



MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
NOTICE AND AGENDA

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, April 5, 2022, 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 April 5, 2022, 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

PR1 Proclamation recognizing April 12, 2022 as, "Education and Sharing Day, Marana" (Cherry L. Lawson)

PR2 Proclamation honoring and recognizing Town Engineer Keith Brann (Cherry L. Lawson)

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. 2022-028: Relating to Development; approving a release of assurances for Gladden Farms Block 27 Phase 2 Lots 82 through 173 and accepting public improvements for maintenance (Jason Angell)
- C2 Resolution No. 2022-029: Relating to Development; approving the final plat for Scenic Estates, Lots 1-4 and Common Area "A" (Open Space) located west of Scenic Drive and south of Pima Farms Road within Section 29, Township 12 South and Range 12 East (Brian D. Varney)
- C3 Resolution No. 2022-030: Relating to Administration; rescinding Marana Resolution No. 2011-36 which approved a revised social media use administrative directive for Town of Marana employees and elected and appointed officials (Jane Fairall)

- C4 Resolution No. 2022-031: Relating to Utilities; approving and authorizing the Mayor to sign an Agreement for Construction of Water Facilities Under Private Contract for Silverbell Gateway Distribution Center (David L. Udall)
- C5 Approval of the Regular Council Meeting Summary Minutes of March 15, 2022 (Cherry L Lawson)

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

- A1 Resolution No. 2022-032: Relating to Public Works; authorizing Town staff and representatives to acquire, by negotiations or condemnation, lands and property rights needed for the following Town of Marana projects: Twin Peaks Rattlesnake Pass Improvements (ST073), North Marana Sewer Interceptor Project (WR021), and East Tangerine Segment 1 Pipeline Upsizing Project (WT053) (George Cardieri)
- A2 Resolution No. 2022-033: Relating to Real Estate; approving and authorizing the Town Engineer to execute a Temporary Construction Easement granting the Arizona Department of Transportation a temporary construction easement in the Town's public right-of-way on Orange Grove Road, both east and west of Interstate 10 (George Cardieri)

ITEMS FOR DISCUSSION / POSSIBLE ACTION

- D1 Relating to Budget; discussion, direction, and possible action regarding development of the fiscal year 2022/2023 budget, including proposed budget initiatives and expenditures (Terry Rozema)
- D1 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)

- D3 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)(4) for discussion and consultation with and instructions to the Town's attorneys regarding the pending litigation entitled Town of Marana v. Pulte Home Company, LLC, Pima County Superior Court Case No. C20205095.

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

PR1

Meeting Date: 04/05/2022

From: Cherry L. Lawson, Town Clerk

Date: April 5, 2022

Subject: Proclamation recognizing April 12, 2022 as, "Education and Sharing Day, Marana" (Cherry L. Lawson)

Attachments

Proclamation Education Sharing Day Marana



PROCLAMATION

Recognizing April 12, 2022 as, "EDUCATION & SHARING DAY, MARANA"

WHEREAS, a quality education is one of the significant foundations for the continuing success of our state, our country, and our society at large; and in the Town of Marana we strive for the betterment of all of our citizens through an increased focus on education and sharing; and

WHEREAS, through providing the possibility of an excellent education for all, especially children, with which to gain knowledge through rigorous study, we can create hope for a brighter, kinder and more united and prosperous future in the lives of so many; and

WHEREAS, one of the leading global advocates for the advancement of education, the Lubavitcher Rebbe, Rabbi Menachem Schneerson, stressed the importance of moral and ethical education as the bedrock of humanity and the hallmark of a healthy society, and strongly urged that education be reinforced by the inculcation of strong moral values; and

WHEREAS, in recognition of the Rebbe's outstanding and lasting contributions toward improvements in world education, morality, and acts of charity, he was awarded the Congressional Gold Medal, and the United States Congress has established his birthdate as a national day to raise awareness and strengthen the education of our children; and

WHEREAS, April 12, 2022, will mark 120 years since the Rebbe's birth, and the date will be celebrated across these United States and around the globe in tribute to the Rebbe's vision, guidance, and leadership; and

WHEREAS, for more than forty years the President of the United States has recognized and honored the Rebbe's vision each year on that day by proclaiming it "Education & Sharing Day USA"; and

WHEREAS, we can nurture the unity of diverse peoples through encouraging increased acts of goodness and kindness, imbued with awareness that even a single positive act of an individual can make a major impact in this world; and

NOW, THEREFORE, the Mayor and Town Council of Marana, do hereby proclaim Tuesday, April 12, 2022, as "EDUCATION AND SHARING DAY, MARANA" in the Town of Marana and call upon government officials, educators, volunteers, and citizens to reach out to those within your communities and work to create a better, brighter, and more hopeful future for all.

IN WITNESS, WHEREOF, I have hereunto set my hand and caused the Great Seal of the Town of Marana to be affixed at the Town Hall this sixteenth day of March in the year two thousand and twenty-one.

Dated this 5th day of April 2022.

ATTEST:


Cherry L. Lawson, Town Clerk




Ed Honea, Mayor



Council-Regular Meeting

PR2

Meeting Date: 04/05/2022

From: Cherry L. Lawson, Town Clerk

Date: April 5, 2022

Subject: Proclamation honoring and recognizing Town Engineer Keith Brann (Cherry L. Lawson)

Attachments

Proclamation Honoring and Recognizing Keith Brann



PROCLAMATION
Recognizing and Honoring Town Engineer Keith Brann

WHEREAS, Keith Brann began his 18 year career with the Town of Marana in August 2004 as the Subdivision Engineer in the Public Works Department, rising quickly and receiving authority to act as the Town Engineer in May of 2005; in April 2006 Keith was promoted to Town Engineer/Assistant Director of Public Works; in July 2008 a reorganization created the new Town Engineering Department, and thus promoting Keith to Director of Engineering; and though a reorganization in March 2021, Keith continued to serve as the Town Engineer in the Manager's Office; and

WHEREAS, during his illustrious career with the Town of Marana, Keith shored up many accomplishments including: primary author of the revisions to the subdivision street standards, standard details for construction, floodplain and erosion hazard management code, and site grading standards. As the project manager of the Twin Peaks interchange, he successfully assembled additional funding and navigated the various required federal clearances to bring the interchange to bid. He took over the Town's Impact Fee Program in 2007 with the implementation of the Northeast Transportation Impact Fee, successfully managing and updating the program in 2014 and 2017. In 2007, Keith led the effort to challenge FEMA as the project manager for the Drainage Study that ultimately removed 16 square miles from the indeterminate floodplain status, saving resident's approximately \$9 million a year in unnecessary flood insurance premiums; and

WHEREAS, as the Director of Engineering, he oversaw a Capital Improvement Team that delivered over 30 capital projects including life changing projects as the Tangerine Road widening, Ina Road widening, bridge replacement over the Santa Cruz River, Adonis Road Extension, Gladden Farms and Crossroads Park splash pads, Tangerine Sky Park, and the Marana Public Safety Facility, as well as, a Development Engineering Team that provided exemplary service to assist private development by delivering projects such as the Marana Premium Outlets, Top Golf, Marana Health Center, Sargent Controls Expansion, Ventana Medical Logistics, Marana Mortuary, Marana Veterans Cemetery, and the Ritz Carlton Hotel. Keith provided exemplary service to assist private development with delivering master planned communities including Gladden Farms, Continental Reserve, San Lucas, Saguaro Bloom, and the north half of Dove Mountain; and

WHEREAS, at various times, Keith managed multiple divisions, served as the Town representative, and chaired regional committees throughout the State of Arizona; and was awarded the Arizona Public Works Association, Public Works Professional of the Year for 2011 for the Southern Arizona Branch of the Arizona Chapter.

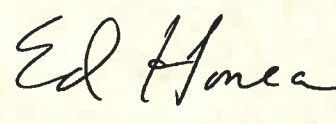
NOW, THEREFORE be it resolved, Mayor Honea and the Marana Town Council commend and thank Keith Brann for his lengthy career in public service and his dedication to the Marana community, and urge its citizens join them in congratulating him on his new position in Iowa, and his family for sharing him with the Marana Community for 18 years.

Dated this 5th day of April 2022.

ATTEST:


Cherry L. Lawton, Town Clerk




Ed Honea, Mayor



Council-Regular Meeting

C1

Meeting Date: 04/05/2022

To: Mayor and Council

Submitted For: Jason Angell, Development Services Director

From: Gus Myers, Development Engineering Manager

Date: April 5, 2022

Strategic Plan Focus Area:

Not Applicable

Subject: Resolution No. 2022-028: Relating to Development; approving a release of assurances for Gladden Farms Block 27 Phase 2 Lots 82 through 173 and accepting public improvements for maintenance (Jason Angell)

Discussion:

Gladden Farms Block 27 Phase 2 consists of lots 82 through 173 and is located east of Mike Etter Boulevard and south of Moore Rd. The final plat was recorded in the Pima County Recorder's Office on March 19, 2022 at Sequence Number 2021078195.

The Town has a third party trust assurance agreement assuring the completion of improvements needed to serve the subdivision. The subdivider has completed the improvements serving Gladden Farms Block 27 Phase 2 acceptable to town standards in accordance with the assurance agreement, including public infrastructure consisting of streets and water and sewer utilities.

If approved, this resolution will release the Gladden Farms Block 27 Phase 2 assurances and accept the roadways, potable water line system, and sanitary sewer system for maintenance.

Staff Recommendation:

Staff recommends approving a release of assurances for Gladden Farms Block 27 Phase 2 and accepting the public improvements for maintenance.

Suggested Motion:

I move to adopt Resolution No. 2022-028, approving a release of assurances for Gladden Farms Block 27 Phase 2 Lots 82 through 173 and accepting the public infrastructure for maintenance.

Attachments

Resolution No. 2022-028

Location Map

MARANA RESOLUTION NO. 2022-028

RELATING TO DEVELOPMENT; APPROVING A RELEASE OF ASSURANCES FOR GLADDEN FARMS BLOCK 27 PHASE 2 LOTS 82 THROUGH 173 AND ACCEPTING PUBLIC IMPROVEMENTS FOR MAINTENANCE

WHEREAS the final plat for “Gladden Farms Block 27 Phase 2 Lots 82-173 & Common Areas “A-13”-“A-21” (Landscape, Utilities, Drainage and Grading), & “B-5”-“B-7 (Recreation, Landscape, Utilities, Drainage and Grading)” was recorded in the Pima County Recorder’s Office on March 19, 2021 at Sequence 20210780195; and

WHEREAS the Town has a third party trust assurance agreement (the “Assurance Agreement”) with KB Home Tucson, Inc. (the “Subdivider”) and Title Security Agency, LLC under Trust No. 201665-T, recorded in the Pima County Recorder’s Office on March 19, 2021 at Sequence 20210780194, assuring the completion of public improvements for Gladden Farms Block 27 Phase 2; and

WHEREAS the Subdivider has completed the public improvements for Gladden Farms Block 27 Phase 2 acceptable to Town standards in accordance with the Assurance Agreement.

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

Section 1. The Assurance Agreement is hereby released.

Section 2. The Town accepts for maintenance, including maintenance of regulatory traffic control and street signs, approximately 0.61 miles of the following paved streets as shown on the plat of Gladden Farms Block 27 Phase 2:

- Embry Drive
- Linder Drive
- Goulding Drive
- Whatley Avenue
- Harrigan Drive
- Halsey Drive
- Latimore Drive

Section 3. The Town accepts for maintenance the potable water system serving Gladden Farms Block 27 Phase 2, consisting of approximately 3,000 linear feet of potable water line, water meters, valves, fire hydrants and appurtenances with an estimated value of \$318,220.

Section 4. The Town accepts for maintenance the sanitary sewer system serving Gladden Farms Block 27 Phase 2, consisting of approximately 2,120 linear feet of conveyance system and appurtenances with an estimated value of \$294,830.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona,
this 5th day of April, 2022.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

Cherry Lawson, Town Clerk

Jane Fairall, Town Attorney

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PROJECT IS WEST LINE OF THE SOUTHWEST 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 1/2" REBAR TAGGED "PCHD3" AT THE SOUTHWEST CORNER OF SAID SECTION. SAID BEARING BEING S00°30'03"E.

BASIS OF ELEVATION

PIMA COUNTY OPUS CONTROL POINT 11S11E.17. A "+" ON THE SOUTHEAST CORNER OF A CONCRETE BOX W/GRATE. 41' +/- NORTHWEST OF THE WEST QUARTER SECTION 35 AND 16' +/- SOUTH OF THE SOUTHEAST CORNER OF A WELL SITE. ELEVATION = 2011.61 (NAVD 88)

