch softball with one field for each 3,125 resident and one lighted field for each 8,333 residents.
- Marana has converted two of its tennis courts to pickleball courts in response to changes in user demand. Other communities have constructed or converted courts to pickleball, but none have built pickleball court complexes.

Areas where the Town of Marana's Park System has not kept pace with Peer Communities:

- Marana has not developed facilities to support indoor recreation and fitness programs. The current community center in Ora Mae Harn Park is not consistent with contemporary standards for a multi-generational community center.
- While the Town has done a good job of building splash pads, it has not acted to replace the aging (and seasonal use only) swimming pool with a facility that can address current demands for aquatic programs including, but not limited to, competitive swim teams, youth swim teams, masters swim programs, lap / fitness swimming, water aerobics, learn to swim programs, and general recreation.
- Like its peer communities, Marana has struggled to provide a sufficient quantity of rectangular sports fields, particularly lighted rectangular fields. The Town currently has over 16,000 residents for each lighted rectangular field. This will be reduced to 10,000 residents per lighted rectangular field when the planned fields at Gladden Farms Park are constructed.

Other Findings:

- The nearby Town of Oro Valley has a large inventory of tennis courts, including two court complexes that are set-up for tournament play. The construction of a similar court complex in Marana is not warranted.
- Peer communities have not constructed large outdoor performance venues as part of their park systems. Smaller, multi-use spaces for outdoor performances and community events are more typical.

6 DEVELOPED PARK ELEMENT



Introduction

Developed parks are those components of the overall municipal park system that include athletic fields, courts, playgrounds, splash pads, ramadas, restrooms, open play areas, and similar constructed facilities. They serve a wide range of constituents including young children, teens, young adults, families, seniors, and individuals with special needs. They are of vital importance to the health and wellness of the community.

Relationship to General Plan

The People and Community element of "Make Marana 2040 General Plan" notes that developed "recreational facilities, such as parks, provide opportunities for physical activity and are essential in supporting healthy, active lifestyles and fostering more livable communities." The expansion and enhancement of the Town's developed park system is consistent with this community vision as expressed in the General Plan.

Developed Park Types

Developed park types that are or may be park of the Town's municipal park system include Regional Parks, Sports Field Complexes, District Parks, Community Parks, Neighborhood Parks, and Special Use Facilities. These are defined as follows:

Regional Parks:

These are typically more than 50 acres in size with a range of constructed recreational facilities including lighted fields, courts, playgrounds, and other improvements. Regional parks serve the residents of the entire community.

Community Sports Field Complexes:

Sports field complexes are often the size of regional parks but have a specific focus on sports. They typically include both rectangular and diamond fields with lights as well as spectator areas, restrooms, concessions, and other supporting amenities. Like regional parks, sports field complexes serve the entire community and often draw users to tournaments and events from other cities and towns.

District Parks:

District Parks are typically between 30 and 50 acres in size and include lighted fields, courts, playgrounds, picnic ramadas, walking paths, open play areas, restrooms, dog parks and other improvements. These parks often serve both organized leagues and programs as well as general recreation. District parks serve individual geographic zones or districts within the overall community.

Community Parks:

Community parks are typically between 10 and 30 acres in size and include facilities for general recreation, They typically do not include large or lighted athletic fields but do provide turf grass play areas, courts, picnic ramadas, playgrounds, restrooms, and related facilities. Community parks serve the neighborhoods and subdivisions that surround or are in close proximity to the park.

Special Use Facilities:

Special use facilities can be of various sizes but typically provide for only one or a limited number of activities. A tennis or pickleball complex built on a site that is not part of a larger public park would be an example of a special use facility. These facilities serve members of the overall community that share an interest in the activity being accommodated at the site.

It is anticipated that when more fully developed, the Marana municipal park system will include all of these developed park types with the exception of neighborhood parks which will continue to be constructed, operated, and maintained by others.



Complementary Community Resources

In addition to the developed parks that will be part of the municipal park system, there are and will continue to be complementary assets in the community that also serve the public's recreational needs. These include neighborhood parks, school campuses, and private fitness facilities.

Private Neighborhood Parks:

Neighborhood Parks are developer constructed and homeowner maintained recreational facilities. They are typically less than 10 acres in size and include improvements such as (half-court) basketball courts, playgrounds, and ramadas. They may also include recreational swimming pools and small recreation center buildings. Neighborhood parks serve the surrounding neighborhood or a group of neighborhoods that are within walking distance of the site.

Because these facilities are intended to serve a limited group of local residents, operating them as private recreation areas fosters a sense of stewardship where residents can actively participate in the operation of these facilities while also discouraging use by individuals living outside the neighborhood served. Having these small parks that are scattered throughout the community be operated and maintained by homeowner associations allows the Parks and Recreation Department to focus its resources on the larger parks that serve the entire community.

This approach of having neighborhood parks be privately constructed and operated is consistent with the Marana Town Code which provides specific guidelines for neighborhood recreation area development.

School Campuses:

This Master Plan acknowledges the important issues of school safety and security. It also acknowledges the mandate placed on governing boards and administrators to give priority to school sponsored functions and the educational and enrichment activities they provide for enrolled students. As such, this Master Plan considers school facilities (athletic fields, gymnasiums, and multi-purpose rooms) to be complementary community assets.

Opportunities for the use of school campuses for Town sponsored events and recreational programs, such as Saturday morning youth sports programs, will continue to be pursued. If and when appropriate, the Town may also consider making improvements to school campuses for the joint benefit of the school and the Town.

Private Fitness Centers:

Private gyms and fitness centers provide opportunities for residents, typically adults, to engage in physical training and exercise programs on a fee basis. While there is some overlap between programs that might be offered at a private gym and those provided in a public park or community center, private gyms do not typically accommodate after school programs, youth sports leagues, local athletic tournaments, and non-sporting events such as public meetings which are integral to the concept of a public community center. As such, private gyms, like school campuses, are considered to be complementary resources by this Master Plan.

Goals for the Developed Park System

Goals for the expansion and enhancement of the existing developed park system include:

- Provide developed parks in all districts within the overall Town
- Provide facilities that are needed to address current deficits
- Provide facilities that will be needed to address the recreational needs of a growing population
- Maximize the public benefits that will accrue from repairing and expanding existing parks
- Acquire lands as will be required to meet the future recreational needs of the community
- Respond to trends in recreational activities through the construction of new park features
- Provide facilities that support the recreation programs being requested by Marana residents

Policies for the Developed Park System

As the Town's developed park system is expanded and improved, it is the policy of the Town of Marana to:

Policy 1: Construct community parks, district parks, other large parks, and sports facilities that can be effectively and efficiently operated and maintained by the Town.

Policy 2: Continue to require developers to construct neighborhood parks that serve individual residential neighborhoods, in accordance with Town codes and standards.

Policy 3: Continue to require homeowner / community associations to operate and maintain neighborhood parks in accordance with Town codes and standards.

Policy 4: Provide attractive, safe, and well-maintained parks that serve the recreational needs and preferences of the community.

Policy 5: Make parks accessible to all residents in accordance with the requirements of the Americans with Disabilities Act (ADA).

Policy 6: Respond to the warm and sunny Sonoran Desert environment by providing shade for the comfort of park users. Shade may be provided by trees, structures, photovoltaic arrays installed above park facilities or any combination thereof.

Policy 7: Maximize the potential use and public benefit to be derived from park facilities by providing field and court lighting that allows for facility use during the early evening hours with the field and court lighting systems to be appropriate for individual park settings.

Policy 8: Consider life cycle costs (construction plus maintenance) in the design of all new parks and park improvements.

Policy 9: Enhance public safety by providing appropriate lighting and by designing facilities that incorporate the principles of "Crime Prevention through Environmental Design" or CEPTED.

Policy 10: Limit irrigated turf grass areas to fields, play areas, and other locations where it will be used to create a safe surface for sports, unstructured play, and community events.

Policy 11: Design new and replacement irrigation systems to utilize equipment and control systems that maximize irrigation efficiency.

Policy 12: Use drought tolerant and desert adapted plant species to minimize the consumptive use of water for irrigation.

Strategies for the Expansion and Enhancement of the Developed Park System

It is recommended that multiple strategies be employed in the effort to expand and enhance the Town's developed park system. Proposed strategies include:

- Construction of facilities and enhancements within existing developed parks
- Construction of new facilities on undeveloped portions of existing parks
- Acquisition of land for new park development
- Construction of new District Parks on the land acquired
- Construction of a Community Sports Field Complex

Provided on the following pages are specific recommendations for existing and new park development.



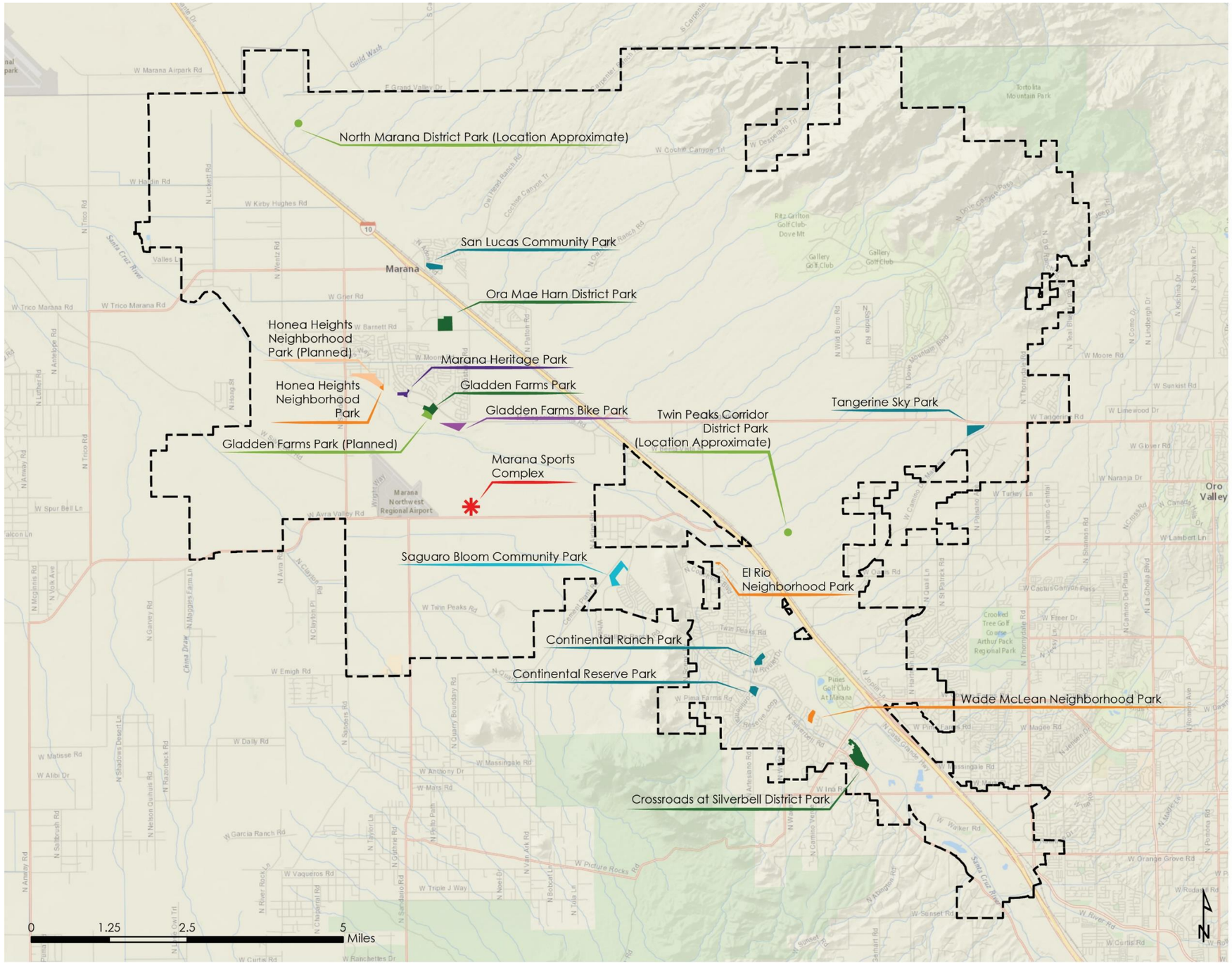


Figure 6-A

Developed Municipal Parks Map (Existing and Planned)

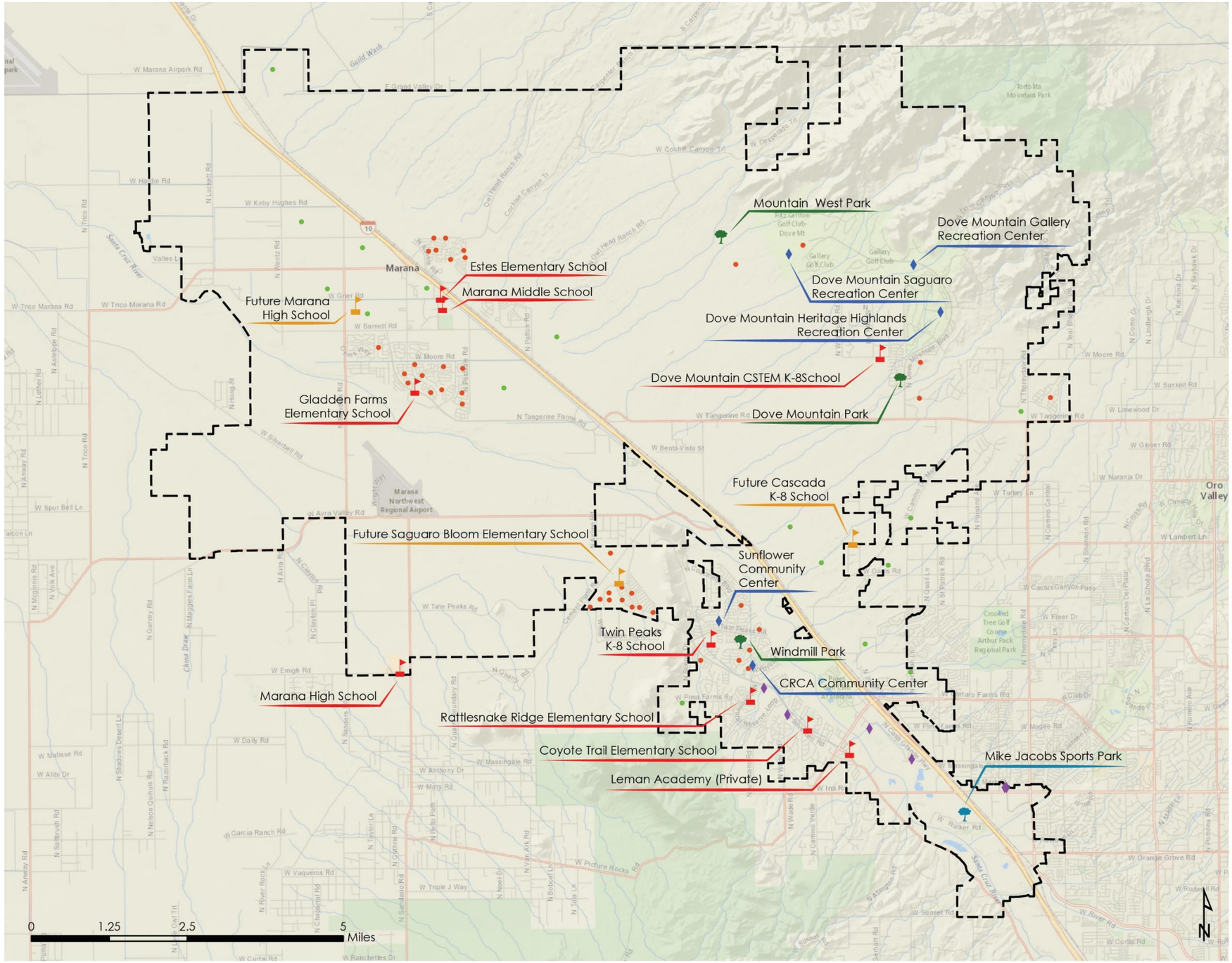


Figure 6-B

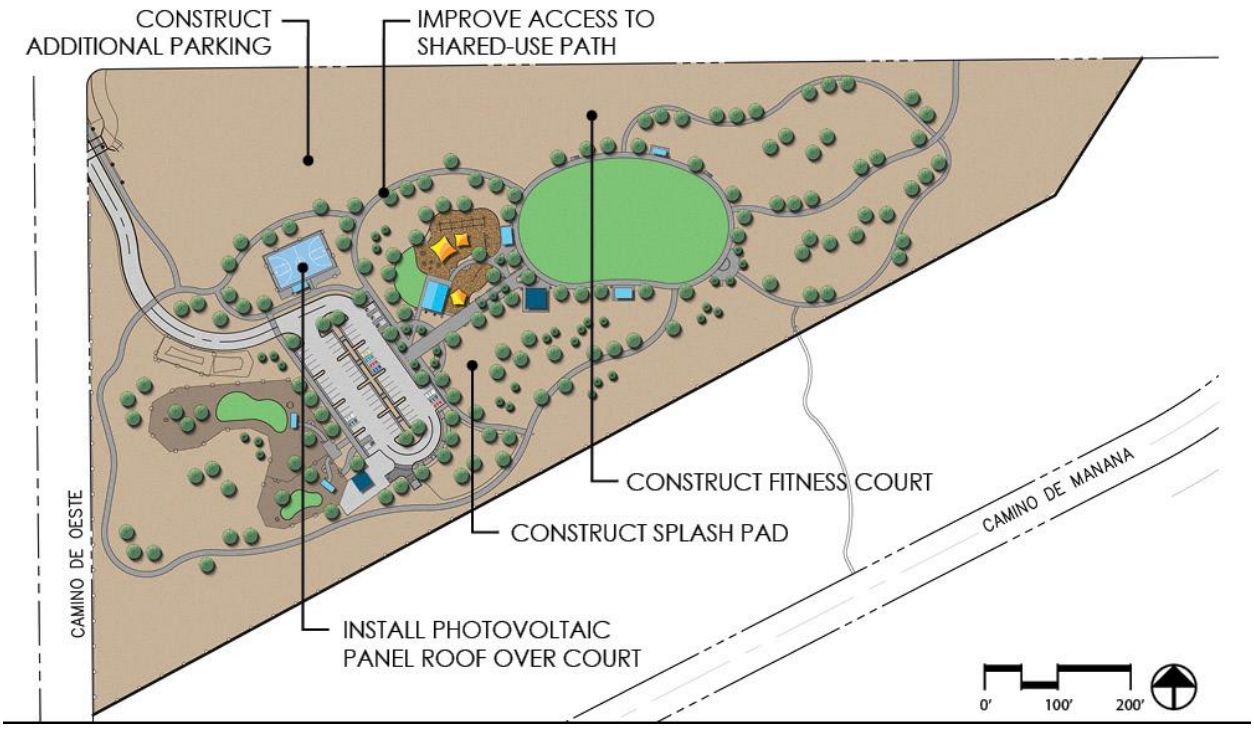
Complementary Resources Map (Existing and Planned)

Tangerine Sky Park

Tangerine Sky Park is the newest park in the Marana Park system and the public use facilities and infrastructure improvements are in the early stages of their useful life. However, the high level of use at the park supports the construction of additional facilities.

Improvement	Justification	Priority
Construction of additional parking	Current parking capacity not sufficient for current use and limits opportunities for programs.	Very High
Construction of new splash pad	There are existing splash pads in NW and Southern Marana but not NE Marana	High
Installation of photovoltaic "roof" above basketball court	Shade provided will expand public use of courts. PV panels will reduce utility costs.	Medium
Construction of a fitness court	Will provide facility for young adults and seniors	Medium

Other improvements that might be considered include the enhancement of the stage area to include a shade structure.



Gladden Farms Park

Gladden Farms Park will be improved with the construction of two new rectangular fields with lights and a new restroom building in FY-20/21. The scope of this project includes the construction of a paved, looped walkway. Other improvements recommended for the park include:

Improvement	Justification	Priority
Installation of foul line and outfield fencing at the existing diamond fields	Fencing will enhance the facility for Little League baseball and softball play. It will also create a grassy play area south of the fields.	Very High
Installation of lighting at existing diamond fields	Lighting will enhance the facility for Little League baseball and softball play and increase usability.	Very High
Construction of a large ramada near the Splash Pad	The existing turf grass hill receives limited use and there is high demand for shade and a rentable ramada near the Splash Pad.	Medium

Other improvements that might be considered include the construction of a fitness court.



Ora Mae Harn Park

This park has been a part of the community for as long as Marana has been an incorporated town. The park is named after Ora Mae Harn, the "Matriarch of Marana" who served on the Town Council from 1985 to 2001 and who worked closely with many organizations supporting the growth of Marana and the health of its citizens. The park has been the site of numerous community gatherings over the decades and continues to host various Town sponsored recreation programs and events.

While the Town has invested in improvements to the baseball / softball fields and the associated field lighting systems, other facilities such as the swimming pool and restrooms are nearing the end of their useful life. The park also lacks adequate on-site parking. As such, a wide range of improvements are proposed.

While specific improvements are proposed, it is important to note that the park could be considered a candidate site for the Multi-Generational Community Center and Aquatic Facility recommended by this Master Plan. If the park site or an adjacent property is selected as the location for these new facilities, it will be necessary to modify the recommendations identified herein and a comprehensive site / campus master plan should be prepared to reconcile issues related to overall site development.

Improvement	Justification	Priority
Remove swimming pool and bathhouse (When new aquatic facility is constructed)	The pool and bathhouse do not meet current standards and codes and are difficult to maintain. The facilities will not be required when the new aquatic center is constructed.	High (Schedule contingent on other projects).
Construct community pavilion and plaza	There is a need in the community for a large gathering space for community events (and private gatherings). Adjacent community lawn makes this location desirable	High (Schedule contingent on other projects).
Create community lawn / event area west of pavilion	The existing (lighted) field and the proposed community pavilion can work in concert to provide a needed community event space	High (Schedule contingent on other projects).
Remove and replace existing restroom buildings	Restroom buildings are in poor condition and in some instances do not meet ADA requirements	Very High
Expand on-site parking capacity	There is insufficient parking within the park for the existing fields and other facilities resulting in illegal or inappropriate on-street parking	High
Create small racquet sport area	The existing court complex was recently upgraded to include four lighted pickleball courts. Amenities such as a ramada will enhance the character and functionality of this area.	Moderate
Construct small rectangular field (in basin area)	The design of this lighted field was completed with the Lon Adams Road project and should be implemented to increase field inventory	High
Upgrade existing (large) playground	Some of the existing play structures are old and in need of replacement. Work can be implemented on a phased basis.	Moderate
Remove and replace (small) playground	The small playground is old and does not meet all appropriate standards.	Moderate

Ora Mae Harn Park (Continued)

Improvement	Justification	Priority
Expand dog park	Expanded facility will allow an existing ramada to be incorporated into the dog park and increase the capacity of the facility	Moderate
Maintain and expand paved walking path loops	The existing walking paths are popular and used extensively. Network of paths should be extended to create new loops and provide ADA access to park facilities.	Moderate
Construct park sign, entry feature at southwest corner of park	This location is and will continue to be along the primary access route to the park. An entry sign, potentially incorporating public art should be developed in this location.	Moderate



San Lucas Park

San Lucas Park serves a growing community east of Interstate 10 and is located within a residential neighborhood. It provides families living in the surrounding neighborhood opportunities for general recreation, but it is not suitable for the installation of lighted fields or other facilities that would attract users from the larger metropolitan area. As a relatively new park, no major infrastructure improvements are proposed.



Improvement	Justification	Priority
None Recommended	N/A	N/A

While no major expansion is proposed for San Lucas Park, the Town will continue to make as-needed repairs and upgrades to this park to ensure that it remains safe and to make certain that it continues to provide recreational opportunities for area residents.



Honea Heights Park (East)

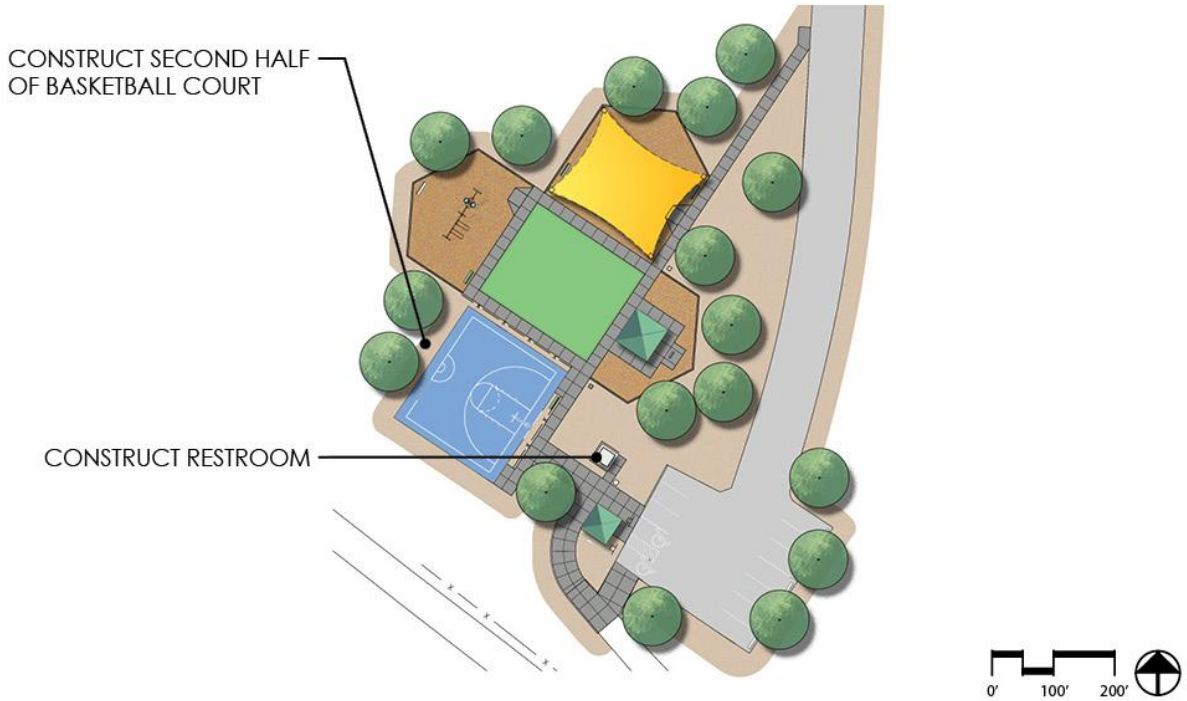
Honea Heights Park was recently improved to provide a playground with a shade canopy, a (half-court) basketball court, a picnic ramada, a drinking fountain, and a small turf play area. This portion of the overall site will continue to function as a neighborhood park serving the adjacent community. It will also serve as a rest-stop for users of the adjacent Loop. (See also Page 6-23 for proposed improvements to undeveloped western portion of the park site).



Facility improvements that are recommended for the eastern / neighborhood park portion of the Honea Heights Park site are as identified below.

Improvement	Justification	Priority
Construction of the second half of the basketball court	Funds for initial development required construction of a half court. A full court will expand potential use of the facility	Medium
Construction of an expanded parking lot	As public use of this park increases, there will likely be a need to provide additional paved parking spaces	Medium
Construction of a restroom	The park currently has no restroom and is served by a port-a-potty	Medium

Other improvements that might be considered include the construction of a bicycle maintenance kiosk for users of the adjacent Loop shared-use pathway.

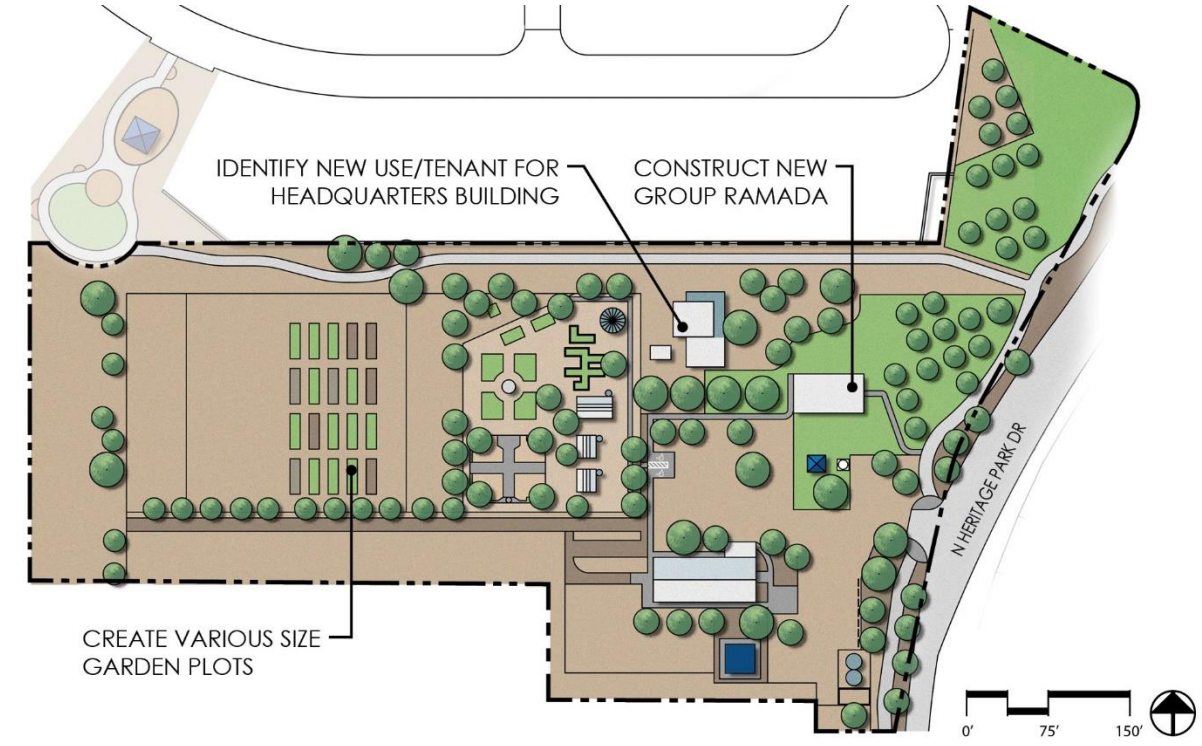


Marana Heritage Park

Marana Heritage Park was developed to present Marana's rich pre-historic and historic agricultural history and to provide opportunities for residents to participate in urban gardening. It also includes public use areas that accommodate both public and private events in a setting that is uniquely Marana.

