



MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
NOTICE AND AGENDA

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, April 18, 2023, at or after 5:30 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 18, 2023, at or after 5:30 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

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. 2023-032: Relating to Administration; appointing the Grants Manager as an authorized representative for submission of grant applications (Yiannis Kalaitzidis)
- C2 Resolution No. 2023-033: Relating to Development; approving the Final Plat for Monarch Block, 1 Lots 1 through 254 and Common Areas "A" - "Z" & "AA" located south of West Clark Farms Boulevard and west of North Lon Adams Road (Steve Cheslak)
- C3 Resolution No. 2023-034: Relating to Development; approving the Final Plat for Monarch Blocks 11 and 12, Lots 1 through 173 and Common Areas "A" - "O" located south of West Barnett Road, north of West Clark Farms Boulevard and east of West Civic Center Drive (Steve Cheslak)
- C4 Resolution No. 2023-035: Relating to Development; approving the Final Plat for Monarch Block 13 Lots 1 through 114 and Common Areas "A" - "I" located south of West Barnett Road, north of West Clark Farms Boulevard and east of North Sandario Road (Steve Cheslak)

C5 Resolution No. 2023-036: Relating to the Police Department; approving and authorizing the Town Manager to execute a High Intensity Drug Trafficking Area (HIDTA) Grant Agreement between the City of Tucson (COT) and the Town of Marana to receive funding under COT Grant Number HT-23-2930 (Melissa Weimer)

C6 Regular Council Meeting Summary Minutes of April 4, 2023 (David L. Udall)

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

A1 PUBLIC HEARING: Ordinance No. 2023.012: Relating to Land Development; revising Marana Town Code Title 17 (Land Development), Chapter 17-4 (Zoning), Section 17-4-5 (Residential zoning districts R-180, R-144, R-80, R-36, R-16, R-10, R-8, R 7, R-6, R-5, R-4, and R-3) to increase the maximum allowable building height for the main building in the R-180, R-144, and R-80 zones, and Section 17-4-7 (Commercial zoning districts) to provide that the required minimum site area in the Village Commercial (VC) zoning district may be less than 10 acres in certain circumstances; and designating an effective date (Jason Angell)

ITEMS FOR DISCUSSION / POSSIBLE ACTION

D1 Relating to Budget; review, discussion, consideration, and direction to staff regarding the fiscal year 2023-2024 Manager's recommended budget for the Town of Marana (Terry Rozema and Yiannis Kalaitzidis)

D2 Relating to Legislation and Government Actions; discussion and possible action or direction regarding all pending state, federal, and local legislation/government actions and on recent and upcoming meetings of 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).

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

C1

Meeting Date: 04/18/2023

To: Mayor and Council

Submitted For: Yiannis Kalaitzidis, Finance Director

From: Libby Shelton, Deputy Town Attorney

Date: April 18, 2023

Strategic Plan Focus Area:

Proactive Public Services

Subject: Resolution No. 2023-032: Relating to Administration; appointing the Grants Manager as an authorized representative for submission of grant applications (Yiannis Kalaitzidis)

Discussion:

The Town of Marana applies for and is awarded various grants from various entities from time to time, many of which are awarded on an annual basis. Multiple federal agencies use grants.gov as their grants application portal and applications must be submitted by a representative of the Town that the governing body has authorized to submit grant applications. The governing body's authorization must be on file in the applicant's office and, sometimes, this authorization must be submitted as part of the application. The Grants Manager position at the Town is best suited, following consultation with Town staff, to be an authorized representative for the Town to submit grant applications. Staff is requesting the Grants Manager to be appointed by Council as an authorized representative for grant applications.

Financial Impact:

This request streamlines the grants application process. There is no financial impact for this request.

Staff Recommendation:

Staff recommends adoption of Resolution No. 2023-032 appointing the Grants Manager as an authorized representative for submission of grant applications.

Suggested Motion:

I move to adopt Resolution No. 2023-032, appointing the Grants Manager as an authorized representative for submission of grant applications.

Attachments

Resolution No. 2023-032

MARANA RESOLUTION NO. 2023-032

RELATING TO ADMINISTRATION; APPOINTING THE GRANTS MANAGER AS AN AUTHORIZED REPRESENTATIVE FOR SUBMISSION OF GRANT APPLICATIONS

WHEREAS the Town of Marana applies for and is awarded various grants from various entities from time to time, many of which are awarded on an annual basis; and

WHEREAS multiple federal agencies use grants.gov as their grants application portal and applications must be submitted by a representative of the Town that the governing body has authorized to submit grant applications; and

WHEREAS the governing body's authorization must be on file in the applicant's office and, sometimes, this authorization must be submitted as part of the application; and

WHEREAS the grants manager position at the Town is best suited, following consultation with Town staff, to be an authorized representative for the Town to submit grant applications; and

WHEREAS the Mayor and Council of the Town of Marana find that authorizing the grants manager to sign grant applications is in the best interests of the citizens of Marana.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, that the grants manager is hereby appointed as an authorized representative for grant applications

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 18th day of April, 2023.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

David L. Udall, Town Clerk

Jane Fairall, Town Attorney



Council-Regular Meeting

C2

Meeting Date: 04/18/2023

To: Mayor and Council

From: Steven Cheslak, Principal Planner

Date: April 18, 2023

Strategic Plan Focus Area:

Not Applicable

Subject: Resolution No. 2023-033: Relating to Development; approving the Final Plat for Monarch Block, 1 Lots 1 through 254 and Common Areas "A" - "Z" & "AA" located south of West Clark Farms Boulevard and west of North Lon Adams Road (Steve Cheslak)

Discussion:

Request

Perry Engineering, representing the property owner, FDC Marana Venture I, L.L.C., is requesting approval of a final plat for 254 single-family residential lots and common areas "A" - "Z" & "AA" on 62.63 acres of land within the Rancho Marana West Specific Plan area. The remaining undeveloped blocks of the Rancho Marana West Secific Plan area, known as Vanderbilt Farms, are planned to be purchased by Sunbelt Holdings and will be rebranded as "Monarch", replacing the Vanderbilt Farms subdivision name.

Location

The proposed subdivision is located within Block 1 of the Re-Plat of Final Block Plat Vanderbilt Farms Blocks 1 thru 13 and 11A (Seq# 20201810353) located south of West Clark Farms Boulevard and west of North Lon Adams Boulevard.

Zoning

The zoning of the subdivision is SP - Rancho Marana West Specific Plan Amendment with the land use designation of Medium Density Residential (MDR). The MDR land use permits detached single-family detached homes with a minimum lot size of 6,000

square feet. The proposed plat minimum lot size is 6,000 square feet. The proposed plat maximum lot size is 15,311 square feet and the proposed plat average lot size is 6,934 square feet.

Transportation

The subdivision will have an entry on all four sides of the subdivision, W. Despain Drive, W Clark Farms Boulevard, W. Moore Road and N. Lon Adams Boulevard. The typical internal street section is a 42-foot wide public right-of-way.

Recreation and Park Requirement

Per the Amended and Restated Vanderbilt Farms Development Agreement, approved by the Marana Town Council on June 23, 2020, 185 square feet of on-site recreation area per single-family detached residence is required. This subdivision requires a minimum of 46,990 square feet of recreation area. A total of approximately 382,759 square feet of recreation area is provided within Common Areas "A, B C & D".

Preliminary Plat

The preliminary plat for Monarch was approved by Town staff on June 7, 2022.

Staff Recommendation:

Staff has reviewed the proposed final plat against the requirements of the Rancho Marana West Specific Plan Amendment, the Amended and Restated Vanderbilt Farms Development Agreement, the Marana Town Code, and the Marana General Plan. The proposed final plat is in substantial conformance with all required development regulations, and staff recommends approval.

Suggested Motion:

I move to adopt Resolution No. 2023-033, approving the Final Plat for Monarch Block 1.

Attachments

Resolution No. 2023-033
Monarch Block 1 Final Plat
Location Map
Application

MARANA RESOLUTION NO. 2023-033

RELATING TO DEVELOPMENT; APPROVING THE FINAL PLAT FOR MONARCH BLOCK 1, LOTS 1 THROUGH 254 AND COMMON AREAS "A" - "Z" & "AA" LOCATED SOUTH OF WEST CLARK FARMS BOULEVARD AND WEST OF NORTH LON ADAMS ROAD

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

WHEREAS, on May 18, 1999, the Marana Town Council adopted Ordinance No. 99.13, amending the Rancho Marana Specific Plan by dividing Master Developer duties between Rancho Marana East (east of the I-10 freeway) and Rancho Marana West (west of the I-10 freeway); and

WHEREAS, on February 15, 2005, the Marana Town Council adopted Ordinance No. 2005.05, further amending the Rancho Marana West Specific Plan to amend Development Regulations and include Design Guidelines; and

WHEREAS, also on February 15, 2005, the Marana Town Council adopted Resolution No. 2005-20, approving the Vanderbilt Blocks 1 thru 13 Final Block Plat located within the Rancho Marana West Specific Plan area; and

WHEREAS, on June 23, 2020, the Marana Town Council adopted Resolution No. 2020-59 approving the Re-Plat of Final Block Plat Vanderbilt Farms Blocks 1 thru 13 and 11A (the "Vanderbilt Re-Plat"); and

WHEREAS Perry Engineering, representing FDC Marana Venture I, L.L.C., the property owner, has applied for approval of a final plat for a 254-lot single-family residential home subdivision within Block 1 of the Vanderbilt Re-Plat located south of West Clark Farms Boulevard, and west of North Lon Adams Road; and

WHEREAS the Mayor and Town Council, at its April 18, 2023 meeting, determined that the Final Plat for Monarch Block 1, Lots 1 through 254 and Common Areas "A" - "Z" & "AA" should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA that the Final Plat for Monarch Block 1 is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 18th day of April, 2023.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

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

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

PRIVATE DRAINAGEWAYS AND COMMON AREAS AS SHOWN ON THIS PLAT ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND THEIR GUESTS AND INVITEES. COMMON AREA, BUT NOT PRIVATE DRAINAGEWAYS, ARE GRANTED AS EASEMENTS TO THE TOWN OF MARANA, PIMA COUNTY, AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF, AND ACCESS TO, UNDERGROUND PUBLIC AND PRIVATE UTILITIES AND SEWERS. PRIVATE DRAINAGEWAYS ARE ALSO RESERVED FOR THE FLOW OF WATER, WHETHER SURFACE, FLOOD, OR RAINFALL, FROM THIS SUBDIVISION AND OTHER LANDS AS APPROVED BY THE TOWN ENGINEER. TITLE TO ALL PRIVATE DRAINAGEWAYS AND COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN SEQUENCE NUMBER 20221400269 IN THE OFFICE OF THE RECORDER OF PIMA COUNTY, ARIZONA, EACH AND EVERY LOT OWNER WITHIN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION WHICH IS RESPONSIBLE FOR THE CONTROL, MAINTENANCE, SAFETY, AND LIABILITY OF THE PRIVATE DRAINAGEWAYS AND COMMON AREAS WITHIN THIS SUBDIVISION.

LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 2105, AS TRUSTEE ONLY AND NOT OTHERWISE.

BY: _____ DATE: _____
DIANE SLOANE - TRUST OFFICER

ACKNOWLEDGEMENTS

STATE OF ARIZONA) s.s.:
PIMA COUNTY)
ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED
DIANE SLOANE, WHO ACKNOWLEDGED TO BE THE TRUST OFFICER OF LANDMARK TITLE ASSURANCE AGENCY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 2105 AND BEING
AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

BENEFICIARY

THE BENEFICIARY OF LANDMARK TITLE ASSURANCE AGENCY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, TRUST NO. 2105 IS:

FCD MARANA VENTURE I, L.L.C.
DONALD EDWARDS
2633 E. INDIAN SCHOOL, SUITE 110
PHOENIX, AZ 85016
602-833-8199

RECORDING DATA

STATE OF ARIZONA) s.s.: FEE _____
PIMA COUNTY) SEQUENCE NO. _____

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF PERRY ENGINEERING, ON THIS _____ DAY OF _____, 20____, AT _____ M. IN SEQUENCE NO. _____ THEREOF.

GABRIELLA CAZARES-KELLY
PIMA COUNTY RECORDER BY DEPUTY

CERTIFICATION

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

BY: _____ DATE: _____
CLERK OF THE TOWN OF MARANA

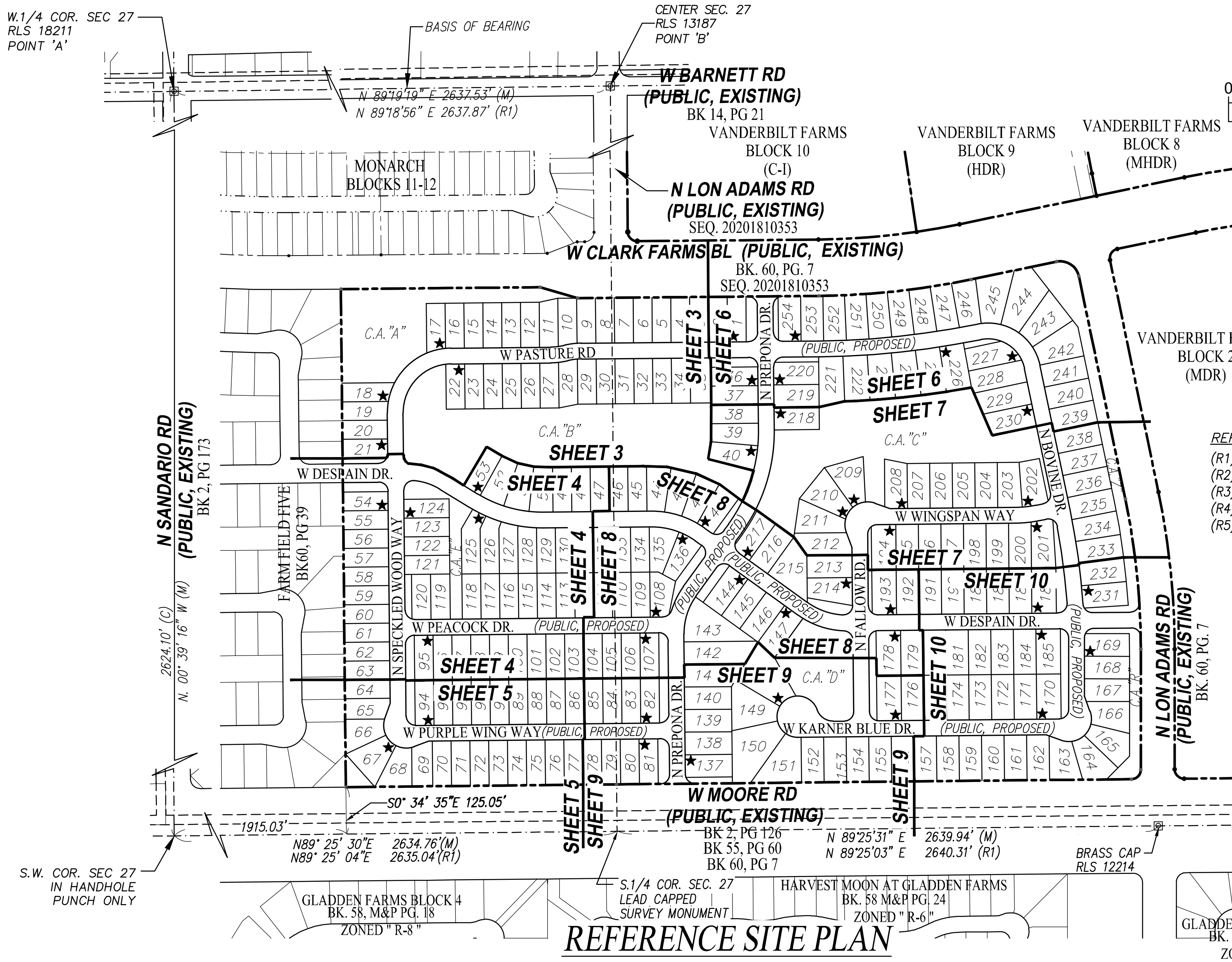
ASSURANCES

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 2105 FROM LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS RECORDED IN SEQUENCE NO. _____ HAS BEEN PROVIDED TO GUARANTEE INSTALLATION OF REQUIRED STREET, SEWER, ELECTRIC, GAS AND WATER UTILITIES, DRAINAGE, FLOOD CONTROL AND OTHER SUBDIVISION IMPROVEMENTS MEETING ESTABLISHED MINIMUM STANDARDS OF DESIGN AND CONSTRUCTION.

BY: _____ DATE: _____
TOWN OF MARANA

FINAL PLAT
FOR
MONARCH BLOCK 1
LOTS 1 THROUGH 254 AND COMMON AREAS "A" - "Z" & "AA", DRAINAGE / DETENTION BASIN, RECREATION, LANDSCAPE AND BUFFERYARDS, BEING A RESUBDIVISION OF BLOCK 1 OF RE-PLAT OF FINAL BLOCK PLAT VANDERBILT FARMS BLOCKS 1 THRU 13 & 11A, SEQ #20201810353, SECTION 27 OF T-11-S, R-11-E OF THE G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

ADMINISTRATIVE ADDRESS: 11392 W MOORE ROAD



CERTIFICATION

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

ANDREW MYRL CLARK
PERRY ENGINEERING, LLC
ARIZONA REGISTRATION #51130

06/20/2022
DATE

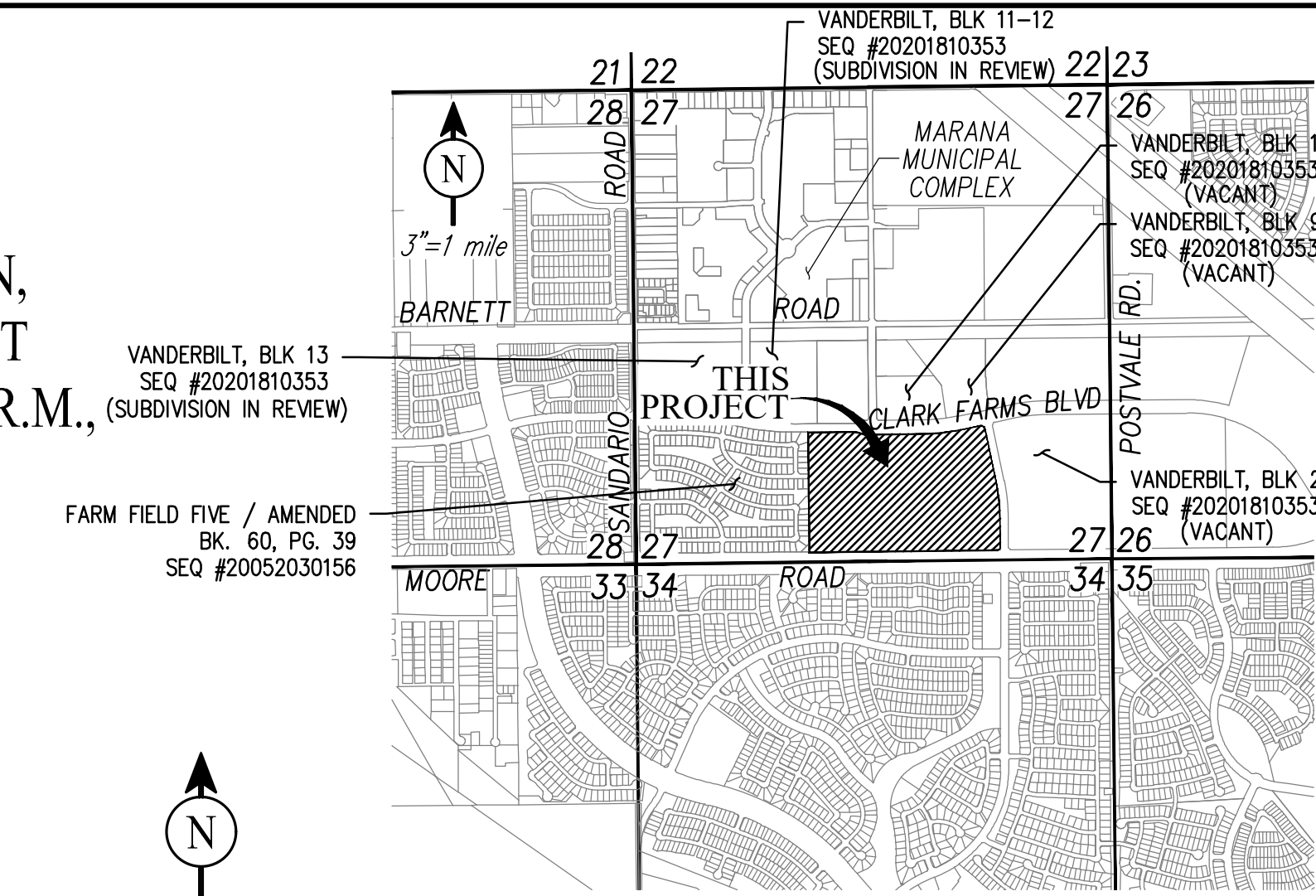
ANDREW M. CLARK R.L.S. # 51130

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

06/20/2022
DATE

KENNETH D. PERRY
PERRY ENGINEERING, LLC
PE #34010

Expires: 09/30/2020



LOCATION MAP

A PORTION OF THE SOUTH 1/2 OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 11 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- CALCULATED POSITION NOT FOUND OR SET
- FOUND 2" BRASS CAP - B.L.M. LOT CORNER
- FOUND MONUMENT AS NOTED
- SET 1/2" IRON REBAR W/BRASS TAG - RLS 51130
- CALCULATED DATA PER THIS SURVEY
- MEASURED DATA PER THIS SURVEY
- REQUIRED DRIVEWAY SIDE
- PROPOSED SIGHT VISIBILITY TRIANGLE
- PROPOSED SURVEY MONUMENT PER MARANA DETAIL M-103-B

REFERENCE DOCUMENTS:

- (R1) SEQ. 20201810353
- (R2) BOOK 60 OF MAPS AND PLATS, PAGE 7
- (R3) BOOK 60 OF MAPS AND PLATS, PAGE 39
- (R4) BOOK 58 OF MAPS AND PLATS, PAGE 24
- (R5) BOOK 55 OF MAPS AND PLATS, PAGE 60

APPROVALS

MARANA TOWN ENGINEER/DEVELOPMENT ENGINEER _____ DATE _____
MARANA PLANNING MANAGER _____ DATE _____
MARANA WATER DIRECTOR _____ DATE _____

ASSURED WATER SUPPLY

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

MARANA WATER DIRECTOR _____ DATE _____

ADMINISTRATIVE ADDRESS

11392 W MOORE RD
MARANA AZ, 85653

SHEET INDEX

SHEET 1 DEDICATION, SIGNATURE SHEET AND SITE MAP
SHEET 2 GENERAL NOTES
SHEETS 3-10..... NEW FINAL PLAT SHEETS
SHEET 11 LINE AND CURVE TABLES

FINAL PLAT
FOR
MONARCH BLOCK 1

LOTS 1 THROUGH 254 AND COMMON AREAS "A" - "Z" & "AA", DRAINAGE / DETENTION BASIN, RECREATION, LANDSCAPE AND BUFFERYARDS, BEING A RESUBDIVISION OF BLOCK 1 OF RE-PLAT OF FINAL BLOCK PLAT VANDERBILT FARMS BLOCKS 1 THRU 13 & 11A, SEQ. # 20201810353, SECTION 27 OF T-11-S, R-11-E OF THE G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

REFERENCE PROJECTS:
#PRV2112-001
#SPA0511-001(SPA-05145)
JUNE, 2022

#PRV2202-004

SHEET 1 OF 11

SEQ. #

GENERAL NOTES

1. THE GROSS AREA OF THE SUBDIVISION IS 2,727,997 SF, OR 62.63 ACRES.
2. THE ZONING IS F – RANCHO MARANA WEST (SPECIFIC PLAN). THE LAND USE DESIGNATION IS MEDIUM DENSITY RESIDENTIAL (MDR).
3. THE DEVELOPMENT IS SUBJECT TO THE CONDITIONS AND AGREEMENTS OF THE RANCHO MARANA SPECIFIC PLAN, AS ADOPTED BY THE TOWN COUNCIL ON FEBRUARY 6, 1990, MARANA ORDINANCE NO. 90.04, AND AMENDED BY MARANA ORDINANCE NO. 99.13, ADOPTED ON MAY 18, 1999 (SEQUENCE 199910303680), AND FURTHER AMENDED BY MARANA ORDINANCE NO. 2005.05, ADOPTED ON FEBRUARY 15, 2005 (SEQUENCE 20050350342). THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS AND AGREEMENTS OF THE AMENDED AND RESTATED VANDERBILT FARMS DEVELOPMENT AGREEMENT ADOPTED BY RESOLUTION NO. 2020-058 AND RECORDED AT SEQUENCE 20201810352 ON JUNE 29, 2020.
4. THE ASSESSOR'S PARCEL NUMBER FOR THIS PROJECT IS 217-39-0160.
5. THE NUMBER OF RESIDENTIAL LOTS IS 254.
6. GROSS DENSITY IS 4.1 RAC.
7. MINIMUM ALLOWABLE LOT SIZE 6,000 SF. PER THE MDR LAND USE DESIGNATION DEVELOPMENT STANDARDS FOR SINGLE FAMILY DETACHED PROJECTS. MINIMUM PROVIDED LOT SIZE 6,000 SF.
TYPICAL LOT DIMENSIONS 120'x50'=6,000 SF; AND 120'x60'=7,200 SF.
AVERAGE LOT SIZE = 6,934 SF.
MAXIMUM LOT SIZE = 15,311 SF.
MAXIMUM ALLOWABLE BUILDING HEIGHT – 28' AND MAX. NUMBER OF STORIES IS TWO (2).
8. BUILDING SETBACKS PER RANCHO MARANA WEST SPECIFIC PLAN
 - a. THE REQUIRED FRONT YARD SETBACK SHALL BE A MINIMUM OF SIXTEEN (16) FEET, EXCEPT WHERE GARAGES OPEN OR FACE DIRECTLY ONTO AN ABUTTING STREET OR ALLEY, IN WHICH CASE THE GARAGE SETBACK SHALL BE A MINIMUM OF TWENTY (20) FEET. A MAXIMUM OF 35% OF THE LOTS MAY HAVE A REDUCED SETBACK TO 16 FEET, WITH THE BALANCE OF THE SETBACKS BEING 20 FEET OR GREATER.
 - b. ALONG PROJECT BOUNDARIES, THE MINIMUM FRONT, SIDE OR REAR YARDS SHALL BE 10 FEET.
 - c. THE REQUIRED REAR YARD (SETBACK) SHALL BE A MINIMUM OF TWENTY (20) FEET. WHERE THE FRONT YARD (SETBACK) IS INCREASED ABOVE TWENTY (20) FEET, THEN THE REAR YARD (SETBACK) MAY BE REDUCED ONE (1) FOOT FOR EACH FOOT OF INCREASE, BUT SHALL NOT BE REDUCED TO BELOW FIFTEEN (15) FEET. WHERE THE FRONT YARD (SETBACK) IS DECREASED BELOW THE MINIMUM TWENTY (20) FEET, THE REAR YARD (SETBACK) SHALL BE INCREASED ONE (1) FOOT FOR EACH FOOT OF DECREASE, BUT SHALL NOT BE REQUIRED TO BE OVER TWENTY-FIVE (25) FEET.
 - d. THE REQUIRED SIDE YARD (SETBACK) SHALL BE A MINIMUM OF FIVE (5) FEET, WITH A STREET SIDE YARD (SEBACK) HAVING A MINIMUM OF TEN (10) FEET.MINIMUM DISTANCES:
 - a. BETWEEN PRINCIPAL BUILDINGS – 15 FEET.
 - b. BETWEEN PRINCIPAL BUILDINGS AND DETACHED STORAGE OR UTILITY BUILDINGS – 3 FEET.
 - c. BETWEEN PRINCIPAL BUILDINGS AND A RECREATIONAL AND SOCIAL CENTER BUILDINGS – NONE.
9. NO FURTHER LOT SPLITTING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA.
10. AT LEAST TWO OFF-STREET SPACES WITHIN A FULLY ENCLOSED GARAGE WILL BE PROVIDED FOR EACH LOT (254 LOTS X 2 = 508).
11. CLARK FARMS BOULEVARD IS THE NEAREST PAVED ACCESS, AND IS ADJACENT TO THIS PROJECT.
12. 2.0 MILES OF NEW PUBLIC STREETS ARE INCLUDED IN THE PROJECT BOUNDARY AND 0.5 MILES INCLUDED OUTSIDE THE PROJECT BOUNDARY N. LON ADAMS RD. & W. CLARK FARMS BLVD), FOR A TOTAL OF 2.6 MILES OF NEW PUBLIC STREETS.
13. ALL PUBLIC ROADS AND DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THIS DEVELOPMENT SHALL BE CONSTRUCTED TO MINIMUM PIMA ASSOCIATION OF GOVERNMENTS (PAG) STANDARDS AND SPECIFICATIONS, IN ACCORDANCE WITH PLANS ACCEPTED BY THE TOWN OF MARANA.
14. ALL WEATHER ACCESS WILL BE PROVIDED FOR ALL LOTS PRIOR TO ANY LOT RELEASE.
15. INTERIOR STREETS: POSTED SPEED LIMIT FOR THIS PROJECT IS 25 MPH, THE DESIGN SPEED FOR THIS PROJECT IS 25 MPH. LON ADAMS RD: POSTED SPEED LIMIT IS 35 MPH AND THE DESIGN SPEED IS 35 MPH. CLARK FARMS BL WEST OF THE NORTH END OF LON ADAMS RD: THE POSTED SPEED LIMIT IS 40 MPH AND THE DESIGN SPEED IS 45 MPH. CLARK FARMS BL EAST OF THE NORTH END OF LON ADAMS RD: THE POSTED SPEED LIMIT IS 45 MPH AND THE DESIGN SPEED IS 50 MPH. THE DESIGN VEHICLE IS A WB-40 FOR ALL STREETS EXCEPT CLARK FARM BL AND LON ADAMS RD WHICH IS WB-62 OR WB-67.
16. LOTS ARE "A" (FRONT DRAINING).
17. DEVELOPER WILL COVENANT TO HOLD THE TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
18. DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.
19. THE 100-YEAR FREQUENCY FLOOD WILL BE ENTIRELY CONTAINED WITHIN THE CONSTRUCTED DRAINAGE IMPROVEMENTS OR NATURAL DRAINAGEWAYS.
20. THE AREA BETWEEN THE 100-YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100-YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOODPLAIN MANAGEMENT AS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.
21. THIS SUBDIVISION IS LOCATED WITHIN THE TOWN OF MARANA WATER SERVICE AREA, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. §45-576.
22. AN AGREEMENT FOR CONSTRUCTION OF FACILITIES UNDER PRIVATE CONTRACT MUST BE OBTAINED BEFORE ANY WATER UTILITIES ARE INSTALLED WITHIN THE SUBDIVISION.
23. THIS PROJECT LIES WITHIN THE PLANNED WASTEWATER SERVICE AREA OF THE TOWN OF MARANA.
24. ANY UTILITIES THAT MAY HAVE TO BE RELOCATED AS A RESULT OF THIS DEVELOPMENT WILL BE RELOCATED AT NO EXPENSE TO THE TOWN OF MARANA AND/OR PIMA COUNTY, AND/OR TO THE CORTARO MARANA IRRIGATION DISTRICT.
25. ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THE SITE SHALL BE PLACED UNDERGROUND EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 48 KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS.
26. OBJECTS AND MATERIALS WITHIN THE 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.

GENERAL NOTES (cont.)

27. A HOMEOWNER'S ASSOCIATION WILL BE FORMED TO ACCEPT RESPONSIBILITY FOR MAINTENANCE, CONTROL, SAFETY, AND LIABILITY OF THE PRIVATE DRAINAGEWAYS, DRAINAGE EASEMENTS, AND COMMON AREAS.
28. FIRE FLOW FOR THIS SUBDIVISION SHALL BE A MINIMUM OF 1,000 GALLONS PER MINUTE FOR A MINIMUM DURATION OF 1 HOUR. FIRE HYDRANTS SHALL BE LOCATED WITH AN AVERAGE SPACING NO GREATER THAN 500 FEET AND NO GREATER DISTANCE THAN 250 FEET FROM ANY POINT ON A STREET OF FIRE APPARATUS ACCESS ROAD TO A FIRE HYDRANT. BLUE REFLECTIVE STREET MARKERS SHALL BE PERMANENTLY AFFIXED TO THE STREET SURFACE APPROXIMATELY 8 FEET FROM THE CURB NEAREST TO THE HYDRANT.
29. ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING THE IMPOSED LOAD OF 75,000 POUNDS AND REQUIRED FIRE HYDRANTS PROVIDING THE REQUIRED FIRE FLOW SHALL BE INSTALLED, TESTED, AND SERVICEABLE PRIOR TO THE INTRODUCTION OF COMBUSTIBLE CONSTRUCTION MATERIALS ON THE SITE.
30. A SIGN IDENTIFYING THE NAME OF THE BUILDER, LOT NUMBER, AND ADDRESS SHALL BE POSTED IN A LOCATION VISIBLE FROM THE FIRE DEPARTMENT ACCESS ROAD. THE SIGN SHALL BE MAINTAINED IN A LEGIBLE CONDITION DURING ALL PHASES OF CONSTRUCTION BEGINNING WITH INSTALLATION OF THE FLOOR SLAB AND REMAINING UNTIL THE FINAL INSPECTION.
31. INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE, AND INDEMNIFICATION.
32. ACCEPTED IMPROVEMENT PLANS WILL BE REQUIRED PRIOR TO FINAL PLAT ACCEPTANCE.
33. ACCEPTANCE OF THIS PLAN DOES NOT AFFIRM, CERTIFY, OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OR COMPLIANCE WITH ANY DEED RESTRICTIONS OR EASEMENTS.
34. ON-SITE SANITARY SEWERS WILL BE PUBLIC AND WILL BE DESIGNED AND CONSTRUCTED TO THE TOWN OF MARANA PUBLIC WORKS DEPARTMENT STANDARDS, AND MUST BE ACCEPTED AND RELEASED FOR SERVICE BY THE TOWN OF MARANA PRIOR TO THE ISSUANCE OF SEWER CONSTRUCTION PERMITS. SEWERS WILL BE DESIGNED TO PROVIDE GRAVITY FLOW.
35. ALL WALLS SHALL BE CONSTRUCTED OF, OR PAINTED WITH, GRAFFITI-RESISTANT MATERIALS.
36. ALL SIGNAGE TO BE APPROVED UNDER A SEPARATE PERMIT.
37. SEE SEPARATE LANDSCAPING PLANS FOR ON-SITE LANDSCAPING PERCENTAGE REQUIRED AND PROVIDED.
38. POTENTIAL BUYERS ARE ADVISED THAT THIS PROJECT FALL IN THE AIRPORT INFLUENCE AREA AND IS SUBJECT TO FREQUENT OVERFLIGHT BY GENERAL AVIATION AIRCRAFT. AN AVIGATION EASEMENT HAS BEEN RECORDED ON THIS PROPERTY AT DOCKET 12593, PAGE 3321 AND DOCKET 12593, PAGE 3326.
39. IF ANY FEE TITLE INTERESTS WILL BE DEDICATED TO THE TOWN OF MARANA, A PHASE I ENVIRONMENTAL REPORT MUST BE SUBMITTED THAT IS DATED NO MORE THAN 180 DAYS PRIOR TO THE DEDICATION.
40. COMMON AREA USES:

COMMON AREA "A"= 66,459 SF	RECREATION, DRAINAGE, RETENTION, PUBLIC UTILITIES.
COMMON AREA "B"= 151,272 SF	RECREATION, DRAINAGE, RETENTION, PUBLIC UTILITIES.
COMMON AREA "C"= 125,474 SF	RECREATION, DRAINAGE, RETENTION, PUBLIC UTILITIES.
COMMON AREA "D"= 39,554 SF	RECREATION, DRAINAGE, RETENTION, PUBLIC UTILITIES.
COMMON AREA "E"= 15,797 SF	LANDSCAPE, DRAINAGE, PUBLIC UTILITIES.
COMMON AREA "F"= 3,335 SF	LANDSCAPE, PUBLIC UTILITIES.
COMMON AREA "G"= 1,665 SF	LANDSCAPE, PUBLIC UTILITIES.
COMMON AREA "H"= 2,991 SF	LANDSCAPE, PUBLIC UTILITIES.
COMMON AREA "I"= 2,861 SF	LANDSCAPE, PUBLIC UTILITIES.
COMMON AREA "J"= 3,389 SF	LANDSCAPE, PUBLIC UTILITIES.
COMMON AREA "K"= 3,334 SF	LANDSCAPE, PUBLIC UTILITIES.
COMMON AREA "L"= 5,732 SF	LANDSCAPE, PUBLIC UTILITIES.
COMMON AREA "M"= 5,513 SF	LANDSCAPE, PUBLIC UTILITIES.
COMMON AREA "N"= 3,740 SF	LANDSCAPE, PUBLIC UTILITIES.
COMMON AREA "O"= 2,029 SF	LANDSCAPE, PUBLIC UTILITIES.
COMMON AREA "P"= 1,999 SF	LANDSCAPE, PUBLIC UTILITIES.
COMMON AREA "Q"= 2,866 SF	LANDSCAPE, PUBLIC UTILITIES.
COMMON AREA "R"= 15,261 SF	LANDSCAPE, PUBLIC UTILITIES.
COMMON AREA "S"= 4,758 SF	LANDSCAPE, PUBLIC UTILITIES.
COMMON AREA "T"= 4,533 SF	LANDSCAPE, PUBLIC UTILITIES.
COMMON AREA "U"= 4,844 SF	LANDSCAPE, PUBLIC UTILITIES.
COMMON AREA "V"= 2,180 SF	LANDSCAPE, PUBLIC UTILITIES.
COMMON AREA "W"= 3,034 SF	LANDSCAPE, PUBLIC UTILITIES.
COMMON AREA "X"= 1,523 SF	LANDSCAPE, PUBLIC UTILITIES.
COMMON AREA "Y"= 1,284 SF	LANDSCAPE, PUBLIC UTILITIES.
COMMON AREA "Z"= 37,941 SF	LANDSCAPE, PUBLIC UTILITIES.
COMMON AREA "AA"= 1,374 SF	LANDSCAPE, PUBLIC UTILITIES.
TOTAL:	514,742 SF / 11.817 AC
41. THE MINIMUM REQUIRED ONSITE PRIVATE RECREATION FACILITY AREA IS 185 SF PER LOT: 185 x 254 = 46,990 / 1.079 ACRES. THE PROVIDED ONSITE PRIVATE RECREATION FACILITY AREA IS 382,759 SF/ 8.787 ACRES.

BASIS OF ELEVATION

THE BASIS OF ELEVATION FOR THIS PROJECT IS BASED ON PIMA COUNTY CONTROL POINT "11S11E_T13". SAID ELEVATION IS 1989.59, NAVD88. LOCATED AT THE NW CORNER OF SANDARIO ROAD AND BARNETT ROAD, CHISELED "X" IN HEADWALL.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE LINE AS MEASURED BETWEEN THE BRASS CAPPED SURVEY MONUMENT, RLS 18211, REPRESENTING THE WEST 1/4 CORNER OF SECTION 27 (POINT 'A'), LOCATED AT THE INTERSECTION OF N. SANDARIO RD. AND W. BARNETT RD. AND THE BRASS CAPPED SURVEY MONUMENT, RLS 13187, REPRESENTING THE CENTER OF SECTION 27. (POINT 'B'). SAID BEARING IS NORTH 89° 19' 19" EAST.

GENERAL NOTES (cont.)

42. 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.
43. THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY AS TO THE FORM, LINE AND FUNCTION OF ALL PUBLIC AND PRIVATE ROADWAYS AND DRAINAGE STRUCTURES BEFORE RELEASE OF ASSURANCES.
44. INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION. THIS DOCUMENT SHALL BE EXECUTED PRIOR TO FINAL APPROVAL OF LANDSCAPING PLANS OR IMPROVEMENT PLANS, ALLOWING INSTALLATION WITHIN THE PUBLIC RIGHTS-OF-WAY.
45. AVIGATION EASEMENTS HAVE BEEN RECORDED ON THIS PROPERTY. THIS PROPERTY IS IN THE AIRPORT INFLUENCE AREA FOR THE MARANA REGIONAL AIRPORT AND IS SUBJECT TO AIRCRAFT NOISE AND AIRCRAFT OVERFLIGHT. AVIGATION EASEMENTS RECORDED AT DOCKET 12593, PAGE 3321 AND DOCKET 12593, PAGE 3326.

CORTARO-MARANA IRRIGATION DISTRICT (CMD) NOTES

1. RELOCATION AND PROTECTION OF CMD PROPERTIES SHALL BE AT NO EXPENSE TO THE DISTRICT. ADDITIONAL LAND MUST BE DEDICATED BY FINAL PLAT OR SEPARATE INSTRUMENT WHERE NECESSARY TO ALLOW FOR A MINIMUM OF 25' EASEMENT OVER ALL CMD INFRASTRUCTURE.
2. RELOCATION OF OPEN IRRIGATION DITCHES/CANALS IS A REQUIREMENT OF CMD AND THE TOWN OF MARANA. ALL EXISTING CMD CHANNELS/DITCHES ADJOINING THIS PROJECT SHALL BE RELOCATED UNDERGROUND PRIOR TO OCCUPANCY OF THIS PROJECT. ALL NEW INFRASTRUCTURE SHALL BE ENGINEERED AND CONSTRUCTED TO CMD AND TOWN OF MARANA STANDARDS.
3. A PERMIT MUST BE OBTAINED FROM CMD PRIOR TO CONSTRUCTION ACTIVITY OR DISTURBANCE WITHIN CMD PROPERTY. A PERMIT OBTAINED FROM CMD DOES NOT REPLACE ANY OTHER ENTITIES PERMITTING REQUIREMENTS.
4. CONSTRUCTION OF THIS PROJECT MUST BE SCHEDULED TO AVOID ANY INTERRUPTIONS IN THE DELIVERY OF CMD IRRIGATION WATER. ANY INTERRUPTION WILL BE SCHEDULED THROUGH THE CMD OFFICE, APPROVED BY ITS DISTRICT MANAGER, AND LANDOWNERS/FARMERS INVOLVED.
5. CMD PROPERTY, EASEMENTS, OR RIGHT-OF-WAY SHALL NOT BECOME A COMPONENT OF ANY DRAINAGE SOLUTION AND MUST MAINTAIN CURRENT ELEVATIONS UNLESS OTHERWISE APPROVED OR DESIRED BY CMD.
6. ENGINEERING AND CONSTRUCTION OF THIS PROPERTY SHALL ENSURE FUTURE ACCESS IS MAINTAINED TO CMD PROPERTY, EASEMENTS, AND INFRASTRUCTURE.
7. ANY UTILITES CROSSING CMD EASEMENTS MUST BE PLACED WITH A MINIMUM OF 3 FEET OF CLEARANCE FROM CMD INFRASTRUCTURE OR 10 FEET BELOW EXISTING GRADE, WHICHEVER IS GREATER, OR AS APPROVED BY CMD. CLEARANCE ELEVATION MUST BE MAINTAINED ACROSS THE FULL WIDTH OF CMD'S EASEMENT. ALL NEW CROSSINGS MUST BE PERMITTED BY CMD. AS-BUILT PLANS SHALL BE PROVIDED TO CMD IMMEDIATELY UPON CONSTRUCTION COMPLETION.
8. CORTARO-MARANA IRRIGATION DISTRICT WILL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO WORK IN ANY CORTARO-MARANA IRRIGATION DISTRICT EASEMENT.
9. THE CORTARO-MARANA IRRIGATION DISTRICT AND CORTARO WATER USERS' ASSOCIATION ("CMD/CWUA"), ITS SUCCESSORS, ASSIGNS, AND AGENTS SHALL BE HELD HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS PROPERTY DEPICTED ON THIS PLAT NOW AND IN THE FUTURE, BY REASON OF IRRIGATION FACILITY LEAKAGE, OVERTOPPING, OR FAILURES.
10. ALL CMD/CWUA EASEMENTS WITHIN THIS PLAT AND ADJACENT THERETO SHALL MAINTAIN ALL SUPERIOR PRIOR RIGHTS AND COVENANTS AND MAINTAIN THOSE EXCLUSIVE RIGHTS IN PERPETUITY WITH NO ENCUMBRANCE UNLESS AUTHORIZED BY CMD/CWUA IN WRITING.

AS TO CERTIFICATION ON SHEET 1



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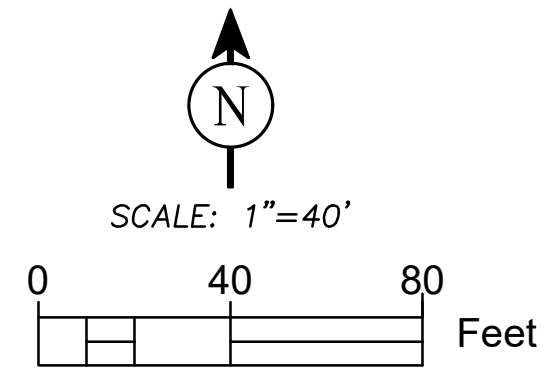
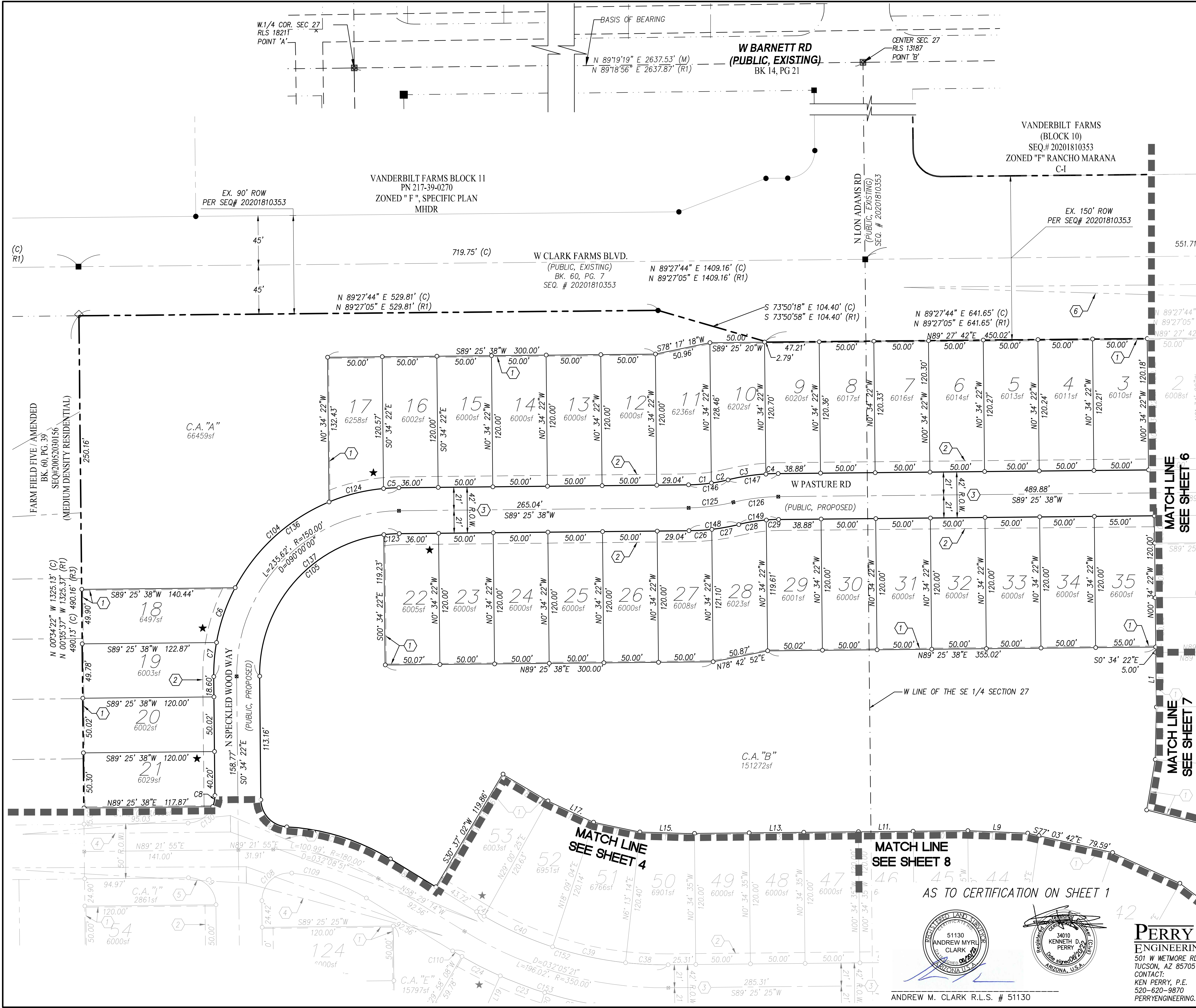
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#SPA0511-001(SPA-05145)
JUNE, 2022

FINAL PLAT
FOR
MONARCH BLOCK 1
LOTS 1 THROUGH 254 AND COMMON AREAS "A"
- "Z" & "AA", DRAINAGE / DETENTION BASIN,
RECREATION, LANDSCAPE AND BUFFERYARDS,
BEING A RESUBDIVISION OF BLOCK 1 OF
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FARMS BLOCKS 1 THRU 13 & 11A, SEQ. #
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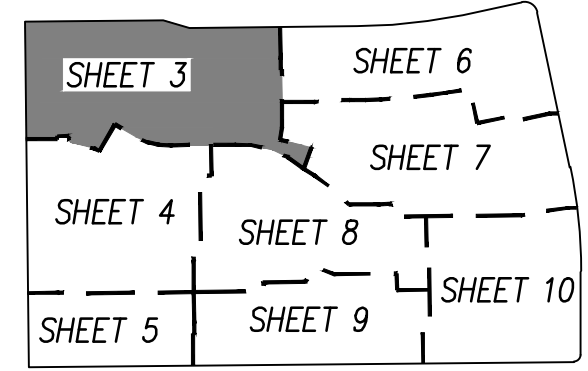
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SHEET 2 OF 11

SEQ. #



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 - ④ SIGHT VISIBILITY TRIANGLE, 280'x14.5' FAR SIDE
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 - ⑥ SIGHT VISIBILITY TRIANGLE, 380'x14.5' NEAR SIDE
 - ⑦ SIGHT VISIBILITY TRIANGLE, 300'x14.5' FAR SIDE

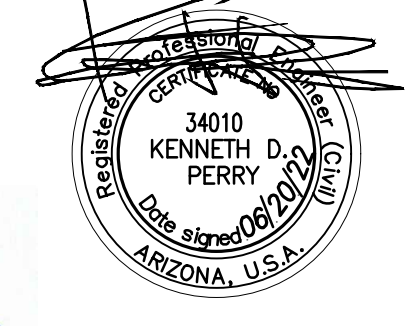


KEY PLAN
SEE SHEET 11 FOR LINE AND CURVE DATA TABLES

FINAL PLAT FOR
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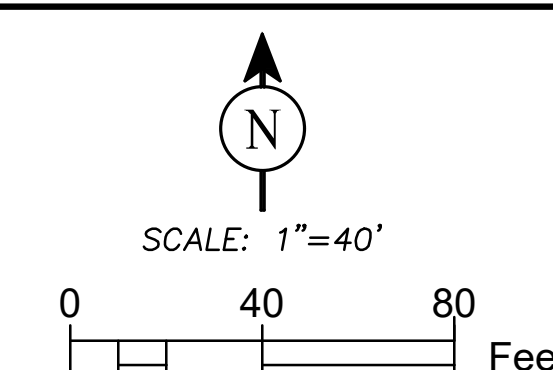
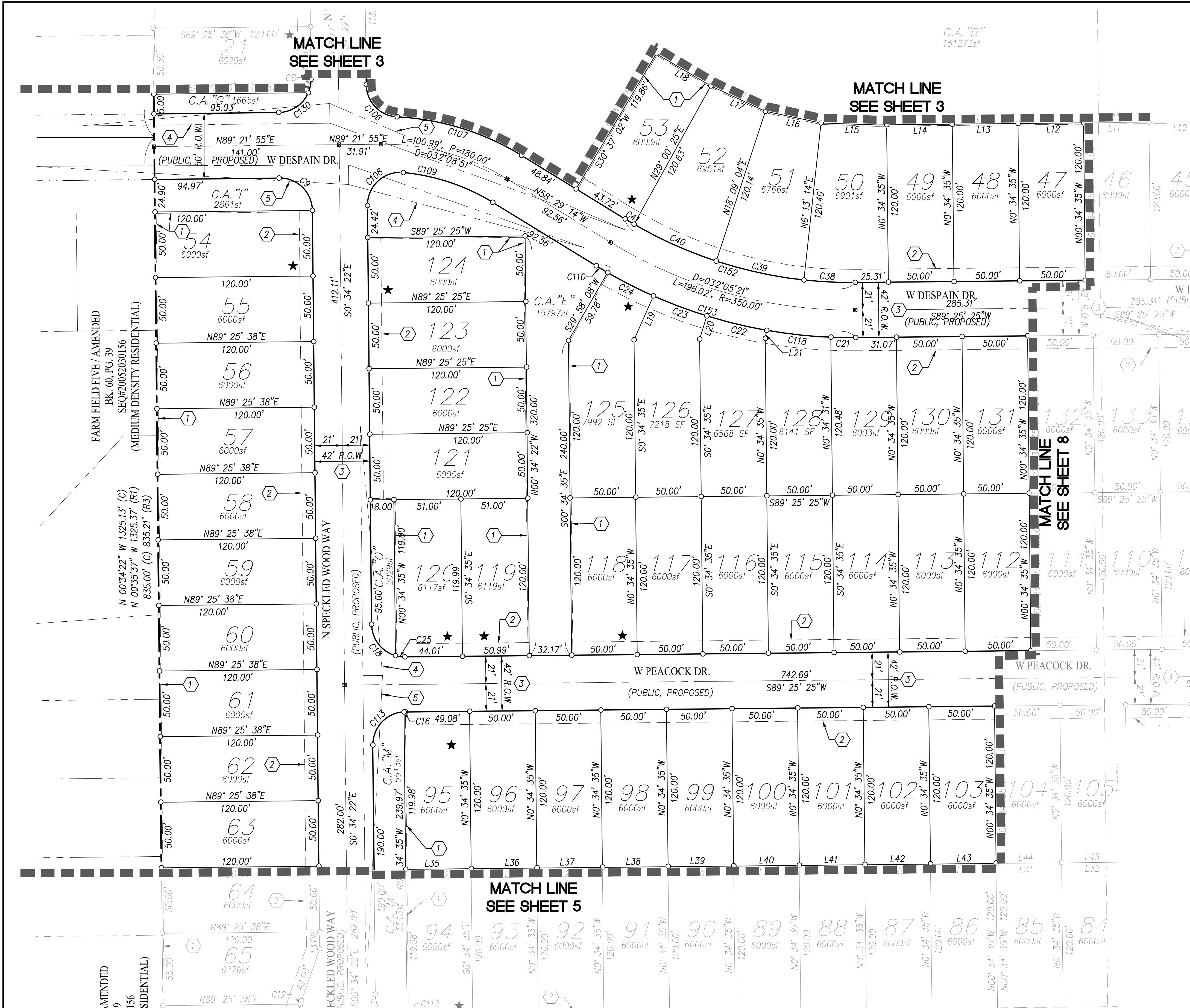
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#PRV2202-004
SHEET 3 OF 11

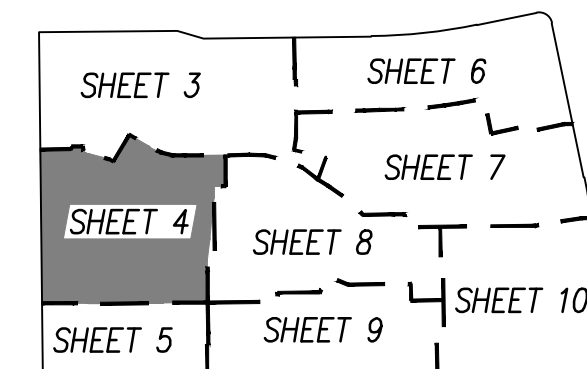


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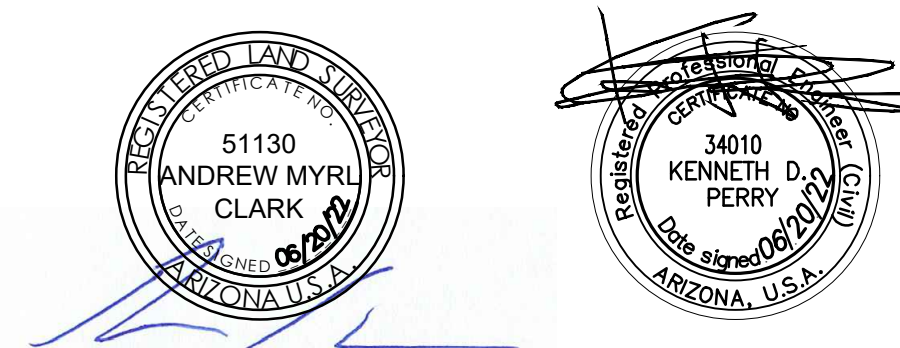