MARANA PAVING NOTES

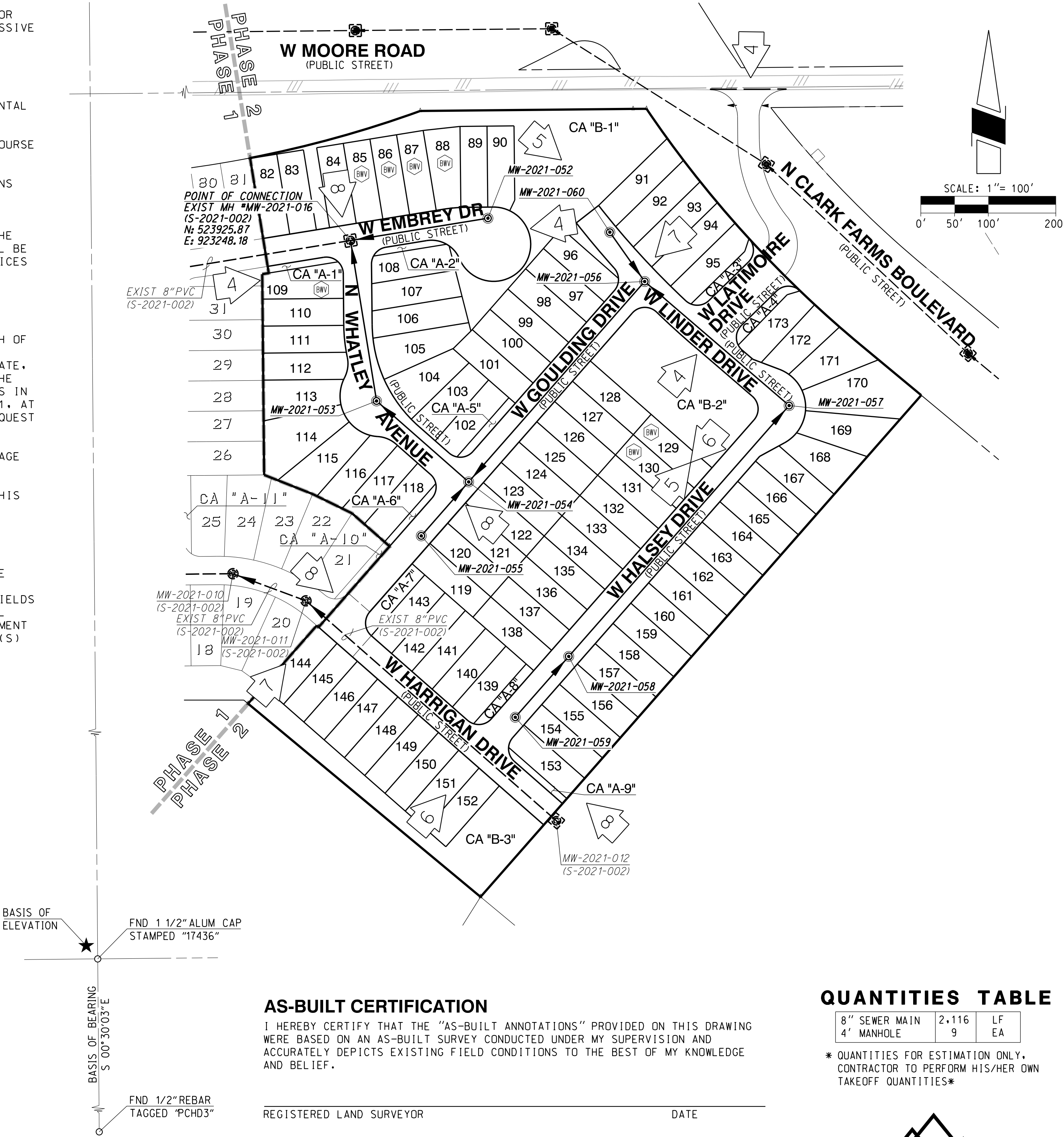
1. THE DESIGN SPEED FOR THESE STREETS ARE 25 MPH. THE DESIGN VEHICLE IS WB-40.
2. ASPHALTIC CONCRETE SHALL CONFORM TO PAG STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, SECTION 406, MIX #2, UNLESS OTHERWISE SPECIFIED.
3. ALL CONCRETE SHALL COMPLY WITH PAG STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, SECTION 1006, CLASS S, 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE SPECIFIED.
4. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS.
5. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES.
6. IF ANY UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND ARE BEYOND THE SCOPE OF THE DESIGN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE ENGINEER SHALL SUBMIT THE NECESSARY REVISED OR SUPPLEMENTAL IMPROVEMENT PLANS FOR REVIEW AND APPROVAL BY THE TOWN ENGINEER.
7. UPON COMMENCEMENT OF WORK, TRAFFIC CONTROL DEVICES SHALL BE POSTED AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THE WORK IS COMPLETED. ALL WARNING SIGNS, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES ADOPTED BY THE STATE OF ARIZONA PURSUANT TO A.R.S. § 28-650.
8. ALL STATIONING IS MEASURED ALONG STREET CENTERLINE, UNLESS OTHERWISE NOTED.
9. UTILITY LOCATIONS AS SHOWN ON THE PLANS ARE BASED ON A SEARCH OF AVAILABLE RECORDS AND INFORMATION PROVIDED BY THE UTILITY COMPANIES OR AGENCIES. UTILITY LOCATIONS SHOWN ARE APPROXIMATE, AND THERE MAY BE EXISTING UTILITIES WHICH ARE NOT SHOWN ON THE PLANS; THEREFORE, THE POSSIBILITY OF CONFLICTS WITH UTILITIES IN SERVICE EXISTS. THE CONTRACTOR SHALL CALL ARIZONA 811 AT 811, AT LEAST 2 WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION, TO REQUEST VERIFICATION OF THE LOCATION AND ELEVATION OF ALL UTILITIES WITHIN THE WORK AREA. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR COSTS INCURRED AS A RESULT OF DAMAGE TO UTILITIES CAUSED BY HIS OPERATIONS.
10. A REGISTERED ENGINEER (OR LAND SURVEYOR) MUST CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE ACCEPTED PLANS PRIOR TO REQUEST FOR FINAL INSPECTION OR THE RELEASE OF ASSURANCES.
11. DURING CONSTRUCTION, THE TOWN ENCOURAGES GRADING CREWS TO BE ALERT FOR BURROWING OWLS WHICH CAN BE SPOTTED STANDING ON THE GROUND, PARTICULARLY ALONG THE PERIMETER OF FIELDS. THE BURROWING OWL IS KNOWN TO OCCUR IN AND AROUND AGRICULTURAL FIELDS IN THE TOWN OF MARANA. IF GRADING CREWS FIND A BURROWING OWL DURING GRADING, PLEASE CALL THE ARIZONA GAME AND FISH DEPARTMENT AT (520) 628-5376. THEY WILL COME OUT AND RELOCATE THE BIRD(S) OFFSITE.

FOR GENERAL NOTES SEE SHEET 3
FOR SEWER NOTES SEE SHEET 10

SHEET INDEX

- 1 COVER SHEET
- 2 MARANA GENERAL NOTES AND STANDARD DETAILS
- 3 NOTES AND HORIZONTAL DATA
- 4-8 PAVING AND SEWER PLANS
- 9 HCS DATA, SEWER DETAILS AND SEWER NOTES
- 10 SIGNING AND STRIPING PLANS
- 11 SIGNING AND STRIPING NOTES & DETAILS
- 12 PAVING AND STANDARD DETAILS

PAVING & SEWER PLANS FOR
GLADDEN FARMS
BLOCK 27 PHASE 2
LOTS 82-173 & COMMON AREAS "A", "B"
ENG2010-003/S-2021-004



AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "AS-BUILT ANNOTATIONS" PROVIDED ON THIS DRAWING WERE BASED ON AN AS-BUILT SURVEY CONDUCTED UNDER MY SUPERVISION AND ACCURATELY DEPICTS EXISTING FIELD CONDITIONS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR _____ DATE _____

REGISTRATION NUMBER EXPIRES _____

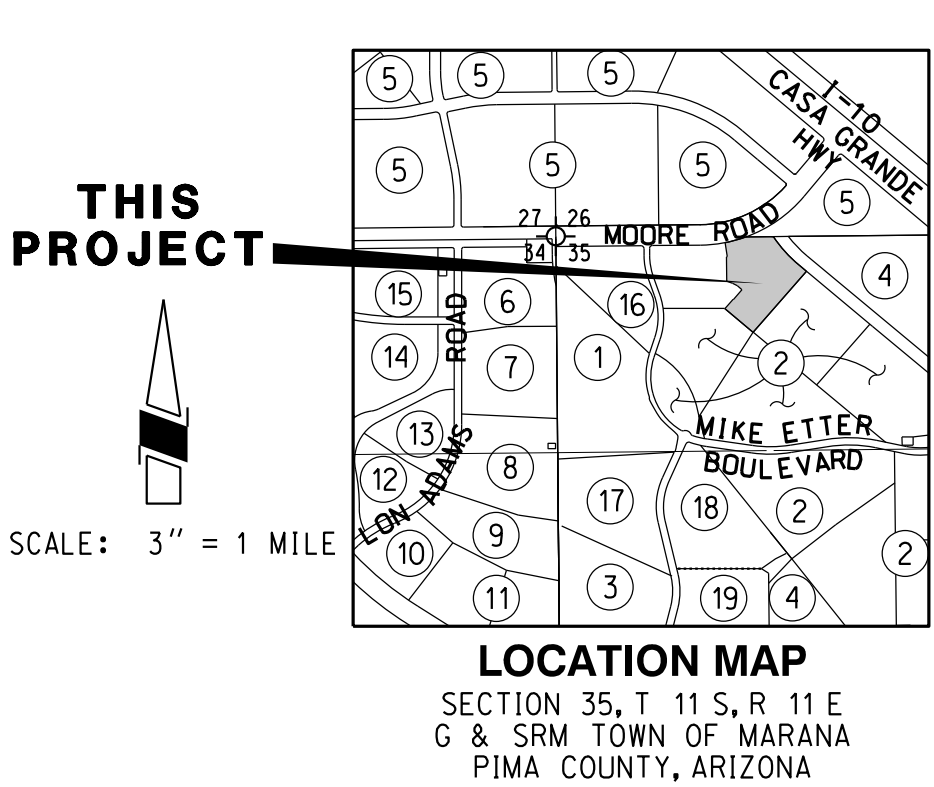
QUANTITIES TABLE

8" SEWER MAIN	2,116	LF
4" MANHOLE	9	EA

* QUANTITIES FOR ESTIMATION ONLY.
CONTRACTOR TO PERFORM HIS/HER OWN
TAKEOFF QUANTITIES*



- 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



OWNER/DEVELOPER

GLADDEN PHASE II, L.L.C.
c/o CROWN WEST LAND GROUP
333 EAST WETMORE ROAD, SUITE 250
TUCSON, ARIZONA 85705
(520) 888-3962
CONTACT: DEAN WINGERT



REVIEWED FOR CODE
COMPLIANCE
01/21/2021 - cteresi
No. ENG2010-003 Approved

WORK TO BE DONE

THE IMPROVEMENTS AND GRADING CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND SPECIFICATIONS AND STANDARD DETAILS:

STANDARD SPECIFICATIONS

- 1) STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (2015 EDITION), PIMA ASSOCIATION OF GOVERNMENTS (PAG).
- 2) STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (2016 EDITION) PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.

STANDARD DETAILS/DRAWINGS

- 1) STANDARD DETAILS FOR PUBLIC IMPROVEMENTS (2015 EDITION), PIMA ASSOCIATION OF GOVERNMENTS (PAG).
- 2) STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (2016 EDITION) PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.
- 5) PAVEMENT MARKING DESIGN MANUAL (AUGUST 2008 EDITION), PIMA COUNTY CITY OF TUCSON.
- 6) TRAFFIC SIGNING DESIGN MANUAL (MAY 2002 EDITION), PIMA COUNTY AND CITY OF TUCSON.
- 7) SUBDIVISION STREET STANDARDS MANUAL, TOWN OF MARANA (2016 EDITION)

LEGEND

ITEM	STANDARD DETAIL	SYMBOL
A.C. PAVING (REGULAR)	SEE DETAIL J, SHEET 12	
6" VERTICAL CURB (TYPE 2)	SD 209	
5" WEDGE CURB	SD 209	
6" x 12" CONCRETE HEADER	SD 213	
TOP OF CURB ELEVATION	TC 52.50	
EXIST ELEVATION	(49.50)	
SEWER SERVICE		
PROPOSED SEWER	RWRD 104	
PROPOSED 4' SEWER MANHOLE	RWRD 205, RWRD 211	
PROPOSED MH W/CONC COLLAR	RWRD 205, RWRD 212	
SEWER SERVICE		
STORM DRAIN	(FOR REFERENCE ONLY)	
NEW WATERLINE W/VALVE	(FOR REFERENCE ONLY)	
LOT REQUIRES BACKWATER VALVE ON HCS		
DETAIL REFERENCE	A = DETAIL IDENTIFICATION, 1 = SHEET SHOWING DETAIL	
CURB ACCESS RAMP	TOM SD 600-1 & 600-2	
CONCRETE SIDEWALK	SD 200	
SURVEY MONUMENT	SD 103	
PAVEMENT MARKINGS		
EXIST SEWER AND MANHOLE		
EXIST WATERLINE W/VALVE		
EXIST UNDERGROUND ELECTRIC LINE		
EXIST GAS LINE		
EXIST CURB & PAVEMENT		
PROJECT BOUNDARY		
EXIST ROW LINE		
CENTERLINE		
LOT NUMBERS	23	
TEP TRANSFORMER	(FOR REFERENCE ONLY)	
TEP PEDESTAL	(FOR REFERENCE ONLY)	
PHASE LINE		
SHEET INDEX		
RECOMMENDED DRIVEWAY LOCATION		
TYPE 3 SCUPPER	SD 205.5	
IRRIGATION SLEEVES	MARANA GENERAL NOTE 24 ENGINEER'S GENERAL NOTE 18	

REVISION

NO.

BY

DATE

J-5011

3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520/959-1000
San Diego • Riverside • Orange • Sacramento • San Jose • Chicago • Phoenix • Denver

RICK
ENGINEERING COMPANY
Tucson

DESIGNED BY: SOH
CHECKED BY: BNP
DATE: 09/2020

DRAWN BY: RSM
APPROVED BY: BNP
DATE: 09/2020

PAVING & SEWER PLANS PREPARED FOR:

GLADDEN FARMS
BLOCK 27
PHASE 2
LOTS 82-173 AND
COMMON AREAS "A", "B"

Contact Arizona 811 at least two full
working days before you begin excavation

Call 811 or click Arizona811.com

ENG2010-003

S-2021-004

HORIZ : 1" = 100'

VERT : N/A

SHEET 1 OF 12

20-JAN-2021



Council-Regular Meeting

C2

Meeting Date: 04/05/2022

To: Mayor and Council

From: Brian Varney, Senior Planner

Date: April 5, 2022

Strategic Plan Focus Area:

Not Applicable

Subject: Resolution No. 2022-029: Relating to Development; approving the final plat for Scenic Estates, Lots 1-4 and Common Area "A" (Open Space) located west of Scenic Drive and south of Pima Farms Road within Section 29, Township 12 South and Range 12 East (Brian D. Varney)

Discussion:

Request

Scenic Estates, LLC is requesting approval of a final plat consisting of four residential lots and Common Area "A" (Open Space) on approximately 20 acres of land located west of Scenic Drive and south of Pima Farms Road.

Zoning

The zoning of the property is R-144 (Residential) which requires a minimum lot size of 144,000 square feet for single-family residential development.

Land Use

The final plat proposes four single-family residential lots on 20 acres of land yielding a density of 0.2 residences per acre. The minimum lot size proposed is 144,032 square feet, the maximum is 154,467 square feet, and the average is 146,747. The maximum allowable building height is 30 feet. Approximately 6.53 acres at the west end of the subdivision will be maintained as open space.

Access and Traffic Circulation

Ingress / egress for the subdivision will be provided directly from a single-point access

off of Scenic Drive. All lots will be accessed internally by a roadway designed to meet the Town's Ranchette Street section (Detail No. 100-7) constructed within a 30' private access easement.

Infrastructure and Utilities

Potable water will be provided to the subdivision by a private shared well. Wastewater disposal will be provided by private on-site septic systems.

Staff Recommendation:

Staff has reviewed the proposed final plat against the requirements of Ordinance No. 2001.22, the Marana Town Code, and the Marana General Plan. The final plat is in substantial conformance with all required development regulations, and staff recommends approval.

Suggested Motion:

I move to adopt Resolution No. 2022-029, approving the final plat for Scenic Estates, Lots 1-4 and Common Area "A" (Open Space).