Improvement	Justification	Priority
Construct new group ramada	An old structure was recently removed due to structural problems. New ramada will accommodate a variety of recreation programs	High
Identify new use / tenant for Farm Headquarters Building	Building is currently unoccupied but has value as potential office / meeting space	Medium
Reduce quantity and create various size garden plots	The quantity of plots exceeds current demand and plots are larger than what most users are willing to maintain. A variety of plot sizes, including accessible raised beds, will expand public use.	Medium
Develop partnership for growing of heritage (ancient seed) plant species	Local organizations are interested in partnering on this project which is compatible with theme of park. There is an opportunity to partner with Mission Garden.	Medium

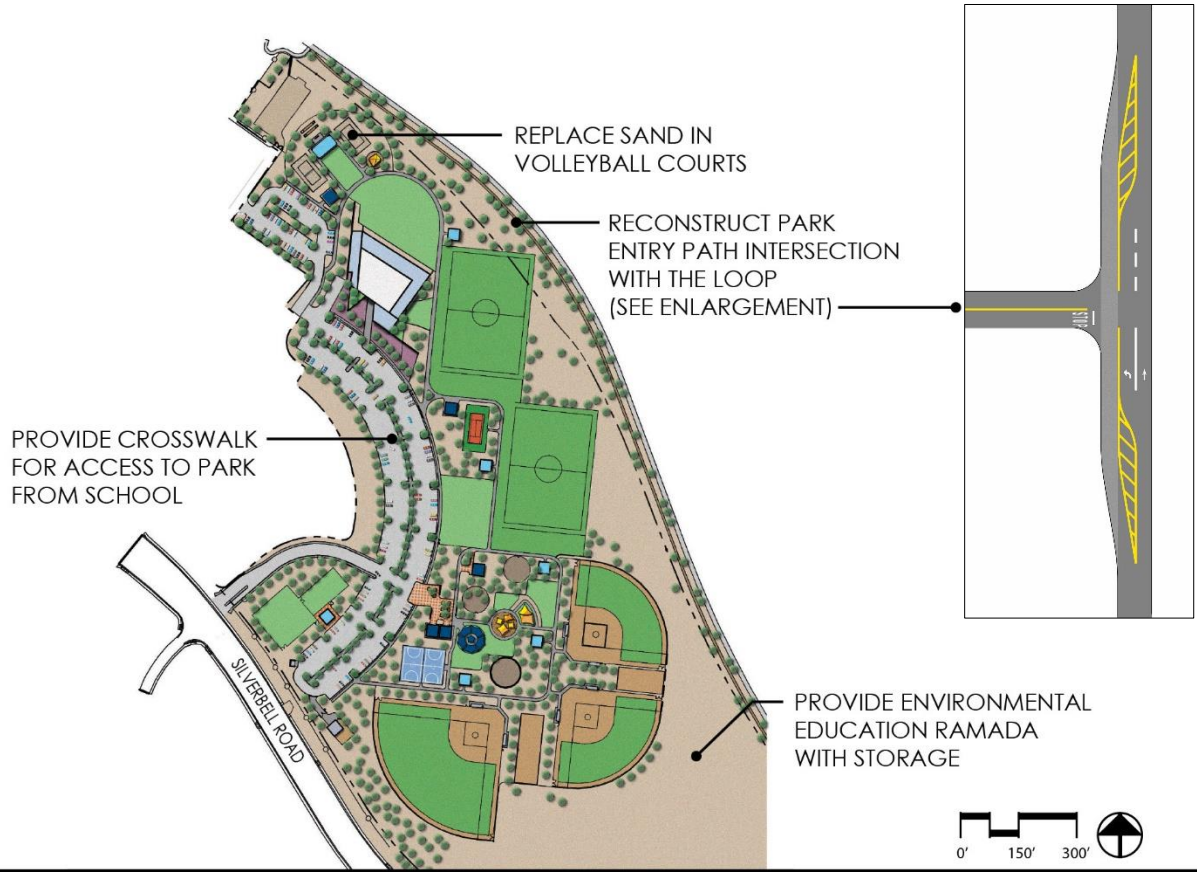
Other improvements that might be considered include the expansion of the orchard and the demonstration field crop areas. Expansion of these areas should occur in response to the growth in public use.



Crossroads at Silverbell Park

Crossroads at Silverbell Park receives a very high level of use, but the cultural resources present within the undeveloped portions of the site preclude the construction of new fields or other large facilities. The improvements recommended for this site focus on maximizing opportunities for public use of the existing facilities and on the enhancement of public safety.

Improvement	Justification	Priority
Modify connection between the park and The Loop	Better sight lines and merging zones will enhance bicycle safety particularly during events staged at the park	Very High
Improve the south entry from The Loop with an accessible walkway	This improvement will provide an accessible route to The Loop from the playground area / hub of the park	High
Replace sand in sand volleyball courts with appropriate material	There is high demand from schools and other users for a quality beach / sand volleyball court	High
Provide a parking lot crosswalk to connect the park and school	Agreements allow for the Leman Academy's use of the park. Access is currently through the parking lot	High
Provide a ramada for environmental education programs	This will support EE programs that focus on the riparian resources associated with the Santa Cruz River	Medium



Continental Ranch Park

Continental Ranch Park is a compact park located within a residential neighborhood with homes immediately adjacent to the site. The existing fields (without lights) get extensive use and it is anticipated that this high level of use will continue. There is no undeveloped space within the park that is available for facility expansion, but improvements that enhance current uses and activities are recommended.

Improvement	Justification	Priority
Construct additional parking spaces	The number of existing spaces is less than what is required during peak use times forcing on-street parking.	High
Construct accessible pathway connection to The Loop	The Loop is in close proximity, there is no connection to the park. Proposed connection would be via drainageway	High
Construct drainage improvements at north and south sides of park	Existing conditions result in damage to the park during storm events. Improvements will reduce maintenance costs	High
Replace horseshoe pits with fitness court and shade structure	The horseshoe pits receive limited use and the space, with perimeter walls create a defined space for a court	Medium
Construct ramada near existing playground	There is limited shade close to the playground for parents and caregivers	Medium

Other improvements that might be considered include the installation of a fence between the basketball court and the adjacent wheel park.



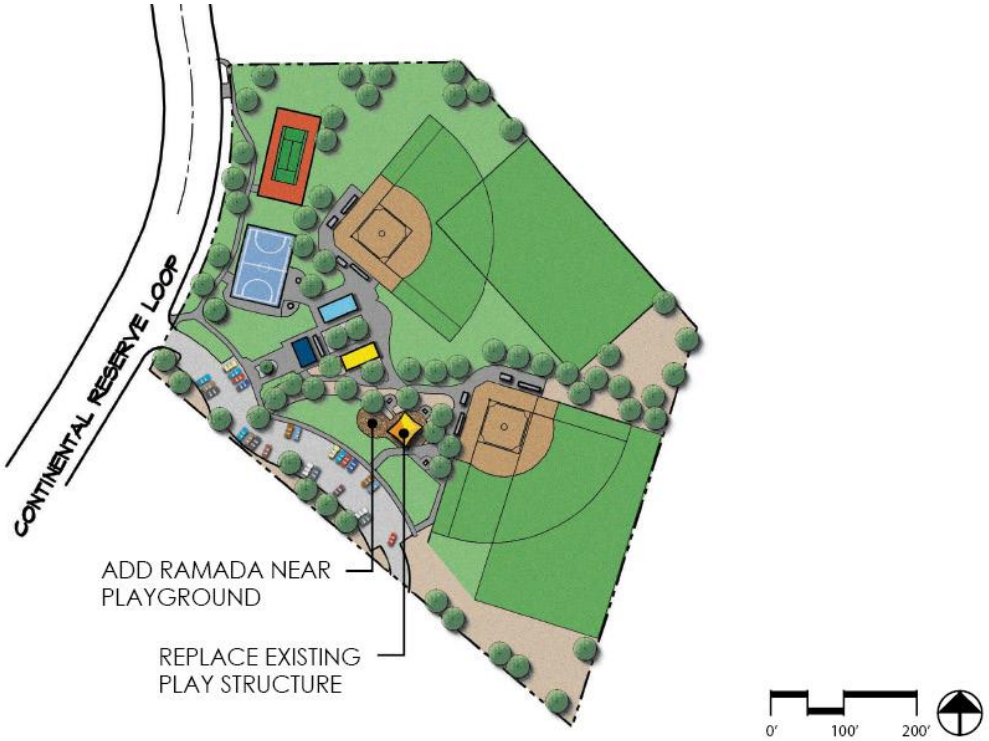
Continental Reserve Park



Continental Reserve Park is a unique facility within the park system in that it shares a parking lot and an athletic field with the adjacent Rattlesnake Ridge Elementary School. As the sole public park serving the Continental Reserve neighborhood and other neighborhoods west of Silverbell Road, it includes facilities for a wide range of users. These include a basketball court, a tennis court, two diamond fields (without lights), and a playground. The demand for these facilities will continue. Maintaining and enhancing the existing park facilities to serve local users is recommended.

Improvement	Justification	Priority
Replace existing play structure	The existing play structure has very few play elements and may not meet current accessibility standards	High
Construct new ramada in the vicinity of the playground	The existing ramadas do not provide a direct line-of-sight to the playground	Medium

Other improvements that might be considered include modifications to the central courtyard / restroom area to make this area more suitable for community gatherings and general recreation.

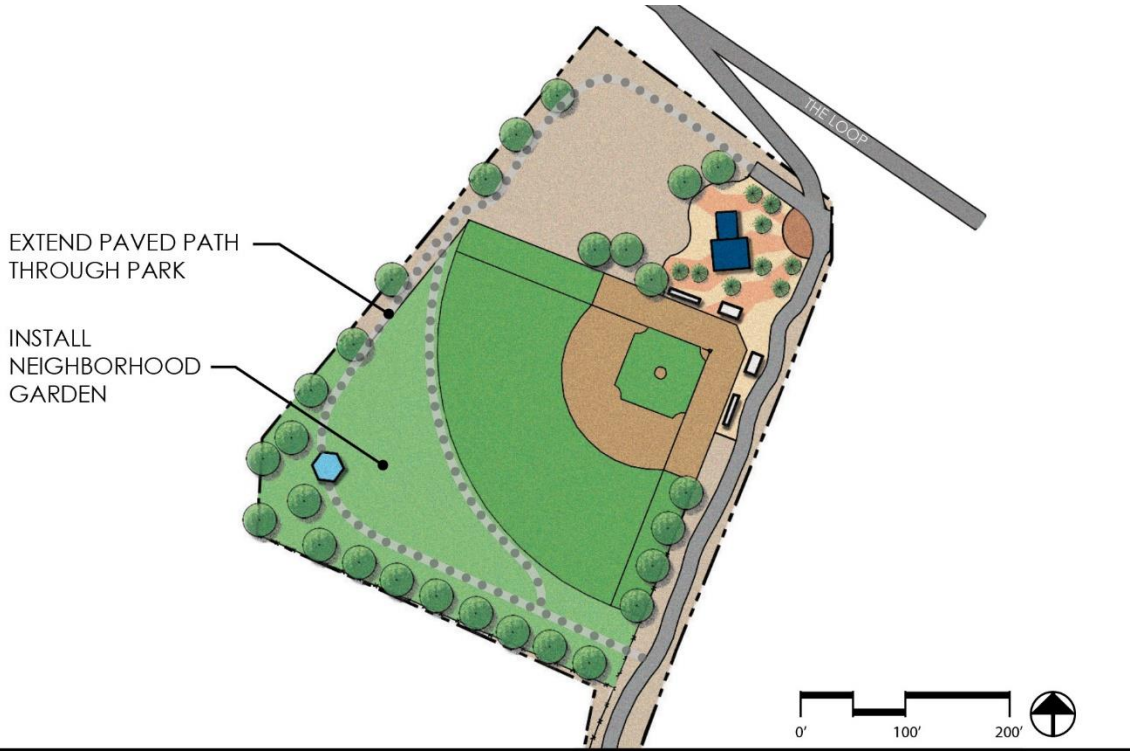


Wade McLean Park

Wade Mclean Park is a small (+/- 4 acre) park located between the Coyote Trail Elementary School campus and The Loop. There is an existing restroom / concession building on site making it a convenient rest stop for cyclists and pedestrians using the adjacent portion of The Loop. There is also an unlit diamond field that is occasionally used for practice and general recreation. The existing ramada is not accessible and is infrequently used.

Improvement	Justification	Priority
Construct a path that will provide access to the existing ramada	This will provide ADA access to the ramada and will also create a looped walking / exercise path	Medium
Eliminate turf outside of baseball field outfield fence	Use levels do not warrant maintaining this turf area and removal will result in a reduction in irrigation water use	Medium
Install low water-use landscape plantings outside baseball field outfield fence	The park's location abutting residential properties make location suitable for quiet, shady neighborhood gathering area	Medium

Other improvements that might be considered for Wade Mclean Park include the construction of a small operations and maintenance building to facilitate maintenance of the park and nearby park properties.

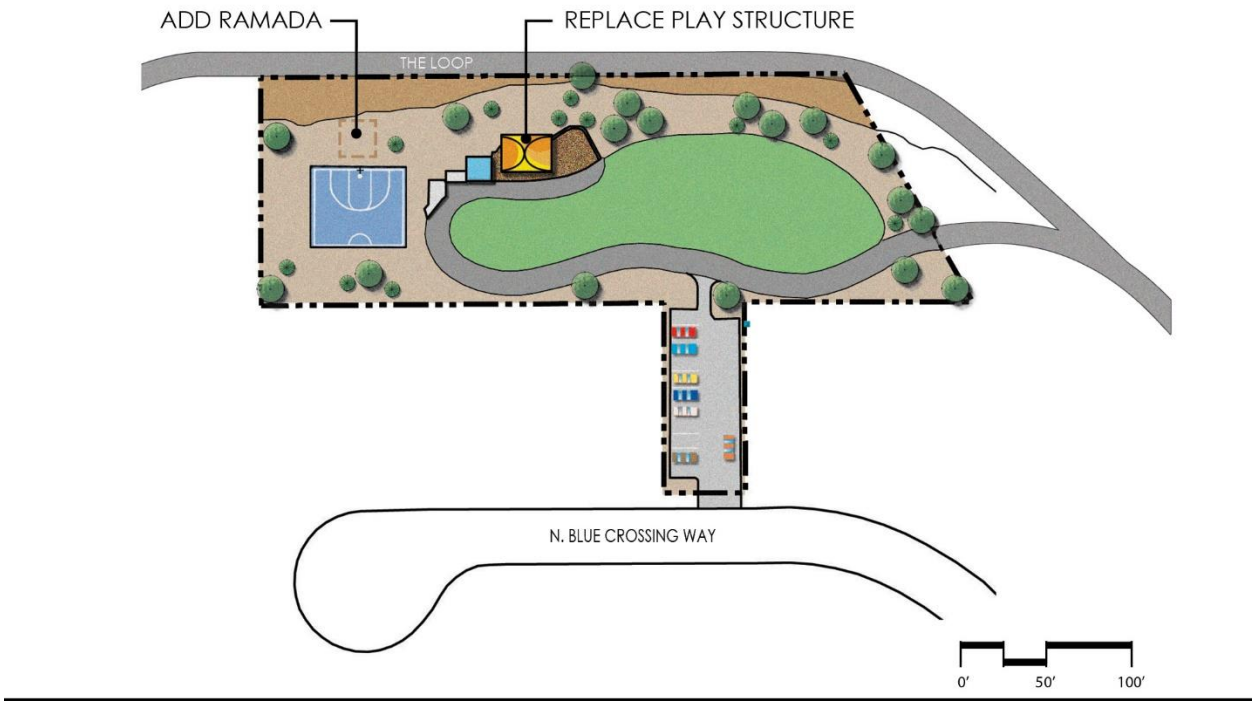


El Rio Park

El Rio Park is a small (1.3 acre) park that would typically be too small to be part of the municipal park system. However, its location adjacent to The Loop shared-use pathway and in the vicinity of the El Rio Preserve and the proposed El Rio Disc Golf Course allows it to function as a facility that supports a wide range of users in addition to neighborhood residents. (See also Section 10, Natural Resource Parks and Preserves, for additional information related to other proposed improvements in the vicinity of this neighborhood park).

Improvement	Justification	Priority
Install signs and pavement markings at interface with The Loop	Improvements that alert bicyclists on The Loop to the presence of pedestrians will enhance safety in this location	High
Construct ramada	Ramada will provide shade for Loop users who stop at the park and will serve as an entry for the disc golf course	Medium
Replace existing play structure	Play structure components are nearing the end of their useful life.	Medium

Other improvements that might be considered for El Rio Park include the construction of a restroom on the park site or in a nearby location.

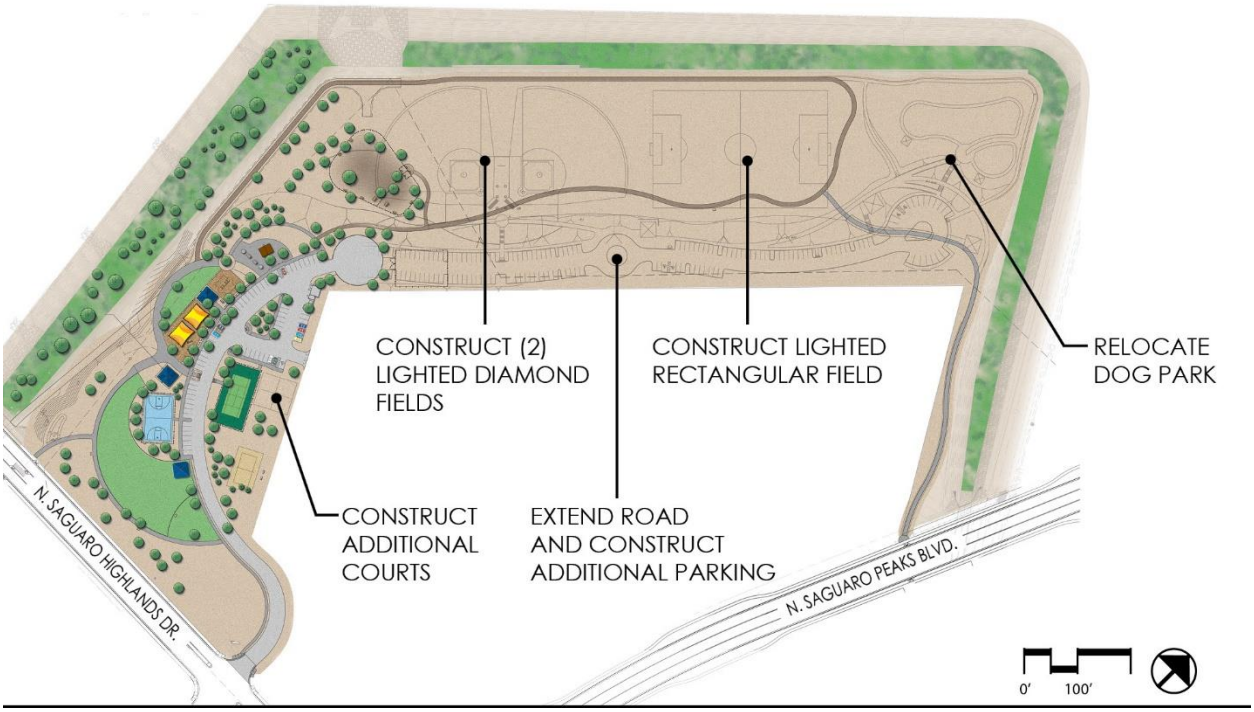


Saguaro Bloom Park

Saguaro Bloom Park is a developer constructed park that will be dedicated to the Town of Marana for operation and maintenance. The initial phase of park development is scheduled to begin in FY 20/21. This phase will include a playground with shade, a restroom, open turf grass play areas, a basketball court, and a dog park. Upon construction of additional homes, the remaining park facilities will be built. These additional facilities are identified below.

Improvement	Justification	Priority
Construct rectangular field with lights	This will be the only rectangular field within the Saguaro Bloom community	Per Development Agreement
Construct two diamond fields with lights	These will be the only diamond fields within the Saguaro Bloom community	Per Development Agreement
Relocation and expansion of Dog Park	The construction of the rectangular and diamond fields will necessitate the relocation of the dog park	Per Development Agreement

Saguaro Bloom Park is located adjacent to an (undeveloped) Marana Unified School District elementary school site. There may be opportunities to consider joint-use facilities if and when the proposed school is designed and constructed.



Utilization of Undeveloped Park Land

The Town of Marana has a limited inventory of undeveloped land suitable for park development but does have three sites within existing parks where facilities can be constructed to address community needs. These sites are:

- The eastern portion of Gladden Farms Park
- The area between Gladden Farms Park and Marana Heritage Park (the Silo site)
- The western portion of Honea Heights Park

Recommendations for the use of these parcels are described / illustrated on the following pages.



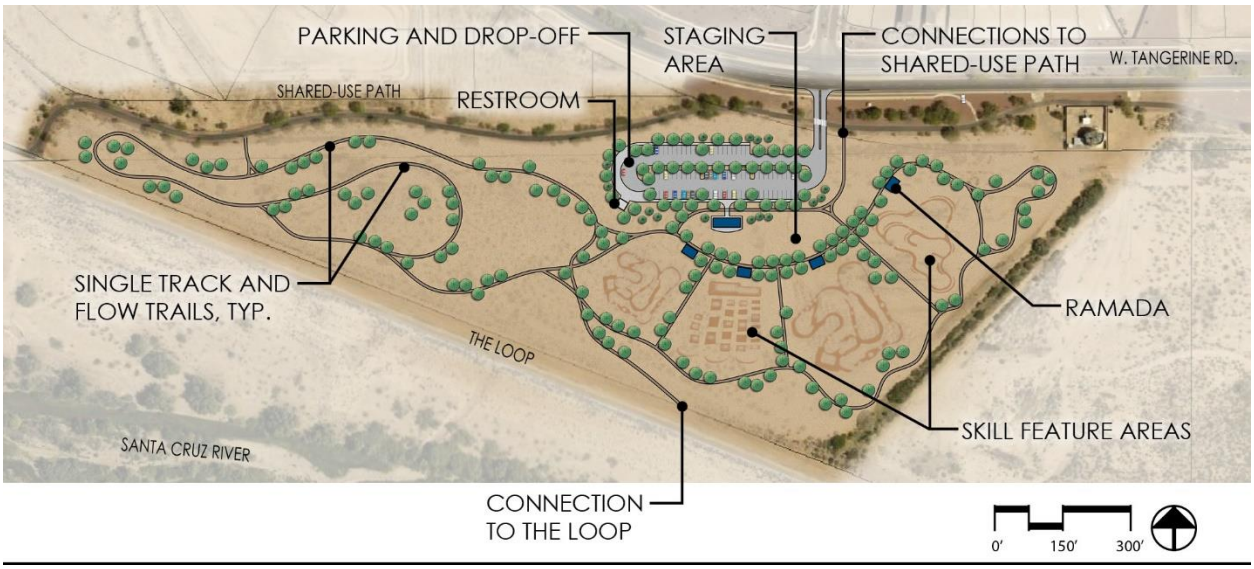
Gladden Farms East Bike Park

The undeveloped eastern portion of the Gladden Farms Park site is an ideal location for a bike park. Parks of this type have been gaining popularity throughout the country and usually include a variety of features including pump tracks, slopestyle tracks, jumps, and trails. They also provide facilities that serve the preferences and skill levels of riders of all ages and abilities.

The subject site is located adjacent to The Loop which will provide for bicycle access to the site from residential areas along the Loop corridor. It can also be accessed from the nearby Gladden Farms subdivisions via the existing subdivision pathway system and the bike / pedestrian underpass under Tangerine Farms Road.

The site was previously disturbed by the excavation and removal of soil which resulted in a depressed areas with slopes, in contrast to the flat land typical of lands adjacent to the Santa Cruz River. These slopes can be utilized in the development of the bike park. The prior site excavation also removed native vegetation from the site creating a condition where grading for the proposed bike park will not result in the removal of native plants. Restoration planting should be included in the scope of the bike park development.

Improvement	Justification	Priority
Prepare a master plan for the bike park	A comprehensive plan for the park will allow for the phased construction of individual components	High
Construct entry drive from Tangerine Farms Rd.	Separate traffic to bike park from traffic to other areas of Gladden Farms Park	Medium
Construct (+/-) 50 space paved parking lot	Accommodate bike park users and provide for dust control	Medium
Construct ramada and restroom	Provide an area for program / event staging and for park regulation signs	Medium
Construct trails and park features	Address community interest in bike park with features for various ages / skill levels	Medium
Construct pathway connection to The Loop	Maximize opportunities for bicycle access to the park	Medium



Area between Gladden Farms Park and Marana Heritage Park

The area between the developed portion of Gladden Farms Park and Marana Heritage Park (the Silo Site) is frequently used as a parking and staging area for large community events. This use of the subject property is important and anticipated to continue.

Access to the area is via a park drive that intersects with Tangerine Farms Road at two signalized intersections. This condition facilitates safe and convenient motor vehicle access to, and egress from, the site. There is also direct access to the site for bicyclists and pedestrians from The Loop which extends along the site's southern boundary.

Special events such as the Fall Festival, the start of the El Tour de Tucson bicycle ride, and special events at Gladden Farms Park all utilize this area for parking and event staging.

It is recommended that the site be enhanced through the planting of street trees along the adjacent park drive.

Improvement	Justification	Priority
Plant street trees along the north side of the site, adjacent to the park drive.	Trees will provide a visual separation between the park drive and the site and enhance the character of the park drive corridor	Medium
Construct accessible walkways that will connect Gladden Farms Park with Marana Heritage Park	Walkways, separate from the park drive will enhance pedestrian safety along the park drive	Medium
Install plantings along south side, adjacent to The Loop	Plantings will enhance this busy and highly visible section of The Loop / Santa Cruz River Park	Medium



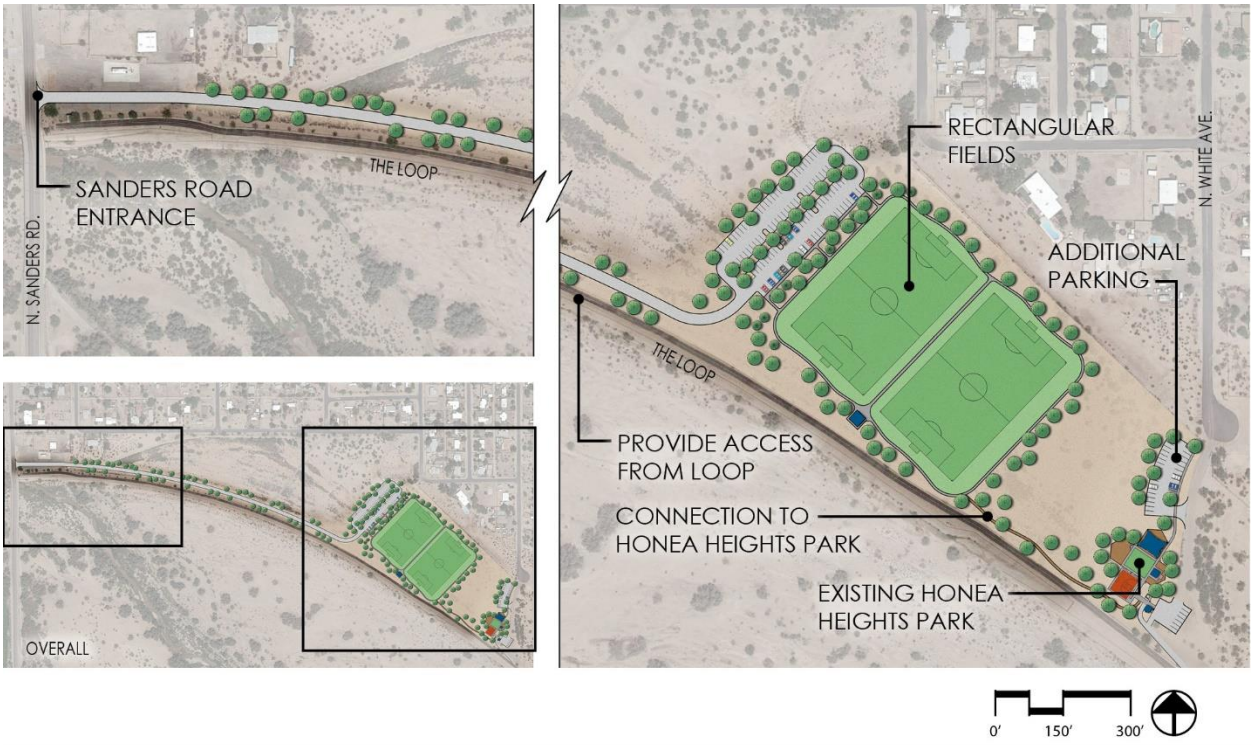
Honea Heights Park West

The overall Honea Heights Park site consists of 36 acres only a small portion of which is developed. (See Page 6-12). The balance of the site is flat and large enough for lighted rectangular field construction. There are, however, several challenges associated with park and athletic field development in this location. These include access, visibility, and proximity to a low-density residential neighborhood.

To access the parcel, a new park drive will need to be extended into the site from Sanders Road. There are several engineering issues to be overcome with the design of this drive. An important issue will be traffic safety due to the proximity of the proposed entry drive to the bridge over the Santa Cruz River. Visibility will also be an issue as the site may not be visible from surrounding streets. Wayfinding signs and related improvements will be necessary. The proximity of the site to an existing low-density residential neighborhood will also need to addressed and adjacent landowners will need to be consulted before lighted fields are constructed in this location.

Given the challenges associated with this site it is recommended that field and park development in this location be deferred until there is sufficient residential growth along the Sanders Road corridor to warrant the construction of these facilities.

Improvement	Justification	Priority
Construct new entry drive from Sanders Road	Access to the site from White Avenue will route traffic through a low-density neighborhood using residential streets.	Medium / Low
Construct two new lighted rectangular fields	Provide fields for individuals living north and west of the park site	Medium / Low
Constructed parking lot, restrooms, other improvements	Provide the support facilities and amenities needed to make site a viable park	Medium / Low



New Park Development

To address the growing recreational needs for the Town, it is recommended that two new District Parks and a Community Sports Field Complex be constructed.

Twin Peaks Corridor District Park (Proposed)

It is proposed that a 50 acre or larger district park be developed along the Twin Peaks Road corridor between Interstate 10 and Tangerine Road within the Northeast planning area. Unlike the Northwest and Southern planning areas, there are no existing district parks in this portion of the community. The proposed park will serve the Dove Mountain area as well as the new residential developments planned for the Twin Peaks Road corridor, between I-10 and Tangerine Road.

There are several potential locations for this park. One is on land along the Interstate 10 corridor, northwest of the I-10 - Twin Peaks Road traffic interchange. There are two parcels in this location totaling 67.4 acres that are identified in the Cascada Specific Plan as future park sites. There are, however, several conditions that diminish the value of these parcels for new municipal park development. These include:

- Proximity to the busy UPRR main line and the associated railroad noise
- The potential for the railroad to be an attractive nuisance for young park users
- Proximity to Interstate 10 and the associated traffic noise
- The presence of a large overhead electrical transmission line parallel to the railroad
- The planned use of the sites (as identified in the Cascada Specific Plan) for storm water detention
- The long and narrow configuration of the parcels
- The more than one-half mile separation between the two parcels

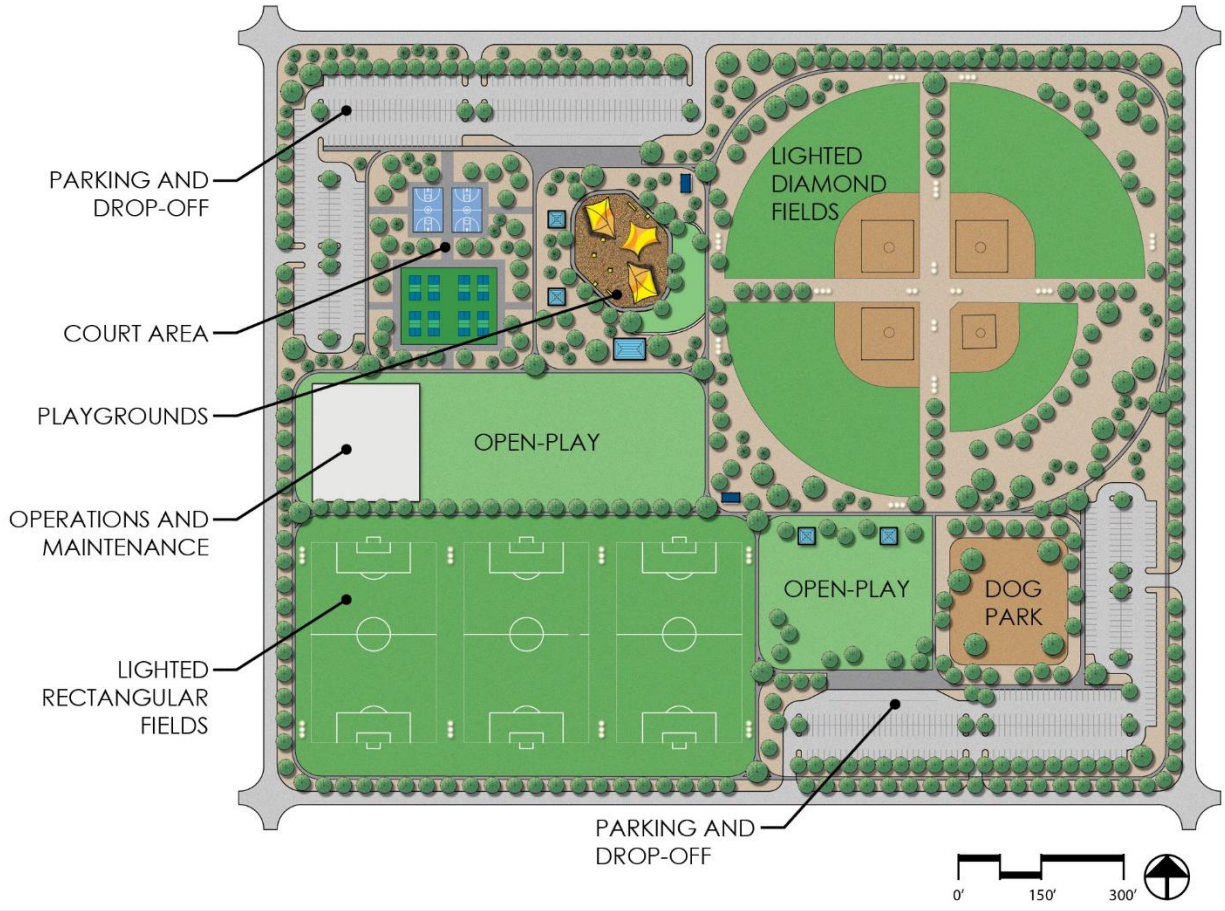
In light of these conditions, it is recommended that alternative sites also be considered as a location for the planned district park. An alternative site, which will need to be acquired, would be north of the I-10 - Twin Peaks Road traffic interchange, and potentially adjacent to, or in the vicinity of, the site of a planned Marana Unified School District K-8 school. Advantages associated with such an alternative site close to a proposed school include:

- Separation from the I-10 / UPRR corridor
- Elimination of the need to combine park facilities with regional stormwater detention facilities
- Better access for users living in Dove Mountain or along the Tangerine Road Corridor
- The potential for the development of joint-use facilities with the School District



The preliminary facilities program for whichever site is selected for this district park is as follows:

- Lighted Rectangular Fields (3)
- Lighted Diamond Fields (4)
- Playgrounds with Shade (2)
- Basketball Courts with Lights and Shade (2)
- Open Turf Grass Play Areas
- Walking Path Loop
- Group Ramada
- Picnic Ramadas (4)
- Restroom Buildings (2)
- Dog Park
- Parking Lot
- Operations and Maintenance Building and Yard



North Marana District Park



It is proposed that a 50 acre or larger district park be developed within the northern portion of the Town's planning boundary, within or adjacent to The Villages of Tortolita Specific Plan area. This park will serve the residential developments anticipated by the Town's Make Marana 2040 General Plan in the area east of Interstate 10 and south of the Pima / Pinal County line.