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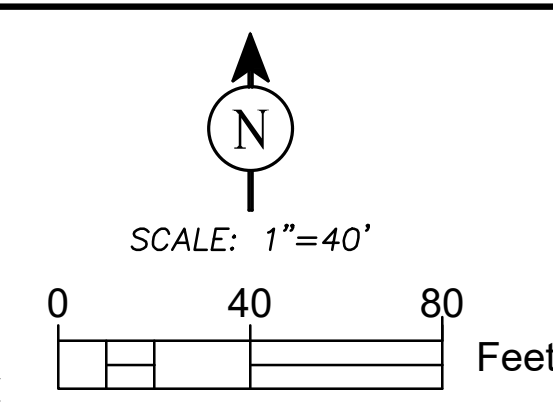
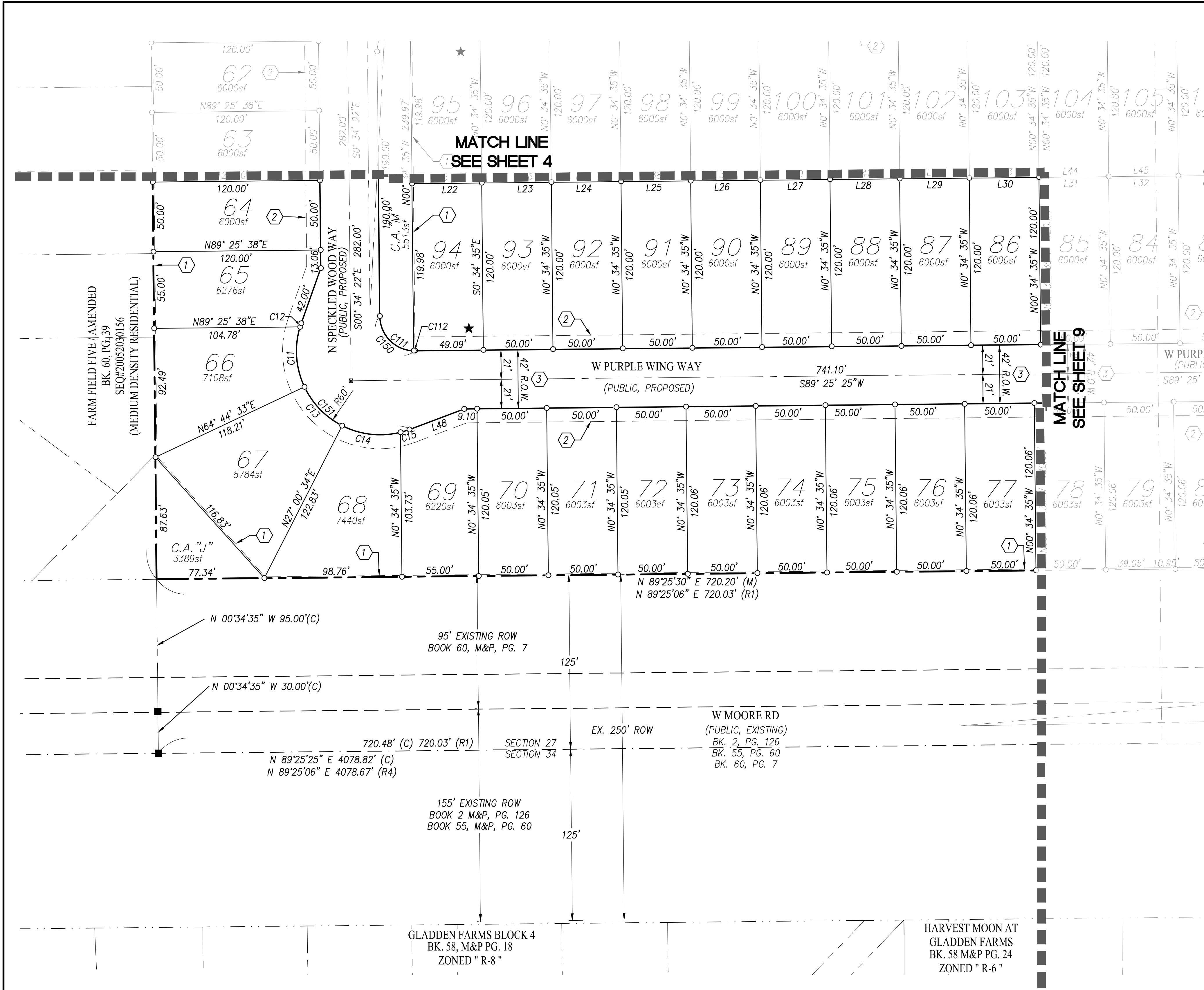
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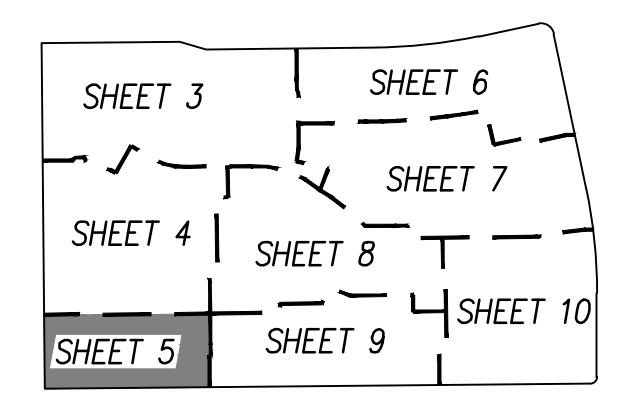
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#PRV2202-004
SHEET 4 OF 11



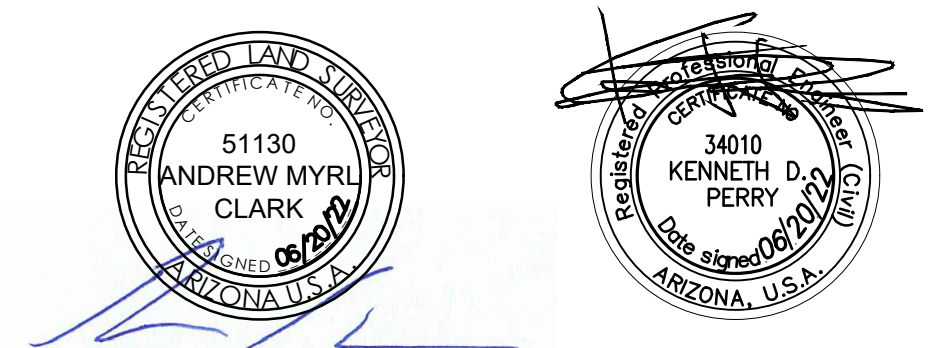
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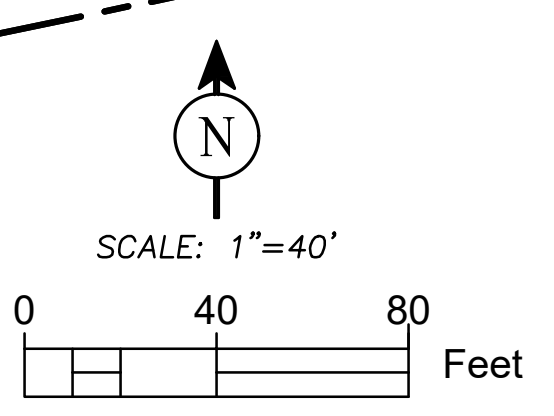
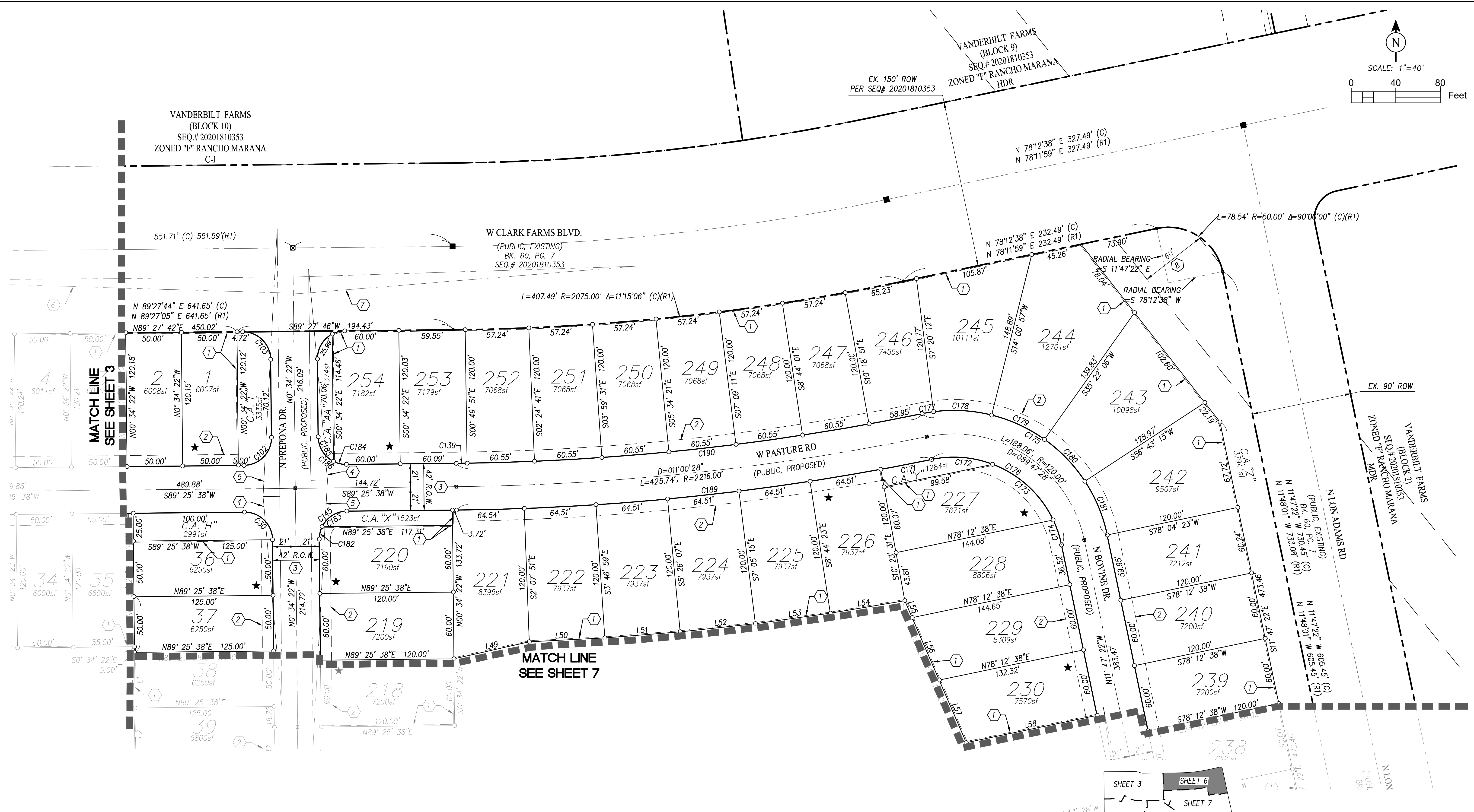
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SHEET 5 OF 11

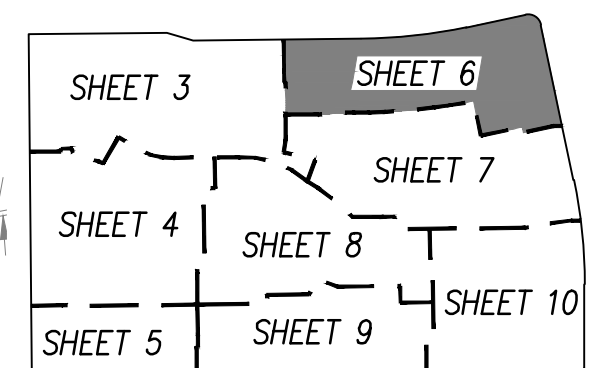


MATCH LINE
SEE SHEET 3

MATCH LINE
SEE SHEET 7

KEYNOTES - THIS PAGE

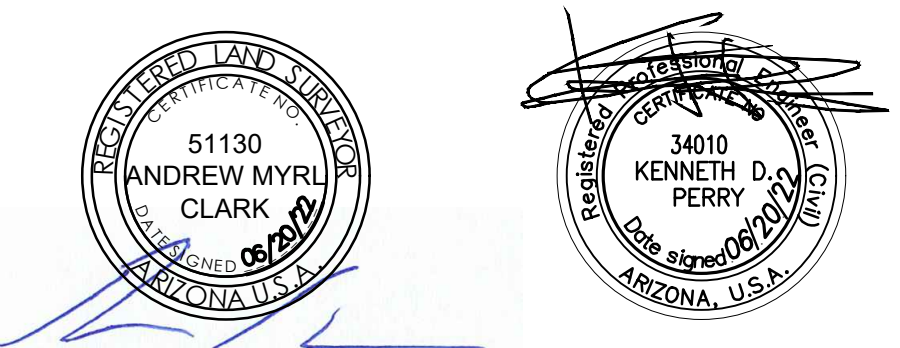
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- ⑦ SIGHT VISIBILITY TRIANGLE, 300'x14.5' FAR SIDE
- ⑧ EXISTING 60' GAS EASEMENT, BK 190, DEEDS, PG. 544 DKT. 427, PG. 210



KEY PLAN

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AS TO CERTIFICATION ON SHEET 1



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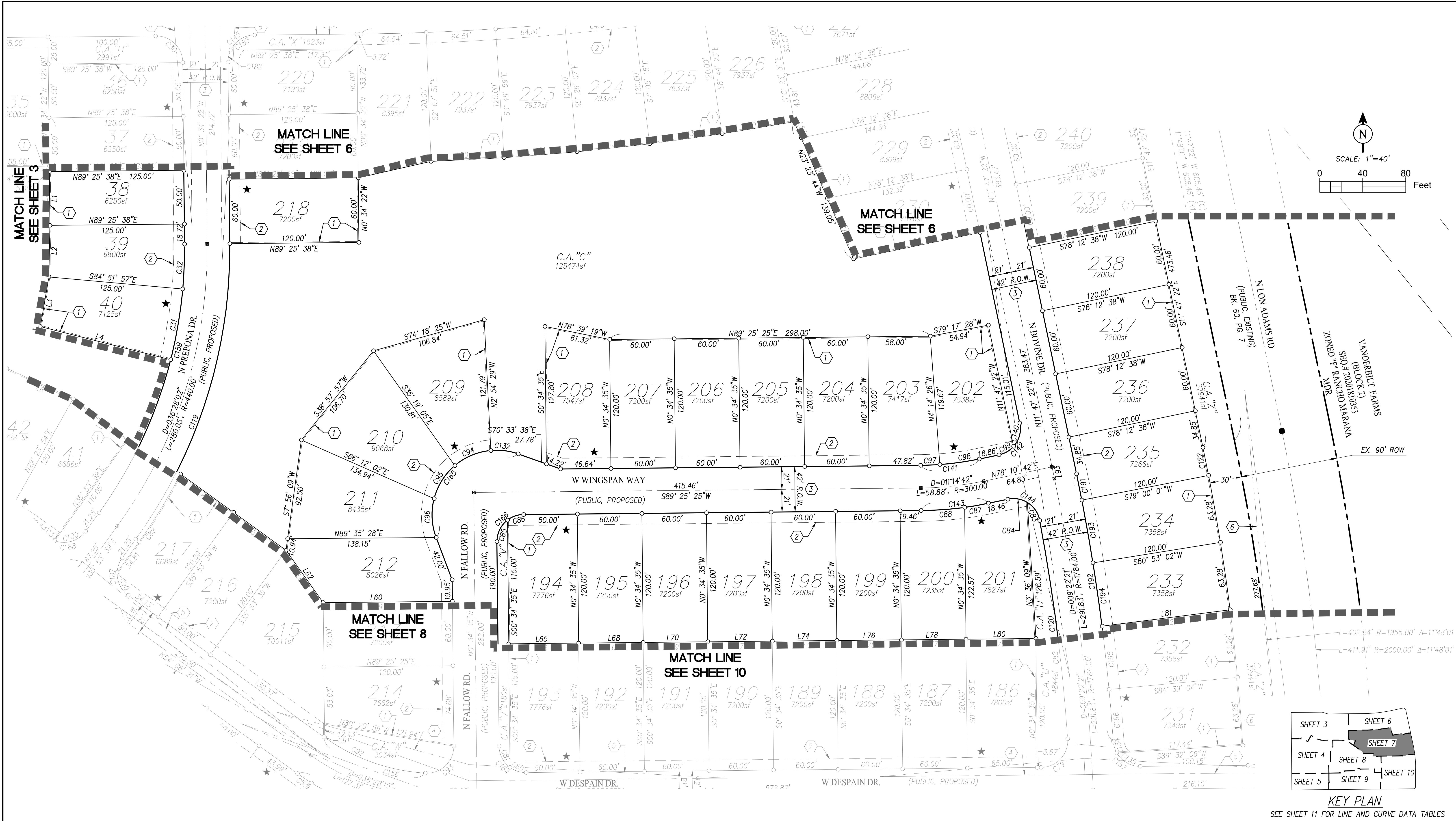
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SHEET 6 OF 11

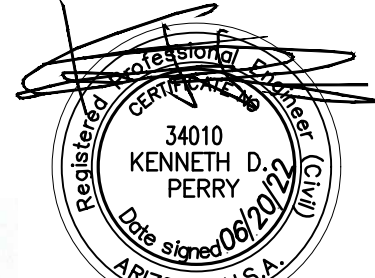
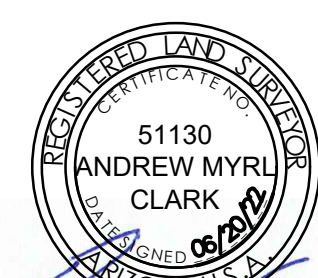
SEQ. #



KEYNOTES - THIS PAGE

- ① 1 FOOT NO VEHICLE ACCESS EASEMENT GRANTED BY THIS FINAL PLAT.
- ② 10 FEET PUBLIC UTILITIES EASEMENT GRANTED BY THIS FINAL PLAT.
- ③ 42 FEET PUBLIC ROAD RIGHT OF WAY DEDICATED TO THE TOWN OF MARANA BY THIS FINAL PLAT.
- ④ SIGHT VISIBILITY TRIANGLE, 280'x14.5' FAR SIDE
- ⑤ SIGHT VISIBILITY TRIANGLE, 280'x14.5' NEAR SIDE
- ⑥ SIGHT VISIBILITY TRIANGLE, 380'x14.5' NEAR SIDE

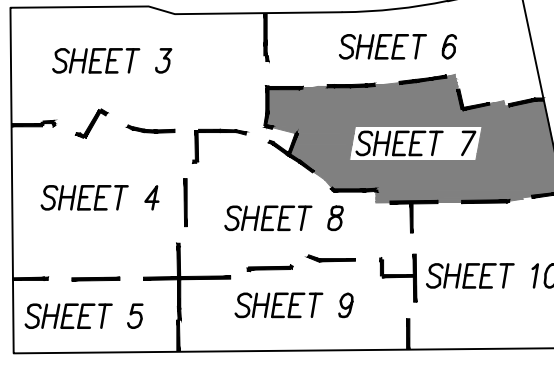
AS TO CERTIFICATION ON SHEET 7



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REFERENCE PROJECTS:
#PRV2112-001
#SPA0511-001(SPA-05145)
JUNE, 2022

#PRV2202-004
SHEET 7 OF 11

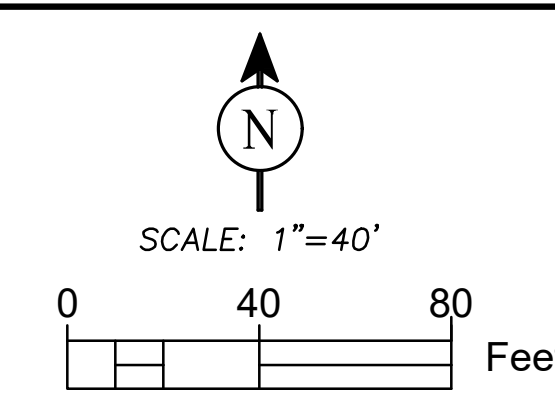
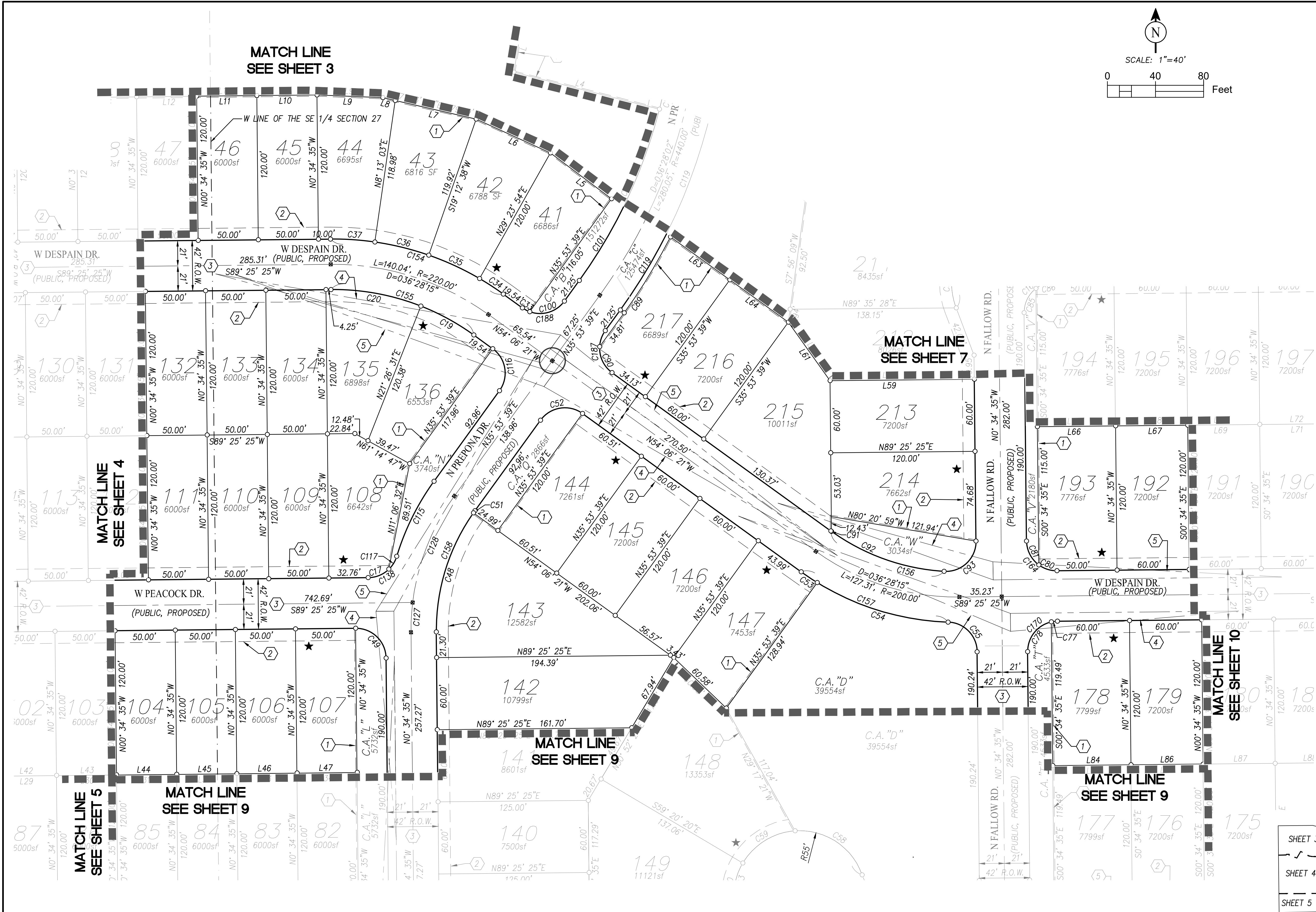


KEY PLAN

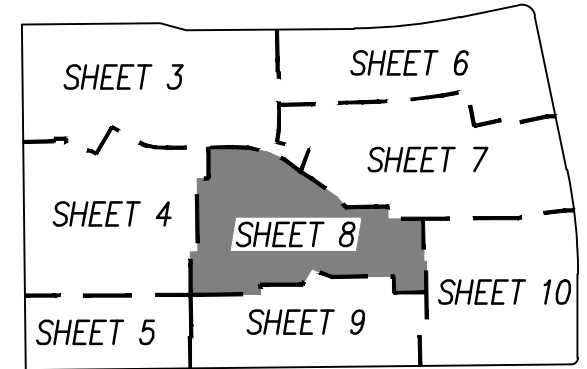
SEE SHEET 11 FOR LINE AND CURVE DATA TABLES

FINAL PLAT FOR MONARCH BLOCK 1

LOTS 1 THROUGH 254 AND COMMON AREAS "A" - "Z" & "AA", DRAINAGE / DETENTION BASIN, RECREATION, LANDSCAPE AND BUFFER YARDS, BEING A RESUBDIVISION OF BLOCK 1 OF RE-PLAT OF FINAL BLOCK PLAT VANDERBILT FARMS BLOCKS 1 THRU 13 & 11A, SEQ. # 20201810353, SECTION 27 OF T-11-S, R-11-E OF THE G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA



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 - ⑤ SIGHT VISIBILITY TRIANGLE, 280'x14.5' NEAR SIDE



KEY PLAN
SEE SHEET 11 FOR LINE AND CURVE DATA TABLES

FINAL PLAT FOR MONARCH BLOCK 1
LOTS 1 THROUGH 254 AND COMMON AREAS "A" - "Z" & "AA", DRAINAGE / DETENTION BASIN, RECREATION, LANDSCAPE AND BUFFERYARDS, BEING A RESUBDIVISION OF BLOCK 1 OF RE-PLAT OF FINAL BLOCK PLAT VANDERBILT FARMS BLOCKS 1 THRU 13 & 11A, SEQ. # 20201810353, SECTION 27 OF T-11-S, R-11-E OF THE G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

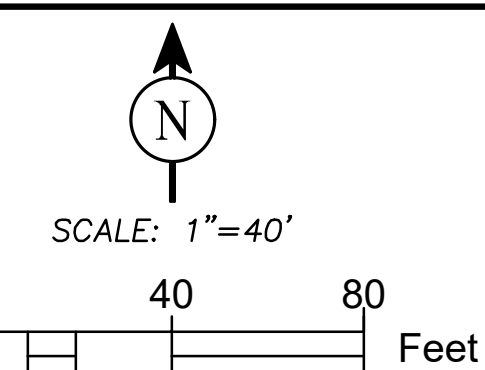
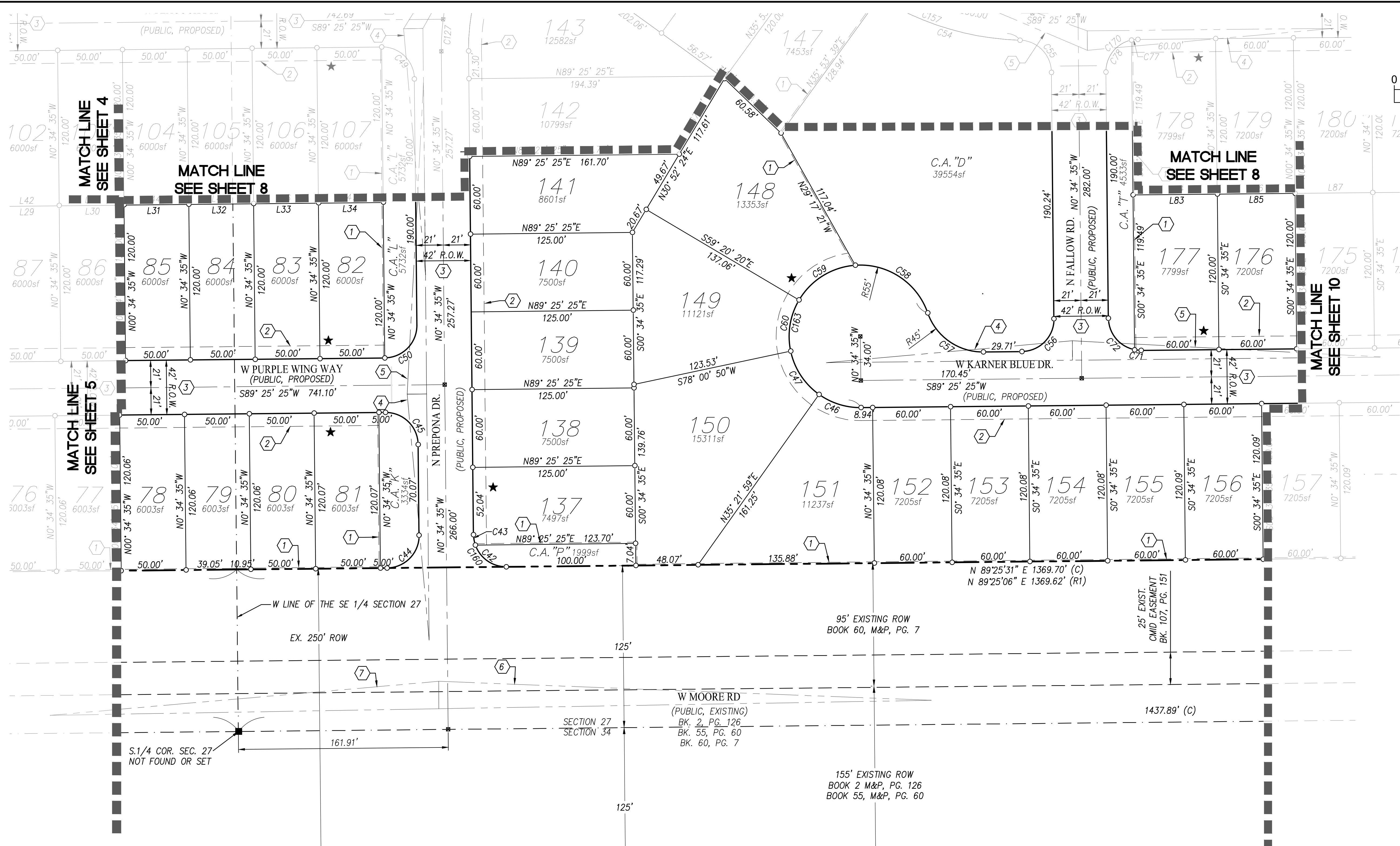
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#PRV2112-001
#SPA0511-001(SPA-05145)
JUNE, 2022

#PRV2202-004
SHEET 8 OF 11

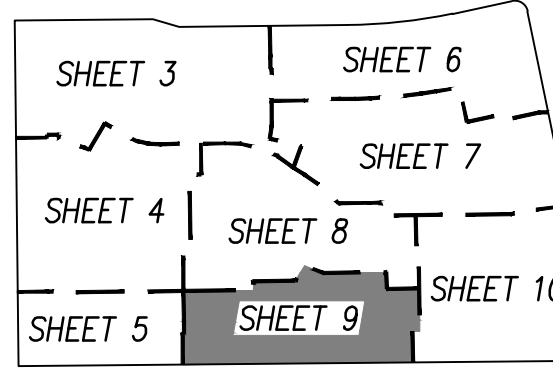
AS TO CERTIFICATION ON SHEET 1

ANDREW M. CLARK R.L.S. # 51130

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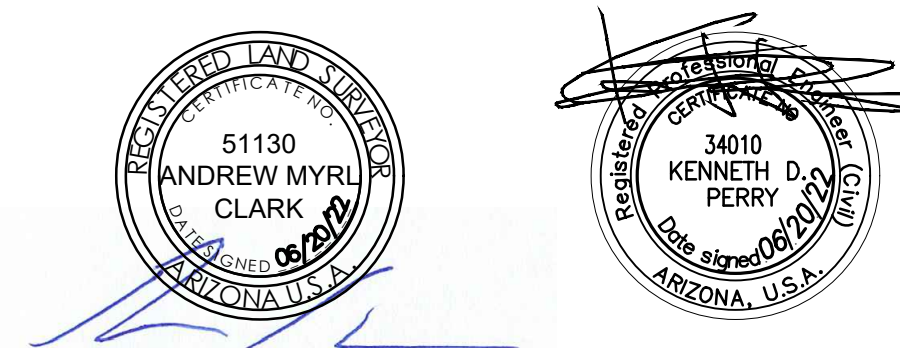
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 - ⑥ SIGHT VISIBILITY TRIANGLE, 380'x14.5' NEAR SIDE
 - ⑦ SIGHT VISIBILITY TRIANGLE, 300'x14.5' FAR SIDE



KEY PLAN

SEE SHEET 11 FOR LINE AND CURVE DATA TABLES

AS TO CERTIFICATION ON SHEET 1



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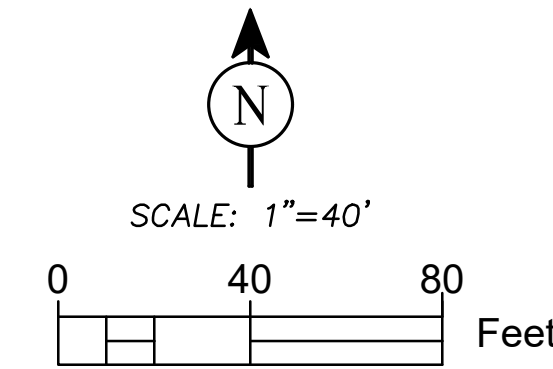
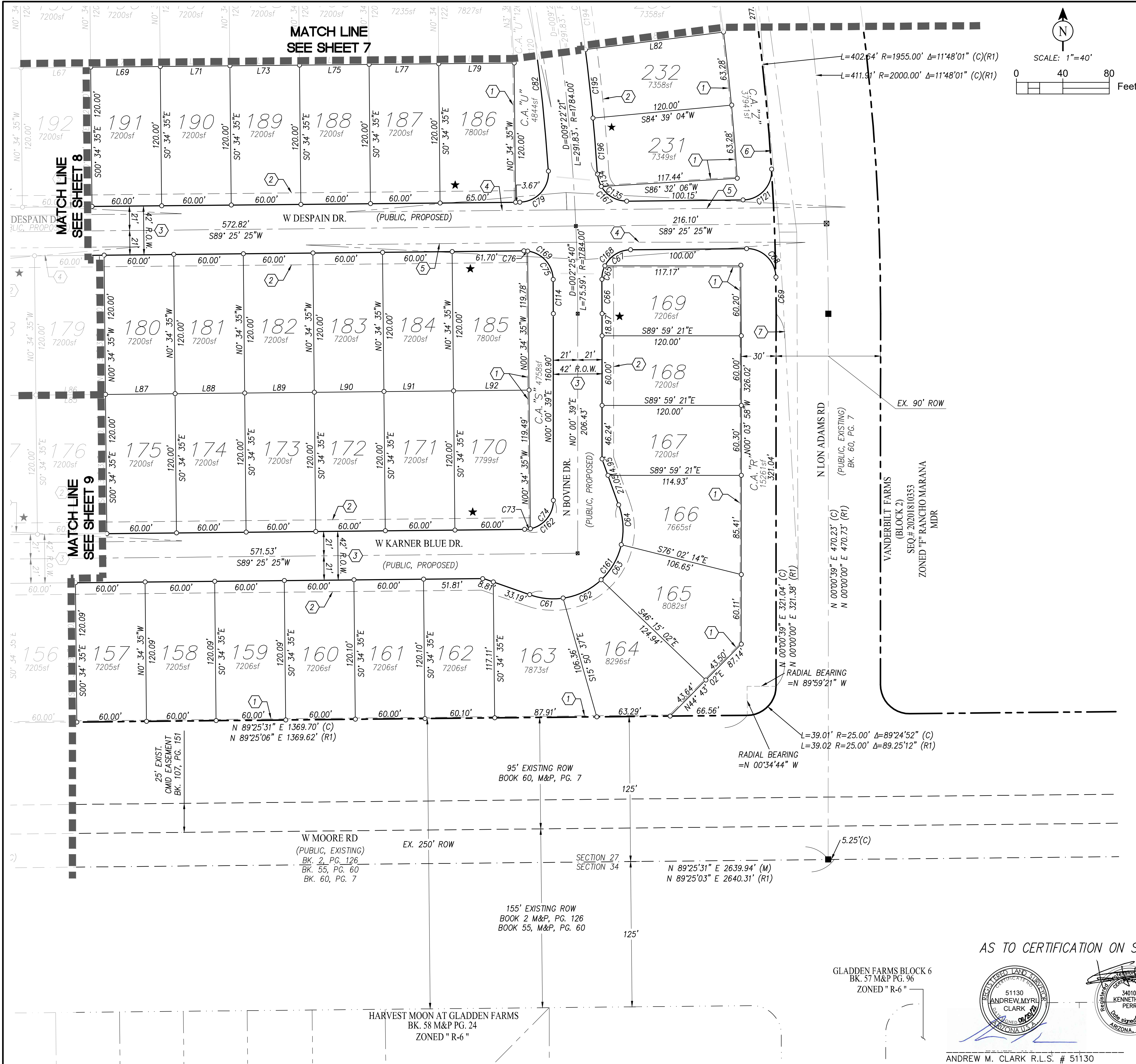
FINAL PLAT
FOR
MONARCH BLOCK 1
LOTS 1 THROUGH 254 AND COMMON AREAS "A"
- "Z" & "AA", DRAINAGE / DETENTION BASIN,
RECREATION, LANDSCAPE AND BUFFERYARDS,
BEING A RESUBDIVISION OF BLOCK 1 OF
RE-PLAT OF FINAL BLOCK PLAT VANDERBILT
FARMS BLOCKS 1 THRU 13 & 11A, SEQ. #
20201810353, SECTION 27 OF T-11-S, R-11-E
OF THE G.&S.R.M., TOWN OF MARANA, PIMA
COUNTY, ARIZONA

REFERENCE PROJECTS:
#PRV2112-001
#SPA0511-001(SPA-05145)
JUNE, 2022

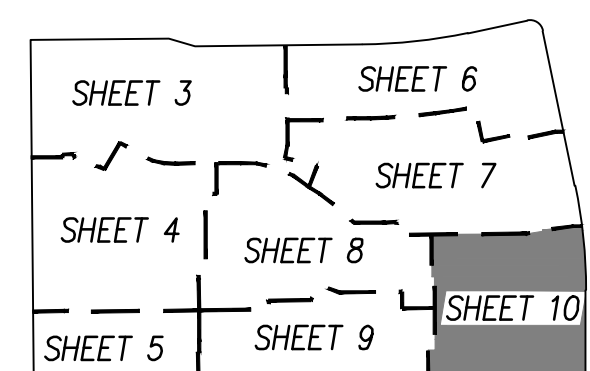
#PRV2202-004
SHEET 9 OF 11

HARVEST MOON AT
GLADDEN FARMS
BK. 58 M&P PG. 24

HARVEST MOON AT GLADDEN FARMS
BK. 58 M&P PG. 24
ZONED "R-8"



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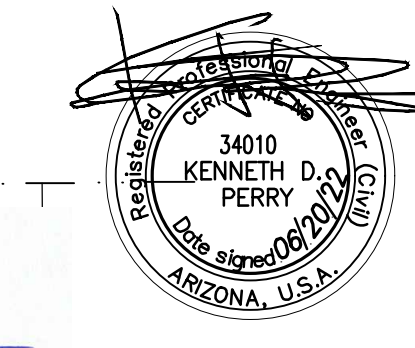
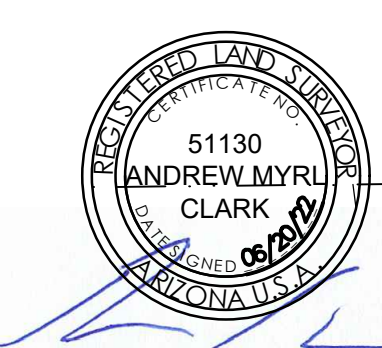


KEY PLAN

SEE SHEET 11 FOR LINE AND CURVE DATA TABLES

AS TO CERTIFICATION ON SHEET 1

GLADDEN FARMS BLOCK 6
BK. 57 M&P PG. 96
ZONED "R-6"



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REFERENCE PROJECTS:
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FINAL PLAT
FOR
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LOTS 1 THROUGH 254 AND COMMON AREAS "A"
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COUNTY, ARIZONA

#PRV2202-004

SHEET 10 OF 11

Curve Table			
Curve #	Length	Radius	Delta
C1	21.02'	159.00'	7°34'35"
C2	15.45'	159.00'	5°33'58"
C3	35.21'	202.00'	9°59'15"
C4	11.12'	202.00'	3°09'18"
C5	14.02'	171.00'	4°41'46"
C6	53.12'	171.00'	17°47'53"
C7	31.36'	171.00'	10°30'22"
C8	10.40'	25.00'	23°50'06"
C9	39.30'	25.00'	90°03'43"
C11	44.20'	60.00'	42°12'15"
C12	2.61'	60.00'	2°29'38"
C13	39.51'	60.00'	37°43'59"
C14	43.11'	60.00'	41°10'18"
C15	6.74'	60.00'	6°26'06"
C16	0.92'	25.00'	2°06'27"
C17	19.02'	25.00'	43°35'59"
C18	32.18'	25.00'	73°45'27"
C19	50.20'	199.00'	14°27'08"
C20	76.47'	199.00'	22°01'07"
C21	18.94'	371.00'	2°55'29"
C22	46.94'	371.00'	7°14'56"
C23	43.43'	371.00'	6°42'27"
C24	39.26'	371.00'	6°03'49"
C25	7.09'	25.00'	16°14'46"
C26	21.00'	201.00'	5°59'12"
C27	25.10'	201.00'	7°09'21"
C28	25.55'	160.00'	9°09'03"
C29	11.15'	160.00'	3°59'30"
C30	39.27'	25.00'	90°00'00"
C31	66.72'	419.00'	9°07'25"
C32	41.73'	419.00'	5°42'25"
C33	6.93'	25.00'	15°52'59"
C34	23.65'	241.00'	5°37'25"
C35	46.52'	241.00'	11°03'36"
C36	46.24'	241.00'	10°59'35"
C37	36.99'	241.00'	8°47'39"
C38	39.03'	329.00'	6°47'50"
C39	68.51'	329.00'	11°55'49"
C40	68.83'	329.00'	11°59'11"
C41	7.90'	329.00'	1°22'31"
C42	31.17'	25.00'	71°25'59"
C43	8.10'	25.00'	18°33'55"
C44	39.27'	25.00'	90°00'06"
C45	39.27'	25.00'	90°00'00"
C46	34.50'	55.00'	35°56'34"
C47	40.94'	55.00'	42°38'51"
C48	105.54'	169.00'	35°46'48"
C49	39.27'	25.00'	90°00'00"
C50	39.27'	25.00'	90°00'00"
C51	2.04'	169.00'	0°41'27"

Curve Table			
Curve #	Length	Radius	Delta
C52	39.27'	25.00'	90°00'00"
C53	16.02'	221.00'	4°09'11"
C54	114.98'	221.00'	29°48'29"
C55	38.17'	25.00'	87°29'26"
C56	39.27'	25.00'	90°00'00"
C57	56.03'	45.00'	71°20'13"
C58	71.83'	55.00'	74°49'26"
C59	53.06'	55.00'	55°16'32"
C60	40.94'	55.00'	42°38'51"
C61	29.14'	60.00'	27°49'46"
C62	36.93'	60.00'	35°16'01"
C63	35.48'	60.00'	33°53'07"
C64	34.81'	60.00'	33°14'31"
C65	11.99'	25.00'	27°29'25"
C66	29.64'	1805.00'	0°56'27"
C67	27.43'	25.00'	62°51'48"
C68	39.12'	25.00'	89°39'53"
C69	31.48'	1955.00'	0°55'21"
C71	5.03'	25.00'	11°32'13"
C72	34.24'	25.00'	78°27'47"
C73	5.03'	25.00'	11°32'13"
C74	33.98'	25.00'	77°52'32"
C75	35.80'	25.00'	82°03'07"
C76	3.31'	25.00'	7°34'33"
C77	5.03'	25.00'	11°32'13"
C78	34.24'	25.00'	78°27'47"
C79	40.76'	25.00'	93°24'26"
C80	16.09'	25.00'	36°52'12"
C81	23.18'	25.00'	53°07'48"
C82	204.65'	1763.00'	6°39'03"
C83	20.87'	25.00'	47°50'10"
C84	18.92'	25.00'	43°21'04"
C85	23.18'	25.00'	53°07'48"
C86	16.09'	25.00'	36°52'12"
C87	22.35'	321.00'	3°59'21"
C88	40.65'	321.00'	7°15'22"
C89	74.06'	465.00'	9°07'33"
C90	24.93'	25.00'	57°08'24"
C91	0.78'	179.45'	0°14'58"
C92	100.63'	179.00'	32°12'37"
C93	41.02'	25.00'	94°00'39"
C94	36.80'	60.00'	35°08'29"
C95	36.80'	60.00'	35°08'29"
C96	36.80'	60.00'	35°08'29"
C97	17.84'	279.00'	3°39'50"
C98	36.92'	279.00'	7°34'52"
C99	16.07'	25.00'	36°50'16"
C100	32.34'	25.00'	74°07'01"
C101	158.23'	419.00'	21°38'12"
C102	39.27'	25.00'	90°00'00"

Curve Table			
Curve #	Length	Radius	Delta
C103	39.55'	25.00'	90°39'02"
C104	118.53'	171.00'	39°43'00"
C105	188.53'	129.00'	83°44'18"
C106	37.73'	25.00'	86°28'31"
C107	100.19'	201.00'	28°33'39"
C108	41.87'	25.00'	95°57'06"
C109	72.52'	159.00'	26°08'02"
C110	10.00'	371.00'	1°32'38"
C111	38.36'	25.00'	87°55'24"
C112	0.91'	25.00'	2°04'49"
C113	38.35'	25.00'	87°53'20"
C114	29.53'	1763.00'	0°57'35"
C115	70.08'	211.00'	19°01'52"
C116	39.27'	25.00'	90°00'00"
C117	12.64'	25.00'	28°57'37"
C118	49.22'	371.00'	7°36'03"
C119	293.41'	461.00'	36°28'02"
C120	204.65'	1763.00'	6°39'03"
C121	40.61'	25.00'	93°04'05"
C122	26.53'	1925.00'	0°47'22"
C123	14.10'	129.00'	6°15'42"
C124	51.58'	171.00'	17°16'59"
C125	41.29'	180.00'	13°08'33"
C126	41.52'	181.00'	13°08'33"
C127	24.80'	190.00'	7°28'43"
C128	96.14'	190.00'	28°59'31"
C130	28.84'	25.00'	66°06'12"
C132	25.77'	60.00'	24°36'28"
C134	11.34'	25.00'	25°58'53"
C135	26.52'	25.00'	60°46'59"
C136	268.61'	171.00'	90°00'00"
C137	202.63'	129.00'	90°00'00"
C138	31.66'	25.00'	72°33'37"
C139	9.88'	2195.00'	0°15'28"
C140	39.26'	25.00'	89°58'04"
C141	54.76'	279.00'	11°14'42"
C142	39.26'	25.00'	89°58'04"
C143	63.00'	321.00'	11°14'42"
C144	39.79'	25.00'	91°11'13"
C145	39.27'	25.00'	90°00'00"
C146	36.47'	159.00'	13°08'33"
C147	46.33'	202.00'	13°08'33"
C148	46.11'	201.00'	13°08'33"
C149	36.70'	160.00'	13°08'33"
C150	39.27'	25.00'	90°00'13"
C151	136.18'	60.00'	130°02'17"
C152	184.26'	329.00'	32°05'21"
C153	207.78'	371.00'	32°05'21"
C154	153.40'	241.00'	36°28'15"
C155	126.67'	199.00'	36°28'15"

Curve Table			
Curve #	Length	Radius	Delta
C156	101.41'	179.00'	32°27'36"
C157	130.99'	221.00'	33°57'40"
C158	107.57'	169.00'	36°28'15"
C159	266.68'	419.00'	36°28'02"
C160	39.27'	25.00'	89°59'54"
C161	136.37'	60.00'	130°13'24"
C162	39.01'	25.00'	89°24'45"
C163	241.27'	55.00'	251°20'13"
C164	39.27'	25.00'	90°00'00"
C165	136.17'	60.00'	130°01'55"
C166	39.27'	25.00'	90°00'00"
C167	37.86'	25.00'	86°45'51"
C168	39.42'	25.00'	90°21'13"
C169	39.11'	25.00'	89°37'40"
C170	39.27'	25.00'	90°00'00"
C171	429.77'	2237.00'	11°00'28"
C172	155.15'	99.00'	89°47'28"
C173	75.71'	99.00'	43°49'01"
C174	23.71'	99.00'	13°43'10"
C175	220.63'	141.00'	89°39'14"
C176	155.15'	99.00'	89°47'28"
C177	10.44'	141.00'	4°14'38"
C178	52.55'	141.00'	21°21'09"
C179	52.55'	141.00'	21°21'09"
C180	52.55'	141.00'	21°21'09"
C181	52.55'	141.00'	21°21'09"
C182	11.70'	25.00'	26°48'41"
C183	27.57'	25.00'	63°11'19"
C184	11.94'	25.00'	27°22'26"
C185	27.33'	25.00'	62°37'34"
C186	39.27'	25.00'	90°00'00"
C187	39.27'	25.00'	90°00'00"
C188	39.27'	25.00'	90°00'00"
C189	429.77'	2237.00'	11°00'28"
C190	421.71'	2195.00'	11°00'28"
C191	24.87'	1805.00'	0°47'22"
C192	251.31'	1805.00'	7°58'38"
C193	59.34'	1805.00'	1°53'01"
C194	59.34'	1805.00'	1°53'01"
C195	59.34'	1805.00'	1°53'01"
C196	48.41'	1805.00'	1°32'12"
Curve Table			
Curve #	Length	Radius	Delta
C133	14.34'	25.00'	32°51'36"

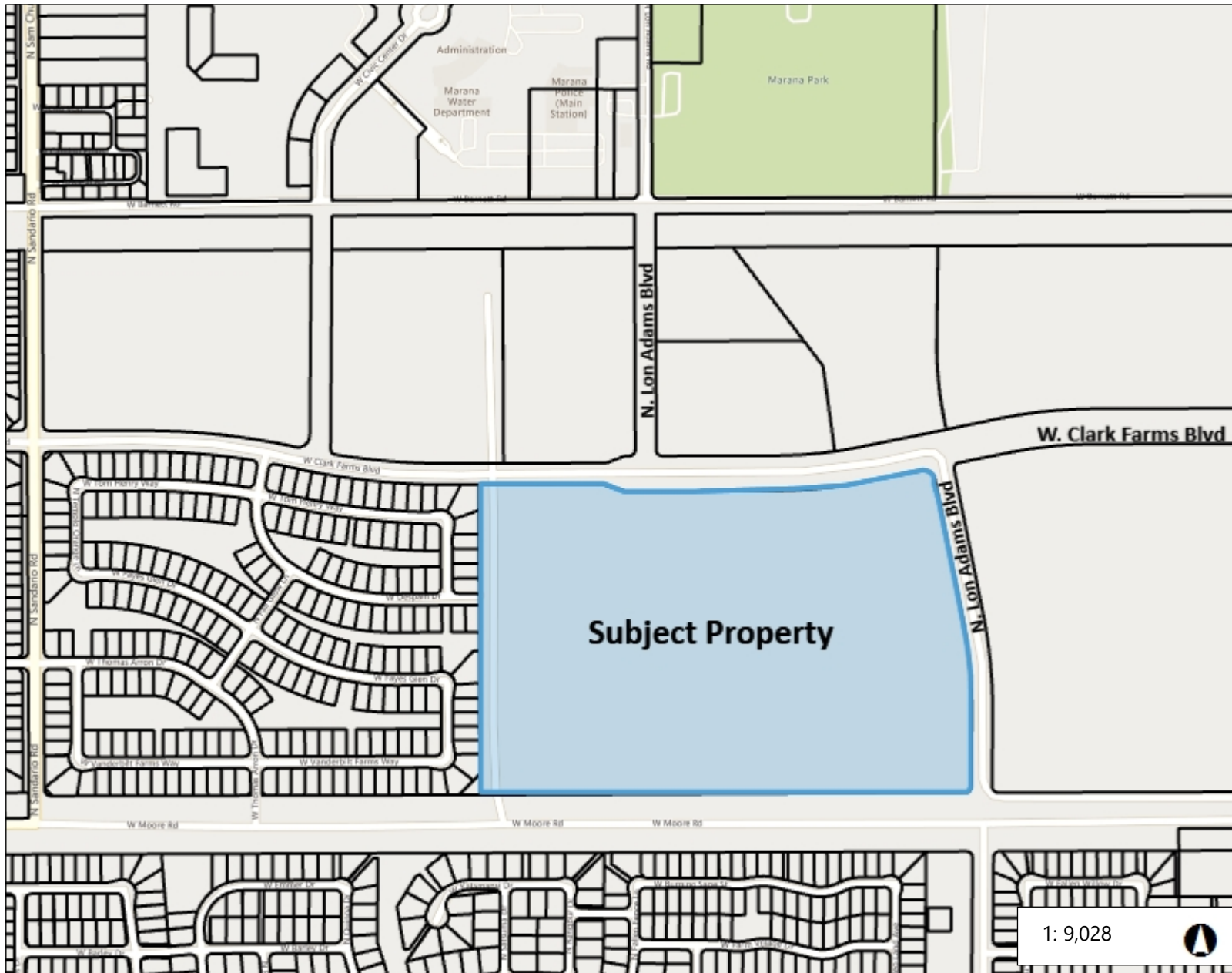
Line Table		
Line #	Length	Direction
L1	50.00'	S00° 34' 22"E
L2	47.98'	S01° 10' 03"W
L3	46.77'	S09° 41' 45"W
L5	63.58'	N53° 08' 35"W
L6	67.75'	N65° 27' 48"W
L7	69.06'	N77° 03' 42"W
L8	10.53'	N77° 03' 42"W
L9	54.87'	N87° 39' 42"W
L10	50.00'	S89° 25' 25"W
L11	50.00'	S89° 25' 25"W
L12	50.00'	S89° 25' 25"W
L13	50.00'	S89° 25' 25"W
L14	50.00'	S89° 25' 25"W
L15	50.03'	N88° 26' 37"W
L16	43.38'	N78° 08' 40"W
L17	45.94'	N64° 58' 36"W
L18	48.22'	N59° 23' 39"W
L19	36.65'	S23° 54' 19"W
L20	18.60'	S17° 11' 52"W
L21	6.35'	N09° 56' 57"E
L22	50.00'	S89° 25' 25"W
L23	50.00'	S89° 25' 25"W
L24	50.00'	S89° 25' 25"W
L25	50.00'	S89° 25' 25"W
L26	50.00'	S89° 25' 25"W
L27	50.00'	S89° 25' 25"W
L28	50.00'	S89° 25' 25"W
L29	50.00'	S89° 25' 25"W
L30	50.00'	S89° 25' 25"W
L31	50.00'	S89° 25' 25"W
L32	50.00'	S89° 25' 25"W
L33	50.00'	S89° 25' 25"W
L34	50.00'	S89° 25' 25"W
L35	50.00'	N89° 25' 25"E
L36	50.00'	S89° 25' 25"W
L37	50.00'	S89° 25' 25"W
L38	50.00'	S89° 25' 25"W
L39	50.00'	S89° 25' 25"W
L40	50.00'	S89° 25' 25"W
L41	50.00'	S89° 25' 25"W
L42	50.00'	S89° 25' 25"W
L43	50.00'	S89° 25' 25"W
L44	50.00'	S89° 25' 25"W
L45	50.00'	S89° 25' 25"W
L46	50.00'	S89° 25' 25"W
L47	50.00'	S89° 25' 25"W

Line Table		
Line #	Length	Direction
L48	41.99'	S69° 24' 23"W
L49	69.35'	S77° 16' 41"W
L50	67.97'	S87° 02' 35"W
L51	67.97'	S85° 23' 27"W
L52	67.97'	S83° 44' 19"W
L53	67.97'	S82° 05' 11"W
L54	67.97'	S80° 26' 03"W
L55	16.54'	N23° 23' 44"W
L56	61.25'	S23° 23' 44"E
L57	61.25'	S23° 23' 44"E
L58	120.00'	N78° 12' 38"E
L59	120.00'	N89° 25' 25"E
L60	120.00'	N89° 25' 25"E
L61	59.72'	S35° 26' 38"E
L62	59.72'	S35° 26' 38"E
L63	61.01'	N54° 06' 21"W
L64	60.00'	N54° 06' 21"W
L65	65.00'	S89° 25' 25"W
L66	65.00'	S89° 25' 25"W
L67	60.00'	N89° 25' 25"E
L68	60.00'	N89° 25' 25"E
L69	60.00'	N89° 25' 25"E
L70	60.00'	N89° 25' 25"E
L71	60.00'	N89° 25' 25"E
L72	60.00'	N89° 25' 25"E
L73	60.00'	N89° 25' 25"E
L74	60.00'	N89° 25' 25"E
L75	60.00'	N89° 25' 25"E
L76	60.00'	N89° 25' 25"E
L77	60.00'	N89° 25' 25"E
L78	60.00'	N89° 25' 25"E
L79	65.00'	N89° 25' 25"E
L80	65.00'	N89° 25' 25"E
L81	120.00'	S82° 46' 03"W
L82	120.00'	S82° 46' 03"W
L83	65.00'	N89° 25' 25"E
L84	65.00'	N89° 25' 25"E



Legend

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



1: 9,028



0.3 0 0.14 0.3 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 Town Council Regular Meeting THIS MAP IS NOT TO BE USED FOR NAVIGATION
April 18, 2023

Notes

PRV2202-004 Monarch Block 1 Final Plat

**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: Monarch, Block 1

Description of Project: Single-family residential subdivision

Number of Lots: 254

Parcel No.(s): 217-39-0160

Gross Area (Acres): 62.63

Project Address: 11392 W Moore Road 85653

Ref. Project No.: PRV2112-001

CONTACT INFORMATION**Owner:** Landmark Title Assurance Agency -Trust 2105

Contact Name: Geoff Bradmon

Address: 2555 E Camelback Rd, Ste. 275

City: Phoenix

State: AZ

Zip: 85016

Email: gbradmon@sunbeltholdings.com

Phone No.: (520) 977-5280

Applicant: Perry Engineering

Contact Name: Ken Perry

Address: 501 W Wetmore Rd

City: Tucson

State: AZ

Zip: 85705

Email: kperry@perryengineering.net

Phone No.: (520) 620-9870

Consultant/Engineer: Perry Engineering

Contact Name: Ken Perry

Address: 501 W Wetmore Rd

City: Tucson

State: AZ

Zip: 85705

Email: kperry@perryengineering.net

Phone No.: (520) 620-9870

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.)