Attachments

Resolution No. 2022-029

Scenic Estates Final Plat

PRV2104-005 Scenic Estates_Map

PRV2104-005 Scenic Estates_App

MARANA RESOLUTION NO. 2022-029

RELATING TO DEVELOPMENT; APPROVING THE FINAL PLAT FOR SCENIC ESTATES, LOTS 1-4 AND COMMON AREA "A" (OPEN SPACE) LOCATED WEST OF SCENIC DRIVE AND SOUTH OF PIMA FARMS ROAD WITHIN SECTION 29, TOWNSHIP 12 SOUTH AND RANGE 12 EAST

WHEREAS, on November 20, 2001, the Mayor and Town Council adopted Ordinance No. 2001.22, approving an annexation of approximately 267 acres of land, known as the Lazy K Annexation, encompassing portions of Sections 29 and 32, Township 12 South, Range 12 East, and translating the Pima County zoning classifications to Town of Marana RR (Resort and Recreation) and R-144 (Residential); and

WHEREAS Scenic Estates, LLC has applied for approval of the final plat for Scenic Estates, Lots 1-4 and Common Area "A" (Open Space) located west of Scenic Drive and south of Pima Farms Road on a portion of the property annexed by Ordinance No. 2001.22; and

WHEREAS the Mayor and Town Council, at its April 5, 2022 meeting, determined that the final plat for Scenic Estates should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA that the final plat for Scenic Estates is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 5th day of April, 2022.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

Cherry L. Lawson, Town Clerk

Jane Fairall, Town Attorney

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. 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. NO ACCESS EASEMENTS SHOWN ON THIS PLAT ARE GRANTED TO THE TOWN OF MARANA FOR THE PURPOSE OF ACCESS CONTROL.

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

COMMON AREA AS SHOWN ON THIS PLAT ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND THEIR GUESTS AND INVITEES. COMMON AREA 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. TITLE TO ALL COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN SEQ. _____ IN THE OFFICE OF THE RECORDER OF PIMA COUNTY, ARIZONA. EACH AND EVERY LOT OWNER WITHIN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION, WHICH IS RESPONSIBLE FOR THE CONTROL, MAINTENANCE, SAFETY, AND LIABILITY OF THE PRIVATE ACCESS EASEMENT AND COMMON AREAS WITHIN THE SUBDIVISION.

FIDELITY NATIONAL TITLE AGENCY, INC., AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST No. 60,535, AND NOT IN ITS CORPORATE CAPACITY.

BY _____
TRUST OFFICER

BENEFICIARY

SCENIC ESTATES, LLC., AN ARIZONA LIMITED LIABILITY COMPANY
11506 W. AMBER STONE DRIVE
MARANA, AZ 85653

ACKNOWLEDGEMENTS

STATE OF ARIZONA }
COUNTY OF PIMA } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HERSELF TO BE THE TRUST OFFICER OF FIDELITY NATIONAL TITLE AGENCY, INC. AN ARIZONA CORPORATION AS TRUSTEE UNDER TRUST No. 60,535 AND ACKNOWLEDGED THAT SHE AS THE TRUST OFFICER HAS BEEN AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREBY SET MY NAME AND OFFICIAL SEAL.

BY _____
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

RECORDING

STATE OF ARIZONA } FEE \$ _____
COUNTY OF PIMA } SS SEQUENCE No. _____

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF SCENIC ESTATES LLC, ON THIS _____ DAY OF _____, 20____, AT _____M. IN SEQUENCE NUMBER _____ THEREOF.

GABRIELLA CAZARES-KELLY _____
PIMA COUNTY RECORDER BY DEPUTY

ASSURANCES

ASSURANCE IN THE FORM OF THIRD PARTY TRUST AGREEMENTS FROM FIDELITY NATIONAL TITLE AGENCY, INC., TRUST No. 60,535, AS RECORDED IN SEQUENCE No. _____ IN THE OFFICE OF THE RECORDER OF PIMA COUNTY, ARIZONA HAVE BEEN PROVIDED TO GUARANTEE INSTALLATION OF REQUIRED STREET, ELECTRIC AND GAS UTILITIES, DRAINAGE, FLOOD CONTROL, AND OTHER SUBDIVISION IMPROVEMENTS MEETING ESTABLISHED MINIMUM STANDARDS OF DESIGN AND CONSTRUCTION.

BY _____
TOWN OF MARANA DATE

ASSURED WATER SUPPLY

A CERTIFICATE OF ASSURED WATER SUPPLY HAS NOT BEEN PROVIDED AND IS NOT REQUIRED, AS THE SUBDIVISION DOES NOT INCLUDE SIX OR MORE LOTS (ARS 45-576; ARS 32-2101).

GENERAL NOTES

- GROSS AREA OF THIS SUBDIVISION IS ±20.00 ACRES (±871,271 S.F.)
- THE NUMBER OF RESIDENTIAL LOTS FOR THIS SUBDIVISION IS 4. THE OVERALL DENSITY OF THIS SUBDIVISION IS 0.20 RESIDENCES PER ACRE.
- THE TOTAL LENGTH OF NEW PUBLIC STREETS IS 0 MILES.
- THE MINIMUM ALLOWABLE LOT SIZE PER R-144 IS 144,000 S.F. THE MINIMUM LOT WIDTH PER R-144 IS 175 FEET; THE MINIMUM LOT DEPTH PER R-144 IS 200 FEET.
- THE MINIMUM LOT SIZE PROVIDED IS 144,032 S.F. (LOT 1)
THE MAXIMUM LOT SIZE PROVIDED IS 154,467 S.F. (LOT 3)
THE AVERAGE LOT SIZE PROVIDED IS 146,747 S.F.
- THE MAXIMUM ALLOWABLE BUILDING HEIGHT IS 30 FEET.
- R-144 MINIMUM SETBACKS:
FRONT = 40 FEET (50 FEET ADJACENT TO ARTERIALS OR COLLECTORS)
SIDE = 30 FEET
REAR = 50 FEET
- EXISTING ZONING IS R-144 RESIDENTIAL (R-144) ZONE PER MARANA ORDINANCE NO. 2001.22, APPROVED NOVEMBER 20TH, 2001.
- NO PROVISIONS ARE MADE FOR ON-STREET PARKING.
- SUBDIVISION AREAS:
RESIDENTIAL DEVELOPMENT AREA = 13.47 ACRES (586,963 S.F.)
COMMON AREA "A" = 6.53 ACRES (284,308 S.F.)
OPEN SPACE,
- NO FURTHER SUBDIVIDING OR LOT SPLITTING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA.
- 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.
- THE AREA BETWEEN 100-YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100-YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOODPLAIN MANAGEMENT AS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.
- REPRESENTATIVE BUILDABLE PAD LOCATIONS FOR ALL LOTS AS SHOWN ON SHEET 2 ARE NOT FIXED. ACTUAL LOCATIONS OF BUILDINGS AND PADS WILL BE DETERMINED BY INDIVIDUAL LOT OWNERS AND APPROVED WITH A TYPE 1 GRADING SITE PLAN. A T-1 GRADING PERMIT WILL BE REQUIRED FOR EACH LOT.
- THE PAD ELEVATIONS ON SHEET 2 ARE SHOWN FOR REFERENCE ONLY AND WILL BE ADJUSTED ONCE THE FINAL PAD LOCATIONS ARE DETERMINED BY THE INDIVIDUAL LOT OWNERS. THE FINISHED FLOOR ELEVATION FOR NEW BUILDINGS WILL BE DETERMINED UTILIZING THE FLOODPLAIN LETTER PREPARED BY THE WLB GROUP FOR THIS PROJECT.
- A NATIVE PLANT PRESERVATION PLAN WILL BE PREPARED FOR EACH INDIVIDUAL LOT WITH EACH RESPECTIVE GRADING PERMIT APPLICATION.
- PRIOR TO ANY GRADING, THE TOWN OF MARANA WILL BE NOTIFIED IN ORDER TO DETERMINE IF A STORMWATER POLLUTION PREVENTION PLAN IS REQUIRED.
- IF ANY HUMAN REMAINS OR FUNERARY ITEMS ARE DISCOVERED DURING GROUND DISTURBING ACTIVITIES, ALL WORK MUST STOP IN THE AREA OF THE REMAINS AND ARIZONA STATE MUSEUM SHALL BE NOTIFIED AT (520) 621-4795 IMMEDIATELY PURSUANT TO A.R.S. 41-865 AND A.R.S. 41-844.
- ALL NEW BUILDINGS FINISHED FLOOR ELEVATION (FFE) AND EQUIPMENT WILL BE ELEVATED TO A MINIMUM 1 FOOT ABOVE THE WATER SURFACE ELEVATIONS AS FOUND IN THE DRAINAGE STATEMENT DRA2105-001 PREPARED FOR SCENIC ESTATES BY WLB GROUP DATED JUNE 22, 2001.
- ANY BUILDING LOCATED WITHIN THE EXISTING FLOODPLAIN AND/OR EROSION HAZARD SETBACK WILL REQUIRE A FLOODPLAIN USE PERMIT (FUP) AND BANK PROTECTION.
- OBJECTS AND MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30" AND 72" ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.
- 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.
- WATER FOR ALL LOTS WILL BE PROVIDED BY A PRIVATE SHARED WELL.
- SEWAGE DISPOSAL FOR ALL LOTS WILL BE PROVIDED BY PRIVATE ONSITE DISPOSAL SYSTEMS.
- THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY AS TO THE FORM, LINE, AND FUNCTION OF ALL PUBLIC AND PRIVATE ROADWAYS AND DRAINAGE STRUCTURES BEFORE THE RELEASE OF ASSURANCES.
- THE PRIVATE ACCESS ROADWAY WITHIN THE SUBDIVISION SHALL, AT A MINIMUM, CONFORM TO THE TOWN OF MARANA RANCHETTE STREET ALTERNATIVE (STANDARD DETAIL 100-7).

CERTIFICATIONS

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.

BY Benjamin E. Zismann February 21, 2022
BENJAMIN E. ZISMANN DATE
RLS 66889

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

BY David W. Little February 23, 2022
DAVID W. LITTLE DATE
PE 36234

APPROVALS

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

BY _____
MARANA PLANNING MANAGER DATE

I, CHERRY LAWSON, CLERK OF THE TOWN OF MARANA, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF MARANA ON THE ____ DAY OF _____, 20____.

BY _____
CLERK OF THE TOWN OF MARANA DATE

OWNER

SCENIC ESTATES, LLC.
12489 N. BARBADENSE DR.
MARANA, AZ 85653-8265

BASIS OF BEARINGS

THE EAST LINE OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, FROM THE SOUTHEAST CORNER OF SAID NORTH ONE-HALF, SAID POINT BEING A LEAD CAP SURVEY MONUMENT IN THE CENTERLINE OF SCENIC DRIVE, FROM WHICH THE NORTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER (SW 1/4), BEING A BRASS CAP SURVEY MONUMENT IN CONCRETE STAMPED "PLS 22245" IN THE INTERSECTION OF PIMA FARMS ROAD AND SCENIC DRIVE, BEARING NORTH 00° 26' 22" WEST.

BASIS OF ELEVATIONS

THE BASIS OF ELEVATIONS FOR THIS PROJECT IS A BRASS CAP SURVEY MONUMENT IN CONCRETE STAMPED "PLS 22245" IN THE INTERSECTION OF PIMA FARMS ROAD AND SCENIC DRIVE, SAID ELEVATION BEING 2167.38 FT. (NAVD88)

ABBREVIATIONS

CA	COMMON AREA	PG	PAGE
DKT	DOCKET	PUE	PUBLIC UTILITY EASEMENT
EHS	EROSION HAZARD SETBACK	(R)	RADIAL
ESMT	EASEMENT	ROW	RIGHT-OF-WAY
LS/RLS	REGISTERED LAND SURVEYOR	SF	SQUARE FEET
M&P	MAPS AND PLATS	TYP	TYPICAL

LEGEND

EXISTING		PROPOSED
	PROJECT BOUNDARY	
	PROPERTY	
	BUILDING SET-BACK LINE	
	EASEMENT LINE	
	SECTION LINE	
	SURVEY MONUMENT AS NOTED	
	TO BE SET 3" REBAR	
	100 YEAR FLOOD LINE	
	EROSION HAZARD SET-BACK LINE	
	REPRESENTATIVE PAD LOCATION	
	SIGHT VISIBILITY	

ESMT LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°33'20"W	2.12'
L2	S44°30'41"W	96.05'
L3	S10°22'49"W	121.18'
L4	N69°52'26"W	130.65'
L5	S89°33'35"W	133.44'

ESMT CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	43.24'	55.00'	45°02'38"
C2	68.51'	115.00'	34°07'53"
C3	69.64'	40.00'	99°44'45"
C4	41.28'	115.00'	20°34'00"

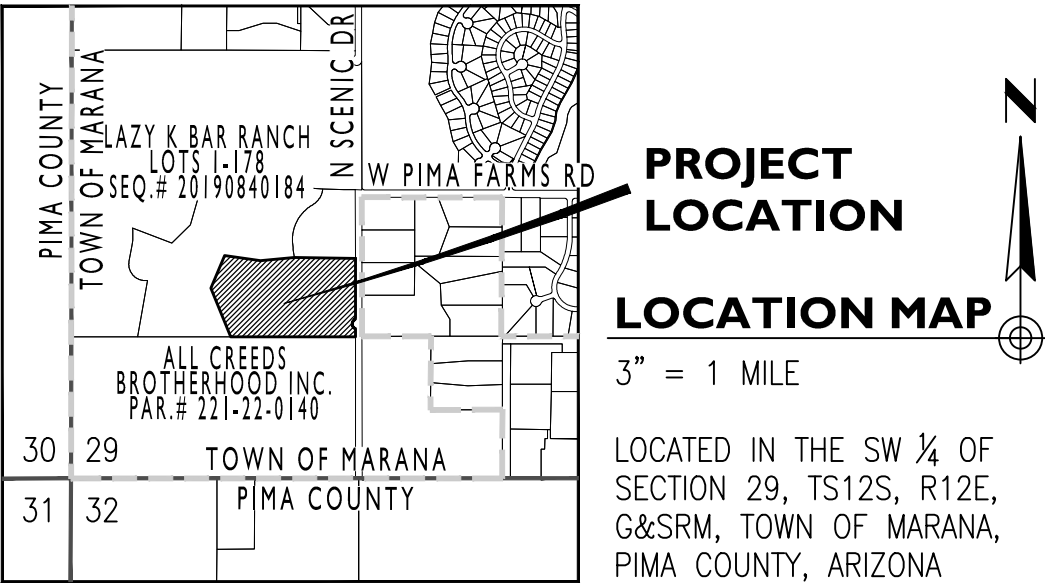
FL LINE TABLE		
LINE	BEARING	LENGTH
L6	N4°00'46"E	20.70'
L7	N19°19'01"E	12.73'
L8	N29°07'44"E	25.23'
L9	N32°25'54"E	32.25'
L10	N1°48'25"W	11.84'
L11	N46°44'10"E	12.79'
L12	N27°12'37"E	10.87'
L13	N11°44'21"E	24.52'
L14	N25°24'59"E	25.08'
L15	N29°19'02"E	21.83'
L16	N60°26'12"E	17.59'
L17	N49°45'20"E	17.43'
L18	N22°22'31"E	24.52'
L19	N64°53'16"E	8.32'
L20	N27°57'48"E	8.22'
L21	N0°08'23"E	9.39'
L22	N25°02'05"W	24.17'
L23	N14°16'01"E	14.65'