As a first step in the development of this district park, it is recommended that land be acquired at the earliest possible date so that it is available for park construction when needed. Park development will follow in response to population growth within the park's primary service area.

A preliminary program of facilities for this District Park is as follows:

- Lighted Rectangular Fields (3)
- Lighted Diamond Fields (4)
- Playgrounds with Shade (2)
- Basketball Courts with Lights and Shade (2)
- Open Turf Grass Play Areas
- Walking Path Loop
- Group Ramada
- Picnic Ramadas (4)
- Restroom Buildings (2)
- Dog Park
- Parking Lot
- Operations and Maintenance Building and Yard

The conceptual layout of facilities for this park will be similar to that shown for the proposed Twin Peaks Corridor District Park.

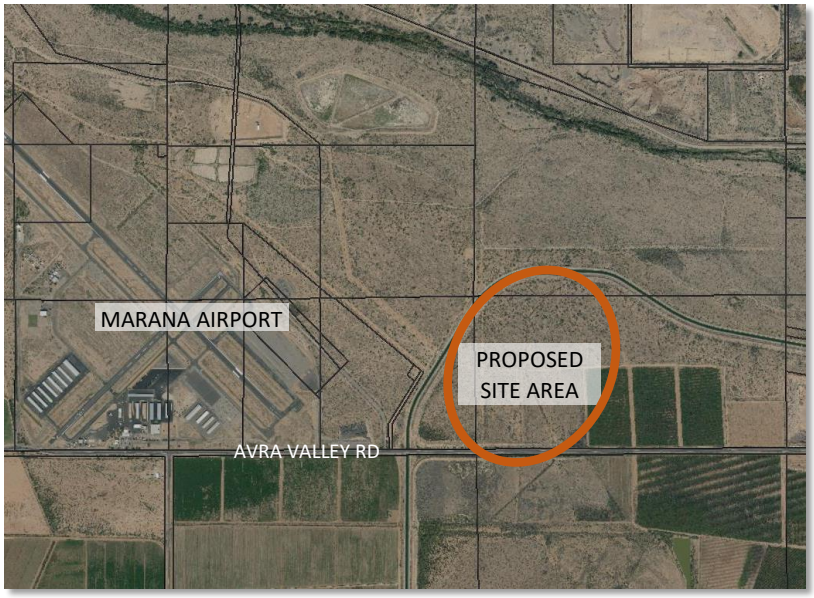


Community Sports Field Complex

It is proposed that a Sports Field Complex be developed on land owned by the federal government and managed by the Bureau of Reclamation. The site is located near the Central Arizona Project canal and the Marana Regional Airport.

Portions of the site proposed for the Community Sports Field Complex are in the vicinity of the approach and departure corridor associated with the Marana Airport. As such, the subject land is not appropriate for residential, school, or certain other types of development, but is suitable for park and sports field construction.

The proposed site is located approximately 4 miles west of the Interstate 10 / Avra Valley Road traffic interchange making it convenient for Marana residents and visitors from the Tucson metropolitan area.



It is recommended that the Community Sports Field Complex be developed to address local Town of Marana needs and not as a national or regional sports complex where it would compete with Pima County's Kino Complex or similar facilities in Maricopa County. It is also recommended that the site be planned to allow for future expansion if warranted and appropriate.

The initial phase of development should be designed to provide fields for practices, games, and local tournaments conducted by Marana-based soccer, football, lacrosse, rugby, softball, baseball, and similar organizations. A preliminary program of facilities for the initial phase of development is as follows:

- Lighted Rectangular Fields (6)
- Lighted Diamond Fields - Little League Baseball and Softball (4)
- Lighted Diamond Fields - Full-size Baseball (2)
- Concession Complex with covered seating
- Restrooms
- General Recreation Area with ramadas and shaded playground
- Parking Lot(s)
- Operations and Maintenance Building and Yard

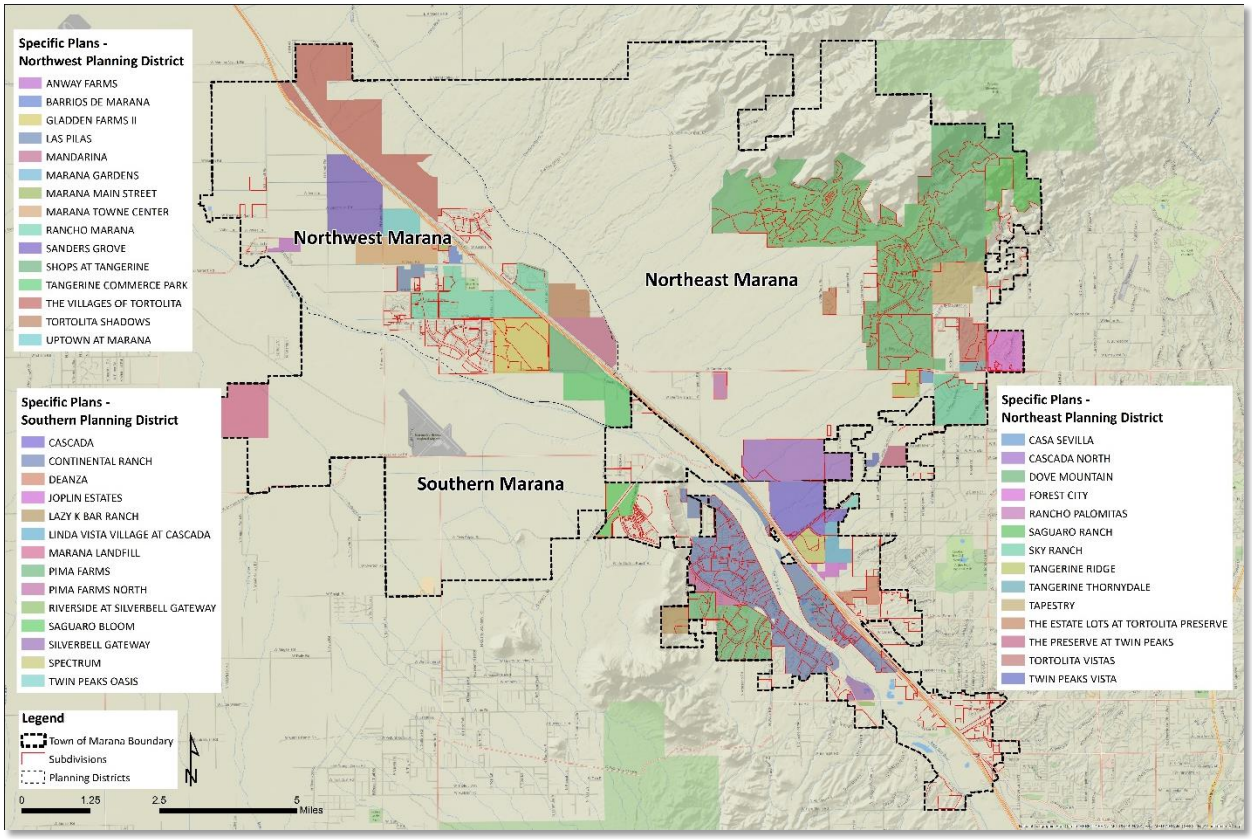
Future phases to be constructed as the Town's population grows might include:

- Additional Lighted Rectangular Fields
- Additional Lighted Diamond Fields
- Additional General Recreation Facilities
- Expanded infrastructure and support facilities.

Future Community Parks identified in Specific Plans

There are future parks and recreation areas identified in the various specific plans that have been approved by the Town of Marana. In most instances, these parks will be of a size that results in them being constructed by the developer and ultimately operated and maintained by a homeowner or community association in accordance with Town standards. These neighborhood recreation areas will serve as complementary resources to the community and district parks built, operated, and maintained by the Town.

There are also references to "community parks" in some of the approved specific plans but without sufficient information as to whether or not they would be eligible for incorporation into the municipal park system. It will be important to determine the size of these proposed parks and the scope of the proposed facilities. If it is determined that they are to be dedicated to the Town, the subject development agreement should clearly specify the location of the park, facilities to be built, the standards to which they are to be constructed, and all other requirements for Town acceptance of these facilities.





7 COMMUNITY CENTER & AQUATIC FACILITY ELEMENT

Introduction

Over the past ten years, the Town of Marana has grown from a community of approximately 35,000 residents to a community of 50,000. Projections indicate that this population growth will continue, and that Marana will likely be a Town with 65,000 residents in 2030. While efforts are being made to preserve the community's small-town roots, concurrent efforts a being made to provide the facilities that are reflective of a vibrant, growing, community offering an outstanding quality of life.

Facilities that the public identified as important to maintaining and enhancing quality of life include a multi-generation community center and a year-round aquatic facility. Four out of five respondents to the public input survey indicated that these facilities should be give medium or high priority for development. As such, it is the recommendation of this plan that a multi-generational community center and an associated aquatic facility be developed to serve the entire Marana community.

Relationship to Strategic Plan

The Town of Marana's Strategic Plan identifies four areas of focus, one of which is recreation. More specifically, the Strategic Plan notes that the Town supports "plans for a multi-purpose community recreation center." The Strategic Plan also notes the Town's support for "multi-generational programming and activities."

Relationship to General Plan

The Make Marana 2040 General Plan notes that the health of Marana citizens is a preeminent goal of the General Plan. More specifically, the General Plan includes Policy PC-23.1 that states that the Town should "seek funding for and develop indoor community recreational facilities that can be enjoyed by community members of varying abilities." Policy PC-23-2 notes that the Town will "consider multi-generational needs when planning for and developing new recreational facilities and/or programs."



Community Needs

The Town of Marana's park system, while robust in many areas, has a significant deficiency in the lack of indoor recreational facilities. The existing community / senior center in Ora Mae Harn Park has a few meeting rooms and a very small exercise / fitness area. While this facility can serve and be an asset for a small segment of the population, it cannot address the needs of a growing community with an anticipated population of 65,000 or more.

To address the lack of space in the existing center the Town from time-to-time leased storefronts in commercial buildings and used other available spaces for its various recreation and enrichment programs. While this approach has enabled the Parks and Recreation Department to occasionally offer a program or class requested by the public, it has not been sufficient to meet the growing needs of the community.

Marana's lack of indoor facilities is in stark contrast to its peer communities, nearly all of whom have, or are in the process of building, multi-generational community centers with an aquatic component. The following is a snapshot of what similar communities currently provide for their residents.

Community	Size of Community Center (SF)	Gym(s)	Fitness / Exercise Rooms	Cardio and Weight Training	Aquatic Facilities	Outdoor Elements (Fields / Courts)
City of Goodyear	49,000	Yes	Yes	Yes	Yes	Yes
City of Peoria	52,000	Yes	Yes	Yes	No	Yes
City of Casa Grande	55,000	Yes	Yes	Yes	No	No
Town of Oro Valley	55,000	No	Yes	Yes	Yes	Yes
Town of Maricopa	52,000	Yes	Yes	Yes	Yes	Yes
Town of Apache Junction	43,524	Yes	Yes	Yes	Yes	No





Other Factors Supporting Development of a Multi-Generational Community Center and Aquatic Facility

Community input and other factors that support the development of a multi-generational community center and an aquatic facility include:

- Marana residents providing input related to this parks and recreation master plan have identified the construction of a multi-generational community center and a new aquatic facility as a priority project.
- The community has requested a wide range of recreation programs that require indoor facilities and spaces that are not currently available within the Town.
- The Town of Marana now has a population of more than 50,000 residents, a threshold that other communities around the country have used to initiate the development of a community center and aquatic facility.
- The existing 7,400 S.F. community center in Ora Mae Harn Park does not have the size, or the potential for expansion, needed to address community needs for indoor recreational space.
- The existing 40-year old swimming pool in Ora Mae Harn Park is very small and is equipped with out-of-date mechanical filtration and chemical treatment systems. The pool depth does not meet current pool codes, the supporting bath house does not meet ADA requirements, and there are other code and general operational deficiencies. In short, the existing facility needs to be replaced.
- Peer communities that compete with the Town of Marana for the new businesses that are important to the Town's economic health have constructed, or plan to construct, community centers and aquatic facilities to serve their residents.

Goals for the Community Center and Aquatic Facility

Goals for the development of the multi-generational community center and aquatic facility include:



- Provide facilities that address the needs and preferences of all members of the community including children, teens, young adults, adults, seniors, and special needs populations.
- Provide facilities that enable the Town to safely and effectively provide the wide range of recreational, fitness, and cultural programs that have been requested by Town residents.
- To locate the facility where it is reasonably accessible to all Marana residents.
- To create facilities that enhance the community's overall quality of life and that serve to retain and attract residents and businesses.
- To use the development of the community center and aquatic facility to support and promote other Town initiatives such as the development an attractive and vital downtown.
- To locate the community center and aquatic facility where they can be complemented by adjacent lighted athletic fields, courts, and other outdoor recreation facilities.

Policies for the Community Center and Aquatic Facility

As the detailed planning and design of the multi-generational community center and aquatic facility proceeds, it is the policy of the Town of Marana to:

Policy 1: Include in the community center / aquatic complex a range of facilities for general recreation, for fitness and community health, and for cultural enrichment and educational programs.

Policy 2: Design the community center and aquatic facilities for an anticipated population of 65,000 and in a manner that will allow for the phased construction of improvements, if needed.

Policy 3: Organize the facilities within the complex in a manner that allows staff to effectively and efficiently monitor, supervise, and manage all components of the center, including indoor and outdoor elements.

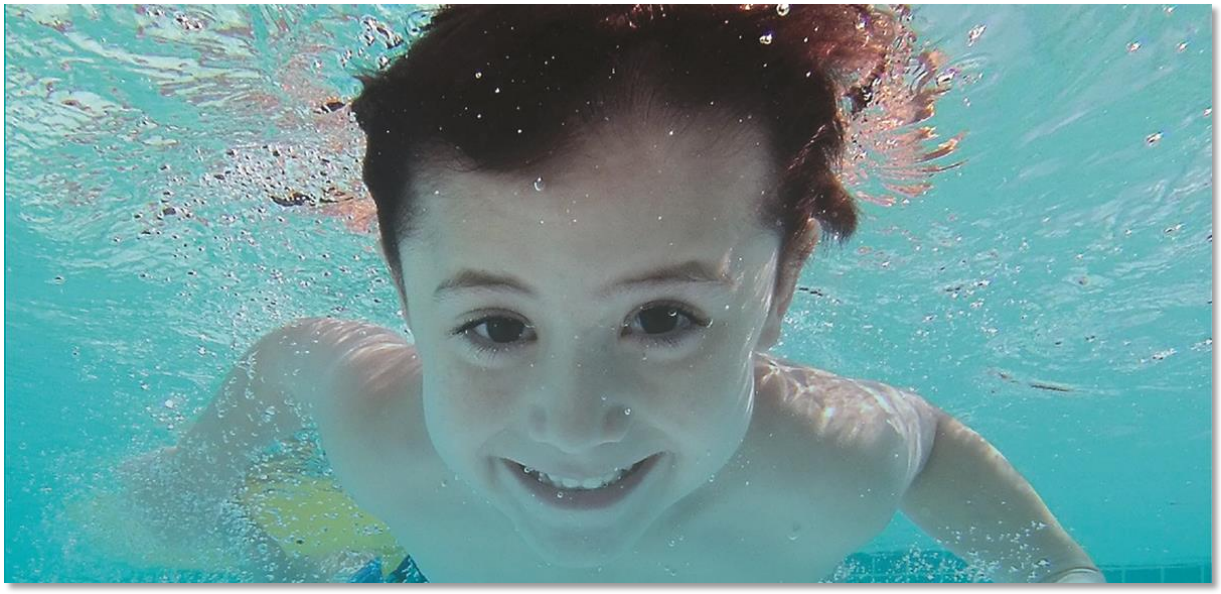
Policy 4: To the greatest extent possible, integrate and connect the community center / aquatic complex with other civic, recreational, and educational facilities and provide connections between them.

Policy 5: To build and operate a facility in a manner that reflects the Town's commitment to high quality design and energy efficiency.

Relationship of Community Center and Aquatic Facility

It is recommended that the multi-generational community center and aquatic facility be developed as part of a single integrated complex rather than being constructed at different locations. The consolidation of facilities will:

- Facilitate daily operations by eliminating the need for supervisory and administrative staff to travel between sites.
- Reduce staffing requirements by consolidating functions such as access control, membership checks, and fee collection.
- Allow basic infrastructure and site development costs to be shared.
- Make the complex more user-friendly. (i.e. a parent could use the community center while a child is participating in a swim practice).



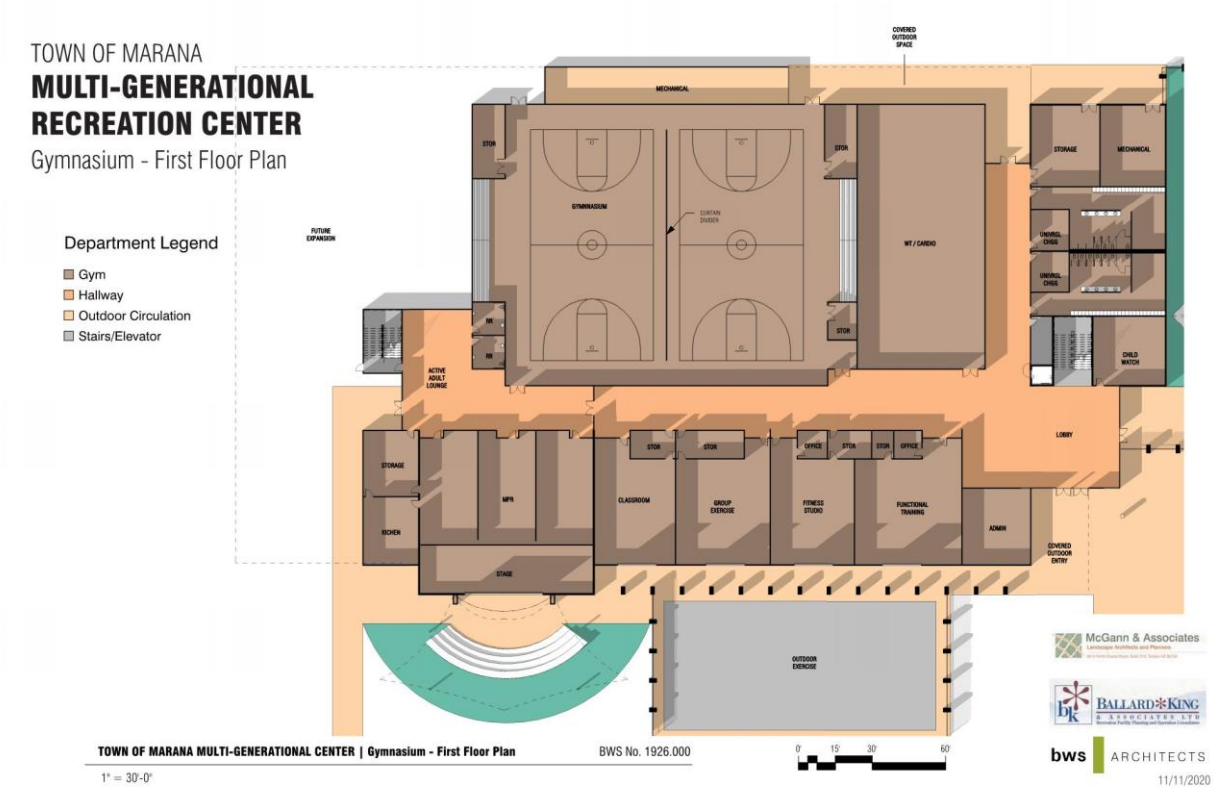
Multi-Generational Community Center — Facility Program Overview and Conceptual Floorplan

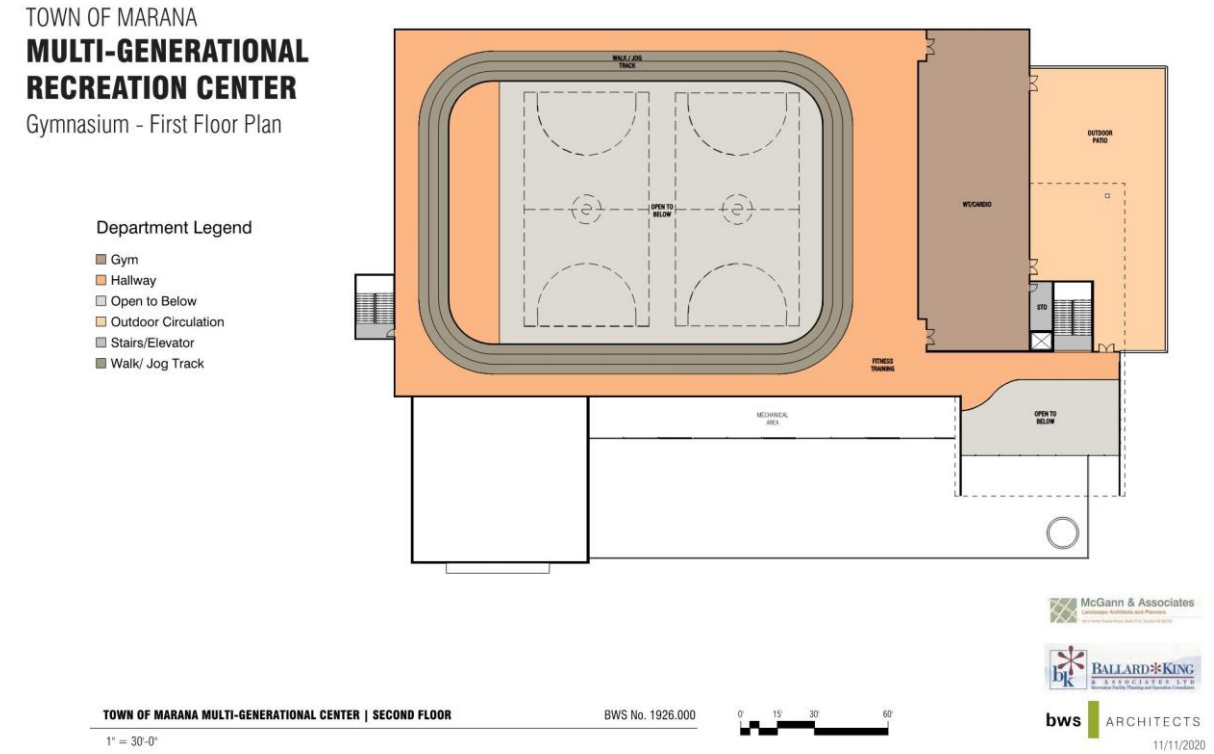
The proposed Multi-Generational Community Center will consist of active use spaces including a gymnasium, a walking / jogging track, weight training areas, cardio fitness areas, functional training areas, group exercise rooms, a fitness studio, and associated storage areas.

Also provided will be community spaces including a large community room that can be divided into smaller spaces, a classroom with a stage, a crafts studio, an active adult lounge, a drop-in child watch room, a prep / catering kitchen, and associated storage areas.

Supporting these active use and community spaces will be a front desk / lobby for access control, office space, locker rooms, universal changing rooms, restrooms, vending areas, a maintenance office with work rooms, and custodial closets.

If the selected site will support it, it is strongly recommended that the program also include outdoor elements such as lighted sports fields, lighted sport courts, playgrounds, and community gathering areas.


TOWN OF MARANA
MULTI-GENERATIONAL
RECREATION CENTER
Gymnasium - First Floor Plan
Department Legend
Gym
Hallway
Outdoor Circulation
Stairs/Elevator
TOWN OF MARANA MULTI-GENERATIONAL CENTER | Gymnasium - First Floor Plan
BWS No. 1926.000
1" = 30'-0"
McGann & Associates
BALLARD*KING
bws ARCHITECTS
11/11/2020


TOWN OF MARANA
MULTI-GENERATIONAL
RECREATION CENTER
Gymnasium - First Floor Plan
Department Legend
Gym
Hallway
Open to Below
Outdoor Circulation
Stairs/Elevator
Walk/ Jog Track
TOWN OF MARANA MULTI-GENERATIONAL CENTER | SECOND FLOOR
BWS No. 1926.000
1" = 30'-0"
McGann & Associates
BALLARD*KING
bws ARCHITECTS
11/11/2020

Multi-Generational Community Center Facility Program

The proposed facility program for the multi-generational community center is as follows:

Space	Area (SF)	Quantity	Subtotal (SF)	Area (SF)
Support Space				
Lobby/Lounge	1,000	1	1,000	
Front Desk	300	1	300	
Center Office Space	1,000	1	1,000	
Locker Rooms	700	2	1,400	
Universal Change Rooms	120	2	240	
Restrooms	400	2	800	
Maintenance Office/Work Area	300	1	300	
Custodial Closets	150	2	300	
Vending	60	1	60	
Sub -Total Support Space	**4,030**		**5,400**	**5,400**
Active Use				
Gymnasium	13,500	1	13,500	
Gym Storage	700	1	700	
Walk/Jog Track	5,250	1	5,250	
Weight/Cardio Space	5,000	1	5,000	
Weight/Cardio Storage	300	1	300	
Weight/Cardio Office	120	1	120	
Functional Training (Cross-Fit/TRX, etc.)	1,500	1	1,500	
Functional Training Storage	200	1	200	
Group Exercise Room	2,000	1	2,000	
Group Exercise Storage	300	1	300	
Fitness Studio	1,000	1	1,000	
Fitness Studio Storage	200	1	200	
Sub -Total - Active Use	**30,070**			**30,070**
Community Space				
Community Room (1 Large Room / Divisible to 3)	3,000	1	3,000	
Community Room Storage	500	1	500	
Stage/Classroom	800	1	800	
Stage/Classroom Storage	200	1	200	
Prep/Catering Kitchen	500	1	500	
Crafts/Classroom	1,200	1	1,200	
Crafts/Classroom Storage	300	1	300	
Active Adult Lounge	700	1	700	
Active Adult Storage	200	1	200	
Drop-in Child Watch Room	1,000	1	1,000	
Drop-in Child Watch Restroom	50	1	50	
Drop-in Child Watch Storage	200	1	200	
Sub -Total - Community Space	**8,650**			**8,650**
Total Square Footage	42,750			**44,120**
Net to Gross Rate 25%	10,688			**11,030**
Total Estimated Square Footage	**53,438**			**55,150**

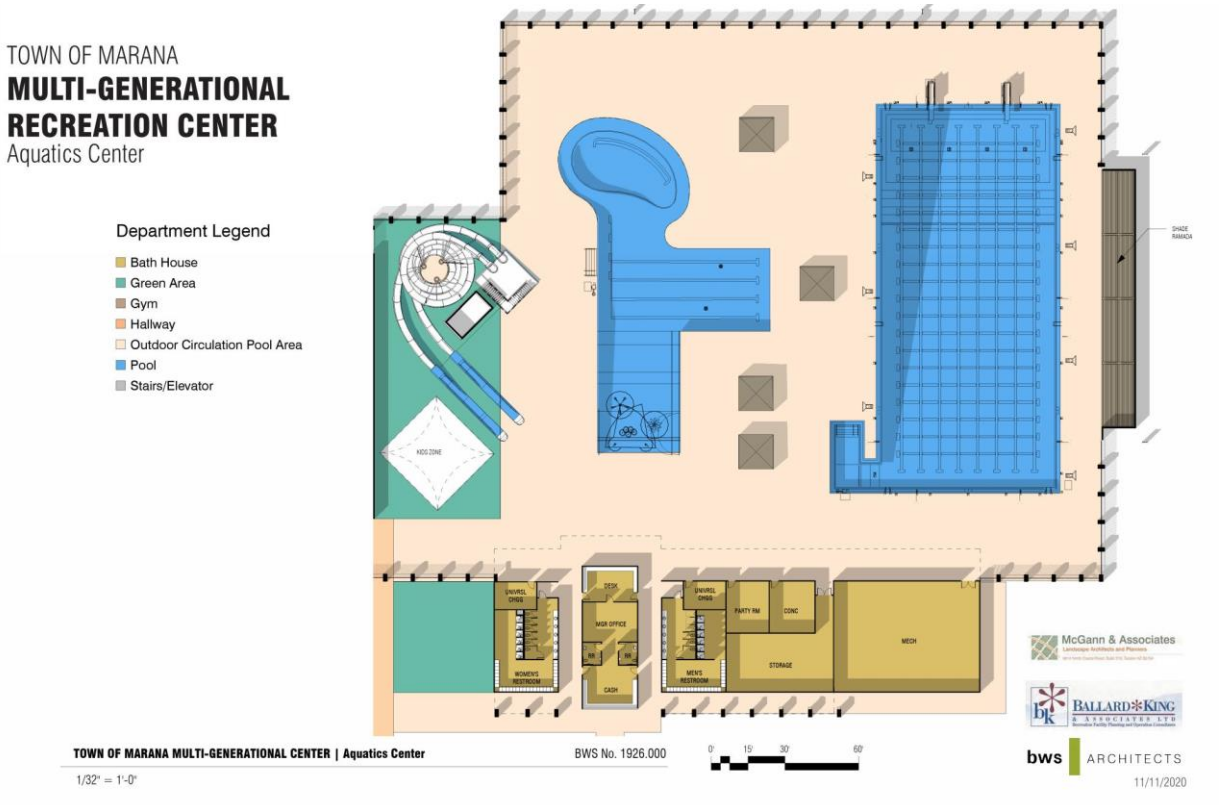
Aquatic Facility — Facility Program Overview and Conceptual Floorplan

The proposed year-round aquatic facility will feature a 50-meter x 25-yard pool with associated deck areas and covered spectator bleachers. The complex will also include a shallower recreation pool as needed for activities such as water aerobics, water volleyball, learn-to-swim lessons, pool-based recreation programs, and similar fitness / recreational activities. These pools will be heated to accommodate year-round use.

Shade ramadas will be provided for public use, including a ramada or ramadas within a designated area that can be reserved for private events. A rentable indoor party room will also be provided along with a concession space with a service window.

Other elements include restrooms and changing rooms. These spaces will potentially be integrated with the adjacent community center building. Program elements related to pool safety and administration include a manager's office, a lifeguard room, a training room, and associated storage.