Ken Perry

2/23/2022

Applicant Name (PRINT)

Signature

Date

FOR OFFICIAL USE ONLY

Revision Date 03/29/2019

Project No. _____

Date Received _____



Council-Regular Meeting

C3

Meeting Date: 04/18/2023

To: Mayor and Council

From: Steven Cheslak, Principal Planner

Date: April 18, 2023

Strategic Plan Focus Area:

Not Applicable

Subject: Resolution No. 2023-034: Relating to Development; approving the Final Plat for Monarch Blocks 11 and 12, Lots 1 through 173 and Common Areas "A" - "O" located south of West Barnett Road, north of West Clark Farms Boulevard and east of West Civic Center Drive (Steve Cheslak)

Discussion:

Request

Perry Engineering, representing FDC Marana Venture I, L.L.C., the property owner, is requesting approval of a final plat for 173 single-family residential lots and common areas "A" - "O" on 27.3 acres of land within the Rancho Marana West Specific Plan area. The remaining undeveloped blocks of the Ranch Marana West Secific Plan area known as Vanderbilt Farms has been recently purchased by Sunbelt Holdings and will be rebranded as "Monarch", replacing the Vanderbilt Farms name.

Location

The proposed subdivision is located within Blocks 11 and 12 of the Re-Plat of Final Block Plat Vanderbilt Farms Blocks 1 thru 13 and 11A (Seq# 20201810353) located south of Barnett Road, north of West Clark Farms Boulevard, and east of West Civic Center Drive;

Zoning

The zoning of the subdivision is SP - Rancho Marana West Specific Plan Amendment with the land use designation of Medium-High Density Residential (MHDR). The MHDR land use permits detached single-family detached homes with a minimum lot

size of 4,500 square feet. The proposed plat minimum lot size is 4,502 square feet. The proposed plat maximum lot size is 7,749 square feet. The proposed plat average lot size is 4,735 square feet.

Transportation

The subdivision will have two entries, West Civic Center Drive and North Lon Adams Road. The typical internal street section is a 42-foot wide public right-of-way.

Recreation and Park Requirements

Per the Amended and Restated Vanderbilt Farms Development Agreement, approved by the Marana Town Council on June 23, 2020, 185 square feet of on-site recreation area per single-family detached residence is required. This subdivision requires a minimum of 32,005 square feet of recreation area. A total of 120,274 square feet of recreation area is provided within Common Area "O".

Preliminary Plat

The preliminary plat for Monarch Blocks 11 and 12 was approved by Town staff on March 14, 2022.

Staff Recommendation:

Staff has reviewed the proposed final plat against the requirements of the Rancho Marana West Specific Plan Amendment, the Amended and Restated Vanderbilt Farms Development Agreement, the Marana Town Code, and the Marana General Plan. The proposed final plat is in substantial conformance with all required development regulations, and staff recommends approval.

Suggested Motion:

I move to adopt Resolution No. 2023-034, approving the Final Plat for Monarch Blocks 11 and 12.

Attachments

Resolution No. 2023-034

Monarch Blk 11-12 Final Plat

Location Map

Application

MARANA RESOLUTION NO. 2023-034

RELATING TO DEVELOPMENT; APPROVING THE FINAL PLAT FOR MONARCH BLOCKS 11 AND 12, LOTS 1 THROUGH 173 AND COMMON AREAS "A" - "O" LOCATED SOUTH OF WEST BARNETT ROAD, NORTH OF WEST CLARK FARMS BOULEVARD AND EAST OF WEST CIVIC CENTER DRIVE

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

WHEREAS, on May 18, 1999, the Marana Town Council adopted Ordinance No. 99.13, amending the Rancho Marana Specific Plan by dividing Master Developer duties between Rancho Marana East (east of the I-10 freeway) and Rancho Marana West (west of the I-10 freeway); and

WHEREAS, on February 15, 2005, the Marana Town Council adopted Ordinance No. 2005.05, further amending the Rancho Marana West Specific Plan to amend Development Regulations and include Design Guidelines; and

WHEREAS, also on February 15, 2005, the Marana Town Council adopted Resolution No. 2005-20, approving the Vanderbilt Blocks 1 thru 13 Final Block Plat located within the Rancho Marana West Specific Plan area; and

WHEREAS, on June 23, 2020, the Marana Town Council adopted Resolution No. 2020-59 approving the Re-Plat of Final Block Plat Vanderbilt Farms Blocks 1 thru 13 and 11A (the "Vanderbilt Re-Plat"); and

WHEREAS Perry Engineering, representing FDC Marana Venture I, L.L.C., the property owner, has applied for approval of a final plat for a 173-lot single-family residential home subdivision within Blocks 11 and 12 of the Vanderbilt Re-Plat located south of Barnett Road, north of West Clark Farms Boulevard, and east of West Civic Center Drive; and

WHEREAS, the Mayor and Town Council, at its April 18, 2023 meeting, determined that the Final Plat for Monarch Blocks 11 and 12, Lots 1 through 173 and Common Areas "A" - "O" should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA that the Final Plat for Monarch Blocks 11 and 12 is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 18th day of April, 2023.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

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

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

PRIVATE DRAINAGEWAYS AND COMMON AREAS AS SHOWN ON THIS PLAT ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND THEIR GUESTS AND INVITEES. COMMON AREA, BUT NOT PRIVATE DRAINAGEWAYS, ARE GRANTED AS EASEMENTS TO THE TOWN OF MARANA, PIMA COUNTY, AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF, AND ACCESS TO, UNDERGROUND PUBLIC AND PRIVATE UTILITIES AND SEWERS. PRIVATE DRAINAGEWAYS ARE ALSO RESERVED FOR THE FLOW OF WATER, WHETHER SURFACE, FLOOD, OR RAINFALL, FROM THIS SUBDIVISION AND OTHER LANDS AS APPROVED BY THE TOWN ENGINEER. TITLE TO ALL PRIVATE DRAINAGEWAYS AND COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN SEQUENCE NUMBER 20221400269 IN THE OFFICE OF THE RECORDER OF PIMA COUNTY, ARIZONA, EACH AND EVERY LOT OWNER WITHIN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION WHICH IS RESPONSIBLE FOR THE CONTROL, MAINTENANCE, SAFETY, AND LIABILITY OF THE PRIVATE DRAINAGEWAYS AND COMMON AREAS WITHIN THIS SUBDIVISION.

LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 2105, AS TRUSTEE ONLY AND NOT OTHERWISE.

BY: _____ DATE: _____
DIANE SLOANE - TRUST OFFICER

ACKNOWLEDGEMENTS

STATE OF ARIZONA) s.s.:
PIMA COUNTY)
ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED
DIANE SLOANE, WHO ACKNOWLEDGED TO BE THE TRUST OFFICER OF LANDMARK TITLE ASSURANCE AGENCY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 2105 AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

BENEFICIARY

THE BENEFICIARY OF LANDMARK TITLE ASSURANCE AGENCY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, TRUST NO. 2105 IS:

FCD MARANA VENTURE I, L.L.C.
DONALD EDWARDS
2633 E. INDIAN SCHOOL, SUITE 110
PHOENIX, AZ 85016
602-833-8199

RECORDING DATA

STATE OF ARIZONA) s.s.: FEE _____
PIMA COUNTY) SEQUENCE NO. _____

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF PERRY ENGINEERING, ON THIS _____ DAY OF _____, 20____, AT _____ M. IN SEQUENCE NO. _____ THEREOF.

GABRIELLA CAZARES-KELLY _____ DATE _____
PIMA COUNTY RECORDER BY DEPUTY

CERTIFICATION

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

BY: _____ DATE _____
CLERK OF THE TOWN OF MARANA

ASSURANCES

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 2105 FROM LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS RECORDED IN SEQUENCE NO. _____ HAS BEEN PROVIDED TO GUARANTEE INSTALLATION OF REQUIRED STREET, SEWER, ELECTRIC, GAS AND WATER UTILITIES, DRAINAGE, FLOOD CONTROL AND OTHER SUBDIVISION IMPROVEMENTS MEETING ESTABLISHED MINIMUM STANDARDS OF DESIGN AND CONSTRUCTION.

BY: _____ DATE _____
TOWN OF MARANA

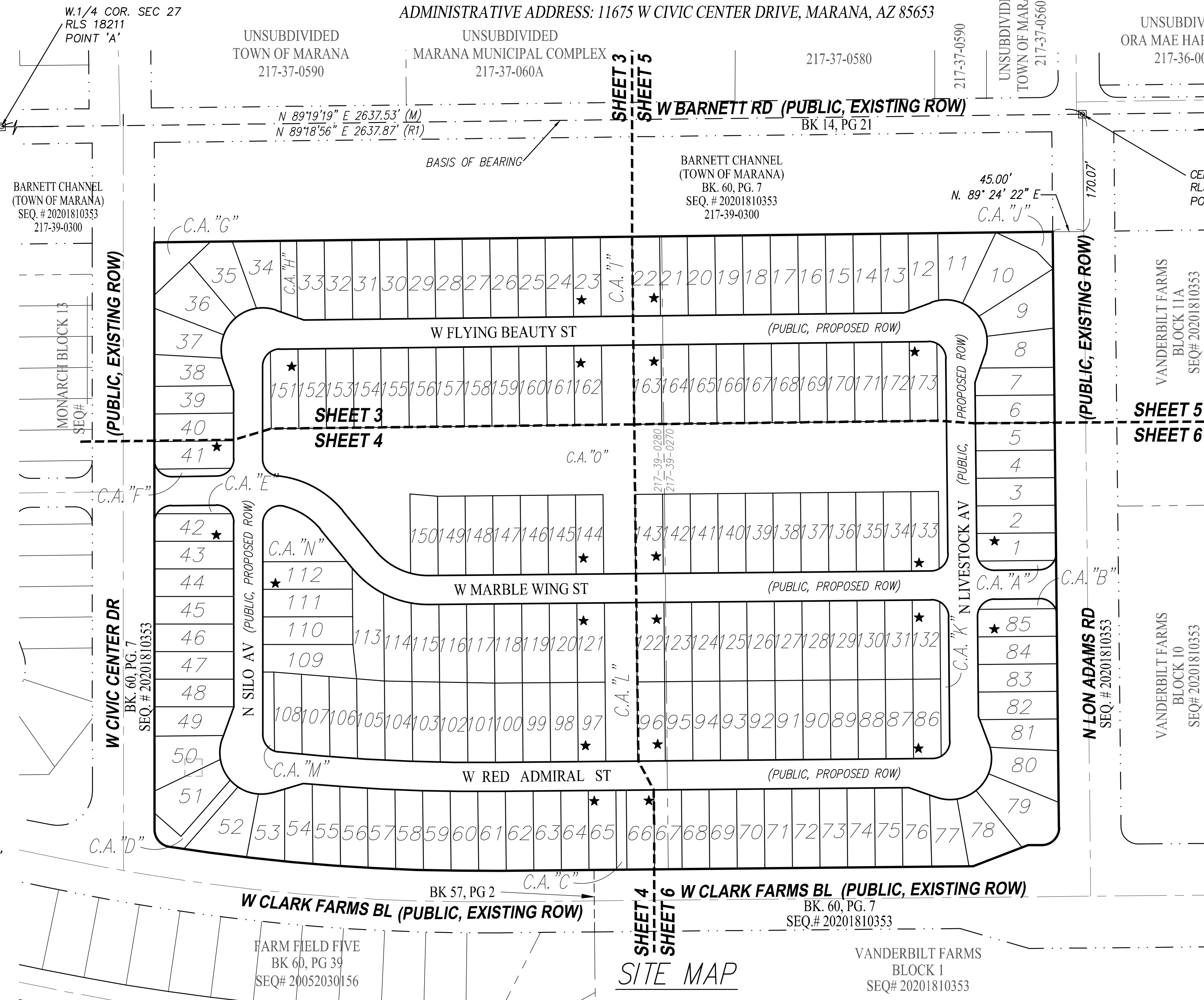
FINAL PLAT

FOR

MONARCH BLOCKS 11 AND 12

LOTS 1 THROUGH 173 AND COMMON AREAS "A" - "O" DRAINAGE / DETENTION BASIN, RECREATION, LANDSCAPE AND BUFFERYARDS, BEING A RESUBDIVISION OF BLOCKS 11 & 12 OF RE-PLAT OF FINAL BLOCK PLAT VANDERBILT FARMS BLOCKS 1 THRU 13 & 11A, SEQ #20201810353, SECTION 27 OF T-11-S, R-11-E OF THE G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

ADMINISTRATIVE ADDRESS: 11675 W CIVIC CENTER DRIVE, MARANA, AZ 85653



CERTIFICATION

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

ANDREW MYRL CLARK
PERRY ENGINEERING, LLC
ARIZONA REGISTRATION #51130

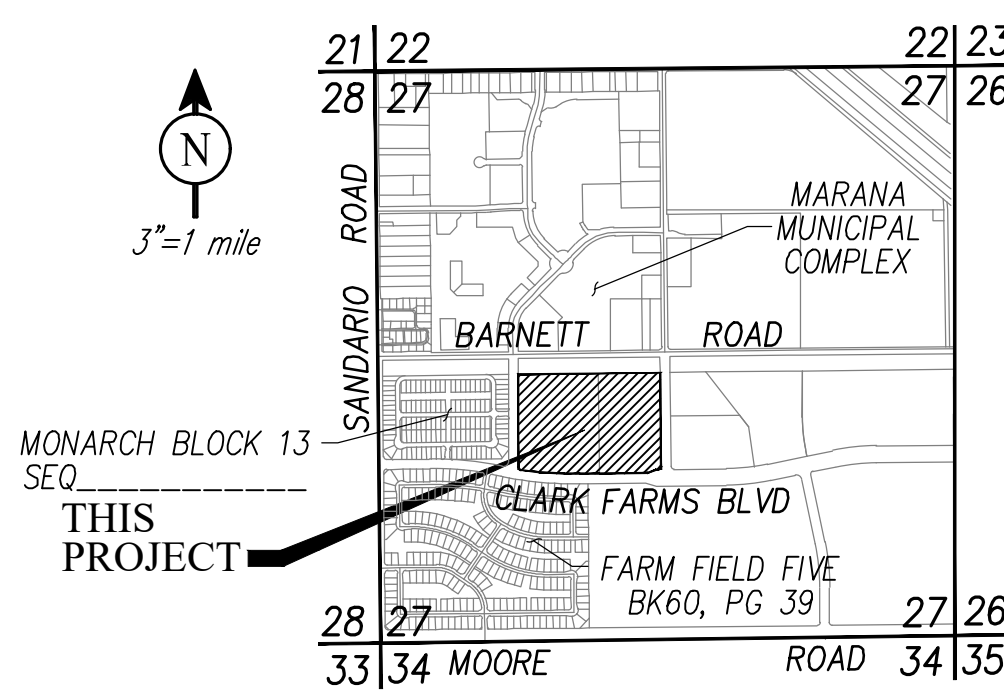
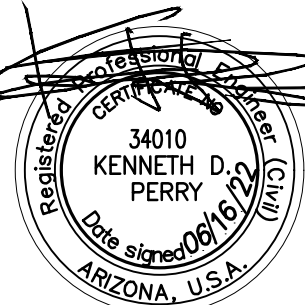
06/16/2022
DATE

ANDREW M. CLARK R.L.S. # 51130

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

06/16/2022
DATE

KENNETH D. PERRY
PERRY ENGINEERING, LLC
PE #34010



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- CALCULATED POSITION NOT FOUND OR SET
- FOUND 2" BRASS CAP - B.L.M. LOT CORNER
- FOUND MONUMENT AS NOTED
- SET 1/2" IRON REBAR W/BRASS TAG - RLS 51130
- CALCULATED DATA PER THIS SURVEY
- MEASURED DATA PER THIS SURVEY
- REQUIRED DRIVEWAY SIDE
- PROPOSED SIGHT VISIBILITY TRIANGLE
- PROPOSED SURVEY MONUMENT PER MARANA DETAIL M-103-B

REFERENCE DOCUMENTS:

- (R1) SEQ. 20201810353
- (R2) BOOK 60 OF MAPS AND PLATS, PAGE 7
- (R3) BOOK 60 OF MAPS AND PLATS, PAGE 39
- (R4) BOOK 58 OF MAPS AND PLATS, PAGE 24
- (R5) BOOK 55 OF MAPS AND PLATS, PAGE 60

APPROVALS

MARANA TOWN ENGINEER/DEVELOPMENT ENGINEER _____ DATE _____

MARANA PLANNING MANAGER _____ DATE _____

MARANA WATER DIRECTOR _____ DATE _____

ASSURED WATER SUPPLY

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

MARANA WATER DIRECTOR _____ DATE _____

ADMINISTRATIVE ADDRESS

11675 W CIVIC CENTER DR

MARANA AZ, 85653

SHEET INDEX

SHEET 1 DEDICATION, SIGNATURE SHEET AND SITE MAP
SHEET 2 GENERAL NOTES
SHEETS 3-6..... NEW FINAL PLAT SHEETS
SHEET 7 LINE AND CURVE TABLES

FINAL PLAT

FOR

MONARCH BLOCKS 11 AND 12

LOTS 1 THROUGH 173 AND COMMON AREAS "A" - "O", DRAINAGE / DETENTION BASIN, RECREATION, LANDSCAPE AND BUFFERYARDS, BEING A RESUBDIVISION OF BLOCKS 11 & 12 OF RE-PLAT OF FINAL BLOCK PLAT VANDERBILT FARMS BLOCKS 1 THRU 13 & 11A, SEQ. # 20201810353, SECTION 27 OF T-11-S, R-11-E OF THE G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

REFERENCE PROJECTS:

#PRV2110-004, #PRV2110-003
#SPA0511-011(SPA-05145)
#PRV1909-002, #PRV2109-003
JUNE, 2022

#PRV2201-005

SHEET 1 OF 7

SEQ. #

GENERAL NOTES

1. THE GROSS AREA OF THE SUBDIVISION IS 1,189,267 SF, OR 27.30 ACRES.
2. THE ZONING IS F – RANCHO MARANA WEST (SPECIFIC PLAN). THE LAND USE DESIGNATION IS MEDIUM HIGH DENSITY RESIDENTIAL (MHDR).
3. DEVELOPMENT OF THIS SUBJECT PROPERTY SHALL BE IN COMPLIANCE WITH THE MARANA LAND DEVELOPMENT CODE, REFORMATTED AND UPDATED BY ORDINANCE 2005.22, WITH REVISIONS THROUGH ORDINANCE 2021.010, ADOPTED JUNE 15, 2021, AND EFFECTIVE JULY 16, 2021. THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS AND AGREEMENTS OF THE RANCHO MARANA WEST SPECIFIC PLAN, AS ADOPTED BY THE MARANA TOWN COUNCIL ON FEBRUARY 6, 1990, MARANA ORDINANCE NO. 90.04, AND AMENDED BY MARANA ORDINANCE NO. 99.13, ADOPTED ON MAY 18, 1999 (SEQUENCE 199910303680), AND FURTHER AMENDED BY MARANA ORDINANCE NO. 2005.05, ADOPTED ON FEBRUARY 15, 2005 (SEQUENCE 20050350342). THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS AND AGREEMENTS OF THE AMENDED AND RESTATED VANDERBILT FARMS DEVELOPMENT AGREEMENT, ADOPTED BY RESOLUTION NO. 2020–058 AND RECORDED AS SEQUENCE NO. 20201810352 ON JUNE 29, 2020.
4. THE ASSESSOR'S PARCEL NUMBERS FOR THIS PROJECT IS 217–39–0270 AND 217–39–0280.
5. THE NUMBER OF RESIDENTIAL LOTS IS 173.
6. GROSS DENSITY IS 6.33 RAG.
7. MINIMUM ALLOWABLE LOT SIZE 4,500 SF. PER THE MHDR LAND USE DESIGNATION DEVELOPMENT STANDARDS FOR SINGLE FAMILY DETACHED PROJECTS.
MINIMUM PROVIDED LOT SIZE 4,502 SF.
TYPICAL LOT DIMENSIONS 115'X40', 4,600 SF.
AVERAGE LOT SIZE = 4,735 SF.
MAXIMUM LOT SIZE = 7,749 SF.
MAXIMUM ALLOWABLE BUILDING HEIGHT – 28' AND MAX. NUMBER OF STORIES IS TWO.
8. BUILDING SETBACKS PER RANCHO MARANA WEST SPECIFIC PLAN
 - FRONT: 16' MINIMUM TO BUILDING. EXCEPT WHERE GARAGES OPEN OR FACE DIRECTLY ONTO THE ABUTTING STREET OR ALLEY, IN WHICH CASE THE GARAGE SETBACK SHALL BE A MINIMUM OF 18'. THE GARAGE SETBACK MAY BE REDUCED TO MINIMUM OF 5' WHERE A MINIMUM OF ONE GUEST PARKING SPACE IS PROVIDED PER UNIT AND WHERE AUTOMATIC GARAGE DOOR OPENERS ARE PROVIDED.
 - SIDE: 5' MINIMUM'.
 - STREET SIDE YARD: 10' MINIMUM ON LOCAL, PRIVATE AND ALLEYS.
 - REAR: 10' MINIMUM. EXCEPT THAT AN ATTACHED PATIO STRUCTURE THAT IS OPEN AND UNENCLOSED ON THREE SIDES, MAY BE A MIN. 5' FROM REAR AND SIDE PROPERTY LINES, AS MEASURED FROM THE STRUCTURE.
 - 10' MINIMUM DISTANCE BETWEEN SINGLE FAMILY DETACHED (MAIN) BUILDINGS
 - 5' MINIMUM DISTANCE BETWEEN MAIN BUILDING AND AN ACCESSORY BUILDING OR TWO ACCESSORY BUILDINGS SHALL BE 5' MINIMUM.
9. NO MORE THAN 40% OF THE SINGLE FAMILY DETACHED RESIDENTIAL LOTS ABUTTING AN ARTERIAL OR COLLECTOR ROADWAY MAY BE MULTI-STORY RESIDENTIAL CONSTRUCTION.
10. NO MORE THAN TWO TWO-STORY HOMES MAY BE LOCATED NEXT TO EACH OTHER. NO TWO-STORY HOMES SHALL BE LOCATED ON CORNER LOTS.
11. THE FRONT SEPARATION BETWEEN SINGLE-FAMILY ATTACHED AND DETACHED RESIDENCES SHALL BE A COLLECTOR STREET WITH A 20-FOOT MINIMUM SETBACK FROM STREET RIGHT-OF-WAY FOR BOTH PRODUCTS.
12. WHERE A COMMERCIAL DEVELOPMENT IS LOCATED NEXT TO SINGLE FAMILY DETACHED UNITS, A COLLECTOR OR ARTERIAL STREET, OR A 25' LANDSCAPE BUFFER AND SETBACK SHALL SEPARATE USES.
13. NO FURTHER LOT SPLITTING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA.
14. AT LEAST TWO OFF-STREET SPACES WITHIN A FULLY ENCLOSED GARAGE WILL BE PROVIDED FOR EACH LOT (173 LOTS X 2 = 346).
15. CIVIC CENTER DRIVE IS THE NEAREST PAVED ACCESS, PROPOSED BY PLAN NUMBER PRV#2110–003, AND IS ADJACENT TO THIS PROJECT.
16. ALL PUBLIC ROADS AND DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THIS DEVELOPMENT SHALL BE CONSTRUCTED TO MINIMUM PIMA ASSOCIATION OF GOVERNMENTS (PAG) STANDARDS AND SPECIFICATIONS, IN ACCORDANCE WITH PLANS ACCEPTED BY THE TOWN OF MARANA.
17. ALL WEATHER ACCESS WILL BE PROVIDED FOR ALL LOTS PRIOR TO ANY LOT RELEASE.
18. DEVELOPER WILL COVENANT TO HOLD THE TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
19. DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.
20. THE 100-YEAR FREQUENCY FLOOD WILL BE ENTIRELY CONTAINED WITHIN THE CONSTRUCTED DRAINAGE IMPROVEMENTS OR NATURAL DRAINAGEWAYS.
21. THE AREA BETWEEN THE 100-YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100-YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOODPLAIN MANAGEMENT AS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.
21. THIS SUBDIVISION IS LOCATED WITHIN THE TOWN OF MARANA WATER SERVICE AREA, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. §45–576.
22. AN AGREEMENT FOR CONSTRUCTION OF FACILITIES UNDER PRIVATE CONTRACT MUST BE OBTAINED BEFORE ANY WATER UTILITIES ARE INSTALLED WITHIN THE SUBDIVISION.
23. THIS PROJECT LIES WITHIN THE PLANNED WASTEWATER SERVICE AREA OF THE TOWN OF MARANA.
24. ANY UTILITIES THAT MAY HAVE TO BE RELOCATED AS A RESULT OF THIS DEVELOPMENT WILL BE RELOCATED AT NO EXPENSE TO THE TOWN OF MARANA AND/OR PIMA COUNTY, AND/OR TO THE CORTARO MARANA IRRIGATION DISTRICT.
25. ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THE SITE SHALL BE PLACED UNDERGROUND EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 48 KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS.

GENERAL NOTES – CONTINUED

26. OBJECTS AND MATERIALS WITHIN THE 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.
27. A HOMEOWNER'S ASSOCIATION WILL BE FORMED TO ACCEPT RESPONSIBILITY FOR MAINTENANCE, CONTROL, SAFETY, AND LIABILITY OF THE PRIVATE DRAINAGEWAYS, DRAINAGE EASEMENTS, AND COMMON AREAS.
28. FIRE FLOW FOR THIS SUBDIVISION SHALL BE A MINIMUM OF 1,000 GALLONS PER MINUTE FOR A MINIMUM DURATION OF 1 HOUR. FIRE HYDRANTS SHALL BE LOCATED WITH AN AVERAGE SPACING NO GREATER THAN 500 FEET AND NO GREATER DISTANCE THAN 250 FEET FROM ANY POINT ON A STREET OF FIRE APPARATUS ACCESS ROAD TO A FIRE HYDRANT. BLUE REFLECTIVE STREET MARKERS SHALL BE PERMANENTLY AFFIXED TO THE STREET SURFACE APPROXIMATELY 8 FEET FROM THE CURB NEAREST THE HYDRANT.
30. ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING THE IMPOSED LOAD OF 75,000 POUNDS AND REQUIRED FIRE HYDRANTS PROVIDING THE REQUIRED FIRE FLOW SHALL BE INSTALLED, TESTED, AND SERVICEABLE PRIOR TO THE INTRODUCTION OF COMBUSTIBLE CONSTRUCTION MATERIALS ON THE SITE.
31. COMMON AREA USES:

TOTAL COMMON AREA	USE
COMMON AREA "A" = 1,304 SF	LANDSCAPE
COMMON AREA "B" = 1,410 SF	LANDSCAPE
COMMON AREA "C" = 1,725 SF	DRAINAGE
COMMON AREA "D" = 3,085 SF	OPENSACE
COMMON AREA "E" = 1,156 SF	LANDSCAPE
COMMON AREA "F" = 1,061 SF	LANDSCAPE
COMMON AREA "G" = 3,106 SF	LANDSCAPE
COMMON AREA "H" = 2,554 SF	OPEN SPACE, DRAINAGE
COMMON AREA "I" = 5,316 SF	OPEN SPACE, DRAINAGE
COMMON AREA "J" = 1,817 SF	LANDSCAPE
COMMON AREA "K" = 2,634 SF	LANDSCAPE
COMMON AREA "L" = 10,638 SF	OPEN SPACE, DRAINAGE, RETENTION
COMMON AREA "M" = 1,802 SF	LANDSCAPE
COMMON AREA "N" = 6,803 SF	LANDSCAPE
COMMON AREA "O" = 120,274 SF	DRAINAGE, RETENTION, RECREATION
164,685 SF	
31. PER THE AMENDED AND RESTATED VANDERBILT FARMS DEVELOPMENT AGREEMENT, ONSITE PRIVATE RECREATIONAL FACILITIES SHALL BE CONSTRUCTED ON A SITE OF NOT LESS THAN 185 SQUARE FEET PER RESIDENTIAL UNIT. THE MINIMUM REQUIRED ONSITE PRIVATE RECREATION FACILITY AREA IS 32,005 SQ. FEET / 0.73 ACRES.
32. THE PROVIDED ONSITE PRIVATE RECREATION FACILITY AREA IS 120,274 SQ. FEET / 2.76 ACRES.
33. 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.
34. THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY AS TO THE FORM, LINE AND FUNCTION OF ALL PUBLIC AND PRIVATE ROADWAYS AND DRAINAGE STRUCTURES BEFORE RELEASE OF ASSURANCES.
35. INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION. THIS DOCUMENT SHALL BE EXECUTED PRIOR TO FINAL APPROVAL OF LANDSCAPING PLANS OR IMPROVEMENT PLANS, ALLOWING INSTALLATION WITHIN THE PUBLIC RIGHTS-OF-WAY.
36. AVIGATION EASEMENTS HAVE BEEN RECORDED ON THIS PROPERTY. THIS PROPERTY IS IN THE AIRPORT INFLUENCE AREA FOR THE MARANA REGIONAL AIRPORT AND IS SUBJECT TO AIRCRAFT NOISE AND AIRCRAFT OVERFLIGHT. AVIGATION EASEMENTS RECORDED AT DOCKET 12593, PAGE 3321 AND DOCKET 12593, PAGE 3326.
37. 0.907 MILES OF NEW PUBLIC STREETS ARE INCLUDED IN THE PROJECT BOUNDARY AND 0.479 MILES INCLUDED OUTSIDE THE PROJECT BOUNDARY FOR A TOTAL OF 1.386 MILES OF NEW PUBLIC STREETS. THERE ARE NO PRIVATE STREETS PLANNED WITH THE PROJECT.

BASIS OF ELEVATION

THE BASIS OF ELEVATION FOR THIS PROJECT IS BASED ON PIMA COUNTY CONTROL POINT "11S11E_T13". SAID ELEVATION IS 1989.59, NAVD88. LOCATED AT THE NW CORNER OF SANDARIO ROAD AND BARNETT ROAD, GHISELED "X" IN HEADWALL.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE LINE AS MEASURED BETWEEN THE BRASS CAPPED SURVEY MONUMENT, RLS 18211, REPRESENTING THE WEST 1/4 CORNER OF SECTION 27 (POINT 'A'), LOCATED AT THE INTERSECTION OF N. SANDARIO RD. AND W. MOORE RD. AND THE BRASS CAPPED SURVEY MONUMENT, RLS 13187, REPRESENTING THE CENTER OF SECTION 27. (POINT 'B'). SAID BEARING IS NORTH 89° 19' 19" EAST.

CORTARO–MARANA IRRIGATION DISTRICT (CMD) NOTES:

1. RELOCATION AND PROTECTION OF CMD PROPERTIES SHALL BE AT NO EXPENSE TO THE DISTRICT. ADDITIONAL LAND MUST BE DEDICATED BY FINAL PLAT OR SEPARATE INSTRUMENT WHERE NECESSARY TO ALLOW FOR A MINIMUM OF 25' EASEMENT OVER ALL CMD INFRASTRUCTURE.
2. RELOCATION OF OPEN IRRIGATION DITCHES/CANALS IS A REQUIREMENT OF CMD AND THE TOWN OF MARANA. ALL EXISTING CMD CHANNELS/DITCHES ADJOINING THIS PROJECT SHALL BE RELOCATED UNDERGROUND PRIOR TO OCCUPANCY OF THIS PROJECT. ALL NEW INFRASTRUCTURE SHALL BE ENGINEERED AND CONSTRUCTED TO CMD AND TOWN OF MARANA STANDARDS.
3. A PERMIT MUST BE OBTAINED FROM CMD PRIOR TO CONSTRUCTION ACTIVITY OR DISTURBANCE WITHIN CMD PROPERTY. A PERMIT OBTAINED FROM CMD DOES NOT REPLACE ANY OTHER ENTITIES PERMITTING REQUIREMENTS.
4. CONSTRUCTION OF THIS PROJECT MUST BE SCHEDULED TO AVOID ANY INTERRUPTIONS IN THE DELIVERY OF CMD IRRIGATION WATER. ANY INTERRUPTION WILL BE SCHEDULED THROUGH THE CMD OFFICE, APPROVED BY ITS DISTRICT MANAGER, AND LANDOWNERS/FARMERS INVOLVED.
5. CMD PROPERTY, EASEMENTS, OR RIGHT-OF-WAY SHALL BECOME A COMPONENT OF ANY DRAINAGE SOLUTION AND MUST MAINTAIN CURRENT ELEVATIONS UNLESS OTHERWISE APPROVED OR DESIRED BY CMD.
6. ENGINEERING AND CONSTRUCTION OF THIS PROPERTY SHALL ENSURE FUTURE ACCESS IS MAINTAINED TO CMD PROPERTY, EASEMENTS, AND INFRASTRUCTURE.
7. ANY UTILITIES CROSSING CMD EASEMENTS MUST BE PLACED WITH A MINIMUM OF 3 FEET OF CLEARANCE FROM CMD INFRASTRUCTURE OR 10 FEET BELOW EXISTING GRADE, WHICHEVER IS GREATER, OR AS APPROVED BY CMD. CLEARANCE ELEVATION MUST BE MAINTAINED ACROSS THE FULL WIDTH OF CMD'S EASEMENT. ALL NEW CROSSINGS MUST BE PERMITTED BY CMD. AS-BUILT PLANS SHALL BE PROVIDED TO CMD IMMEDIATELY UPON CONSTRUCTION COMPLETION.
8. CORTARO–MARANA IRRIGATION DISTRICT WILL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO WORK IN ANY CORTARO–MARANA IRRIGATION DISTRICT EASEMENT.
9. THE CORTARO–MARANA IRRIGATION DISTRICT AND CORTARO WATER USERS' ASSOCIATION ("CMD/CWUA"), ITS SUCCESSORS, ASSIGNS, AND AGENTS SHALL BE HELD HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS PROPERTY DEPICTED ON THIS PLAT NOW AND IN THE FUTURE, BY REASON OF IRRIGATION FACILITY LEAKAGE, OVERTOPPING, OR FAILURES.
10. ALL CMD/CWUA EASEMENTS WITHIN THIS PLAT AND ADJACENT THERETO SHALL MAINTAIN ALL SUPERIOR PRIOR RIGHTS AND COVENANTS AND MAINTAIN THOSE EXCLUSIVE RIGHTS IN PERPETUITY WITH NO ENCUMBRANCE UNLESS AUTHORIZED BY CMD/CWUA IN WRITING.

AS TO CERTIFICATION ON SHEET 1



ANDREW M. CLARK R.L.S. # 51130



PERRY
ENGINEERING

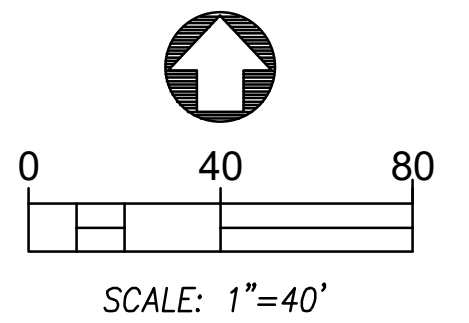
501 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520.620.9870

FINAL PLAT
FOR
MONARCH BLOCKS 11 AND 12
LOTS 1 THROUGH 173 AND COMMON AREAS "A" – "O",
DRAINAGE / DETENTION BASIN, RECREATION, LANDSCAPE
AND BUFFERYARDS, BEING A RESUBDIVISION OF BLOCKS 11
& 12 OF RE-PLAT OF FINAL BLOCK PLAT VANDERBILT
FARMS BLOCKS 1 THRU 13 & 11A, SEQ. # 20201810353,
SECTION 27 OF T-11-S, R-11-E OF THE G.&S.R.M., TOWN
OF MARANA, PIMA COUNTY, ARIZONA

REFERENCE PROJECTS:
#PRV2110–004, #PRV2110–003
#SPA0511–011(SPA–05145)
#PRV1909–002, #PRV2109–003
JUNE, 2022

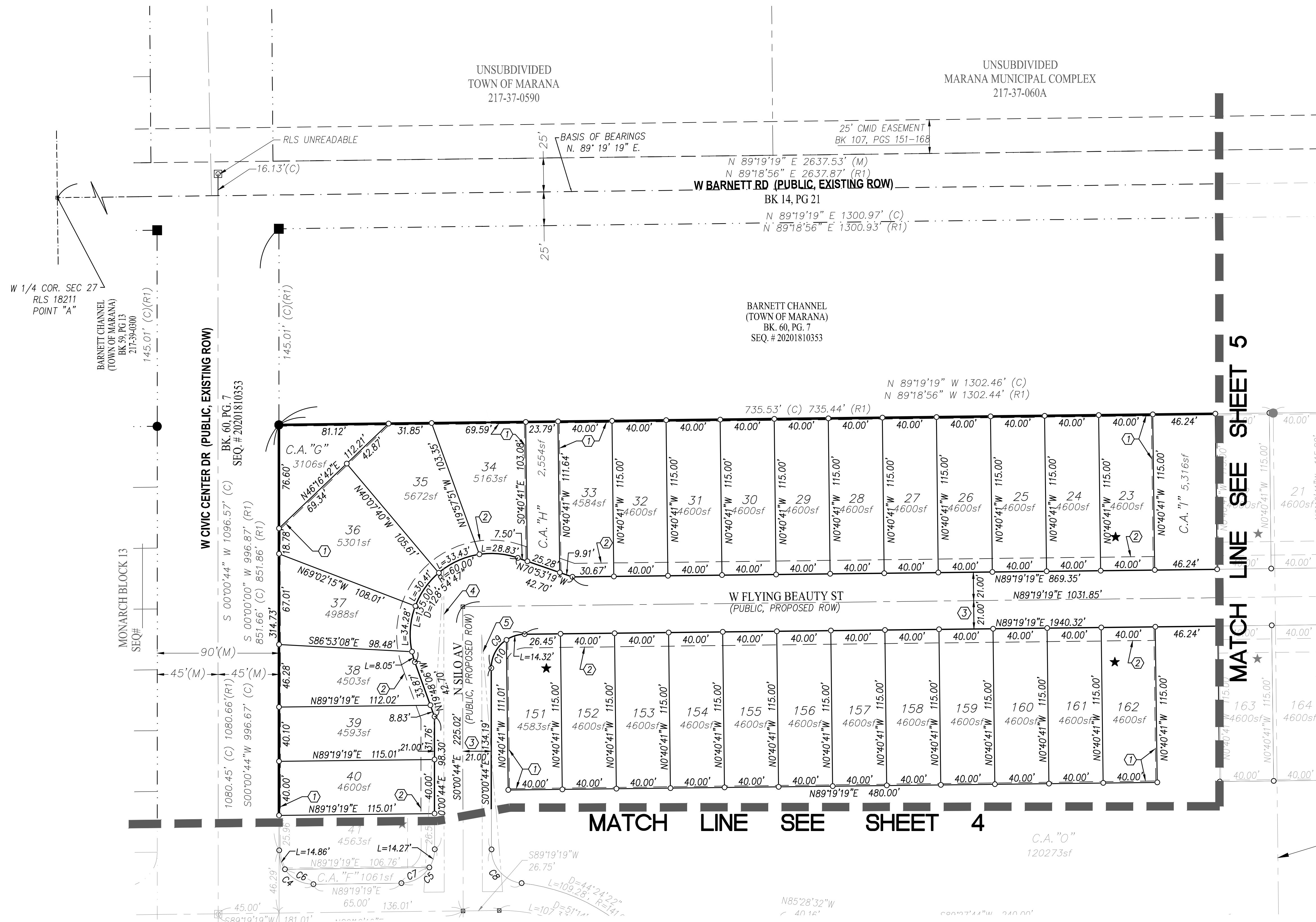
#PRV2201-005
SHEET 2 OF 7

SEQ. #



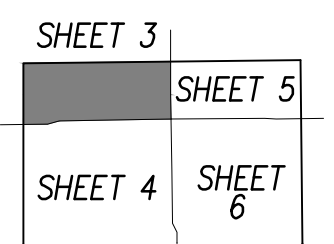
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- ② 10 FEET PUBLIC UTILITIES EASEMENT GRANTED BY THIS FINAL PLAT.
- ③ 42 FEET PUBLIC ROAD RIGHT OF WAY DEDICATED TO THE TOWN OF MARANA BY THIS FINAL PLAT.
- ④ SIGHT VISIBILITY TRIANGLE, 240'x15' NEAR SIDE
- ⑤ SIGHT VISIBILITY TRIANGLE, 190'x15' FAR SIDE



GENERAL NOTES

- 1 SEE SHEET 7 FOR FINAL PLAT LINE AND CURVE TABLES.
- 2 ALL ADJACENT ROADWAYS OUTSIDE PLAT BOUNDARIES ARE PREVIOUSLY DEDICATED EXSITING R.O.W'S. PROPOSED ROADWAY CONSTRUCTION WILL BE BY OTHERS.



KEY PLAN

AS TO CERTIFICATION ON SHEET 1



PERRY
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501 WEST WETMORE ROAD
TUCSON, AZ 85705
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PHONE: 520.620.9870

**FINAL PLAT
FOR
MONARCH BLOCKS 11 AND 12**

LOTS 1 THROUGH 173 AND COMMON AREAS "A" - "O", DRAINAGE / DETENTION BASIN, RECREATION, LANDSCAPE AND BUFFERYARDS, BEING A RESUBDIVISION OF BLOCKS 11 & 12 OF RE-PLAT OF FINAL BLOCK PLAT VANDERBILT FARMS BLOCKS 1 THRU 13 & 11A, SEQ. # 20201810353, SECTION 27 OF T-11-S, R-11-E OF THE G&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

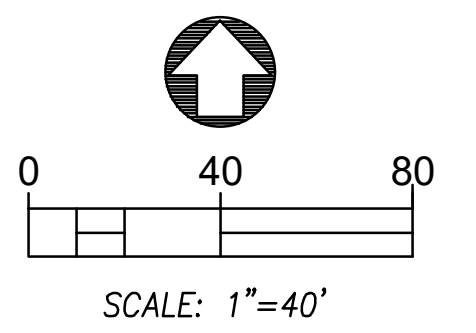
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#SPA0511-011(SPA-05145)
#PRV1909-002, #PRV2109-003
JUNE, 2022

#PRV2201-005

SHEET 3 OF 7

SEQ. #

MATCH LINE SEE SHEET 3

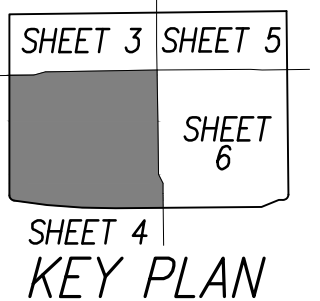


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- ⑤ SIGHT VISIBILITY TRIANGLE, 190'x15' FAR SIDE
- ⑥ NEW TELECOMMUNICATION EASEMENT GRANTED TO QWEST BY SEQ. NO. 20221010733.
- ⑦ EXISTING 25 FT. x 25FT. UNDERGROUND TELECOMMUNICATION EASEMENT PER DKT 12398, PG. 28, SCH B, No. 9, ABANDONED BY SEQ NO. 20221100142.

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FINAL PLAT
FOR

MONARCH BLOCKS 11 AND 12

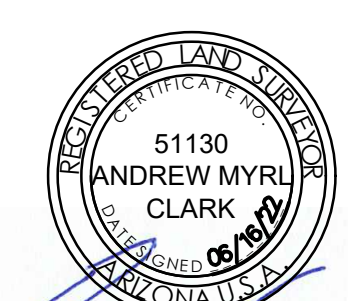
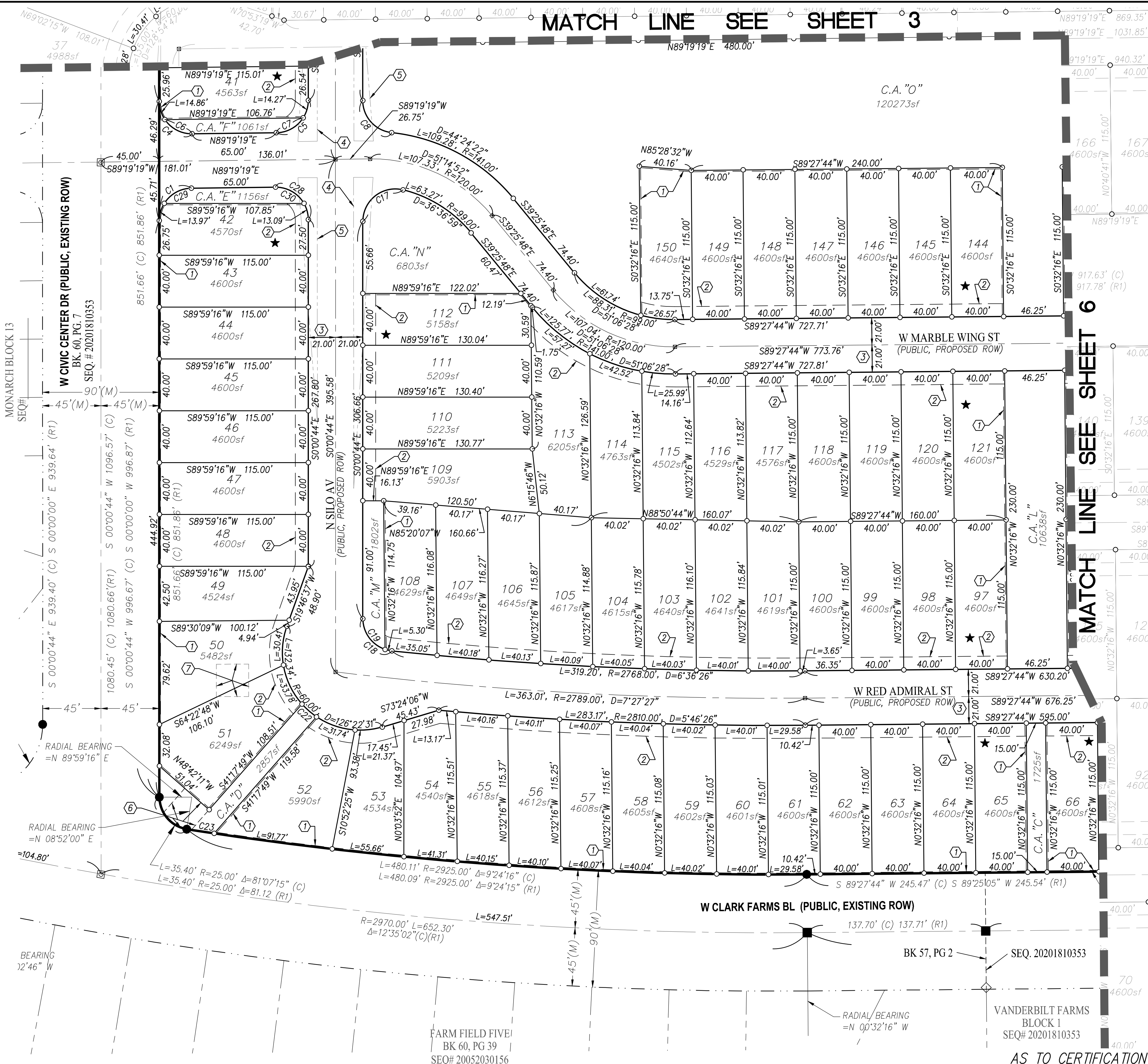
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JUNE, 2022

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SHEET 4 OF 7

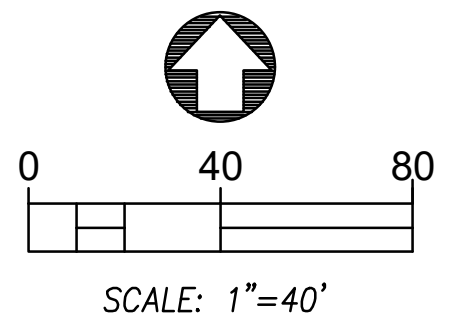
SEQ. #



ANDREW M. CLARK R.L.S. # 51130

Expires: 09/30/20

PERRY
ENGINEERING
501 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520.620.9870

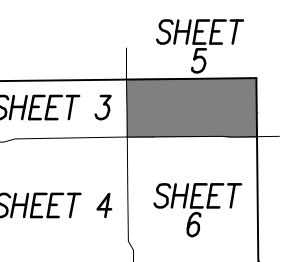


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KEY PLAN

FINAL PLAT FOR MONARCH BLOCKS 11 AND 12

LOTS 1 THROUGH 173 AND COMMON AREAS "A" - "O", DRAINAGE / DETENTION BASIN, RECREATION, LANDSCAPE AND BUFFERYARDS, BEING A RESUBDIVISION OF BLOCKS 11 & 12 OF RE-PLAT OF FINAL BLOCK PLAT VANDERBILT FARMS BLOCKS 1 THRU 13 & 11A, SEQ. # 20201810353, SECTION 27 OF T-11-S, R-11-E OF THE G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

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#PRV1909-002, #PRV2109-003
JUNE, 2022

#PRV2201-005

SHEET 5 OF 7

SEQ. #

AS TO CERTIFICATION ON SHEET 1



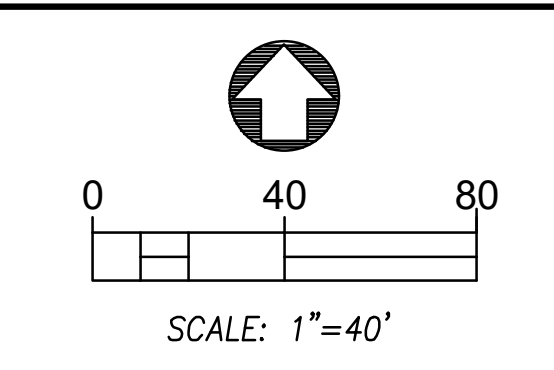
ANDREW M. CLARK R.L.S. # 51130



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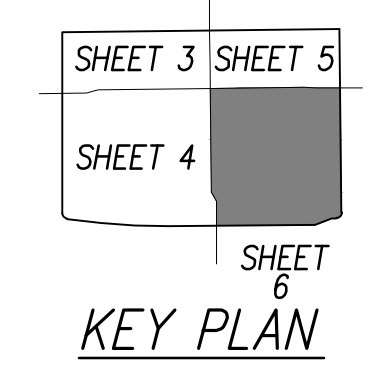
PERRY
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MONARCH BLOCKS 11 AND 12
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JUNE, 2022

#PRV2201-005
SHEET 6 OF 7

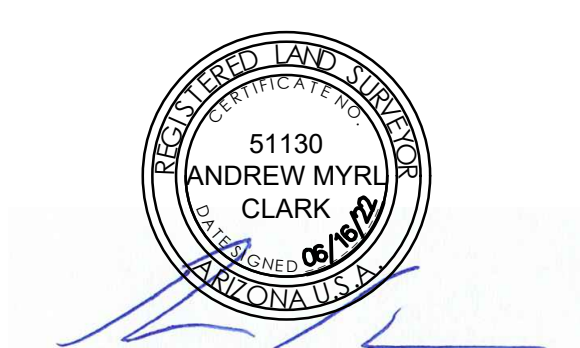
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Andrew M. Clark R.L.S. # 51130

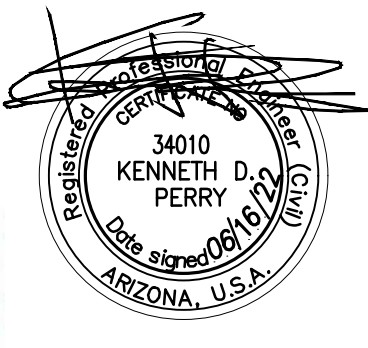
Expires: 09/30/20

CURVE TAG DATA TABLE			
Curve #	Length	Radius	Delta
C1	38.98'	25.00'	89°20'04"
C2	39.24'	25.00'	89°56'15"
C3	39.29'	25.00'	90°03'23"
C4	39.56'	25.00'	90°39'56"
C5	38.98'	25.00'	89°20'04"
C6	24.71'	25.00'	56°37'12"
C7	24.71'	25.00'	56°37'12"
C8	36.58'	25.00'	83°49'26"
C9	38.98'	25.00'	89°20'04"
C10	24.66'	25.00'	56°31'24"
C11	39.30'	25.00'	90°04'40"
C12	26.35'	25.00'	60°24'02"
C13	39.30'	25.00'	90°03'45"
C14	26.45'	25.00'	60°37'00"
C15	39.24'	25.00'	89°56'15"
C16	26.04'	25.00'	59°40'39"
C17	45.36'	25.00'	103°57'57"
C18	36.62'	25.00'	83°55'06"
C19	31.32'	25.00'	71°46'54"
C20	39.30'	25.00'	90°03'45"
C21	26.32'	25.00'	60°19'19"
C22	15.04'	60.00'	14°21'41"
C23	21.41'	2925.00'	0°25'09"
C24	39.30'	25.00'	90°03'45"
C25	39.25'	25.00'	89°56'37"
C26	28.42'	25.00'	65°07'56"
C27	28.29'	25.00'	64°49'42"
C28	39.56'	25.00'	90°39'56"
C29	25.01'	25.00'	57°19'01"
C30	26.47'	25.00'	60°40'04"

AS TO CERTIFICATION ON SHEET 1



ANDREW M. CLARK R.L.S. # 51130



PERRY
ENGINEERING

501 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520.620.9870

FINAL PLAT
FOR
MONARCH BLOCKS 11 AND 12
LOTS 1 THROUGH 173 AND COMMON AREAS "A" – "O",
DRAINAGE / DETENTION BASIN, RECREATION, LANDSCAPE
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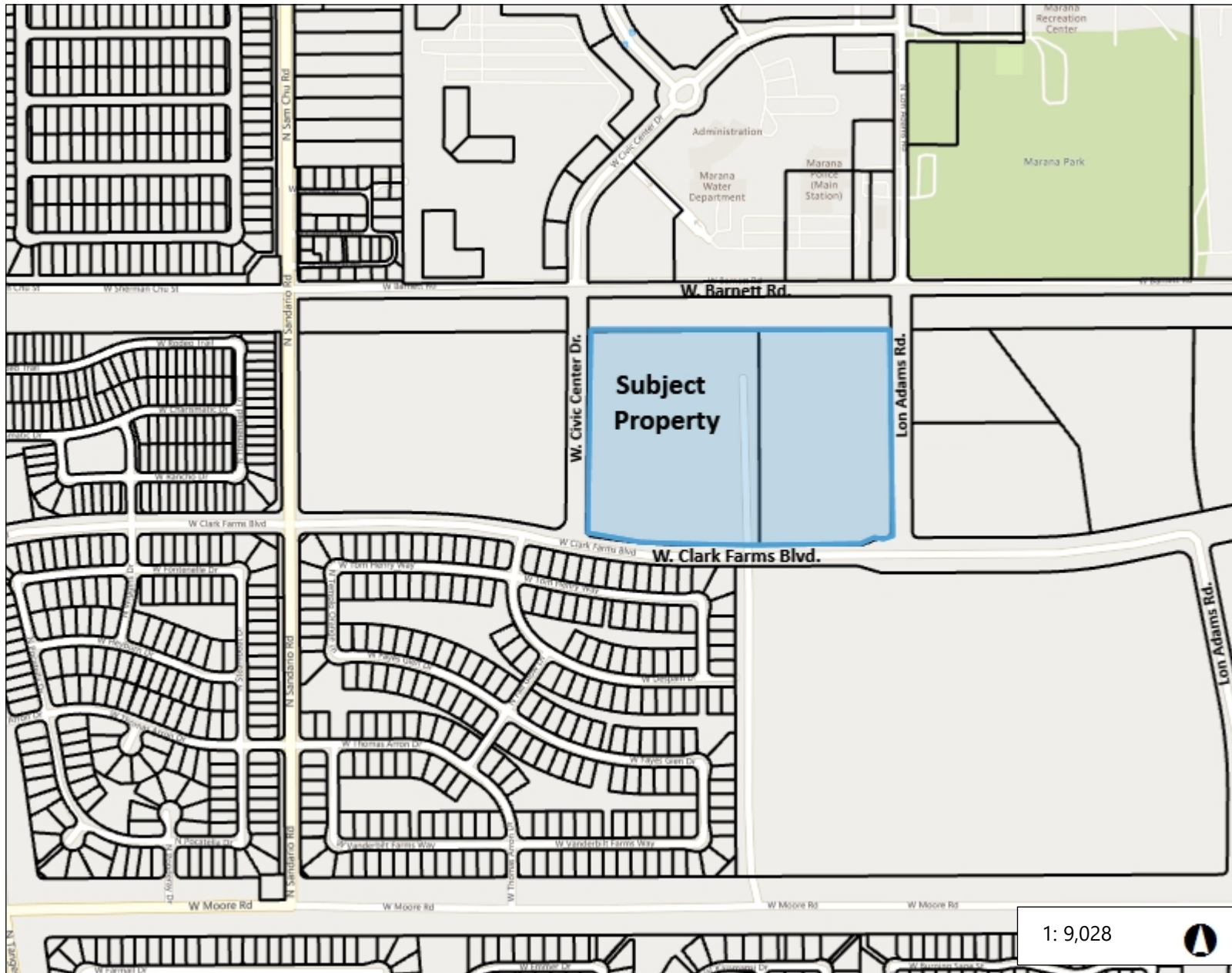
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JUNE, 2022

#PRV2201-005
SHEET 7 OF 7



Legend

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



1: 9,028



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 Town Council Regular Meeting THIS MAP IS NOT TO BE USED FOR NAVIGATION
April 18, 2023

Notes

PRV2201-005 Monarch Block 11-12 Final Plat

**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: Monarch, Block 11/12

Description of Project: Single-family residential subdivision

Number of Lots: 173

Parcel No.(s): 217-39-0270 and 217-39-0280

Gross Area (Acres): 27.30

Project Address: 11675 W Civic Center Drive

Ref. Project No.: PRV2110-004

CONTACT INFORMATION**Owner:** Landmark Title Assurance Agency -Trust 2105

Contact Name: Geoff Bradmon

Address: 2555 E Camelback Rd, Ste. 275

City: Phoenix

State: AZ

Zip: 85016

Email: gbradmon@sunbeltholdings.com

Phone No.: (520) 977-5280

Applicant: Perry Engineering

Contact Name: Ken Perry

Address: 501 W Wetmore Rd

City: Tucson

State: AZ

Zip: 85705

Email: kperry@perryengineering.net

Phone No.: (520) 620-9870

Consultant/Engineer: Perry Engineering

Contact Name: Ken Perry

Address: 501 W Wetmore Rd

City: Tucson

State: AZ

Zip: 85705

Email: kperry@perryengineering.net

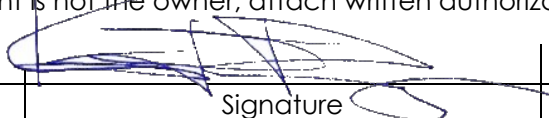
Phone No.: (520) 620-9870

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.)