FL LINE TABLE		
LINE	BEARING	LENGTH
L24	N62°39'37"E	9.29'
L25	S73°21'58"E	17.29'
L26	N22°49'05"E	21.62'
L27	N1°03'57"W	33.10'
L28	N30°30'18"E	8.97'
L29	N12°08'23"E	20.76'
L30	N8°02'48"E	15.16'
L31	N22°09'14"E	16.22'
L32	N25°42'13"E	14.30'
L33	N17°43'27"E	16.95'
L34	N20°17'25"E	18.15'
L35	N10°57'06"E	20.38'
L36	N7°53'12"E	18.18'
L37	N4°17'08"E	16.05'
L38	N3°39'37"E	10.02'
L39	N15°20'22"E	29.06'
L40	N10°08'53"E	23.38'
L41	N19°13'53"E	18.02'

FL LINE TABLE		
LINE	BEARING	LENGTH
L42	N9°20'29"W	8.10'
L43	N20°32'00"E	27.80'
L44	N11°12'06"E	28.56'
L45	N9°13'16"W	19.24'
L46	N10°13'15"E	18.30'
L47	N22°34'44"W	25.57'
L48	N2°44'54"E	26.02'
L49	S12°00'49"W	26.00'
L50	S18°01'58"W	29.48'
L51	S9°40'55"W	21.18'
L52	S4°53'22"E	14.52'
L53	S7°32'47"W	19.84'
L54	S1°59'21"E	20.01'
L55	S25°41'55"W	12.23'
L56	S15°27'16"E	14.16'
L57	S25°04'22"W	16.60'
L58	S30°51'33"E	11.33'
L59	S8°07'23"W	21.81'

FL LINE TABLE		
LINE	BEARING	LENGTH
L60	S14°12'35"W	7.23'
L61	S3°13'53"W	24.04'
L62	S35°14'59"W	22.67'
L63	S8°18'38"W	19.29'
L64	S23°05'41"W	15.73'
L65	S6°28'33"E	8.05'
L66	S7°44'04"W	17.16'
L67	S28°35'14"W	10.27'
L68	S36°10'05"E	8.65'
L69	S14°29'41"W	16.54'
L70	S0°21'10"E	24.00'
L71	S0°21'48"E	11.69'
L72	S34°12'25"W	21.73'
L73	S22°09'27"W	15.54'
L74	S35°02'36"W	17.51'
L75	S22°37'43"W	27.88'
L76	S26°57'41"W	20.23'
L77	S26°48'18"W	17.95'

FL LINE TABLE		
LINE	BEARING	LENGTH
L78	S50°00'43"W	9.37'
L79	S26°22'42"W	24.71'
L80	S78°14'50"W	10.78'
L81	S32°28'42"W	15.12'
L82	S32°29'12"W	14.25'
L83	S19°22'19"W	18.04'
L84	S30°59'27"W	16.36'
L85	S19°18'10"W	14.85'
L86	S27°54'11"W	18.13'
L87	S25°18'39"W	19.94'
L88	S15°47'09"W	16.64'
L89	S10°44'46"W	15.28'
L90	S11°00'54"W	13.25'
L91	S13°50'24"E	12.35'
L92	S10°34'58"W	13.37'
L93	S0°00'44"W	15.58'
L94	S50°47'37"E	8.15'
L95	S4°29'28"E	7.86'



SHEET INDEX

1	FP01	COVER & NOTES
2	FP02	PLAN VIEW

ADMINISTRATIVE ADDRESS

8295 N. SCENIC DRIVE
TUCSON, AZ 85743

PRV2104-005

Scale: N/A
Contour Interval:

FP01

Sheet No.

1 of 2

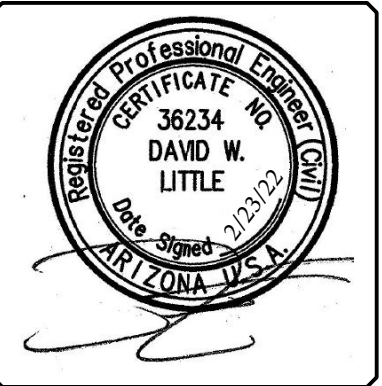
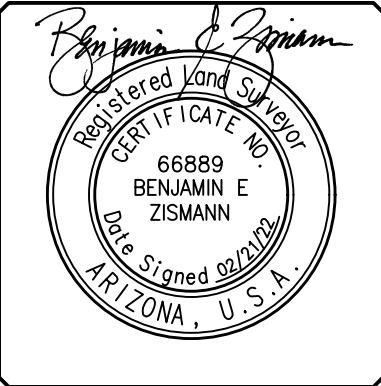


8710 N. Thornydale Rd, Suite 140
Tucson, AZ 85742
T:520.408.1400 | F:520.408.1403
www.epsgroupinc.com

Final Plat for
Scenic Estates
Lots 1 - 4 and
Common Area "A" (Open Space)

Being a portion of the Southwest 1/4 of
Section 29, T12S, R12E, G&SRM
Town of Marana, Pima County, Arizona

EPS Project No. 20-1466 Date: 04/21

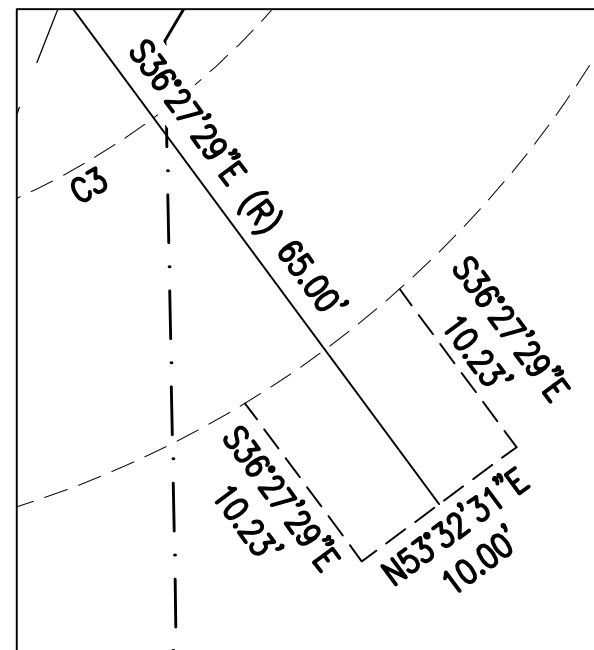
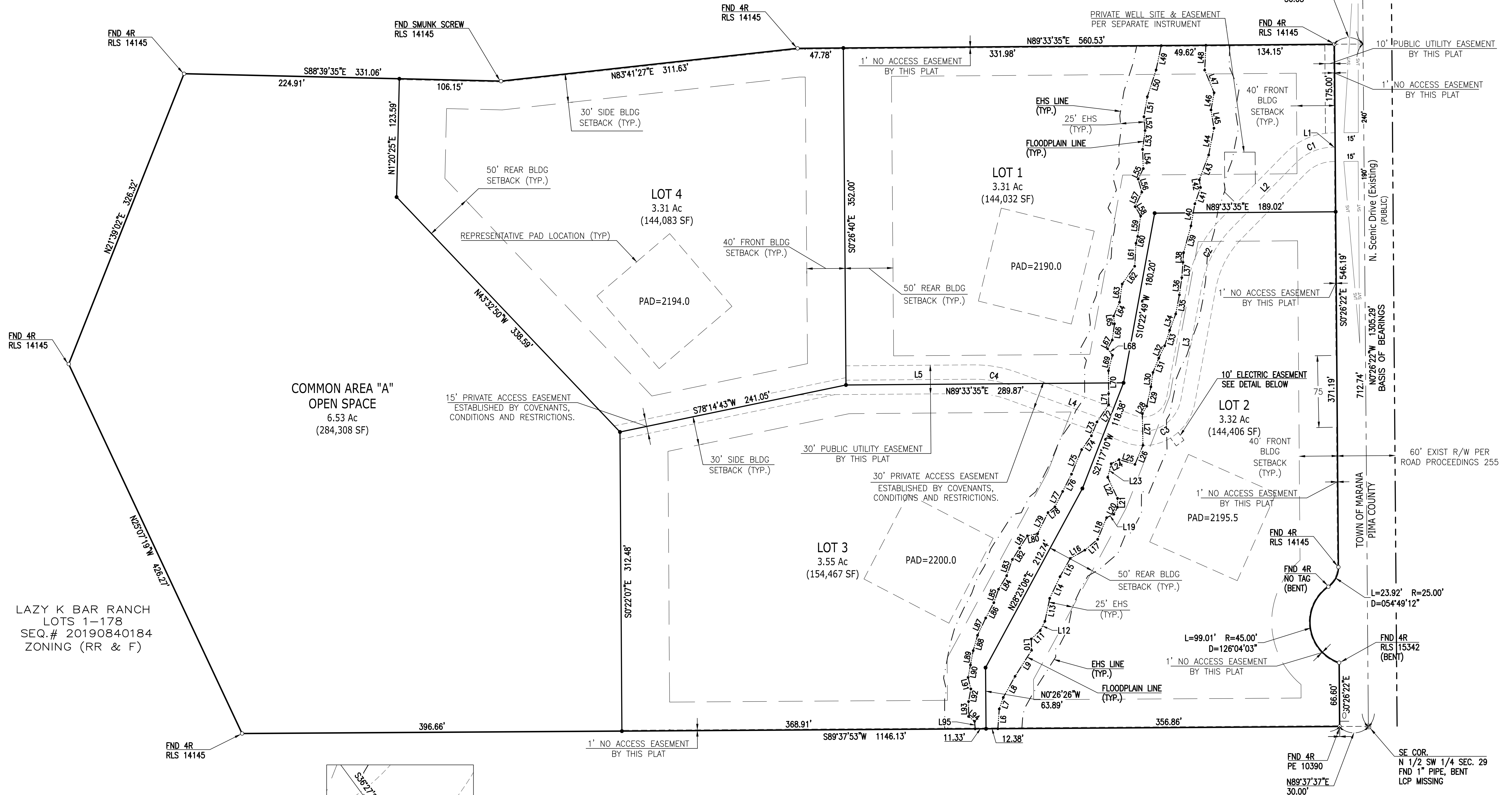
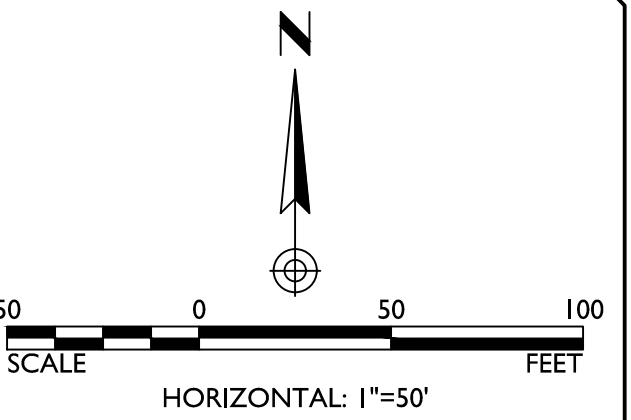


Feb 21, 2022 9:28am U:\Projects\2020\20-1466\Survey\CADD\Plans\20-1466_FP02.dwg

LAZY K BAR RANCH
LOTS 1-178
SEQ.# 20190840184
ZONING (RR & F)

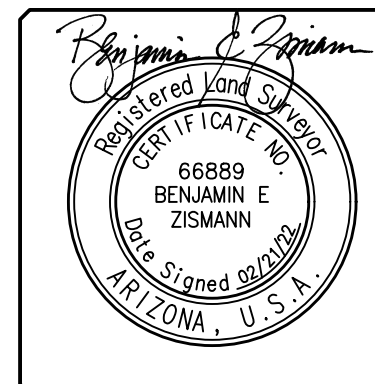
LAZY K BAR RANCH
LOTS 1-178
SEQ.# 20190840184
ZONING (RR & F)

NE COR.
SW 1/4 SEC. 29
FND SMBC
PLS 22245



TEP EASEMENT, LOT 2

PARCEL# 221-22-0140
ALL CREEDS BROTHERHOOD INC.
ZONING (R-144)



EPS GROUP

8710 N. Thornydale Rd, Suite 140
Tucson, AZ 85742
T: 520.408.1400 | F: 520.408.1403
www.epsgroupinc.com

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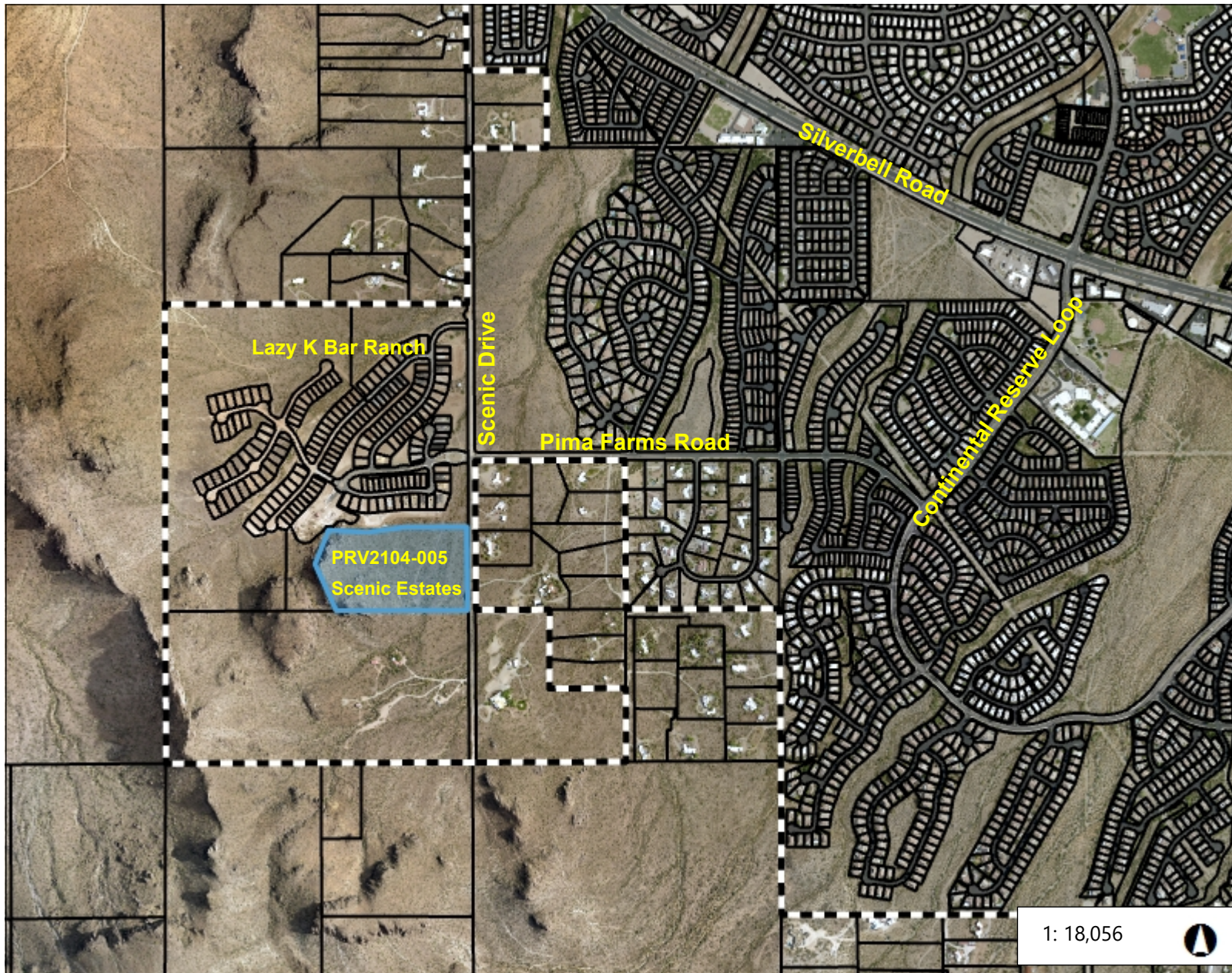
PRV2104-005
Scale: 1" = 50'
Contour Interval: N/A

FP02
Sheet No.