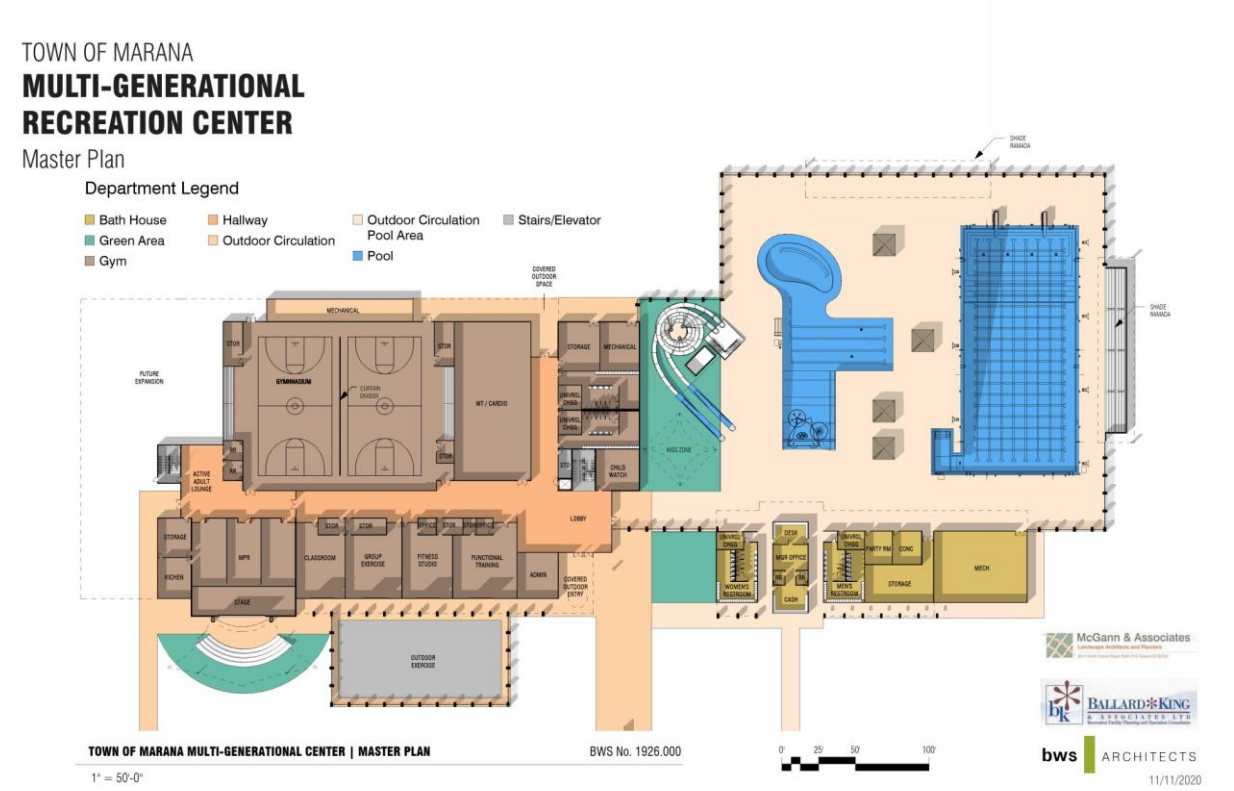
A mechanical room for water filtration, chemical treatment, and pool heaters will also be an integral part of the complex.

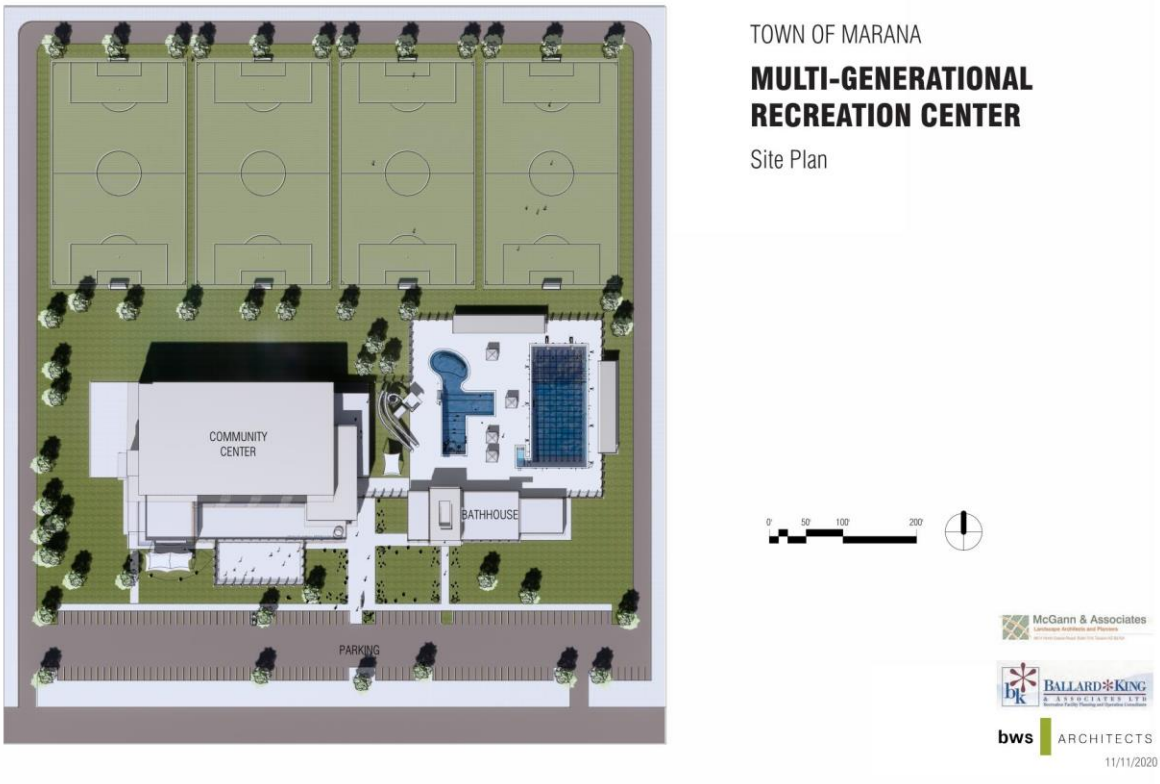


Aquatic Facility Program

Space / Facility	Area (SF)	Quantity	Subtotal (SF)	Area (SF)
Competition Pool				
Competition / Lap Swim Pool (50 Meters x 25 Yards)	12,688	1	12,688	
Pool Deck	10,000 (+/-)	1	10,000 (+/-)	
Bleachers (Capacity to be Determined)	---	1	---	
1 Meter Diving Boards	---	2	---	
Timing System	---	1	---	
Subtotal - Competition Pool and Deck				**22,688** (+/-)
Recreation Pool and Water Slide	6,500 (+/-)	1	6,500 (+/-)	
Recreation Pool with:	---	---	---	
Beach Entry	---	1	---	
Shallow - End with Play Toys	---	1	---	
Area for Water Volleyball	---	1	---	
Area for Lap Swim / Swim Lessons	---	1	---	
Area for Water Aerobics / Water Therapy and Exercise	---	1	---	
25' Slide with two open flume slides	---	1	---	
Deck with Rentable Ramada's Private Party Spaces	10,000 (+/-)	1	10,000 (+/-)	
Subtotal - Recreation Pool, Deck, and Water Slide				**16,500** (+/-)
Bathhouse				
Bathhouse Building with:	6,500 (+/-)	1	6,500 (+/-)	
Entry / Fee Station	---	1	---	
Office	---	1	---	
Men's and Women's Restrooms / Changing Rooms	---	1 Each	---	
Family Restroom	---	1	---	
Concession and Rentable Party Room	---	1 Each	---	
Storage Area	---	1	---	
Subtotal - Bathhouse				**6,500** (+/-)
Mechanical Room				
Mechanical Equipment Room	2,500 (+/-)	1	2,500 (+/-)	
Subtotal - Mechanical Room				**2,500** (+/-)

Overall Conceptual Floorplan, Site Plan and Renderings






TOWN OF MARANA
MULTI-GENERATIONAL RECREATION CENTER
Aerial View 1
BALLARD*KING
McGann & Associates
AQUATICS CENTER
bws ARCHITECTS
11/11/2020


TOWN OF MARANA
MULTI-GENERATIONAL RECREATION CENTER
Aerial View 2
BALLARD*KING
McGann & Associates
AQUATICS CENTER
bws ARCHITECTS
11/11/2020

Preliminary Construction Cost Estimate

The following preliminary cost estimate is based on the conceptual drawings presented herein. This estimate is exclusive of land acquisition costs (if required) and off-site improvement costs which will be a function of the selected site.

Multi-Generation Community Center ..... $24,548,000.

Aquatic Facility ..... $12,275,000.

Preliminary Operation and Maintenance Cost Estimate

The following preliminary estimate of recurring costs associated with the staffing, operation, and maintenance of the proposed facilities is based on the scope of the facilities as described herein. This estimate assumes that the multi-generational community center and the aquatic facility will be constructed at the same location.

Multi-Generation Community Center .....$1,350,000 to $1,450,000.

Aquatic Facility .....$1,500,000 to $1,600,000.

Preliminary Estimate of Revenues Generated

Based on the revenues historically generated by membership fees and rental receipts at multi-generation community centers and aquatic facilities in communities similar to the Town of Marana, it is anticipated that these new facilities will generate revenues equal to approximately fifty percent (50%) of the annual operations and maintenance costs. The rate and fee schedules adopted by Mayor and Council will ultimately determine cost recovery rates.

Cost Estimate Notes

The construction cost estimates provided above are based on the following.

- Estimated construction costs are based on market costs for similar construction in Arizona as of the 4th quarter of 2020. An escalation factor should be added when budgeting to account for inflation from the 4th quarter of 2020 to the date of actual construction.
- Construction estimates are based on the program of facilities for the community center and aquatic center as described herein. Changes to the size and composition of these facilities will impact construction costs.
- Estimated construction costs include on-site development and utilities but do not include offsite improvements as may be associated with the site selected for the complex.



Considerations for Site Selection

Items that should be considered when selecting the site for the multi-generational community center and the aquatic facility include:

- **Access:** The selected site should provide reasonable access to the complex for users residing in all areas of the Town.
- **Visibility:** The proposed complex will make a bold statement about the quality of life in the Town of Marana. As such it should be a visible landmark within the community.
- **Potential for Outdoor Facilities:** The selected site's ability to accommodate adjacent outdoor facilities including lighted athletic fields and courts will expand opportunities for programs, increase staffing efficiencies, and enhance the overall value of the complex to the community.
- **Compatible Land Uses:** A site that is adjacent to or near community schools, parks, and other civic facilities will create a synergy that will benefit all these land uses.
- **Utilities and Infrastructure:** Overall project costs will be reduced if the proposed complex is located where utility systems and basic infrastructure, such as drainage systems, are in place.
- **Transportation Improvements:** Project costs will be reduced if the selected site can utilize the roadway network that is existing or that is currently programmed for improvement.
- **Advancement of other Town Initiatives:** In addition to addressing the direct needs of the facility, the selected site should also seek to advance other Town's goals and initiatives. These might include the development of a vibrant downtown district and the creation of incentives for businesses to locate downtown.
- **Operational Efficiencies:** The selected site should facilitate the operations and maintenance of the complex by the Parks and Recreation Department staff.

Multi-Generation Community Center and Aquatic Facility — Recommended Action Items

Proposed Improvement	Justification	Priority
Conduct detailed site selection study and identify the most appropriate site.	All subsequent design activities will be predicated on site specific conditions. Site selection will also inform other decisions such as roadway and infrastructure improvements.	Very High
Identify funding source for land acquisition (if required) and project development	As a major capital improvement project, the multi-generational community center and aquatic facility will likely require a special funding source	Very High
Acquire additional real property, if required	Title to selected site should precede the start of design	Very High
Initiate architectural / engineering design process	Detailed design will be required for final reconciliation of cost estimates and budgets and for competitive bidding and project construction.	High

8 LINEAR PARKS AND TRAILS ELEMENT



Introduction

Linear parks and trails are, and will continue to be, an important element of the Marana park system. The scope of this system ranges from developed linear park corridors that extend for many miles through the Town to single-track trails that provide access into the rugged canyons of the Tortolita Mountains. This network of linear parks and trails will serve the needs of families with young children, young adults, and active seniors as they walk, hike, run, and cycle through the community. The Town's high-quality trail system will also promote tourism and attract visitors to the Town of Marana.

Relationship to the General Plan

There are several policies in the "Make Marana 2040 General Plan" that support the development, operation, and maintenance of a diverse, extensive, linear park and trail system. The General Plan makes specific reference to the potential for linear parks to connect various destinations within the community. The plan also notes the importance of providing parks and trails that serve the recreational needs of the community while also promoting community health and wellness.

Linear Park and Trail Types

Linear park and trail types that are or may be part of the Town's linear park and trail system include national historic trails, national recreation trails, river parks, greenways, shared-use pathways, utility corridor trails, right-of-way trails, single-track backcountry trails, and other community trails and pathways. These linear park and trail types are defined as follows.

National Historic Trail:

National Historic Trails are trails that follow past routes of exploration, migration, struggle, trade, or military action. They are designated by an Act of the United State Congress and made a part of the National Trail System. The Juan Bautista de Anza National Historic Trail which passes through the Town of Marana follows the 1775 Anza Expedition which traveled through what is now southern Arizona on their way from Mexico to the San Francisco bay area.

National Recreation Trails:

National Recreation Trails are some of our country's highest caliber trails. They are trails that provide close-to-home recreational opportunities on federal, state, and local lands. National Recreation Trails are designated by the United States Secretary of the Interior. The designation is intended to provide communities with trail access, promote economic development through tourism, and create healthy recreation opportunities for a wide range of users.



The Central Arizona Project or CAP Trail extends through the Town of Marana following the alignment of the CAP aqueduct. It is part of a 336-mile trail that, when fully developed, will extend from the Colorado River in northwestern Arizona to the Tohono O'Odham nation south of Tucson.

River Parks:

River parks are linear parks that follow the major watercourses in the Tucson metropolitan area. They have been developed and are managed by Pima County in partnership with local jurisdictions. The Santa Cruz River Park extends the full-length of the Town and creates a spine that connects many of the Town's parks. Segments of the Canada del Oro River Park and the Rillito River Park are present within the southern portion of the Town. These are part of a network of river parks that are referred to as The Loop.

River parks typically include paved shared-use pathways, aggregate surfaced trails, access nodes with parking lots and restrooms, native or restored vegetation, and other amenities.

Greenways:

Greenways are similar to river parks except that they do not follow natural watercourses and typically have fewer amenities. Facilities that are typically included in greenways are paved shared-use pathways, aggregate surfaced trails, and native vegetation or landscape plantings. Access nodes, parking areas, and restrooms may also be provided along a greenway.

Shared-Use Pathways:

Shared-use pathways typically follow a roadway corridor and consist of paved paths that are constructed within the right-of-way but not as part of the roadway cross-section. They are intended to provide for safe recreational bicycling, walking, and running for users of all ages and abilities. Shared-use pathways can also provide safe routes to schools and municipal parks. Shared-use pathway corridors can be enhanced with native vegetation and/or landscape plantings. They typically do not have amenities such as parking areas or restrooms.

Utility Corridor Trails:

The overhead power lines and underground utility lines that serve the community frequently include an unpaved service road along the corridor that provides access for maintenance and repair of the utility line. These access roads are infrequently used by maintenance vehicles. As such, they can also safely function as recreational trails. Public access to these utility line corridors may require an agreement with the utility company and/or the underlying landowner.

Right-of-Way Trails:

Right-of-way trails are typically unpaved urban trails that are constructed within a public street right-of-way. They differ from sidewalks in that they may not be adjacent to the roadway and frequently meander through adjacent natural desert areas. They offer a different experience than a conventional sidewalk, but due to their unpaved surface, may not be fully accessible.

Mountain Park, Preserve, and Tortolita Fan Trails:

These trails are single-track, native soil trails that extend into the Town's mountain parks and preserves. They provide a backcountry trail experience as they extend into the mountain ranges, preserves, and natural lands within the community. Included in this category of trails are trails that extend through the Tortolita Fan. While not remote or backcountry in character, they are trails that extend through undeveloped lands with important biological resources.

Community Pathways and Trails:

Community pathways and trails may be paved pathways or unpaved trails that are present within or near residential developments, both constructed and planned. They can provide connections between neighborhoods and/or serve as a recreational resource for local residents. While these pathways and trails will not be maintained by the Town, they can be important components of the community's trail system. As such, these pathways and trails are identified and mapped as part of this

mater plan. Additions to this community pathway and trail system can and should be identified as individual development projects are submitted to the Town for review and approval.

Community pathways and trails can also be sidewalks along certain roadway corridors. While these public facilities will not be maintained by the Parks and Recreation Department, they often provide connections between where people live and where they might recreate or work.

Complementary Resources

In addition to the linear parks and trails that will be part of the municipal trail system, there are and will continue to be complementary assets in the community that will also serve the public's needs. These include Homeowner Association pathways and trails as well as bicycle lanes associated with roadways.

Homeowner Association / Community Association Pathways and Trails:

Homeowner Association (HOA) and Community Association pathways and trails are not identified or mapped in this master plan but are resources that complement the community's overall trail system. These trails extend through subdivisions connecting homes with neighborhood recreation areas and other HOA maintained facilities. They are also important links that can provide for public access to the municipal trail system.

Bicycle Lanes:

Bicycle lanes associated with public streets are part of the Town's transportation network but also complement the Town's parks and recreation system. Bicycle lanes are and will continue to be developed, operated, and maintained by the Public Works Department. This master plan acknowledges the value of bike lanes and recommends on-going collaboration between Departments so that the network of bike lanes, linear parks, and trails is comprehensive and fully integrated.

Goals for the Linear Park and Trail System



Goals for the expansion and enhancement of the Town's linear park and trail system include:

- Provide a comprehensive and integrated system of linear parks and trails that provide a range of opportunities for community recreation and exercise.
- Develop a system of linear parks and trails that connect the northeast, northwest, and southern portions of the Town.
- Develop a high-quality system of linear parks and trails that promote tourism and visitation to the Town of Marana
- Provide opportunities for all members of the community to use the linear park and trail system including individuals with physical disabilities.
- Maximize the connectivity of linear parks and trails within the Town of Marana.
- Maximize the connectivity of linear parks and trails within Marana and those within neighboring jurisdictions.
- Develop a linear park and trail system that supports alternative modes of transportation.

Policies for the Linear Park and Trail System

As the Town's linear park and trail system is expanded and improved, it is the policy of the Town of Marana to:

Policy 1: Develop, operate, and maintain that portion of the Santa Cruz River Park (also referred to as The Loop) that is within the Town of Marana and to use this river park as the central spine of the Town's linear park and trail system.

Policy 2: To collaborate with Pima County and other agencies to interpret the Juan Bautista de Anza National Historic Trail which is coincidental with the Santa Cruz River Park within the Town.

Policy 3: To develop, operate, and maintain the Tangerine Road / Tangerine Farms Road Greenway as a primary east-west corridor for pedestrians, bicyclists, and other non-motorized trail users.

Policy 4: To develop, operate, and maintain a system of shared-use pathways that provide safe and accessible routes for pedestrians and bicyclists traveling between residential neighborhoods and parks, schools, or other community facilities.

Policy 5: To develop, operate, and maintain a network of high-quality trails within the Tortolita Mountains, the Tortolita Preserve, and where appropriate, within the Tortolita Fan natural resource area.

Policy 6: To collaborate with Pima County, the Central Arizona Water Conservation District, and the United State Bureau of Reclamation on the development of the CAP National Recreation Trail.

Policy 7: To support Pima County's efforts to fund and construct a bicycle / pedestrian bridge over Interstate 10 and the Union Pacific Railroad to connect the CAP Trail segments east and west of I-10.

Policy 8: To encourage the development of pathways and trails within planned communities and within subdivisions with the planning, construction, operation, and maintenance of such trails being the responsibility of developers, homeowner associations, and/or other private entities.

Policy 9: To operate and maintain the Town's linear park and trail system in a manner that minimizes impacts on the biological, cultural, and scenic resources present.

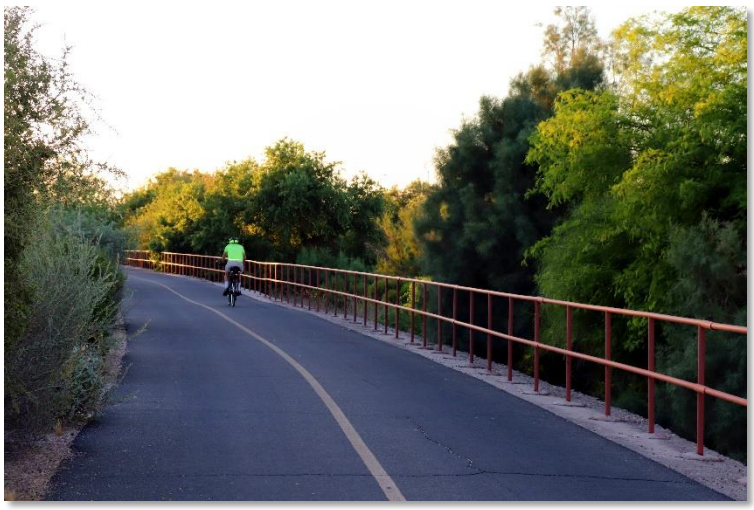
Policy 10: To provide opportunities for safe, legal, and convenient public access to the linear park and trail system.

Policy 11: To accommodate all appropriate types of non-motorized trail uses and to exclude motorized vehicles as may be needed to ensure the public safety.

River Parks and Juan Bautista de Anza National Historic Trail — Key Initiatives

Eliminate Gap in Santa Cruz River Park at Arizona Portland Cement Plant

The gap in the constructed pathway associated with the Santa Cruz River Park where it extends through the Arizona Portland Cement site isolates those portion of the Santa Cruz River Park in Northeast Marana with those portions in Southern Marana and the rest of The Loop in Pima County. As of the date of this master plan report, the engineering design of this section of river park is on-going and funding for the construction of the improvements has been secured.



Collaborate with Pima County on the western extension of the Santa Cruz River Park

It is anticipated that at some time in the future Pima County will construct additional soil cement bank protection along the Santa Cruz River west of its current terminus at Sanders Road. When this flood control work is implemented, it is recommended that the Town of Marana collaborate with Pima County to design and construct linear park improvements as part of the bank protection project.

Promote the Juan Bautista de Anza National Historic Trail as Tourist Destination

The Juan Bautista de Anza National Historic Trail is one of just 19 historic trails in the United States and it traces the route of early explorers traversing the American southwest. Other trails in the system follow the routes, both long and short, of other important historic events. They include the Oregon Trail and the Selma to Montgomery Trail. There are many people throughout the country who engage in cultural tourism and will visit and travel along the various National Historic Trails.

It is recommended that the Town of Marana continue to collaborate with Pima County and promote the Anza National Historic Trail as a tourist destination. Pima County shares an interest in the Anza Trail as more than 70 miles of this national historic trail are within the County.

River Parks and Juan Bautista de Anza National Historic Trail — Recommended Action Items

Proposed Improvement	Justification	Priority
Construct the Santa Cruz River Park through the Cal-Portland Cement Plant site.	Connect the Santa Cruz River Park in northeast Marana with the remainder of the regional river park system	Very High

CAP National Recreation Trail — Key Initiatives



Collaborate with Pima County on the construction of the Central Arizona Project (CAP) Trail

Pima County has taken the lead in the planning and development of the CAP Trail. This trail has two segments within the Town of Marana, one east of I-10 and north of Tangerine Road and one west of I-10. The two segments are interrupted by a portion of the aqueduct that is in a siphon below the Tangerine Road traffic interchange.

The segment north of Tangerine Road will be supported by a trailhead to be developed by the Town of Marana. The trail to the north will be constructed by Pima County and will connect to a trail segment previously constructed by Pinal County. Continued collaboration will be needed to complete the proposed improvements and make the CAP National Recreation Trail available for public use.

Support Pima County's efforts to construct a CAP Trail Bridge over I-10 and the UPRR

Pima County has prepared conceptual plans for a bicycle pedestrian bridge that will connect the segments of the CAP Trail east and west of I-10. The plans call for a structure that is similar to a bridge constructed for the CAP Trail over I-17 in north Phoenix. The proposed bridge will be located near the Moore Road alignment.

This bridge will not only connect portions of the CAP Trail but will also create a much-needed bicycle and pedestrian connection between northeast and northwest Marana. The Town of Marana's efforts should focus on obtaining the rights-of-way or easement needed for local trails that connect the bridge to the ends of the CAP siphon and on constructing these local trail segments.

National Recreation Trails — Recommended Action items

Proposed Improvement	Justification	Priority
Construct Tangerine Road / CAP Trailhead	Trailhead will provide safe legal access to the CAP Trail east of I-10	Very High
Acquire right-of-way required to connect to the proposed bicycle / pedestrian bridge	The Pima County bridge will span I-10 but local trails are needed to connect to the bridge	Very High
Coordinate the construction of connecting trails	The trails will be an essential link for the CAP Trail but also address local trail needs. As such trail construction can precede bridge construction	High

Greenways — Key Initiatives

Complete the Tangerine Road Greenway

The Tangerine Road Greenway will serve as the principal east-west element of the Town of Marana's linear park and trail system. It will connect residential areas and community facilities in northeast Marana with developed parks, linear parks, and the downtown district located in northwest Marana. As much of this project is integral to planned roadway improvements between Dove Mountain Boulevard and I-10, the schedule for construction of the greenway in this area will be concurrent with the Tangerine Road roadway improvements.

Incrementally Construct the Barnett Greenway

The Barnett Greenway is intended to be an improvement that addresses both the drainage and recreational needs of the community. It will extend from Interstate 10 to the Santa Cruz River and will include a drainageway, shared-use pathways, landscape plantings and other amenities. As a major infrastructure project, it will likely be constructed in several phases. As each phase of the drainage channel is constructed, the associated pathways and amenities should also be developed.

Greenways — Recommended Action items

Proposed Improvement	Justification	Priority
Complete construction of shared-use path on both sides of Tangerine Rd. east of Dove Mountain Boulevard	It is currently necessary to cross the 4-lane roadway to remain on the shared-use pathway within this section	Very High
Construct greenway elements in conjunction with roadway improvements between Dove Mountain Boulevard and I-10	Without these elements, the greenway will not connect northeast and northwest Marana	High
Participate in the planning and design of the Barnett Greenway	Participating in the planning and design of the greenway corridor will enable the Parks and Recreation Department to define the scope and character of the greenway	Moderate



Utility Corridor Trails — Key Initiatives

Identify the Need for Agreements to ensure Public Access to the Utility Corridor Trails

The service and maintenance roads associated with overhead and underground utility lines create natural trail corridors and these roads have historically been used as trails. Formal agreements, however, may or may not have been secured to ensure continued public access. A review of each utility line corridor trail to determine the legality of public trail use should be undertaken and, if needed, appropriate agreements prepared. The parties to such agreements may include the Town, the utility company, and the underlying landowner.

Require new Utility Lines to allow for Trail Development and Public Use

The approval of all new utility transmission lines within the Town should be contingent upon an agreement that the utility company and other interested parties allow for the use of the utility line corridor as a public trail when appropriate. A determination as to whether or not the utility line corridor should also be a public trail should rest with the Director of the Parks and Recreation Department.

Utility Corridor Trails — Recommended Action Items

Proposed Action	Justification	Priority
Review all utility corridor trails to confirm that they can be legally used as a public trail	Preempt potential conflicts that would eliminate or restrict public access to the trail	Moderate



Right-of-Way Trails — Key Initiatives

Retain Maintenance Agreements

Right-of-way trails are unpaved trails within the public right-of-way associated with streets and roads. They currently exist within the Dove Mountain community along Dove Mountain Boulevard, Secret Springs Drive, and Boulder Bridge Pass. While they are primarily in the public right-of-way, they occasionally extend into common areas associated with the adjacent subdivision.

These right-of-way trails are maintained by Homeowner Associations and/or Community Associations and are integral to the overall streetscape improvements. Agreements that require the Homeowner / Community Associations to maintain these trails while also allowing for general public use should be retained.

Right-of-Way Trails — Recommended Action Items

Proposed Action	Justification	Priority
Review of Agreements related to trails within the public right-of-way	To confirm that the public will have access to these trails in perpetuity and that the Town will not be responsible for their maintenance	Moderate



Mountain Park, Preserve, and Tortolita Fan Trails — Key Initiatives

Develop Additional Trails within the Marana Portion of Tortolita Mountain Park

The trail system within the Tortolita Mountains is very popular with both residents and visitors to the community. The public participation component of this master plan confirmed that there is a keen interest in expanding this trail system. A template for such expansion is included in Pima County's 2009 "Tortolita Mountain Park Trail System Master Plan." This plan recommends the expansion of the trail system to the west in and around Cochie Canyon. This expansion will include some trails that are less steep than the existing trails and will create new opportunities for users looking for a less rugged trail experience.



Collaborate with other Jurisdictions related to Trail Development in Tortolita Mountain Park

Jurisdictions with an interest in the Tortolita Mountain Park trail system include the Town of Marana, the Town of Oro Valley, Pima County, and Pinal County. As such, the Town of Marana will continue its on-going collaboration with these jurisdictions to facilitate the development of an integrated and high-quality trail network.

Construct a Trailhead at the Tortolita Preserve

The primary point of access to the Tortolita Preserve is a cleared area near the southeast corner of the site. There are no constructed improvements at this location. It is recommended that a formal trailhead be developed in this location. The initial phase of development at the preserve should include a paved parking area and appropriate signage that communicates rules for Preserve use and that interprets the site's resources. Subsequent development should include a ramada and a restroom. (See also Section 10 - Natural Resource Parks and Preserves).

Develop Additional Trails within the Tortolita Preserve

The Tortolita Preserve currently has a single loop trail that extends through a distinct and spectacular Sonoran Desert landscape. This trail is used by mountain bicyclists, hikers, runners, and equestrians. It also hosts various events sponsored by the Town. As use of the Preserve trail continues to grow, so too does the potential for conflicts between users. To reduce potential conflicts, it is recommended that two additional loop trails be developed within the Preserve, one on the east and one on the west side of the site.

It is also recommended that a short interpretive loop trail be developed in the vicinity of the proposed trailhead. This loop trail will provide information for visitors to the community and can also serve as an outdoor environmental education classroom for students at the nearby Dove Mountain CSTEM K-8 school.

Develop Trails within the Tortolita Fan

The Tortolita Fan encompasses lands that are between the Tortolita Preserve and the developed trail / greenway corridors along Tangerine Road and the Central Arizona Project aqueduct. A limited number of trails that connect the developed urban portions of the community with the preserved natural open space associated with the Tortolita Preserve and Tortolita Mountain Park will be needed.

Develop Trails within the El Rio Preserve

The long-term configuration, scope, and limits of the El Rio Preserve have been established with Pima County's recently completed bank protection project along the Santa Cruz River. With these improvements in place, the next step will be to construct birding and wildlife observation trails within and around the perimeter of the Preserve. The scope and alignment of this trail system should be developed in conjunction with wildlife biologists and ornithologists to maximize opportunities for birding and wildlife observation while also protecting the important natural resources.

Develop Trails at the Wastewater Reclamation Recharge Basins

The Town's wastewater reclamation recharge basins will create a rare environment within the desert, that being bodies of surface water capable of attracting birds and wildlife. They will also create a recreational opportunity for residents and visitors with an interest in these natural resources. As such it is proposed that trails and observation stations be developed at the recharge basin site.

Improve Trail Access Nodes and Trailheads

Important elements of a successful trail system are appropriately located trailheads and access nodes. These facilities provide for safe, convenient, and legal access to the community's trail system. It is recommended that the development of trailheads and access nodes be part of an on-going effort by the Parks and Recreation Department to enhance its linear park and trail system.