Ken Perry

Applicant Name (PRINT)



Signature

1/25/2022

Date

FOR OFFICIAL USE ONLY

Revision Date 03/29/2019

Project No. _____

Date Received _____



Council-Regular Meeting

C4

Meeting Date: 04/18/2023

To: Mayor and Council

From: Steven Cheslak, Principal Planner

Date: April 18, 2023

Strategic Plan Focus Area:

Not Applicable

Subject: Resolution No. 2023-035: Relating to Development; approving the Final Plat for Monarch Block 13 Lots 1 through 114 and Common Areas "A" - "I" located south of West Barnett Road, north of West Clark Farms Boulevard and east of North Sandario Road (Steve Cheslak)

Discussion:

Request

Perry Engineering, representing the property owner, FDC Marana Venture I, L.L.C., is requesting approval of a final plat for 114 single-family residential lots and common areas "A" - "I" on 20.788 acres of land within the Rancho Marana West Specific Plan area. The remaining undeveloped blocks of the Rancho Marana West Specific Plan area, known as Vanderbilt Farms, is planned to be purchased by Sunbelt Holdings and will be rebranded as "Monarch", replacing the Vanderbilt Farms subdivision name.

Location

The proposed subdivision is located within Block 13 of the Re-Plat of Final Block Plat Vanderbilt Farms Blocks 1 thru 13 and 11A (Seq# 20201810353) located south of Barnett Road, north of West Clark Farms Boulevard, and east of North Sandario Drive.

Zoning

The zoning of the subdivision is SP - Rancho Marana West Specific Plan Amendment with the land use designation of Medium-High Density Residential (MHDR). The MHDR land use permits detached single-family detached homes with a minimum lot size of 4,500 square feet. The proposed plat minimum lot size is 4,658 square feet. The

proposed plat maximum lot size is 8,330 square feet. The proposed plat average lot size is 5,310 square feet.

Transportation

The subdivision will have two entries, West Civic Center Drive and West Clark Farms Boulevard. The typical internal street section is a 42-foot wide public right-of-way.

Recreation and Park Requirement

Per the Amended and Restated Vanderbilt Farms Development Agreement, approved by the Marana Town Council on June 23, 2020, 185 square feet of on-site recreation area per single-family detached residence is required. This subdivision requires a minimum of 21,050 square feet of recreation area. A total of approximately 73,064 square feet of recreation area is provided within Common Area "G".

Preliminary Plat

The preliminary plat for Monarch Block 13 was approved by Town staff on January 20, 2022.

Staff Recommendation:

Staff has reviewed the proposed final plat against the requirements of the Rancho Marana West Specific Plan Amendment, the Amended and Restated Vanderbilt Farms Development Agreement, the Marana Town Code, and the Marana General Plan. The proposed final plat is in substantial conformance with all required development regulations, and staff recommends approval.

Suggested Motion:

I move to adopt Resolution No. 2023-035, approving the Final Plat for Monarch Block 13.

Attachments

Resolution No. 2023-035
Monarch Blk 13 Final Plat
Location Map
Application

MARANA RESOLUTION NO. 2023-035

RELATING TO DEVELOPMENT; APPROVING THE FINAL PLAT FOR MONARCH BLOCK 13 LOTS 1 THROUGH 114 AND COMMON AREAS "A" - "I" LOCATED SOUTH OF WEST BARNETT ROAD, NORTH OF WEST CLARK FARMS BOULEVARD AND EAST OF NORTH SANDARIO ROAD

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

WHEREAS, on May 18, 1999, the Marana Town Council adopted Ordinance No. 99.13, amending the Rancho Marana Specific Plan by dividing Master Developer duties between Rancho Marana East (east of the I-10 freeway) and Rancho Marana West (west of the I-10 freeway); and

WHEREAS, on February 15, 2005, the Marana Town Council adopted Ordinance No. 2005.05, further amending the Rancho Marana West Specific Plan to amend Development Regulations and include Design Guidelines; and

WHEREAS, also on February 15, 2005, the Marana Town Council adopted Resolution No. 2005-20, approving the Vanderbilt Blocks 1 thru 13 Final Block Plat located within the Rancho Marana West Specific Plan area; and

WHEREAS, on June 23, 2020, the Marana Town Council adopted Resolution No. 2020-59 approving the Re-Plat of Final Block Plat Vanderbilt Farms Blocks 1 thru 13 and 11A (the "Vanderbilt Re-Plat"); and

WHEREAS Perry Engineering, representing FDC Marana Venture I, L.L.C., the property owner, has applied for approval of a final plat for a 114-lot single-family residential home subdivision within Block 13 of the Vanderbilt Re-Plat located south of Barnett Road, north of West Clark Farms Boulevard, and east of North Sandario Road; and

WHEREAS, the Mayor and Town Council, at its April 18, 2023 meeting, determined that the Final Plat for Monarch Block 13 Lots 1 through 114 and Common Areas "A" - "I" should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA that the Final Plat for Monarch Block 13 is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 18th day of April, 2023.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

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

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

PRIVATE DRAINAGEWAYS AND COMMON AREAS AS SHOWN ON THIS PLAT ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND THEIR GUESTS AND INVITEES. COMMON AREA, BUT NOT PRIVATE DRAINAGEWAYS, ARE GRANTED AS EASEMENTS TO THE TOWN OF MARANA, PIMA COUNTY, AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF, AND ACCESS TO, UNDERGROUND PUBLIC AND PRIVATE UTILITIES AND SEWERS. PRIVATE DRAINAGEWAYS ARE ALSO RESERVED FOR THE FLOW OF WATER, WHETHER SURFACE, FLOOD, OR RAINFALL, FROM THIS SUBDIVISION AND OTHER LANDS AS APPROVED BY THE TOWN ENGINEER. TITLE TO ALL PRIVATE DRAINAGEWAYS AND COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN SEQUENCE NUMBER 20221400269 IN THE OFFICE OF THE RECORDER OF PIMA COUNTY, ARIZONA, EACH AND EVERY LOT OWNER WITHIN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION WHICH IS RESPONSIBLE FOR THE CONTROL, MAINTENANCE, SAFETY, AND LIABILITY OF THE PRIVATE DRAINAGEWAYS AND COMMON AREAS WITHIN THIS SUBDIVISION.

LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 2105, AS TRUSTEE ONLY AND NOT OTHERWISE.

BY: _____ DATE: _____
DIANE SLOANE - TRUST OFFICER

ACKNOWLEDGEMENTS

STATE OF ARIZONA) s.s.:
PIMA COUNTY)
ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED DIANE SLOANE, WHO ACKNOWLEDGED TO BE THE TRUST OFFICER OF LANDMARK TITLE ASSURANCE AGENCY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 2105 AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

BENEFICIARY

THE BENEFICIARY OF LANDMARK TITLE ASSURANCE AGENCY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, TRUST NO. 2105 IS:

FCD MARANA VENTURE I, L.L.C.
DONALD EDWARDS
2633 E. INDIAN SCHOOL, SUITE 110
PHOENIX, AZ 85016
602-883-8199

RECORDING DATA

STATE OF ARIZONA) s.s.: FEE _____
PIMA COUNTY) SEQUENCE NO. _____

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF PERRY ENGINEERING, ON THIS _____ DAY OF _____, 20____, AT _____ M. IN SEQUENCE NO. _____ THEREOF.

GABRIELLA CAZARES-KELLY _____ DATE _____
PIMA COUNTY RECORDER BY DEPUTY

CERTIFICATION

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

BY: _____ DATE _____
CLERK OF THE TOWN OF MARANA

ASSURANCES

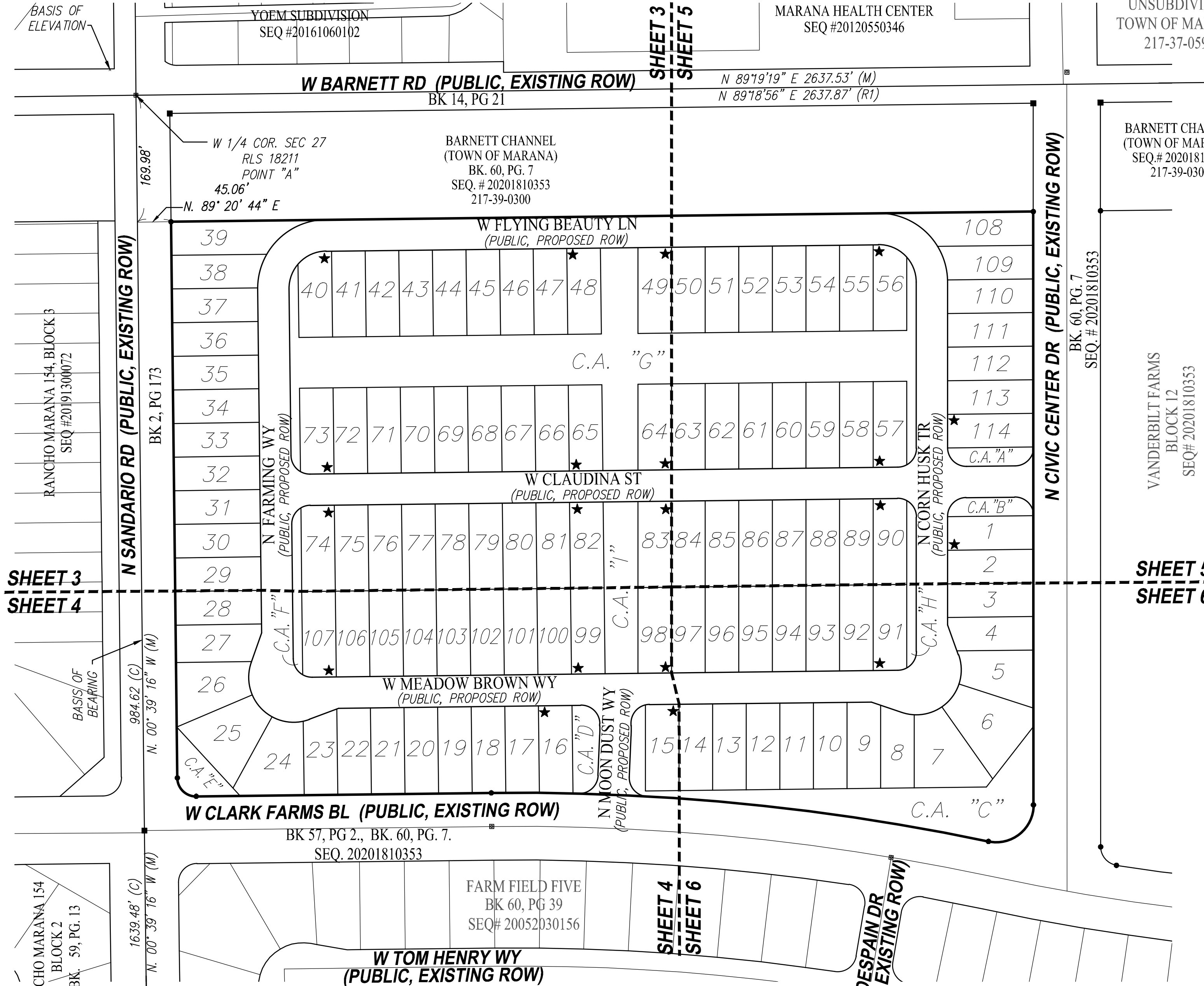
ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 2105 FROM LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS RECORDED IN SEQUENCE NO. _____ HAS BEEN PROVIDED TO GUARANTEE INSTALLATION OF REQUIRED STREET, SEWER, ELECTRIC, GAS AND WATER UTILITIES, DRAINAGE, FLOOD CONTROL AND OTHER SUBDIVISION IMPROVEMENTS MEETING ESTABLISHED MINIMUM STANDARDS OF DESIGN AND CONSTRUCTION.

BY: _____ DATE _____
TOWN OF MARANA

FINAL PLAT
FOR
MONARCH BLOCK 13

LOTS 1 THROUGH 114 AND COMMON AREAS "A" - "I" DRAINAGE / DETENTION BASIN, RECREATION, LANDSCAPE AND BUFFERYARDS, BEING A RESUBDIVISION OF BLOCK 13 OF RE-PLAT OF FINAL BLOCK PLAT VANDERBILT FARMS BLOCKS 1 THRU 13 & 11A, SEQ #20201810353, SECTION 27 OF T-11-S, R-11-E OF THE G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

ADMINISTRATIVE ADDRESS: 11710 W CLARK FARMS BOULEVARD, MARANA AZ, 85653



SITE MAP

CERTIFICATION

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

ANDREW MYRL CLARK
PERRY ENGINEERING, LLC
ARIZONA REGISTRATION #51130

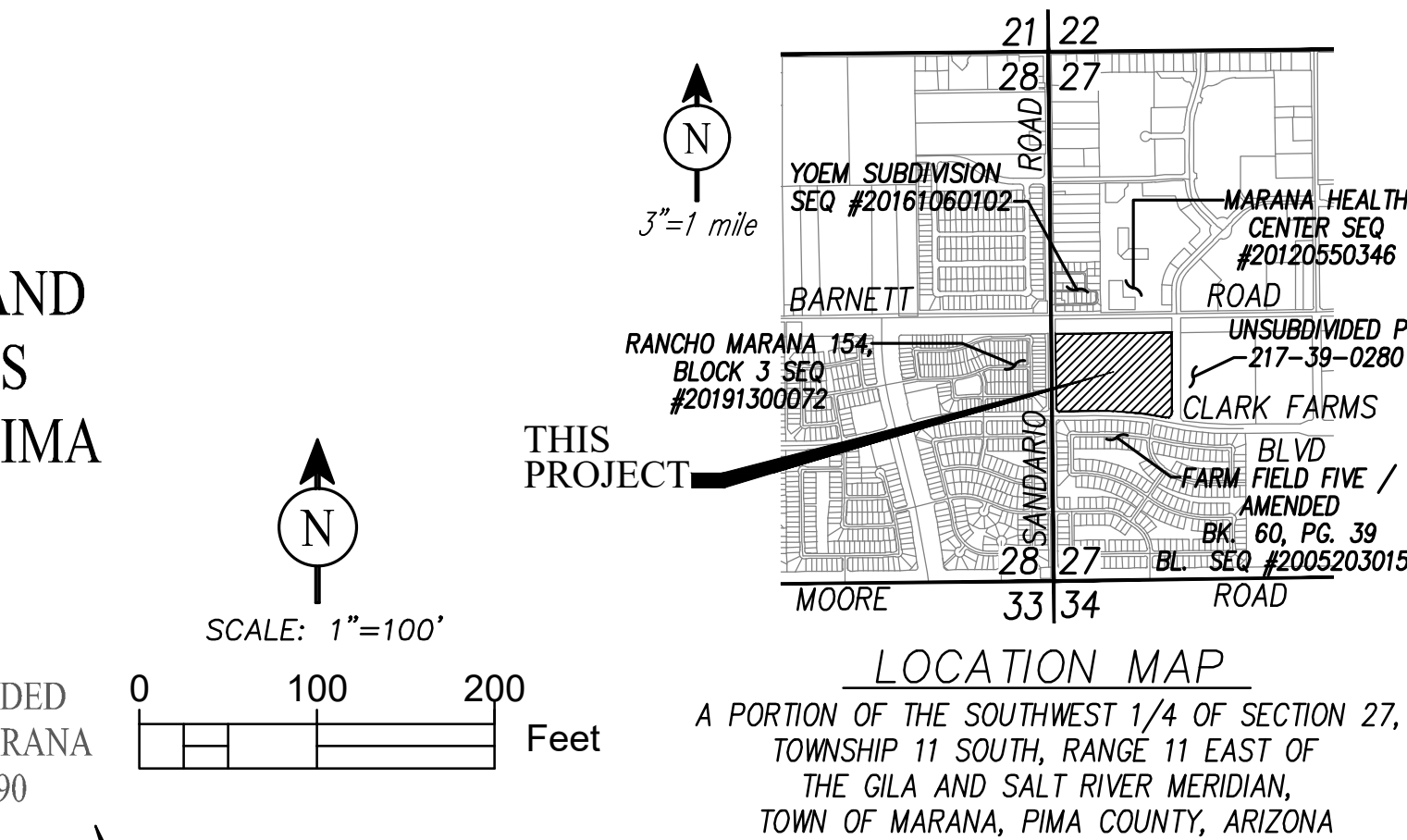
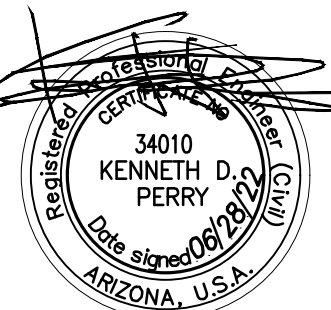
06/28/2022
DATE

ANDREW M. CLARK R.L.S. # 51130

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

KENNETH D. PERRY
PERRY ENGINEERING, LLC
PE #34010

06/28/2022
DATE



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- CALCULATED POSITION NOT FOUND OR SET
- FOUND 2" BRASS CAP - B.L.M. LOT CORNER
- FOUND MONUMENT AS NOTED
- SET 1/2" IRON REBAR W/BRASS TAG - RLS 51130
- CALCULATED DATA PER THIS SURVEY
- MEASURED DATA PER THIS SURVEY
- REQUIRED DRIVEWAY SIDE
- PROPOSED SIGHT VISIBILITY TRIANGLE
- PROPOSED SURVEY MONUMENT PER MARANA DETAIL M-103-B

REFERENCE DOCUMENTS:

- (R1) SEQ. 20201810353
- (R2) BOOK 60 OF MAPS AND PLATS, PAGE 7
- (R3) BOOK 60 OF MAPS AND PLATS, PAGE 39
- (R4) BOOK 58 OF MAPS AND PLATS, PAGE 24
- (R5) BOOK 55 OF MAPS AND PLATS, PAGE 60

APPROVALS

MARANA TOWN ENGINEER/DEVELOPMENT ENGINEER _____ DATE _____

MARANA PLANNING MANAGER _____ DATE _____

MARANA WATER DIRECTOR _____ DATE _____

ASSURED WATER SUPPLY

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

MARANA WATER DIRECTOR _____ DATE _____

ADMINISTRATIVE ADDRESS

11710 W CLARK FARMS BL
MARANA AZ, 85653

SHEET INDEX

SHEET 1 DEDICATION, SIGNATURE SHEET AND SITE MAP
SHEET 2 GENERAL NOTES
SHEETS 3-6..... NEW FINAL PLAT SHEETS
SHEET 7 LINE AND CURVE TABLES

FINAL PLAT
FOR
MONARCH BLOCK 13

LOTS 1 THROUGH 114 AND COMMON AREAS "A" - "I", DRAINAGE / DETENTION BASIN, RECREATION, LANDSCAPE AND BUFFERYARDS, BEING A RESUBDIVISION OF BLOCK 13 OF RE-PLAT OF FINAL BLOCK PLAT VANDERBILT FARMS BLOCKS 1 THRU 13 & 11A, SEQ. # 20201810353, SECTION 27 OF T-11-S, R-11-E OF THE G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

PERRY
ENGINEERING

501 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520.620.9870

REFERENCE PROJECTS:
#SPA0511-011(SPA-05145)
#PRV1909-002, #PRV1909-003
JUNE, 2022

#PRV2201-006

SHEET 1 OF 7

SEQ. #

GENERAL NOTES

1. THE GROSS AREA OF THE SUBDIVISION IS 905,508 SF, OR 20.788 ACRES.
2. THE ZONING IS F – RANCHO MARANA WEST (SPECIFIC PLAN). THE LAND USE DESIGNATION IS MEDIUM HIGH DENSITY RESIDENTIAL (MHDR).
3. DEVELOPMENT OF THIS SUBJECT PROPERTY SHALL BE IN COMPLIANCE WITH THE MARANA LAND DEVELOPMENT CODE, REFORMATTED AND UPDATED BY ORDINANCE 2005.22, WITH REVISIONS THROUGH ORDINANCE 2021.010, ADOPTED JUNE 15, 2021, AND EFFECTIVE JULY 16, 2021. THE DEVELOPMENT IS SUBJECT TO THE CONDITIONS AND AGREEMENTS OF THE RANCHO MARANA WEST SPECIFIC PLAN AS ADOPTED BY THE TOWN OF MARANA MAYOR AND COUNCIL ON FEBRUARY 6, 1990, ORDINANCE NO. 90–04, AND AMMENDED BY MARANA ORDINANCE NO. 99.13, ADOPTED ON MAY 18, 1999 (SEQUENCE 199910303680), AND FURTHER AMENDED BY ORDINANCE NO. 2005.05, ADOPTED ON FEBRUARY 15, 2005 (SEQUENCE 20050350342). THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS AND AGREEMENTS OF THE AMENDED AND RESTATED VANDERBILT FARMS DEVELOPMENT AGREEMENT, ADOPTED BY RESOLUTION NO. 2020–058 AND RECORDED AS SEQUENCE NO. 20201810352 ON JUNE 29, 2020.
4. THE ASSESSOR'S PARCEL NUMBER FOR THIS PROJECT IS 217–39–0290.
5. THE NUMBER OF RESIDENTIAL LOTS IS 114.
6. GROSS DENSITY IS 5.5 RAC.
7. MINIMUM ALLOWABLE LOT SIZE 4,500 SF. PER THE MHDR LAND USE DESIGNATION DEVELOPMENT STANDARDS FOR SINGLE FAMILY DETACHED PROJECTS. MINIMUM PROVIDED LOT SIZE 4,658 SF.

TYPICAL LOT DIMENSIONS 115'X45', 5,175 SF.

AVERAGE LOT SIZE = 5,310 SF.

MAXIMUM LOT SIZE = 8,330 SF.

MAXIMUM ALLOWABLE BUILDING HEIGHT – 28' AND MAX. NUMBER OF STORIES IS TWO.
8. BUILDING SETBACKS PER RANCHO MARANA WEST SPECIFIC PLAN
 - ~~FRONT~~: 16' MINIMUM TO BUILDING. EXCEPT WHERE GARAGES OPEN OR FACE DIRECTLY ONTO THE ABUTTING STREET OR ALLEY, IN WHICH CASE THE GARAGE SETBACK SHALL BE A MINIMUM OF 18'. THE GARAGE SETBACK MAY BE REDUCED TO MINIMUM OF 5' WHERE A MINIMUM OF ONE GUEST PARKING SPACE IS PROVIDED PER UNIT AND WHERE AUTOMATIC GARAGE DOOR OPENERS ARE PROVIDED.
 - SIDE: 5' MINIMUM WITH A STREET SIDE YARD (SETBACK) HAVING A MINIMUM OF 10'.
 - STREET SIDE YARD: 10' MINIMUM ON LOCAL, PRIVATE AND ALLEYS.
 - REAR: 10' MINIMUM. EXCEPT THAT AN ATTACHED PATIO STRUCTURE THAT IS OPEN AND UNENCLOSED ON ALL THREE SIDES, MAY BE A MIN. 5' FROM REAR AND SIDE PROPERTY LINES, AS MEASURED FROM THE STRUCTURE.
 - 10' MINIMUM DISTANCE BETWEEN SINGLE FAMILY DETACHED (MAIN) BUILDINGS
 - 5' MINIMUM DISTANCE BETWEEN MAIN BUILDING AND AN ACCESSORY BUILDING OR TWO ACCESSORY BUILDINGS SHALL BE 5' MINIMUM.
9. NO MORE THAN 40% OF THE SINGLE FAMILY DETACHED RESIDENTIAL LOTS ABUTTING AN ARTERIAL OR COLLECTOR ROADWAY MAY BE MULTI-STORY RESIDENTIAL CONSTRUCTION.
10. NO MORE THAN TWO TWO-STORY HOMES MAY BE LOCATED NEXT TO EACH OTHER. NO TWO-STORY HOMES SHALL BE LOCATED ON CORNER LOTS.
11. THE FRONT SEPARATION BETWEEN SINGLE-FAMILY ATTACHED AND DETACHED RESIDENCES SHALL BE A COLLECTOR STREET WITH A 20-FOOT MINIMUM SETBACK FROM STREET RIGHT-OF-WAY FOR BOTH PRODUCTS.
12. WHERE A COMMERCIAL DEVELOPMENT IS LOCATED NEXT TO SINGLE FAMILY DETACHED UNITS, A COLLECTOR OR ARTERIAL STREET, OR A 25' LANDSCAPE BUFFER AND SETBACK SHALL SEPARATE USES.
13. NO FURTHER LOT SPLITTING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA.
14. AT LEAST TWO OFF-STREET SPACES WITHIN A FULLY ENCLOSED GARAGE WILL BE PROVIDED FOR EACH LOT (114 LOTS X 2 = 228).
15. ALL PUBLIC ROADS AND DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THIS DEVELOPMENT SHALL BE CONSTRUCTED TO MINIMUM PIMA ASSOCIATION OF GOVERNMENTS (PAG) STANDARDS AND SPECIFICATIONS, IN ACCORDANCE WITH PLANS ACCEPTED BY THE TOWN OF MARANA.
16. ALL WEATHER ACCESS WILL BE PROVIDED FOR ALL LOTS PRIOR TO ANY LOT RELEASE.
17. DEVELOPER WILL COVENANT TO HOLD THE TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGE RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWING EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOW, OR RAINFALL.
18. DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.
19. THE 100-YEAR FREQUENCY FLOOD WILL BE ENTIRELY CONTAINED WITHIN THE CONSTRUCTED DRAINAGE IMPROVEMENTS OR NATURAL DRAINAGEWAYS.
20. THE AREA BETWEEN THE 100-YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100-YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOODPLAIN MANAGEMENT AS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.
21. THIS SUBDIVISION IS LOCATED WITHIN THE TOWN OF MARANA WATER SERVICE AREA, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. §45–576.
22. AN AGREEMENT FOR CONSTRUCTION OF FACILITIES UNDER PRIVATE CONTRACT MUST BE OBTAINED BEFORE ANY WATER UTILITIES ARE INSTALLED WITHIN THE SUBDIVISION.
23. THIS PROJECT LIES WITHIN THE PLANNED WASTEWATER SERVICE AREA OF THE TOWN OF MARANA.
24. ANY UTILITIES THAT MAY HAVE TO BE RELOCATED AS A RESULT OF THIS DEVELOPMENT WILL BE RELOCATED AT NO EXPENSE TO THE TOWN OF MARANA AND/OR PIMA COUNTY, AND/OR TO THE CORTARO MARANA IRRIGATION DISTRICT.
25. ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THE SITE SHALL BE PLACED UNDERGROUND EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 48 KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS.
26. OBJECTS AND MATERIALS WITHIN THE 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.
27. A HOMEOWNER'S ASSOCIATION WILL BE FORMED TO ACCEPT RESPONSIBILITY FOR MAINTENANCE, CONTROL, SAFETY, AND LIABILITY OF THE PRIVATE DRAINAGEWAYS, DRAINAGE EASEMENTS, AND COMMON AREAS.

GENERAL NOTES – CONTINUED

28. FIRE FLOW FOR THIS SUBDIVISION SHALL BE A MINIMUM OF 1,000 GALLONS PER MINUTE FOR A MINIMUM DURATION OF 1 HOUR. FIRE HYDRANTS SHALL BE LOCATED WITH AN AVERAGE SPACING NO GREATER THAN 500 FEET AND NO GREATER DISTANCE THAN 250 FEET FROM ANY POINT ON A STREET OF FIRE APPARATUS ACCESS ROAD TO A FIRE HYDRANT. BLUE REFLECTIVE STREET MARKERS SHALL BE PERMANENTLY AFFIXED TO THE STREET SURFACE APPROXIMATELY 8 FEET FROM THE CURB NEAREST THE HYDRANT.
29. ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING THE IMPOSED LOAD OF 75,000 POUNDS AND REQUIRED FIRE HYDRANTS PROVIDING THE REQUIRED FIRE FLOW SHALL BE INSTALLED, TESTED, AND SERVICEABLE PRIOR TO THE INTRODUCTION OF COMBUSTIBLE CONSTRUCTION MATERIALS ON THE SITE.
30. COMMON AREAS:

COMMON AREA "A"= 2,607 SF	LANDSCAPE
COMMON AREA "B"= 2,607 SF	LANDSCAPE
COMMON AREA "C"= 24,368 SF	OPEN SPACE, DRAINAGE, RETENTION
COMMON AREA "D"= 3,907 SF	LANDSCAPE
COMMON AREA "E"= 3,761 SF	LANDSCAPE, DRAINAGE
COMMON AREA "F"= 2,634 SF	LANDSCAPE
COMMON AREA "G"= 73,064 SF	OPEN SPACE, RETENTION, RECREATION
COMMON AREA "H"= 2,634 SF	LANDSCAPE
COMMON AREA "I"= 10,418 SF	OPEN SPACE, DRAINAGE, RETENTION
TOTAL:	126,000 SF / 2.89 AC

THE MINIMUM REQUIRED ONSITE PRIVATE RECREATION FACILITY AREA IS 21,000 SQ. FEET / 0.48 ACRES. THE MINIMUM RECREATION AREA REQUIRED IS 185 SF PER LOT PER THE VANDERBILT DA (RESOLUTION 2020–058). THE PROVIDED ONSITE PRIVATE RECREATION FACILITY AREA IS 73,064 SQ. FEET / 1.67 ACRES.
31. 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.
32. THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY AS TO THE FORM, LINE AND FUNCTION OF ALL PUBLIC AND PRIVATE ROADWAYS AND DRAINAGE STRUCTURES BEFORE RELEASE OF ASSURANCES.
33. INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION. THIS DOCUMENT SHALL BE EXECUTED PRIOR TO FINAL APPROVAL OF LANDSCAPING PLANS OR IMPROVEMENT PLANS, ALLOWING INSTALLATION WITHIN THE PUBLIC RIGHTS-OF-WAY.
34. AVIGATION EASEMENTS HAVE BEEN RECORDED ON THIS PROPERTY. THIS PROPERTY IS IN THE AIRPORT INFLUENCE AREA FOR THE MARANA REGIONAL AIRPORT AND IS SUBJECT TO AIRCRAFT NOISE AND AIRCRAFT OVERFLIGHT. AVIGATION EASEMENTS RECORDED AT DOCKET 12593, PAGE 3321 AND DOCKET 12593, PAGE 3326.
35. 0.772 MILES OF NEW PUBLIC STREETS ARE INCLUDED IN THE PROJECT BOUNDARY AND 0.216 MILES INCLUDED OUTSIDE THE PROJECT BOUNDARY FOR A TOTAL OF 0.988 MILES OF NEW PUBLIC STREETS. THERE ARE NO PRIVATE STREETS PLANNED WITH THE PROJECT.

BASIS OF ELEVATION

THE BASIS OF ELEVATION FOR THIS PROJECT IS BASED ON PIMA COUNTY CONTROL POINT "11S11E_T13". SAID ELEVATION IS 1989.59, NAVD88. LOCATED AT THE NW CORNER OF SANDARIO ROAD AND BARNETT ROAD, CHISELED "X" IN HEADWALL.

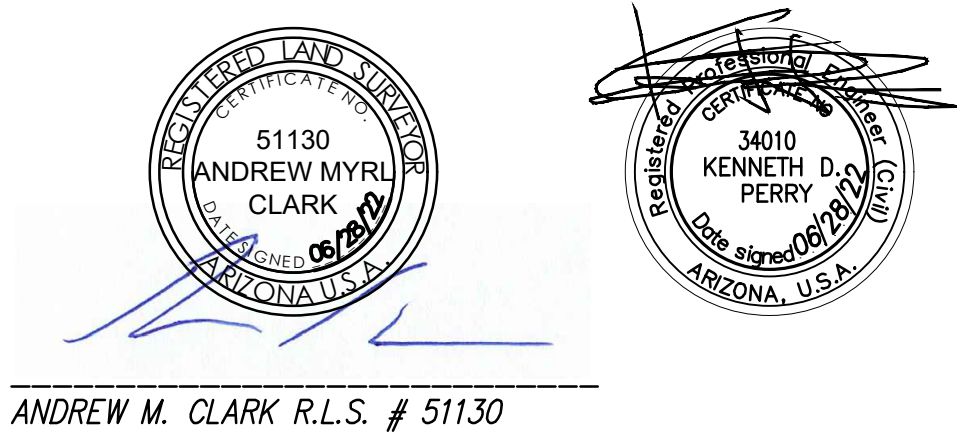
BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE LINE AS MEASURED BETWEEN THE BRASS CAPPED SURVEY MONUMENT, RLS 18211, REPRESENTING THE WEST 1/4 CORNER OF SECTION 27 (POINT 'A'), LOCATED AT THE INTERSECTION OF N. SANDARIO RD. AND W. MOORE RD. AND THE BRASS CAPPED SURVEY MONUMENT, REPRESENTING THE SOUTHWEST CORNER OF SECTION 27. (POINT 'B'). SAID BEARING IS NORTH 00° 39' 16" WEST.

CORTARO–MARANA IRRIGATION DISTRICT (CMID) NOTES:

1. RELOCATION AND PROTECTION OF CMID PROPERTIES SHALL BE AT NO EXPENSE TO THE DISTRICT. ADDITIONAL LAND MUST BE DEDICATED BY FINAL PLAT OR SEPARATE INSTRUMENT WHERE NECESSARY TO ALLOW FOR A MINIMUM OF 25' EASEMENT OVER ALL CMID INFRASTRUCTURE.
2. RELOCATION OF OPEN IRRIGATION DITCHES/CANALS IS A REQUIREMENT OF CMID AND THE TOWN OF MARANA. ALL EXISTING CMID CHANNELS/DITCHES ADJOINING THIS PROJECT SHALL BE RELOCATED UNDERGROUND PRIOR TO OCCUPANCY OF THIS PROJECT. ALL NEW INFRASTRUCTURE SHALL BE ENGINEERED AND CONSTRUCTED TO CMID AND TOWN OF MARANA STANDARDS.
3. A PERMIT MUST BE OBTAINED FROM CMID PRIOR TO CONSTRUCTION ACTIVITY OR DISTURBANCE WITHIN CMID PROPERTY. A PERMIT OBTAINED FROM CMID DOES NOT REPLACE ANY OTHER ENTITIES PERMITTING REQUIREMENTS.
4. CONSTRUCTION OF THIS PROJECT MUST BE SCHEDULED TO AVOID ANY INTERRUPTIONS IN THE DELIVERY OF CMID IRRIGATION WATER. ANY INTERRUPTION WILL BE SCHEDULED THROUGH THE CMID OFFICE, APPROVED BY ITS DISTRICT MANAGER, AND LANDOWNERS/FARMERS INVOLVED.
5. CMID PROPERTY, EASEMENTS, OR RIGHT-OF-WAY SHALL BECOME A COMPONENT OF ANY DRAINAGE SOLUTION AND MUST MAINTAIN CURRENT ELEVATIONS UNLESS OTHERWISE APPROVED OR DESIRED BY CMID.
6. ENGINEERING AND CONSTRUCTION OF THIS PROPERTY SHALL ENSURE FUTURE ACCESS IS MAINTAINED TO CMID PROPERTY, EASEMENTS, AND INFRASTRUCTURE.
7. ANY UTILITIES CROSSING CMID EASEMENTS MUST BE PLACED WITH A MINIMUM OF 3 FEET OF CLEARANCE FROM CMID INFRASTRUCTURE OR 10 FEET BELOW EXISTING GRADE, WHICHEVER IS GREATER, OR AS APPROVED BY CMID. CLEARANCE ELEVATION MUST BE MAINTAINED ACROSS THE FULL WIDTH OF CMID'S EASEMENT. ALL NEW CROSSINGS MUST BE PERMITTED BY CMID. AS-BUILT PLANS SHALL BE PROVIDED TO CMID IMMEDIATELY UPON CONSTRUCTION COMPLETION.
8. CORTARO–MARANA IRRIGATION DISTRICT WILL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO WORK IN ANY CORTARO–MARANA IRRIGATION DISTRICT EASEMENT.
9. THE CORTARO–MARANA IRRIGATION DISTRICT AND CORTARO WATER USERS' ASSOCIATION ("CMID/CWUA"), ITS SUCCESSORS, ASSIGNS, AND AGENTS SHALL BE HELD HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS PROPERTY DEPICTED ON THIS PLAT NOW AND IN THE FUTURE, BY REASON OF IRRIGATION FACILITY LEAKAGE, OVERTOPPING, OR FAILURES.
10. ALL CMID/CWUA EASEMENTS WITHIN THIS PLAT AND ADJACENT THERETO SHALL MAINTAIN ALL SUPERIOR PRIOR RIGHTS AND COVENANTS AND MAINTAIN THOSE EXCLUSIVE RIGHTS IN PERPETUITY WITH NO ENCUMBRANCE UNLESS AUTHORIZED BY CMID/CWUA IN WRITING.

AS TO CERTIFICATION ON SHEET 1



PERRY
ENGINEERING

501 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520.620.9870

FINAL PLAT
FOR
MONARCH BLOCK 13
LOTS 1 THROUGH 114 AND COMMON AREAS "A" – "I",
DRAINAGE / DETENTION BASIN, RECREATION, LANDSCAPE
AND BUFFERYARDS, BEING A RESUBDIVISION OF BLOCK 13
OF RE-PLAT OF FINAL BLOCK PLAT VANDERBILT FARMS
BLOCKS 1 THRU 13 & 11A, SEQ. # 20201810353, SECTION
27 OF T-11-S, R-11-E OF THE G.&S.R.M., TOWN OF
MARANA, PIMA COUNTY, ARIZONA

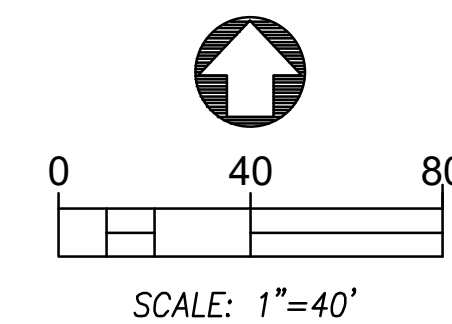
REFERENCE PROJECTS:
#SPA0511–011(SPA–05145)
#PRV1909–002, #PRV1909–003
JUNE, 2022

#PRV2201-006
SHEET 2 OF 7

BASIS OF ELEVATION
'X' ON HEADWALL
PIMA CO. CONTROL
'11S1E_T13'
ELEV = 1989.59

YOEM SUBDIVISION
SEQ #20161060102

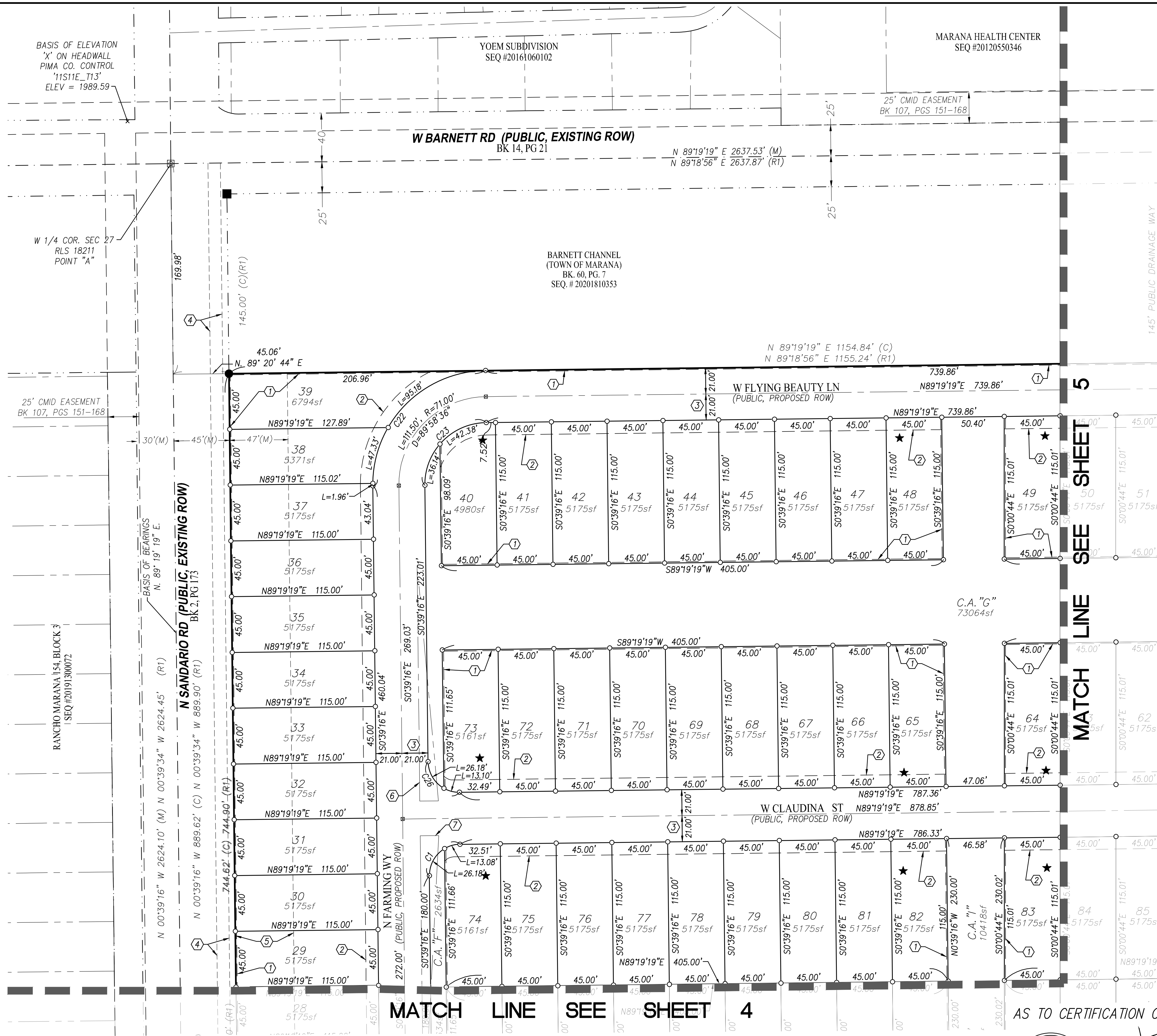
MARANA HEALTH CENTER
SEQ #20120550346



KEYNOTES - THIS PAGE

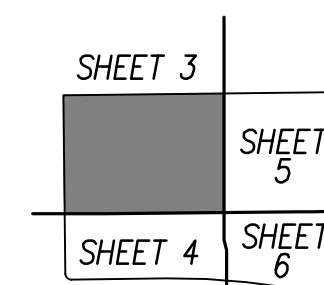
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- ③ 42 FEET PUBLIC ROAD RIGHT OF WAY DEDICATED TO THE TOWN OF MARANA BY THIS FINAL PLAT.
- ④ EXISTING 10' MST & T EASEMENT PER BK 4597, PG 92
- ⑤ EXISTING 47 FT. TEMP. DRAINAGE EASEMENT PER DKT 13166, PG. 740 TO BE ABANDONED BY THIS PLAT.
- ⑥ SIGHT VISIBILITY TRIANGLE, 190'x15' FAR SIDE
- ⑦ SIGHT VISIBILITY TRIANGLE, 240'x15' NEAR SIDE

SEQ. #



GENERAL NOTES

- 1 SEE SHEET 7 FOR FINAL PLAT LINE AND CURVE TABLES.
- 2 ALL ADJACENT ROADWAYS OUTSIDE PLAT BOUNDARIES ARE PREVIOUSLY DEDICATED EXSITING R.O.W'S. PROPOSED ROADWAY CONSTRUCTION WILL BE BY OTHERS.

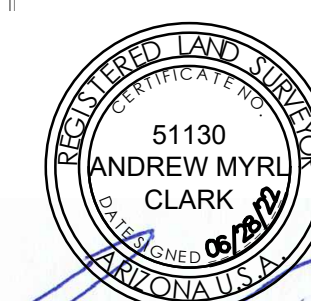


KEY PLAN

FINAL PLAT FOR MONARCH BLOCK 13

LOTS 1 THROUGH 114 AND COMMON AREAS "A" - "I",
DRAINAGE / DETENTION BASIN, RECREATION, LANDSCAPE
AND BUFFERYARDS, BEING A RESUBDIVISION OF BLOCK 13
OF RE-PLAT OF FINAL BLOCK PLAT VANDERBILT FARMS
BLOCKS 1 THRU 13 & 11A, SEQ. # 20201810353, SECTION
27 OF T-11-S, R-11-E OF THE G.&S.R.M., TOWN OF
MARANA, PIMA COUNTY, ARIZONA

AS TO CERTIFICATION ON SHEET 1



PERRY
ENGINEERING

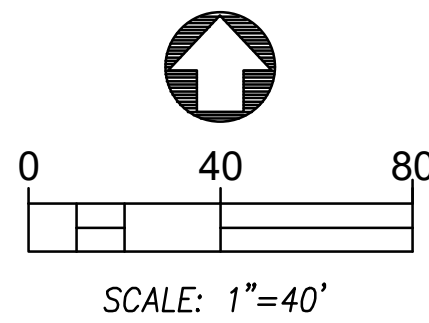
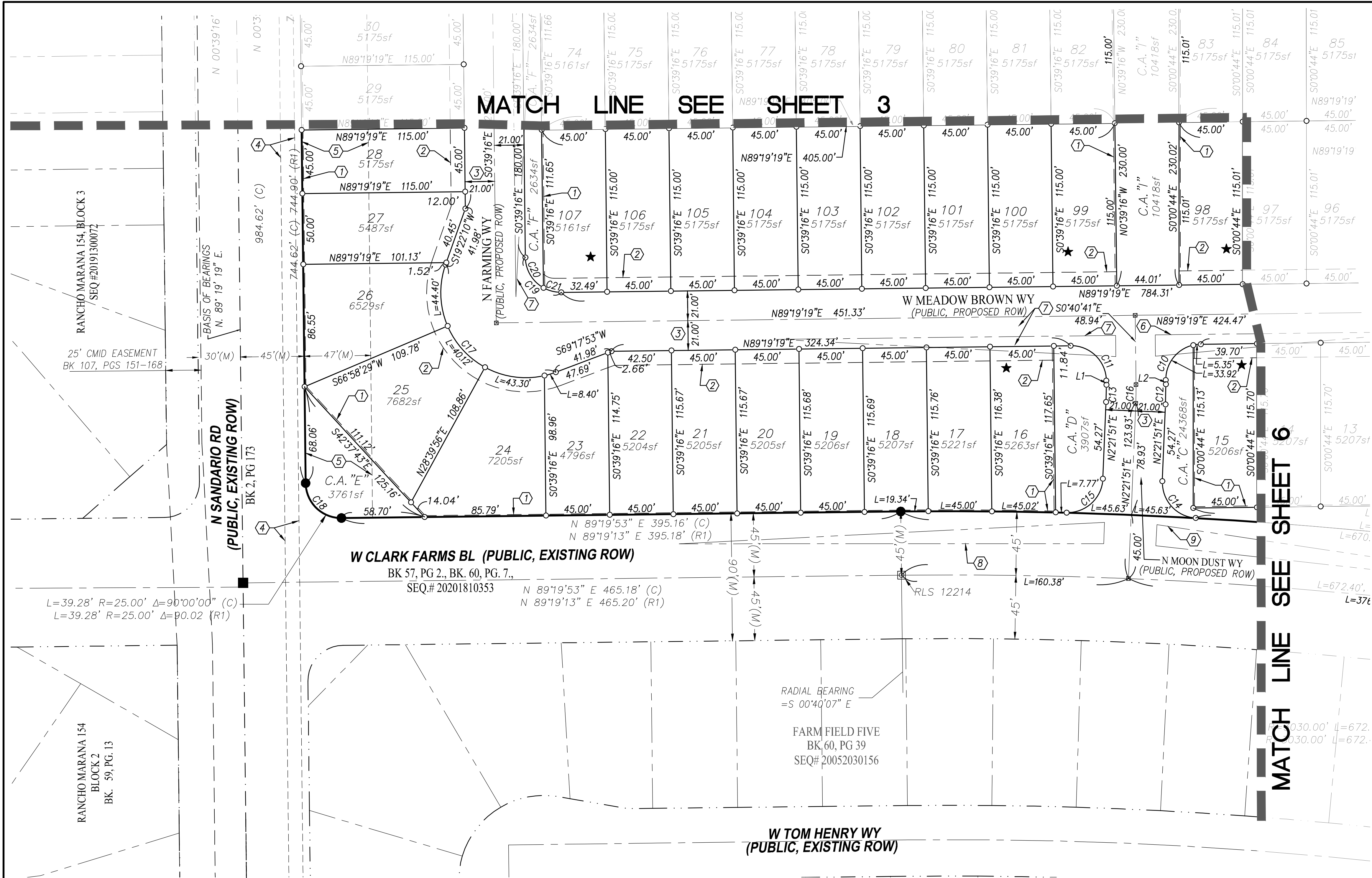
501 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520.620.9870

REFERENCE PROJECTS:
#SPA0511-011(SPA-05145)
#PRV1909-002, #PRV1909-003
JUNE, 2022

#PRV2201-006

SHEET 3 OF 7

SEQ. #

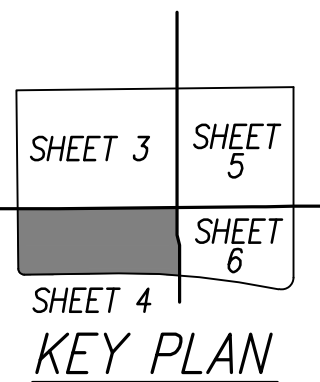


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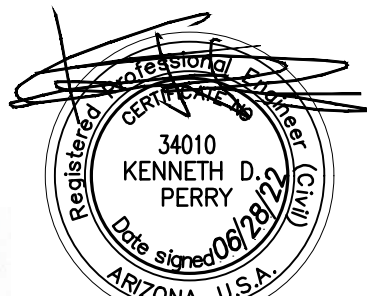
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- ⑧ SIGHT VISIBILITY TRIANGLE, 300'x15' NEAR SIDE
- ⑨ SIGHT VISIBILITY TRIANGLE, 380'x15' NEAR SIDE

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AS TO CERTIFICATION ON SHEET 1



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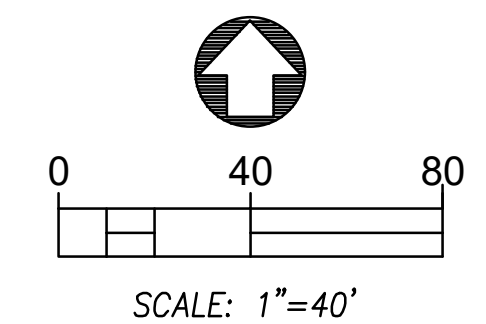
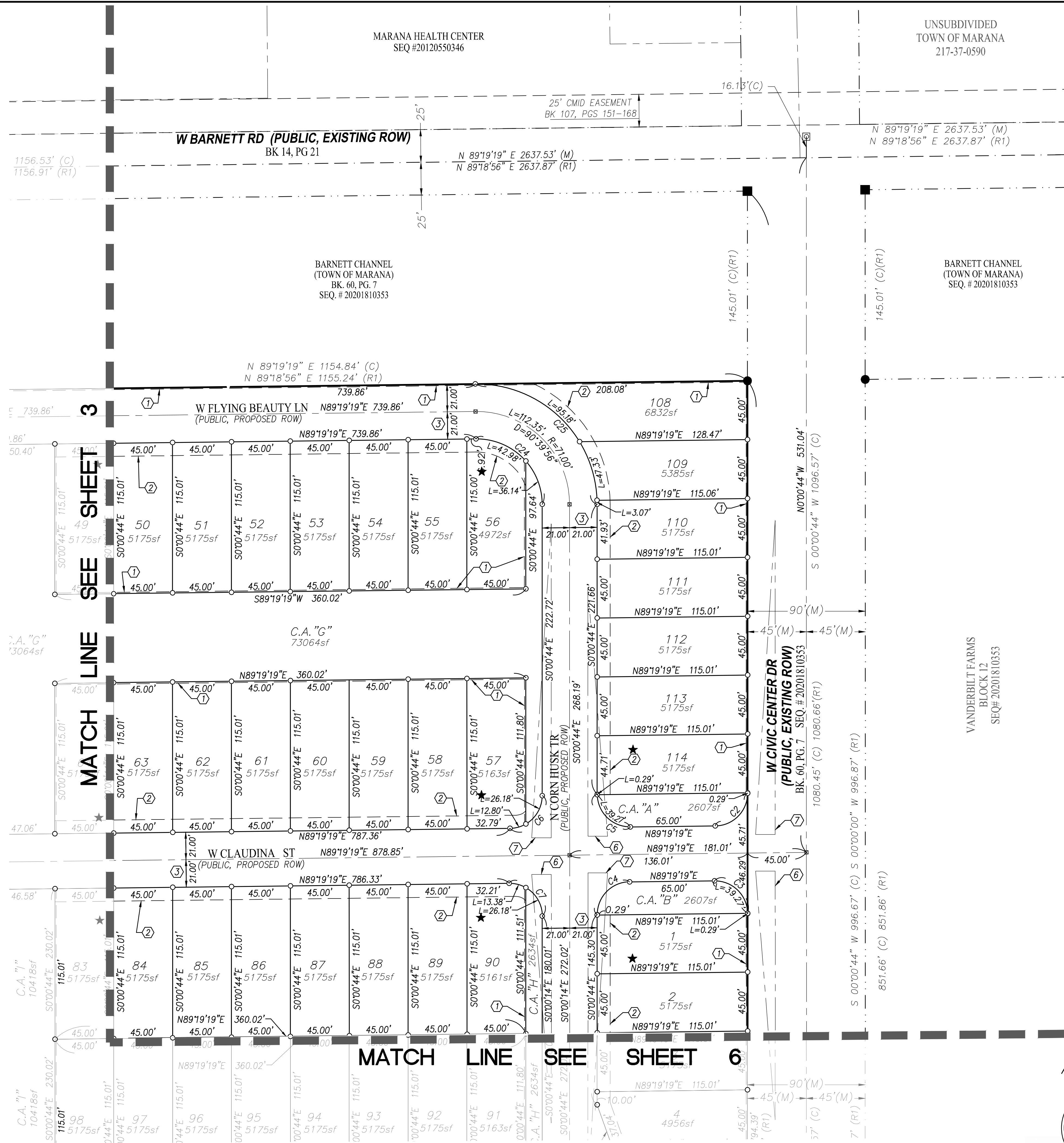
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JUNE, 2022