2 of 2

PRV2104-005
Scale: 1" = 50'
Contour Interval: N/A

EPS Project No. 20-1466 Date: 04/21



Legend

- Marana Town Limits
- Parcel Labels
- Parcels (Black)

1: 18,056



0.6 0 0.28 0.6 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Marana Regular Town Council Meeting THIS MAP IS NOT TO BE USED FOR NAVIGATION
April 5, 2022

Notes



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: Scenic Estates

Description of Project: Final Plat

Number of Lots: 4

Parcel No.(s): 221-22-013H

Gross Area (Acres): 20

Project Address:

Ref. Project No.:

CONTACT INFORMATION

Owner: Scenic Estates, LLC

Contact Name: Sam Mills

Address: 12489 North Barbadense Drive

City: Marana

State: AZ

Zip: 85653

Email: sammy_hagar_mills@yahoo.com

Phone No.: (520) 460-6545

Applicant: Scenic Estates, LLC

Contact Name: Sam Mills

Address: 12489 North Barbadense Drive

City: Marana

State: AZ

Zip: 85653

Email: sammy_hagar_mills@yahoo.com

Phone No.: (520) 460-6545

Consultant/Engineer: EPS Group

Contact Name: Ben Zismann

Address: 8710 North Thornydale Road, Suite 140

City: Tucson

State: AZ

Zip: 85742

Email: ben.zismann@epsgruppinc.com

Phone No.: (520) 408-1400

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.)

Sam Mills

Applicant Name (PRINT)

[Signature]

Signature

4/16/21

Date

FOR OFFICIAL USE ONLY

Revision Date 03/29/2019

Project No. _____

Date Received _____



Council-Regular Meeting

C3

Meeting Date: 04/05/2022

To: Mayor and Council

From: Jane Fairall, Town Attorney

Date: April 5, 2022

Strategic Plan Focus Area:

Not Applicable

Subject: Resolution No. 2022-030: Relating to Administration; rescinding Marana Resolution No. 2011-36 which approved a revised social media use administrative directive for Town of Marana employees and elected and appointed officials (Jane Fairall)

Discussion:

On September 15, 2009, the Town Council adopted Resolution No. 2009-164, approving an administrative directive (AD) system for carrying out certain administrative functions and providing consistency in the performance of administrative tasks, in the use of town resources and equipment, and in the implementation of the Town Code and other ordinances and policies. The administrative directive system included the provision that any administrative directive relevant to the Town's elected and appointed officials would be brought before the Council for its consideration and adoption by resolution, but that administrative directives that apply only to Town employees are approved and issued by the Town Manager.

On October 6, 2009, the Town Council adopted Resolution No. 2009-180 approving a social media use AD for Town employees and elected and appointed officials, and on March 15, 2011, the Council approved Resolution No. 2011-36 approving a revised social media use AD. The Town Manager now intends to implement a new social media use administrative directive that will apply only to Town employees and not to elected and appointed officials. The proposed resolution would rescind Resolution No. 2011-36 and the old social media AD.

Staff Recommendation:

Staff recommends that Resolution No. 2011-36 be rescinded.

Suggested Motion:

I move to adopt Resolution No. 2022-030, rescinding Resolution No. 2011-36.

Attachments

Resolution No. 2022-030

MARANA RESOLUTION NO. 2022-030

RELATING TO ADMINISTRATION; RESCINDING MARANA RESOLUTION NO. 2011-36 WHICH APPROVED A REVISED SOCIAL MEDIA USE ADMINISTRATIVE DIRECTIVE FOR TOWN OF MARANA EMPLOYEES AND ELECTED AND APPOINTED OFFICIALS

WHEREAS the Town Council has established broad guidelines and parameters regarding the administration of the Town through the Marana Town Code and other ordinances and policies; and

WHEREAS Section 3-2-1(G) of the Marana Town Code (MTC) provides that the Town Manager shall be the chief administrative officer and head of the administrative branch of the Town and shall execute general administrative supervision and control of the affairs of the Town; and

WHEREAS, on September 15, 2009, the Town Council by Resolution No. 2009-164 approved and authorized the Town Manager to implement an administrative directive system for carrying out certain administrative functions and providing consistency in the performance of administrative tasks, in the use of Town resources and equipment, and in the implementation of the Town Code and other ordinances and policies; and

WHEREAS the administrative directive system approved by Resolution No. 2009-164 included the provision that any administrative directive relevant to the Town's elected and appointed officials would be brought before the Council for its consideration and adoption by resolution; and

WHEREAS, on October 6, 2009, the Town Council by Resolution No. 2009-180 approved a Social Media Use Administrative Directive for Town of Marana employees and elected and appointed officials; and

WHEREAS, on March 15, 2011, the Town Council by Resolution No. 2011-36 approved a revised Social Media Use Administrative Directive for Town of Marana employees and elected and appointed officials; and

WHEREAS consistent with MTC Section 3-2-1(G) and Resolution No. 2009-164, the Town Manager intends to implement a new Social Media Use Administrative Directive that will apply only to Town of Marana employees and not to elected and appointed officials; and

WHEREAS the Town Council finds that rescinding Resolution No. 2011-36 is in the best interests of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, that Marana Resolution No. 2011-36 and the Social Media Use Administrative Directive it approved are hereby rescinded.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, this 5th day of April 2022.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Jane Fairall, Town Attorney



Council-Regular Meeting

C4

Meeting Date: 04/05/2022

To: Mayor and Council

From: David Udall, Assistant Town Attorney

Date: April 5, 2022

Strategic Plan Focus Area:

Not Applicable

Subject: Resolution No. 2022-031: Relating to Utilities; approving and authorizing the Mayor to sign an Agreement for Construction of Water Facilities Under Private Contract for Silverbell Gateway Distribution Center (David L. Udall)

Discussion:

The Silverbell Gateway Distribution Center development is located west of the Santa Cruz River, north of Ina Road, and east of Silverbell Road. This agenda item presents a water infrastructure construction agreement for the Silverbell Gateway Distribution Center pursuant to Marana Town Code Section 14-4-2. If approved, this agreement will require the developer to construct certain water infrastructure improvements in order for water to be served to the Silverbell Gateway Distribution Center.

Due to the location of the development, the developer will construct offsite water infrastructure in coordination with the City of Tucson. This offsite infrastructure will deliver water up to the point of connection to the onsite water infrastructure that will be constructed in coordination with the Town, at which point the water will be delivered through the Town's onsite water infrastructure to the Silverbell Gateway Distribution Center. To that end, the developer and the Town desire for the terms and conditions of the Intergovernmental Agreement Between the City of Tucson and the Town of Marana relating to the Delivery of Central Arizona Project Water (commonly referred to as the "Wheeling IGA") to apply to this water service agreement. Marana has an allocation of CAP water, a portion of which can be delivered to Tucson Water underground storage facilities in Avra Valley and subsequently recovered and conveyed through Tucson's potable water distribution system.

On January 19, 2021, the Marana Town Council adopted the following approach for when to apply the Wheeling IGA: (1) projects located within the Marana Water Department's intended service area are required connect to Marana water infrastructure, meaning no wheeling would be allowed for these projects, and all applicable impact fees are assessed; (2) projects located in areas outside the Marana Water Department's intended service area are candidates for permanent wheeling and are required to pay a fee for acquiring additional water resources because these developments are not be included in projected water developments in the Town's current Designation of Assured Water Supply (DAWS).

Originally, the Silverbell Gateway Distribution Center property was situated within the Marana Water Department's intended water service area. The property was also the subject of a pre-wheeling-policy verbal agreement between the Town and the developer's predecessor in interest, where it was agreed that water would be wheeled to the property. Since that time, the Marana Water Department's water service area maps have been amended, and the property is now within a designated wheeling area.

Financial Impact:

There is no significant impact to the Town's Utility funds. Impact fees and other applicable fees will be paid as per the agreement.

Staff Recommendation:

Staff recommends adoption of Resolution No. 2022-031, approving and authorizing the Mayor to sign the Agreement for Construction of Water Facilities Under Private Contract for Silverbell Gateway Distribution Center.

Suggested Motion:

I move to adopt Resolution No. 2022-031, approving and authorizing the Mayor to sign an Agreement for Construction of Water Facilities Under Private Contract for Silverbell Gateway Distribution Center.

Attachments

Resolution No. 2022-031
Exhibit A

MARANA RESOLUTION NO. 2022-031

RELATING TO UTILITIES; APPROVING AND AUTHORIZING THE MAYOR TO SIGN AN AGREEMENT FOR CONSTRUCTION OF WATER FACILITIES UNDER PRIVATE CONTRACT FOR SILVERBELL GATEWAY DISTRIBUTION CENTER

WHEREAS Amazon.com Services, LLC, a Delaware limited liability company, desires for the Town to provide water services to the land described in the Special Warranty Deed recorded in the office of the Recorder of Pima County, Arizona, on September 9, 2021, at Sequence No. 20212520796; and

WHEREAS Town staff has negotiated an Agreement for Construction of Water Facilities Under Private Contract for Silverbell Gateway Distribution Center, which agreement incorporates the terms and conditions of the Intergovernmental Agreement Between the City of Tucson and the Town of Marana relating to the Delivery of Central Arizona Project Water recorded in the office of the Recorder of Pima County, Arizona, on August 21, 2020, at Sequence No. 20202340063 (commonly referred to as the “Wheeling IGA”); and

WHEREAS the Mayor and Council of the Town of Marana find that the terms and conditions of the agreement are in the best interests of the Town of Marana and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, that the Town of Marana Agreement for Construction of Water Facilities Under Private Contract, substantially in the same form attached to and incorporated by this reference in this resolution as Exhibit A, is hereby approved, the Mayor is hereby authorized and directed to sign it for and on behalf of the Town of Marana, and the Town’s Manager and staff are hereby directed and authorized to undertake all other and further tasks required or beneficial to carry out the terms, obligations, and objectives of the agreement.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 5th day of April, 2022.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

Cherry L. Lawson, Town Clerk

Jane Fairall, Town Attorney

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

Silverbell Gateway Distribution Center

THIS AGREEMENT (this “Agreement”) is entered into by and between the TOWN OF MARANA, an Arizona municipal corporation (the “Town”), and AMAZON.COM SERVICES, LLC, a Delaware 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 certain lands described in the Special Warranty Deed recorded in the office of the Recorder of Pima County, Arizona, on September 9, 2021, at Sequence 20212520796, and in the Special Warranty Deed recorded in the office of the Recorder of Pima County, Arizona, on September 9, 2021, at Sequence 20212520816 (together, 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 Distribution To Serve Silverbell Gateway Distribution Center Building 1, Plan No. ENG2106-008, sealed by the Rick Engineering Company on August 18, 2021 and accepted by the Town of Marana Water Department on _____ (the “Facility Plan”), which is on file in the office of the Town of Marana Water Department.

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

F. The Town is willing to accept the Developer-Installed Facility, provided it meets Town standards and the work is done in accordance with Town requirements.

G. As described in the Facility Plan, the Developer must construct certain offsite water infrastructure (the “Offsite Work”) in coordination with the City of Tucson in order for water to be delivered to the Subject Property.

H. Due to the location of the Subject Property, City of Tucson water infrastructure will deliver water to the Subject Property up to the point of connection to the Town’s onsite water infrastructure, at which point the water will be delivered through the Town’s onsite water infrastructure, all in accordance with, and as described and depicted in, the Facility Plan. To that end, the Parties desire for the terms and conditions of the Intergovernmental Agreement Between the

City of Tucson and the Town of Marana relating to the Delivery of Central Arizona Project Water recorded in the office of the Recorder of Pima County, Arizona, on August 21, 2020, at Sequence 20202340063 (the "Water Wheeling IGA") to apply in conjunction with this Agreement.

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 Water Wheeling IGA

1.1. *Applicability.* The Parties hereby agree that all of the terms and conditions of the Water Wheeling IGA shall apply herein as though they were set forth in this Agreement in full.

2. The Developer-Installed Facility

2.1. *Developer installation of the Developer-Installed Facility.* The Developer has designed and shall install, at the Developer's own expense, the water infrastructure improvements as depicted in the Facility Plan. The water infrastructure improvements depicted in 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-Installed 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."

2.2. *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.

2.3. *Applicable fees.* As a condition of and prerequisite to the Town accepting the Work, the Developer shall pay all applicable fees, including, but not limited to, fees for permitting and inspection, as set forth by the Town of Marana and the City of Tucson.

2.4. *Payment of connection fees.* Before any service connections are made 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.

2.5. *Anticipated cost per meter.* The person or entity seeking installation of a meter from the Town shall pay all applicable fees and charges in effect at the time of the meter installation request. As of the effective date of this Agreement, the Town's fees and charges to install a five-eighths-inch water meter on the Subject Property are:

2.5.1. Meter Install Fee: \$360

2.5.2. Water Resource Development Impact Fee: \$3,050

2.5.3. If larger meters are installed, the person or entity seeking installation shall pay the applicable Meter Install Fee, as set forth in the Town of Marana fee schedule, and the applicable Water Resource Development Impact Fee, as set forth in Marana Ordinance No. 2014.013

recorded in the office of the Recorder of Pima County, Arizona, on May 9, 2014, at Sequence 20141290586, a copy of which is on file in the office of the Marana Town Clerk.

2.6. Developer-Installed Facility acceptance by Town and the City of Tucson. No service connections shall be made to the Developer-Installed Facility until the Developer-Installed Facility has been accepted by the Town in accordance with Marana Town Code Title 14 and until the Offsite Work has been accepted by the City of Tucson. The Developer must provide the Town of Marana Water Department with written verification of the City of Tucson's final acceptance of the Offsite Work prior to final acceptance of the Work by the Town.

2.7. 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.

2.8. 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.