Mountain Park, Preserve, and Tortolita Fan Trails — Recommended Action items

Proposed Improvement	Justification	Priority
Design and construct El Rio Preserve Trails and Viewing Areas	Current conditions do not accommodate trail use within the Preserve, a condition that could result in unregulated use and degradation	Very High
Design and construct new loop trails within the Tortolita Preserve	Reduce potential conflicts as trail use increases. Enhance opportunities for Town sponsored events	High
Construct Trail from CAP Trailhead to Tortolita Preserve	Trail will reduce pressure for public access at Preserve Trailhead and will connect the National Recreation Trail with the Preserve	High
Construct Trail from Tortolita Preserve to Tortolita Mountain Park	Will expand opportunities for trail use in this area and connect two important natural resource areas.	High
Acquire Right-of-Way, Design, and Construct the Cochie Canyon Trailhead per the Tortolita Mountain Park Trail System Master Plan	This trailhead will provide for safe and legal access to the expanded trails system in the southwestern portion of the Tortolita Mountain range.	Moderate
Acquire Right-of-Way, Design, and Construct all or portions of the Cochie Canyon, McKenzie, Twenty-Niner, and Nine-to-Five Trails per Tortolita Mountain Park Trail System Master Plan	These trails will expand the scope of the trail system and the range of trail types within the Tortolita Mountains	Moderate





Community Pathways and Trails — Key Initiatives

Review of Proposed Specific Plans and other Development Proposals:

The expansion of the community pathway and trail system will be concurrent with the planning, design, and construction of new developments within the community. As such, it will be important that the Parks and Recreation Department participate in the review and approval of all new Specific plans and other development proposals. As part of these reviews, the Department will identify opportunities for community pathway and trail development, identify required connections with the municipal trail system, and make recommendations related to items that should be made a condition of plan approval.

Community Pathways and Trails — Recommended Action Items

Proposed Action	Justification	Priority
On-going participation in the review of all proposed specific plans and other development plans submitted to the Town of approval	The Parks and Recreation Department's input will enable the Town to include appropriate pathway and trail development requirements as conditions of plan approval	Very High

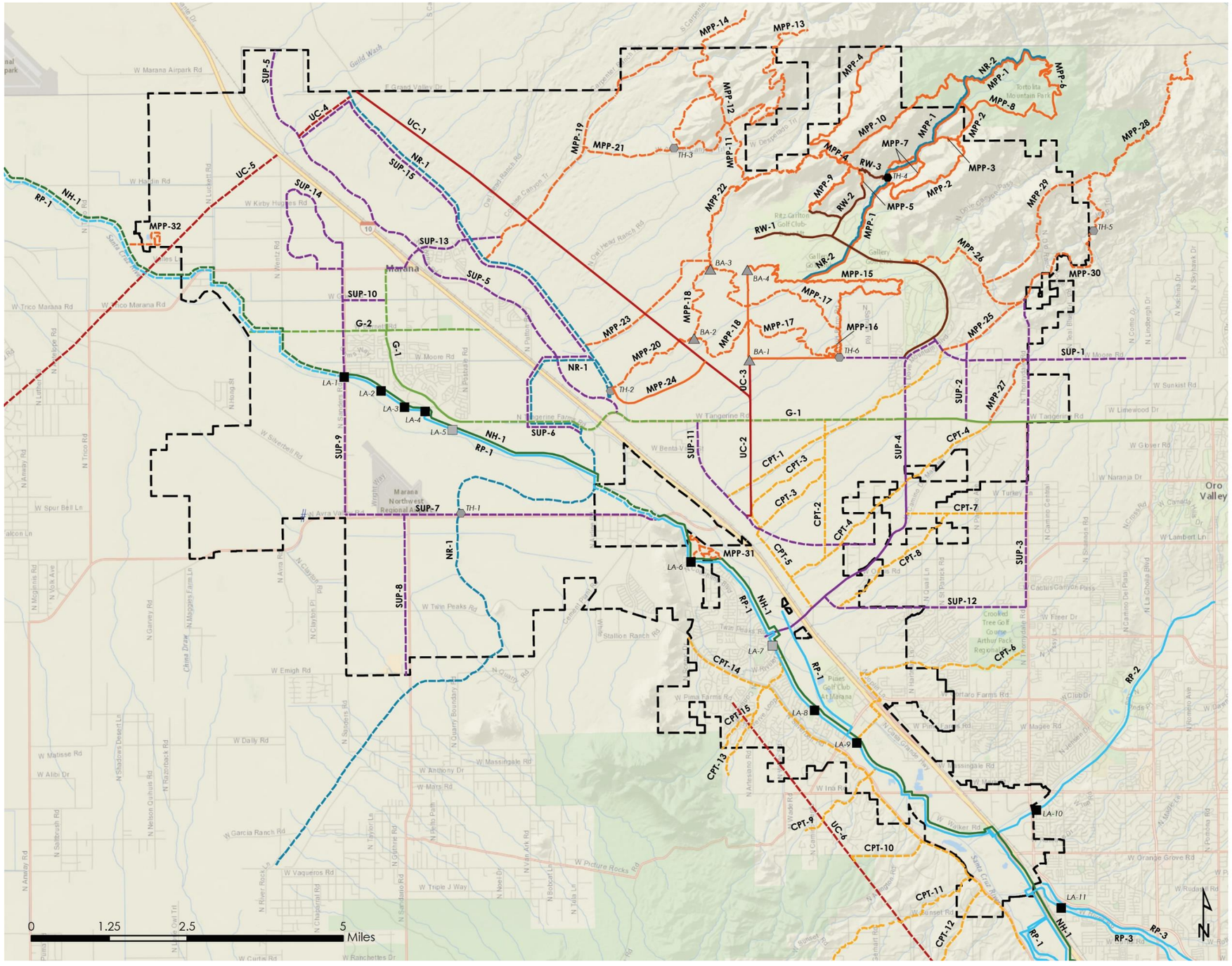
Linear Park and Trail System Map and List of Trails

Provided on the following page is a map of the Town of Marana Trail System. Included on the following pages is a list of trails organized by trail type.

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Figure 8-A

Linear Parks and Trails Map (Existing and Planned)



LEGEND

- National Historic - Existing
- National Historic - Planned
- National Recreation - Existing
- National Recreation- Planned
- River Parks- Existing
- River Parks - Planned
- Greenways - Existing
- Greenways- Planned
- Shared-Use Pathways - Existing
- Shared-Use Pathways - Planned
- Utility Corridor - Existing
- Utility Corridor - Planned
- Right-of-Way - Existing
- Mountain Park, Preserves, & Tortolita Fan Trails - Existing
- Mountain Park, Preserves, & Tortolita Fan Trails - Planned
- Community Pathways & Trails - Planned
- Trailhead - Existing
- Trailhead - Planned
- Loop Access Point - Existing
- Loop Access Point - Planned
- Boundary Access Point - Planned
- Town of Marana Boundary

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National Historic Trails

Trail Number	Trail Name	District			Status		Description Type	Length (Miles)	Pima Regional Trail Number
		NE	NW	S	Built	Proposed			
NH-1	Juan Bautista de Anza Trail		X	X	X	X	Nat. Historic Trail	25.5	RP-005

National Recreation Trails

Trail Number	Trail Name	District			Status		Description Type	Length (Miles)	Pima Regional Trail Number
		NE	NW	S	Built	Proposed			
NR-1	CAP Trail Nat. Recreation Trail	X				X	Nat. Recreation Tr.	29.6	T-005
NR-2	Wild Burro National Recreation Trail	X			X		Nat. Recreation Tr.	6.8	036

River Parks

Trail Number	Trail Name	District			Status		Description Type	Length (Miles)	Pima Regional Trail Number
		NE	NW	S	Built	Proposed			
RP-1	Santa Cruz River Park - The Loop		X	X	X	X	River Park	39.18	RP-005
RP-2	Canada del Oro River Park			X	X		River Park	5.4	RP-002
RP-3	Rillito River Park - The Loop			X	X		River Park	6.5	RP-004

Greenways

Trail Number	Trail Name	District			Status		Description Type	Length (Miles)	Pima Regional Trail Number
		NE	NW	S	Built	Proposed			
G-1	Tangerine Road Greenway	X	X		X	X	Greenway	16.9	G-050
G-2	Barnett Channel Greenway		X			X	Greenway	3.6	G-011

Shared-Use Pathways

Trail Number	Trail Name	District			Status		Description Type	Length (Miles)	Pima Regional Trail Number
		NE	NW	S	Built	Proposed			
SUP-1	Moore Road SUP	X				X	Shared-Use Path	5.3	171
SUP-2	Camino de Oeste SUP	X				X	Shared-Use Path	1.2	*
SUP-3	Thornydale Road SUP	X				X	Shared-Use Path	4.9	175
SUP-4	Twin Peaks SUP	X			X	X	Shared-Use Path	6.1	*
SUP-5	Adonis Road SUP		X			X	Shared-Use Path	8.7	*
SUP-6	CAP Nat. Rec. Trail. Connector SUP		X			X	Shared-Use Path	2.8	*
SUP-7	Avra Valley Road SUP			X		X	Shared-Use Path	5	*
SUP-8	Sandario Road SUP			X		X	Shared-Use Path	2.5	*
SUP-9	Sanders Road SUP			X		X	Shared-Use Path	4.3	*
SUP-10	High School Loop SUP		X			X	Shared-Use Path	.6	*
SUP-11	Lambert Lane SUP	X				X	Shared-Use Path	4	*
SUP-12	Linda Vista SUP	X				X	Shared-Use Path	3.27	*
SUP-13	San Lucas SUP	X	X		X		Shared-Use Path	2	*
SUP-14	Sanders Grove SUP		X			X	Shared-Use Path	3.4	*
SUP-15	Canal West SUP		X			X	Shared-Use Path	6.65	*

Utility Corridor Trails

Trail Number	Trail Name	District			Status		Description Type	Length (Miles)	Pima Regional Trail Number
		NE	NW	S	Built	Proposed			
UC-1	Powerline Trail (North)	X			X		Utility Corridor	8	179
UC-2	Powerline Trail (South)	X			X		Utility Corridor	1.9	179
UC-3	Phoneline Trail	X			X		Utility Corridor	.6	392
UC-4	AV Pipeline Trail (East)		X			X	Utility Corridor	1	383
UC-5	AV Pipeline Trail (West)		X			X	Utility Corridor	6.8	383
UC-6	Gas Line Trail			X		X	Utility Corridor	8.2	155

Right-of-Way Trails

Trail Number	Trail Name	District			Status		Description Type	Length (Miles)	Pima Regional Trail Number
		NE	NW	S	Built	Proposed			
RW-1	Dove Mountain Blvd. Trail	X			X		Right-of-Way Path	4.7	387
RW-2	Secret Springs Drive Trail	X			X		Right-of-Way Path	1	*
RW-3	Boulder Bridge Pass Trail	X			X		Right-of-Way Path	1.2	*

Mountain Park, Preserve, and Tortolita Fan Trails

Trail Number	Trail Name	District			Status		Description Type	Length (Miles)	Pima Regional Trail Number
		NE	NW	S	Built	Proposed			
MPP-1	Wild Burro Trail (North)	X			X		Single Track	6.5	036
MPP-2	Alamo Springs	X			X		Single Track	3.5	437
MPP-3	Alamo Springs Spur	X			X		Single Track	0.5	*
MPP-4	Cochie Springs	X			X		Single Track	3.2	442
MPP-5	Hotel Spur Trail	X			X		Single Track	0.3	*
MPP-6	Loop Trail	X			X		Single Track	1.4	*
MPP-7	Lower Javelina	X			X		Single Track	.8	447
MPP-8	Ridgeline Trail	X			X		Single Track	2.5	451
MPP-9	Upper Javelina	X			X		Single Track	1.7	457
MPP-10	Wild Mustang Trail	X			X		Single Track	3.8	460
MPP-11	Cochie Canyon Trail	X				X	Single Track	1.2	*
MPP-12	Nine-to-Five Trail	X				X	Single Track	.6	*
MPP-13	McKenzie Trail - South	X				X	Single Track	4.7	*
MPP-14	Twenty-Niner Trail	X				X	Single Track	5	*
MPP-15	Tortolita Preserve Trail	X			X		Single Track	9.2	455
MPP-16	Preserve Interpretive Trail	X				X	Single Track	1	*
MPP-17	Preserve Inner Loop Trail	X				X	Single Track	4	*
MPP-18	Preserve West Loop Trail	X				X	Single Track	4.5	*
MPP-19	Cottonwood Wash Trail	X				X	Single Track	4.8	032
MPP-20	CAP to Preserve Trail	X				X	Single Track	1.7	408
MPP-21	Tortolita Foothills Trail (West)	X				X	Single Track	1.5	167
MPP-22	Preserve to Mountain Park Trail	X				X	Single Track	4	*
MPP-23	Cochie Trail (South)	X				X	Single Track	2.6	031
MPP-24	Wild Burro Wash Trail (South)	X				X	Single Track	1.8	036
MPP-25	Prospect Wash Trail (North)	X				X	Single Track	2.2	163
MPP-26	Tortolita Foothills Trail (East)	X				X	Single Track	2.5	167
MPP-27	Camino de Manana Trail (North)	X				X	Single Track	4.2	158
MPP-28	Vulture Peak Trail	X				X	Single Track	5.7	*
MPP-29	Saguaro Ranch Trail	X				X	Single Track	2.8	*
MPP-30	Unnamed Trail 19	X				X	Single Track	1.3	403
MPP-31	El Rio Preserve Wildlife Observation Trail			X		X	Single Track	1.5	*
MPP-32	Northwest Nature Park Trail		X			X	Single Track	1.5	*

Community Pathways and Trails

Trail Number	Trail Name	District			Status		Description	Length	Pima Regional
		NE	NW	S	Built	Proposed	Type	(Miles)	Trail Number
CPT-1	Prospect Wash Trail (South)	X				X	Single Track	2.4	164
CPT-2	Pico Vista Trail	X				X	Single Track	4.1	163
CPT-3	Scotty's Loop Trail	X				X	Single Track	3.2	164
CPT-4	Camino de Manana Wash Trail	X				X	Single Track	1.1	158
CPT-5	Cascada Buffer Trail	X				X	Single Track	1.5	405
CPT-6	Hardy Wash Trail	X				X	Single Track	4.4	160
CPT-7	Potvin Road Trail	X				X	Single Track	1.9	172
CPT-8	Linda Vista to Potvin Road Trail	X				X	Single Track	2.4	164
CPT-9	Wild Horse Wash Trail	X				X	Single Track	1.6	028
CPT-10	Belmont Road Trail	X				X	Single Track	1.3	146
CPT-11	Idle Hour Wash Trail (North)	X				X	Single Track	3.8	144
CPT-12	Idle Hour Wash Trail (South)	X				X	Single Track	2.8	137
CPT-13	Picture Rocks Wash Trail	X				X	Single Track	2.2	025
CPT-14	Silverbell Road Path	X				X	Sidewalks	7.6	035
CPT-15	Safford Peak Trail			X			Single Track	.8	133

Trailheads

Number	Trailhead Name	District			Status		Description	Length	Pima Regional
		NE	NW	S	Built	Proposed	Type	(Miles)	Trail Number
TH-1	CAP - Avra Valley Trailhead			X		X	Trailhead	N/A	TH007
TH-2	CAP - Tangerine Rd. Trailhead		X			X	Trailhead	N/A	TH008
TH-3	Cochie Canyon Trailhead	X				X	Trailhead	N/A	TH075
TH-4	Wild Burro Trailhead	X			X		Trailhead	N/A	TH080
TH-5	Vulture Peak Trailhead	X				X	Trailhead	N/A	TH079
TH-6	Preserve - Moore Road Trailhead	X				X	Trailhead	N/A	*

Boundary Access Points

Number	Boundary Access Point Name	District			Status		Description	Length	Pima Regional
		NE	NW	S	Built	Proposed	Type	(Miles)	Trail Number
BA-1	Preserve - South	X				X	Gate	N/A	*
BA-2	Preserve - Trail to CAP	X				X	Gate	N/A	*
BA-3	Preserve - Trail to Mtn. Park	X				X	Gate	N/A	*
BA-4	Preserve - West Buckeye	X				X	Gate	N/A	*

Loop Access Points

Number	Loop Access Point Name	District			Status		Description	Length	Pima Regional
		NE	NW	S	Built	Proposed	Type	(Miles)	Trail Number
LA-1	Sanders Road		X		X		Trailhead	N/A	TH069
LA-2	Honea Heights Park		X		X		Park	N/A	*
LA-3	Marana Heritage Park		X		X		Park	N/A	*
LA-4	Gladden Farms Park		X		X		Park	N/A	*
LA-5	Bike Park		X			X	Park	N/A	*
LA-6	El Rio Preserve			X	X		Preserve / Park	N/A	*
LA-7	Continental Ranch Park			X		X	Park	N/A	*
LA-8	Wade McLean Park			X	X		Park	N/A	*
LA-9	Crossroads at Silverbell Park			X	X		Park	N/A	*
LA-10	CDO - Thornydale Road			X	X		Trailhead	N/A	TH005
LA-11	Rillito - Camino de la Tierra			X	X		Trailhead	N/A	TH044

9 NATURAL RESOURCE PARK & PRESERVE ELEMENT



Introduction

The natural resource parks and preserves that are part of the Marana Park system distinguish it from most municipal park systems in the country. They provide recreational opportunities for local residents while also serving to attract visitors to the community from around the world. They support the natural systems that are important to a healthy and sustainable community. As such, they are a valued asset and an integral component of the Town's park system.

Relationship to the General Plan

The Make Marana 2040 General Plan acknowledges that open space "contributes to a community's character and quality of life" and that the Town of Marana "enjoys vast and scenic open spaces, including river corridors, mountains, and pristine desert landscapes." The expansion and enhancement of the Town's natural resource park and preserve system as proposed by this master plan is consistent with the community vision expressed in the General Plan.

Types of Natural Resource Parks and Preserves

Natural Resource Parks:

Natural resource parks are those large tracts of undeveloped and mostly undisturbed lands where public access is allowed for recreational activities such as hiking, birding, and mountain bicycling. Tortolita Mountain Park is an example of a natural resource park.

Preserves:

Preserves are designated tracts or parcels of land that have been set aside for the protection of the natural and/or cultural resources present. The allowable public uses within a preserve are site specific and are based on resource conservation and protection considerations. The Tortolita Preserve and the El Rio Preserve are examples of preserves within the Town of Marana.

Cultural Resource Conservation Areas:

Cultural resource conservation areas are publicly owned and managed sites where prehistoric and historical features are present. In some instances, the resources lend themselves to public access and interpretation. In other instances, the nature of the resource requires controlled access to the site. The Los Morteros Conservation Area is an example of a site in Marana where public access is allowed and encouraged.

Other Contributing Features:

In addition to designated parks and preserves that are managed by the Town of Marana or other jurisdictions, there are other sites and features that contribute to the fabric of the Town's natural open space. These include river corridors, washes, and alluvial fans. They also include national parks and monuments on the perimeter of the Town's planning boundary. The Santa Cruz River and the Tortolita Fan are examples of contributing features.

Goals for the Natural Resource Park and Preserve System

Goals for the expansion and improvement of the natural resource park and preserve system include:

- Operate and maintain a natural resource park and preserve system that promotes the protection, conservation, and long-term sustainability of Marana's distinct natural environment.
- Provide opportunities for the appropriate use and enjoyment of the natural resource park and preserve system by residents and visitors to the community.
- Expand and enhance the natural resource park and preserve system through collaborative efforts with other jurisdictions and agencies.



Policies for the Natural Resource Park and Preserve System

As the natural resource park and preserve system is expanded and improved, it is the policy of the Town of Marana to:

Policy 1: Develop and manage all natural resource parks and preserves in a manner that protects the important natural, cultural, and scenic resources present.

Policy 2: Approach natural resource park and preserve management from a regional perspective and collaborate with other jurisdictions, agencies, and organizations to integrate resource management and conservation efforts.

Policy 3: Provide opportunities for appropriate public use and enjoyment of all natural resource parks and preserves.

Policy 4: Provide opportunities for disabled individuals to enjoy the Town's natural resource parks and preserves consistent with Americans with Disabilities (ADA) guidelines.

Policy 5: Acknowledge the unique and spectacular qualities of the Town's natural resource parks and preserves and to use these resources to highlight the Town's quality of life for prospective residents and businesses.

Policy 6: Acknowledge the unique and spectacular qualities of the Town's natural resource parks and preserves and to use these resources to encourage tourists to visit and enjoy the Town of Marana.

Policy 7: Provide for the proper maintenance of trails, trailheads, overlooks, and related facilities using Town of Marana resources and the resources of collaborating jurisdictions and agencies.

Policy 8: Partner with local organizations to engage in special projects and programs related to the development, operation, maintenance, and interpretation of the natural resource park and preserve system.

Elements of Natural Resource Park and Preserve System

Elements of the Natural Resource Park and Preserve System that are owned, partially owned, managed, and/or maintained by the Town are:

- Tortolita Mountain Park
- Tortolita Preserve
- El Rio Preserve
- Marana Water Reclamation Facility Recharge Ponds

Cultural resource conservation areas within the Town but managed by others include:

- Los Morteros Cultural Resource Conservation Area
- Las Capas Cultural Resource Conservation Area

Other contributing elements to the natural resource parks and preserve system include:

- The Santa Cruz River Corridor
- The Tortolita Fan
- Saguaro National Park
- Ironwood Forest National Monument

These elements and strategies for their protection and enhancement are outlined on the following pages.



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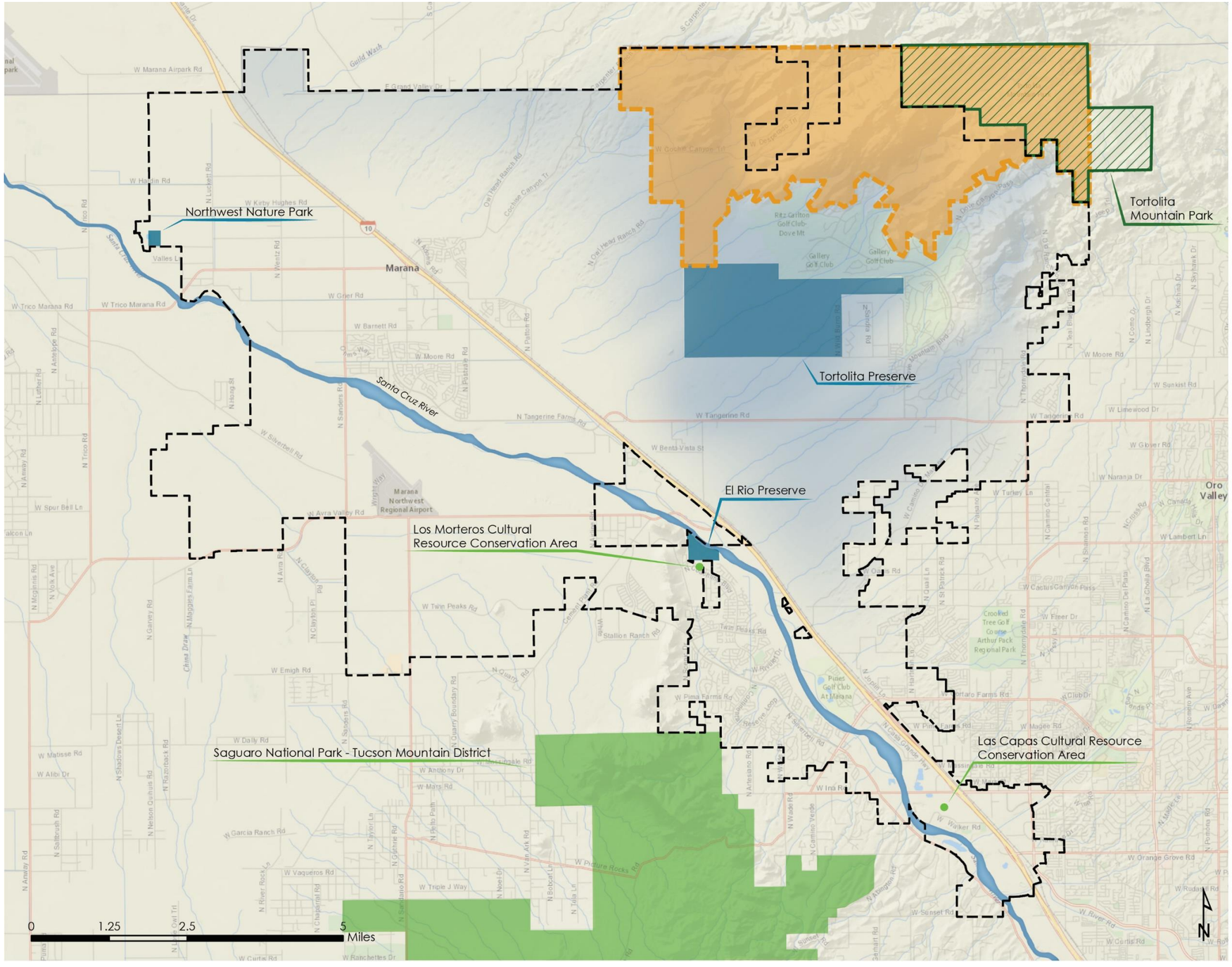


Figure 9-A

Natural Resource Parks, Preserves, and Contributing Elements Map

LEGEND

- Mountain Park - Existing
- Mountain Park - Planned
- Preserves
- Contributing Element - Saguaro National Park
- Contributing Element - Santa Cruz River Corridor
- Contributing Element - Tortolita Fan
- Cultural Resource Conservation Areas
- Town of Marana Boundary

Tortolita Mountain Park — Current Conditions

Park Status:

Tortolita Mountain Park is a park in concept, but not yet a traditional natural resource park with consolidated land ownership, a defined boundary, and a single agency responsible for its management. The working concept for the park is a natural resource park that encompasses the entire Tortolita Mountain range. This concept has been endorsed by Pima County, Pinal County, the Town of Oro Valley, and the Town of Marana but not yet implemented.

Pima County's 1997 conceptual master plan calls for a park that is modeled after Tucson Mountain Park. Tucson Mountain Park is a 37 square mile park that encompasses the southern portion of the Tucson Mountain range and is owned and managed by the Pima County Natural Resources, Parks, and Recreation Department.

Land Ownership:

The land within the proposed Tortolita Mountain Park has multiple owners. The largest owner is the Arizona State Land Department. The Bureau of Land Management, Pima County, and private entities also own land within the range. The Town of Marana's ownership is limited to trail corridors that were purchased from the State Land Department for recreational trail development.

Park Boundary:

The proposed boundary for the park has not been clearly defined, except for locations where it abuts the approved Dove Mountain and Saguaro Ranch Specific Plan limits. Various planning documents prepared by the Town of Marana, Pima County, Pinal County, and the Town of Oro Valley all show similar but different boundaries for the park.

Resource Management:

Under current conditions, most of the lands within the proposed Tortolita Mountain Park are passively managed. The State Land Department administers grazing leases and other department permitted activities but does not have field staff providing regular monitoring of public use. As a result, wildcat trail development has occurred throughout the range and some of these trails have negatively impacted known cultural resource sites. Others were not designed to be sustainable and erosion has degraded many of the wildcat trail corridors.

In contrast with what is occurring in other portions of the Tortolita Mountain Range, the Town of Marana has developed a professionally designed and highly successful trail system within the southwestern portion of the range. Additionally, the Town has hired full-time staff and created a trail crew responsible for maintaining the mountain park trails. Members of this crew perform maintenance activities but also monitor public use in the area and act as ambassadors for the trail system providing information and assistance to the many trail users.

Existing Trail System:

The Town of Marana has constructed and currently maintains approximately 31.7 miles of single-track trail within the southwestern portion of the Tortolita Mountain range. These trails have been constructed on perpetual rights-of-way acquired by the Town from the State Land Department and on land owned by Pima County. By nature of their presence within the mountain range, many of these trails are rugged and challenging for the experienced hiker and mountain bicyclist.

Tortolita Mountain Park — Key Initiatives

For Tortolita Mountain Park to become the sustainable biological, cultural, and recreational resource envisioned, it is recommended that the Town of Marana pursue three important initiatives.

Establishment of a Defined Boundary

While the Town of Marana cannot unilaterally establish a boundary for those portions of the park that are within other jurisdictions, it can advance the process by establishing a working mountain park boundary for those lands within Town limits. Figure 9-B illustrates the park boundary proposed by this master plan. Through the adoption of this master plan, the Town will have a defined boundary that will apply not just to park planning but to all municipal planning efforts.

It is important to acknowledge that there are Pima County owned and privately owned lands within the proposed mountain park boundary. The presence of privately owned parcels is not unlike private inholdings that occur in national parks and state parks throughout the country. It is the Town's intent to respect the rights of these private landowners and to work as partners with them to preserve and protect the resources that are valued by all parties.

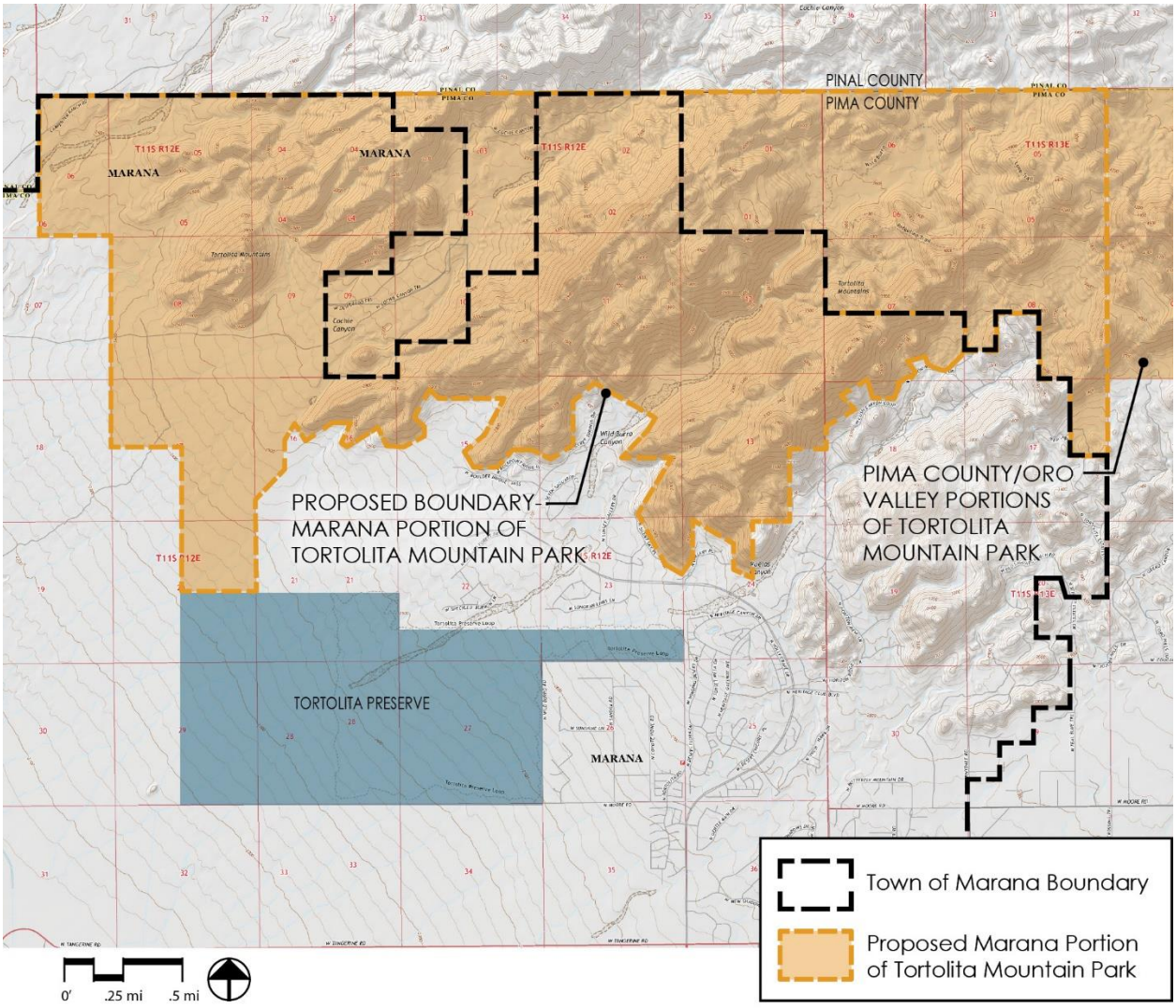


Figure 9-B-Proposed Tortolita Mountain Park Boundary

Establishment of a Cooperative Management Team

Given the geography of the mountain park that spans many jurisdictions, it would be difficult for a single agency to assume responsibility and the financial burden of managing all of Tortolita Mountain Park. With shared interests come shared responsibilities and it is recommended that the Town of Marana work to establish a collaborative management team. Likely members of this team include: the Arizona State Land Department, Pima County, Pinal County, and the Town of Oro Valley. The Bureau of Land Management and the Arizona Game and Fish Department might also choose to participate.