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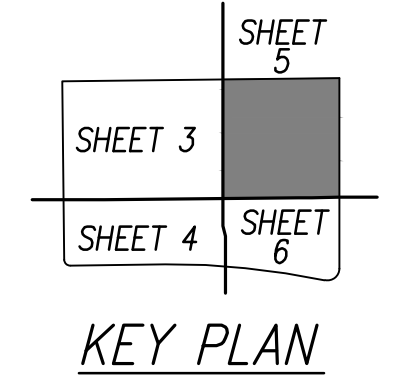
SHEET 4 OF 7

SEQ. #

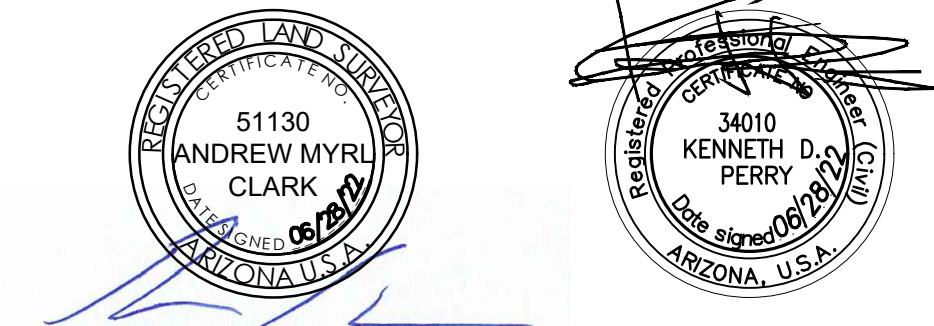


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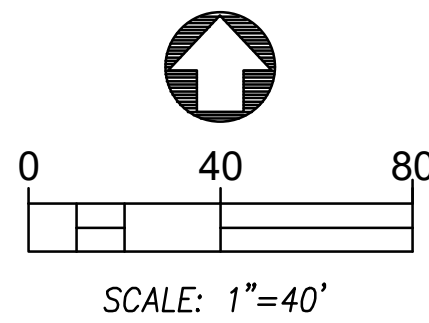
PERRY ENGINEERING
501 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520.620.9870

REFERENCE PROJECTS:
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#PRV1909-002, #PRV1909-003
JUNE, 2022

#PRV2201-006

SEQ. #

SHEET 5 OF 7

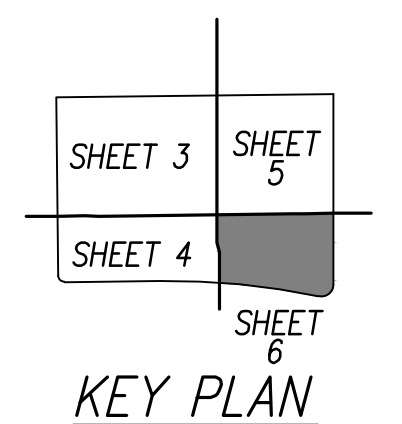


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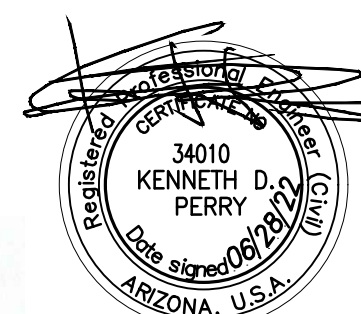
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AS TO CERTIFICATION ON SHEET 1



PERRY
ENGINEERING

501 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520.620.9870

REFERENCE PROJECTS:
#SPA0511-011(SPA-05145)
#PRV1909-002, #PRV1909-003
JUNE, 2022

#PRV2201-006

SHEET 6 OF 7

SEQ. #

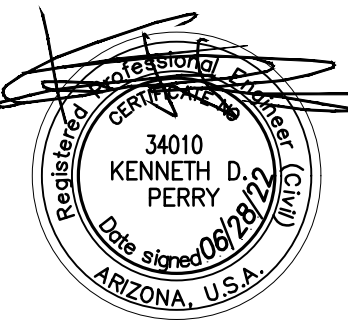
LINE TAG DATA TABLE		
Line #	Length	Direction
L1	2.94'	S00° 40' 41"E
L2	2.94'	S00° 40' 41"E

CURVE TAG DATA TABLE			
Curve #	Length	Radius	Delta
C1	39.26'	25.00'	89°58'36"
C2	38.98'	25.00'	89°20'04"
C3	39.56'	25.00'	90°39'56"
C4	38.98'	25.00'	89°20'04"
C5	39.56'	25.00'	90°39'56"
C6	38.98'	25.00'	89°20'04"
C7	39.56'	25.00'	90°39'56"
C8	135.00'	60.00'	128°54'47"
C9	38.98'	25.00'	89°20'04"
C10	39.27'	25.00'	90°00'00"
C11	39.27'	25.00'	90°00'00"
C12	14.39'	271.00'	3°02'32"
C13	12.16'	229.00'	3°02'32"
C14	38.90'	25.00'	89°08'59"
C15	38.90'	25.00'	89°08'59"
C16	13.27'	250.00'	3°02'32"
C17	136.21'	60.00'	130°04'17"
C18	39.28'	25.00'	90°00'50"
C19	39.28'	25.00'	90°01'24"
C20	26.18'	25.00'	60°00'00"
C21	13.10'	25.00'	30°01'24"
C22	144.48'	92.00'	89°58'36"
C23	78.52'	50.00'	89°58'36"
C24	79.12'	50.00'	90°39'56"
C25	145.58'	92.00'	90°39'56"
C26	39.28'	25.00'	90°01'24"

AS TO CERTIFICATION ON SHEET 1



51130
ANDREW MYRU
CLARK
P.E.
ARIZONA, U.S.A.



34010
KENNETH D.
PERRY
P.E.
ARIZONA, U.S.A.

501 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520.620.9870

PERRY
ENGINEERING

REFERENCE PROJECTS:
#SPA0511-011(SPA-05145)
#PRV1909-002, #PRV1909-003
JUNE, 2022

#PRV2201-006

SHEET 7 OF 7

FINAL PLAT
FOR
MONARCH BLOCK 13
LOTS 1 THROUGH 114 AND COMMON AREAS "A" - "I",
DRAINAGE / DETENTION BASIN, RECREATION, LANDSCAPE
AND BUFFERYARDS, BEING A RESUBDIVISION OF BLOCK 13
OF RE-PLAT OF FINAL BLOCK PLAT VANDERBILT FARMS
BLOCKS 1 THRU 13 & 11A, SEQ. # 20201810353, SECTION
27 OF T-11-S, R-11-E OF THE G.&S.R.M., TOWN OF
MARANA, PIMA COUNTY, ARIZONA



 Marana Town Limits
 Parcel Labels
 Parcels (Black)

Subject
Property

1: 9,028



0.3	0	0.14	0.3	Miles
-----	---	------	-----	-------

Marana Town Council Regular Meeting THIS MAP IS NOT TO BE USED FOR NAVIGATION
April 18, 2023

PRV2201-006 Monarch Block 13 Final
Plat

**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: Monarch, Block 13

Description of Project: Single-family residential subdivision

Number of Lots: 114

Parcel No.(s): 217-39-0290

Gross Area (Acres): 20.788

Project Address: 11710 W Clark Farms Blvd

Ref. Project No.: PRV2109-003

CONTACT INFORMATION**Owner:** Landmark Title Assurance Agency -Trust 2105

Contact Name: Geoff Bradmon

Address: 2555 E Camelback Rd, Ste. 275

City: Phoenix

State: AZ

Zip: 85016

Email: gbradmon@sunbeltholdings.com

Phone No.: (520) 977-5280

Applicant: Perry Engineering

Contact Name: Ken Perry

Address: 501 W Wetmore Rd

City: Tucson

State: AZ

Zip: 85705

Email: kperry@perryengineering.net

Phone No.: (520) 620-9870

Consultant/Engineer: Perry Engineering

Contact Name: Ken Perry

Address: 501 W Wetmore Rd

City: Tucson

State: AZ

Zip: 85705

Email: kperry@perryengineering.net

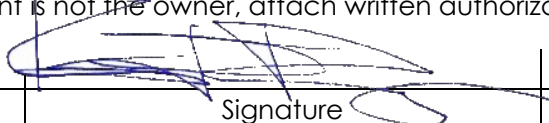
Phone No.: (520) 620-9870

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.)

Ken Perry

Applicant Name (PRINT)



Signature

1/25/2022

Date

FOR OFFICIAL USE ONLY

Revision Date 03/29/2019

Project No. _____

Date Received _____



Council-Regular Meeting

C5

Meeting Date: 04/18/2023

To: Mayor and Council

From: Melissa Weimer, Grants Manager

Date: April 18, 2023

Strategic Plan Focus Area:
Vibrant Community

Subject: Resolution No. 2023-036: Relating to the Police Department; approving and authorizing the Town Manager to execute a High Intensity Drug Trafficking Area (HIDTA) Grant Agreement between the City of Tucson (COT) and the Town of Marana to receive funding under COT Grant Number HT-23-2930 (Melissa Weimer)

Discussion:

For the 17th consecutive year, the Town of Marana has been awarded grant funding to participate with the Pima County/Tucson Metro Counter Narcotics Alliance (CNA). Funding for this program comes from the federal Anti-Drug Abuse Act of 1998 and the Office of National Drug Control Policy (ONDCP) Reauthorization Act of 1998. These legislative acts authorized the Director of ONDCP to designate areas within the United States which exhibit serious drug trafficking problems and harmfully impact other areas of the country as High Intensity Drug Trafficking Areas (HIDTA).

The HIDTA Program provides federal resources to those areas to help eliminate or reduce drug trafficking and its harmful consequences. Law enforcement organizations within HIDTAs assess drug trafficking problems including transportation, distribution, and chronic use of illegal drugs and money laundering. In Southern Arizona, the HIDTA Program helps improve the effectiveness and efficiency of drug control efforts by facilitating cooperation between law enforcement agencies, supplying resources, coordinating information sharing, and implementing joint initiatives.

The City of Tucson (COT) administers grant funding for these activities. A Marana

Police Officer will be tasked to a grant-funded position under the HIDTA Program. The attached grant agreement provides the terms and conditions for the Marana Police Department in the HIDTA Program. Under the grant agreement, the Town of Marana will be reimbursed salary, other employee-related expenses, and overtime up to \$134,074 for services provided in coordination with CNA and funded under the HIDTA Program. The term of the grant agreement is 24 months, from January 1, 2023 to December 31, 2024. The grant funded position was included in the 2023-2024 budget. This award funds salary expense, other employee related expenses, and overtime at \$134,074.

Financial Impact:

Fiscal Year: 2024

Budgeted Y/N: Y

Amount: \$134,074

Staff Recommendation:

Staff recommends approval of the Grant Agreement with the City of Tucson to receive funds under the High Intensity Drug Trafficking Areas Program.

Suggested Motion:

I move to adopt Resolution No. 2023-036; approving and authorizing the Town Manager to execute a High Intensity Drug Trafficking Area (HIDTA) grant agreement between the City of Tucson and the Town of Marana to receive funding under COT Grant Number HT-23-2930.

Attachments

Resolution No. 2023-036

Exhibit A to Resolution

MARANA RESOLUTION NO. 2023-036

RELATING TO THE POLICE DEPARTMENT; APPROVING AND AUTHORIZING THE TOWN MANAGER TO EXECUTE A HIGH INTENSITY DRUG TRAFFICKING AREA (HIDTA) GRANT AGREEMENT BETWEEN THE CITY OF TUCSON (COT) AND THE TOWN OF MARANA TO RECEIVE FUNDING UNDER COT GRANT NUMBER HT-23-2930

WHEREAS the Anti-Drug Abuse Act of 1988 and the National Drug Control Policy Reauthorization Act of 1998 authorized the Director of the Office of National Drug Control Policy to designate areas within the United States which exhibit serious drug trafficking problems as High Intensity Drug Trafficking Areas (HIDTA); and

WHEREAS the Southern Arizona Counties of Cochise, La Paz, Maricopa, Mohave, Pima, Pinal, Santa Cruz, and Yuma are designated target areas under the HIDTA Program; and

WHEREAS the HIDTA Program provides federal funding to designated HIDTA areas to help eliminate or reduce drug trafficking and its harmful consequences; and

WHEREAS the City of Tucson has been awarded funding to coordinate efforts and administer grants in the Southern Arizona Region on behalf of the Office of National Drug Control Policy under the HIDTA Program; and

WHEREAS upon execution of a grant agreement, the City of Tucson will award grant funding to the Town of Marana to reimburse salary and employee-related expenses for a Marana Police Department officer for services provided in coordination with the Pima County/Tucson Metro Counter Narcotics Alliance (CNA) funded under the HIDTA Program between January 1, 2023 and December 31, 2024; and

WHEREAS the Mayor and Council of the Town of Marana find it is in the best interests of its citizens to enter into this grant agreement.

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

SECTION 1. The grant agreement between the Town of Marana and the City of Tucson attached to and incorporated by this reference in this resolution as Exhibit A is

hereby approved, and the Town Manager is hereby authorized and directed to execute it for and on behalf of the Town of Marana.

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

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 18th day of April, 2023.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

David L. Udall, Town Clerk

Jane Fairall, Town Attorney



**CITY OF TUCSON
HIGH INTENSITY DRUG TRAFFICKING AREA (HIDTA)
PROGRAM
GRANT AGREEMENT CFDA NUMBER: 95.001**

AWARD NUMBER (FAIN): **G22SA0007A**COT Grant Number **HT-23-2930**

This Grant Agreement is made this **first day of January 2023** by and between the CITY OF TUCSON hereinafter called "CITY" and **GOVERNING BODY**, through **Marana Police Department**, hereinafter called "GRANTEE". The CITY enters into this Agreement pursuant to its authority under the provisions of A.R.S. § 11-951, et seq., and the City of Tucson's Resolution number 21460, having satisfied itself as to the qualification of the GRANTEE.

NOW, THEREFORE, it is agreed between the parties as follows:

1. This Agreement will commence on **January 1, 2023**, and terminate on **December 31, 2024**. This Agreement expires at the end of the award period unless prior written approval for an extension has been obtained from the CITY. A request for extension must be received by the CITY sixty (60) days prior to the end of the award period. The CITY may approve an extension that furthers the goals and objectives of the program and shall determine the length of any extension within Office of National Drug Control Policy (ONDCP) guidelines.
2. The GRANTEE agrees that grant funds will be used for the **Counter Narcotics Alliance (CNA)**.
3. The CITY will monitor the performance of the GRANTEE against goals and performance standards outlined in the grant application. Sub-standard performance as determined by the CITY will constitute non-compliance with this Agreement. The GRANTEE shall operate in a manner consistent with and in compliance with the provisions and stipulations of the approved grant application and this Agreement. If the CITY finds non-compliance, the GRANTEE will receive a written notice that identifies the area of non-compliance, and the appropriate corrective action to be taken. If the GRANTEE does not respond within thirty calendar days to this notice and does not provide sufficient information concerning the steps that are being taken to correct the problem, the CITY may suspend funding; permanently terminate this Agreement and/or revoke the grant. Any deviation or failure to comply with the purpose and/or conditions of this Agreement without prior written CITY approval may constitute sufficient reason for the CITY to terminate this Agreement; revoke the grant; require the return of all unspent funds; perform an audit of expended funds; and require the return of any previously spent funds which are deemed to have been spent in violation of the purpose or conditions of this grant.
4. This Agreement may be modified only by a written amendment signed by the parties. Any notice given pursuant to this Agreement shall be in writing and shall be considered to have been given when actually received by the following addressee or their agents or employees:

A. If to the City of Tucson:

**City of Tucson
ATTN: Business Services
Police Satellite Office (Finance)
Tucson Police Department
270 South Stone Avenue
Tucson, Arizona 85701-1917**

B. If to the GRANTEE:

**Marana Police Department
Town of Marana
11555 West Civic Center Drive
Attention: Terry Rozema, Town Manager**

5. The GRANTEE may make budget adjustments only after written notification with signature approval from the Arizona HIDTA Director is provided to the CITY. A grant adjustment notice (GAN) will be issued to the GRANTEE notifying the GRANTEE of the approval. Adjustments or reprogramming of the Grantee's budget in an initiative or any reprogramming between initiative and/or agencies; in any amount, require the approval of the Board, the AZ HIDTA Director, and/or the ONDCP in accordance with HIDTA Program Policy and Budget Guidance.

APPROVED LINE-ITEM PROGRAM BUDGET	
Personnel:	
Salaries	\$57,456.00
Fringe Benefits	\$8,618.00
Overtime	\$68,000.00
Travel	\$0.00
Facilities	\$0.00
Services	\$0.00
Operating Expenses:	
Supplies	\$0.00
Other	\$0.00
Equipment	\$0.00
TOTAL	\$134,074.00
See Attached Budget Detail Sheet	

6. The GRANTEE understands that financial reports are required for reimbursement of expenditures.
7. Every payment obligation of the CITY under this Agreement is conditioned upon the availability of funds appropriated or allocated for the payment of such obligation. If funds are not allocated and available for the continuance of this Agreement, this Agreement may be terminated by the CITY. No liability shall accrue to the CITY in the event this provision is exercised, and the CITY shall not be obligated or liable for any future payments or for any damages as a result of termination under this paragraph.
8. The GRANTEE understands that prior to the expenditure of confidential funds, an authorized official of the GRANTEE shall sign a certification indicating that he or she has read, understands, and agrees to abide by all of the conditions pertaining to confidential fund expenditures as set forth in HIDTA Program Policy and Budget Guidance Para. 6.16.2

9. The GRANTEE certifies that it will comply with Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards 2 CFR 200 as codified in 2 CFR Part 3603 and HIDTA Program Policy & Budget Guidance - January 6, 2020.

Link: Electronic Code of Federal Regulations: <http://www.ecfr.gov>

10. The GRANTEE agrees to account for interest earned on Federal grant funds and shall remit interest earned in excess of the allowable amount as detailed in 2 CFR, Part 200, §200.305 Payment, and all unexpended grant funds to the CITY within 30 days after receipt of a written request from the CITY. The GRANTEE agrees to expend all encumbered funds within 90 days of expiration of this award.
11. The GRANTEE agrees to retain all books, account reports, files, and other records, (paper and/or electronic) relating to this Agreement and the performance of this Agreement for no less than five (5) years from the last financial report submitted to the CITY. All such documents shall be subject to inspection and audit at reasonable times.
12. For the purpose of this grant, a capital expenditure is \$5,000 or above. If the GRANTEE'S policy defines a capital expenditure as less than \$5,000, the GRANTEE will use its own policy.

The GRANTEE shall maintain a tracking system, in accordance with HIDTA Program Policy & Budget Guidance – January 6, 2020, Section 8, to account for all HIDTA purchased equipment, vehicles, and other items valued at \$5000 or more per unit at the time of purchase. GRANTEE is encouraged to include lower cost, high-risk items, electronic devices, and software, such as but not limited to digital cameras, palm pilots, and GPS devices in the tracking system.

The GRANTEE agrees to abide by Section 8, that those using HIDTA funds to purchase equipment must maintain a current inventory of HIDTA-purchased equipment and must provide that inventory to the HIDTA Director or an ONDCP employee, and/or the CITY upon request. A 100-percent physical inventory of HIDTA-purchased equipment must be conducted at least every two years.

13. The GRANTEE agrees to follow equipment disposition policies outlined in Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards 2 CFR 200 Subpart D- Post Federal Award Requirements, §§ 310-316- Property Standards when the equipment is no longer needed for the grant program. When no longer needed for the original program, the equipment may be used in other activities supported by the Office of National Drug Control Policy.

Link: *Electronic Code of Federal Regulations* <http://www.ecfr.gov>

The GRANTEE agrees that the purchasing agency shall comply with ONDCP HIDTA Program Policy & Budget Guidance – January 6, 2020 Section 8 in determining the end of the useful life and disposition of HIDTA purchased equipment. Purchasing agencies must retain documentation of the disposition and provide to the HIDTA Director and the CITY.

14. The GRANTEE agrees to keep time and attendance sheets signed by the employee and supervisory official having firsthand knowledge of the work performed by the grant funded employees. The GRANTEE agrees to track overtime expenses in accordance with ONDCP HIDTA Program Policy & Budget Guidance – January 6, 2020.
15. The GRANTEE will comply with the audit requirements of Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, 2 CFR 200 Subpart F- Audit Requirements and provide the CITY with the audit report and any findings within 90 days of receipt of such finding. If the report contains no findings, the GRANTEE must provide notification that the audit was completed.

Link: *Electronic Code of Federal Regulations* <http://www.ecfr.gov>

16. The GRANTEE agrees that it will submit financial reports and supporting documentation to the CITY through the AZ HIDTA Finance Manager on forms/format provided by the CITY, documenting the activities supported by these grant funds. In the event reports are not received on or before the indicated date(s), funding will be suspended until such time as delinquent report(s) are received. These reports are submitted according to the following schedule:

Report Period Month of:	Due Date:	Report Period Month of:	Due Date:
January 1 - 31	February 25	July 1 - 31	August 25
February 1 - 29	March 25	August 1 - 31	September 25
March 1 - 30	April 25	September 1 - 30	October 25
April 1 - 30	May 25	October 1 - 31	November 25
May 1 - 31	June 25	November 1 - 30	December 25
June 1 - 30	July 25	December 1 - 31	January 25

More frequent reports may be required for the GRANTEES that are considered high risk.

17. All goods and services purchased with grant funds must be received by the GRANTEE within 60 days of the expiration of this award.
18. The GRANTEE agrees to check the U.S. General Service Administration (GSA) Excluded Parties Listing Service as required by Executive Order 12549, as defined in 2 CFR 180 et. seq. for individuals, agencies, companies and corporations debarred or suspended from doing business with recipients receiving Federal funds. The GRANTEE agrees not to do business with any individual, agency, company, or corporation listed in the Excluded Parties Listing Service.
Link: *Excluded Parties Listing System* <http://sam.gov>
19. No funds shall be used to supplant federal, state, county or local funds that would otherwise be made available for such purposes. Supplanting means the deliberate reduction of State or local funds because of the existence of Federal funds.
20. The GRANTEE assigns to the CITY any claim for overcharges resulting from antitrust violations to the extent that such violations concern materials or services applied by third parties to the GRANTEE in exchange for grant funds provided under this Agreement.
21. The parties agree to use arbitration in the event of disputes in accordance with the provisions of A.R.S. § 12-1501 et seq.
22. The laws of the State of Arizona apply to questions arising under this Agreement and any litigation regarding this Agreement must be maintained in Arizona courts, except as provided in paragraph 25 of this Agreement pertaining to disputes, which are subject to arbitration.
23. The GRANTEE understands that grant funds will not be released until all required reports and reversion of funds from the prior year grant are submitted to the CITY.
24. The GRANTEE (as "Indemnitor") agrees to indemnify, defend and hold harmless the CITY (as "Indemnitee") from and against any and all claims, losses, liability, costs, or expenses, (including reasonable attorney's fees) (hereinafter collectively referred to as "Claims") arising out of bodily injury of any person (including death) or property damage, but only to the extent that such Claims which result in vicarious/derivative liability to the Indemnitee are caused by the act, omission, negligence, misconduct, or other fault of the Indemnitor, its officers, officials, agents, employees, or volunteers. If the GRANTEE is a state agency or entity, this paragraph does not apply.

25. Unless the GRANTEE's contractor or subcontractor is a State agency or entity, the GRANTEE shall cause its contractor(s) and subcontractors, if any to indemnify defend, save and hold harmless the City of Tucson, any jurisdictions or agency issuing any permits for any work arising out of this Agreement, and their respective directors, officers, officials, agents, and employees from and against any and all claims, actions, liabilities, damages, losses or expenses (including court costs, attorneys' fees, and costs of claim processing, investigation and litigation) (hereinafter referred to as "Claims") for bodily injury or personal injury (including death), or loss or damage to tangible or intangible property caused, or alleged to be caused, in whole or in part, by the negligent or willful acts or omissions of the GRANTEE'S contractor or any of the directors, officers, agents, or employees or subcontractors of such contractor. This indemnity includes any claim or amount arising out of or recovered under the Worker's Compensation Law or arising out of the failure of such contractor to conform to any federal, state, or local law, statute, ordinance, rule, regulation or court decree. It is the specific intention of the parties that the Indemnatee shall, in all instances, except for Claims arising solely from the negligence or willful acts or omissions of the Indemnatee, be indemnified by such contractor from and against any and all claims. It is agreed that such contractor will be responsible for primary loss investigation, defense and judgment costs where this indemnification is applicable. Insurance requirements for any contractor used by the GRANTEE are incorporated herein by this reference and attached to this Agreement as Exhibit "A".
26. If the GRANTEE is a governmental political subdivision, the GRANTEE will, to the extent possible and practical share criminal justice information with other authorized criminal justice agencies. The process control number (PCN) shall be used in accordance with A.R.S. § 41-1750 when sharing data with other criminal justice agencies as electronic data systems are developed or improved.
27. The GRANTEE agrees to comply with the non-discrimination requirements of the Omnibus Crime Control and Safe Streets Act of 1968, as amended; 42 USC 3789(d); Title VI of the Civil Rights Act of 1964, as amended; Section 504, Rehabilitation Act of 1973, as amended; Subtitle A, Title II of the Americans with Disabilities Act (ADA) (1990); Title IX of the Education Amendments of 1972 and the Department of Justice regulations 28 CFR Part 54; The Age Discrimination Act of 1975; Department of Justice Non-Discrimination Regulations, 28 CFR Part 42, Subparts C, D, E, G and I; Department of Justice regulations on disability discrimination 28 CFR Part 35; all applicable state laws of A.R.S. § 41-1463; and Executive Orders 2009-09 and 2007-21. These laws prohibit discrimination based on race, color, religion, sex and national origin including Limited English Proficiency (LEP) in the delivery of service. In the event that a Federal or State court or Federal or State administrative agency makes a finding of discrimination after a due process hearing against the GRANTEE, the GRANTEE will forward a copy of the findings to the Office for Civil Rights, Office of Justice Programs and the CITY.
28. The GRANTEE agrees to formulate and keep on file an Equal Employment Opportunity Plan (EEOP) (if Grantee is required pursuant to 28 CFR 42.302). The GRANTEE certifies that they have forwarded to the Office for Civil Rights, Office of Justice Programs the EEOP, or certifications that they have prepared and have on file an EEOP, or that they are exempt from EEOP requirements. Failure to comply may result in suspension of the receipt of grant funds. Copies of all submissions such as certifications to or correspondence with the Office for Civil Rights, Office of Justice Programs regarding this requirement must be provided to the CITY by the GRANTEE.
29. The GRANTEE certifies it will comply with the Drug-Free Workplace Act of 1988, as implemented in 2 CFR Part 182.

30. The GRANTEE agrees to complete and keep on file, as appropriate, Immigration and Naturalization Forms (I-9). This form is to be used by recipients to verify that persons are eligible to work in the United States. Additionally the GRANTEE ensures compliance with Executive Order 2005-30 federal immigration laws by state employees and contractors.
31. The GRANTEE agrees to notify the Arizona HIDTA Director and provide written notification to the CITY within ten (10) days in the event that the project official is replaced during the award period.
32. No rights or interest in this Agreement shall be assigned by GRANTEE without prior written approval of the CITY.
33. The GRANTEE agrees that no funds provided or personnel employed under this Agreement shall be in any way or to any extent engaged in conduct of political activities in violation of U.S.C. Title 5, Part II, Chapter 15, Section 1502.
34. The GRANTEE certifies that it presently has no financial interest and shall not acquire any financial interest, direct or indirect, which would conflict in any manner or degree with the performance of services required under this Agreement.
35. The Grantee certifies that no federal funds will be paid, by or on behalf of, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and for the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan or cooperative agreement. If any funds other than Federal funds are paid or will be paid to any person for influencing or attempting to influence an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal award, grant loan, or cooperative agreement, the GRANTEE will complete and submit to the CITY Standard Form-LLL, "Disclosure Form to Report Lobbying" in accordance with its instructions
36. This Agreement is subject to cancellation pursuant to the provision of A.R.S. § 38-511.
37. This Agreement may be cancelled at the CITY's discretion if not returned with authorized signatures to the CITY within 90 days of commencement of the award.
38. If any provision of this Agreement is held invalid the remainder of the Agreement shall not be affected thereby and all other parts of this Agreement shall be in full force and effect.
39. Pursuant to resolution number 21460, adopted by Mayor and Council December 15, 2009, the Tucson Police Chief is authorized to enter into contracts and grant agreements for HIDTA operations.
40. In accordance with A.R.S. §41-4401, the GRANTEE warrants compliance with E-Verify and all federal immigration laws and regulations relating to employees and warrants compliance with A.R.S. § 23-214A.
41. (Added by the Grantee) Nothing herein shall be interpreted as an express or implied waiver of either party's sovereign immunity in any forum or jurisdiction.

IN WITNESS WHEREOF, the parties have made and executed the Agreement the day and year first above written.

FOR GRANTEE:

Signature

Date

Printed Name and Title

Note: If applicable, the Agreement must be approved by the appropriate county supervisory board or municipal council and appropriate local counsel (i.e. county or city attorney). Furthermore, if applicable, resolutions and meeting minutes must be forwarded to the CITY with the signed Agreement.

Approved as to form and authority to enter into Agreement:

Legal counsel for GRANTEE

Date

Printed Name and Title

INDICATE STATUTORY OR OTHER LEGAL AUTHORITY TO ENTER AGREEMENT BELOW:

Appropriate A.R.S., ordinance, or charter reference

FOR CITY OF TUCSON:

Chad Kasmar, Chief of Police
City of Tucson Police Department

Date

Principal Assistant City Attorney
City of Tucson Police Department
Approved as to form.

Date



CITY OF TUCSON
GRANT AGREEMENT

**Insurance Requirements
Exhibit "A"**

Insurance Requirements for Governmental Parties to a Grant Agreement:

None.

Insurance Requirements for Any Contractors Used by a Party to the Grant Agreement:

(Note: this applies only to Contractors used by a governmental entity, not to the governmental entity itself.)

The *insurance requirements* herein are minimum requirements and in no way limit the indemnity covenants contained in the Intergovernmental Agreement. The City of Tucson in no way warrants that the minimum limits contained herein are sufficient to protect the governmental entity or Contractor from liabilities that might arise out of the performance of the work under this Contract by the Contractor, his agents, representatives, employees or subcontractors, and Contractor and the governmental entity are free to purchase additional insurance.

A. **MINIMUM SCOPE AND LIMITS OF INSURANCE:** Contractor shall provide coverage with limits of liability not less than those stated below.

1. **Commercial General Liability – Occurrence Form**

Policy shall include bodily injury, property damage, personal injury and broad form contractual liability.

- General Aggregate \$2,000,000
- Products – Completed Operations Aggregate \$1,000,000
- Personal and Advertising Injury \$1,000,000
- Blanket Contractual Liability – Written and Oral \$1,000,000
- Fire Legal Liability \$50,000
- Each Occurrence \$1,000,000

- a. The policy shall be endorsed to include the following additional insured language: ***"The City of Tucson, its departments, agencies, boards, commissions, universities and its officers, officials, agents, and employees shall be named as additional insureds with respect to liability arising out of the activities performed by or on behalf of the Contractor".***

(Note that the other governmental entity(ies) is/are also required to be additional insured(s) and they should supply the Contractor with their own list of persons to be insured.)

- b. Policy shall contain a waiver of subrogation against the City of Tucson, its departments, agencies, boards, commissions, universities and its officers, officials, agents, and employees for losses arising from work performed by or on behalf of the Contractor.

2. Automobile Liability

Bodily Injury and Property Damage for any owned, hired, and/or non-owned vehicles used in the performance of this Contract.

Combined Single Limit (CSL) \$1,000,000

- a. The policy shall be endorsed to include the following additional insured language: *"The City of Tucson, its departments, agencies, boards, commissions, universities and its officers, officials, agents, and employees shall be named as additional insured with respect to liability arising out of the activities performed by or on behalf of the Contractor, involving automobiles owned, leased, hired or borrowed by the Contractor".*

(Note that the other governmental entity(ies) is/are also required to be additional insured(s) and they should supply the Contractor with their own list of persons to be insured.)

3. Worker's Compensation and Employers' Liability

Workers' Compensation	Statutory
Employers' Liability	
Each Accident	\$500,000
Disease – Each Employee	\$500,000
Disease – Policy Limit	\$1,000,000

- a. Policy shall contain a waiver of subrogation against the City of Tucson, its departments, agencies, boards, commissions, universities and its officers, officials, agents, and employees for losses arising from work performed by or on behalf of the Contractor.
- b. This requirement shall not apply to: Separately, EACH contractor or subcontractor exempt under A.R.S. 23-901, AND when such contractor or subcontractor executes the appropriate waiver (Sole Proprietor/Independent Contractor) form.

B. ADDITIONAL INSURANCE REQUIREMENTS: The policies are to contain, or be endorsed to contain, the following provisions:

1. The City of Tucson, its departments, agencies, boards, commissions, universities and its officers, officials, agents, and employees *and the other governmental entity* shall be additional insureds to the full limits of liability purchased by the Contractor even if those limits of liability are in excess of those required by the Contract.
2. The Contractor's insurance coverage shall be primary insurance with respect to all other available sources.
3. The Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability. Coverage provided by the Contractor shall not be limited to the liability assumed under the indemnification provisions of its Contract with the other governmental entity(ies) party to the Grant Agreement.

- C. **NOTICE OF CANCELLATION:** Each insurance policy required by the insurance provisions of this Contract shall not be suspended, voided, cancelled, reduced in coverage or in limits except after thirty (30) days prior written notice has been given the City of Tucson. Such notice shall be sent directly to the GRANTEE and shall be sent by certified mail, return receipt requested.
- D. **ACCEPTABILITY OF INSURERS:** Insurance is to be placed with duly licensed or approved non-admitted insurers in the State of Arizona with an "A.M. Best" rating of not less than A- VII. The City of Tucson in no way warrants that the above-required minimum insurer rating is sufficient to protect the Contractor from potential insurer insolvency.
- E. **VERIFICATION OF COVERAGE:** Contractor shall furnish the GRANTEE with certificates of insurance (ACORD form or equivalent approved by the State of Arizona) as required by this Contract. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf.

All certificates and endorsements are to be received and approved before work commences. Each insurance policy required by this Contract must be in effect at or prior to commencement of work under this Contract and remain in effect for the duration of the project. Failure to maintain the insurance policies as required by this Contract, or to provide evidence of renewal, is a material breach of contract.

All certificates required by this Contract shall be sent directly to the GRANTEE. The City of Tucson's project/contract number and project description are to be noted on the certificate of insurance. The City of Tucson reserves the right to require complete, certified copies of all insurance policies required by this Contract at any time. **DO NOT SEND CERTIFICATES OF INSURANCE TO THE CITY OF TUCSON'S RISK MANAGEMENT SECTION.**

- F. **SUBCONTRACTORS:** Contractor's certificate(s) shall include all subcontractors as insureds under its policies or Contractor shall furnish to the county or local government agency responsible separate certificates for each subcontractor. All coverages for subcontractors shall be subject to the minimum requirements identified above.
- G. **APPROVAL:** Any modification or variation from the *insurance requirements* must have prior approval from the City of Tucson, Risk Management Section, whose decision shall be final. Such action will not require a formal contract amendment but may be made by administrative action.
- H. **EXCEPTIONS:** In the event the Contractor or sub-contractor(s) is/are a public entity, then the Insurance Requirements shall not apply. Such public entity shall provide a Certificate of Self-Insurance. If the contractor or sub-contractor(s) is/are a City of Tucson agency, board, commission, or university then none of the above shall apply.

Exhibit A to Marana Resolution No. 2023-036
CITY OF TUCSON
HIGH INTENSITY DRUG TRAFFICKING AREA (HIDTA)
GRANT AGREEMENT

**Confidential Funds Certification
Exhibit "B"**

CONFIDENTIAL FUNDS CERTIFICATION

1) This is to certify that I have read, understand, and agree to abide by all of the conditions for confidential funds as set forth in the effective edition of the Office of National Drug Control Policy Financial and Administrative Guide.

2) My agency **is/is not** authorized to disburse confidential funds.

Grant Number: **HT-23-2930**

Date: _____

Signature: _____

Authorized Official

PROCEDURES

Each project agency authorized to disburse confidential funds must develop and follow internal procedures, which incorporate the following elements:

Deviations from these elements must receive prior approval of the ONDCP.

1. Imprest Fund. The funds authorized will be established in an imprest fund, which is controlled by a bonded cashier.
2. Advance of Funds: The supervisor of the unit to which the imprest funds is assigned must authorize all advances of funds for the P/I. Such authorization must specify the information to be received, the amount of expenditures and assumed name of the informant.
3. Informant Files: Informant files are confidential files of the true names, assumed names, and signature of all informants to whom payments of confidential expenditures have been made. To the extent possible, pictures and/or fingerprints of the informant payee should also be maintained. Refer to Informant Files "Documentation" (2) for a list of required documents for the informant files.
4. Cash Receipts.
 - a. The cashier shall receive from the agent or officer authorized to make a confidential payment, receipt for cash advanced to him/her for such purposes.
 - b. The agent or officer shall receive from the informant payee a receipt for cash paid to him/her.

-
5. Receipts for Purchase of Information. An Informant Payee Receipt shall identify the exact amount paid to and received by the informant payee on the date executed. Cumulative or anticipatory receipts are not permitted. Once the receipt has been completed no alteration is allowed. The agent shall prepare an Informant Payee Receipt containing the following information:
- a. The jurisdiction initiating the payment.
 - b. A description of the information/evidence received.
 - c. The amount of payment, both in numeral and word form.
 - d. The date on which the payment was made.
 - e. The signature of the informant payee.
 - f. The signature of the case agent or officer making payment.
 - g. The signature of at least one other officer witnessing the payment.
 - h. The signature of the first-line supervisor authorizing and certifying the payment.
6. Review and Certification. The signed Informant Payee Receipt with a memorandum detailing the information received shall be forwarded to the agent or officer in charge. The agent or officer in charge shall compare the signatures. He/she shall also evaluate the information received in relation to the expense incurred and add his/her evaluation remarks to the report of the agent or officer who made the expenditure from the imprest funds. The certification will be witnessed by the agent or officer in charge on the basis of the report and Informant Payee's Receipt.
7. Reporting of Funds. Each project shall prepare a reconciliation report on the imprest funds on a quarterly basis. Information to be included in the reconciliation report will be the assumed name of the informant payee, the amount received, the nature of the information given, and to what extent this information contributed to the investigation. Recipients/subrecipients shall retain the reconciliation report in their files and shall be available for review unless the State agency requests that the report be submitted to them on a quarterly basis.
8. Record and Audit Provisions. Each project and member agency must maintain specific records of each confidential fund transaction. At a minimum, these records must consist of all documentation concerning the request for funds, processing (to include the review and approve/disapprove), modifications, closure or impact material, and receipts and/or other documentation necessary to justify and track all expenditures. Refer to Informant Files Documentation (2) for a list of documents, which should be in an informant's file. In projects where funds are used for confidential expenditures, it will be understood that all of the above records, except the true name of the informant, are subject to the record and audit provision of grantor agency legislation.

INFORMANT FILES

1. Security. A separate file should be established for each informant for accounting purposes. Informant files should be kept in a separate and secure storage facility, segregated from any other files, and under the exclusive control of the supervisor or an employee designated by him/her. The facility should be always locked when unattended. Access to these files should be limited to those employees who have a necessary legitimate need. An informant file should not leave the immediate area except for review by a management official or the handling agent and should be returned prior to the close of business hours. Sign-out logs should be kept indicating the date, informant number, time in and out, and the signature of the person reviewing the file.

2. Documentation. Each file should include the following information:

- a. Informant Payment Record - kept on top of the file. This record provides a summary of informant payments.
- b. Informant Establishment Record - including complete identifying and location data, plus any other documents connected with the informant's establishment.
- c. Current photograph and fingerprint card (or FBI/State Criminal Identification Number).
- d. Agreement with cooperating individual.
- e. Receipt for P/I.
- f. Copies of all debriefing reports (except for the Headquarters case file).
- g. Copies of case initiation reports bearing on the utilization of the informant (except for the Headquarters case file).
- h. Copies of statements signed by the informant (unsigned copies will be placed in appropriate investigative files).
- i. Any administrative correspondence pertaining to the informant, including documentation of any representations made on his behalf or any other nonmonetary considerations furnished.
- j. Any deactivation report or declaration of any unsatisfactory informant.

INFORMANT MANAGEMENT AND UTILIZATION

All persons who will be utilized as informants should be established as such. The specific procedures required in establishing a person as an informant may vary from jurisdiction to jurisdiction but, at a minimum, should include the following:

1. Assignment of an informant code name to protect the informant's identity.
2. An informant code book controlled by the supervisor or his/her designee containing:
 - a. Informant's code number.
 - b. Type of information (i.e. informant, defendant/informant, restricted use/informant).
 - c. Informant's true name.
 - d. Name of establishing law enforcement officer.
 - e. Date the establishment is approved.
 - f. Date of deactivation.
3. Establish each informant file in accordance with Informant File Documentation (2).
4. For each informant in an active status, the agent should review the informant file on a quarterly basis to assure it contains all relevant and current information. Where a MATERIAL face that was earlier reported on the Establishment Record is no longer correct (e.g., a change in criminal status, means of locating him/her, etc.), a supplemental establishing report should be submitted with the correct entry.
5. All informants being established should be checked in all available criminal indices. If verified FBI number is available, request a copy of the criminal records from the FBI. Where a verified FBI number is not available, the informant should be fingerprinted with a copy sent to the FBI and appropriate State authorities for analysis. The informant may be utilized on a provisional basis while awaiting a response from the FBI.

PAYMENTS TO INFORMANTS

1. Any person who is to receive payments charged against PE/PI funds should be established as an informant. This includes a person who may otherwise be categorized as sources of information or informants under the control of another agency. The amount of payment should be commensurate with the value of services and/or information provided and should be based on the following factors:
 - a. The level of the targeted individual, organization, or operation.
 - b. The amount of the actual or potential seizure.
 - c. The significance of the contribution made by the informant to the desired objectives.
2. There are various circumstances in which payments to informants may be made.
 - a. a. Payments for Information and/or Active Participation. When an informant assists in developing an investigation, either through supplying information or actively participating in it, he/she may be paid for his/her service either in a lump sum or in staggered payments. Payments for information leading to a seizure, with no defendants, should be held to a minimum.
 - b. Payment for Informant Protection. When an informant needs protection, law enforcement agencies may absorb the expenses of relocation. These expenses may include travel for the informant and his/her immediate family, movement and/or storage of household goods, and living expense at the new location for a specific period of time (not to exceed 6 months). Payments should not exceed the amounts authorized by law enforcement employees for these activities.
 - c. Payments to Informants of Another Agency. To use or pay another agency's informant, he/she should be established as an informant. These payments should not be a duplication of a payment from another agency; however, sharing a payment is acceptable.
3. Documentation of payments to informants is critical and should be accomplished on a Informant Payee Receipt. Payment should be made and witnessed by two law enforcement officers and authorized payment amounts should be established and reviewed by at least the first line supervisory level. In unusual circumstances, a non-officer employee or an officer of another law enforcement agency may serve as witness. In all instances, the original signed receipt must be submitted to the project director for review and record keeping.

ACCOUNTING AND CONTROL PROCEDURES

Special accounting and control procedures should govern the use and handling of confidential expenditures, as described below:

1. It is important that expenditures which conceptually should be charged to PE/PI/PS are so charged. It is only in this manner that these funds may be properly managed at all levels, and accurate forecasts of projected needs be made.
2. Each law enforcement entity should apportion its PE/PI/PS allowance throughout its jurisdiction and delegate authority to approve PE/PI/PS expenditures to those offices, as it deems appropriate.
3. Headquarters management should establish guidelines authorizing offices to spend up to a predetermined limit of their total allowance on any buy or investigation.

4. In exercising his/her authority to approve these expenditures, the supervisor should consider:
 - a) The significance of the investigation.
 - b) The need for this expenditure to further the investigation.
 - c) Anticipated expenditures in other investigations.

Funds for PE/PI/PS expenditures should be advanced to the officer for a specific purpose. If they are not expended for that purpose, they should be returned to the cashier. They should not be used for another purpose without first returning them and repeating the authorization and advance process based on the new purpose.

5. Funds for PE/PI/PS expenditure should be advanced to the officer on suitable receipt form. Informant Payee Receipt or a voucher for P/E should be completed to document funds used in the purchase of evidence or funds paid or advanced to an informant.
6. For security purposes there should be a 48-hour limit on the amount of time funds advanced for PE/PI/PS expenditure may be held outstanding. If it becomes apparent at any point within the 48-hour period that the expenditure will not materialize, the funds should be returned to the cashier as soon as possible. An extension of the 48-hour limit may be granted by the level of management that approved the advance. Factors to consider in granting such an extension are:
 - a. The amount of funds involved.
 - b. The degree of security under which the funds are being held.
 - c. How long an extension is required.
 - d. The significance of the expenditure.

Such extensions should be limited to 48 hours. Beyond this, the funds should be returned and readvanced, if necessary. Regardless of circumstances, within 48 hours of the advance, the cashier should be presented with either the unexpended funds, an executed Informant Payee Receipt or purchase of evidence or written notification by management that an extension has been granted.

7. P/S expenditures, when not endangering the safety of the officer or informant, need to be supported by canceled tickets, receipts, lease agreements, etc. If not available, the supervisor, or his immediate subordinate, must certify that the expenditures were necessary and justify why supporting documents were not obtained.

Budget Detail

2023 - Arizona

Initiative - Counter Narcotics Alliance

Investigation

Award Recipient - City of Tucson (G23SA0007A)

Resource Recipient - Marana Police Department

Indirect Cost: 0.0%

Awarded Budget (as approved by ONDCP)		\$8,500,378.00
Personnel	Quantity	Amount
Investigative - Law Enforcement Officer	1	\$57,456.00
Total Personnel		\$57,456.00
Fringe	Quantity	Amount
Investigative - Law Enforcement Officer	1	\$8,618.00
Total Fringe		\$8,618.00
Overtime	Quantity	Amount
Investigative - Law Enforcement Officer	4	\$68,000.00
Total Overtime		\$68,000.00
Total Budget		\$134,074.00



Council-Regular Meeting

C6

Meeting Date: 04/18/2023

To: Mayor and Council

From: David L. Udall, Town Clerk/ Assistant Town Attorney

Date: April 18, 2023

Subject: Regular Council Meeting Summary Minutes of April 4, 2023 (David L. Udall)

Attachments

Regular Council Meeting Summary Minutes of 04/04/2023



MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, April 4, 2023, 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 6:01 PM and directed the Town Clerk to call the roll. **Council Member Kai** was absent. All other Council Members were present, constituting a quorum.

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

APPROVAL OF AGENDA

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

CALL TO THE PUBLIC

Ms. Lori Shaeffler presented a plaque to **Mayor Honea** on behalf of Run for the Wall.

PROCLAMATIONS

PR1 Proclamation recognizing April 10, 2023, as Lineworker Appreciation Day (David L. Udall)

PR2 Proclamation recognizing April 1-7, 2023 as the Week of the Young Child (David L. Udall)

PR3 Proclamation recognizing Karen Opoku-Appoh (David L. Udall)

The three proclamations were read by **Town Clerk/Assistant Town Attorney David Udall** while **Mayor Honea** presented the proclamations to their respective recipients.

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

Council Member Ziegler attended a recent Marana Chamber of Commerce mixer event. She also attended a groundbreaking event for The Learning Experience childcare facility.

Council Member Ziegler requested a point of personal privilege, which was granted by **Mayor Honea**. **Council Member Ziegler** clarified that her opposition to a recently planned event at Bookmans was in her personal capacity and not in her capacity as a Council Member.

Mayor Honea reported he has been advocating for Marana in the Regional Transportation Authority (RTA). He attended a southern Pinal County mayor's luncheon and spoke with several mayors there. He also highlighted the State of the Town event taking place on April 6, 2023.

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

Town Manager Terry Rozema said the Town issued 60 single-family residential permits for the month of March. He highlighted the opening ceremonies held by the Marana and Continental Ranch Little Leagues, a police academy for young children held by the Police Department, and the most recent Real Talk with the Town podcast. **Mr. Rozema** said the podcast has reached 5,000 listens.

PRESENTATIONS

CONSENT AGENDA

Ms. Fairall noted that a revised resolution for Item C3 was printed out and on the dais before the Council Members. She said the underlying plat was unchanged.

- C1 Ordinance No. 2023.009: Relating to Business Regulations; adopting revisions to Title 9 “Business Regulations” of the Marana Town Code, including deleting section 9-2-4 (Vacation rental or short-term rental contact information) and adding new chapter 9-14 “Short-Term and Vacation Rentals”; and other various revisions to Title 9 of the Marana Town Code; and designating an effective date
- Resolution No. 2023-029: Relating to Business Regulations; declaring as a public record filed with the Town Clerk the amendments adopted by Ordinance No. 2023.009, revisions to Title 9 “Business Regulations” of the Marana Town Code, including deleting section 9-2-4 (Vacation rental or short-term rental contact information) and adding new chapter 9-14 “Short-Term and Vacation Rentals”; and other various revisions to Title 9 of the Marana Town Code (Jane Fairall)
- C2 Ordinance No. 2023.010: Relating to Finance; amending the Town of Marana comprehensive fee schedule by adding fees for business licenses for short-term and vacation rentals; and designating an effective date (Jane Fairall)
- C3 Resolution No. 2023-030: Relating to Development; approving the final plat for Linda Vista Village North, Village IV (Lots 1-70), Village V (Lots 1-58) and Common Areas “A”, “D”, “E”, “F”, “G”, and “H” located on the north side of Linda Vista Boulevard, 0.1 miles east of Twin Peaks Road (Steve Cheslak)
- C4 Resolution No. 2023-031: Relating to Personnel; approving the establishment of the Arizona State Retirement Supplemental Salary Deferral 457 Plan administered by Nationwide Retirement Solutions (Curry C. Hale)
- C5 Approval of Special Council Meeting/Retreat Summary Minutes of March 13 - 15, 2023, and of Regular Council Meeting Summary Minutes of March 21, 2023 (David L. Udall)

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

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

- A1 PUBLIC HEARING: Ordinance No. 2023.011: Relating to Business Regulations; continuing the occupational licensing requirement for managers of massage establishments as set forth in Marana Town Code Title 9 (Business Regulations), Chapter 9-5 (Massage Establishments), Section 9-5-7 (Manager

license required; non-transferability) and finding that the licensing requirement is necessary to protect the healthy, safety or welfare of the public; and declaring an emergency (Libby Shelton)

Mayor Honea opened the public hearing at 6:24 PM.

Deputy Town Attorney Libby Shelton presented on this item. **Ms. Shelton** explained that the Town has had provisions in the Town Code to regulate massage establishments since February 2011. One of the provisions includes a massage manager license process designed to enhance the professionalism of massage establishments and to protect the health, safety, and welfare of the public. In 2018, the Arizona Legislature passed A.R.S. 9-842, requiring municipalities desiring occupational licensing requirements, such as massage manager licenses, to bring these requirements before the municipality's governing body in a public hearing and have the governing body find that the requirements are necessary for the public health, safety, or welfare.

Ms. Shelton further explained that the Town's massage manager licensing requirements were already in place in 2018. She said the statute provided that existing occupational licensing requirements would expire on October 3, 2023. As a result, she recommended that this ordinance be adopted before the statutory expiration date.

Mayor Honea closed the public hearing at 6:27 PM.

Vice Mayor Post moved to adopt Ordinance No. 2023.011. Council Member Ziegler seconded the motion. Motion passed, 6-0.

ITEMS FOR DISCUSSION / POSSIBLE ACTION

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 (Steve Cheslak)

Planning Manager Steve Cheslak provided an update on public and private projects and development applications in the Town, as currently listed on the following website: <https://experience.arcgis.com/experience/9bcda179c412496a8be2a5af29727745/>.

During the presentation, **Mr. Cheslak** answered questions about the various projects.

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

Mr. Rozema provided an update on the following bills:

- SB 1117 (relating to zoning). The bill failed, but it has been replaced by three striker bills. Of these, the Town is opposed to HB 2536 and SB 1163 and has remained neutral on SB 1161 (which only applies to municipalities 520,000 or more).
- SB 1162 (relating to exempting home-based businesses from licensing requirements). The Town opposed this bill, and it was vetoed by the Governor.
- SB 1148 (relating to authorizing municipalities to assess fees related to body worn camera footage public records requests). The Town supports this bill and it continues to move forward through the legislative process.
- HB 2543 (relating to Arizona transportation projects, which includes funding for the Cortaro Road interchange). The Town supports this bill. It has passed Senate appropriations, but will still need to be approved in the state budget.
- SB 1006 (relating to eliminating newspaper posting requirements). The Town supported this bill, but it was amended so as to only apply to Maricopa County.

Mayor Honea commented on SB 1117 (now HB 2536) and SB 1163. He said both bills are devastating for municipalities.

D3 Relating to Budget; discussion, direction, and possible action regarding development of the fiscal year 2023/2024 budget, including proposed budget initiatives and expenditures (Terry Rozema)

Mr. Rozema said updated information regarding the possibility of zeroscape landscaping at the Marana Municipal Complex would be forwarded on to Council Members from **Parks and Recreation Director Jim Conroy**. He said 28% of the grass has been removed from the complex and was replaced with desert landscaping.

Mr. Rozema also said the Town was looking into installing additional shade structures at Crossroads at Silverbell District Park before the end of this fiscal year.

Council Member Ziegler asked if the Town could install a landmark denoting land reserved as a Hohokam monument in one of the Town's parks. **Mr. Rozema** said Town staff would look into it.

Council Member Ziegler commented on the art located westbound on Cortaro Rd. just before Interstate 10. She requested the Town add something denoting the Town of Marana to the artwork. **Mayor Honea** agreed.

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.

Mayor Honea asked for a motion to go into executive session on Items E2 and E3.

Vice Mayor Post moved to go into executive session. Council Member Ziegler seconded the motion. Motion passed, 6-0.

[An executive session was held on Items E2 and E3, beginning at 6:44 PM and concluding at 7:18 PM.]

- 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)(3) and (4) for discussion or consultation with the Town's attorneys and to instruct the Town's representatives concerning the litigation entitled *Southern Arizona Home Builders Association v. Town of Marana*, Pima County Superior Court Case No. C20184411.
- E3 Executive session pursuant to A.R.S. §38-431.03 (A) (3) and (4) for discussion or consultation with the Town's attorneys and to instruct the Town's representatives concerning the litigation entitled *Town of Marana v Pulte Home Company, LLC*, Pima County Superior Court Case No. C20205095.

After the executive session, in the open meeting, Vice Mayor Post moved to direct staff to proceed as discussed in executive session for both Items E2 and E3. Council Member Comerford seconded the motion. Motion passed, 6-0.