2.9. Developer responsible for Offsite Work. The Developer shall be solely responsible for the Offsite Work and for complying with the terms and conditions of any agreement with the City of Tucson related thereto.

3. Engineering and Inspection

3.1. 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.

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

3.3. 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.

3.4. 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.

4. Preconstruction Procedure

4.1. 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.

4.2. 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.

4.3. *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.

4.4. *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.

4.5. *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.

4.6. *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.

5. Construction

5.1. *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.

5.2. *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.

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

5.4. *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.

5.5. *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.

6. Dedication

6.1. *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.

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

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

6.4. *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 Developer will remain responsible for raising or lowering said services as required until the Subject Property is fully developed.

6.5. *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.

7. Miscellaneous

7.1. *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.

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

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

7.4. *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":

THE TOWN OF MARANA, an Arizona municipal corporation

By: _____
Ed Honea, Mayor

Date: _____

ATTEST:

Cherry Lawson, Clerk

APPROVED AS TO FORM:

Jane Fairall, Town Attorney

THE "DEVELOPER":

AMAZON.COM SERVICES, LLC, a Delaware limited liability company

By: Javier Rojo

Signer: Javier Rojo, Authorized Signatory

Date: 3/17/2022

Tennessee
STATE OF ~~ARIZONA~~)
Davidson SS
County of ~~Pima~~)

This foregoing instrument was acknowledged before me on this 17 day of March 2022, by Javier Rojo of AMAZON.COM SERVICES, LLC, a Delaware limited liability company, on behalf of the corporation.

(Seal)



Wes Thompson
Notary Public



P.O. Box 81226
Seattle, WA 98108-1226

Courier Delivery Address:
410 Terry Ave N
Seattle, WA 98109-5210

CERTIFICATE OF SENIOR CORPORATE COUNSEL

The undersigned, Desmond Eppel, hereby certifies the following as of the date of this Certificate:

1. I am a Senior Corporate Counsel responsible for overseeing corporate governance matters relating to the global subsidiaries (collectively, the "Subsidiaries") of Amazon.com, Inc. In such capacity, I have access to the original books and records of the Subsidiaries and I have the requisite knowledge and information to make and deliver this Certificate.
2. Javier Rojo is an Authorized Representative of Amazon.com Services LLC (the "Company") and, in such capacity and subject to the requirements of the Amazon.com, Inc. Spending and Transaction Policy and the Company's Delegation of Authority Policy, has the authority to execute documents and otherwise act on behalf of the Company.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on February 17, 2022.

DocuSigned by:

A handwritten signature in black ink that reads "Desmond Eppel".

5C9F421FA77C497...

Name: Desmond Eppel

Title: Senior Corporate Counsel,
Global Subsidiaries

Amazon Confidential



Council-Regular Meeting

C5

Meeting Date: 04/05/2022

To: Mayor and Council

From: Cherry L. Lawson, Town Clerk

Date: April 5, 2022

Subject: Approval of the Regular Council Meeting Summary Minutes of March 15, 2022 (Cherry L Lawson)

Attachments

Regular Council Meeting Summary Minutes, 03/15/2022



MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, March 15, 2022, 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 and directed the Clerk to call the roll. Mayor Honea, Vice Mayor Post, Council Members: Jackie Craig, Patti Comerford, Roxanne Ziegler (Excused), John Officer, and Herb Kai.

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

APPROVAL OF AGENDA

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

CALL TO THE PUBLIC

Mayor Honea opened the meeting to receive public comment and the following individuals provide comments.

David Morales explained to Mayor and Council that in the past the Town Council would have prayer before the start of the meeting, and at some point Council stopped having prayer. He requested that Council reconsider having prayer at the start of its meetings in light of all current events in Russia and Ukraine. He also asked Council to reply to speakers after they make public comment. He and other members of the public who come before the Council deserves to receive a response from the Council.

PROCLAMATIONS

PR1 Proclamation recognizing April 2-8, 2022 as the "Week of the Young Child" (Cherry L. Lawson)

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

Council Member Craig thanked Town Manager Terry Rozema and all other Council Members for coming out to the Dove Mountain Civic Group and giving a town update and the answering many questions.

Council Member Comerford thanked Town Council and Town staff for its participation in the Council Retreat Meeting last week, as she learned a lot from the meeting, very enlightening, and it was a great.

Mayor Honea reported on the Council Retreat stating that he had attended several during his tenure, that this past retreat was the most intense retreat that he had attended adding, that there were many agenda items covered during the two-day meeting. He commented on the redistricting efforts for the legislative and congressional districts. He and Assistant to the Town Manager Andrea Caicedo would be traveling to meet with Representative Teresa Martinez on Friday.

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

Town Manager Terry Rozema reported on the following events:

- March single-family housing permits issued to date is 77. This was also covered in the Retreat Meeting with Council. Total permits issued in this fiscal year equals 1,013.
- El Rio Preserve now has water flowing in it and encouraged the Council to get to see it, as it is a beautiful amenity, and the Town is receiving positive feedback from the community.
- Marana Operations Center (MOC) was closed, but has since reopened for senior programming.
- Founder's Day 45th Anniversary is Saturday, March 19, 2022. Town staff has planned a wonderful celebratory event.
- Concerts in the Courtyard continues on Thursday, March 17 at 5:30 PM.

- Employee appreciation is on Friday, March 18th during lunch time where CRS Band will be playing some great music, as well as having food trucks for staff to purchase their lunch.
- The installation of the artwork in the roundabout on Sandario and Marana Main will start on March 21.

PRESENTATIONS

CONSENT AGENDA

C1 Ordinance No. 2022.004: Relating to Development; revising section 4.2 “Cul-de-sacs” of the Marana Subdivision Street Standards Manual; and establishing an effective date (Jane Fairall)

C2 Ordinance No. 2022.005: Relating to Development; revising Marana Standard Detail 740-1 for wayfinding signs and establishing an effective date (Keith Brann)

Resolution No. 2022-016: Relating to Development; declaring as a public record filed with the Town Clerk the amendments adopted by Ordinance No. 2022.005, revising Marana Standard Detail 740-1 for wayfinding signs (Keith Brann)

C3 Resolution No. 2022-017: Relating to Development; approving a final plat for Gladden Farms Block 34 Lots 1 - 168 & Common Areas "A-1 - A-5" & "B-1 - B-5", located generally west of Clark Farms Boulevard and north and east of Mike Etter Boulevard (Steve Cheslak)

C4 Resolution No. 2022-018: Relating to Development; approving a final plat for Breakers 40, Lots 1-16, Block 1, and Common Area "A" (Private Street, Utilities, and Drainage) and Common Areas "B1", "B2" and "B3" (Landscaping, Drainage, and Utilities) located east of Interstate 10, south of Tangerine Road and west of Marana Tech Drive within Section 5, Township 12 South and Range 12 East (Brian D. Varney)

C5 Resolution No. 2022-019: Relating to Community and Neighborhood Services; approving and authorizing the Mayor to execute an intergovernmental agreement between Pima County and the Town of Marana for the management and implementation of the 2021-2022 Community Development Block Grant Program (Lisa Shafer)

C6 Resolution No. 2022-020: Relating to Development; approving a final plat for Saguaro Ranch II Lots 54-55 located approximately one mile north of the north terminus of Thornydale Road within a portion of Section 20, Township 11 South and Range 13 East (Brian D. Varney)

C7 Resolution No. 2022-021: Relating to Development; approving a final plat for Gladden Farms Block 42 Lots 1-157, Common Areas A (Private Street), B-1 – B-19 (Recreation, Landscape, Utilities, Drainage and Grading), & C-1 – C-2 (Landscape, Utilities, Drainage and Grading) located approximately a half-mile east of the intersection of Tangerine and Midfield Roads (Cynthia L. Ross)

C8 Resolution No. 2022-022: Relating to Intergovernmental Relations; approving and authorizing the Mayor to execute an Intergovernmental Agreement between the Town of Marana, Northwest Fire District and Marana Unified School District No. 6 for development review and inspection, facility use and general cooperation (Libby Shelton)

C9 Resolution No. 2022-023: Relating to Elections; approving and authorizing the Mayor to sign an intergovernmental agreement between the Town of Marana and Pima County, on behalf of the Pima County Elections Department, for election services (David L. Udall)

C10 Resolution No. 2022-024: Relating to Utilities; approving and authorizing the Mayor to sign the First Amendment to Town of Marana Agreement for Construction of Water Facilities Under Private Contract between the Town and Mandarin Holdings, LLC (David L. Udall)

C11 Resolution No. 2022-025: Relating to Development; approving a release of assurances for Gladden Farms Block 26 Lots 1 through 96 and accepting public improvements for maintenance (Jason Angell)

C12 Resolution No. 2022-026: Relating to Development; approving a release of assurances for Gladden Farms Block 27 Phase 1 Lots 1 through 81 and accepting public improvements for maintenance (Jason Angell)

C13 Approval of the Regular Council Meeting Summary Minutes of February 15, 2022 (Cherry L. Lawson)

Vice Mayor Post, moved and Council Member Kai second the motion to approve the Consent Agenda as presented. Motion approved 6-0.

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

A1 PUBLIC HEARING: Ordinance No. 2022.006: Relating to Development; adopting revisions to Title 17 “Land Development” of the Marana Town Code, including miscellaneous revisions to Section 17-3-1 (Amendment and rezoning), Chapter 17-4 “Zoning,” Section 17-11-7 (Landscape requirements), Chapter 17-15 “Floodplain and Erosion Hazard Management Code”, and Chapter 17-16 “Stormwater Management”; revising Chapter 17-6 “General Development Regulations” to add new section 17-6-10 (Height of buildings and structures); revising Chapter 17-14 “Hillside Development” to add new section 17-14-5 (Average cross slope calculations); and making other various revisions to Title 17 of the Marana Town Code; and designating an effective date (Steve Cheslak)

Resolution No. 2022-027: Relating to Development; declaring as a public record filed with the Town Clerk the amendments adopted by Ordinance No. 2022.006, revisions to Title 17 “Land Development” of the Marana Town Code, including miscellaneous revisions to Section 17-3-1 (Amendment and rezoning), Chapter 17-4 “Zoning,” Section 17-11-7 (Landscape requirements), Chapter 17-15 “Floodplain and Erosion Hazard Management Code”, and Chapter 17-16 “Stormwater Management”; revising Chapter 17-6 “General Development Regulations” to add new Section 17-6-10 (Height of buildings and structures); revising Chapter 17-14 “Hillside Development” to add new Section 17-14-5 (Average cross slope calculations); and making other various revisions to Title 17 of the Marana Town Code (Steve Cheslak)

[6:13 PM Minutes] Mayor Honea opened the public hearing to receive public comment.

Planning Manager Steve Cheslak provided a brief overview of the ordinance stating Town staff came before Council nine (9) months ago exactly to the day. At that time, Council adopted Ordinance 2021.010 and that was Comprehensive Revisions to the Existing Land Development Code. Then the migration of that Code into the Town Code. Since that time the Town has been keeping a list of changes that need that need to be made for things that we found we need to clean up or maybe errors even and then also state and federal requirements that have come upon us that we need to change the Code and review those revisions. He review the changes made to the Code along with providing Council a list of examples of those changes.

Council Member Craig inquired of as to the Hillside Development ask how the wording precludes someone from setting aside the majority of their land, and then building higher upwards as she did not see anything indicating that it needed to be at the bottom of a slope. Mr. Cheslak replied stating there has to be access to the land and there is a developable portion to that land that you would have to have. The town is saying that there is a certain grade under 15%; then, the density goes down. Typically if you were on a very steep slope or being on top, that would be precluded from development.

Council Member Kai inquired as to the 17-4 Zoning for the outdoor storage of stock and trade goods, asking whether it would have to be buffered or fenced to cover some of those things. He asked whether that would be a concern for the Council. Mr. Cheslak replied stating typically these are already fenced in; however, that the items would be storage, but those items that are for sale.

[6:22 PM Minutes] Mayor Honea closed the public hearing. There were no comments offered.

Vice Mayor Post, moved and Council Member Kai second the motion approving Ordinance No. 2022.006, and Resolution No. 2022-027. Motion passes, 6-0.

ITEMS FOR DISCUSSION / POSSIBLE ACTION

D1 Presentation: Relating to Finance; presentation, discussion and possible direction on proposed changes to the Town of Marana Comprehensive Fee Schedule and other various rate and fee adjustments (Yiannis Kalaitzidis)

Finance Director Yiannis Kalaitzidis provided an overview of this item stating, as part of our annual process of reviewing our fees and the structure of our fees and here to present the proposed changes to the Comprehensive Fee Schedule. Our short Comprehensive Fee Schedule was established put together in 2009, and since then we are committed to maintaining this schedule.

This is our part of our annual review that we do. Our goal is pretty much remain what they have been. We look to standardize fees across departments. We look to ensure that there are fair their equitable directive value of the services that we give to our customers. Town staff try to make sure that we remove any errors, inconsistencies and any of those fees that are seldom use, which we have done in the past couple of years more often. We also always try to identify opportunities to streamline, consolidate and modernize our fees. That way, we can always have people that deal with those fees, have a better experience.

As a result of our review process, we recommend 57 changes to our Comprehensive Fee Schedule. In addition to this summary here as part of his agenda item, we attached a detailed list of each of the changes that that we are recommending. As a summary, Town staff have nine (9) things that we requesting to add, eight (8) that we want to eliminate and 40 that we will modify, clarify, increase or decrease in one of those areas. Overall, the fees that we are presenting for Council's consideration, discussion and feedback, 35 of those fees are from Development Services, and a number of other departments that are suggesting fees.

Town staff is seeking feedback from the Council on the any of the fees in the Town's Comprehensive Fee Schedule. They have reached out to SAHBA and other stakeholder's on the Comprehensive Fee Schedule to notify them of the changes that are being recommended. As of this date, no comments were received by the public relating to any of the fees in the Comprehensive Fee Schedule.

Similar to years past, Town staff will incorporate any feedback from Council in Comprehensive Fee Schedule and will bring it back to Council for its consideration May 17 to ask Council to consider adopting the proposal. If that happens, the changes will become effective on or about July 1, 2022.

D2 Relating to Budget; discussion, direction, and possible action regarding development of the fiscal year 2022/2023 budget, including proposed budget initiatives and expenditures (Terry Rozema)

Mr. Rozema stated this item provides Council with an opportunity to discuss the formation of the upcoming fiscal year budget.

D3 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)

Mr. Rozema provided an update on bills that are being considered in the Legislature.

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.

Vice Mayor Post, moved and Council Member Kai second the motion to adjourn the meeting. Motion passes unanimously, 7-0. Meeting adjourned at 6:35 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Town Council meeting held on March 15, 2022. I further certify that a quorum was present.

Cherry L. Lawson, Town Clerk



Council-Regular Meeting

A1

Meeting Date: 04/05/2022

To: Mayor and Council

Submitted For: George Cardieri, Real Property Manager

From: George Cardieri, Real Property Manager

Date: April 5, 2022

Strategic Plan Focus Area:
Commerce

Strategic Plan Focus Area Additional Info:

Attract and maintain career-oriented commerce. Ensure capital improvement projects advance the community's economic development goals and adhere to aesthetic standards.