The cooperative management team would be responsible for establishing guidelines for public use of the park, for monitoring the condition of the biological and cultural resources present, for the development of trails and other day-use facilities, and for the provision of the staff needed to accomplish these tasks. The costs associated with active management of the area would be shared as would the benefits that would accrue to the participating entities.

Construction of Trail and Trailhead Improvements

The existing Tortolita Mountain Park Trail system is extremely popular both with local residents and visitors to the community. Trail use continues to grow each year. As such, it is recommended that the trail system be expanded and improved in a sustainable manner.

It is recommended that the next phase of trail development be based on Pima County's 2009 "Tortolita Mountain Park Trail System Master Plan." This plan provides conceptual trail alignments for new trails in areas near Cochie Canyon, along the western foothills of the mountain range, and to the east in the upper Ruelas Canyon and Canada Aqua Canyon areas. A final alignment for each new trail will need to be identified and mapped and right-of-way acquired before trail construction can begin. It is also recommended that a trail be constructed that connects Tortolita Mountain Park with the Tortolita Preserve.

Improvements to existing trailheads and the construction of new trailheads are also an important part of this initiative.

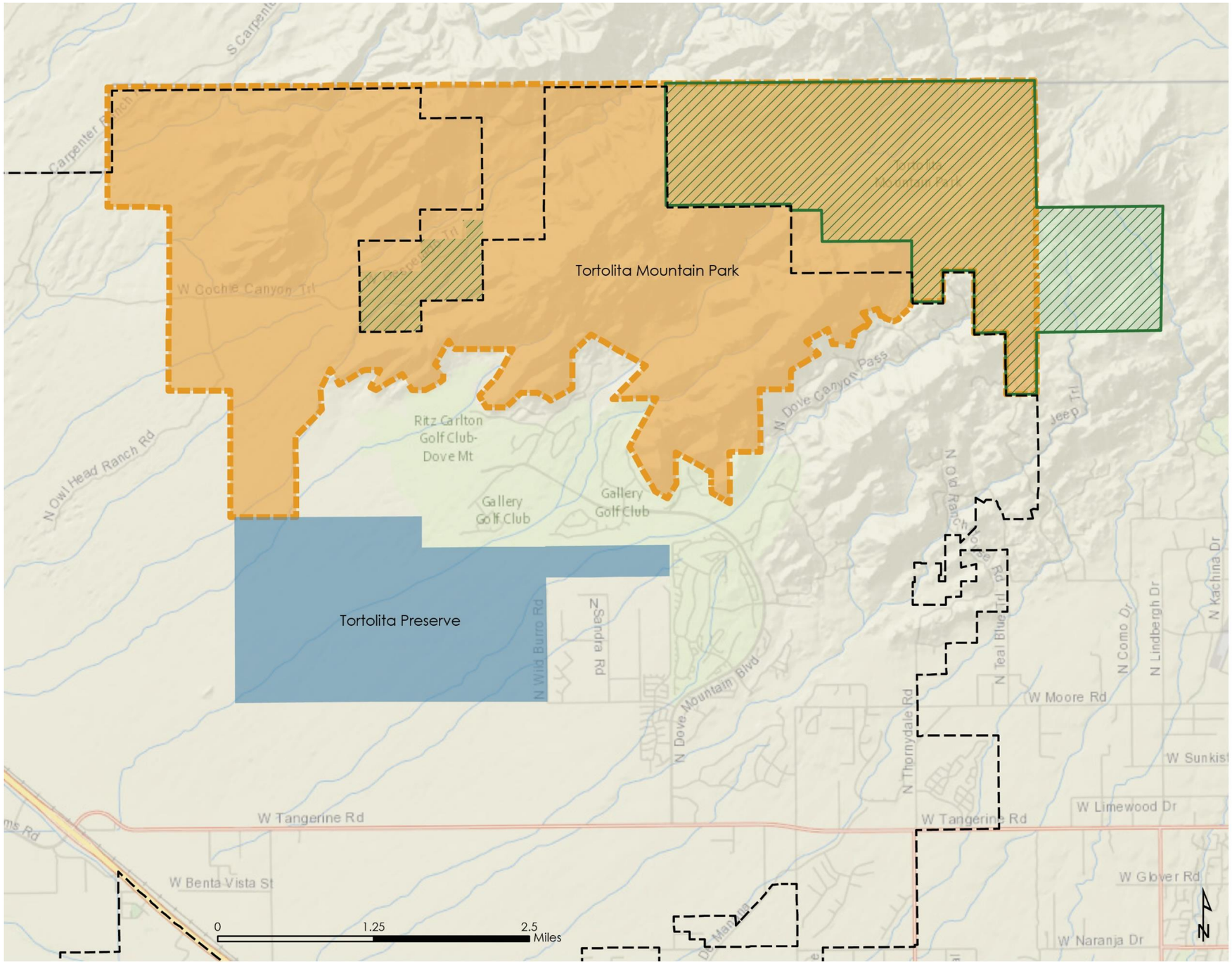
Tortolita Mountain Park — Recommended Action Items

Proposed Improvement	Justification	Priority
Construct trail improvements at the start of Wild Burro Trail	Provide better access to trail for trail users and emergency responders	Very High
Provide additional accessible parking at Wild Burro Trailhead	Will allow ramada to be constructed on existing slab for HC parking	High
Construct ramada at Wild Burro Trailhead	Will provide shade for hikers and staging area for events and programs	High
Improve trailhead at Wild Burro Wash and Dove Mtn. Blvd.	Provide alternative / additional access to Wild Burro Trail	High
Acquire right-of-way for trail that connects to Preserve	Trail will cross State Trust Land and right-of-way will be required for construction	Medium
Construct trail that connects Mtn. Park to Preserve	Provide opportunity for trail users to move between Mountain Park and Preserve	Medium
Acquire rights-of-way for trails within proposed Park boundary and identified in 2009 Tortolita Mtn. Park Trails Master Plan	Provide additional opportunities for trail use and greater variety in the level of difficulty associated with trail system	High

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Figure 9-B

Tortolita Mountain Park Map



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Tortolita Preserve — Current Conditions

Land Status

The Tortolita Preserve was established in 2000 in conjunction with the development of the Dove Mountain project in northeast Marana. It set aside 2,399.07 acres of Arizona State Trust Land in the Tortolita Fan as a preserve to remain undeveloped for a period of 99 years. The original lease for this set-aside parcel was between the Arizona State Land Department and Vistoso Partners L.L.C. The lease was assigned to the Town of Marana in October of 2001. The land continues to be owned by the State Land Department. The Town of Marana manages the preserve under the provisions of the subject lease.

Key Provisions of Lease with Arizona State Land Department

With certain restrictions and conditions, the lease allows the Preserve to be used for:

- Open space and park purposes
- Construction, operation, and maintenance of hiking, bicycling, and equestrian trails
- Construction of parking facilities, restrooms, and other ancillary facilities

All other uses of the Preserve land are prohibited. The lease also prohibits the destruction or removal of native plants except as may be necessary for the approved use of the parcel with removals to be in accordance with the Arizona Native Plant Law.

Preserve Boundary Condition

Portions of the Preserve's northern, eastern, and southern boundaries are fenced to identify the limits of the Preserve and to restrict motor vehicle and livestock trespass, but approximately 15,840 linear feet of boundary is open and without a fence. As a result, cattle from adjacent leased lands often move into the Preserve to graze and off-highway-vehicles can be observed operating within the Preserve.

Resource Management

In accordance with the provisions of the lease, the Town of Marana as the lessee is responsible for the operation and management of the Tortolita Preserve. The Town currently employs staff who maintain the Preserve's trail system, monitor public use of the site, and perform other functions such as trash removal and disposal.

Existing Trail System

The current trail system consists of a 9.7-mile-long single-track trail that generally follows the perimeter of the eastern portion of the Preserve. The trail extends through a gently sloping landscape with mature saguaro cacti and other signature species of the Sonoran Desert. A trail along a cleared corridor associated with a sewer line extends through the middle of the site.

The primary point of access for the trail system is an informal trailhead located along the Moore Road alignment at the southeast corner of the site. This trailhead consists of a cleared utility corridor that is used for vehicular parking. A small kiosk is present that identifies the Preserve and provides information regarding allowable public use of the site. A walk-in entry located near the West Buckeye roadway alignment on the north side of the Preserve is also present.

The single-track trail system is widely used by individual hikers and mountain bicyclists and also receives some equestrian use. The trails are also used for certain mountain bicycling events that are sponsored by the Parks and Recreation Department.

Tortolita Preserve — Key Initiatives

Complete the Perimeter Fence



To effectively manage and protect the resources of the Preserve completion of the perimeter fence will be given high priority. This will remove any uncertainty regarding the boundary of the Preserve and will serve to reduce intentional or unintentional trespass.

Construct a Trailhead

The existing trailhead is a cleared corridor where vegetation was previously removed for the installation of underground utility lines along the alignment of Moore Road. Other than a very small sign along the fence line, there are no features that identify this as the primary location for access to the Preserve. It is recommended that a formal trailhead be constructed on a phased basis within the Preserve boundary. The initial phase of development should include a paved parking lot, appropriate fencing and gates, and signage to identify the Preserve and to post notices regarding regulations for public use. A second phase of development should include a restroom and a ramada where users can find shade and where interpretive programs can be conducted.

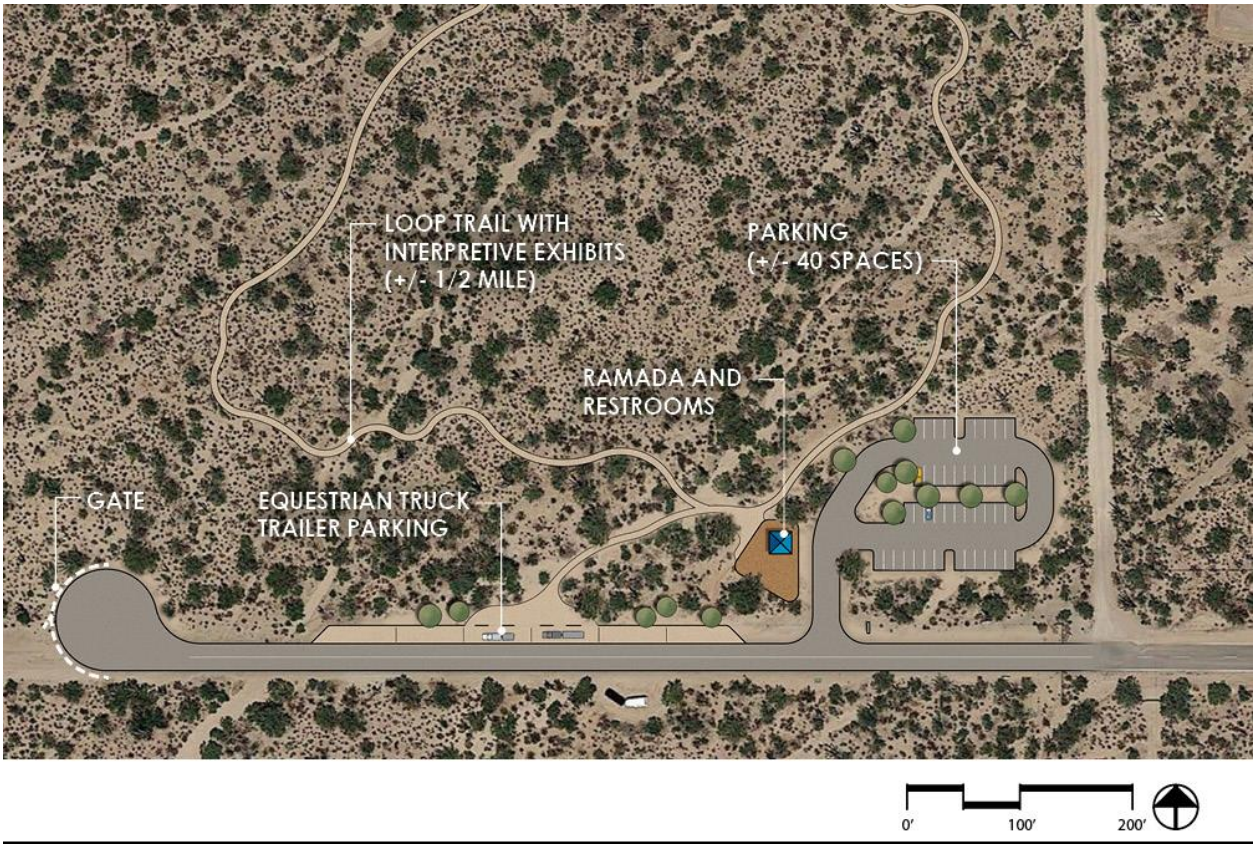


Figure 9-D - Proposed Tortolita Preserve Trailhead

Construct an Interpretive Trail

Users and potential users of the Preserve trail system include not only local residents but also visitors to the Ritz-Carlton Hotel at Dove Mountain and students at the nearby Dove Mountain K-8 CSTEM School. An interpretive trail, approximately one-half mile in length, will provide an opportunity to interpret and describe the unique natural and scenic features of the site. (See Figure 9C). It can also serve as an outdoor classroom where students can learn about the natural Sonoran Desert environment.

Expand the Trail System

As use of the Preserve Trail system continues to grow, the individual trail user's experience may begin to diminish, and the heavy use of individual routes will make the Town's ability to maintain high quality trails more challenging. As such, it is recommended that a second loop trail be constructed within the western portion of the site. This will serve to accommodate more users, reduce potential trail conflicts, prevent overuse of individual trail segments, provide for a greater variety of trail experiences, and better accommodate Town sponsored trail rides and events.

Connect the Preserve Trail System to Local and Regional Trails

It is recommended that the Preserve's Trail system be integrated with the regional trail system so that all users do not need to drive to the Moore Road trailhead to access and enjoy the Preserve. The proposed trail that connects to the site with the CAP Trailhead should be constructed. An additional trail that connects the Preserve with the Tortolita Mountain Park trail system should also be developed.

Tortolita Preserve — Recommended Action Items

Proposed Improvement	Justification	Priority
Complete installation of perimeter fence and gates	Identify Preserve Boundary and reduce trespass grazing and OHV use	Very High
Secure right-of-way or easement from State Land Department at Moore Rd.	Will be necessary for access to the proposed Preserve trailhead.	Very High
Design and construct Moore Road Trailhead (Phase 1) with Porta-Potty Restroom	Provide for safe and legal access to the Preserve with appropriate access control and signage	Very High
Develop Memorandum of Understanding regarding West Buckeye entrance	Continue to allow pedestrian and bicycle access while preventing issues related to trespass and non-resident parking	High
Construct Interpretive Trail	Provide high quality experience for visitors not using longer-distance trails	High
Construct Inner Loop Trail	Provide additional trail opportunities and reduce potential conflicts between trail users	High
Construct West Loop Trail	Provide additional trail opportunities for general use and Town sponsored events	High
Construct permanent restroom at Moore Road Trailhead	Provide safe / attractive restroom for users and eliminate need for Porta-Potty	Medium
Acquire right-of-way for new Trailhead near NW corner of Preserve	Land ownership in subject area is either private or State Trust Land	Medium
Construct new trailhead at NW Corner of Preserve	Better accommodate trail users residing in Dove Mountain	Medium

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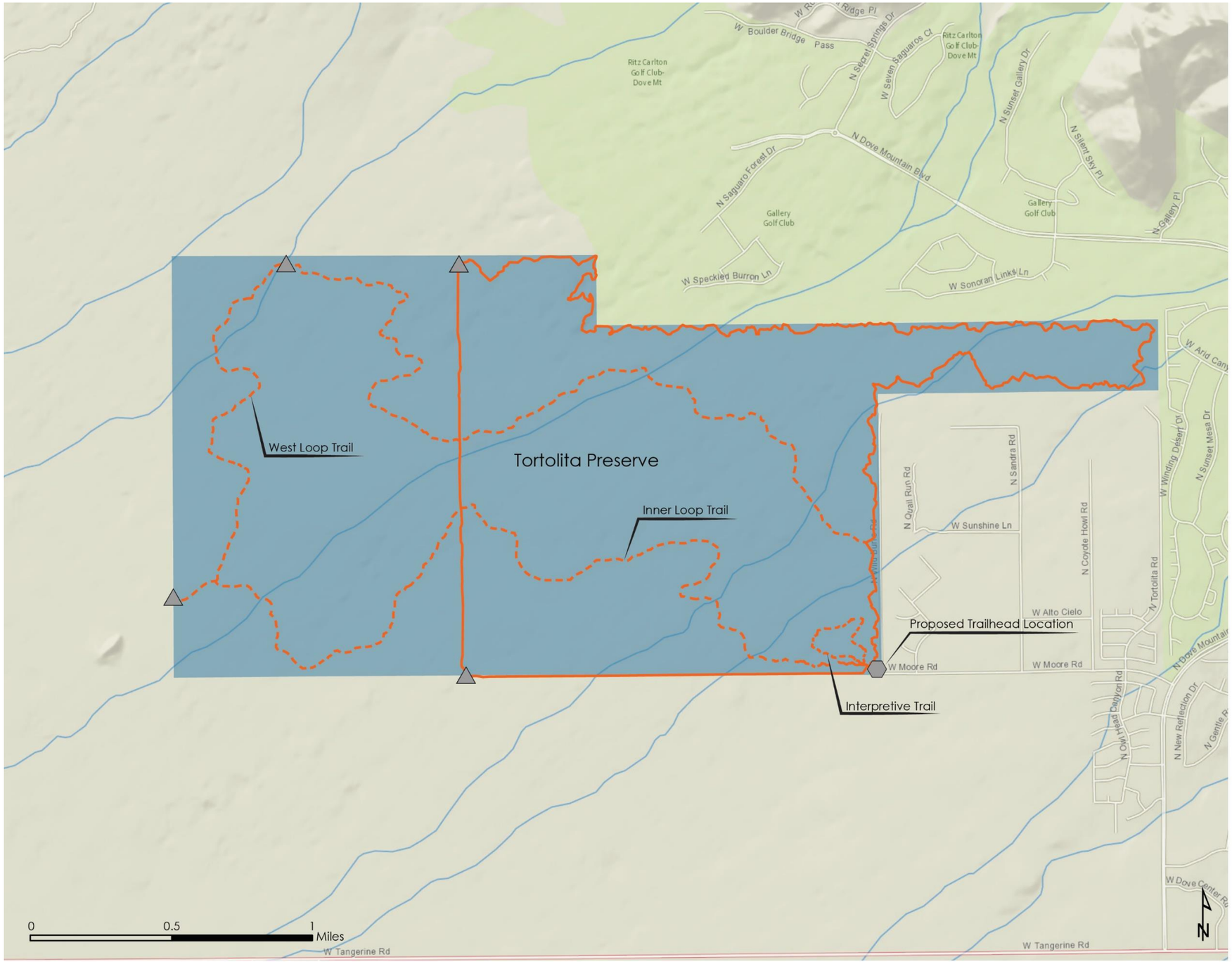


Figure 9-C

Tortolita Preserve Map

LEGEND

- Tortolita Preserve
- Existing Trails
- Planned Trails
- Proposed Trailhead
- Proposed Boundary Access Point

El Rio Preserve — Current Conditions

Component Parts of Preserve

The El Rio Preserve consists of several adjacent areas each with a distinct purpose and character. These include the Preserve wetland, the disc golf course, the Loop corridor, and the El Rio Neighborhood Park. The interrelated nature of these components parts requires a comprehensive approach to site planning and development.

The Preserve Wetland

The Preserve wetland encompasses a backwater area along the Santa Cruz River that is approximately 100 acres in size. A breach in an earthen levee several years ago allowed storm water to flow into the area creating a seasonal wetland that attracted a large number of birds and other animal species. With the construction of a flood control levee in 2020, the potential for the Santa Cruz River to convey water into the wetland was diminished and an alternative water supply, a water line owned by the Cortaro-Marana Irrigation District (CMID) was identified. The CMID water supply line will be made operational in early 2021 and will enable water to be retained in the wetland on a perennial basis.

In response to a growing interest in birding and wildlife observation at the Preserve, the Town of Marana constructed a parking lot, accessible walkways, an interpretive ramada, and an observation platform along the south end of the wetland. The parking area was recently expanded to accommodate school buses and other large vehicles.





The Disc Golf Course

Prior to the breach in the earthen levee, the area that is now the wetland was the site of a disc golf course. With the course no longer playable, the Town worked collaboratively with Pima County to identify an adjacent site where a new disc golf course could be constructed. This site consists of approximately 41 acres and is southeast of the wetland. In 2017 the Town of Marana and Pima County entered into an Intergovernmental Agreement to construct a course in this location. Construction of the course will follow the completion of the bank protection in this area.

The Loop

A segment of The Loop, the regional shared-use pathway system that extends throughout the Tucson metropolitan area, runs through the El Rio Preserve site. It provides for bicycle and pedestrian access to the site, but also generates bicycle traffic that has the potential to compromise the safety of other Preserve users. From the perspective of The Loop, the Preserve provides a convenient and attractive point of access for individuals who want to use the Loop's shared-use pathway.

El Rio Neighborhood Park

The 1.3 acre El Rio Neighborhood Park is much smaller than would typically be accepted as a part of Marana's municipal park system but in this instance the park functions not just as a small neighborhood recreation area, but as an important node or rest stop along the Loop. When the disc golf course is constructed, it will also serve as a gateway for the disc golf facility. (Specific improvements to the El Rio Neighborhood park are identified in the Developed Park Element of this master plan).

El Rio Preserve — Key Initiatives

Important initiatives that will enhance the public benefits associated with the El Rio Preserve are:

Complete Construction of CMID Water Supply

Local residents and tourists from around the world come to the El Rio Preserve when there is sufficient water in the wetland to support the presence of aquatic and other bird species. Completion of the CMID water supply will enable the maintenance of a true year-round wetland.

Design and Construct Preserve Trail System

The existing viewing platform provides opportunities for birding along the south edge of the Preserve. A trail system that extends through and around the wetland will enhance opportunities for bird and wildlife observation. The design and construction of this trail system will allow for greater use and enjoyment of the Preserve.

Construct New Parking Lot

The existing 28 space parking lot near the wetland overlook will not support the number of visitors who will likely visit the wetland, use the disc golf course, or use the site for access to The Loop. Anticipating this growth, the Town recently acquired a 1.93 acre of land for the purpose of constructing a new parking lot. Building this parking lot and the associated entry drive will be an important step in the development of the overall El Rio Preserve site.

Construct Disc Golf Course

It has been several years since the original disc golf course was playable. Construction of the new course will reestablish this recreational opportunity for residents and visitors to the Marana community. It is recommended that the course be designed in accordance with Professional Disc Golf Association (PDGA) guidelines and standards and include a total of 27 holes. It is recommended that 18 of these holes be designed to be rated as a championship course with the remaining 9 holes designed for novice or less skilled players.

Make Improvements to the Loop

User safety and enjoyment of the section of The Loop extending through the El Rio Preserve site should be given highest priority. Recommended improvements that will enhance user safety include the construction of a second path parallel to the existing paved shared-use pathway, the clear identification of crosswalks, the construction of overlook / gathering areas that will allow pedestrians to congregate off of the paved pathway, and the construction of a pedestrian bridge across an existing drainage channel to reduce congestion on a narrow portion of the shared-use pathway. The installation of trees and other plants along the subject section of The Loop is also recommended to transform a somewhat barren paved pathway into an attractive and comfortable linear park.



Make Improvements to El Rio Neighborhood Park

The installation of a ramada to serve as a gathering and rest area for users of the park, the Loop, and the disc golf course is recommended for the El Rio Neighborhood Park.

Continue Collaborations related to Los Morteros Cultural Resource Conservation Area

The adjacent Los Morteros Cultural Resource Conservation Area is visited by many individuals who visit the El Rio Preserve. It is recommended that the Town continue to collaborate with Pima County, the owner and manager of the Los Morteros site, to develop programs and facilities that support visitation to both locations.

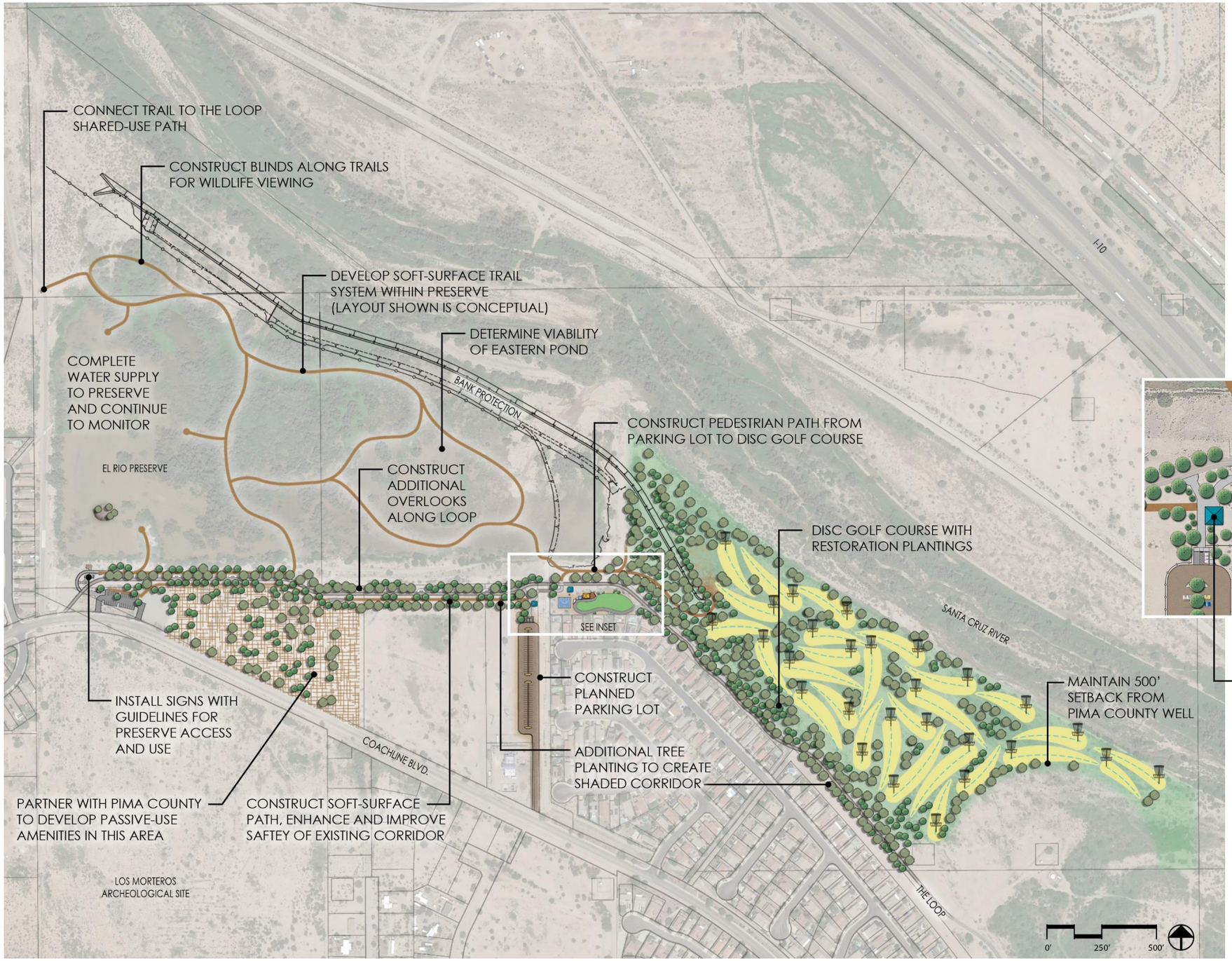


El Rio Preserve — Recommended Action Items

Proposed Improvement	Justification	Priority
Complete construction and initial operational testing of CMID water supply	CMID water will be required to ensure year-round wetland conditions	Very High
Design and construct trail system within and in the vicinity of the wetland area	Provide opportunities for birding / wildlife observation in a controlled and appropriate manner.	Very High
Construct new parking lot	Provide off-street parking for additional visitors to Preserve, the disc golf course, and The Loop	High
Construct designated crosswalk(s) near new parking lot	Enhance safety in area where pedestrians will be crossing shared-use pathway used by higher speed bicyclists.	High
Design disc golf course	Create a high-quality course that meets PDGA standards and that is interesting and safe for course users and for users of The Loop	High
Construct disc golf course	Follow-through on commitment to disc golf users and organizations and complete requirements of IGA between Town and Pima County	High
Construct new path parallel to The Loop shared-use pathway	Enhance safety by providing a corridor for bicycle and a corridor for pedestrians and other users	High
Construct bicycle / pedestrian bridge at drainage channel	Enhance safety at location where the existing shared-use pathway is on narrow bicycle / pedestrian bridge	Medium
Construct overlook areas along the E-W section of The Loop	Enhance safety by providing space for users to view Preserve from vantage point off of the paved shared-use pathway	Medium
Install planting and irrigation system along E-W and N-S sections of The Loop	Enhance visual quality, habitat value, and user comfort by providing native trees for shade	Medium
Install ramada at El Rio Neighborhood Park	Create a rest stop for users of the Loop and a gathering area for users of the disc golf course	Medium

Figure 9-D

El Rio Preserve and Disc Golf Course Map

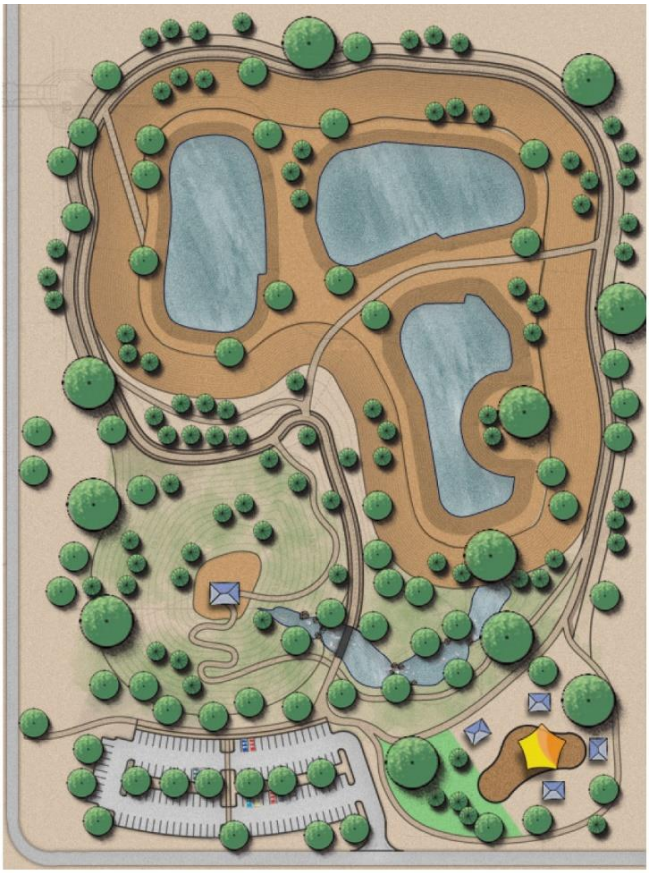


Northwest Nature Park — Current Conditions

Project Status

The Northwest Nature Park is associated with the Town's reclaimed wastewater recharge project. This project was under construction as of the date of this master plan. When completed, the constructed basins will receive A+ treated water from the Town's wastewater treatment facility (the highest class of reclaimed water as determined by the Arizona Department of Environmental Quality). This water will be discharged into the basins and allowed to infiltrate back into the underlying aquifer. As the treated water infiltrates, perennial bodies of surface water will be created.

Other planned improvements at the site include the construction of walkway and paths around the recharge basins and the planting of riparian plant species. This combination of water and riparian vegetation will expand the network of ponds and basins that support diverse populations of birds and other wildlife species along the Santa Cruz River. The walkways and paths will allow the public to engage in birding, wildlife observation, and similar recreational activities.