FUTURE AGENDA ITEMS

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

Mayor Honea asked for future agenda items. There were no future agenda items.

ADJOURNMENT

Mayor Honea asked for a motion to adjourn the meeting.

Vice Mayor Post moved to adjourn the meeting. Council Member Comerford seconded the motion. Motion passed, 6-0. Meeting adjourned at 7:19 PM.

CERTIFICATION

I hereby certify that the forgoing are the true and correct minutes of the Marana Town Council meeting held on April 4, 2023. I further certify that a quorum was present.

David L. Udall, Town Clerk



Council-Regular Meeting

A1

Meeting Date: 04/18/2023

To: Mayor and Council

Submitted For: Jason Angell, Development Services Director

From: Steven Cheslak, Principal Planner

Date: April 18, 2023

Strategic Plan Focus Area:

Not Applicable

Subject: PUBLIC HEARING: Ordinance No. 2023.012: Relating to Land Development; revising Marana Town Code Title 17 (Land Development), Chapter 17-4 (Zoning), Section 17-4-5 (Residential zoning districts R-180, R-144, R-80, R-36, R-16, R-10, R-8, R 7, R-6, R-5, R-4, and R-3) to increase the maximum allowable building height for the main building in the R-180, R-144, and R-80 zones, and Section 17-4-7 (Commercial zoning districts) to provide that the required minimum site area in the Village Commercial (VC) zoning district may be less than 10 acres in certain circumstances; and designating an effective date (Jason Angell)

Discussion:

REQUEST

Staff is requesting Town Council approval of amendments to Marana Town Code Section 17-4-5 (Residential zoning districts R-180, R-144, R-80, R-36, R-16, R-10, R-8, R-7, R-6, R-5, R-4, and R-3), Table 4 - Development standards per residential zone, and Section 17-4-7 (Commercial zoning districts) Table 6 - Development standards per commercial zone.

The proposed amendments are similar in nature to the previously adopted revisions, updating and improving the Town Code as necessary, and include:

- Section 17-4-5 (Residential zoning districts R-180, R-144, R-80, R-36, R-16, R-10, R-8, R-7, R-6, R-5, R-4, and R-3), Table 4 - Development standards per residential

zone, to increase the maximum allowable building height for the main building on a parcel from 30 feet to 35 feet in the R-180, R-144, and R-80 zones.

- *The additional maximum allowable building height for the main building on a parcel from 30 feet to 35 feet allows for greater architectural variety in rural areas.*
- Section 17-4-7 (Commercial zoning districts) Table 6 - Development standards per commercial zone, to provide that the required minimum site area in the Village Commercial (VC) zoning district may be less than 10 acres in certain circumstances.
 - *Site area in the Village Commercial (VC) zone district may be less than 10 acres when property is rezoned from a legacy zone district to VC or when property is rezoned to VC in an area that is substantially comprised of commercial sites of less than 10 acres, allowing uniform general area zoning and encouraging rezoning from outdated legacy zones.*

Town staff is also proposing the ordinance shall become effective on the 31st day after adoption.

Staff Recommendation:

Staff recommends adoption of Ordinance No. 2023.012 revising Marana Town Code Title 17 (Land Development), Chapter 17-4 (Zoning), Section 17-4-5 and Section 17-4-7; and designating an effective date.

Planning Commission Recommendation:

The Planning Commission heard the request for the proposed revisions on March 29, 2023. By a vote of 6-0, the Planning Commission voted to recommend approval of the proposed Town Code revisions to the Town Council.

Suggested Motion:

I move to adopt Ordinance 2023.012, revising Marana Town Code Title 17 (Land Development), Chapter 17-4 (Zoning), Section 17-4-5 and Section 17-4-7 and designating an effective date.

Attachments

Ordinance No. 2023.012

Existing MTC Sections 17-4-5 + 7

MARANA ORDINANCE NO. 2023.012

RELATING TO LAND DEVELOPMENT; REVISING MARANA TOWN CODE TITLE 17 (LAND DEVELOPMENT), CHAPTER 17-4 (ZONING), SECTION 17-4-5 (RESIDENTIAL ZONING DISTRICTS R-180, R-144, R-80, R-36, R-16, R-10, R-8, R-7, R-6, R-5, R-4, AND R-3) TO INCREASE THE MAXIMUM ALLOWABLE BUILDING HEIGHT FOR THE MAIN BUILDING IN THE R-180, R-144, AND R-80 ZONES, AND SECTION 17-4-7 (COMMERCIAL ZONING DISTRICTS) TO PROVIDE THAT THE REQUIRED MINIMUM SITE AREA IN THE VILLAGE COMMERCIAL (VC) ZONING DISTRICT MAY BE LESS THAN 10 ACRES IN CERTAIN CIRCUMSTANCES; AND DESIGNATING AN EFFECTIVE DATE

WHEREAS A.R.S. §9-462.01 provides that the governing body of a municipality may adopt zoning regulations in order to conserve and promote the public health, safety and general welfare; and

WHEREAS the Mayor and Council of the Town of Marana have adopted Marana Town Code Title 17 (Land Development) to promote the health, safety, order, and general welfare of the present and future inhabitants of the Town; and

WHEREAS the Mayor and Council of the Town of Marana find that revising Marana Town Code Chapter 17-4 as set forth in this ordinance is in the best interests of the Town and its residents.

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

SECTION 1. Marana Town Code Title 17 (Land Development), Chapter 17-4 (Zoning), Section 17-4-5 (Residential zoning districts R-180, R-144, R-80, R-36, R-16, R-10, R-8, R-7, R-6, R-5, R-4, and R-3) is hereby amended as follows (with deletions shown with ~~strikeouts~~ and additions shown with double underlining):

17-4-5 Residential zoning districts R-180, R-144, R-80, R-36, R-16, R-10, R-8, R-7, R-6, R-5, R-4, and R-3

[No revisions to paragraph A]

B. The following development standards apply in the R-180, R-144, R-80, R-36, R-16, R-10, R-8, R-7, R-6, R-5, R-4, and R-3 zones:

[No revisions to subparagraphs 1 through 6]

7. Table 4 (development standards per residential zone) establishes the site development standards of the residential zones (with the column headings deleting the "R-" portions of the zone designations, and where "B" signifies that the item is governed by minimum building code requirements only):

Table 4. Development standards per residential zone (only amendments to Table 4 are shown; the remainder of Table 4 is unchanged)

Development standard	Zone R-__											
	180	144	80	36	16	10	8	7	6	5	4	3
Maximum building height (feet) —												
Main building	<u>30</u> <u>35</u>	<u>30</u> <u>35</u>	<u>30</u> <u>35</u>	30	30	30	30	30	30	30	30	30

SECTION 2. Marana Town Code Title 17 (Land Development), Chapter 17-4 (Zoning), Section 17-4-7 (Commercial zoning districts) is hereby amended as follows (with additions shown with double underlining):

17-4-7 Commercial zoning districts

[No revisions to paragraphs A through D]

E. The following development standards apply in the commercial zones:

Table 6. Development standards per commercial zone (only amendments to Table 6 are shown; the remainder of Table 6 is unchanged)

Development standard	RR	NC †	VC ‡
Site area	10 acres min.	1 acre min., 20-acre max.	10 acres <u>min.</u> [√]

[√] Site area in the VC zone district may be less than 10 acres when property is rezoned from a legacy zone district to VC or when property is rezoned to VC in an area that is substantially comprised of commercial sites of less than 10 acres.

SECTION 3. The various town officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this ordinance.

SECTION 4. All ordinances, resolutions, or motions and parts of ordinances, resolutions, or motions of the Council in conflict with the provisions of this ordinance are hereby repealed, effective as of the effective date of this ordinance.

SECTION 5. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 6. This ordinance shall be effective on the 31st day after its adoption.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, Arizona, this 18th day of April 2023.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

David L. Udall, Town Clerk

Jane Fairall, Town Attorney

17-4-5 Residential zoning districts R-180, R-144, R-80, R-36, R-16, R-10, R-8, R-7, R-6, R-5, R-4, and R-3

A. The R-180, R-144, R-80, R-36, R-16, R-10, R-8, R-7, R-6, R-5, R-4, and R-3 residential zones consist primarily of single-family homes, with one dwelling and accessory buildings on an individual lot.

B. The following development standards apply in the R-180, R-144, R-80, R-36, R-16, R-10, R-8, R-7, R-6, R-5, R-4, and R-3 zones:

1. Minimum lot sizes for each zone are determined by the number following the dash multiplied by one thousand square feet. For example, the minimum lot size of the R-180 zoning district is 180,000 square feet.
2. Properties are regulated based on their primary use as set forth in the use matrix set forth in section 17-4-2.
3. Only one primary use is permitted.
4. No accessory buildings may be located within the minimum front setback.
5. Lot widths and depths.
 - a. Each lot must have a width-to-depth ratio of between 3.0 and 0.33. Therefore, the average depth of the lot must be at least one-third its average width, and the average width of the lot must be at least one-third its average depth.
 - b. When the ratio set forth in the preceding paragraph provides a lot width or depth less than the minimum lot widths and depths set forth in table 4 (development standards per residential zone), the minimum lot widths and depths set forth in table 4 apply.
6. Utilities. All utilities must be undergrounded.
7. Table 4 (development standards per residential zone) establishes the site development standards of the residential zones (with the column headings deleting the "R-" portions of the zone designations, and where "B" signifies that the item is governed by minimum building code requirements only):

Table 4. Development standards per residential zone												
	Zone R-											
Table 4. Development standards per residential zone												
	Zone R-											
Development standard	180	144	80	36	16	10	8	7	6	5	4	3
Minimum lot width (feet) △	175	175	120	100	80	70	65	55	50	45	40	35
Minimum lot depth (feet)	275	200	200	100	100	95	90	85	80	77	74	70
Minimum lot boundary setbacks (feet)—												
Main building ‡ —												
Front	40	40	30	30	20	16	16	16	16	10	10	10
Front-loading garage	40	40	30	30	25	20	20	20	20	20	20	20
Side abutting a street	30	30	30	20	15	10	10	10	10	10	10	10
Side	30	30	30	15	10	5	5Δ	5Δ	5Δ	B	B	B
Rear	50	50	40	30	20	15	15	15	15	10	10	10
Rear and side— covered patio structure open on at least three sides	20	20	20	10	5	5	5Δ	5Δ	5Δ	5Δ	5Δ	5Δ
Accessory building	30	30	30	20	10	5	5Δ	5Δ	5Δ	B	B	B
Minimum building separation (in feet) between—												
Principal buildings	20	20	20	20	15	10	10	10	10	B	B	B
Principal and accessory building	10	10	10	10	10	5	5	5	5	B	B	B
Accessory buildings	10	10	10	10	10	5	5	5	5	B	B	B

Maximum building height (feet) —												
Main building	30	30	30	30	30	30	30	30	30	30	30	30
Accessory building†	30*	30*	30*	25	25	25	25	25	25	25	25	25
Maximum lot coverage (percent of total lot area) √	40	40	40	40	50	50	50	50	50	75	75	75

△ Corner lots shall be at least five feet wider than the minimum lot width of the zone to permit conformance with the required street side yard requirements and sight visibility triangles.

‡ In subdivisions containing one or more lots 16,000 square feet or smaller, the residential design guidelines allow smaller setbacks in certain situations.

Δ Side setbacks of individual lots in these zones may be reduced so long as the total separation between buildings on adjacent lots is not less than ten feet.

† Accessory building height shall be the lesser of the actual height of the main building or the accessory building height shown here. This does not apply to accessory buildings used for agricultural purposes in the R-180, R-144, and R-80 zones.

* Accessory buildings used for agricultural purposes shall be limited to 50 feet in height.

√ In subdivisions containing one or more lots 16,000 square feet or smaller, the residential design guidelines allow greater lot coverage in certain situations.

17-4-7 Commercial zoning districts

A. General. The commercial zoning districts are the RR, NC, and VC zones.

1. Properties are regulated based on their primary use as set forth in the use matrix set forth in section 17-4-2.
2. A single parcel may have multiple permitted uses.

B. Purpose.

1. Resort and recreation zone (RR). The resort and recreation zone provides for the development and operation of temporary lodging, recreation opportunities and associated specialized guest facilities while protecting adjacent land uses from inappropriate and adverse impacts.
2. Neighborhood commercial (NC) zone. The neighborhood commercial (NC) zone accommodates businesses serving neighborhood residential needs including retail sales and professional services and ensures compatibility with adjacent residential uses.
3. Village commercial (VC) zone. The village commercial (VC) zone is a community level commercial zone intended to provide for business serving the town and surrounding communities providing the sale of goods and services and a variety of commercial and professional activities as well as higher-density residential opportunities.

C. Landscaping. See section 17-11-7 (landscape requirements) and the landscaping provisions of Chapter 17-8 (multi-family, commercial, and industrial design standards).

D. Design standards. See Chapter 17-8 (multi-family, commercial, and industrial design standards).

E. The following development standards apply in the commercial zones:

Table 6. Development standards per commercial zone			
Development standard	RR	NC	VC
Table 6. Development standards per commercial zone			
Development standard	RR	NC	VC
Site area	10 acres min.	1 acre min., 20-acre max.	10 acres min.
Floor area ratio (maximum)	0.25	0.5	0.5

Density (maximum)	4.36 units per acre	10 dwelling units per acre	20 dwelling units per acre
Site setbacks (minimum) [△]	Arterial or collector – 40 ft. Other roads – 25 ft. Side – 25 ft. Rear – 25 ft.	Front – 20 ft. Street side—20 ft. Side – 20 ft. Rear – 20 ft. Abutting residential zone property line – 25 ft.	Front 30 ft. (commercial) 20 ft. (residential) Street side 30 ft. (commercial) 20 ft. (residential) Side – 20 ft. Rear – 20 ft.
Building height (maximum)	50 ft. Accessory buildings – 40 ft. 50% height increase may be approved with a conditional use permit (see section 17-3-2, conditional use permits) Height must match adjacent parcel permitted height within 75 ft. of site property line	30 ft. Accessory buildings - 25 ft.	50 ft. (commercial) 40 ft. (residential) Accessory buildings – 30 ft.
Lot coverage (maximum)	40% of the total lot area	40% of the total area (commercial) 50% of the total area (residential)	55% of the total area
Landscape area requirements (minimum; site)	25 ft. front, street side, and abutting residential zones Street frontages require trees planted at no more than 40 ft. on center with 25% in a 24-inch box or greater Landscaping must cover at least 15% of the site Landscaping and trees must cover at least 15% of, and be evenly distributed throughout, parking areas	N/A	N/A

±Notwithstanding anything to the contrary in this Table 6, single-family detached residential uses in the NC and VC zones must comply with the development standards for R-3 zone as set forth in section 17-4-5(B)(7) Table 4 (Development standards per residential zone)

*Notwithstanding anything to the contrary in this Table 6, multi-family residential uses in the NC zone must comply with the development standards for MR-2 zone as set forth in section 17-4-6(D) Table 5 (Development standards per MR zone)

[△] When commercial or industrial development is adjacent to AG, RA, ER, NR, and GR zones or groups, side and rear setbacks must equal or exceed the height of the primary building on the site. See 17-8-2(B)(6).

Ordinance 2022.022 amended Table 6 of Section 17-4-7



Council-Regular Meeting

D1

Meeting Date: 04/18/2023

To: Mayor and Council

From: Yiannis Kalaitzidis, Finance Director

Date: April 18, 2023

Strategic Plan Focus Area:

Thriving Commerce, Vibrant Community, Cherished Heritage, Proactive Public Services, Recreation, Healthy Lifestyles, Progress & Innovation

Subject: Relating to Budget; review, discussion, consideration, and direction to staff regarding the fiscal year 2023-2024 Manager's recommended budget for the Town of Marana (Terry Rozema and Yiannis Kalaitzidis)

Discussion:

The Town Manager and Finance Director will present the Town of Marana recommended comprehensive budget for fiscal year 2023-2024. Information and direction received from Council will be incorporated into the Town's tentative budget which will be brought back to Mayor and Council for consideration at the regular meeting on May 16, 2023.

Staff worked to compile a comprehensive summary of the recommended budget which incorporates information presented in previous Council meetings. The attached budget book presents the Town budget for all funds and includes departmental summaries with notes explaining major changes between fiscal years. The summary also includes a section on operating capital and projects which provides brief descriptions of significant one-time items. Lastly, it formally lists significant items requested to be carried forward into the 2023-2024 recommended budget. Staff anticipates that there will be adequate resources to support these carry forward requests.

Staff has prepared a recommended budget of \$320,105,898 for fiscal year 2023-2024. This budget reflects the careful allocation of the Town's resources to Mayor

and Council's goals. Additionally, this budget continues to make significant investments in current employees, resources and tools, and strategic positions.

The budget has been structurally balanced with ongoing revenues used to fund ongoing expenditures. Total revenues anticipated for fiscal year 2023-2024 are \$171,769,935. A combination of fund balances and debt financing will be utilized for one-time expenditures, carryover requests and capital projects.

The recommended budget reflects an increase of 14.5 full time equivalent (FTE) positions from 429.6 FTE positions in fiscal year 2022-2023 to 444.1 FTE positions recommended for fiscal year 2023-2024. Positions were added in key areas that were determined to be necessary to the mission of local government and to continue to provide quality services to residents.

The proposed Capital Improvement Plan (CIP) totals \$195,918,369 or 61%, of the recommended budget and includes a number of large projects such as the Multigenerational Community and Aquatics project. A copy of the recommended five-year CIP schedule is included in the attached recommended budget document.

Staff Recommendation:

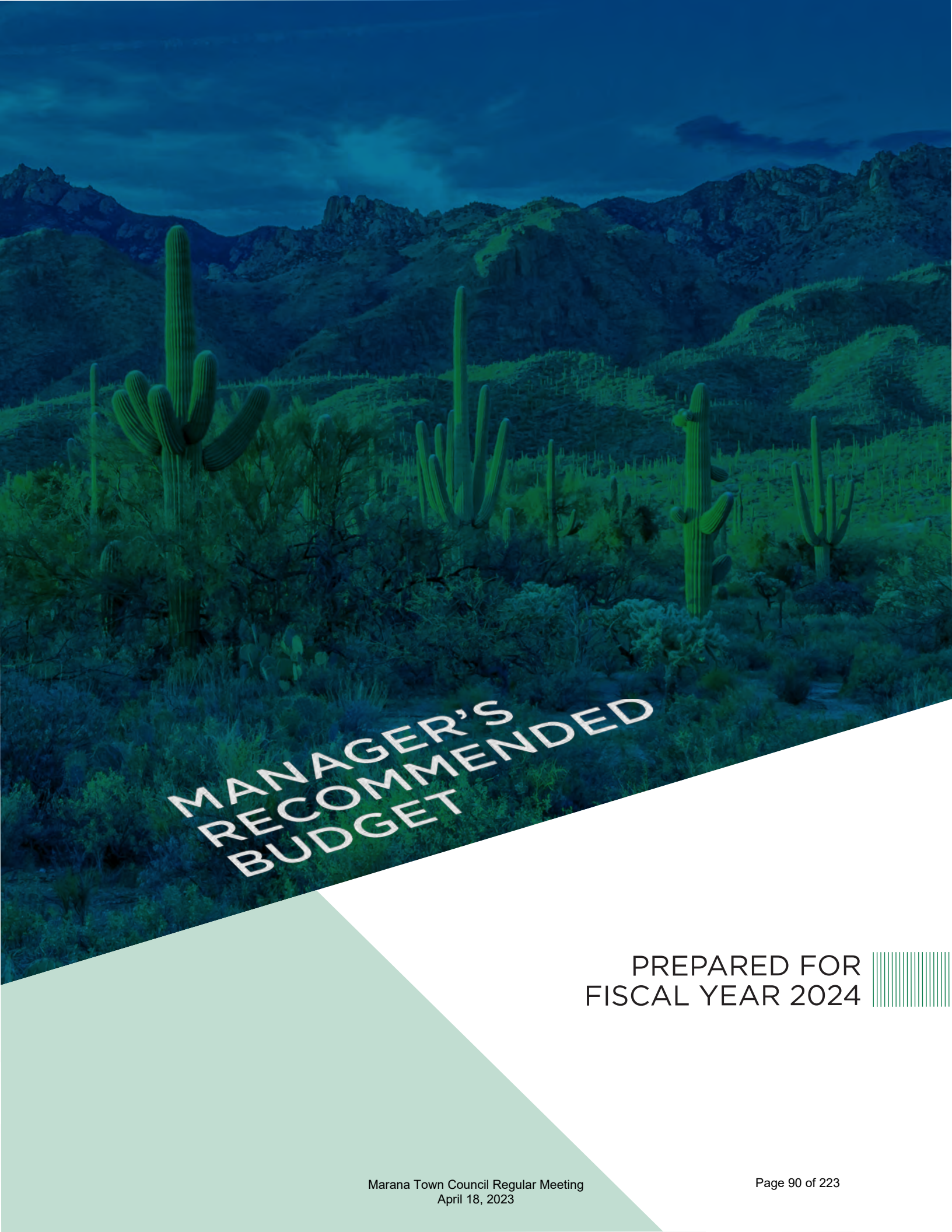
Staff requests information and direction regarding the Manager's recommended budget for fiscal year 2023-2024, which will be incorporated into the tentative budget for Council's consideration on May 16, 2023.

Suggested Motion:

I move to direct the Town Manager to incorporate the item(s) discussed this evening in the preparation of the tentative budget which will be considered for possible adoption on May 16, 2023.

Attachments

Managers Recommended Budget FY24



MANAGER'S RECOMMENDED BUDGET

PREPARED FOR
FISCAL YEAR 2024



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TABLE OF CONTENTS

Table of Contents	1
Manager's Message	3
Budget Summary	11
Recommended Investments	17
Governmental Funds Budget Summary	23
Special Districts Budget Summary	43
Enterprise Funds Budget Summary	47
Internal Service Funds Budget Summary	57
Department Budget Summaries.....	60
Capital Improvement Plan.....	101
Operating Capital & Projects	110
Carry-Forward Requests	118
Authorized Personnel	121

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F I S C A L Y E A R
2023-2024
TOWN MANAGER'S
Recommended Budget Message



To the Honorable Mayor and Council:

I am pleased to present to you the Fiscal Year (FY) 2023-2024 Manager's Recommended Budget for the Town of Marana (Town). This recommended budget is a structurally balanced spending plan that reflects the Town of Marana's commitment to responsible fiscal policy, stewardship of public monies, and long-term sustainable financial planning.

In fiscal year 2023, the Town of Marana adopted Strategic Plan Five and proudly unveiled its new mission to provide "five-star service for a thriving community." The Town's new mission statement is focused on meeting community needs and providing excellent service to residents, customers, and businesses as we continue to grow. Each year during the budgeting process, we closely examine our goals and accomplishments to ensure the budget reflects the strategic priorities established by the Town Council. In the past year, we have seen many accomplishments across the five focus areas of our Strategic Plan: Cherished Heritage, Vibrant Community, Thriving Commerce, Healthy Lifestyles, and Proactive Public Services. As we continue to move forward, we will continue to identify additional goals and closely monitor our performance to ensure the needs of the community are met at the highest possible level of service.

Cherished Heritage

Marana's heritage and history are near and dear to us all, including our staff and the community at large. By prioritizing Cherished Heritage as a focus area, we seek to leverage Marana's historic and cultural legacy to strengthen community character, increase community pride, and build heritage-driven tourism. This year, our Signature Events were bigger than ever, offering more activities and fun for all ages. These events included the Star Spangled Spectacular, Marana's Fall Festival, the Holiday Festival and Christmas Tree Lighting, and Marana Founders' Day.

In fiscal year 2023, the Town completed a project to preserve and reconstruct the Pole Barn structure at Marana Heritage River Park. The structure had been condemned due to structural deficiencies. In August of 2022, work began to fill the large cracks in the columns and perform

the epoxy injection stabilization of the columns. The newly reconstructed Pole Barn was completed just in time for use at the Town of Marana Fall Festival in October 2022. The Town also held a special unveiling for the newly restored "Man on the Horse" statue at the event. This public art piece located at Marana Heritage River Park is one of the art pieces that highlight Marana's heritage.

Improving recognition and awareness of Marana's unique and rich heritage is a top priority. To increase awareness and provide educational opportunities about Marana's heritage, the Town launched a heritage specific webpage: <https://www.maranaaz.gov/heritage>. The webpage, currently in its initial phase, will host heritage-related photos, resources, videos, and events.

We also continue to embrace Marana's film heritage by leveraging the assets of the Town's destination marketing organization, Discover Marana. The Marana Film Office continues to engage with filmmakers to bring projects to Marana.

In fiscal year 2024, we will continue honoring our heritage by investing in a new position that will focus on achieving the heritage-related goals identified in Strategic Plan Five.

Vibrant Community

Over the last ten years, the Town of Marana has led as the fastest-growing community in Southern Arizona. In fiscal year 2023, Marana was recognized as the 2nd safest city in Arizona with a population of over 30,000, and the 8th best place to live in Arizona by Strategistico. In order to support new growth and expansion, the Town continues to invest in its future through strategic infrastructure investments. This year, we have seen the completion of significant projects around the Town, which continue to show the Town's dedication to enhanced levels of service and safety to our community.

A significant accomplishment for our community was the completion of the Twin Peaks Road and Sandario Road roundabout, which has improved traffic flow near Marana High School. The Town also completed the Silverbell Road Sidewalk Infill Project. This project was years in the making and residents now have access to new sidewalks, upgraded existing curb ramps, newly installed handrail and rock ground cover along the southbound side of North Silverbell Road from West Carefree Way to North Cortaro Road. In fiscal year 2024, we will continue to invest in our future with important capital projects. Current high-priority projects in the design phase include Twin Peaks Road – Rattlesnake Pass Widening, Tangerine Farms Road – Extension, Tangerine Road Widening – Phase 2A, and Tangerine Traffic Interchange Improvements.

The Town of Marana is committed to providing a safe and connected multi-modal transportation system to support the mobility needs of present and future residents. In fiscal year 2023, the Town embarked on the preparation of the Transportation Master Plan. Ultimately, this plan will develop an action-oriented roadmap that will guide transportation investments for the next 25 years. The planning process for the Transportation Master Plan began in October 2022 and is scheduled to be completed by the end of calendar year 2024.

With the Town's population in excess of 50,000 people, the Town of Marana is now designated as an "Entitlement Community." In fiscal year 2023, the Town of Marana accepted the U.S.

Department of Housing and Urban Development's invitation to operate our own Community Development Block Grant (CDBG) program. The Community and Neighborhood Services Department has been working diligently on the development of the Five-Year Consolidated Plan and Annual Action Plan, which will allow the Town to receive CDBG grant funding. This plan, which includes public input, will outline the Town's priorities, objectives, and strategies for the investment of CDBG funds to address community needs over the next five years. The draft plan is currently available for public input with anticipated approval before the end of fiscal year 2023.

Lastly, delivering transparent and timely distribution of information and keeping our community informed is essential in creating a connected community. This year, we took our approach in delivering information to new heights with the launch of "Real Talk with the Town" podcast. To date, we have released over sixteen episodes addressing the community's hard-hitting and pressing questions. Next year, we will continue to grow the podcast's reach and identify innovative ways to ensure our community is informed.

Thriving Commerce

In fiscal year 2023, the Town's economic development initiatives continue to yield positive results. The Town has not only seen higher-than-anticipated projections and collections for key revenue streams that fund essential services, but also significant wins in commercial and retail development around the community. North Marana is currently booming with commercial activity along the Tangerine Corridor. Southern Arizona Logistics Center broke ground this year with the development of two logistics building, 512,000 and 435,812 square feet, located between Interstate 10 and Clark Farms Boulevard. North Marana will soon welcome CTI Trucking, Mister Carwash, a Maverik gas station, and after several years of waiting, a Fry's Superstore will be coming to Gladden Farms soon. The Marana Center at Twin Peaks Road continues to be an attractive destination for new businesses. Recent commercial projects include the addition of Springhill Suites, American Furniture Warehouse, Bill Luke Automotive, and QuikTrip. Along Cortaro Farms Road east of Interstate 10, Marana welcomed Dutch Bros, Filiberto's Mexican Food, and future projects include Life-Self Storage, a Mazda dealership, and a Super Star Car Wash. While single-family residential projects have slowed down, we have seen impressive gains in multifamily housing projects throughout the community. Currently, over seven projects are under construction, totaling 1,266 units. Growth in multifamily is mostly led by the increase in commercial and retail development, and we anticipate a similar pace going into fiscal year 2024. In summary, we can see that Marana continues to be an attractive destination for businesses to locate, expand, and grow, whether they are commercial or retail in nature.

The Town also continues to focus on the development of Downtown Marana. Marana Main Street will capture the traditional look and feel of a vibrant downtown district. In fiscal year 2023, Downtown Marana welcomed Starbucks and Dutch Bros. Staff have also been working closely with a master developer for the Downtown Main Street project.

Marana Regional Airport continues to be a valuable asset to the community, and we have seen significant accomplishments in its growth and activities over the years. Marana Regional Airport is currently at 100% occupancy of aircrafts, storage hangars, and shade ports, with a 113+

aircraft waiting list. The airport sees over 98,900 operations per year. The continued increase in the number of operations created the need for a tower to enhance airport safety and security. In fiscal year 2024, the Town will begin the design phase for the tower, and construction is slated to begin by fiscal year 2025. The Financial Aviation Administration (FAA) will fund 91.06% of the project and 100% of the labor costs, while the Town and Arizona Department of Transportation (ADOT) will each fund a 4.47% share. This year, the airport runway lights were upgraded to LED and additional projects are underway which include the design for rehabilitation of east and west hangar apron.

Healthy Lifestyles

Parks and Recreation is an essential cornerstone to any healthy and thriving community. Our main objective is to provide a variety of recreational, artistic, and cultural opportunities along with a flourishing natural environment to support healthy and active lifestyles. Bringing new parks, facilities, and outdoor recreational opportunities is a consistent priority for our community.

A new community center has been a topic of conversation for the last few years. We are excited to announce that we are getting closer to making this facility a reality for our community. In fiscal year 2023, the Parks and Recreation Department began the design process for the new Marana Community Center and Aquatics Complex. The project team was assembled consisting of Abacus as the Project Manager, Architekton as the design firm, and Chasse Building to provide pre-construction services. After several meetings with stakeholders and the public, the design of the Marana Community and Aquatics Center is nearing completion with construction slated to begin in early fiscal year 2024. This facility will offer an array of programs, events, and activities to satisfy the needs and interests of all ages.

We are also always improving our regional trails system and connectivity. This year, staff has been working with CalPortland to finalize the land acquisition to complete the CalPortland portion of the Santa Cruz River Shared Use Path. This 1.8 mile section will connect North Marana to the entire Shared Use Path, and will increase visitation to Marana's seven properties located along the Santa Cruz River.

Other major Parks and Recreation projects that will be completed in fiscal year 2024 include the new Saguaro Bloom Community Park, which will contain two playgrounds, a dog park, lighted tennis and basketball courts, walking paths, and an open turf area.

Proactive Public Services

A thriving community demands exceptional governance. Here at Marana, we are committed to the highest level of service for our residents, businesses, customers, and employees. From providing quality infrastructure to addressing concerns, our dedicated workforce is prepared to deliver the most efficient and transparent service possible.

As a water service provider, the Town is always thinking of ways to not only provide the best quality drinking water to our customers, but to ensure continuous water resources far into the

future. Several capital improvement projects have been identified to expand our water and waste water infrastructure and accommodate existing growth in Marana. Notable project highlights in fiscal year 2023 include the completion of the Lambert Well Rehabilitation Project, completion of the Tangerine Booster Station, and beginning construction of the Marana Park and North Marana Interceptor projects. In fiscal year 2023, staff also completed the Water Conservation and Drought Preparedness Plans to encourage water conservation and promote the efficient use of resources.

Town staff, with the direction of the Town Council, worked diligently on the creation of Strategic Plan Five. After several months of planning, the Town Council adopted Strategic Plan Five in September 2022 to inspire and guide the work in all Town service areas in the years ahead. The overall plan is built on five focus areas with corresponding goals and strategies in each. Each strategic plan goal was assigned to a lead staff member responsible for the implementation techniques. In an effort to provide transparency on the goals and strategies identified in Strategic Plan Five, the Town also launched a public dashboard. Marana residents and stakeholders can now view and track the Town's strategic plan progress by visiting: <https://www.maranaaz.gov/strategic-plan>.

Through all Town initiatives, we recognize that it is our dedicated team of Marana employees who see the projects and programs from start to finish, and we will continue to invest directly in our employees. In recent years, we have seen labor shortages across various industries. Although Marana has not experienced significant challenges in recruiting and hiring talent, we recognize the importance of remaining competitive in the market. This year, after the completion of the Classification and Compensation Study, the Town adjusted employee pay grades to ensure we remain competitive and we have also implemented a compensation tool to attract and retain the best fit employees. New employee benefits coming at the onset of fiscal year 2024 include Sick and Managed Time Off payout for employees retiring or separating after 15+ years of service and positive changes to the vacation accrual rate. This budget not only invests in new positions to ensure we continue providing the quality services our growing population expects, but also provides funding to ensure our pay structure and employee benefits remain competitive in the market.

Closing

The recommended spending plan detailed in this budget proposal considers these accomplishments as a guide for future goals. Prudent financial decisions, coupled with conservative forecasting methods, have strengthened the Town's financial position. As we move into fiscal year 2024, we will remain financially prepared to meet the diverse challenges we may face in the future. As Marana succeeds and grows, we will continue to invest strategically while ensuring we deliver the best service to the community. This budget demonstrates a commitment to our vision of providing the best quality of life to our residents and to the tenets of the Strategic Plan.

I would like to thank the Finance Department staff, and all the employees of the Town who have contributed countless hours of preparation and deliberation in the development of the fiscal

year 2023-2024 annual budget. Finally, thank you to the Mayor and Town Council for your guidance and leadership in establishing the vision for this great community.

Respectfully,

A handwritten signature in black ink, appearing to read "Terry S. Rozema". The signature is fluid and cursive, with the first name "Terry" and last name "Rozema" clearly distinguishable.

Terry S. Rozema
Town Manager

BUDGET SUMMARY



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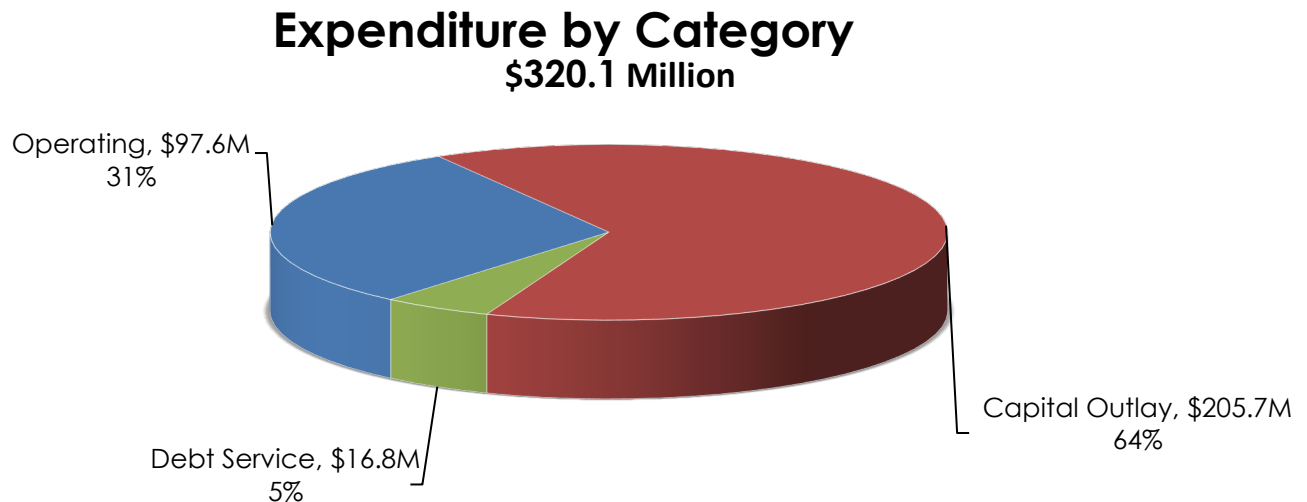


Town of Marana Budget Summary

The Manager's Recommended Budget for fiscal year 2023-2024 (FY2024) totals \$320.1 million. The summary includes expenditure budget appropriations for all Town funds and special taxing district funds and reflects the Town's investments in multiple operating and capital areas.

Overall, the recommended budget represents an increase of \$86.6 million as compared to the current year adopted budget of \$233.5 million. Better than anticipated economic growth and low unemployment have allowed the Town to make strategic investments in both infrastructure and personnel.

The FY2024 recommended budget reflects significant capital investments sooner than anticipated to help advance key facilities, park, road, water, sewer, and public safety projects. Recognizing town employees are the most important asset of the organization, the recommended budget makes significant investments into personnel. Through a combination of performance, merit-based increases, as well as the addition of new positions, the Town will remain competitive within the region and continue to be able to provide residents with high-quality services.

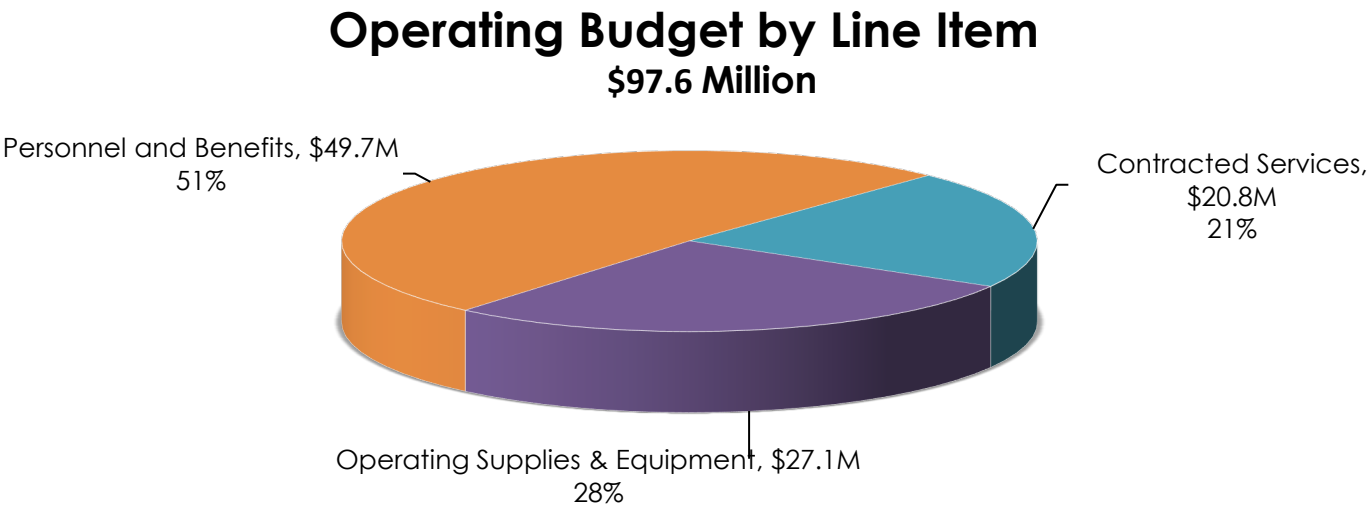


Operating expenditures continue to be a significant category for the Town at \$97.6 million or 31% of the total budget for FY2024. Primarily due to continued strong growth within the Town and in surrounding areas, but also due to significant investments for the community in the form of a new Marana Community Center and Aquatic Complex, capital outlay comprises the largest portion of the annual budget at \$205.7 million or 64%.

Major expenditures within the \$97.6 million recommended operating budget are personnel and benefits at 51%, which include all salaries and benefits for Town staff. Changes in this category include

merit increases, the addition of 14.5 new positions (FTEs) across multiple departments and medical benefits increases of 7.4%, only 3.5% of which will be covered by the employees. While pension contribution rates remained relatively flat this year, the budget includes a one-time \$1.2 million contribution to the Arizona Corrections Officer Retirement Plan administered by the Public Safety Personnel Retirement System (PSPRS) that will pay off the Town's unfunded liability for the Dispatcher's pension plan as calculated in the report for the period ended June 30, 2022.

Operating supplies & equipment and contracted services comprise 28% and 21% of the operating budget, respectively. Amounts in these areas include additional funds for a number of programs and one-time expenses, such as the implementation of a new permitting and licensing system. Inflation also impacts the overall operating budget, as costs for many goods and services have increased. Contingency appropriations have remained unchanged at \$5.0 million.



A summary of the Town's budget by fund type is presented in the next page. More detailed information on each fund category presented below is available in this document.

Summary of All Town Funds & Special Districts
Recommended Budget
Fiscal Year 2024

Primary Entity	2023 Adopted	2024 Recommended	\$ Change	% Change
General Fund	\$ 73,268,176	\$ 75,340,712	\$ 2,072,536	2.80%
Special Revenue Funds	10,487,968	11,275,959	787,991	7.50%
Capital Projects Funds	69,992,530	143,829,139	73,836,609	105.50%
Debt Service Funds	6,405,137	6,247,451	-157,686	-2.50%
Enterprise Funds	56,594,941	66,961,216	10,366,275	18.30%
Internal Service Funds	5,289,950	5,696,168	406,218	7.70%
Primary Entity	222,038,702	309,350,645	87,311,943	39.30%
<u>Component Units</u>				
Special Districts	11,454,435	10,755,253	-699,182	-6.10%
Total	\$ 233,493,137	\$ 320,105,898	\$ 86,612,761	37.10%

Fiscal year 2023-2024 highlights by fund types:

- General Fund – Overall the General Fund budget is increasing by \$2.1 million. Notable factors for this change include:
 - Personnel & benefits shows an overall decrease primarily due to a one-time payment of \$6 million to PSPRS in the prior year. Excluding this prior year payment, ongoing expenses are increasing due to merit increases, higher health care premiums and 14.5 new positions (FTEs) across multiple departments. Also included is the one-time funding of \$1.2 million to pay off the Dispatcher's pension plan unfunded pension liability.
 - Funding is made available for a number of operational and facilities projects, including a new permitting and licensing system, generator replacements and upgrades to ensure continuity of operations during power outages, HVAC repairs and replacements, as well as regular maintenance for buildings at the main Town complex and the Marana Operations Center.
 - Carry-over funding continues to be higher than pre-pandemic years due to delays in a number of projects funded by the General Fund, but also due to a number of vehicles which will likely not be delivered until fiscal year 2023-2024 due to ongoing supply chain disruptions and longer than normal lead times.
- Special Revenue Funds – Notable increases in this fund category include anticipated increases for grants including the Community Development Block Grant. Remaining increases are associated with additional funding for the Transportation and Bed Tax Fund as part of planned operations.

- Capital Projects Funds – Capital projects budgeted in fiscal year 2023-2024 consist of facilities, transportation, parks and utility projects which align with the Town's goals of providing quality, high level services and amenities to our growing community. These projects include the Marana Community Center and Aquatic Complex, Tangerine Road Widening to I-10, the Marana Park Reservoir and Well, and Sewer Conveyance Expansion.

Detail on all capital projects planned for fiscal year 2023-2024 may be found in the Town's Capital Improvement Plan available in this document.

- Enterprise Funds – Rate studies approved by Council in fiscal year 2019-2020 restructured and increased rates in both the Water and Water Reclamation funds. Rate increases will be applied each January until 2024. Rapid growth has outpaced the rate study, which necessitated the hiring of additional positions beyond what was approved in the study. The current year budget includes 1 new position (FTEs) to ensure continuity of operations related to inspections. Funding is also included for the completion and update of a rate study for the upcoming next five years.

The majority of Enterprise fund budget increases are due to a number of large capital projects including the Northwest Recharge and Recovery Distribution system (NWRDRS), the expansion to the Water Reclamation Plant, the North Marana Sewer Interceptor project and the acquisition of additional water resources if those become available. Funding provided by impact fees, debt financing, but also state and federal sources, is available for a variety of water, water reclamation and airport capital projects.

Detail on all capital projects planned for fiscal year 2023-2024 may be found in the Town's Capital Improvement Plan available in this document.

- Internal Service Funds – Increases are due to higher medical claims expected for next year based on current year claims experience and industry trends. Also, staff updated contracts for administrative services and claims processing, realizing approximately 18% in savings from prior rates. To provide funding for the overall increase to expenses, medical contribution premiums are increasing by 7.4% in total. Only 3.5% of that increase is being allocated to employees with the remainder being absorbed by the Town. Dental and vision premiums remain unchanged.
- Special Districts – During fiscal year 2023-2024, a new debt issuance is anticipated for the acquisition of eligible infrastructure in the Saguaro Springs Community Facilities District (CFD). Rates for the CFDs will remain unchanged with the exception of Saguaro Springs CFD which will experience a one-year reduction to tax rates in fiscal year 2024, which will then increase again in the following year due to the anticipated debt issuance mentioned above. None of the tax rates are anticipated to increase beyond the current target rate of \$2.50 per \$100 of limited assessed valuation.

RECOMMENDED INVESTMENTS



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Recommended Investments

The following outline describes several of the Town's investments into identified priority areas. The General Fund's contributions to these are detailed below. These investments represent changes in costs that are included within the Tentative Budget, the summaries of which are presented later in the document.



I. Employee Compensation and Benefits Investment - \$4.3 million ongoing increase

- a. Positions, performance pay adjustments - \$2.9 million
 - Up to 4.0% team performance adjustment
 - The pay range for all positions will move up by 2.0%; no position will receive more than the proposed 4.0% team performance adjustment.
 - New positions – 14.5 FTEs (13.5 in General Fund)
- b. Other pay and benefits:
 - Includes health, retirement, disability insurance, etc.
 1. Employee Retirement Contributions – \$ 0.4 million ongoing increase.
 2. One-time pension contribution of \$1.2 million to PSPRS to pay off the unfunded liability for Dispatchers calculated as of June 30, 2022.
 3. Worker's Compensation - \$156,594 increase (\$134,216 from General Fund)
 4. Health Insurance & other benefits – medical premiums increasing by 7.4% in total. Only 3.5% of that increase is being allocated to employees with the remainder being absorbed by the Town.
 5. Tuition Reimbursement program – retained at \$25,000.
 6. Leave revisions – updating tiers for earning leave and increasing cumulative leave total hours to better compare with local market.

II. Resources and Tools Investment - \$10.0 million (\$8.4 million General Fund)

- a. Vehicle & equipment purchases \$4.4 million (\$3.6 million General Fund). Most of this budgeted amount reflects the use of replacement dollars set aside in previous fiscal years

and demonstrates the Town's commitment to ensure employees have safe, reliable vehicles and equipment needed to provide a high level of service. The remainder is primarily for new vehicles and equipment related to new positions and the expansion of services. About a third of the total amount represents purchases carried over from the prior year.

- b. Town Manager
 - Website implementation - \$50,000 (General Fund)
- c. Master Plans (General Fund)
 - Transportation Master Plan - \$220,000
 - Facilities Master Plan - \$125,000
 - Development Master Plan – per 2040 General Plan - \$300,000
- d. Technology
 - Permitting/Licensing software - \$443,530 (General Fund)
 - Network upgrades - \$190,349 (General Fund)
 - Police Radio replacements - \$225,000 (General Fund)
- e. Development Services
 - Master Plan – per 2040 General Plan - \$300,000 (General Fund)
- f. Facilities
 - Furniture replacement - \$197,500 (General Fund)
 - Civic Center Dr., Electrical improvements - \$270,500 (General Fund)
 - MMC & MOC HVAC replacements - \$275,000 (General Fund)
 - MMC & MOC Generator upgrades - \$1,775,000 (General Fund)
 - MOC Roof & HVAC replacement - \$500,000 (General Fund)
- g. Recreation
 - Resurfacing basketball and tennis courts - \$54,000 (General Fund)
 - El Rio Preserve projects - \$557,347 (General Fund)
- h. Water Department
 - Rate & Fee Study - \$125,000
 - Potable Water Reuse Study - \$250,000

III. Strategic Positions

The Recommended Budget includes the addition of 14.5 positions.

The following table shows the change in authorized positions by FTE for several fiscal years.

	FY2021	FY2022	FY2023	FY2024
Budgeted FTE	376.35	401.35	429.6	444.1
Position change from previous year	5	25	28.25	14.5
Percentage change from previous year	0.5%	6.6%	7.0%	3.4%

The following table lists the new full time equivalent (FTE) positions added:

Working Position Title	FTE	Department	Funding Source
Heritage Specialist	0.50	Town Manager	General Fund
Police Officer	5.00	Police	General Fund
Asset Management Specialist	1.00	Police	General Fund
Organizational Development Manager	1.00	Human Resources	General Fund
Superintendent	1.00	Parks	General Fund
Maintenance Associate II	1.00	Parks	General Fund
Recreation Programmer – Special Events	1.00	Parks	General Fund
Tech Support Specialist II	1.00	Tech Services	General Fund
Business Process Analyst	1.00	Public Works	General Fund
Custodian	1.00	Public Works	General Fund
Construction Inspector	1.00	Water	Water Fund
Total FTE Changes	14.50		

The addition of key positions is critical in maintaining service levels. This is especially important in a fast-growing community like Marana.

Positions added this year include those that serve the public directly, such as Police Officers, Public Works and Park maintenance employees, as well as support services positions in central service departments such as Tech Services, to allow for efficient and uninterrupted operations for our ever-growing Town.

The addition of a second Construction Inspector FTE in the Water Department will provide needed support and address delays and backlogs that are no longer able to be covered by other departments.

Mid-year FTE Position Change Summary

Several changes took place during the year that helped advance the Town's Strategic Plan. Transfers, reclassifications, renaming of positions and other mid-year FTE changes are summarized by position title and department in the following table:

Previous Position Title	Previous Department	Revised Position Title	Revised Department
Payroll Administrator	Finance	Payroll Administrator	Human Resources
Payroll Technician	Finance	Payroll Technician	Human Resources
Sr. Human Resources Analyst	Human Resources	Senior Human Resources Generalist	Human Resources
HRIS Administrator	Human Resources	HRIS & Payroll Manager	Human Resources
Safety & Emergency Management Coordinator	Human Resources	Safety & Health Coordinator	Human Resources
Safety Compliance Specialist	Human Resources	Safety & Health Specialist	Human Resources
Senior Budget Analyst	Finance	Budget Manager	Finance
Assistant Town Attorney	Legal	Associate Town Attorney	Legal
Software Developer	Tech Services	Senior Software Developer	Tech Services
Town Engineer	Public Works	Floodplain Manager	Development Services
Maintenance Associate I, II & III	Public Works	Public Works Maintenance Associate I, II & III	Public Works
Maintenance Associate I, II, & III	Parks and Recreation	Parks and Recreation Maintenance Associate I, II & III	Parks & Recreation
Maintenance Associate I	Parks and Recreation	Parks and Recreation Maintenance Associate III	Parks & Recreation
Water Resources Coordinator	Water	Water Resources Administrator	Water
Water Quality Technician	Water	Water Quality Specialist	Water
Water Conservation Specialist	Water	Water Conservation Analyst	Water
CIP Engineering Division Manager	Water	Water Engineering Manager	Water

GOVERNMENTAL FUNDS BUDGET SUMMARY



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Governmental Funds Budget Summary

General Fund

The following General Fund summary is structurally balanced (i.e. ongoing revenues support ongoing services and programs). Of the amounts included below, \$60.1 million represents ongoing costs and \$14.8 million represents one-time costs, excluding \$5.0 million of contingency. Contingency appropriations may only be used with Council approval.

Summary of General Fund Recommended Budget Fiscal Year 2024

	FY2023 Budget	FY2024 Recommended	\$ Change	% Change
Revenues				
Sales tax revenues	\$ 36,215,052	\$ 35,123,831	(1,091,221)	-3.0%
Intergovernmental revenues	28,336,259	25,945,620	(2,390,639)	-8.4%
Licenses, fees & permits	8,633,000	4,617,500	(4,015,500)	-46.5%
Charges for services	807,000	823,000	16,000	2.0%
Fines and forfeiture	391,500	389,500	(2,000)	-0.5%
Grants and contributions	154,100	146,100	(8,000)	-5.2%
Investment income	150,000	2,000,000	1,850,000	1233.3%
Miscellaneous revenues	626,871	740,945	114,074	18.2%
Total Revenue	75,313,782	69,786,496	(5,527,286)	-7.3%
Expenditures				
Personnel & benefits	45,115,799	44,038,274	(1,077,525)	-2.4%
Contracted services	9,148,906	10,146,521	997,615	10.9%
Operating supplies & equip	6,834,108	7,491,899	657,791	9.6%
Capital outlay	7,146,363	8,601,018	1,454,655	20.4%
Debt service	23,000	63,000	40,000	173.9%
Contingency	5,000,000	5,000,000	-	0.0%
Total Expenditures	\$ 73,268,176	\$ 75,340,712	\$ 2,072,536	2.8%
Over/(Under)	\$ 2,045,606	\$ (5,554,216)	(7,599,822)	-371.5%
Other sources and (uses)				
Transfers out	(20,746,340)	(4,516,981)	16,229,359	-78.2%
Total Other sources and (uses)	(20,746,340)	(4,516,981)	16,229,359	-78.2%
Change in fund balance	(18,700,734)	(10,071,197)	8,629,537	-46.1%

The following describes major changes between fiscal years:

Revenues

Sales tax revenues – Anticipated overall tax revenue decrease of 3.0% is due to expected weakening economic conditions associated with a number of factors including higher interest rates and persistently high inflation. The year over year change is the result of a reasonably conservative budget which includes projected revenues for new businesses, including a used car dealership. The majority of the decrease in revenues is attributed to the construction sales tax category, which is expected to retreat from prior year levels and align closer with permit level and overall reduced development activity in fiscal year 2023-2024.

Intergovernmental revenues – Shared revenue estimates are based on HB2483, which authorizes the State of Arizona to utilize annual Federal Census population estimates as the basis for allocating state shared revenues to Arizona cities and towns. The intergovernmental revenue estimates shown above are based upon preliminary estimates developed by Town staff based on recent trends, and those provided by the League of Arizona Cities. Overall anticipated increases reflect reduced growth estimates for next fiscal year, adjusted for higher than anticipated current year revenues. Urban Revenue Sharing shows a significant increase which is due to higher than expected income tax collections by the State of Arizona, which combined with an increase of the State shared allocation from 15% to 18% to municipalities resulted in record estimated revenues for the Town. A portion of those revenues (\$2.7 million) are considered one-time revenues by the Town as income tax rates and thus collections by the State will decrease starting with calendar year 2023 and result in lower net revenues over the next two years.

The above revenue estimates may be revised in the coming weeks as the League works to obtain updated information and further guidance from the Arizona Department of Transportation and the Department of Revenue.

Licenses, fees & permits – The majority of this revenue is attributable to single family residential permits (SFR's) and other commercial activity which has been very strong in recent months. Budgeted SFRs for fiscal year 2023-2024 are estimated at 600 to reflect current economic and development trends. This estimate reflects rising interest rates, as well as information received from various members of the home building industry. However, as housing inventories continue to be low and considering the highly desirable geographic location of the Town and availability of land, staff are confident that development will continue and recover in the near future.

Charges for services revenue – This revenue stream is primarily comprised of user fees the Town charges for specific services rendered, such as park rentals and business licenses. The change in revenues is attributed to continued interest in our services, while factoring in weakening economic conditions which will likely result in an overall slow growth rate.

Fines and forfeiture – Based on recent trends, this item remains relatively flat for fiscal year 2023-2024.

Investment income – Investment revenues are projected to increase due to higher interest rates which will likely persist in line with higher inflation rates.

Expenditures

In general, increases to expenditures represent a baseline budget that includes a number of projects and capital purchases that will allow departments to continue their mission of providing quality services to residents.

Personnel and benefits – The decrease in personnel costs of 2.4% is primarily due to a \$6.0 million contribution in fiscal year 2022-2023 which paid down 1/3 of the PSPRS unfunded liability. Excluding that one-time prior year payment, ongoing expenses increased due to the following reasons:

- Performance pay increases and other pay adjustments as part of the Town's ongoing recruitment process.
- Higher health care premiums. Medical premiums are increasing by 7.4% in total due to higher claims experience and overall industry trends. Only 3.5% of that increase is being allocated to employees with the remainder being absorbed by the Town. Dental premiums remain unchanged.
- Other higher costs, such as worker's compensation rates and overtime costs.
- The addition of 14.5 new FTEs in multiple departments that will support Town operations, maintain Town assets and provide services to residents.

Also included, is a one-time pension contribution of \$1.2 million to PSPRS to pay off the unfunded liability for Dispatchers calculated as of June 30, 2022.