Subject: Resolution No. 2022-032: Relating to Public Works; authorizing Town staff and representatives to acquire, by negotiations or condemnation, lands and property rights needed for the following Town of Marana projects: Twin Peaks Rattlesnake Pass Improvements (ST073), North Marana Sewer Interceptor Project (WR021), and East Tangerine Segment 1 Pipeline Upsizing Project (WT053) (George Cardieri)

Discussion:

The Town sometimes needs to acquire property rights for a capital improvement project. These property rights could include rights of entry, temporary or permanent easements, and additional real property or right of way. Traditionally, staff brought each project forward individually. In an effort to simplify this effort, staff is grouping projects that are active or expected to be active in the near term. Therefore, this resolution is Council's authorization for Town staff to acquire property rights by negotiation or condemnation for the following three budgeted public works projects:

Twin Peaks Rattlesnake Pass Improvements (ST073)
North Marana Sewer Interceptor Project (WR021)

East Tangerine Segment 1 Pipeline Upsizing Project (WT053)

Staff will start negotiations with owners after Council approval and anticipates most acquisitions will happen next fiscal year.

Financial Impact:

All three projects presented below have been assigned budget authorization in F/Y 2022 and are also being continued in F/Y 2023.

Twin Peaks Rattlesnake Pass Improvements (ST073)

Real Property Acquisition Funding Source: South Benefit Area Impact Fees
DR Horton is contributing to the design and construction of the roadway

North Marana Sewer Interceptor Project (WR021)

Real Property Acquisition Funding Source: Wastewater Capital Fees

East Tangerine Segment 1 Pipeline Upsizing Project (WT053)

Real Property Acquisition Funding Source: Water Impact Fees

Staff Recommendation:

Staff recommends adoption of Resolution No. 2022-032, authorizing Town staff to acquire property rights needed for the three public works projects.

Suggested Motion:

I move to adopt Resolution No. 2022-032, authorizing Town staff to acquire property rights needed for the three public works projects.

Attachments

Resolution No. 2022-032
Presentation

MARANA RESOLUTION NO. 2022-032

RELATING TO PUBLIC WORKS; AUTHORIZING TOWN STAFF AND REPRESENTATIVES TO ACQUIRE, BY NEGOTIATION OR CONDEMNATION, LANDS AND PROPERTY RIGHTS NEEDED FOR THE FOLLOWING TOWN OF MARANA PROJECTS: TWIN PEAKS RATTLESNAKE PASS IMPROVEMENTS (ST073), NORTH MARANA SEWER INTERCEPTOR PROJECT (WR021), AND EAST TANGERINE SEGMENT 1 PIPELINE UPSIZING PROJECT (WT053)

WHEREAS the Town of Marana is constructing or will soon begin constructing the following Town projects: Twin Peaks Rattlesnake Pass Improvements (ST073), North Marana Sewer Interceptor Project (WR021), and East Tangerine Segment 1 Pipeline Upsizing Project (WT053) (the “Projects”); and

WHEREAS the Town of Marana needs to acquire certain rights-of-way, easements and other property rights to construct the improvements needed for the Projects, (all of which interests in real estate are collectively referred to as the “Needed Property”); and

WHEREAS the Mayor and Council of the Town of Marana find that the acquisition or condemnation of the Needed Property is necessary for the public health, safety and welfare of the citizens of Marana.

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

Section 1. The particular rights-of-way, easements, and other property rights that constitute the “Needed Property” will be set forth on the right-of-way plans prepared for each of the Projects.

Section 2. Town staff and representatives are hereby authorized and directed to negotiate the Town’s acquisition of the Needed Property based on offer amounts believed to be just compensation as determined based on an independent fee appraisal or on an internal market analysis if the just compensation is believed to be \$10,000 or less.

Section 3. Before procuring an appraisal on any of the real estate included in the Needed Property, Town staff and representatives are authorized to offer the owner the Town staff’s estimated cost of obtaining an appraisal.

Section 4. The Town Manager, Town Engineer, and Town staff and representatives are hereby authorized to execute on the Town’s behalf any and all documents necessary to acquire the Needed Property on terms consistent with sections 2 or 3 of this resolution.

Section 5. If Town staff and representatives are unable to acquire the Needed Property on terms consistent with sections 2 or 3 of this resolution, the Town Attorney is hereby authorized and directed to bring one or more actions under the power of eminent domain to acquire the Needed Property for just compensation as determined by the Court or jury.

Section 6. Town staff and representatives are authorized to pay all survey, environmental investigation, title, escrow, recording, and filing fees and costs associated with these acquisitions.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, this 5th day of April 2022.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

Cherry L. Lawson, Town Clerk

Jane Fairall, Town Attorney



Real Property Acquisitions for Capital Projects

George Cardieri, Real Property Manager

April 5, 2022



Government Power

- **Eminent Domain**

- The inherent power of the government to take private property for public use
- Limited by the 5th Amendment to the United States Constitution...

“nor shall private property be taken for public use, without just compensation.”



Real Property Acquisition Process

- **The public agency is required make a good faith attempt to purchase the property prior to exercising eminent domain**
 - Establish just compensation based on an appraisal or market analysis
 - Present an offer of just compensation
 - Consider information and requests made by the owner
- **If an agreement cannot be reached, the public agency may exercise its power of eminent domain by initiating a condemnation court action**
 - The public agency is typically granted immediate possession of the property
 - Compensation to be paid to the owner is determined through the court system, either through mediation, arbitration or by trial.



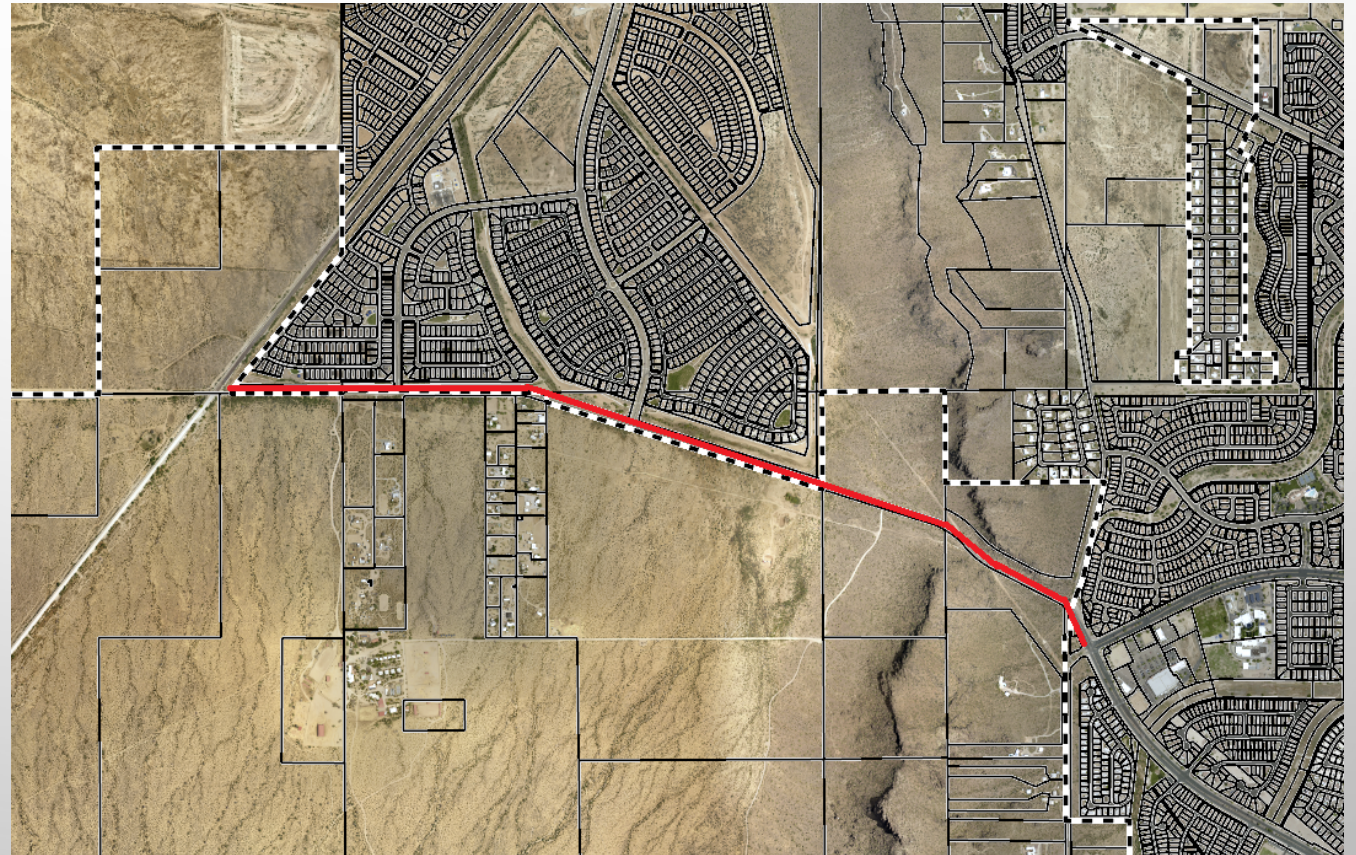
Current CIP Projects

- Twin Peaks Rattlesnake Pass Improvements (ST073)
- North Marana Sewer Interceptor Project (WR021)
- East Tangerine Segment 1 Pipeline Upsizing (WT053)



Twin Peaks Rattlesnake Pass Improvements

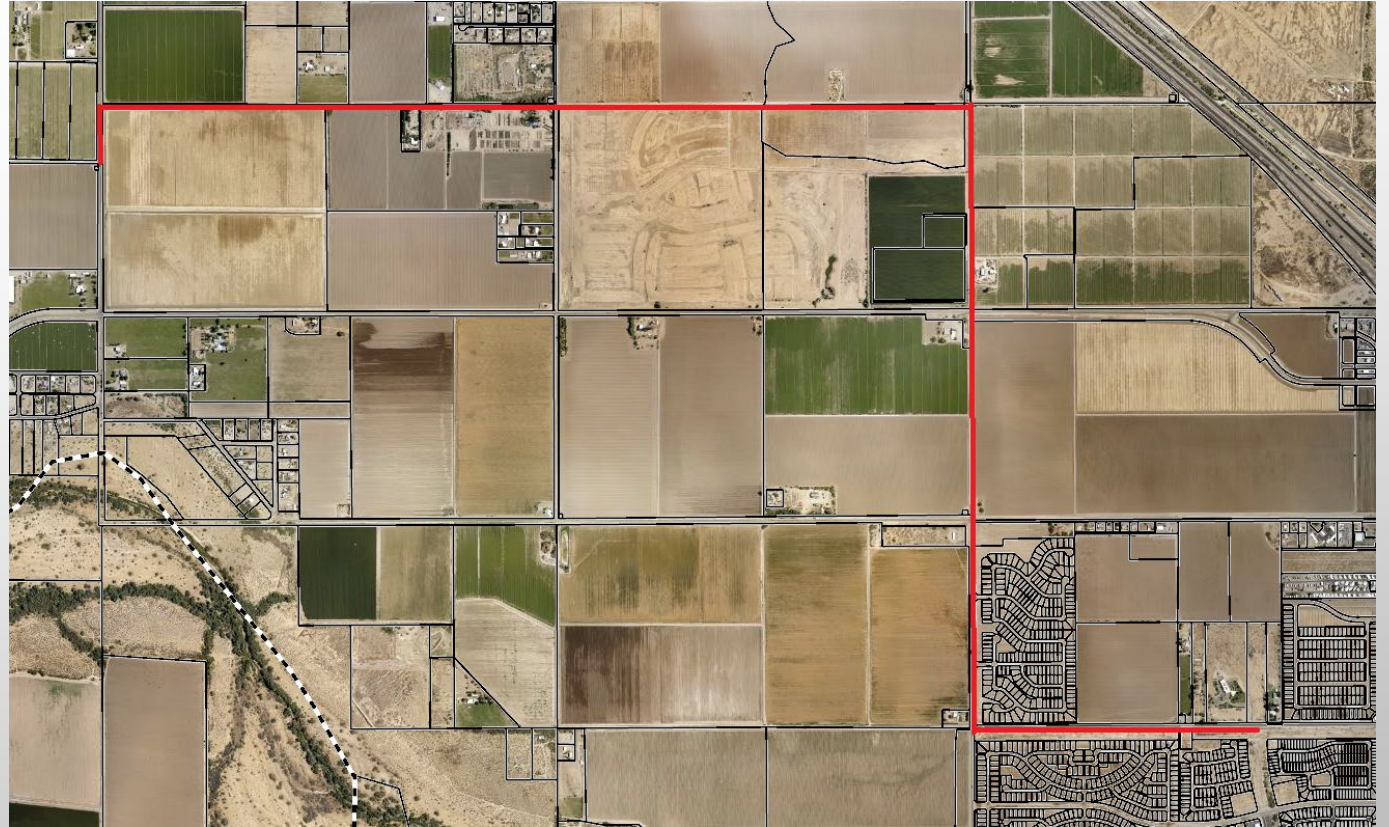
- Project ST073
- Full Road Reconstruction
- Added Travel Lanes, Turn Lanes, Center Medians, Multi-Use Pathways, New Landscaping and Drainage Improvements
- Acquisitions funded by impact fees
- DR Horton is contributing to the design and construction of the roadway





North Marana Sewer Interceptor Project

- Project WR021
- New 27" Sewer Main
- Public Water and Sewer Easements will be acquired at this time
- Acquisitions funded by wastewater capital fees





East Tangerine Segment 1 Pipeline Upsizing

- Project WT053
- New Water Main
- Public Right of Way will be acquired at this time in preparation of the near future widening of Tangerine Road
- Acquisitions funded by water impact fees





Council-Regular Meeting

A2

Meeting Date: 04/05/2022

To: Mayor and Council

Submitted For: George Cardieri, Real Property Manager

From: George Cardieri, Real Property Manager

Date: April 5, 2022

Strategic Plan Focus Area:
Commerce

Strategic Plan Focus Area Additional Info:

Attract and maintain career-oriented commerce. Ensure capital improvement projects advance the community's economic development goals and adhere to aesthetic standards.

Subject: Resolution No. 2022-033: Relating to Real Estate; approving and authorizing the Town Engineer to execute a Temporary Construction Easement granting the Arizona Department of Transportation a temporary construction easement in the Town's public right-of-way on Orange Grove Road, both east and west of Interstate 10 (George Cardieri)

Discussion:

The Arizona Department of Transportation ("ADOT") will be reconstructing Interstate 10 between Ruthrauff and Ina Roads. As part of the project, ADOT needs to obtain a Temporary Construction Easement in the Town's public right-of-way for Orange Grove Road, both east and west of Interstate 10, for reconstructing tie-in improvements and for traffic control measures. The proposed resolution will authorize the Town Engineer to sign the temporary construction easement, granting ADOT the right to use of the right-of-way during the construction.