Northwest Nature Park — Key Initiatives

Collaboration with the Town of Marana Water and Wastewater Department

The construction of the recharge basins is being coordinated and funded by the Town's Water and Wastewater Department. It is recommended that the Parks and Recreation Department provide guidance related to the development of habitat features and public use facilities so as to maximize the project's benefits to both wildlife and future recreational users.

Northwest Nature Park — Recommended Action Items

Proposed Improvement	Justification	Priority
Complete installation of restoration plantings around recharge basins	Plantings will be needed to make the basins attractive to aquatic birds and other wildlife species	High
Complete construction of visitor parking area	Provide safe and attractive location for public access	Medium
Complete construction of pathways and trails	Provide accessible routes for public use and enjoyment of the area	Medium

Contributing Elements — Current Conditions

The Town of Marana natural resource park and preserve system benefits from the presence of other natural resource areas and corridors within the Town and near the Town's boundaries. To the greatest extent feasible, appropriate efforts should be made to maintain and enhance the natural corridors that connect these areas. Some of the contributing elements are as follows:

The Santa Cruz River

The Santa Cruz River is the primary watercourse that extends through both the Town of Marana and the Tucson metropolitan area. The riparian habitat present along the corridor is enhanced by the discharge of reclaimed water into the channel from the Ina Road wastewater reclamation facility, south of the Town's boundary. This water source creates a lush riparian area adjacent to Crossroads at Silverbell Park. Less dense, but important riparian habitats extend the full length of the river corridor within the Town.

The Town of Marana was also a participant in the Tres Rios del Norte Environmental Restoration Feasibility Study. The study was undertaken to determine the feasibility of providing habitat restoration along an 18 mile stretch of the Santa Cruz River between Prince Road and Sanders Road. Other participants in this study included the City of Tucson, the Pima County Regional Flood Control District, and the U.S. Army Corps of Engineers. The study analyzed the potential to restore native riparian vegetation along the river channel and how to incorporate recreational features along the river.

The Tortolita Fan

The Tortolita Fan is a biologically diverse alluvial fan area that extends out from the southwest portions of the Tortolita Mountains covering several square miles. Much of the land within the Tortolita Fan is owned by the Arizona State Land Department.

The Tortolita Preserve is within this area, but the Tortolita Fan extends beyond the Preserve south to Tangerine Road and west to the Central Arizona Project (CAP) canal. The Make Marana 2040 General Plan acknowledges the sensitivity of this area and calls for rural residential development and low-density residential development in this location. If and when developed, there will be opportunities to protect the braided drainageways, the washes, and the other resources present.

Saguaro National Park Tucson Mountain District

Saguaro National Park (Tucson Mountain District) is a 24,000-acre unit of the National Park System that encompasses the northern portions of the Tucson Mountains south of the Town of Marana. The Park showcases magnificent stands of Saguaro cacti and attracts visitors from around the world. The National Park Service controls access to the park and manages the site's resources.

Ironwood Forest National Monument

The Ironwood National Monument is a 129,000-acre national monument that encompasses portions of the Silverbell, Waterman, and Sawtooth mountain ranges west of the Town of Marana. The monument is managed by the Bureau of Land Management and provides opportunities for hiking, mountain biking, primitive camping, equestrian trail riding, birding, and wildlife observation.

Like the National Park, the Town of Marana does not have a role in the management of the monument but benefits from its presence as it preserves a large expanse of natural open space and important biological resources.

Los Morteros Cultural Resource Conservation Area

The Los Morteros Cultural Resource Conservation Area encompasses approximately 100 acres and is the site of a large Native American village inhabited between about 850 and 1300. The area was named for the many bedrock mortars present on the site. The site is managed by Pima County and public access to the site is allowed. In addition to the cultural resources present, the land will remain as natural open space in perpetuity contributing to the Town's natural open space system.

Las Capas Cultural Resource Conservation Area

This cultural resource site is located near the southern boundary of the Town within Pima County's Ina Road Wastewater Reclamation Facility. It contains the remains of old canals and structures dating to 1,200 to 800 BC and associated with the early agricultural period in the Tucson basin. While not open for general public use, this site will be preserved and retained as undeveloped open space.

Contributing Elements — Key Initiatives

Key initiatives related to elements that contribute to the Town's natural resource park and preserve system are as follows:

Participate in the Implementation of the Tres Rios del Norte Plan

The implementation of the recommendations included in the Tres Rios del Norte Environmental Restoration project will be coordinated by the U.S. Army Corps of Engineers as funding becomes available. It is recommended that the Town of Marana continue to partner with the Corps and other project partners to incrementally improve environmental conditions along the Santa Cruz River corridor.

Participate in other Natural Open Space Planning Efforts

Over the life of this master plan, it is likely that surrounding jurisdictions will undertake planning efforts related to the preservation and enhancement of natural open space. It is recommended that the Town participate in these efforts whenever appropriate with the goal of enhancing the Town's natural open space by seeking to integrate it with preserved natural open space designated by others.



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10 RECREATION PROGRAM ELEMENT



Introduction

The Town of Marana offers a wide range of recreation and enrichment programs and these programs are highly valued by the community. Respondents to the on-line survey gave the existing program offerings high marks with 81.5% indicating that they considered the programs to be Good, Very Good, or Excellent. (See Section 3, Public Engagement). While there is high regard for the current program offerings, the public also expressed a keen interest in expanding the scope of the programs available. Expanding the scope of programs in the areas of youth sports, adult sports, outdoor recreation, fitness, fun runs / races, swimming / aquatics, youth programs, and community events were given medium or high priority by more than 75% of the on-line survey respondents.

Recreation Program and Services Assessment

The following is an assessment and inventory of current recreation programs and services that are offered by the Town of Marana Parks and Recreation Department.

- The Parks and Recreation Department focuses the majority of its programming efforts on youth, and senior age groups. This is a common demographic emphasis for public parks and recreation agencies. There is less programming available for adults.
- The level and variety of recreation programming that is offered is tied to the availability of facilities to support these activities. With limited indoor recreation amenities, programs that require this setting are heavily impacted.
- 60% of the programs that are offered are provided by contract service providers utilizing Department facilities or they occur at the contractors' facility. The contract provider receives 75% of gross and the Town 25%. The average percentage of revenue for recreation agencies nationally is 30%.
- Most of the youth team sports are provided by youth sports organizations that are in the community.
- Recreation programming is increasing by 17% - 18% a year which is a very high rate of growth. For many recreation agencies having a growth rate of 5% to 10% would be considered aggressive.
- Recreation programs and services are planned and delivered through a variety of indoor and outdoor facilities including schools and non-recreation-based Town facilities.
- The Department has limited record keeping regarding recreation programs and services. While raw information is gathered through the ActiveNet registration software system, having this data in a summary form for review and comparisons with previous years is needed. This is a critical administrative function that provides valuable data to evaluate programs and services.
- There is a listing of Town fees for recreation programs, facilities, services, and rentals but there is not a comprehensive fee policy.
- The Town has a use agreement with the Marana Unified School District that allows for utilization of school facilities for recreation purposes. However, the Town is second priority to the schools for use and this restricts the availability of facilities and the ability to provide a consistent level of recreation programming.

- The Department has integrated some social service initiatives into its service offerings, especially for seniors, but this is not a major area of focus currently. Nationally, parks and recreation agencies have become much more active in providing social services to their communities as a form of recreation.



Programming Inventory by Classifications

The following is a classification of current Town of Marana Parks and Recreation Department, recreation programs and services by categories commonly found in parks and recreation agencies nationally and those that fit with the organization of programs by the Department. Programs are listed by general titles based on a review of class and program offerings for calendar year 2019. (Note: Not all programs that are being offered may be represented in this listing).

Area	Focus	Examples of General Programs
Sports	Youth	Tennis Lessons, Golf Lessons, Basketball Clinic, Youth Football Clinic, Pee Wee Soccer, Speed & Agility Clinic, Itty Bitty Open (golf), Mini Me-Sports Edition, Sports Summer Camps, Summer Cheer Camp, Fall Cheer Camp, Lacrosse Camp, Flag Football League, Pee Wee Sports Camp, Volleyball Clinic, Challenger International Soccer Camp
	Adult	Coed Softball League, Tennis Lessons, Pickleball League, Men's Basketball League, Pickleball Lessons, Cornhole League, Cornhole Tournament
Fitness/ Wellness	Youth	Martial Arts, Speed and Agility Training, Boxing Bootcamp
	Adult	Wellness Seminars, Walking Club, Dance Fit Fun, Yoga in the Park, Yoga, Functional Fitness
Cultural Arts	Youth	Tots & Me Story Art Class, Create with a Beat Art Day Camps, Art & Literacy Club
	Adult	Music Workshops, Paint Nights in the Park, Adult Community Musical Theater, Line Dancing, Art of Photography, How to Use Your Digital Camera, Snapseed for Smartphone Photo Editing, Digital Photography Editing
Youth Programs	Youth	Park & Stroll-Playground Explorer Club, Preschool Camps, STREAM After School Club, Marana Police Kids Academy

(Programming Inventory by Classifications continued)

Area	Focus	Examples of General Programs
Aquatics	Youth	Swim Lessons, Swim the Cruz: Lap Swim Challenge, American Red Cross: Jr. Lifeguarding, Sensory Splash
	Adult	American Red Cross: Lifeguard Certification Review, Lifeguard Certification, Swim the Cruz: Lap Swim Challenge, CPR/AED/First Aid
Special Needs	Youth	N/A
	Adult	N/A
Special Events		Egg-Nog Jog, Move Across 2 Ranges Hike Challenge, Cape Chase Adventure Fun Run, Marana Mother's Day Run, Marana Meltdown: Mountain Bike Time Trial, Taste the Desert, Council Connections, Marana Bluegrass & Acoustic Music Festival, Marana Art Expo, Marana Founder's Day, Music in Marana Concert Series, Kids to Park Day, Movies in Marana, Marana Splash N' Dash Aquathon, Doggy Paddle Pool Party, Star Spangled Spectacular, Dirt Dash at the Wild Burro, Turkey Trot, El Tour De Tucson, Marana Fall Festival, Marana Holiday Festival & Christmas Tree Lighting, Winter Waterland Light Show & Cocoa
Outdoor Recreation	Youth	Nature to You-Garden Education Series, Guided Horseback Rides, Guided Hikes in the Tortolitas Trails, Camping Under the Stars, Summer Horse Camp, Fall Horse Camp, Guided Birding Tours, Conversations from the Desert
	Adult	Nature to You-Make & Take Garden Classes, Guided Horseback Rides, Guided Hikes in the Tortolitas Trails, Camping Under the Stars, Headlight Hike, Tree Trimming Education Camp, Guided Birding Tours, Full Moon Wander, Conversations from the Desert, Hike for Hops, Marana Meltdown Mountain Bike Time Trial

(Programming Inventory by Classifications continued)

Area	Focus	Examples of General Programs
Seniors		Senior Adventure Trips, Bunco, Senior Water Aerobics, Aerobics, Bone Builders, Ping Pong Open Play, Strengthening Our Seniors, Bodies in Motion, Line Dancing, Tai Chi, Yoga, Zumba, Medicare Enrollment Seminar, Bingo, Mah Jong, Chess, Canasta, Mexican Train, Crafting for a Cause, Knit & Crochet with Joy, Hawaiian Quilting, Quilting Club
Teens		Marana Police Teen Academy, American Red Cross: Babysitter's Training, Paint Night in the Park, Teen Extreme Day Camp, Fall Horse Camp
Self-Directed	Youth	Open Swim, Open Gym, Splash Pad Open Play
	Adult	Open Gym Volleyball, Open Gym Basketball, Open Gym Pickleball, Open Swim, Lap Swim

Program Area Definitions

Sports: Team and individual sports including camps, clinics, and tournaments. Also, can include adventure/non-traditional sports.

Fitness/Wellness: Group fitness classes, personal training, education, and nutrition.

Cultural Arts: Performing arts classes, visual arts classes, music/video production and arts events.

Youth Programs: Before and after school programs, summer/school break camps, and preschool, language programs, tutoring, science (STEM) classes and computer coding can also be part of this.

Aquatics: Learn to swim classes, aqua exercise classes, competitive swimming/diving, SCUBA, and other programs (synchro, water polo, etc.).

Special Needs: Programs for the physically and mentally impaired. Also, inclusion programs.

Special Events: Town wide special events that are conducted throughout the year.

Outdoor Recreation: Environmental education, hiking, camping, kayaking, and other activities.

Seniors: Programs and services that are dedicated to serving the needs of seniors. This can include all of the activity areas noted above (except Youth) plus social service functions.

Teens: Programs and services that are focused on serving the needs of teens. This can include all of the activity areas noted above (except seniors).

Self-Directed: This includes the opportunities for individuals to recreate on their own. This can include activities such as open gym, tennis, and lap/recreational swimming. Although not an organized program, time and space must be allocated for this purpose.

Programming Areas by Level of Emphasis

Program areas that are the strength of the Department include:

- Youth Sports
- Special Events-including races
- Outdoor Recreation
- Seniors

Program areas that are a moderate focus for the Department include:

- Cultural Arts-focus on adults
- Aquatics
- Teens
- Self-Directed

Program areas that are relatively limited in the Department include:

- Fitness/Wellness Programs and Services
- Youth Programs-before & after school and camps
- Special Needs
- Adult Sports



Recreation Programs and Services Challenges



Like most public recreation agencies, the Town of Marana Parks and Recreation Department faces a significant number of challenges delivering recreation programs and services.

The Department has the task of trying to meet an ever-increasing demand for recreation programs and services to a fast-growing population base in a cost effective and efficient manner.

The demographics of the Town show a fast-growing community that was nearly 35,000 in 2010 and is now 50,000 in 2020. The estimated population by 2030 is projected to be 65,000 and there is significant land for future growth beyond this. The Town has a significant Hispanic population and household income levels are relatively high, allowing for more disposable income for recreation purposes. The population is slightly older with expectations for continued growth in this age cohort but also in the youth age groups. This all impacts the type and number of programs that will need to be offered in the future.

Marana has three distinct geographic areas that each have different demographic characteristics that could impact the types of recreation programs and services that are provided by the Town. Northeast has approximately 11,000 residents, is older with the fewest number of children and the highest median household income levels. The Northwest subarea has the smallest population at 9,800 but could have the greatest population growth in the future. The population is the youngest and has the highest number of children compared to the other two subareas. The household income levels are lower than the other two areas. The Southern subarea is the most established and has a population of nearly 26,500. The median age is in the middle of the three subareas and so is the income levels. This makes it more difficult for the Department to provide programs and services equitably in all areas.

The Department operates a number of recreation facilities that are utilized to deliver recreation services. This includes a small community center, an outdoor pool, tennis courts, athletic field complexes and a variety of trails and preserves. The Town has actually lost indoor space in the last few years with the closure of the small storefront facility in Continental Ranch.

- Full-time staff is relatively small for the current number of facilities that are operated and programs that are offered. This is especially true considering the growth in recreation programs over the last few years.
- The Department does not have an updated formal program plan to guide future program and service development. A minor assessment and plan were completed in 2016 that resulted in the strong growth in recreation programming in the last four years, with a focus on outdoor recreation and the race series.
- Marketing efforts are relatively fragmented and there is not a department level staff position to direct the efforts. There also is not a parks and recreation marketing plan in place. The Department relies on the Town's Communications Division for major outreach, but this limits other marketing efforts.

Other Providers of Recreation Programs and Services

In addition to the Town of Marana Parks and Recreation Department, there are a number of other providers of services.

Other Cities and Towns: The Town of Oro Valley provides a number of recreation programs and services that are easily available to residents in Northeast Marana. The City of Tucson also has an extensive parks and recreation system, and this is accessible to Southern Marana residents.

Pima County: The County has a variety of parks and other facilities that are available to residents of Marana including the Wade McLean Pool at Marana High School that has swimming lessons, open swim, lap swim and other programs. They also have the Pima County Sports Park and operate the Wheeler Taft Abbett Library that offers some recreation programs. The County provides a variety of recreation programs in addition to those listed above.

Marana Unified School District: The District has a variety of indoor and outdoor facilities that can be utilized for community recreation purposes. The School District also provides the after-school programs at each of their elementary schools.

Northwest YMCA: Although not located in Marana proper, this north Tucson YMCA serves the area with a variety of fitness, sports and aquatic programs and services.

Youth Sports Organizations: There are a number of youth sports programs that are provided by community organizations and other providers in Marana.

Adult Sports Organizations: There are also a few organizations in the greater Marana area that provide adult sports. These are primarily soccer and softball.

Homeowner Associations (HOA's): There are a number of HOA's in Marana that have a variety of parks and recreation facilities including neighborhood parks, playgrounds, and pools (Continental Ranch HOA recreation center and pool). Very few of these actually offer recreation programs, however.

Private Providers: There are a wide range of private recreation, arts, sports and fitness providers in the Marana area including private health clubs, dance and martial studios, arts studios, youth sports training facilities, and other facilities (Ritz Carlton).

Faith Based Organizations: A few churches in the area have some recreation programs available to their congregations and the general public. These are limited in nature but still fill a role in the community.

The vast majority of the other providers are located in the southern portion of the community with much lower numbers in the northeast and northwest.

(Note: This is a representative list of other recreation, sports, cultural arts and fitness program and service providers in Marana. This is not meant to be a total accounting of all providers. Their role in providing these services both now and in the future must be recognized and considered when the Department establishes its future program direction and plan).



Future Recreation Program Needs

This section examines the future needs for recreation programs and services in the Town of Marana. The future direction of recreation programming is based on the assessment of existing Town recreation programs and services, the presence of other providers, and public input that was gathered as part of the master plan process.

The following program areas were identified through public input (primarily the telephone and on-line surveys) as areas of focus, in priority order, in the coming years:

- Youth Sports
- Youth Programs
- Outdoor Recreation
- Community/Special Events
- Adult Sports/Wellness
- Fitness Programs
- Aquatics

As has been noted, the major focus of recreation programming is currently on youth and seniors. However, increasing programming for other age groups including, adults, teens, as well as the family unit should be a future goal if the Department is going to be more comprehensive in its offerings.

The following are specific future recommendations for the major program areas noted above. These recommendations take into consideration the public input priorities, the assessment of existing recreation programs and services and the role of other providers.

Youth Sports

Even with a number of youth sports organizations in the area taking on the responsibility for many organized youth team sports activities, the Parks and Recreation Department will need to continue to have a strong role in the future. There may also be opportunities to expand youth sports camps and clinics to support sports run by other organizations.



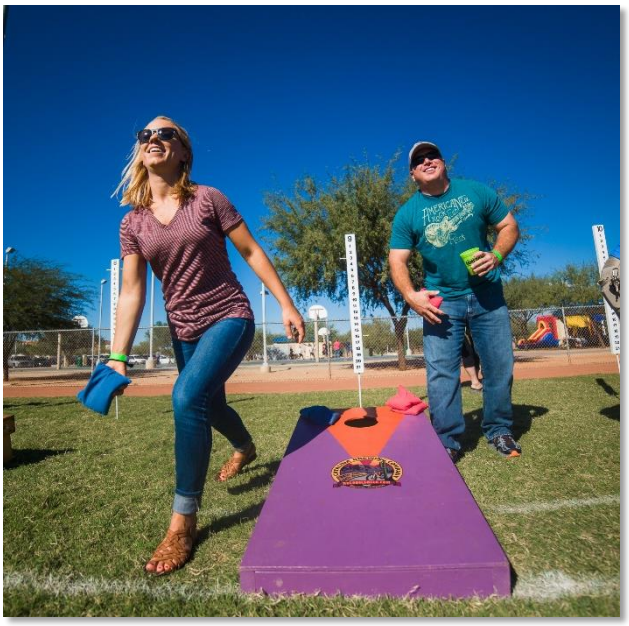
The Town also has programming available in individual and lifetime sports such as tennis and golf. However, it will probably be necessary to expand these types of programs in concert with other community organizations that focus on lifetime sports. In addition, the Department may need to increase the focus on the development of adventure sports (skateboarding, climbing, Ultimate Frisbee, BMX, etc.). Providing E-sports opportunities should also be considered.

Youth Sports — Anticipated Town Role:

The Town will have responsibility for expanding youth sports offerings in the community with a focus on instruction and recreational level of competition. Some of the programming in this area should continue to be offered by other organizations. This is especially true for competitive team sports programs. This effort will require additional athletic fields and gym spaces.

Adult Sports

The Town is a provider of limited adult sports leagues, primarily in basketball, softball, and individual sports such as pickleball and tennis. There may need to be an increased emphasis in this area in the future. Designating certain facilities or time periods for adult sports may be necessary if greater focus is going to be placed on this program area. There may also need to be a greater concentration on developing more individual and adventure sports.



Adult Sports — Anticipated Town Role:

The Town should focus its future efforts primarily on pickleball, and other individual sports. Most other team sports leagues and tournaments should continue to be the responsibility of other community-based organizations or private providers.

Fitness / Wellness

Without a doubt, this is one of the greatest areas of growth in public recreation programming. With a society that has an increasing awareness of the benefits of good health and a realization that obesity (especially among children) is a major risk for Americans, there is a much higher demand for programming in this area. The Department currently has very limited fitness programming due to the lack of space dedicated to this function and this area (large group exercise rooms, fitness/yoga studios, teaching kitchens, and weight/cardio areas). If the Department is going to increase this type of programming it will likely require additional space designed for this purpose and/or partnerships with other providers. The Department should emphasize the importance of integrating wellness initiatives into other program areas (seniors, youth, etc.) as well.

Fitness / Wellness — Anticipated Town Role:

The Town will need to have an active role in providing more fitness/wellness opportunities. It will also be important that other organizations (public and private) provide increased services as well through partnerships with the Town. There should be an emphasis on group exercise classes, wellness education, and functional training opportunities for adults as well as youth and seniors.

Cultural Arts

This is currently a moderate area of focus for the Department that centers on adults, and it is anticipated that this will continue at the same level into the future. Continuing to emphasize both visual and performing arts will be important. Coordinating efforts with other community organizations that have a focus on the arts could help grow these efforts and provide opportunities for youth.

Cultural Arts — Anticipated Town Role:

The Town will not have a strong role in expanding cultural arts programs. It should also be anticipated that most new programming will be offered by other organizations.

Youth Programs

Currently the Department's focus is primarily in the preschool area and some limited education-based programs for school age youth. After school programming is handled by the School District but there are very few summer camps and school break camps being offered by the Town. It is anticipated that the demand will continue to grow for youth programming in the future.

Youth Programs - Anticipated Town Role:

The Town should significantly increase its role in youth programming. This should include a focus on specialty summer and school break camps as well as more general special interest activities. It is anticipated that the School District will continue to be the primary provider of after school programs.

Aquatics

With an existing outdoor pool, the Department will need to continue to stress aquatic programming, especially learn to swim classes for children, as a primary program area. Programming needs to be expanded to include more aqua exercise programs and other aquatic based activities including more non-traditional uses such as triathlon training. However, the existing pool is older and not attractive to most users and uses. A new aquatic center would have much higher program expectations.

Aquatics — Anticipated Town Role:

The Town will need to continue to expand its offerings of aquatic programs as the operator of an existing pool or new aquatic facility. Some specialized programming (scuba, masters, youth swim teams) should be operated by others with a rental fee paid to the Town.

Special Needs

The Department does not currently offer special needs programming for youth or adults. It is difficult for most recreation agencies to have a broad special needs program on their own. As a result, many departments in a region will often band together to provide these services in a more cost-effective manner. The Department should consider partnering with other organizations or neighboring communities for special needs programming.



Special Needs — Anticipated Town Role:

Providing some level of programming in this area will be critical for the future but this should be accomplished through a partnership with other organizations or neighboring communities.



Special Events

The Parks and Recreation Department offers a considerable number of community-wide special events and races and also has some smaller events it provides as well. In addition, the Town permits a number of other special events that are provided by other organizations. Without additional resources, it is not anticipated that the Town will be increasing the number of special events it provides and other community groups should be encouraged to be the primary organizers of as many new community wide events as possible.

Special Events — Anticipated Town Role:

The Town should limit the number of additional special events and other community groups, or entities should be encouraged to be the organizers of these events. Parks and Recreation staff should also not be expected to be the manpower behind other permitted events taking place in the Town as this takes time away from other programs.

Outdoor Recreation

There currently is a strong emphasis on outdoor recreation activities based on the presence of the Tortolita Preserve and Mountain Park as well as El Rio Preserve and an extensive trail network. As a result, outdoor recreation will continue to see emphasis in the future but with growth in more broad-based programming in this program area should be anticipated.

Outdoor Recreation — Anticipated Town Role: The Town will have an active role in expanding outdoor recreation offerings but partnering with other organizations for more specialized programs and activities should be anticipated as well.

Seniors

The Parks and Recreation Department has an existing senior program that is administered out of the Community Center. As a result, the Department will need to continue to take an active role with this age group. The center has a focus on passive senior pursuits as well as some limited fitness activities. In the future there will need to be an even greater emphasis on active recreation pursuits and appealing to the younger senior market.

Seniors — Anticipated Town Role:

The Town will need to have a strong role in expanding senior activity offerings. Only a small level of increased programming is anticipated to come from other organizations.

Teens

There are a number of programs offered in this area. In the future additional services and programs will likely need to be targeted to this age group. It is anticipated that these services will need to be offered by both the Town and other providers with experience with this age group.

Teens — Anticipated Town Role:

The Town will only have a relatively small role in expanding teen programs and services. Most new programming will be offered by other organizations.

Self-Directed

Even though these types of activities are not formal programs they do require that the Department provide the opportunities and time in facilities for this to occur. With a community center, pool, and other facilities, self-directed activities will need to remain as a significant program area.

Self-Directed — Anticipated Town Role:

The Town will need to continue to provide opportunities for self-directed activities to occur and with an expanding population base there will need to be a measurable expansion of these opportunities.



Social Services

This is not currently a service category for the Department and with the generally higher income levels in the community, the need for these types of services in the future may be less. However, the Department will need to be prepared to integrate social services across all program areas when necessary and prudent.

Social Services — Anticipated Town Role:

The Town will have a very minor role in social service offerings in the future. Any new services should be offered by other organizations.

Summary of Future Recreation Programs and Role of the Town

Significant Increased Town Role	Small Increased Town Role	Limited Town Role
Youth Sports	Adult Sports	Special Needs
Youth Programs	Cultural Arts	Social Services
Outdoor Recreation	Special Events	
Fitness/Wellness	Self-Directed	
Seniors	Teens	
	Aquatics	

Programming Strategies

To ensure that recreation programming reaches its full potential the following strategies should be undertaken:

Strategy 1: Provide additional framework for providing recreation programs and services to the citizens of Marana.

- Establish a philosophy and plan for the delivery of recreation services to the community for the next 10 years.
    - Establish a program plan to guide the Department over the next 5-10 years. Identify the priorities for program development, the responsible staff member, and the required resources.
    - Determine the role of other organizations and recreation providers in the area.
    - Clearly identify areas of programmatic responsibility to ensure that there is not overlap in resource allocation.
- Establish clear staffing and operational budget requirements to support the program plan.
- Recommend changes and upgrades to facilities to enable the program plan to flourish.
    - New community center
    - New aquatic center
    - Additional athletic fields
- Develop a more comprehensive fee policy to guide the fee setting process for programs as well as facilities.
    - Tier programs by cost recovery categories
    - Benchmark fees with other agencies
- Increase the percentage paid by contract instructors to the Town from 25% to 30%.

Strategy 2: Continue to develop a broad range of recreation programs and services to serve the needs of the community.

- Develop an implementation plan for the programming changes that have been recommended. The plan should include specific priorities, a timeline for development, the responsible staff and the financial resources that are necessary.
- Track program trends on a regional and national basis to ensure that program offerings are current and reflect the opportunities that are available.
- Emphasize programming that:
  - Responds to the three different geographic areas of the community
  - Has opportunities for each different age group
  - Has a focus on multigenerational and intergenerational opportunities
  - Provides culturally diverse programming
  - Is available on weekends as well as during the week.
- Develop basic virtual programs across as many program areas as possible.
- Establish and grow partnerships with other organizations and entities to develop and expand recreation programs.
  - Have a memorandum of understanding or contract to formalize the relationship.

Strategy 3: Enhance administrative procedures, record keeping and performance measures for recreation programs and services.

- Establish stronger administrative procedures for recreation programming.
  - Continue the tracking of performance measures by analyzing and summarizing all of the following on an annual basis.
    - Rates of fill for programs.
    - Participation numbers by major program area and comparisons to past years/seasons.
    - Rate of program cancellations.
    - Financial performance including cost per participant.
    - Evaluations from participants
  - Ensure that every new program or service has a program proposal form to determine the direct cost of offering the activity as well as the minimum number of registrants needed to conduct the program. This proposal form should also evaluate the need for the program, its market focus, and the ability to support the program plan and priorities of the Department.
  - Follow up when each program or service is completed, with a program report that itemizes the exact cost and revenues that were generated by the program and the number of individuals served. This will determine if the program or service met its financial goals and also its service goals.
  - Continue to conduct a lifecycle analysis for major activities where program registrations by interest area are tracked and reviewed on a seasonal basis. Programs are currently slotted into the following categories:
    - *Green* – programs that continue to build in popularity and receive positive review ratings.
    - *Yellow* – programs that are dropping in popularity and/or receive negative review ratings.
    - *Red* – programs from the Yellow category that are eliminated after two consecutive failing seasons.

  - Continue to determine what programs and services should be offered in-house vs. contracted based on the following criteria:
    - Financial requirements
    - Resources and expertise available in-house
    - Town facility availability

- Develop a comprehensive marketing plan for the Department with an emphasis on programs and services.
  - Establish a visionary 5-year plan as well as a very specific yearly plan.
    - Outline areas of focus
    - Demographic markets and ethnic groups
    - Specific marketing tools and tasks
    - The responsible staff member for implementation
    - Financial resources that are required
    - A thorough evaluation process
  - Be a "clearinghouse" for recreation programs and services provided by others.
    - Promotion of their activities
    - Coordinating of some programs
    - Scheduling of facilities
  - Check-in with the community on a regular basis to determine satisfaction with current programs and services and provide directions for the future. This could include:
    - On-line surveys
    - Social media
    - Focus groups
    - User group interviews
- Review and update the existing athletic field use policy to a more comprehensive document that outlines eligibility requirements, field scheduling priorities, and fees for use. This should also identify how new sports organizations are accommodated in the future, especially when new fields become available.



11 DEPARTMENT ORGANIZATION ELEMENT



Introduction

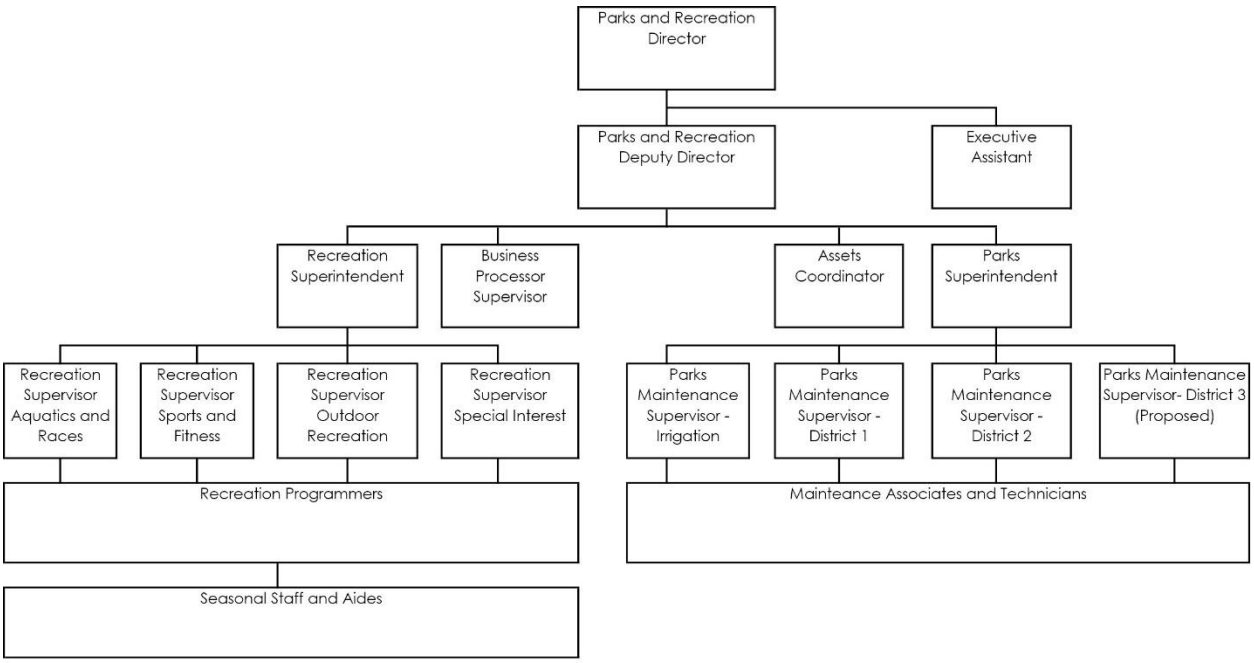
The effective and efficient delivery of parks and recreation services requires a dedicated group of professionals that are organized to manage the many and diverse responsibilities of the Department. In this section of the Master Plan report, the current organization of the Department is reviewed, and recommendations are provided that will allow the Department to grow with the community over the next decade.