Contracted services – Beyond normal year over year increases due to increased market costs, budgeted increases of 10.9% to contracted services are primarily associated with one-time planned projects like the development of a Master Plan identified in the 2040 General Plan, additional funding for technology services and resources, an update to the Town's website, and funding for a new permitting and business license system. Some of these projects have been carried over from the prior fiscal year. Restricted budget amounts that may be used under specific circumstances are also included within this category (i.e. costs for an unplanned election).

Operating supplies & equipment – Increases are due to a number of factors including higher utility costs and funding for one-time purchases such as furniture and equipment. Increases are also budgeted related to the Town's Job Creation Incentive Program. Funding was also included for furniture and a remodel of the lobby desk which will increase safety and usability. Other increases

have been incorporated to reflect recent market conditions and trends along with costs related to new positions being added in multiple departments.

Capital outlay – Costs associated with capital outlay increased primarily due to a combination of new and ongoing funding for projects and vehicles. Vehicle purchases exceed \$4.4 million and include a number of planned vehicle replacements, vehicles for new employees, as well as a large number of vehicles ordered in FY2023, which will likely not be delivered until FY2024 due to continued supply chain disruptions. A number of HVAC, generator upgrades, and other facility equipment maintenance projects are budgeted for the MMC and MOC locations to ensure the continued uninterrupted operations of the Town while performing timely maintenance to the Town's physical assets.

Transfers out – Primarily associated with required debt service transfers, including Water and Water Reclamation related debt service payments, planned Airport capital projects and operating subsidies, and cash matches for potential grant awards.

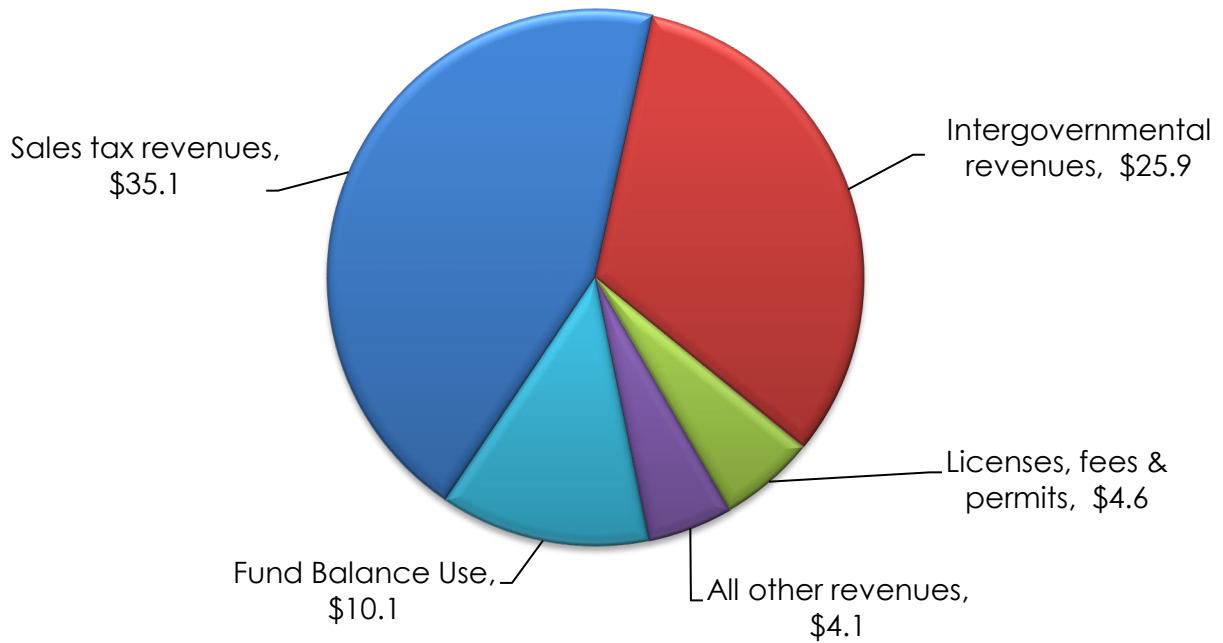
Change in Fund Balance

The General Fund is structurally balanced with ongoing expenses financed with ongoing revenues. Reserves are, by definition, a one-time resource which can only be deployed toward one-time projects and programs.

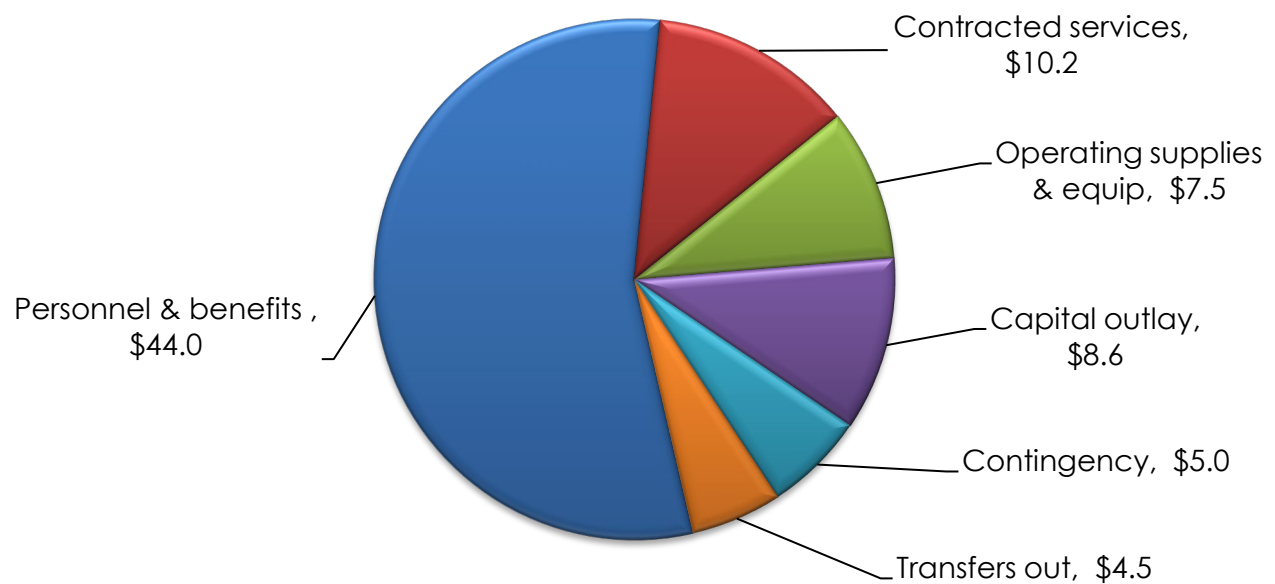
Utilization of \$10.1 million of reserve balances is related to a number of factors. These include a contingency appropriation of \$5.0 million that may be used only by Council approval, as well as multiple one-time requests for projects and purchases, some of which were budgeted in the prior fiscal year and are slated for completion in fiscal year 2023-2024. Such carry forward requests amount to \$3.5 million. Additional detail is available in the Carry Forward Requests section in this document.

The following charts present the overall General Fund sources and uses of projected resources.

FY2023-2024 General Fund - Sources (in millions)

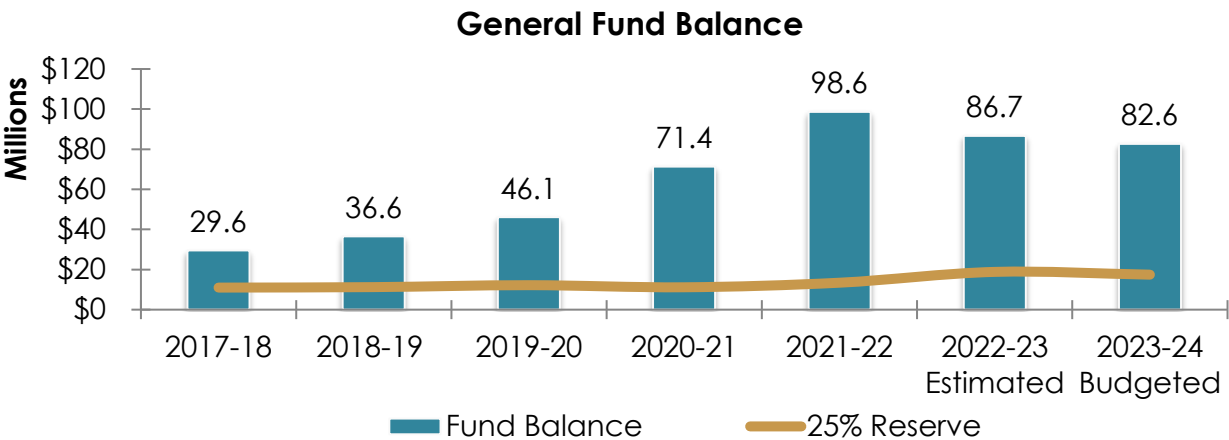


FY2023-2024 General Fund - Uses (in millions)



General Fund Balance and Available Reserves

Fund balance reserves provide the Town with the liquidity to meet current cash needs, the capacity to invest in key initiatives, and flexibility in determining how certain items are funded. Recognizing the importance of healthy reserve balances, Town Council adopted a target minimum reserve balance of 25% of estimated revenues for the budget year. As depicted in the chart below, the Town exceeded the minimum reserve balance in all fiscal years.



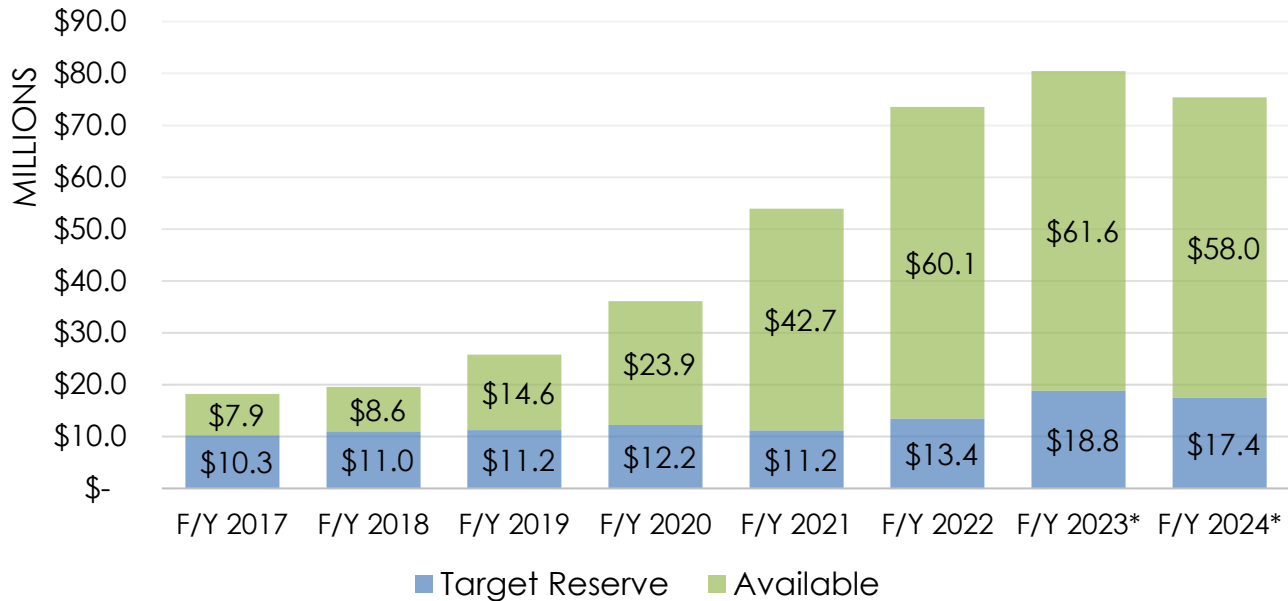
The Town's General Fund reserve balances have increased substantially in recent fiscal years due to a combination of conservative budgeting and strong unanticipated revenue growth.

The fiscal year 2023-2024 ending fund balance is projected to be \$82.6 million with the current proposed budget.

As mentioned above, reserves are, by definition, a one-time resource which can only be deployed toward one-time projects and programs. Often, the nature of these one-time project uses is beyond the normal operating capital needs of the organization. Often times, the use of reserves may advance one or more important initiatives. Town staff is in the process of developing a plan to deploy some available balances with feedback from Council.

The following chart depicts the Town's Target Reserve and additional, available reserves that may be used for such initiatives. Amounts other than the Target Reserve are available for uses beyond those proposed in the current General Fund budget for fiscal year 2023-2024.

GENERAL FUND RESERVES



* Estimated ending balances based on projections

The proposed fiscal year 2023-2024 budget includes a contingency amount of \$5.0 million which is available upon Council approval to address any unanticipated events during the year and provide flexibility to Town operations. Historically, the majority of contingency amounts remain unspent. The amount of available reserves assumes contingency amounts are fully utilized.

Some of the available funding shown above for fiscal year 2023-2024 will likely be utilized for transportation projects identified and discussed by staff and Council. As some of those projects are just commencing, the funding remains in the General Fund and will be transferred to the capital project funds accounting for those project expenditures in the future. One such project is the Tangerine Farms Road Extension which is budgeted at \$20.5 million over the next two years.

Amounts Owed to the General Fund

In past years, the General Fund provided funding to other Town funds in order to facilitate the construction of projects which promoted growth or supported Town operations. This support was provided to the Water Reclamation Fund. The repayment of \$3.1 million in funding provided for the construction of infrastructure under a protected facility agreement continues with approximately \$2.6 to \$2.7 million anticipated outstanding at the end of fiscal year 2022-2023.

Special Revenue Funds

Bed Tax Fund

The Bed Tax Fund accounts for the discriminatory portion of the transient lodging (bed tax) rate which exceeds the Town's regular tax rate on other businesses. This portion must be used exclusively for the promotion of tourism as required by A.R.S. § 9-500.06(C).

Summary of Bed Tax Fund Recommended Budget Fiscal Year 2024

	FY2023 Budget	FY2024 Recommended	\$ Change	% Change
Revenues				
Sales revenues	\$ 1,338,158	\$ 1,450,000	\$ 111,842	8.4%
Total Revenue	\$ 1,338,158	\$ 1,450,000	111,842	8.4%
Expenditures				
Personnel & benefits	\$ 152,880	\$ 145,766	\$ (7,114)	-4.7%
Contracted services	957,242	974,056	16,814	1.8%
Operating supplies & equip	228,036	330,178	102,142	44.8%
Total Expenditures	\$ 1,338,158	\$ 1,450,000	111,842	8.4%
Over/(Under)	\$ -	\$ -	\$ -	0.0%
Change in fund balance	-	-	-	0.0%

The following describes major changes between fiscal years:

Revenues

Sales tax revenues – The anticipated bed tax revenue increase represents the continued strength in hospitality pricing and occupancy rates that are equivalent to pre-pandemic levels. Revenue projections for fiscal year 2023-2024 have been tempered for a potential economic slowdown as persistent inflationary costs might impact this sector. Staff continues to monitor data on hotel occupancy rates and revenues and may adjust the current forecast if deemed necessary.

Expenditures

Personnel & benefits – The decrease is primarily attributed to lower health premiums as a result of employee benefit elections, offset by performance pay adjustments.

Contracted services – The increase is primarily attributed to higher tourism related advertising costs from the Bed Tax Fund.

Operating supplies & equipment – The changes in operating costs represent budget appropriations for development agreement rebates which are anticipated to be higher due to the higher revenues.

Highway User Revenue Fund

The Highway User Revenue Fund (HURF) accounts for our portion of state shared taxes on the sale of gasoline, diesel fuels and other transportation related fees. A state constitutional restriction on the use of the highway user revenues requires that these funds be used solely for street and highway purposes within the public right-of-way. This shared gas tax is the primary source of revenue used for the maintenance of our transportation system.

Summary of Highway User Revenue Fund Recommended Budget Fiscal Year 2024

	FY2023 Budget	FY2024 Recommended	\$ Change	% Change
Revenues				
Intergovernmental revenues	\$ 4,802,629	\$ 4,969,784	\$ 167,155	3.5%
Investment income	5,000	110,000	105,000	2100.0%
Total Revenue	\$ 4,807,629	\$ 5,079,784	\$ 272,155	5.7%
Expenditures				
Contracted services	\$ 3,939,894	\$ 4,160,724	\$ 220,830	5.6%
Operating supplies & equip	489,050	493,050	4,000	0.8%
Capital outlay	929,750	845,044	(84,706)	-9.1%
Total Expenditures	\$ 5,358,694	\$ 5,498,818	140,124	2.6%
Over/(Under)	\$ (551,065)	\$ (419,034)	\$ 132,031	-24.0%
Change in fund balance	(551,065)	(419,034)	132,031	-24.0%

The following describes major changes between fiscal years:

Revenues

Intergovernmental revenues – The HURF shared revenue estimate (intergovernmental revenues) is based on HB2483. This bill utilizes the annual Federal Census population estimate as the basis for allocating state shared revenues to the various cities and towns. The intergovernmental revenue estimate shown here is based upon a preliminary estimate prepared by Town staff and the League of Arizona Cities and Towns based on prior year population estimates and anticipated revenue trends. **Therefore, the revenue estimate presented in the summary on the previous page could still change as the League works to obtain additional information on this revenue source.**

Investment income – Investment revenues are projected to increase due to higher interest rates which will likely persist in line with higher inflation rates.

Expenditures

Contracted services – The increase in contracted services is mainly attributable to one-time funding in the amount of \$200,000 to update the Town's Pavement Preservation Roadway Assessment which was last completed around four years ago. Appropriations also include carry over funding of \$200,000 due to anticipated delays in the Town's pavement preservation program which are anticipated to be completed early in fiscal year 2023-2024. The Town's pavement preservation program includes \$1.5 million of funding in fiscal year 2023-2024.

Operating supplies & equipment – Overall funding remained fairly stable. Expenses here include fuel, small tools and equipment, utility costs and other supplies. Fiscal year 2023-2024 continues to include restricted funding for potential monsoon related damages or other emergency purchases in the amount of \$200,000.

Capital outlay – Capital outlay is primarily associated with the replacement and purchase of vehicles and equipment required to maintain the Town's roads and right-of-way. Fiscal year 2023-2024 requests include a number of vehicles and equipment all of which are replacing existing aging equipment which are beyond their useful life, including a 60KW 60 Hertz generator, a backhoe, and generator pumps to replace worn out equipment at the Orange Grove intersection with I-10.

Changes in fund balance – Similar to the General Fund, HURF is structurally balanced with ongoing expenses financed with ongoing revenues. The reduction in fund balance is primarily due to one-time funding being used for the purchase of the vehicles and equipment mentioned above, carry over funding for the pavement preservation program and restricted funding that may be used for potential monsoon related damages or other emergency purchases.

All Other Special Revenue Funds

Other Special Revenue Funds include funds that account for a variety of grants and contributions including the Community Development Block and Affordable Housing grants, and public safety special revenue funds for the Town's Police Department and the Magistrate Court, including Racketeer Influenced and Corrupt Organizations Act funds (RICO), impound fees and various court fees, which are required to be kept in separate funds by Arizona Revised Statutes and grant agreements. Historically, the majority of revenues and expenses in these funds are provided by outside sources, with small amounts contributed by the General Fund to comply with grant matching requirements.

Summary of All Other Special Revenue Funds Recommended Budget Fiscal Year 2024

	FY2023 Budget	FY2024 Recommended	\$ Change	% Change
Revenues				
Intergovernmental revenues	\$ 2,790,272	\$ 2,790,272	\$ -	0.0%
Fines and forfeiture	78,500	74,100	(4,400)	-5.6%
Grants and contributions	461,877	533,877	72,000	15.6%
Investment income	5,000	5,000	-	0.0%
Miscellaneous revenues	10,000	10,000	-	0.0%
Total Revenue	3,345,649	3,413,249	67,600	2.0%
Expenditures				
Personnel & benefits	\$ 756,149	\$ 950,836	\$ 194,687	25.7%
Contracted services	252,062	330,500	78,438	31.1%
Operating supplies & equip	2,782,905	3,045,805	262,900	9.4%
Total Expenditures	\$ 3,791,116	\$ 4,327,141	\$ 536,025	14.1%
Over/(Under)	\$ (445,467)	\$ (913,892)	\$ (468,425)	105.2%
Other sources and (uses)				
Transfers in	100,000	100,000	-	0.0%
Total Other sources and (uses)	100,000	100,000	-	0%
Change in fund balance	(345,467)	(813,892)	(468,425)	135.6%

The following describes major changes between fiscal years:

Revenues

Intergovernmental revenues – These revenues account for both anticipated and unanticipated grant award revenues. Fiscal year 2023-2024 revenues have been adjusted to account for grant funding which is anticipated to be renewed while also including a reasonably healthy amount for unanticipated awards as we often experience both new awards and unanticipated additional funding allocations to existing awards. Funding from the Smart & Safe proposition is also accounted and expended out of this fund.

Grants and contributions – The change is primarily related to the Town's direct participation in the Community Development Block Grants, which will result in higher awards than received in the past in the form of a pass-through award distributed by Pima County.

Expenditures

Personnel & benefits – Costs here account for grant funded salaries and related costs associated with a variety of grants such as the Vehicle Theft Taskforce grant, Drug Enforcement Agency, High Intensity Drug Trafficking Area, Counter Narcotics Alliance and School Resource Officers (SRO). Amounts may fluctuate from one year to the next based on anticipated grant award funding availability. Amounts have been adjusted to reflect baseline amounts of anticipated grant award renewals and are adjusted throughout the year to reflect actual amounts awarded for each grant.

Contracted services – Increase is primarily due to additional funding for Police Department expenditures of Smart & Safe proposition funding for training and other public safety needs.

Operating supplies & equipment – The budget amount is primarily available for other unanticipated grants in order to allow the Town flexibility to accept grant awards that have may become available on a first-come, first-served basis during fiscal year 2023-2024. Also reflected in the increase is the anticipated direct award of Community Development Block Grant to the Town. A portion of the budget is for anticipated ongoing expenses out of non-grant award funds.

Capital Projects Funds

The Town's Capital Projects Funds are utilized for many of the projects presented in the Town's Capital Improvement Plan. Capital Projects Funds include funds that account for impact fees, construction sales taxes (Transportation Fund and Downtown Reinvestment Fund), and funding provided by outside sources like the Pima Association of Governments, Pima County, and private parties to be utilized for the construction and acquisition of capital projects.

Summary of Capital Projects Funds Recommended Budget Fiscal Year 2024

	FY2023 Budget	FY2024 Recommended	\$ Change	% Change
Revenues				
Sales tax revenues	\$ 12,978,500	\$ 11,167,867	\$ (1,810,633)	-14.0%
Intergovernmental revenues	16,328,783	40,788,897	24,460,114	149.8%
Licenses, fees & permits	3,579,780	1,795,684	(1,784,096)	-49.8%
Grants and contributions	17,501	-	(17,501)	100.0%
Investment income	50,000	50,000	-	0.0%
Total Revenue	32,954,564	53,802,448	20,847,884	63.3%
Expenditures				
Contracted services	\$ 425,000	\$ 425,000	\$ -	0.0%
Operating supplies & equip	850,066	827,238	(22,828)	-2.7%
Capital outlay	68,700,964	140,060,401	71,359,437	103.9%
Debt service	16,500	2,516,500	2,500,000	15151.5%
Total Expenditures	\$ 69,992,530	\$ 143,829,139	73,836,609	105.5%
Over/(Under)	\$ (37,037,966)	\$ (90,026,691)	(52,988,725)	143.1%
Other sources and (uses)				
Transfers in	50,000	100,000	50,000	100.0%
Transfers out	(2,082,168)	(2,083,950)	(1,782)	0.1%
Bond proceeds	-	50,000,000	50,000,000	100.0%
Total Other sources and (uses)	(2,032,168)	48,016,050	50,048,218	-2462.8%
Change in fund balance	(39,070,134)	(42,010,641)	(2,940,507)	7.5%

The following describes major changes between fiscal years:

Revenues

Sales tax revenues – The decrease is primarily related to lower anticipated construction sales tax revenues in the Transportation fund as a result of an expected reduction to construction activity due to weakening economic conditions. This reduction is offset by higher revenues in the Half Cent Sales Tax fund which was approved by Council in fiscal year 2021-2022 for the design and construction of the Marana Community Center and Aquatic Complex project.

Intergovernmental revenues – These revenues account for funding provided by outside sources including the Pima Association of Governments (PAG), the Regional Transportation Authority (RTA) and private parties to be utilized for the construction and acquisition of capital projects. The increase reflects increased revenues from all of these sources in fiscal year 2023-2024 for large projects such as the Tangerine Road Widening, Phase 2A project.

Licenses, fees & permits – This revenue is attributable to impact fees collected from the issuance of permits. Budgeted single family residential permits (SFR) for fiscal year 2023-2024 are significantly lower from the prior year as a result of high mortgage interest rates and continued uncertainty in the housing market. Permit issuance estimates were prepared from information received from various members of the home building industry along with anticipated lot availability. When combined with the Town's proximity to the highway along with land availability, new single-family residential development should continue to be attractive in future fiscal year as the economy recovers.

Grants and contributions – These revenues are usually associated with TABY artwork grants awarded to the Town by the Pima Association of Governments (PAG) for artwork. The Town does not anticipate receiving the grant in fiscal year 2023-2024.

Transfers-in – The amount of \$100,000 reflects the continued repayment of \$2.30 million due to the Transportation Fund from the Wastewater Fund borrowed for the construction of the Water Reclamation facility.

Bond Proceeds – The amount reflects the estimated amount of bond financing that will be required to construct the Marana Community Center and Aquatic Complex project. Debt issued will be paid off from the dedicated Half Cent Sales Tax Fund. Construction is scheduled to begin in the first half of fiscal year 2023-2024.

Expenditures

Contracted services – Amounts here provide budget capacity for potential consulting fees to assist with development opportunities of the downtown area. Budget is primarily associated with payments under a development agreement that may materialize during fiscal year 2023-2024. All amounts are budgeted in the Downtown Reinvestment Fund.

Operating supplies & equipment – Costs here account for developer agreement reimbursements to Cottonwood Properties Inc. and Pulte Home Corporation made out of the Town's Transportation Fund. Amounts reimbursed are dependent on actual construction sales taxes collected within the development areas covered by the agreements.

Capital Outlay – Costs account for a variety of Transportation and impact fee funded projects. Amounts may fluctuate from one year to the next based on a variety of factors, including funding availability, which projects were completed in prior years, and anticipated needs on Town infrastructure. Additional information on the projects included is available in the Town's Capital Improvement Plan included in this document.

Debt Service – Costs reflect professional fees paid for the investment of cash out of the various capital projects funds and costs of issuance for new debt to be issued related to the Marana Community Center and Aquatic Complex project.

Transfers out – Amounts transferred from impact fees and Transportation fund revenues toward the maintenance of debt service payments on financing used to construct Town infrastructure. The amounts reflect cash flows required for scheduled payments in early July of 2024 for the Series 2017B debt.

Debt Service Funds

Debt service funds are used to account for the accumulation of resources for, and the payment of, general long-term principal and interest. The Town's funds account for the payments of several prior year debt issuances and refunding of revenue bonds, including Series 2013, Series 2014 and Series 2017. Funding, in the form of transfers in, is provided from a variety of sources including General Fund, Transportation, and Impact Fee Fund revenues.

There have been no issuances of Town obligated debt since 2017. Amounts below fluctuate based on funding needs to maintain existing debt payments. The decrease in debt service expenditures is due to a scheduled decrease related to the Series 2014 debt issuance. Transfers-in are adjusted to reflect cash flows needed for the scheduled debt service payments due in July of 2024.

Summary of Debt Service Funds Recommended Budget Fiscal Year 2024

	FY2023 Budget	FY2024 Recommended	\$ Change	% Change
Expenditures				
Debt Service	\$ 6,405,137	\$ 6,247,451	\$ (157,686)	-2.5%
Total Expenditures	\$ 6,405,137	\$ 6,247,451	(157,686)	-2.5%
 Over/(Under)	 \$ (6,405,137)	 \$ (6,247,451)	 \$ 157,686	 -2.5%
Other sources and (uses)				
Transfers in	6,354,466	6,360,436	5,970	0.1%
Total Other sources and (uses)	6,354,466	6,360,436	5,970	0.1%
 Change in fund balance	 (50,671)	 112,985	 163,656	 -323.0%

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SPECIAL DISTRICTS BUDGET SUMMARY



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Special Taxing Districts (Districts)

Special Taxing Districts include several Community Facilities Districts (CFDs) and the Tangerine Farms Road Improvement District (Tangerine ID). CFDs levy property taxes to pay for bonds issued to finance the acquisition and construction of public infrastructure benefiting the district and to pay costs of issuance related to the bonds and certain maintenance and operations costs. The Tangerine ID accounts for special assessments collected by the property owners of the district to pay for bonds issued to finance the acquisition and construction of infrastructure improvements and to pay costs of issuance related to the bonds.

Summary of Special Taxing District Funds Recommended Budget Fiscal Year 2024

	FY2023 Budget	FY2024 Recommended	\$ Change	% Change
Revenues				
Property Taxes	\$ 2,086,010	\$ 2,187,622	\$ 101,612	4.9%
Grants and contributions	2,020,059	2,020,059	-	0.0%
Miscellaneous revenues	-	187,000	187,000	100.0%
Total Revenue	4,106,069	4,394,681	288,612	7.0%
Expenditures				
Contracted services	\$ 99,750	\$ 99,750	\$ -	0.0%
Operating supplies & equip	1,386,000	1,584,000	198,000	14.3%
Capital outlay	6,000,000	4,500,000	(1,500,000)	-25.0%
Debt service	3,968,685	4,571,503	602,818	15.2%
Total Expenditures	\$ 11,454,435	\$ 10,755,253	\$ (699,182)	-6.1%
Over/(Under)	\$ (7,348,366)	\$ (6,360,572)	\$ 987,794	-13.4%
Other sources and (uses)				
Bond proceeds	6,300,000	4,850,000	(1,450,000)	-23.0%
Total Other sources and (uses)	6,300,000	4,850,000	(1,450,000)	-23.0%
Change in fund balance	(1,048,366)	(1,510,572)	(462,206)	44.1%

The following describes major changes between fiscal years:

Revenues

Property taxes – These revenues account for taxes levied on property owners within the boundaries of each CFD. The change is attributed to increases in property assessed valuations as compared to the prior fiscal year. Tax rates levied by the CFDs are not anticipated to change in fiscal year 2023-2024 for most of the Districts. The Saguaro Bloom CFD tax rate is expected to decrease one year during fiscal year 2023-2024 in accordance with A.R.S. requirements, but will likely be restored to a higher rate in the following fiscal year as the District plans to issue new debt during the fiscal year for the acquisition of eligible infrastructure.

Grants and contributions – These revenues account for special assessments charged to the property owners within the Tangerine ID. Amounts remain unchanged from the prior fiscal year.

Miscellaneous revenues – These revenues account for potential developer contributions needed to cover debt service payment amounts beyond the max targeted tax rate of \$2.50. Contributions are anticipated to cover planned shortages related to debt issued in the prior fiscal year for the Gladden Farms, Phase II, CFD.

Expenditures

Operating supplies & equipment – Costs here account for the operations and maintenance of the Districts. The majority of the budget appropriation represents maintenance reserves for the Gladden Farms and Saguaro Bloom CFDs. Also, funds may be used toward the maintenance of District assets as allowed by an intergovernmental agreement between the corresponding District and the Town.

Capital outlay – Costs account for the purchase of infrastructure paid through new debt financing issued by the Districts. There is a planned acquisition of eligible infrastructure for the Saguaro Bloom CFD. In the prior year, debt was issued for the Gladden Farms, Phase II CFD.

Debt service – The increase in debt service payments is attributed to scheduled and anticipated increases for the Gladden Farms, Phase II and Saguaro Bloom CFDs and to an increase in anticipated pre-paid special assessments from property owners in the Tangerine Farms Road ID.

Bond proceeds – Staff has added capacity for one debt issuance for the Saguaro Bloom CFD.

ENTERPRISE FUNDS BUDGET SUMMARY



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Enterprise Funds Budget Summary

Water Funds (Operating, Capital and Impact Fee)

The primary revenues for the Water Operating Fund are for charges for water delivered and sold to customers. As such, it is set up and operates as a stand-alone enterprise fund. Impact fees are used for water capital improvement projects and debt service payments and thus are presented as part of the Water Enterprise Fund.

Summary of Water Funds Recommended Budget Fiscal Year 2024

	FY2023 Budget	FY2024 Recommended	\$ Change	% Change
Revenues				
Charges for services	\$ 7,856,634	\$ 8,622,500	\$ 765,866	9.7%
Intergovernmental revenues	2,804,469	328,000	(2,476,469)	-88.3%
Licenses, fees & permits	7,424,860	5,652,385	(1,772,475)	-23.9%
Grants and contributions	157,278	176,754	19,476	12.4%
Investment income	5,000	100,000	95,000	1900.0%
Miscellaneous revenues	116,500	265,646	149,146	128.0%
Total Revenue	18,364,741	15,145,285	(3,219,456)	-17.5%
Expenditures				
Personnel & benefits	\$ 3,202,451	\$ 3,544,061	\$ 341,610	10.7%
Contracted services	2,221,391	2,421,501	200,110	9.0%
Operating supplies & equip	2,700,504	2,812,613	112,109	4.2%
Capital outlay	27,360,151	25,427,278	(1,932,873)	-7.1%
Debt service	1,894,030	2,572,213	678,183	35.8%
Total Expenditures	\$ 37,378,527	\$ 36,777,666	\$ (600,861)	-1.6%
Over/(Under)	\$ (19,013,786)	\$ (21,632,381)	\$ (2,618,595)	13.8%
Other sources and (uses)				
Transfers in	8,349,471	4,361,958	(3,987,513)	-47.8%
Transfers out	(4,359,880)	(4,683,494)	(323,614)	7.4%
Loan proceeds	8,931,250	21,273,043	12,341,793	138.2%
Total Other sources and (uses)	12,920,841	20,951,507	8,030,666	62.2%
Change in fund balance	(6,092,945)	(680,874)	5,412,071	-89%

The following describes major changes between fiscal years:

Revenues

Charges for services – Charges for services, or rate revenues are the main source of revenue for the Water Fund. Rate revenues are solely based on the existing rate structure plus new account growth. These rates were restructured and increased in January 2020, 2021, 2022 and 2023 based on a water rate study approved by Council. The increase in revenues includes a planned increase in rates as per the water study and anticipated account growth during the fiscal year.

Intergovernmental revenues – Prior year revenue included funding for Federal grants, which if awarded to the Town would have allowed for the construction of several infrastructure projects. Instead the Town was awarded WIFA forgivable loans. Current year amounts are largely comprised of intergovernmental water revenues.

License fees & permits – Changes in this revenue source are related to anticipated reductions in inspections and lower impact fee collections associated with the significant reduction in new home construction in benefit areas served by the Town's utility.

Investment income – Investment revenues are projected to increase due to higher interest rates which will likely persist in line with higher inflation rates.

Miscellaneous revenues – The amount in this category represents administrative related revenues for resources expended by the Water Fund in the operation of water reclamation facilities and possible developer contributions.

Transfers in – Amounts are associated with transfers from the General Fund to the Water Fund and the Water Impact Fee fund for WIFA debt service payments for the WIFA loans and for intra-fund transfers for the funding of water capital projects.

Loan proceeds – Loan proceeds have been included for the funding of projects and water resource acquisitions if those become available during the fiscal year as impact fee cash flows might not be available when needed. Also included are WIFA loans awarded in the prior fiscal year, which are drawn down on a reimbursement basis during the construction of projects which will be ongoing in fiscal year 2023-2024.

Expenditures

Personnel & benefits – Increase primarily attributed to higher health premiums, performance pay adjustments and for the addition of a new Water Construction Inspector. Budget capacity was also added for a term limited temporary Billing Specialist. These positions will help continue to provide quality service to customers and manage the high volume of work in inspections.

Contracted Services – This category includes the majority of the Water Fund's maintenance and rehabilitation programs. Increase is primarily due to the inclusion of a potable water reuse study and the renewal of a rate and fee study that was last performed approximately four years ago. Both studies are budgeted in the Water Operating Fund.

Operating supplies & equipment – Water Operating Fund expenses in this category increased primarily attributed to higher utility costs (electricity). Funding is also included for water conservation partnerships in the event grant funding becomes available for such programs during the fiscal year.

Capital outlay – This category includes the purchase and replacement of vehicles and equipment necessary to provide services as well as water related capital improvement projects. A number of projects are included such as the Northwest Recharge and Recovery Distribution System (NWRDRS) and the Marana Park Reservoir and Well as well as, impact fee funding capacity if the opportunity arises to make new renewable water acquisitions. The department has also secured WIFA loans to help pay for some of the capital projects. A significant portion of these loans is forgivable (i.e. \$4 million of \$5.5 million to be borrowed). For more details please refer to the Town's Capital Improvement Plan.

Debt service – The increase in debt service for fiscal year 2023-2024 is due to budget capacity toward potential debt issuance costs to provide financing for the possible acquisition of water resources if they become available during the year, and for the NWRDRS project, as large portion of the project is funded by impact fees which have not yet been collected.

Change in Fund Balance

The Water Operating Fund is structurally balanced with ongoing expenses financed with ongoing revenues. One of the goals of the recent Council approved rate study in fiscal year 2020-2021 was to establish and maintain adequate reserves to provide for 90 days of operations and maintenance expenses. As such, revenues in excess of expenses will be used for that stated purpose. Amounts over adequate reserves may also be deployed toward one-time projects and programs. The fund has established and plans to maintain the above stated reserves. Current anticipated fund balance includes unspent General Fund/ARPA funds transferred into the Water Capital Fund in fiscal year 2022-2023 to be used toward the multi-year sewer conveyance system expansion project.

The Water Operating Fund budget includes a deficit balance. The deficit in the current operating budget consists of funding for a number of projects including \$2.4 million for the NWRDRS project.

Water Reclamation Funds (Operating, Capital & Impact Fee)

The primary revenues for the Water Reclamation Operating Fund are for customer charges to deliver and treat sewer flows at the north Marana Water Reclamation Facility. The primary customers are outside of the organization. As such, it is set up and operates as a stand-alone enterprise fund.

Impact fees are used for water reclamation capital improvement projects and debt service payments and thus are presented as part of the Water Reclamation Enterprise Fund.

Summary of Water Reclamation Funds Recommended Budget Fiscal Year 2024

	FY2023 Budget	FY2024 Recommended	\$ Change	% Change
Revenues				
Charges for services	\$ 2,923,375	\$ 3,070,105	\$ 146,730	5.0%
Licenses, fees & permits	4,054,026	2,541,998	(1,512,028)	-37.3%
Grants and contributions	25,439	30,227	4,788	18.8%
Investment income	500	25,000	24,500	4900.0%
Miscellaneous revenues	-	12,950	12,950	100.0%
Total Revenue	7,003,340	5,680,280	(1,323,060)	-18.9%
Expenditures				
Personnel & benefits	\$ 761,501	\$ 751,422	\$ (10,079)	-1.3%
Contracted services	1,447,983	1,264,700	(183,283)	-12.7%
Operating supplies & equip	381,511	438,012	56,501	14.8%
Capital outlay	9,587,562	18,580,020	8,992,458	93.8%
Debt service	866,998	866,981	(17)	0.0%
Total Expenditures	\$ 13,045,555	\$ 21,901,135	\$ 8,855,580	67.9%
Over/(Under)	\$ (6,042,215)	\$ (16,220,855)	\$ (10,178,640)	168.5%
Other sources and (uses)				
Transfers in	14,947,040	2,846,645	(12,100,395)	-81.0%
Transfers out	(3,397,880)	(3,445,485)	(47,605)	1.4%
Total Other sources and (uses)	11,549,160	(598,840)	(12,148,000)	-105.2%
Change in fund balance	5,506,945	(16,819,695)	(22,326,640)	-405.4%

The following describes major changes between fiscal years:

Revenues

Charges for services – Charges for services, or rate revenues are the main sources of revenue for the Water Reclamation Fund. Rate revenues are solely based on new account growth and rates charged to customers. These rates were increased in January 2020, 2021, 2022 and 2023 based on a waste water rate study approved by Council. The increase in revenues is primarily due to the final increase in rates in January 2024, as well as reduced account growth from new home construction.

Licenses permits & fees – This revenue is primarily comprised of impact fees. The change is anticipated reduced new home construction in benefit areas served by the Town's utility over the next fiscal year.

Investment income – Investment revenues are projected to increase due to higher interest rates which will likely persist in line with higher inflation rates.

Expenditures

Personnel & benefits – Funding is included for performance pay adjustments and higher health premiums. These increases are offset by lower overtime and shift costs, as well as lower benefits costs associated with employee benefit elections.

Contracted Services – The decrease is attributed to prior year one-time and ongoing system repairs, upgrades and rehabilitation that were completed and will help ensure the continued and uninterrupted system operations.

Operating supplies and equipment – This category accounts for the majority of costs to operate the water reclamation facility. The increase is attributed to higher operational costs due primarily to increased electricity consumption. The plant is processing greater quantities of waste water which is in line with the increased customer base.

Capital outlay – In the operating fund, this category includes the purchase and replacement of vehicles, equipment and infrastructure necessary to provide services.

In the capital and impact fee funds, this category includes budget for capital improvement projects. The overall increase is associated with funding for capital projects in fiscal year 2023-2024 and reflects anticipated cost increases for the sewer conveyance system expansion which is necessary to sustain growth and new housing developments. Funding for the project is provided through a combination of ARPA and impact fee funds. Budget was also allocated for the design of the Water Reclamation Plant Phase II expansion. Additional information is available in the Capital Improvement Plan section in this document.

Debt service – The fiscal year budget includes projected debt service on the portions of the 2017 Series bonds attributable to the WRF expansion to 1.5MGD as well as WIFA loans for repairs to the collections system in the Adonis neighborhood.

Transfers-out – Amounts transferred reflect funding from the Water Operating Fund to the Water Capital Fund for the system maintenance projects including the addition of a screw press at the WRF plant, and the Rillito Vista Lift Station upgrade projects. Transfers-out also include \$100,000 being transferred to the Transportation Fund toward the repayment of \$2.4 million borrowed for the construction of the Water Reclamation facility and ongoing planned transfers from the impact fee fund for the servicing of debt.

Change in Fund Balance

The Water Reclamation Operating Fund is structurally balanced with ongoing expenses financed with ongoing revenues. One of the goals of the recent Council approved rate study in fiscal year 2020-2021 was to establish and maintain adequate reserves to provide for 60 days of operations and maintenance expenses. As such, revenues in excess of expenses will be used for that stated purpose. Amounts over adequate reserves may also be deployed toward one-time projects and programs. The fund has established and plans to maintain the above stated reserves. Current anticipated fund balance includes unspent General Fund/ARPA funds transferred into the Water Reclamation Capital Fund in fiscal year 2022-2023 to be used toward the multi-year sewer conveyance system expansion project.

The Water Reclamation Operating Fund budget includes a deficit balance. The deficit in the current operating budget consists of funding for a number of projects including \$1.9 million for a Screwpress at the water reclamation plant to add redundancy in the system which currently operates with a single Screwpress.

Airport Funds (Operating and Capital)

The primary revenues for the Airport Operating Fund are for customer charges for facility or ground lease revenues, open tie-down permits and fueling fees for planes at the airport. The primary services are to customers outside of the organization. As such, it is set up and operates as a stand-alone enterprise fund.

Federal and State grants, matched by Town funding are used for airport capital improvement projects as grant awards become available and accepted by Council.

Summary of Airport Funds Recommended Budget Fiscal Year 2024

	FY2023 Budget	FY2024 Recommended	\$ Change	% Change
Revenues				
Charges for services	\$ 347,672	\$ 347,672	\$ -	0.0%
Intergovernmental revenues	5,035,896	6,971,872	1,935,976	38.4%
Miscellaneous revenues	2,000	2,000	-	0.0%
Total Revenue	5,385,568	7,321,544	1,935,976	35.9%
Expenditures				
Personnel & benefits	\$ 303,228	\$ 324,362	\$ 21,134	7.0%
Contracted services	243,215	254,950	11,735	4.8%
Operating supplies & equip	63,400	67,850	4,450	7.0%
Capital outlay	5,561,016	7,635,253	2,074,237	37.3%
Total Expenditures	\$ 6,170,859	\$ 8,282,415	\$ 2,111,556	34.2%
Over/(Under)	\$ (785,291)	\$ (960,871)	\$ (175,580)	22.4%
Other sources and (uses)				
Transfers in	785,291	960,871	175,580	22.4%
Total Other sources and (uses)	785,291	960,871	175,580	22.4%
Change in fund balance	-	-	-	0.0%

The following describes major changes between fiscal years:

Revenues

Charges for services – This revenue source is comprised of air hangar leases, fuel charges, and open tie-downs. Revenues are anticipated to remain flat as compared to the prior year.

Intergovernmental revenues – This revenue source is primarily comprised of federal and state grants awards, which are to be used toward airport capital improvement projects along with cash match funding from the Town.

Miscellaneous revenues – Miscellaneous revenues are unchanged due to the discontinued use of the airport ramp for non-aeronautical activities in accordance with Federal regulations.

Transfers in – The budgeted transfer in fiscal year 2023-2024 represents what may likely be an ongoing, operating subsidy from the General Fund as the airport does not generate adequate revenues to support the needs of an airport with significantly aged infrastructure and large capital improvement needs. Continued planning and coordination efforts with the Economic Development Department will hopefully improve the airport's ability to generate adequate revenues in the future.

Overall, for both operating and capital funds, transfers increased from the prior fiscal year to help cover operating costs and matching funds for capital projects provided by the Town.

Expenditures

Personnel & benefits – The change is associated with higher health premiums and performance pay adjustments.

Contracted services – The change is associated with increased maintenance costs, along with additional funding for surveillance cameras which will enhance security measures around the airport. There are no large non-capital facilities projects budgeted for fiscal year 2023-2024.

Capital outlay – The change is primarily associated with anticipated airport capital improvement projects, conditional on funding availability by Federal or State sources. Projects include the continuation of the multi-year Control Tower project. More details on all the projects are available in the Capital Improvement Plan section in this document.

INTERNAL SERVICE FUNDS BUDGET SUMMARY



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Internal Service Funds

Internal Service funds account for the Town's self-insured medical, dental and vision benefits for the Town's employees.

Summary of Internal Service Funds Recommended Budget Fiscal Year 2024

	FY2023 Budget	FY2024 Recommended	\$ Change	% Change
Revenues				
Miscellaneous revenues	\$ 5,289,950	\$ 5,696,168	\$ 406,218	7.7%
Total Revenue	5,289,950	5,696,168	406,218	7.7%
Expenditures				
Contracted services	\$ 860,294	\$ 720,640	\$ (139,654)	-16.2%
Operating supplies & equip	4,429,656	4,975,528	545,872	12.3%
Total Expenditures	\$ 5,289,950	\$ 5,696,168	\$ 406,218	7.7%
Over/(Under)	\$ -	\$ -	\$ -	0.0%
Change in fund balance	-	-	-	0.0%

The following describes major changes between fiscal years:

Revenues

Miscellaneous revenues – These revenues are comprised of employee and employer premiums. Increases to revenues are associated with new employee positions, plan enrollment changes and increase of 7.4% to premiums, of which only 3.5% were allocated to employees, the remainder being covered through higher employer contributions.

Expenditures

Contracted services – Costs are primarily decreasing due to lower fixed costs achieved during the latest round of contracting for administration and stop-loss fees.

Operating supplies & equipment – Costs here account for medical, dental and vision claims. Fiscal year 2023-2024 increases are primarily related to industry related trends and inflation factors.

DEPARTMENT BUDGET SUMMARIES



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MAYOR & TOWN COUNCIL



Overview

The Marana Town Council is committed to providing its residents with a high standard of living through a combination of policy development, efficient municipal services, and progressive community planning. Council's actions are based on solid values, uncompromising integrity, and servant leadership for the community.

Fiscal Year 2022-23 Accomplishments

- Adopted a structurally balanced operating budget.
- Adopted a 2023 Arizona Legislative Session Policy Priority Program.
- Adopted a comprehensive update to the Strategic Plan.
- Participated in a Council Retreat to identify new policy goals and methods to achieve these goals.

Fiscal Year 2023-24 Goals & Objectives

- Ensure the use of the Strategic Plan in the development of the annual budget.
- Maintain regular briefing reports and council executive reports.
- Identify and support legislative priorities.
- Ensure that Marana remains a safe, clean and healthy community.
- Look to host a joint Council meeting among regional jurisdictional peers.

Staff Summary: Town Council does not have any FTE's. Town Council members are paid a stipend and are eligible to receive benefits.

Expenditures By Fund	FY2022 Actual	FY2023 Adopted	FY2024 Recommend	Change FY2023 to FY2024	
General Fund	\$326,719	\$365,991	\$387,745	\$21,754	
Total Budget	\$326,719	\$365,991	\$387,745	\$21,754	(1)

Expenditures by Category	FY2022 Actual	FY2023 Adopted	FY2024 Recommend	Change FY2023 to FY2024	
Personnel & Benefits	\$310,733	\$310,984	\$327,704	\$16,720	
Contracted Services	9,966	40,422	41,556	1,134	
Operating Supplies & Equipment	6,020	14,585	18,485	3,900	
Total Budget	\$326,719	\$365,991	\$387,745	\$21,754	(1)

Budget Notes and Significant Changes

- Changes to the Mayor & Town Council budget are primarily related to anticipated increases of existing and ongoing expenses, including increases to pension contributions and health care premiums.

TOWN MANAGER



Overview

The Town Manager's Office, under the policy and direction of the Town Council, provides oversight, support and coordination of administrative activities across the Town. The Manager's Team provides leadership and vision to town staff for the benefit of the entire Marana community. Using the Strategic Plan, we implement successful strategies to tackle the challenges and growth in the Town. The Manager's Team promotes responsiveness and efficient policies and procedures to ensure the highest quality of life for residents and businesses. The Manager's Team believes in strong partnerships with our business and development communities, our neighboring municipalities, and various interest groups in the area. We are committed to providing the highest level of customer service and effective solutions to complex changes. The Manager's Team will never compromise our integrity or the public's trust.

Fiscal Year 2022-23 Accomplishments

- Maintained a structurally balanced budget and strengthened the Town's financial position.
- Adopted Strategic Plan Five and launched a performance management dashboard to track organizational progress.
- Hosted a Council retreat which established policy priorities and how to achieve them.
- Launched phase one of the Marana Lifestyle Brand to showcase Marana's uniqueness through various products.
- Launched Real Talk with the Town of Marana podcast as a method of providing accurate and timely information to the community.

Fiscal Year 2023-24 Goals & Objectives

- Maintain a structurally balanced budget that advances the priorities identified in the updated Strategic Plan.
- Continue implementation of the Strategic Plan Five performance management dashboard to ensure progress towards meeting our identified goals.
- Continue implementation of the Marana 2040 General Plan, including the various master plans and studies described within the plan.
- Continue to enhance the Town's communications tools, including website host, social media platforms and use of data dashboards.
- Coordinate with regional partners for Regional Transportation Authority (RTA) extension, and propose Town-specific capital projects.

	FY2022 Actual	FY2023 Adopted	FY2024 Recommend	Change FY2023 to FY2024
Staff Summary				
Full-time Equivalents	10.50	8.50	9.00	0.50
% of town's FTEs			2.03%	

	FY2022 Actual	FY2023 Adopted	FY2024 Recommend	Change FY2023 to FY2024
Expenditures By Fund				
General Fund	\$1,407,224	\$1,794,483	\$1,600,517	(\$193,966)
Total Budget	\$1,407,224	\$1,794,483	\$1,600,517	(\$193,966)

	FY2022 Actual	FY2023 Adopted	FY2024 Recommend	Change FY2023 to FY2024	
Expenditures by Category					
Personnel & Benefits	\$1,207,779	\$1,184,261	\$1,262,709	\$78,448	(1)
Contracted Services	98,255	499,204	237,452	(261,752)	(2)
Operating Supplies & Equipment	101,190	111,018	100,356	(10,662)	(3)
Total Budget	\$1,407,224	\$1,794,483	\$1,600,517	(\$193,966)	

Budget Notes and Significant Changes

- 1 Personnel & Benefits - Increase is primarily attributed to the addition of a new Heritage Specialist part-time position, as well as increases to health care contributions and for performance pay adjustments budgeted for fiscal year 2023-2024.
- 2 Contracted Services - Decrease is primarily associated with the transfer of budget for the Master Transportation study to the Public Works department. One-time funding is included for an update to the Town's website platform.
- 3 Operating Supplies & Equipment - Reduction is primarily due to the Strategic Plan update which was completed in fiscal year 2022-2023

TOWN CLERK



Overview

The Town Clerk's Office is driven to serve, preserve, and enrich our community. We do this through proactively serving Marana residents, the Town Council, and Town staff; carefully preserving the Town's cherished heritage and records for future generations; timely providing access to public meetings, documents, and information; and fairly and impartially overseeing Town elections in accordance with the law.

Fiscal Year 2022-23 Accomplishments

- Successfully oversaw two elections: the Town Council candidate election held during the 2022 primary election and the Permanent Base Adjustment proposition election held during the 2022 general election, which included the preparation and publishing of a publicity pamphlet.
- Developed a new department vision and mission statement and revamped the Town Clerk webpages.
- Provided AgendaQuick training and minutes instruction to Town staff from multiple departments.
- Developed a proclamation request policy, created a downloadable proclamation template, and created a centralized, online proclamation request portal.
- Provided consistent, internally and externally recognized, 5-star service in records management and retrieval.

Fiscal Year 2023-24 Goals & Objectives

- Continue to support and seek innovative ways to improve open and responsive government through: (1) timely and accurately preparing and posting required notices, agenda materials, and meeting minutes; and (2) timely responding to public records requests.
- Prioritize preserving Marana's cherished heritage by: (1) providing support for the Marana Cultural and Heritage Preservation Plan; and (2) proactively managing and preserving official Town records, including through identifying and pursuing improvements to the Town's records management processes and on- and off-site records storage locations.
- Encourage voter confidence by providing fair and impartial election information and by fairly and impartially overseeing Town election preparations and candidate filings in accordance with the law.

Staff Summary	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024
Full-time Equivalents	5.00	5.00	5.00	-
% of town's FTEs			1.13%	

Expenditures By Fund	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024
General Fund	\$369,375	\$643,116	\$570,215	(\$72,901)
Total Budget	\$369,375	\$643,116	\$570,215	(\$72,901)

Expenditures by Category	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024	
Personnel & Benefits	\$333,891	\$440,836	\$459,825	\$18,989	(1)
Contracted Services	31,158	135,680	40,270	(95,410)	(2)
Operating Supplies & Equipment	4,326	6,600	10,120	3,520	
Restricted Budget	-	60,000	60,000	-	(3)
Total Budget	\$369,375	\$643,116	\$570,215	(\$72,901)	

Budget Notes and Significant Changes

- 1 Personnel & Benefits - Change primarily attributed to health care premium increases and performance pay adjustments for fiscal year 2023-2024.
- 2 Contracted Services - The prior year budget included additional funding for elections activity that happens every other year in addition to a special election for the Town's permanent base adjustment to the Expenditure Limitation.
- 3 Restricted Budget - Available to ensure adequate capacity exists for elections outside the normal election cycle in fiscal year 2023-2024.

HUMAN RESOURCES



Overview

The Human Resources Department's mission is to support and advance the Town of Marana by hiring, developing and keeping the best talent. In collaboration with all Town employees, we work to promote Marana's culture and an organization of excellence.

Fiscal Year 2022-23 Accomplishments

- Completed Classification & Compensation Study.
- Implemented Compensation Tool to attract and retain best fit employees.
- Streamlined hiring process.
- Implemented Call Out Supplemental Pay and provided Time Sheet Refresher Training.

Fiscal Year 2023-24 Goals & Objectives

- Update job descriptions.
- Establish Supervisor Academy.
- Enhance training and professional development opportunities.
- Improve existing processes.
- Implement paperless processes.

	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024
Staff Summary				
Full-time Equivalents	8.00	10.00	13.00	3.00
% of town's FTEs			2.93%	

	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024
Expenditures By Fund				
General Fund	\$1,025,701	\$1,409,576	\$1,772,626	\$363,050
Total Budget	\$1,025,701	\$1,409,576	\$1,772,626	\$363,050

	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024	
Expenditures by Category					
Personnel & Benefits	\$809,161	\$1,084,614	\$1,452,879	\$368,265	(1)
Contracted Services	82,717	109,870	132,488	22,618	(2)
Operating Supplies & Equipment	133,823	178,592	187,259	8,667	(3)
Capital Outlay	-	36,500	-	(36,500)	(4)
Total Budget	\$1,025,701	\$1,409,576	\$1,772,626	\$363,050	

Budget Notes and Significant Changes

- 1 Personnel & Benefits - Increase primarily attributed to the new Organizational Development Manager position, health care premium increases and performance pay adjustments. Reflected in the FTE change is the transfer of 2 payroll related FTE positions from the Finance Department to the HR Department as approved by Council in the prior fiscal year.
- 2 Contracted Services - Increase primarily attributed to additional funding for travel and training needs associated with the increase in FTE positions and additional funding needed toward safety related services.
- 3 Operating Supplies & Equipment - Increase attributed with resupplying first aid stations.
- 4 Capital Outlay - FY2023 included a one-time expense for a new vehicle for the Safety Compliance Specialist.