Staff Recommendation:

Staff recommends adoption of Resolution No. 2022-033, authorizing the Town Engineer, on behalf of the Town, to execute the Temporary Construction Easement in substantially the form attached to and incorporated in this resolution as Exhibit A, as requested by ADOT for the Interstate 10 Reconstruction between Ruthrauff and Ina Roads.

Suggested Motion:

I move to adopt Resolution No. 2022-033, authorizing the Town Engineer to execute the Temporary Construction Easement as requested by ADOT for the Interstate 10 Reconstruction between Ruthrauff and Ina Roads.

Attachments

Resolution No. 2022-033

Exhibit A to Resolution (TCE document)

Project Fact Sheet and Map

MARANA RESOLUTION NO. 2022-033

RELATING TO REAL ESTATE; APPROVING AND AUTHORIZING THE TOWN ENGINEER TO EXECUTE A TEMPORARY CONSTRUCTION EASEMENT GRANTING THE ARIZONA DEPARTMENT OF TRANSPORTATION A TEMPORARY CONSTRUCTION EASEMENT IN THE TOWN'S PUBLIC RIGHT-OF-WAY ON ORANGE GROVE ROAD, BOTH EAST AND WEST OF INTERSTATE 10

WHEREAS the Town of Marana owns and maintains the public right-of-way for Orange Grove Road, both east and west of Interstate 10; and

WHEREAS the Arizona Department of Transportation ("ADOT") will be reconstructing Interstate 10 between Ruthrauff and Ina Roads; and

WHEREAS ADOT needs to obtain a Temporary Construction Easement in the Town's public right-of-way for reconstructing tie-in improvements and for traffic control measures to be executed by the Town; and

WHEREAS the Mayor and Council of the Town of Marana find that the public interests are served by approving this resolution.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Marana, Arizona, authorizing the Town Engineer, on behalf of the Town, to execute the Temporary Construction Easement in substantially the form attached to and incorporated in this resolution as Exhibit A.

BE IT FURTHER RESOLVED THAT the Town's Manager and staff are hereby directed and authorized to undertake all other and further tasks required or beneficial to carry out this resolution,

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, this 5th day of April 2022.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

Cherry L. Lawson, Town Clerk

Jane Fairall, Town Attorney

ARIZONA DEPARTMENT OF TRANSPORTATION
TEMPORARY CONSTRUCTION EASEMENT

The undersigned Grantor, for VALUABLE CONSIDERATION, does hereby grant to the **STATE OF ARIZONA**, by and through its **Department of Transportation**, hereinafter termed Grantee, an exclusive temporary construction easement (“TCE”) for use by its agents and contractors under Grantee’s direction, for construction in connection with the construction of Project No. 010 PM 249 H7583 01C of the CASA GRANDE - TUCSON Highway (the “Project”) across that certain real property situated in Pima County, Arizona, described as:

Those portions of the Southeast quarter of the Southeast quarter (SE¼SE¼) of Section 6, and of the North half of the Northeast quarter (N½NE¼) of Section 7, Township 13 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona, as shown in red on the plat(s) attached hereto and made a part hereof (the “Property”).

Grantee shall be responsible for any accidents or damages occurring on or to the Property during the term of this TCE caused by negligent acts or conduct of Grantee, or by the negligent acts or conduct of Grantee’s employees, servants or agents.

To the extent practicable, Grantee shall restore the surface improvements on said Property to a condition as good as or better than what existed immediately prior to Grantee’s entry.

It is further understood and agreed that this TCE is to expire and terminate thirty (30) days after the completion of the Project.

Signed on the _____ day of _____, 20____.

GRANTOR

X

 PRINTED NAME

 PRINTED NAME

 PRINTED NAME

 PRINTED NAME

**Approved by the Director of the Arizona
 Department of Transportation**

Accepted: STATE OF ARIZONA

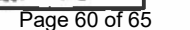
_____, 20____
 (Date Only)

_____, 20____
 By _____
 Right of Way Manager

PROJECT: 010 PM 249 H7583
 010-D(211)A

LOCATION: Ina Road – Ruthrauff Road

PARCEL: 10-2082
 SR 02-22-2022



ELECTRONIC: gcardieri@MARANAAZ.GOV

Town of Marana, Arizona, an Arizona municipal corporation
% George Cardieri
11555 W Civic Center Drive
Marana, AZ 85653

RE: Project: 010 PM 249 H7583 01D
Highway: Ina Rd - Ruthrauff Rd
Section: Casa Grande - Tucson
Parcel: 10-2082

Dear Mr. Cardieri:

The Arizona Department of Transportation must obtain a Temporary Construction Easement (TCE) on property you own located at Orange Grove Rd, Marana, AZ in Pima County that is needed in connection with the above-referenced highway project. The area affected is shown outlined in red on the map attached to the TCE document submitted for your consideration.

The TCE is required for access to Grove Rd for a duration of approximately 24 months from the date that construction starts.

Please sign one copy of the TCE where indicated by the red "X," and return it with the completed Substitute W-9 form in the pre-addressed envelope provided for your convenience. Upon receipt, we will process and render a payment in the amount of \$0.00. The document marked "Your Copy" is for your records.

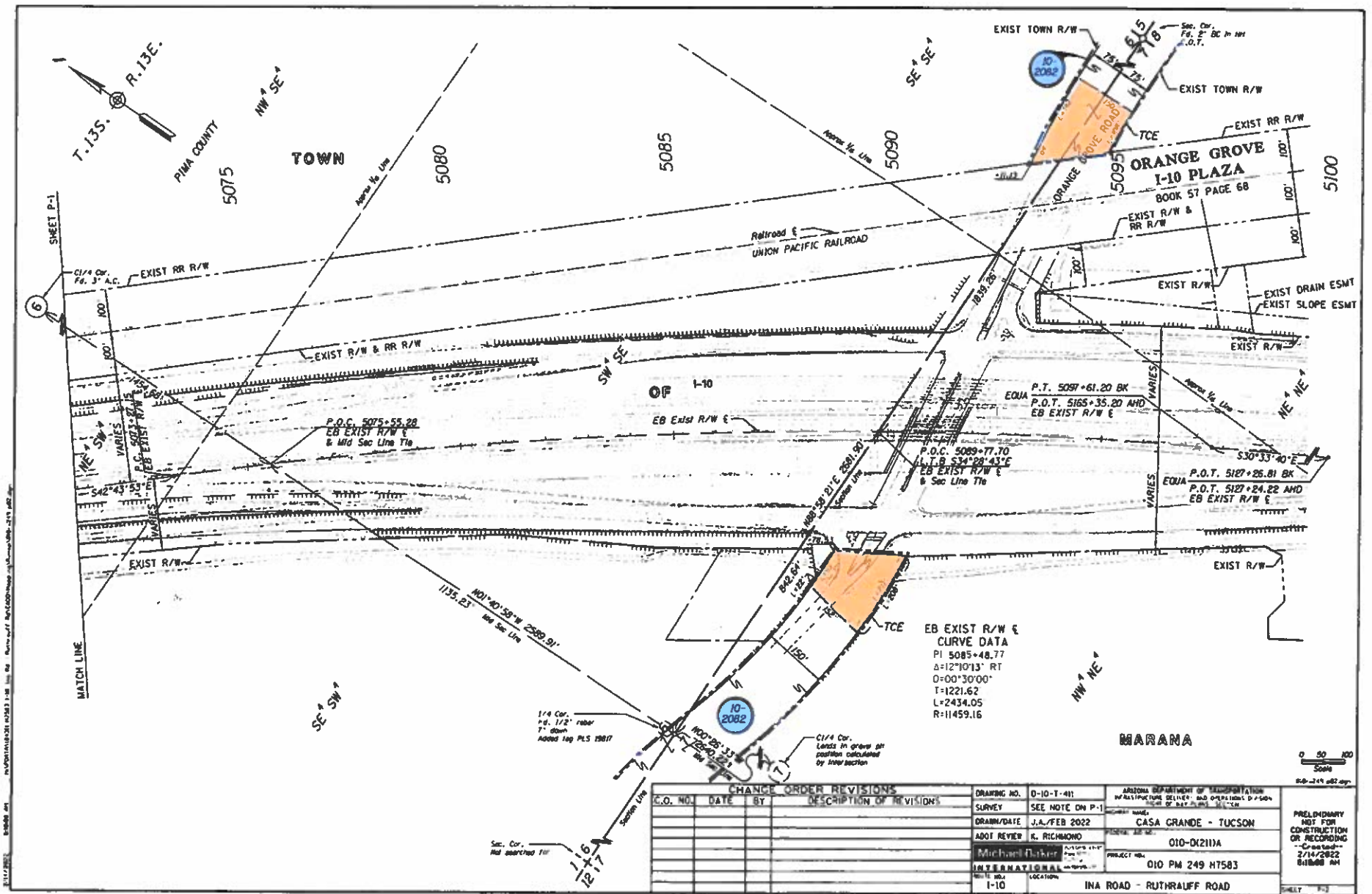
If you have any questions, please contact me at 205 South 17th Avenue, Mail Drop 612E, Phoenix, Arizona 85007, or call 602-712-7516. You may also contact me at vmancilla@azdot.gov. Thank you for your cooperation and prompt attention to this matter.

Sincerely,

Vidal Mancilla

Vidal Mancilla, Right of Way Agent
Right of Way Group

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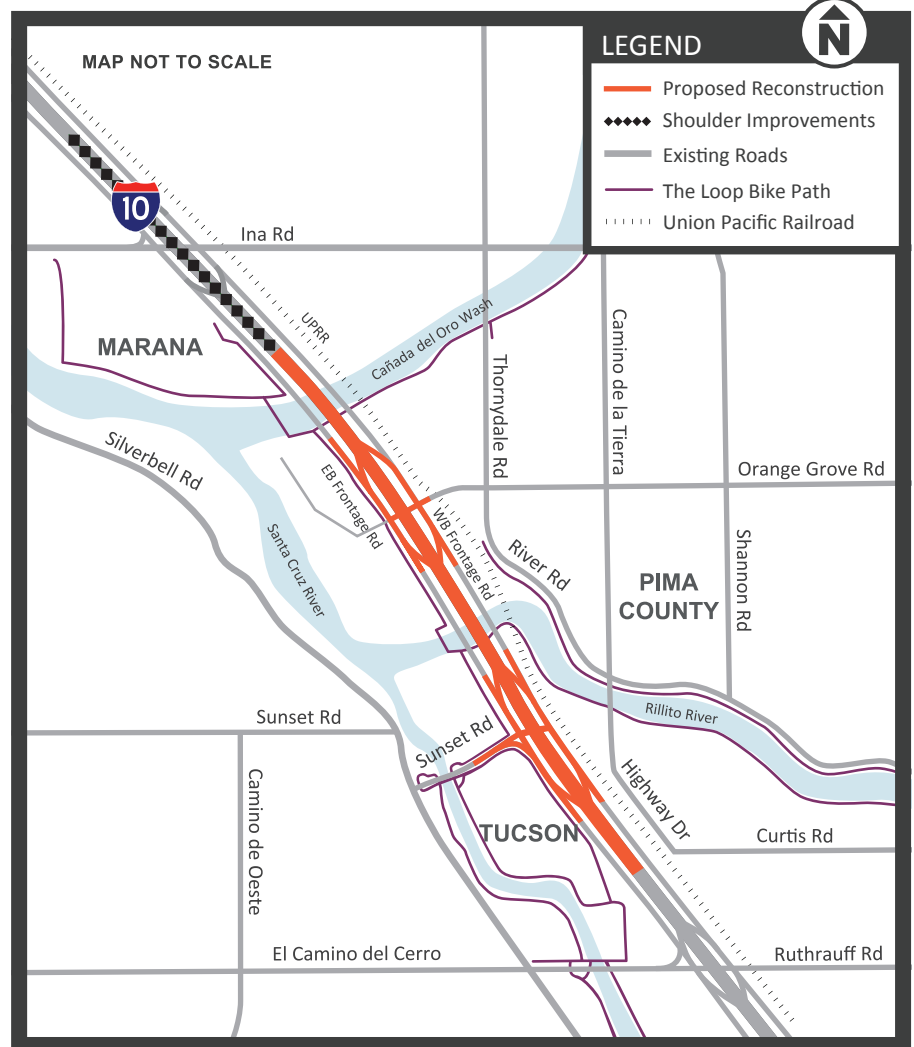
Interstate 10

INA ROAD TRAFFIC INTERCHANGE TO RUTHRAUFF ROAD TRAFFIC INTERCHANGE PROJECT

PROJECT OVERVIEW

The project to design improvements to Interstate 10 between the Ina Road and Ruthrauff Road interchanges in Pima County will include improvements to:

- ▶ Reconstruct and widen nearly four miles of I-10 from three lanes in each direction to four lanes
- ▶ Add auxiliary lanes to create two-lane entrance and exit ramps at all interchanges in this section of interstate
- ▶ Remove existing inside shoulder pavement and construct additional lane in each direction near the Ina Road interchange
- ▶ Reconstruct the traffic interchange at Orange Grove Road, including providing additional vertical clearance under I-10
- ▶ Reconstruct the traffic interchange at Sunset Road to bring Sunset Road over I-10
- ▶ Reconstruct the Cañada del Oro Wash and Rillito River bridges to provide sufficient clearance
- ▶ Construct retaining walls as needed throughout the project area
- ▶ Provide drainage, lighting, landscaping and other improvements



PROJECT PURPOSE

The project will increase roadway capacity, improve operational efficiency, implement components of regional transportation plans, and address existing roadway deficiencies to enhance safety for the traveling public.

ANTICIPATED TIMELINE

The design process began in December 2020. Construction is tentatively expected to begin in the second half of 2022.

CONTACT

Questions and comments can be submitted throughout the design process in any of the following ways:

PHONE: 855.712.8530 (English and Spanish)

EMAIL: JMoerke@azdot.gov

ONLINE: azdot.gov/i10ina2ruthrauff

MAIL: ADOT Community Relations,
1221 S. Second Avenue, Tucson, AZ 85713

Sign up to receive project information and updates by email. Visit the project web page and click on "subscribe for updates."



Marana Regular Town Council Meeting April 5, 2022

Pursuant to Title VI of the Civil Rights Act of 1964, the Americans with Disabilities Act (ADA) and other nondiscrimination laws and authorities, ADOT does not discriminate on the basis of race, color, national origin, sex, age, or disability. Persons who require a reasonable accommodation based on language or disability should contact Jeremiah Moerke, ADOT Community Relations Manager, at 520.388.4233 or jmoerke@azdot.gov. Requests should be made as early as possible to ensure the State has an opportunity to address the accommodation.



MAP NOT TO SCALE

LEGEND

- Proposed Reconstruction
- Shoulder Improvements
- Existing Roads
- The Loop Bike Path
- Union Pacific Railroad