Organizational Assessment

The following is an assessment of the organization the Town of Marana Parks and Recreation Department. Information in this section was gathered through a series of staff interviews, facility and park tours, and a review of information and documents supplied by the Town.

The Parks and Recreation Department is responsible for the recreation programs and services that are delivered in the community, the management of recreation facilities, and the maintenance of parks. The Public Works Department handles the maintenance of all indoor facilities as well as right of ways and medians.

The existing organizational structure is typical of many parks and recreation agencies in similar sized communities with similar assets.



General Department Assessment

The following are general comments regarding the organization and staffing of the Parks and Recreation Department.

- The Department has an effective organizational structure that covers recreation and park maintenance.
- There is administrative staff for finance and performance measurements.
- The Department does not have the benefit of a dedicated marketing staff.
- There is not a park planner or project manager on staff. If parks or facilities are going to be extensively renovated or new amenities developed, the need for this type of position will be more acute.
- All job descriptions for full-time and part-time staff should be updated to adequately reflect the actual duties of each position.
- Overall, full-time recreation staff is small for the number of facilities and programs that are offered and additional park maintenance staff is necessary if the two shifts of work are going to be maintained and there is going to be adequate weekend coverage.



Specific Division Assessment

Administration: The Department is organized into two basic divisions, parks and recreation, as well as a number of other management positions. The management staff consists of the Director, Deputy Director, the Superintendent for Recreation, and the Superintendent for Parks. There is also an Asset Coordinator that handles information and data connected with parks and recreation facilities and their operation and maintenance, and an Executive Assistant that deals with department wide human relations and finance issues, including the budget.

Recreation: This division is responsible for recreation programs and services as well as the management of key facilities such as the Community Center and the Marana Pool. There is a Superintendent that oversees Recreation and four Supervisors that divide up responsibilities for different program areas and facilities. There is also a Business Supervisor that handles program registrations, rentals, and other functions. Below this level are a series of Recreation Programmers, and Customer Service Clerks. There are also a substantial number of part-time staff, Recreation Aides, below these positions.

One of the key areas in Recreation is in the Outdoor Recreation classification where there are two maintenance staff responsible for trails maintenance at the Tortolita Preserve and at Tortolita Mountain Park.

Parks: Parks is responsible for general park maintenance. There is a Superintendent that oversees the division and four Supervisors. Below these positions are a series of Maintenance Associates that handle various maintenance functions throughout the community.

This staffing plan is augmented by the use of prison inmate laborers that account for approximately 600 hours of work a week. This requires an extra level of supervision and record keeping and is subject to interruption due to prison lock downs and other factors.

General park maintenance is divided somewhat by regions of the community but also by the type of park or facility with specialists for irrigation. Most all work is done by Town staff with very few functions being contracted. There are two maintenance shifts on weekdays (day and afternoon/evening) as well as two reduced staffed shifts on the weekends. This helps to cover on-going maintenance requirements effectively without service gaps. However, staffing is reportedly three Maintenance Associates short to provide the level of service required. The division is also responsible for maintaining Town athletic fields as well as some school district fields but there is not a dedicated athletic fields maintenance crew. Staff also implement some smaller construction and special projects.

Indoor facility maintenance is the responsibility of Public Works and most of the custodial functions are contracted out.

It is expected that rights of way and medians maintenance will be moved over from Public Works in 2021. This will result in a number of additional maintenance positions being added to Parks as well as a new Supervisor position.

Future Organizational Needs

While the Parks and Recreation Department has a strong organizational structure in place, with the expectations for continued growth in programs and services as well as parks and facilities; there will need to be additions of staff and some possible changes to the current structure.

Organizational Structure Goals

- Create an organizational structure that has the ability to grow with the Department.
- Provide strong administration of the Department through resource allocation, performance tracking, and community interface.
- Support an increase in the number of recreation programs and services that are offered.
- Adequately maintain the existing parks and athletic fields and support the addition of new parks and recreation facilities.

It is recommended that the Department be formally organized into three divisions. These would include Administration, Recreation, and Parks.

Administration: This division would be responsible for the administration of the department, long range planning, budgeting, data/metrics tracking, and business services. This would include the following existing full-time positions:

- Parks and Recreation Director
- Deputy Director
- Executive Assistant
- Assets Coordinator
- Business Services Supervisor – from Recreation
- Customer Service Clerks – from Recreation

Possible Future Positions

- Marketing Coordinator
- Parks/Project Planner
- Administrative Assistant

Recreation: This division would continue to be responsible for the provision of recreation programs and services as well as the management of facilities (Community Center, Aquatic Facility, etc.). However, most of the existing business functions would move to Administration. This division would include the following existing full-time positions:

- Recreation Superintendent
- Recreation Supervisor (4)
- Recreation Programmer (3)
- Recreation Aides
- Maintenance Associates
- Head Lifeguard
- Part-time staff



Possible Future Positions

- Community Center Manager – New Community Center
- Aquatics Supervisor – New Aquatic Center (Year-round operation)
- Head Lifeguard - New Aquatic Center (Year-round operation)
- Aquatics Maintenance Associate - New Aquatic Center (Year-round operation)
- Fitness/Wellness Programmer – New Community Center
- General Activities Programmer – New Community Center
- Sports Programmer
- Maintenance Associate III – New Community Center
- Maintenance Associate (2) – New Community Center
- Customer Service Clerk (2) – New Community Center
- Youth Camps & Programs Programmer
- Natural Resources/Outdoor Recreation Supervisor
- Part-time staff for new programs, aquatic center, and recreation center

Parks: This division would continue to be responsible for all park maintenance as well as rights-of-way and medians. Rights-of-way and medians should be its own area within the division and if a new sports park and/or event park is constructed, it will require additional staff to maintain these facilities. With the sports field complex, serious consideration should be given to establishing an athletic fields maintenance crew for all fields in the community (including some school district fields).

As more parks and facilities are developed there should be three geographic regions established in the community with a Supervisor assigned to each area. Tasks such as irrigation, tree care, chemical spraying, etc. should be completed by Town wide specialty crews. The Town will also need to determine if they want to start a park ranger program and this would need to be a separate area within Parks with a Supervisor and rangers. Parks would include the following existing full-time positions:

- Parks Superintendent
- Park Maintenance Supervisor (3)
- Rights-of-Way / Medians Supervisor
- Maintenance Associate III (10)
- Maintenance Associate II (2)
- Maintenance Associate I (6)
- Irrigation Control Technician (2)

Possible Future Positions

- Natural Resources Manager
- Maintenance Associate III – New Sport Field Complex
- Maintenance Associate I (2) – New Sports Field Complex
- Maintenance Associate III (2) – Two new District Parks
- Maintenance Associate I (4) –Two new District Parks
- Maintenance Associate I (3) – Expanded Parks and Trails
- Arborist
- Maintenance Mechanic
- Park Ranger Supervisor – Start of Park Ranger Program
- Park Ranger (2-3) - Start of Park Ranger Program

11 Department Organization Element

When Rights-of-Way and Medians moves over to Parks, there should be the addition of the following positions (transferred from Public Works).

- ROW-Medians Supervisor
- Maintenance Associate (5)

Other Considerations

- The Recreation Division has a large number of staff that are Certified Pool Operators (CPO) or Aquatic Facility Operators (AFO) for the aquatic center and these certifications should be retained.
- There are a limited number of Certified Playground Safety Inspectors (CPSI) in the Parks Division and this should be increased by another two positions if additional parks and playgrounds are developed.
- The Parks Department is highly dependent on the use of prison inmate labor and this may not be sustainable over time. Planning for possible utilization of other full-time or seasonal staff may be necessary.
- At present, the Parks Department contracts out very few maintenance tasks. In the future it may be important to complete an analysis of what other possible services or tasks might be more cost effective to contract out.



Budget & Operations

The following is a basic assessment of current budgeting for parks and recreation as well as the operations of the Department. There are also recommendations for the future.

Budget

The Department currently has a total of six budget accounts that are in the following categories:

- Administration
- Sports
- Parks Maintenance
- Special Interest Programming
- Aquatics
- Outdoor Recreation

These accounts cover the major areas of operation within the Department. However, with a commitment to cost center accounting there may need to be additional accounts set-up to track major expenditures and corresponding revenues. This could include:

Recreation

- Sports Park
- Recreation Center
- Fitness/Wellness programming
- Youth Camps & Programs

Parks

- Right of Way and Median Maintenance when this moves to Parks
- Park Rangers

Other Considerations

- It will be important to continue to link budget expenditure accounts with revenues so that basic cost recovery calculations are possible.

There is a need to update the current fee policy to a more comprehensive document that articulates the actual methodology for determining fees and establishes a continuum for fee setting based on cost recovery goals and the appropriate slotting of programs. There also needs to be a well-established scholarship program in place for those individuals that cannot afford the fees.

- Continue to develop 5-year CIP budget with breakdowns for major park and facility areas.
- Critical to the long-term success of the Department is a commitment to staff training and certification. Developing a formal annual training program is essential.

Operations Policies and Procedures

The Department generally has acceptable operations policies and procedures in place for most aspects of the operations and maintenance of parks and recreation facilities. Recommendations for the enhancement of these policies and procedures include:

Administration

- The Department needs to make a commitment to updating the basic policies and procedures of the organization including staff/supervisor policies, financial transactions, customer service and safety and security.
- There should be a comprehensive, staff and operations manual for the Department based on general operations requirements of the Town in general.
- It is critical that the Department develop a continuity plan that covers possible interruptions of operations from natural disasters, pandemics, terrorist acts or other conditions. This needs to outline a process for maintaining basic services associated with maintenance and operations of parks, recreation facilities, trails, and natural areas, as well as recreation programs and services.
- A comprehensive safety and security plan needs to be in place for the Department as well as an emergency action plan that includes a specific plan for each major park/recreation facility in the Town.
- The Department should establish goals and metrics for social equity, diversity, inclusion, and accessibility for parks, facilities, and recreation programs. These goals must also be integrated into agreements with instructors, associations, and/or other providers. These metrics will need to be monitored to make sure that the goals are being met.
- The Department should continue to develop and refine key performance measures for all aspects of operations including recreation programs and services, facility usage, and parks maintenance.
- An annual report needs to be completed for all aspects of the Department's operation. There should be an annual report that succinctly summarizes yearly financial statistics and utilization rates and compares them with previous years.



Recreation



- The Recreation Division needs to develop a long-range program plan that identifies priorities for recreation programming for the next five years.
- There needs to be a specified new recreation program approval process in place to help grow overall program offerings in an organized manner.
- The Department needs to continue to establish recreation and facility performance metrics and develop summary documents with comparisons to past seasons and years.
    - Rates of fill for programs and activities (capacity vs. actual numbers).
    - Participation numbers and comparisons to past years / seasons.
    - Rate of program cancellations (should be between 15% and 20%)
    - Financial performance including cost per participant.
    - Evaluations from participants.
- The existing athletic field use guidelines should be updated to include:
    - A movement away from block scheduling for user groups to actual field use days and times.
    - Allocating adequate time for turf renovation / regeneration for each field.
    - Establishing a consistent fee for use for all organizations.
    - A methodology for assigning fields for new sports and travel teams.
- The development of a marketing plan for programs, services and facilities that includes a more visionary five-year plan and a specific plan for each individual year.

Parks

- Parks needs to develop a comprehensive maintenance management plan for parks, trails, rights of way, and preserves. This needs to include specific maintenance functions that need to occur, their frequency, method(s) for delivery, required resources, and tracking of work and budget. This plan should also have a specific focus on preventative maintenance and should include not only the growing environment but also parks structures as well. Ideally each major park, trail, preserve or recreation facility should have its own maintenance plan that is specific to that location
- The maintenance management plan will need to take into consideration that any additional future parks and facilities will require changes and updates to the plan.
- Once the maintenance management plan is in place, the process needs to continue to develop to the next level where actual time and resource allocations are utilized to validate the planning numbers that have been used. This could take several years until enough real-world numbers are available to adjust the existing standards. From this, specific benchmark standards can be determined (cost per acre, per square foot, etc.). This will require utilization of the Cartegraph maintenance management software system.

11 Department Organization Element

- Develop an asset inventory within all Town parks and recreation facilities with provisions for a yearly update.
- Consider the establishment of lifecycle cost estimates for all major capital assets in the Division.
- Formal park / facility inspections should be completed on a weekly basis.
- There is only one main maintenance yard for Parks, and it is undersized and not central to the community and the facilities that need to be maintained. There will also be the need for two other smaller satellite yards in the south and east zones of the community.
- Parks maintenance needs to continue to provide calculations on maintenance costs for planned new or renovated facilities.
- Staff schedules, maintenance plans, tracking of inventories, facility inspections and actual maintenance time and materials records need to be fully automated with the ability to make entries from the field on tablets or other hand-held devices.



A Plan for a Diverse and Dynamic Parks and Recreation System



The Importance of Parks and Recreation

- Enhance Quality of Life
- Support Economic Vitality
- Develop Sense of Community
- Promote Health and Wellness



A Team Effort

Parks & Recreation Department

Other Town Departments

McGann & Associates

Ballard-King Associates

BWS Architects

Marana Residents

Project Advisory Committee



A Team Effort

- Parks & Recreation Department
- Other Town Departments
- **McGann & Associates**
- **Ballard-King Associates**
- **BWS Architects**
- Marana Residents
- Project Advisory Committee



A Team Effort

- Parks & Recreation Department
- Other Town Departments
- McGann & Associates
- Ballard-King Associates
- BWS Architects
- **Marana Residents**
- **Project Advisory Committee**



The Advisory Committee

- Sports Leagues
- Cycling Clubs
- Hiking Organizations
- Marana School District
- Senior Center
- Interested Citizens
- Birding Community



Project Timeline

- Adoption of General Plan
- Public Outreach
- Advisory Committee Input
- Draft Master Plan Development
- Advisory Committee Review
- Town Council Study Session 12/8/20
- Planning Commission Review and Approval 12/16/20
- Public Review and Comment
- SAHBA Review 1/19/21



Public Involvement

- 1954 Online Survey Responses
- 400 Telephone Survey Responses
- 100 (+/-) Public Meeting Participants
- 500 (+/-) Informal Interactions with Public
- 2788 Master Plan Website Page Visits
- 379 Master Plan Website Visits to Review Draft Master Plan
- 6,000 (+) Documented Project Related Interactions with the Marana Community



Community Vision

- Multi-Gen Community Center
- Year-Round Aquatic Center
- New District Parks (2)
- Sports Field Complex
- Expanded Trail System
- Preserve Enhancements
- Expanded Program Offerings



Next Steps

- **Master Plan Adoption Request February 2, 2021**
- **Council Adoption of Master Plan**
- **Inter-Department Coordination**
- **Project Integration with CIP**



Council-Regular Meeting **D1**

Meeting Date: 02/02/2021

To: Mayor and Council

From: Jane Fairall, Town Attorney

Date: February 2, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2021-015: Relating to Administration; appointing Terry S. Rozema as Town Manager; approving and authorizing the Mayor to execute an Employment Agreement between the Town of Marana and Terry S. Rozema (Jane Fairall)

Discussion:

On October 20, 2020, the Town Council appointed Terry Rozema to serve as Interim Town Manager. Mr. Rozema previously served as the Chief of the Marana Police Department. On January 19, 2021, the Town Council met in executive session to discuss Mr. Rozema's employment and possible appointment as Town Manager. After coming out of executive session, the Council directed staff to proceed with drafting a contract for the Town Manager.

If approved, the attached resolution will appoint Mr. Rozema as Town Manager and approve and authorize the Mayor to execute an employment agreement governing the terms of Mr. Rozema's employment. The proposed agreement has an initial one-year term beginning February 2, 2021, and continuing until February 1, 2022. The proposed agreement would provide the Town Manager with an annual base salary of $200,000, benefits consistent with those enjoyed by other Town employees, and the following additional benefits:

- The Town will pay 5% of the Manager's annual income into his deferred compensation account.
- The Manager receives six months' salary as severance pay (plus accrued unused vacation leave and 5% of annual income paid into deferred compensation) if the Town Manager is terminated for convenience within the first 180 days of the term of this Agreement.
- If the Town Manager is terminated for convenience after the first 180 days of the

term of this Agreement, the Manager receives severance pay equal to his salary for the remaining number of months in the term of the agreement (plus accrued unused vacation leave and 5% of annual income paid into deferred compensation)
- The Town Manager's maximum vacation leave accrual is increased to 350 hours (other employees get a maximum of 240 hours).
- The Manager is given use of a Town vehicle.
- The Town Manager may request that the Town purchase up to a cumulative total of 125 hours of the Town Manager's accrued vacation leave from the Town Manager.

An executive session is also scheduled on tonight's agenda to discuss Mr. Rozema's employment and contract if needed.

Financial Impact:

The Town Manager's Office department budget has adequate existing budgetary capacity to pay for the Town Manager's salary and benefits.

Staff Recommendation:

Council's pleasure.

Suggested Motion:

I move to adopt Resolution No. 2021-015, appointing Terry S. Rozema as Town Manager; approving and authorizing the Mayor to execute an Employment Agreement between the Town of Marana and Terry S. Rozema.

Attachments

Resolution 2021-015

Exhibit A- Town Manager Contract

MARANA RESOLUTION NO. 2021-015

RELATING TO ADMINISTRATION; APPOINTING TERRY S. ROZEMA AS TOWN MANAGER; APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN EMPLOYMENT AGREEMENT BETWEEN THE TOWN OF MARANA AND TERRY S. ROZEMA

WHEREAS the Town Council is authorized to appoint a town manager pursuant to A.R.S. § 9-239 and Marana Town Code sections 3-1-2 (A) and 3-2-1; and

WHEREAS by motion adopted on October 20, 2020, the Town Council appointed Terry S. Rozema to the position of interim town manager effective immediately; and

WHEREAS the Town Council now desires to appoint Terry S. Rozema to the position of town manager and the parties desire to set the terms and conditions of Mr. Rozema's employment as town manager.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, that Terry S. Rozema is hereby appointed as town manager and that the employment agreement attached to and incorporated by this reference in this resolution as Exhibit A, is hereby approved and the Mayor is hereby authorized and directed to execute it for and on behalf of the Town of Marana.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 2nd day of February, 2021.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Jane Fairall, Town Attorney

TOWN MANAGER'S EMPLOYMENT AGREEMENT BETWEEN THE TOWN OF MARANA AND TERRY S. ROZEMA

This Employment Agreement (this "Agreement") is entered into by and between the TOWN OF MARANA, an Arizona municipal corporation (the "Town") and TERRY S. ROZEMA (the "Town Manager"). The Town and the Town Manager are collectively referred to in this Agreement as the "Parties," and each is sometimes individually referred to as a "Party."

RECITALS

A. The Town Council is authorized to appoint a town manager pursuant to A.R.S. § 9-239 and Marana Town Code sections 3-1-2 (A) and 3-2-1.

B. The Town Manager's education, training, and experience qualify him to provide the professional services sought by the Town.

C. By motion adopted on October 20, 2020, the Town Council appointed the Town Manager to the position of interim town manager of the Town effective immediately.

D. The Town Council now desires to appoint the Town Manager to the position of town manager and the Parties desire to enter into an employment agreement to set the terms and conditions of the Town Manager's employment.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises made in this Agreement, the Parties agree as follows:

Article 1. Term

1.1. Term. This Agreement shall be effective on February 2, 2021, and shall continue in full force and effect for one year until February 1, 2022, unless it is sooner terminated by either Party pursuant to Article 4 below. If this Agreement expires at the end of this one-year term with no Town Council action to renew or extend it, the Town Manager's employment shall terminate and the Town Manager shall be entitled to no further salary or benefits from the Town, except that all earned and unpaid salary and benefits and any other earned benefits required to be paid pursuant to this Agreement and the Town's Personnel Policies and Procedures shall be paid to the Town Manager.

1.2. Severance Provision Term. The provisions of paragraph 4.1 below relating to the payment of severance benefits shall remain in full force and effect throughout the term of this Agreement to the extent permitted by Arizona law.

Article 2. Duties and Performance

2.1. Standards of Performance. The Town Manager shall render professional Town management services to the Town. The Town Manager shall be under the administrative

supervision and control of the Town Council, subject to his compliance at all times with federal, state and local law, and the International City/County Management Association Code of Ethics.

2.2. Full-Time Work. The Town Manager shall devote his full working professional time and attention to the management of the Town of Marana. During his employment by the Town, the Town Manager shall not, without written consent of the Town, directly or indirectly render services of a professional nature to or for any person or firm for compensation, or engage in any practice or professional endeavor that compromises the interests of the Town. However, the expenditure of reasonable time and resources for civic, community, non-municipal political or professional activities shall not be deemed a breach of this provision.

2.3. Annual Goals and Objectives. Annually, the Town Council and the Town Manager shall define such goals and performance objectives that they determine necessary for the proper operation of the Town and in the attainment of the Town Council's policy objectives and shall further establish a relative priority among those various goals and objectives. The goals and objectives shall be reduced to writing. The goals shall generally be attainable within the time limitations as specified and the annual operating and capital budgets and appropriations.

Article 3. Compensation and Benefits

3.1. Salary. The Town shall pay the Town Manager an annual salary of $200,000, beginning on the effective date of this Agreement.

3.2. Deferred Compensation. The Town shall execute all necessary documentation allowing the Town Manager to enroll in a qualified deferred compensation plan and the Town shall contribute an amount equal to 5% of the Town Manager's annual salary.

3.3. Expenses. The Town shall reimburse the Town Manager for all reasonable travel and business expenses incurred by the Town Manager in the performance of his duties, in accordance with the general policies of the Town. Reasonable business expenses shall include, but are not limited to, costs incurred to meet and dine with individuals and groups involved in or sought out to be involved in Town development or economic development activities. The Town shall pay for the Town Manager's attendance at a reasonable number of professional or municipal conferences, specifically including reimbursement for professional association dues and one annual International City/County Management Association (ICMA) conference and appropriate State professional conferences. The Manager is encouraged to participate in civic activities. The Town shall sponsor and pay for membership dues and fees for the Manager's involvement in local service organizations.

3.4. Indemnification. The Town shall indemnify, defend, and hold the Town Manager harmless from all liability for damages, court costs, litigation expenses, and attorney fees which arise out of acts or omissions of the Town Manager committed within the course and scope of the Town Manager's employment. The Town Manager shall have the rights set forth under Town Code Section 2-10-2 as it currently exists, and any amendment that limits or reduces the protection of the Town Manager during the duration of this Agreement shall not apply.

3.5. Liability Coverage. The Town shall maintain comprehensive liability coverage effectively covering the Town Manager against any and all claims associated with the reasonable performance of the Town Manager's responsibilities within the scope of his employment.

3.6. Fidelity Bond. The Town shall bear the full cost of any fidelity or other bonds required of the Town Manager.

3.7. Holidays. The Town Manager shall be entitled to the same paid holidays to which other employees of the Town are entitled, as provided in the Personnel Policies and Procedures.

3.8. Managed Time Off (MTO) Leave. The Town Manager shall be entitled to the same managed time off (MTO) leave allocations as are afforded to department directors of the Town, including an additional 40 hours of MTO leave per calendar year, as provided in the Town's Personnel Policies and Procedures.

3.9. Vacation Leave. The Town Manager shall accrue vacation leave at the rate of 6.15 hours per pay period, and upon termination of employment shall receive pay for accrued but unused vacation leave in the same manner and amount as provided for all other Town employees under the Town's Personnel Policies and Procedures. The 240-hour cap on vacation leave established by the Town's Personnel Policies and Procedures shall not apply to the Town Manager, and is hereby replaced with a total vacation leave accrual cap of 350 hours.

3.9.1. At any time during the term of this Agreement, the Town Manager may request that the Town purchase, at the applicable salary rate set forth in paragraph 3.1 above, up to a cumulative total of 125 hours of the Town Manager's accrued vacation leave from the Town Manager.

3.10. Tuition Reimbursement. The Town shall provide the same tuition reimbursement to the Town Manager as is available generally to Town employees under Policy 6-2 of the Town's Personnel Policies and Procedures. The Mayor shall perform all functions normally undertaken by the department head, human resources director or town manager under Policy 6-2 for purposes of reviewing and approving tuition reimbursement requests by the Town Manager.

3.11. Use of Town Vehicle. The Town Manager's duties require that he shall at all times during his employment with the Town have use of an automobile provided to him by the Town for Town business. The Town Manager may transport guests of the Town Manager within or outside the Town's corporate limits. The Town Manager is permitted to make incidental personal use of the Town Vehicle, including by way of example stopping for personal business on the way to or from official Town business.

3.12. Health and Other Insurance; Retirement Plan; Other Benefits. Except as otherwise amended or expanded by this Agreement, the Town Manager shall receive all insurance, retirement, and other benefits afforded to all other Town employees.

3.13. Work Hours. The Town recognizes that the Town Manager must devote a great deal of time outside normal office hours to the business of the Town. The Town Manager may adjust his office hours as he shall deem appropriate so long as he is reasonably available and the management of the Town is not harmed.

Article 4. Termination.

4.1. Termination by the Town for Convenience. The Town may terminate the Town Manager's employment for convenience. For purposes of this Agreement, termination for "convenience" means termination for any reason other than for "cause" (see paragraph 4.2 below). If the Town terminates the Town Manager's employment for convenience, then this

Agreement shall terminate, and the Town shall pay the Town Manager severance benefits as set forth in this paragraph 4.1.

4.1.1. If the Town terminates the Town Manager's employment for convenience within the first 180 days of the term of this Agreement, the Town shall pay the Town Manager:

4.1.1.1. A lump sum severance payment equal to six months of the Town Manager's salary; and

4.1.1.2. A lump sum contribution to the Town Manager's deferred compensation plan (see paragraph 3.2 above) in the amount of 5% of the Town Manager's then-existing annual salary. If the Town is unable to make the lump sum contribution, or any portion of the lump sum contribution, to the Town Manager's deferred compensation plan because the contribution would exceed the maximum contribution allowable by law for the calendar year for the Town Manager's deferred compensation plan, the Town shall make a payment in the amount set forth in this paragraph, or in the remaining portion of that amount not able to be contributed to the deferred compensation plan, directly to the Town Manager; and

4.1.1.3. A lump sum payment for the Town Manager's accrued unused vacation leave (see paragraph 3.9 above).

4.1.2. If the Town terminates the Town Manager's employment for convenience after the first 180 days of the term of this Agreement, the Town shall pay the Town Manager:

4.1.2.1. A lump sum severance payment equal to the Town Manager's salary for the number of months remaining in the term of the Agreement. By way of illustration and not limitation, if the Town Manager is terminated with three months remaining in the term of this Agreement, the Town will pay the Town Manager a lump sum severance payment equal to three months of the Town Manager's salary; and

4.1.2.2. A lump sum contribution to the Town Manager's deferred compensation plan (see paragraph 3.2 above) in the amount of 5% of the Town Manager's then-existing annual salary. If the Town is unable to make the lump sum contribution, or any portion of the lump sum contribution, to the Town Manager's deferred compensation plan because the contribution would exceed the maximum contribution allowable by law for the calendar year for the Town Manager's deferred compensation plan, the Town shall make a payment in the amount set forth in this paragraph, or in the remaining portion of that amount not able to be contributed to the deferred compensation plan, directly to the Town Manager; and

4.1.2.3. A lump sum payment for the Town Manager's accrued unused vacation leave (see paragraph 3.9 above).

4.2. Termination by the Town for Cause. The Town may terminate the Town Manager's employment for cause. For purposes of this Agreement, termination for "cause" is defined as (i) the commission of a criminal offense; (ii) the commission of an immoral act or other behavior, whether on or off duty, which brings the Town into disrepute, embarrasses the Town publicly, or raises questions about the Town Manager's fitness to serve in his role as Town Manager; (iii) non-performance of a required duty; or (iv) any similarly serious reason for termination. If the Town terminates the Town Manager's employment for "cause," then this

Agreement shall terminate. All salary payable to the Town Manager under this Agreement shall immediately cease, except that all earned but unpaid salary and benefits, and any other earned benefits required to be paid pursuant to this Agreement and the Town's Personnel Policies and Procedures shall be paid to the Town Manager. The Town Manager shall not be eligible for any severance payment or benefits payable under paragraph 4.1 above.

4.3. Termination by the Town Manager. The Town Manager may terminate his employment at any time, for any reason or for no reason, by delivering to the Mayor and Council a written notice at least 30 days in advance of his requested termination date. If the Town Manager terminates his employment, this Agreement shall terminate upon the termination date, and the following terms shall apply:

4.3.1. All salary payable to the Town Manager under this Agreement shall cease upon the date of termination of employment. All earned and unpaid salary and benefits and any other earned benefits required to be paid pursuant to this Agreement and the Town's Personnel Policies and Procedures shall be paid to the Town Manager. The Town may, in its sole discretion, elect to accelerate the Town Manager's departure date from the Town upon receipt of the Town Manager's notice. In that event, the Town Manager shall be paid through the accelerated termination date chosen by the Town. The Town Manager shall not be eligible for any severance payment or benefits payable under paragraph 4.1 above.

4.3.2. In the Town's sole discretion, the Town may request that the Town Manager make himself reasonably available, as needed by the Town, for consulting purposes for a period of three months after termination of employment. In that event, the Town and the Town Manager shall enter into a separate agreement for the purpose of compensating the Town Manager on an hourly basis for his services, at a rate equivalent to his compensation and benefits earned with the Town pursuant to this Agreement.

Article 5. General Terms and Conditions.

5.1. Recitals. The recitals set forth at the beginning of this Agreement are hereby acknowledged, confirmed to be accurate and incorporated here by reference.

5.2. Entire Agreement. This Agreement constitutes the entire agreement between the Parties pertaining to the subject matter of this Agreement. All prior and contemporaneous agreements, representation and understanding of the Parties, oral or written, are hereby superseded and merged in this Agreement.

5.3. Severability. If any provision of this Agreement is declared illegal, invalid or unenforceable, in whole or in part, under present or future laws, it shall be severed from the remainder of this Agreement, which shall otherwise remain in full force and effect. In lieu of the illegal, invalid or unenforceable provision, there shall be added automatically as part of this Agreement a provision as similar in terms to the illegal, invalid, or unenforceable provisions as may be possible and still be legal, valid, and enforceable, and this Agreement shall be deemed reformed accordingly.

5.4. Governing Law. This Agreement is entered into in Arizona and shall be construed and interpreted under the laws of Arizona.

5.5. Interpretation. This Agreement has been negotiated by the Town and the Town Manager, and neither Party shall be deemed to have drafted this Agreement for purposes of construing any portion of this Agreement for or against any Party.

5.6. Conflict of Interest. This Agreement is subject to A.R.S. § 38-511, which provides for cancellation of contracts in certain instances involving conflicts of interest.

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

TOWN:	TOWN MANAGER:
THE TOWN OF MARANA, an Arizona municipal corporation	TERRY S. ROZEMA
By: _____ Ed Honea, Mayor	By: _____ Terry S. Rozema
Date: _____	Date: _____

ATTEST:

_____
Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

_____
Jane Fairall, Town Attorney