FINANCE



Overview

The Finance Department provides financial support services throughout the Town including accounting, fiscal planning, treasury services, cash receipts, purchasing, accounts payable, payroll, debt management, development and monitoring of the annual operating budget, establishing and monitoring internal controls, preparing the Comprehensive Annual Financial Report, facilitating external audits and independent reviews and grant management.

Fiscal Year 2022-23 Accomplishments

- Received the 15th consecutive Distinguished Budget Presentation Awards from the Government Finance Officers Association (GFOA).
- Received the Certificate of Excellence in Financial Reporting from the GFOA for the 14th consecutive year.
- Assisted with the implementation of a permanent adjustment of the Alternative Expenditure Limitation for the Town of Marana.
- Implemented a new financial statement preparation program.
- Prepared the first annual Debt Report and Profile for FY2021-22

Fiscal Year 2023-24 Goals & Objectives

- Receive the Distinguished Budget Presentation Award from the GFOA.
- Receive the Certificate of Excellence in Financial Reporting from the GFOA.
- Implement a new business licensing software system.
- Assist with the implementation of the Town's new permitting system.

Staff Summary	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024
Full-time Equivalents	15.75	19.00	17.00	(2.00)
% of town's FTEs			3.83%	

Expenditures By Fund	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024
General Fund	\$1,417,753	\$2,040,118	\$1,898,127	(\$141,991)
Total Budget	\$1,417,753	\$2,040,118	\$1,898,127	(\$141,991)

Expenditures by Category	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024	
Personnel & Benefits	\$1,284,008	\$1,749,812	\$1,666,192	(\$83,620)	(1)
Contracted Services	121,376	209,317	134,235	(75,082)	(2)
Operating Supplies & Equipment	12,369	30,989	7,700	(23,289)	(3)
Restricted	-	50,000	90,000	40,000	(4)
Total Budget	\$1,417,753	\$2,040,118	\$1,898,127	(\$141,991)	

Budget Notes and Significant Changes

- 1 Personnel & Benefits - Reflected in the FTE change is the transfer of 2 payroll related FTE positions from the Finance department to the HR department as approved by Council in the prior fiscal year. This change and decrease in budget appropriation is offset by increases to health premiums and performance pay adjustments.
- 2 Contracted Services - Decrease primarily attributed to funding for the acquisition of new financial reporting software implemented in the prior year and due to anticipated decreases for banking service fees which are offset by higher interest rates over the course of the fiscal year.
- 3 Operating Supplies & Equipment - Decrease attributed to the furniture and equipment related to new positions hired in the prior year.
- 4 Restricted - Budget capacity to be utilized by Town Manager approval for consulting services related to planning future long term funding and financing of Town needs. Additional funding included in fiscal year 2023-2024 toward the implementation of new budget interactive software.

LEGAL**Civil Legal
Services****Criminal
Prosecution****Overview**

The Marana Legal Department provides superior legal services to ensure that the Town is a safe, sustainable community with a high quality of life, now and in the future. We strive to achieve justice and to protect the Town by developing sound legal direction and strategies, protecting victims' rights, upholding the law with fairness and integrity, and maintaining a strong work ethic. The Legal Department provides legal advice to the Mayor and Council, the Town Manager's Office and all Town departments, and directly or through outside counsel represents the Town in litigation. The Legal Department also prosecutes misdemeanor offenses and Town Code violations committed within the Town limits, working closely with the Police Department and Marana Municipal Court.

Fiscal Year 2022-23 Accomplishments

- Assisted with implementation of updated infrastructure improvement plans, land use assumptions, and development impact fees for Water, Wastewater, Streets and Parks.
- Assisted the Development Services Department with drafting and adoption of new zoning regulations related to solar facilities and battery storage facilities.
- Assisted the Finance Department and Town Clerk's Office with all legal issues related to the successful Permanent Base Adjustment election.
- Drafted and assisted the Human Resources Department with adoption of new Drug and Alcohol-Free Workplace Policy and Administrative Directive.
- Provided top-quality municipal criminal and code enforcement, including efficiently and fairly handling 725 criminal prosecutions, 6 aggressive dog designation cases, and 7 code enforcement cases in the first 7 months of FY2023.

Fiscal Year 2023-24 Goals & Objectives

- Assist the Water Department with implementation of Water Resources Master Plan Update, including assisting with legal aspects of water acquisitions.
- Continue to provide top-quality municipal criminal prosecution services, by ethically and efficiently prosecuting cases with the goal of achieving justice, and protecting victims' legal rights.
- Assist with all legal aspects of design and construction of the Town's new Marana Community Center and Aquatic Complex.
- Assist with all legal aspects of the Town's operation of our own Community Block Grant Program.
- Assist the Council, Town Manager's Office, Development Services, Water, and all Town departments in evaluating current development practices to ensure that the Town develops in a sustainable manner.

	FY2022 Actual	FY2023 Adopted	FY2024 Recommend	Change FY2023 to FY2024
Staff Summary				
Full-time Equivalents	9.00	9.00	9.00	-
% of town's FTEs			2.03%	

	FY2022 Actual	FY2023 Adopted	FY2024 Recommend	Change FY2023 to FY2024
Expenditures By Fund				
General Fund	\$1,067,074	\$1,204,385	\$1,244,565	\$40,180
Total Budget	\$1,067,074	\$1,204,385	\$1,244,565	\$40,180

	FY2022 Actual	FY2023 Adopted	FY2024 Recommend	Change FY2023 to FY2024	
Expenditures by Category					
Personnel & Benefits	\$877,802	\$1,037,356	\$1,025,067	(\$12,289)	(1)
Contracted Services	184,580	164,029	214,098	50,069	(2)
Operating Supplies & Equipment	4,692	3,000	5,400	2,400	(3)
Total Budget	\$1,067,074	\$1,204,385	\$1,244,565	\$40,180	

Budget Notes and Significant Changes

- 1 Personnel & Benefits - Change reflects currently filled positions, which includes an underfilled full time position (hired as part time), offset by higher health premiums and performance pay adjustments.
- 2 Contracted Services - Increase to provide funding software archiving needs and increased costs for subscriptions and continuing education.
- 3 Operating Supplies & Equipment - The increase is primarily higher costs for office supplies and office equipment.

TECHNOLOGY SERVICES

Infrastructure

Applications

Overview

The Technology Services Department provides Town departments with the leadership, skills and technology infrastructure that enable the effective, secure, and efficient use of technology solutions in support of the vision, principles and strategic goals of the Town of Marana.

Fiscal Year 2022-23 Accomplishments

- Filled 5 of 7 vacant positions and added 2 new positions.
- Redesigned the Current and Proposed Projects web application.
- Implemented recommended project portfolio management strategy and processes to ensure that initiatives are aligned to meet the Town's objectives and priorities.
- Migrated the Police Department to a new mobile broadband service provider to ensure continuous internet connectivity throughout the Town's boundaries and nearby areas.
- Launched a new manhole inspection application to eliminate duplicate data entry into our asset management system.

Fiscal Year 2023-24 Goals & Objectives

- Migrate on premise email to Microsoft Office 365 - to include SharePoint on premise migration.
- Select a new permitting and licensing system and initiate its implementation project.
- Pursue strategy to delegate or automate processes to achieve operational improvements and elevate public service.
- Develop an Asset Management strategic plan.
- Fully implement an incident response plan and provide recommendations for the secondary server room to ensure business continuity.

Staff Summary	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024
Full-time Equivalents	18.00	20.00	21.00	1.00
% of town's FTEs			4.73%	

Expenditures By Fund	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024
General Fund	\$3,385,512	\$4,405,011	\$5,727,395	\$1,322,384
Total Budget	\$3,385,512	\$4,405,011	\$5,727,395	\$1,322,384

Expenditures by Category	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024	
Personnel & Benefits	\$1,420,637	\$1,900,761	\$2,141,070	\$240,309	(1)
Contracted Services	1,346,683	2,239,894	2,932,174	692,280	(2)
Operating Supplies & Equipment	438,694	264,356	554,151	289,795	(3)
Capital Outlay	179,498	-	100,000	100,000	(4)
Total Budget	\$3,385,512	\$4,405,011	\$5,727,395	\$1,322,384	

Budget Notes and Significant Changes

- 1 Personnel & Benefits - Increase primarily attributed a new Technology Support Specialist position, the reclassification of the Software Developer position to a Senior Software Developer, as well as increases for higher health premiums and performance pay adjustments.
- 2 Contracted Services - Increase associated with a number of factors including increases to the cost of existing software as well as a number of new software including a new permitting and licensing system that will provide increased functionality to both staff and customers. Funding is also included for hardware and equipment to replace aging equipment and create hybrid meeting solutions for select conference rooms.
- 3 Operating Supplies & Equipment - Increases due to a number of one-time equipment purchases including a significant increase for police radio replacements (first year of a 4 year replacement cycle). Additional one-time budget was included for office furniture that will allow the department to convert unused space to office space.
- 4 Capital Outlay - Increase associated with creating redundancy for the Town's internet fiber connection. The funding will be used for design and planning.

DEVELOPMENT SERVICES



Overview

To ensure that all departmental activities (Building Safety, Planning, Engineering, Environmental and Real Property) enhance and support the vision of the strategic plan by providing responsiveness to, and creating partnerships with the development community.

Building Safety Division

The Building Safety division is responsible for establishing the minimum requirements that safeguard public health. This is accomplished by adopting the most up-to-date technical building code and enforcement of that code through field inspection. The division collectively works with a fire service agency within the Town to administer provisions of the fire code. The goal is to provide the highest level of service and to maintain the vision of the Town, by incorporating the strategic plan into the divisions's policies and procedures whenever possible.

Planning Division

The Planning division is dedicated to the physical, social and economic excellence of the Town through sound professional planning practices, consistent policy advice, active public participation and superior public service to promote the welfare and quality of life of the community. Planning is responsible for administering and implementing the General Plan, the Town Code and the Land Development Code. The division provides support and recommendations to the Town Council and Planning Commission to assist each in making decisions regarding land uses and development proposals. The division processes applications for new development and redevelopment within the Town such as site plan reviews, special use requests, planned development proposals, subdivision proposals and rezoning requests to ensure compliance with Town requirements.

Engineering, Environmental, and Real Property Division

The Engineering, Environmental and Real Property division is responsible for addressing the infrastructure needs throughout the Town. The Engineering division provides oversight of projects to ensure that private development follows Town ordinances and engineering practices, maintains the safety of the public and the environment, recommends mitigation measures to reduce impacts from development. The division manages the floodplain and community rating system and ensures environmental compliance for private development. The division ensures the Town's compliance with state and federal mandates as well as clears public infrastructure projects. In addition, the division manages the Town real property through acquisitions, permitting, and agreements.

Fiscal Year 2022-23 Accomplishments

- Building Safety: Simplified permit reviews where permit technicians and coordinator complete general plan review - over-the-counter issuance.
- Planning: Planning staff, collaborated with other Town departments, delivered a major update to the Land Development Code, particularly zoning regulation, that was incorporated into the Town Code by the approval of Town Council. The updated Code streamlined regulation by the comprehensive use of tables and a easy to use matrix system that helps users find information quickly, while at the same time, reduces the size of the Code.
- Environmental: Updated the Town's storm water ordinance to comply with the new MS4 Permit.
- Real Property: Brought Real Property services and staff back in-house.
- Development Engineering: Standardized applications, forms and checklists as well as converted them to electronic submittals and fillable forms.

Fiscal Year 2023-24 Goals & Objectives

- Building Safety: Continue with efficiencies in digital plan review and inspections, coordinate with Technology Services on digital document management and customer submittals.
- Planning: Planning staff will continuously monitor the actual implementation and use of the updated Land Development Code by the tracking of any issues or Code conflicts that arise in order to determine, if and when, any additional revisions are required. Revisions to the Code will also be brought forward as new, pertinent information is generated by the completion of studies and master plans identified in the General Plan.
- Environmental: Map storm water outfalls for private development.
- Real Property: Develop and make public a real property website with all of the Town's property and conveyance documents.
- Development Engineering: Streamline the permitting and inspection process.

	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024
Staff Summary				
Full-time Equivalents	33.00	35.00	36.00	1.00
% of town's FTEs			8.11%	

	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024
Expenditures By Fund				
General Fund	\$2,980,070	\$4,479,403	\$4,508,770	\$29,367
Downtown Reinvestment Fund	340,673	213,700	-	(213,700)
Total Budget	\$3,320,743	\$4,693,103	\$4,508,770	(\$184,333)

	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024
Expenditures by Category				
Personnel & Benefits	\$2,447,968	\$3,317,918	\$3,644,713	\$326,795
Contracted Services	432,968	844,148	751,888	(92,260)
Operating Supplies & Equipment	75,661	203,537	98,534	(105,003)
Capital Outlay	364,146	327,500	13,635	(313,865)
Total Budget	\$3,320,743	\$4,693,103	\$4,508,770	(\$184,333)

Budget Notes and Significant Changes

- 1 Personnel & Benefits - Increase primarily attributed to the transfer and reclassification of the Town Engineer position to a Floodplain Manager position from the Public Works Department, and to higher health premiums and performance pay adjustments.
- 2 Contracted Services - Prior year amount included additional capacity for 3rd-party plan review on call services. The reduction is primarily associated with an anticipated reduction for such services as the department is optimistic of recruiting vacant positions as development cools down next year.
- 3 Operating Supplies & Equipment - Prior year amount included one-time funding for furniture and equipment for the new positions and additional one-time purchases of equipment that will increase the efficiency of reviews for existing staff.
- 4 Capital Outlay - Prior year amount included funding for the purchase of two vehicles for the new positions as well as carry over capacity for the completion of the Marana Re-alignment project funded by the Downtown Reinvestment Fund. Remaining funding is available for compliance with ADEQ requirements.

OFFICE OF ECONOMIC DEVELOPMENT AND TOURISM

Tourism

Economic
Development

Overview

To provide clear direction and coordination of economic development and tourism activities in Marana by the building of public/private sector partnerships to attract and retain a diverse business and employment base, support new local businesses, develop amenities and attractions to create a world class destination and provide a high quality workforce. To ensure that all departmental activities enhance and support the vision of the strategic plan by providing responsiveness to internal and external customers by the creation of those partnerships.

Fiscal Year 2022-23 Accomplishments

- Tourism Master Plan Request For Proposal ready to launch.
- Redesigned and updated DiscoverMarana.org website.
- Launched Ritz-Carlton three-part TV short stories campaign.
- Attracted Luke Dealership, American Furniture, Tucson Medical Center, Shamrock, and Fry's to the Town.
- Began discussions with master developer for the downtown main street project.

Fiscal Year 2023-24 Goals & Objectives

- Work with the Ritz-Carlton to develop summer attraction campaign for conferences.
- Migrate DiscoverMarana.org to new operating system with complete redesign and rebrand.
- Develop new, innovative marketing campaigns for the Town's assets.
- Work with developer of Marana Main Street to create conceptual master plan and identify first project to launch.
- Continue to recruit, retain, and expand retail, commercial, and industrial tenants to the Town.

Department Summary | Economic Development and Tourism

	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024
Staff Summary				
Full-time Equivalents	3.50	3.50	3.50	-
% of town's FTEs			0.79%	

	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024
Expenditures By Fund				
General Fund	\$291,362	\$315,461	\$326,774	\$11,313
Bed Tax Fund	291,197	561,333	639,816	78,483 (2)
Downtown Reinvestment Fund	2,603	425,000	425,000	-
PAG - Econ & Tourism	15,229	17,501	-	(17,501)
Total Budget	\$600,391	\$1,319,295	\$1,391,590	\$72,295

	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024
Expenditures by Category				
Personnel & Benefits	\$355,037	\$402,711	\$406,315	\$3,604 (1)
Contracted Services	226,969	813,681	831,090	17,409 (2)
Operating Supplies & Equipment	3,156	2,410	2,410	-
Capital Outlay	15,229	17,501	-	(17,501) (3)
Restricted Budget	-	82,992	151,775	68,783 (4)
Total Budget	\$600,391	\$1,319,295	\$1,391,590	\$72,295

Budget Notes and Significant Changes

- 1 Personnel & Benefits - Increase primarily attributed to performance pay adjustments, offset by lower health premiums as a result of employee benefit elections.□
- 2 Contracted Services - Increase primarily attributed to higher tourism related advertising costs from the Bed Tax Fund.
- 3 Capital Outlay - Prior year amount included for the completion and installation of the TABY grant related artwork at the downtown roundabout.
- 4 Restricted Budget - Restricted funding programmed to balance the Bed Tax Fund.

POLICE

**Field Services
Bureau**

**Support
Services Bureau**

Overview

The mission of the Marana Police Department (MPD) is to provide unparalleled service and unwavering protection to every person in the Town of Marana and to do so with uncompromised integrity. We are committed to becoming the most well respected police department in the State of Arizona.

Fiscal Year 2022-23 Accomplishments

- Achieved reaccreditation for the 4th year.
- Completed the Communications Renovation and Console project.
- Implemented a Force Commander Program increasing managerial oversight on swings and midnight shifts.
- Implemented a Chaplain Program.
- Initiated No Belt Required (NBR) defensive tactics training for officers.

Fiscal Year 2023-24 Goals & Objectives

- Maintain or exceed department clearance rates for crimes of violence as compared to the previous year.
- Maintain or exceed department clearance rates for property crimes as compared to the previous year.
- Improve our ranking on the safest cities in Arizona list from our 2022 ranking.
- Maintain response times with established criteria.

Staff Summary	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024
Full-time Equivalents	127.00	133.00	139.00	6.00
% of town's FTEs			31.30%	

Expenditures By Fund	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024	
General Fund	\$15,517,918	\$25,308,683	\$22,530,049	(\$2,778,634)	(1)
Grants & Contributions Fund	1,426,241	767,149	1,190,336	423,187	(5)
RICO Fund	90,593	87,500	112,500	25,000	
Police Impound Fund	32,349	34,727	25,000	(9,727)	
Total Budget	\$17,067,101	\$26,198,059	\$23,857,885	(\$2,340,174)	

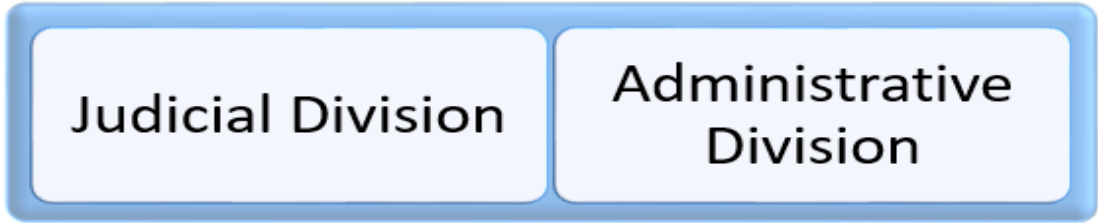
Expenditures by Category	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024	
Personnel & Benefits	\$14,709,758	\$22,939,458	\$20,132,321	(\$2,807,137)	(1)
Contracted Services	521,157	673,821	814,877	141,056	(2)
Operating Supplies & Equipment	1,502,796	1,551,072	2,012,067	460,995	(3)
Capital Outlay	333,390	1,033,708	898,620	(135,088)	(4)
Total Budget	\$17,067,101	\$26,198,059	\$23,857,885	(\$2,340,174)	

Budget Notes and Significant Changes

- 1 Personnel & Benefits - Prior year amount included a one-time \$6 million contribution into the department's pension fund to reduce the unfunded liability by about one third. The current year amount includes a one-time \$1.2 million contribution to eliminate the Dispatcher's pension liability. Funding is also included for five new Police Officer positions, one Asset Management Specialist position and performance pay adjustments.
- 2 Contracted Services - Increase attributed for budget capacity to expend Smart & Safe funding for officer continuing education and training, as well as anticipated increases for jail costs and increased costs for vehicle maintenance.
- 3 Operating Supplies & Equipment - Increase attributed for budget capacity to expend Smart & Safe funding for officer equipment related needs and for a number of factors including increased fuel costs and other related operating costs associated with the addition of the six new positions, as well as increased vehicle replacement charges as part of the Town's replacement program.

- 4 Capital Outlay - Budget capacity includes funding for vehicle purchases for the five new officer positions as well as carry over funding from prior year unfulfilled vehicle orders as the Town continues to deal with supply chain disruptions and potential delivery delays.
- 5 Grants & Contributions Fund - Funding is associated with a number of grant awards that help fund several Police Department programs. Capacity is allocated based on known award amounts and may be adjusted during the fiscal year as grants are renewed or if new grants and grant allocations are made available by grantors.

COURTS



Overview

Marana Municipal Court adjudicates civil and criminal traffic, Town ordinance, and criminal misdemeanor offenses that occur within the Town limits, as well as issuing civil orders of protection and injunctions against harassment. The mission of Marana Municipal Court is to provide a forum for the fair, impartial, and efficient adjudication of those violations in an environment that is respectful and safe for all who interact with the justice system.

Fiscal Year 2022-23 Accomplishments

- Successfully implemented remote hearing options increasing accessibility for all persons interacting with the court.
- Updated the court website to improve ease of navigation and resources provided.
- Continued to explore possible transition to paperless court files, increasing efficiency and decreasing duplication of work.
- Implemented procedures to ensure accurate reporting of criminal history information at the state level.
- Implemented review hearings to gain timely compliance with diversion and probation requirements.

Fiscal Year 2023-24 Goals & Objectives

- Continue exploration of transition to paperless court files.
- Obtain LiveScan terminal to ensure compliance with new fingerprinting requirements under ARS 41-1750.
- Implement annual training for judges pro tempore.

Staff Summary	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024
Full-time Equivalents	14.00	14.00	14.00	-
% of town's FTEs			3.15%	

Expenditures By Fund	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024
General Fund	\$1,120,725	\$1,248,115	\$1,326,710	\$78,595
JCEF Fund	2,424	131,805	131,805	-
Fill the Gap Fund	-	34,500	34,500	-
Local Technology Fund	238,249	78,000	78,000	-
Total Budget	\$1,361,398	\$1,492,420	\$1,571,015	\$78,595

(3)

Expenditures by Category	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024
Personnel & Benefits	\$1,024,023	\$1,138,915	\$1,191,910	\$52,995
Contracted Services	108,816	206,600	230,800	24,200
Operating Supplies & Equipment	14,099	146,905	148,305	1,400
Capital Outlay	214,460	-	-	-
Total Budget	\$1,361,398	\$1,492,420	\$1,571,015	\$78,595

(1)

(2)

(3)

Budget Notes and Significant Changes

- 1 Personnel & Benefits - Increase primarily attributed to higher health care premiums and performance pay adjustments.
- 2 Contracted Services - Increase is primarily attributed to higher anticipated for public defender services.
- 3 Capital Outlay - The FY2022 amount represents the one-time contribution of funding from the Local Technology Fund toward the construction of the Court Jury Room addition. Budget capacity is included in FY2024 for unanticipated technology needs and training reflected under contracted services.

PUBLIC WORKS



Overview

The Public Works Department is committed to providing the highest level of service and showcase Marana's high standard of excellence while planning, designing, constructing, operating, and maintaining safe and reliable infrastructure for the community. The department strives to spend taxpayer funds judiciously, execute cost-effective designs, and employ innovative ways to operate, improve, maintain, and enhance public facilities, roadways, bridges, sidewalks, ADA ramps, drainage-ways, landscaping, traffic signals, street lights, pavement markings, and Town fleet in an efficient manner and, subsequently, improve the quality of life in the Town. The airport which is a division of Public Works is presented as a separate department summary.

Fiscal Year 2022-23 Accomplishments

- Developed online traffic data platform with the University of Arizona.
- Pavement Management Program. The Town is completing the preservation of 55 lane miles.
- Replaced expansion joint on Thornydale bridge crossing Cañada del Oro including adjacent median improvements.
- Completed drainage improvements and electrical upgrades at the Marana Municipal Center and along Civic Center Drive.
- Upgraded the interior lights in Marana Municipal Center Building A to LED.

Fiscal Year 2023-24 Goals & Objectives

- Complete the Town of Marana Transportation Master Plan.
- Implement the Pavement Management Projects.
- Participate in the development of a new Town of Marana Facilities Master Plan.
- Expand traffic monitoring and implementation of traffic signal performance measures.
- Implement the CIP projects on time, on budget and to the satisfaction of customers and stakeholders.

Staff Summary	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024
Full-time Equivalents	57.00	61.00	62.00	1.00
% of town's FTEs			13.96%	

Expenditures By Fund	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024
General Fund	\$5,337,066	\$9,927,376	\$11,982,114	\$2,054,738 (5)
Highway User Revenue Fund	2,834,852	4,834,644	5,016,668	182,024 (6)
South Benefit Area Impact Fee	437,803	9,481,439	6,860,201	(2,621,238) (7)
Northwest Benefit Area Impact Fee	8,382	1,311,588	1,291,472	(20,116) (7)
Transportation Fund	970,294	25,356,356	26,770,506	1,414,150 (7)
Pima Association of Governments	-	740,250	9,772,250	9,032,000 (7)
1/2 Cent Sales Tax	-	12,000,000	57,645,784	45,645,784 (7)
Other Agency	474,891	8,288,533	17,516,647	9,228,114 (7)
Regional Transportation	1,351	7,300,000	13,500,000	6,200,000 (7)
Northeast Benefit Area Impact Fee	72,747	131,681	77,238	(54,443) (7)
Other Capital Projects Fund	70,894	532,649	1,517,448	984,799 (7)
Total Budget	\$10,208,280	\$79,904,516	\$151,950,328	\$72,045,812

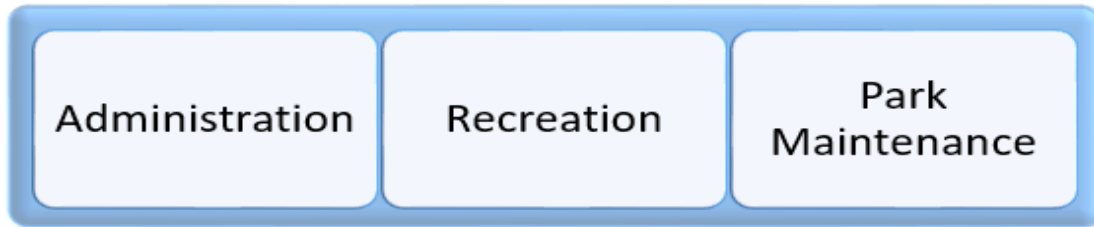
Expenditures by Category	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024
Personnel & Benefits	\$4,135,657	\$5,377,101	\$5,711,546	\$334,445 (1)
Contracted Services	3,205,473	4,782,449	5,663,274	880,825 (2)
Operating Supplies & Equipment	553,460	790,446	780,943	(9,503)
Capital Outlay	2,313,064	68,353,020	139,193,065	70,840,045 (3)
Debt Service	626	1,500	1,500	-
Restricted Budget	-	600,000	600,000	- (4)
Total Budget	\$10,208,280	\$79,904,516	\$151,950,328	\$72,045,812

Budget Notes and Significant Changes

- 1 Personnel & Benefits - Increase primarily attributed to higher health premiums, performance pay adjustments as well as the addition of of a new custodian position needed for the maintenance of Town facilities and a new Business Process Analyst position that will assist with systems implementation and maintenance. The budget was also impacted by the transfer of the Town Engineer position to the Development Services department where it was reclassified as a Floodplain Manager position.

- 2 Contracted Services - Increase is primarily attributed to a number of facility related one-time projects, including cooling tower maintenance, furniture repairs, aging equipment replacement, and a remodel of the front desk receptionist area at MMC building A. In addition the increase was also impacted by higher costs for goods and services. Finally, funding was carried over from the prior year for the completion of the Transportation Plan and the Facilities Master Plan.
- 3 Capital Outlay - Increases are associated with a number of new and ongoing projects including the Marana Community Center and Aquatics Complex project and multiple transportation projects. Please refer to the separate Capital Improvement Plan section in this document for more details on all capital projects.
- 4 Restricted Budget - Costs in this line item are associated with restricted contingency items in the Highway User Revenue Funds such as emergency road repair, storm damage repairs and \$400,000 in restricted funding for the Ina Road Bridge project that has not yet been reconciled and closed out by the Arizona Department of Transportation.
- 5 General Fund - Increase is associated with the personnel and benefits changes noted above as well as inflationary costs, a number of maintenance and replacement costs, and capital projects including the emergency MMC generator upgrade and a roof replacement at the MOC. These latter projects were carried over from the prior fiscal year and allocated additional budget capacity based on updated estimated costs.
- 6 Highway User Revenue Fund - Increase is primarily associated with a one-time request to perform a town-wide roadway pavement preservation assessment as part of the Town's five year pavement preservation program. A similar study was performed approximately four years ago.
- 7 Remaining Funds - Funding is programmed from several sources for a number of ongoing and new projects, including the Tangerine Widening and the Marana Community Center and Aquatics Complex. For more details please refer to the Town's Capital Improvement Plan section in this document.

PARKS & RECREATION



Overview

The Town of Marana Parks and Recreation department is dedicated to developing and implementing quality parks, trails, and leisure services for our community with a proud commitment to excellence, safety, and sustainability.

Fiscal Year 2022-23 Accomplishments

- Began the design process for the new Marana Community Center and Aquatics Complex. The project team was assembled consisting of Abacus as the Project Manager, Architekton as the design firm, and Chasse Building Team to provide pre-construction services.
- Completed the restoration of the Pole Barn at Heritage River Park. The project was completed in time for use at the October 2022 Fall Festival.
- The Parks and Recreation Department's Marana Pool 50th Jubilee celebration of the pool's 50th anniversary was selected by Aquatics International Magazine as the winner of the Best Programming award in the Best of the Best of Aquatics 2022 Award Program.
- Received two Arizona Parks and Recreation state awards. Winning entries were: 1.) Founders Day - Cultural Program Award 2.) El Rio Preserve – Natural Resource Award.

Fiscal Year 2023-24 Goals & Objectives

- In 2023, finalize the long awaited completion of the CalPortland portion of the Shared Use Path. This 1.8 mile section will connect North Marana to the entire Shared Use Path and will continue to increase visitation to Marana's seven properties located along the Santa Cruz River.
- Open the new Saguaro Bloom Community Park, which will contain two playgrounds, a dog park, lighted tennis and basketball courts, walking paths, and open turf area.
- Work to complete 3 CIP projects in the El Rio Recreation Area. The largest of the projects will be to add depth as well as material to prevent seepage to the lake. The goal of this project is to create a deeper, healthier body of water which will create a more welcoming environment for wildlife as well as for visitors to this popular amenity. Other projects in this area include constructing a Disc Golf course to replace the previous course which was washed away when the Santa Cruz breached and created the area that is now filled with water. The final project will construct a parking lot to be used primarily by users of the disc golf course, but that will also provide an additional access point to the Shared Use Path.

	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024
Staff Summary				
Full-time Equivalents	53.00	55.00	58.00	3.00
% of town's FTEs			13.06%	

	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024
Expenditures By Fund				
General Fund	\$5,728,186	\$8,390,053	\$8,492,935	\$102,882 (1)
Highway User Revenue Fund	359,989	524,050	482,150	(41,900) (4)
Park Impact Fee Fund	55,317	3,440,333	5,187,593	1,747,260 (4)
Other Agency Capital Projects	31,713	-	-	- (5)
Total Budget	\$6,175,205	\$12,354,436	\$14,162,678	\$1,808,242

	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024
Expenditures by Category				
Personnel & Benefits	\$3,412,307	\$4,195,556	\$4,712,030	\$516,474 (1)
Contracted Services	849,201	1,485,447	1,369,506	(115,941) (2)
Operating Supplies & Equipment	1,517,574	1,943,425	1,906,882	(36,543) (3)
Capital Outlay	396,123	4,730,008	6,174,260	1,444,252 (4)
Total Budget	\$6,175,205	\$12,354,436	\$14,162,678	\$1,808,242

Budget Notes and Significant Changes

- 1 Personnel & Benefits - Increase primarily attributed to three new positions that will enhance recreation programming and provide additional support for parks maintenance as well as higher health premiums and performance pay adjustments.
- 2 Contracted Services - Decrease is primarily attributed to the completion of the resurfacing of the Heritage Park Splash Pad in the prior fiscal year offset by a one-time funding request for parking lot treatments.
- 3 Operating Supplies & Equipment - Decrease is primarily attributed to the one-time purchase of a Christmas tree, offset by higher utility costs, one time requests to resurface basketball and tennis courts and increased vehicle replacement charges.
- 4 Capital Outlay - Several projects have capacity either for design or construction in the current fiscal year including the El Rio Golf Course, the Gladden Farms Baseball Fields, the Honea Heights Park, East, as well as carry over capacity for the ongoing Santa Cruz Shared Use Path at CalPortland project. Also included are vehicle and equipment purchases, some of which were completed in the prior year resulting in decreases in the Highway User Revenue fund.

- 5 Other Agency Capital Projects - FY2022 actual expenses were primarily associated with the Marana Community Center and Aquatics Complex project which has since been moved to the Half-Cent Sales Tax fund under the Public Works Department.

COMMUNITY AND NEIGHBORHOOD SERVICES



Overview

Improving the quality of life for our residents and neighborhoods is the primary goal for Community and Neighborhood Services. Engaging the community in ongoing dialogue provides opportunities for the public and private sectors to: identify, refine and articulate needs; cooperatively problem-solve; collaboratively work to develop viable solutions to address needs; measure outcomes and celebrate successes; communicate regularly and clearly through relationships established by mutual trust and a shared vision.

Fiscal Year 2022-23 Accomplishments

- Adopted the 5-Year Consolidated Plan for the Town's own Community Block Grant Program.
- Adopted the Citizen Participation Plan for the Town's own Community Block Grant Program.
- Established a program for graffiti abatement within the Town.

Fiscal Year 2023-24 Goals & Objectives

- Begin operating the new Town run CDBG program as a direct recipient from HUD.
- Expand awareness on importance for rabies vaccinations and requirement for dog licensing.
- Creation of Urban Camping protocol and reporting program.
- Create recycling opportunities for various household waste items.

Department Summary | Community and Neighborhood Services

Staff Summary	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024
Full-time Equivalents	10.00	10.60	10.60	-
% of town's FTEs			2.39%	

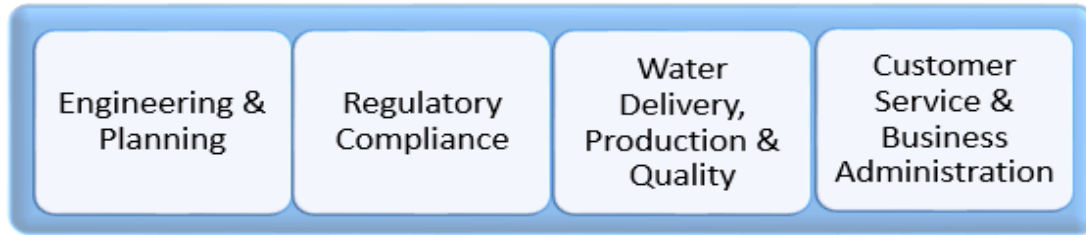
Expenditures By Fund	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024	
General Fund	\$1,125,651	\$1,302,824	\$1,319,486	\$16,662	(1)
Comm. Development Block Grant	66,674	180,000	260,000	80,000	(3)
Revolving Affordable Housing Fund	10,411	87,435	105,000	17,565	(2)
Total Budget	\$1,202,736	\$1,570,259	\$1,684,486	\$114,227	

Expenditures by Category	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024	
Personnel & Benefits	\$872,711	\$944,545	\$1,000,595	\$56,050	(1)
Contracted Services	183,061	328,840	307,905	(20,935)	(2)
Operating Supplies & Equipment	146,964	296,874	372,486	75,612	(3)
Restricted Budget	-	-	3,500	3,500	
Total Budget	\$1,202,736	\$1,570,259	\$1,684,486	\$114,227	

Budget Notes and Significant Changes

- 1 Personnel & Benefits - Increase primarily attributed to higher health premiums and performance pay adjustments.
- 2 Contracted Services - Prior year included one-time funding for consulting services associated with the creation of a consolidated CDBG plan. This reduction was offset by increased funding in the Revolving Affordable Housing Fund that may be used for impact fees and development fees for low income residents.
- 3 Operating Supplies & Equipment - Increase is primarily attributed the Town's anticipated receipt of direct federal funding of CDBG grant awards. This will be the first year the Town will be receiving a direct award from the federal government. In prior years, funding at lower amounts was passed through Pima County to the Town.

WATER



Overview

Marana Water is committed to providing our customers with safe, reliable, efficient water and water reclamation services through utilization of effective industry practices, innovative technology, and the strategic use of water resources. We have an obligation to make sure that our residential customers, business customers and other public entities such as our schools, medical facilities and parks have reliable access to the water they need. Marana is committed to this mission and is taking proactive steps to achieve it.

Fiscal Year 2022-23 Accomplishments

- Replaced approximately 320 meters as part of the aging meter program.
- Continued to maintain high levels of customer service and water system reliability during the global COVID-19 pandemic.
- Completed the construction of the Tangerine W+ to X-Zone Booster Station.
- Continued implementation of the asset management program and utilization of Cartegraph.
- Recharged approximately 825 acre feet of treated effluent in FY2021-22 (ongoing).

Fiscal Year 2023-24 Goals & Objectives

- Continue meter replacement program to replace 600 - 800 meters.
- Complete construction of the Marana Park Reservoir and Equipping Marana Park Well.
- Complete Impact Fee Study.
- Complete Water Master Plan.
- Complete implementation of new customer information system including new customer portal.

	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024
Staff Summary				
Full-time Equivalents	31.60	34.00	35.00	1.00
% of town's FTEs			7.88%	

	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024	
Expenditures By Fund					
Water Operating Fund	\$7,253,664	\$9,285,022	\$10,084,638	\$799,616	(1)
Water Capital Fund	736,648	10,740,052	6,408,398	(4,331,654)	(4)
Water Infrastructure	236,208	11,934,485	8,493,676	(3,440,809)	(4)
Renewable Resources Fund	1,144,254	5,418,968	11,790,954	6,371,986	(4)
Total Budget	\$9,370,774	\$37,378,527	\$36,777,666	(\$600,861)	

	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024	
Expenditures by Category					
Personnel & Benefits	\$2,307,557	\$3,202,451	\$3,544,061	\$341,610	(1)
Contracted Services	2,156,460	2,021,391	2,421,501	400,110	(2)
Operating Supplies & Equipment	2,267,668	2,700,504	2,812,613	112,109	(3)
Capital Outlay	2,244,305	27,360,151	25,427,278	(1,932,873)	(4)
Debt Service	394,784	1,894,030	2,572,213	678,183	(5)
Restricted Budget	-	200,000	-	(200,000)	(6)
Total Budget	\$9,370,774	\$37,378,527	\$36,777,666	(\$600,861)	

Budget Notes and Significant Changes

- 1 Personnel & Benefits - Increase primarily attributed to higher health premiums, performance pay adjustments and for the addition of a new Water Construction Inspector. Budget capacity was also added for a term limited temporary Billing Specialist. These positions will help continue to provide quality service to customers and deal with the high volume of work in inspections
- 2 Contracted Services - Increase is primarily due to the inclusion of a potable water reuse study and the renewal of a rate and fee study that was last performed approximately 4 years ago. Both studies are budgeted in the Water Operating Fund.
- 3 Operating Supplies & Equipment - Increase is primarily attributed to higher electricity costs. Funding is also included for water conservation partnerships in the event grant funding becomes available for such programs during the fiscal year.

- 4 Capital Outlay - A number of projects are included such as the Northwest Recharge and Recovery Distribution System (NWRDRS) and the Marana Park Reservoir and Well as well as impact fee funding capacity if the opportunity arises to make new renewable water acquisitions. The department has also secured WIFA loans to help pay for some of the capital projects. A significant portion of these loans is forgivable (i.e. \$4 million of \$5.5 million to be borrowed). For more details please refer to the Town's Capital Improvement Plan in this document.
- 5 Debt Service - Increase is due to budget capacity toward debt issuance costs to provide financing toward the purchase of renewable water resources. Impact fees have not yet been collected to cover the full budgeted amounts. Staff will consider additional financing methods as water resource availability is determined.
- 6 Restricted Budget - Prior year funding included emergency water hauling due to a possible well failure which would require the hauling of water in order to provide service to existing customers. The department is currently constructing a water line that will eliminate the need to haul water to that location.

WATER RECLAMATION



Overview

Marana Water is committed to providing our customers with safe, reliable, efficient water and water reclamation services through utilization of the effective industry practices, state of the art technology, and the sustainable use of water resources.

Fiscal Year 2022-23 Accomplishments

- Continued to work with local, state, and federal regulatory agencies to maintain compliance and operation of the wastewater reclamation facility and sanitary sewer conveyance system.
- Completed the cleaning, CCTV, and manhole inspections of one quarter of the sanitary sewer conveyance system (~20 miles).
- Completed 60% design of 2nd Screw Press at the Marana WRF.
- Completed 30% design of Rillito Vista Lift Station Upgrades.
- Awarded the Arizona Water Association Sanitary Sewer System of the Year.

Fiscal Year 2023-24 Goals & Objectives

- Successfully complete the design of the Sewer Conveyance System Project (Design/Build) in North Marana.
- Successfully complete the design and construction of the 2nd Screw Press Project and the Marana WRF.
- Clean, CCTV, and perform manhole inspections of the next quarter in the rotation of the sanitary sewer conveyance system (~20 miles).
- Continue to work with local, state, and federal regulatory agencies to maintain compliance and operation of the wastewater reclamation facility and sanitary sewer conveyance system.
- Continue to implement the asset management program utilizing a Computerized Maintenance Management System (CMMS) - Cartegraph, as well as implementation of GIS tools to track Manhole Inspections and Vector Control Treatments.

Staff Summary	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024
Full-time Equivalents	7.00	8.00	8.00	-
% of town's FTEs			1.80%	

Expenditures By Fund	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024	
Water Reclamation Operating Fund	\$2,796,258	\$3,531,393	\$3,433,415	(\$97,978)	(5)
Water Reclamation Capital Fund	274,962	9,468,962	10,060,241	591,279	(4)
Water Reclamation Impact (Post SB)	609,289	45,200	8,407,479	8,362,279	(4)
Total Budget	\$3,680,509	\$13,045,555	\$21,901,135	\$8,855,580	

Expenditures by Category	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024	
Personnel & Benefits	\$596,579	\$761,501	\$751,422	(\$10,079)	(1)
Contracted Services	1,023,782	1,447,983	1,264,700	(183,283)	(2)
Operating Supplies & Equipment	384,259	381,511	438,012	56,501	(3)
Capital Outlay	867,052	9,587,562	18,580,020	8,992,458	(4)
Debt Service	808,837	866,998	866,981	(17)	
Total Budget	\$3,680,509	\$13,045,555	\$21,901,135	\$8,855,580	

Budget Notes and Significant Changes

- 1 Personnel & Benefits - Funding is included for performance pay adjustments and higher health premiums. These increases are offset by lower overtime and shift costs, as well as lower benefits costs associated with employee benefit elections.
- 2 Contracted Services - Decrease is attributed to prior year one-time and ongoing system repairs, upgrades and rehabilitation that were completed and will help ensure the continued and uninterrupted system operations.
- 3 Operating Supplies & Equipment - Increase is attributed to higher operational costs, including electricity consumption, as the plant is processing greater quantities of waste water, in line with the increased customer base.
- 4 Capital Outlay - A number of ongoing projects are included in the FY2024 budget including the North Marana Sewer Interceptor Expansion and a second screw press for the water reclamation plant. For more details please refer to the Capital Improvement Plan. Impact fee funding was made available Water Reclamation Plant, Phase II design.
- 5 Water Reclamation Operating Fund - Increases for salaries and operating costs, were offset by lower maintenance costs.

AIRPORT

Operations
Supervisor

Senior Maintenance
Associate

Overview

The Airport Department provides the community with a valuable general aviation air transportation resource that is part of the National Air Transportation System and enhances and promotes the aviation industry for the community while maintaining the highest level of safety and professional customer service. The department also markets and leases airport land for aviation related businesses and development.

Fiscal Year 2022-23 Accomplishments

- Applied for air traffic control tower environmental assessment (FAA-Grant).
- Applied to replace existing AWOS with AWOS III P/T (FAA-Grant).
- ALP Update to reflect Runway 30 Safety Mitigation Project, ATCT Siting Study, and Land Releases (ADOT-Grant).
- Awarded East Hangar Apron Reconstruction ADOT Grant.

Fiscal Year 2023-24 Goals & Objectives

- Apply for Air Traffic Control Tower, Design (FAA Grant).
- Apply for Security Fence 4,000 LF, Design & Construction (FAA AIG).
- Airport Drainage Study (ADOT Grant).
- East Hangar Apron Reconstruction Phase 2, Construction (ADOT Grant).

Staff Summary	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024
Full-time Equivalents	3.00	4.00	4.00	-
% of town's FTEs			0.90%	

Expenditures By Fund	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024
Airport Operating Fund	\$460,185	\$629,423	\$647,162	\$17,739
Airport Capital Fund	613,913	5,541,436	7,635,253	2,093,817
Total Budget	\$1,074,098	\$6,170,859	\$8,282,415	\$2,111,556

Expenditures by Category	FY2022 Actual	FY2023 Adopted	FY2024 Recommended	Change FY2023 to FY2024
Personnel & Benefits	\$242,054	\$303,228	\$324,362	\$21,134
Contracted Services	171,645	243,215	254,950	11,735
Operating Supplies & Equipment	56,486	63,400	67,850	4,450
Capital Outlay	603,913	5,561,016	7,635,253	2,074,237
Total Budget	\$1,074,098	\$6,170,859	\$8,282,415	\$2,111,556

Budget Notes and Significant Changes

- 1 Personnel & Benefits - Increase primarily attributed to higher health premiums and performance pay adjustments.
- 2 Contracted Services - The increase is primarily associated with increased funding for ongoing facility and vehicle maintenance.
- 3 Capital Outlay - Funding is for a number of airport related capital projects including the continuation of the multi-year Control Tower project. The Town's estimated match for the current fiscal year of approximately \$664,000 is budgeted as a transfer out from the General Fund.

CAPITAL IMPROVEMENT PLAN



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CAPITAL IMPROVEMENT PLAN

Fiscal Year 2023 – 2024 Recommended Plan

Overview

The Fiscal Year 2023-2024 recommended Capital Improvement Plan (CIP) forecasts the Town's capital investments over a five-year period. Capital investments involve major Town projects that have at least a five year useful life and at least a \$100,000 total project budget. The CIP is both a fiscal and planning device that allows the Town to inventory and monitor all capital project costs, funding sources, departmental responsibilities, and timing schedules. Each year the CIP is reviewed within the context of ongoing Town, county, state, and federal planning programs and policies as well as the Town's General and Strategic Plans.

Capital improvements may include new construction or an expansion, upgrade, replacement, or other addition designed to improve, conserve, or maintain the value of Town assets or enhance service capacity and/or visual environment. At any given time, the Town has numerous capital projects in various stages that include the following: project planning, site selection, right-of-way acquisition, public hearing, utility relocation, site preparation, project agreement preparation, design, construction, and inspection.

The first year of the CIP, along with any carry-forward of funds from the prior fiscal years, comprise the total budget for each CIP project beginning July 1 of the new fiscal year. The remaining four years of the CIP serve as a financial plan for capital investments. The five-year financial plan is reviewed and updated each year, and the Mayor and Council adopt the capital budget and the five-year financial plan after recommendations from staff and the public.

The CIP committee met during the budget cycle to prioritize all requested CIP projects. The resulting recommendations were presented to the Town Council on March 13, 2023 at the Town Council retreat.

Funding Sources

The CIP presented incorporates a diverse financing plan. The plan not only utilizes development fees to ensure that new development is paying for cost associated with growth, but also includes funds from the General Fund that allow existing residents to contribute to the many projects that are planned. This is an important balance to maintain when a variety of projects are constructed which will benefit all residents of the community.

Proceeds used for the various capital improvements projects may include:

- Development related impact fees
- Transportation sales tax funds (75% of the Town's construction sales tax dollars are dedicated for transportation improvements)
- Intergovernmental sources including: State of Arizona, Pima Association of Governments (PAG), Regional Transportation Authority (RTA)
- Water and sewer utility revenues
- Water Infrastructure Financing Authority (WIFA) loans or other bond financing
- Various grant and third-party contributions
- General Fund revenues and reserves

As shown by the following chart, the largest single CIP funding source comes from bond or loan proceeds at \$64.0 million. The proceeds will help ensure the timely construction of a number of projects that have dedicated funding sources, including the half cent sales tax and impact fees, but lack the cash flow needed to complete the projects in the planned timeframe. Planned projects include the Marana Community Center and Aquatic Complex and the expansion and rehabilitation of critical water and sewer infrastructure projects, including potential water resource acquisitions.

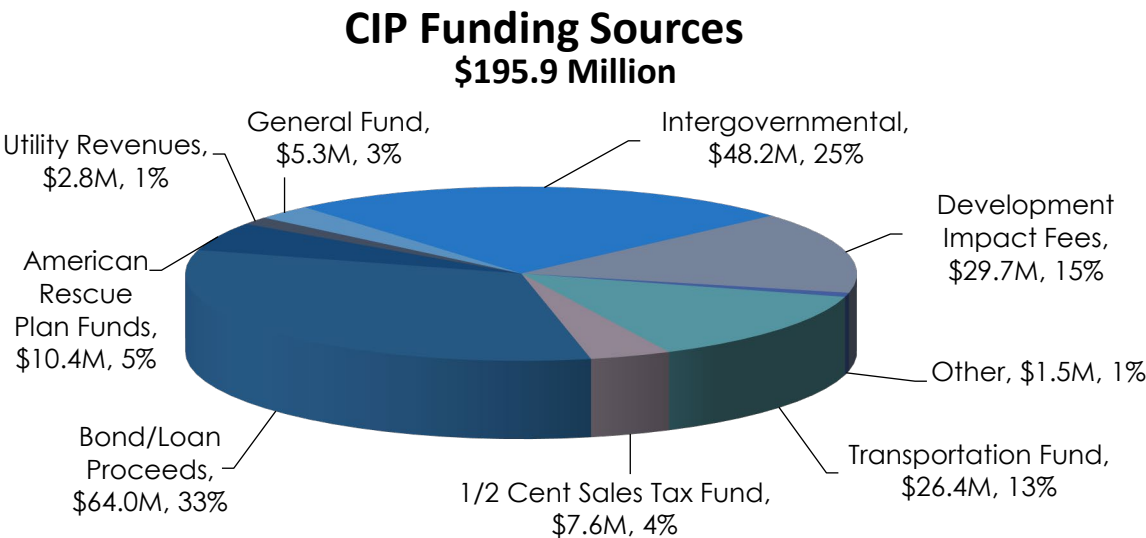
Intergovernmental revenues are the second largest funding source at \$48.2 million. They contain HURF and other agency type funds, including funding received from the State of Arizona to be used for the Tangerine Road widening project and from possible state and federal aviation capital improvement grants.

Developer Fees are another large source in the fiscal year 2023-2024 CIP at \$29.7 million. These are impact fee revenues associated with construction and development of new or expanded road, park, water, and sewer related infrastructure.

The Transportation Fund accounts for \$26.4 million of capital project funding. This funding source provides revenues for the majority of the Town's road infrastructure projects and the reconstruction of neighborhood subdivisions.

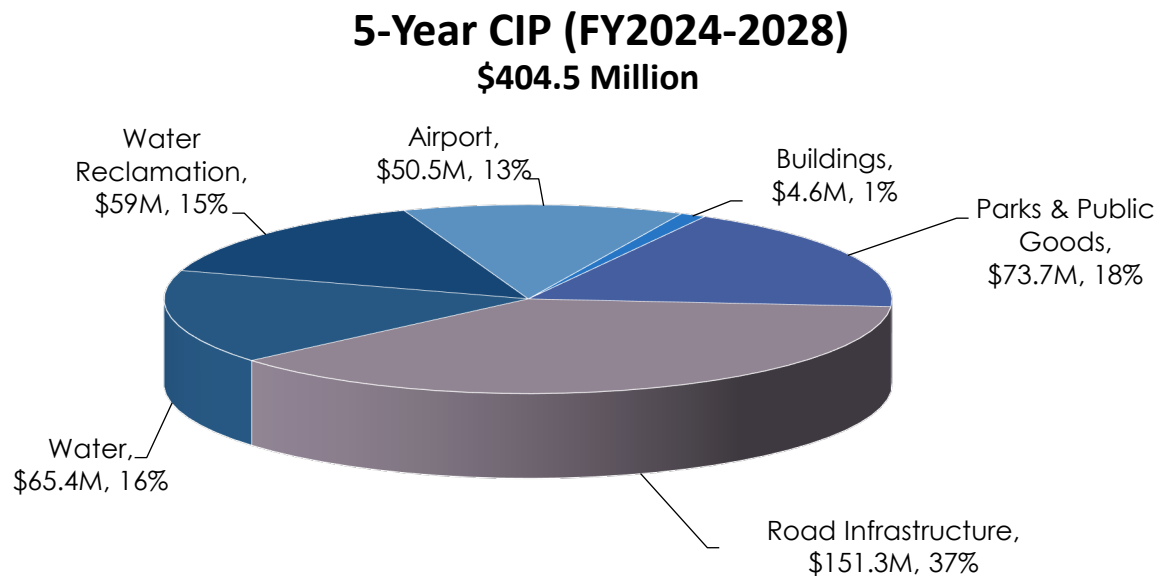
The American Rescue Plan Act (ARPA) was signed into law on March 11, 2021. Among the provisions was \$350 billion to help states, counties, cities and tribal governments mitigate the effects of COVID-19 and make meaningful investments into the community. Under ARPA regulations the Town claimed all \$16.4 million as lost revenues in the General Fund and subsequently decided to expend this one-time funding for water and sewer infrastructure projects.

On October 19, 2021, the Town of Marana passed ordinance No. 2021.022, increasing the local sales tax rate from 2.0% to 2.5% to help fund the design and construction of a new Community Center and Aquatic Complex. The Town has programmed \$57.6 million for fiscal year 2023-2024, a portion of which will likely be carried over to the following fiscal year. Funding for the construction of this project will consist of mostly bond proceeds along with \$7.6 million in anticipated sales taxes.

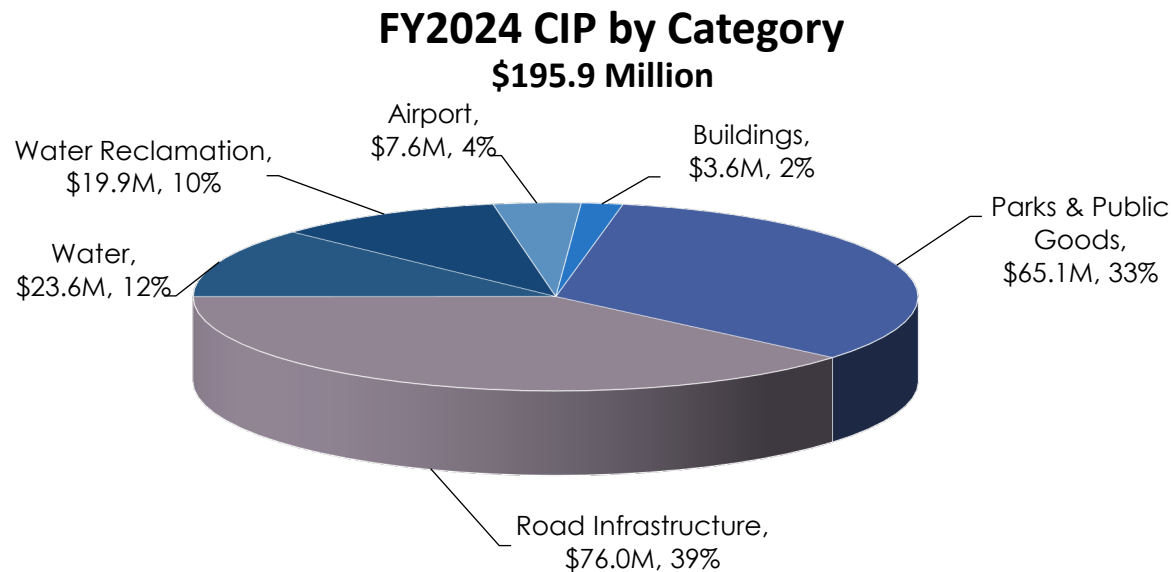


Capital Improvement Plan Summary

The cumulative five-year CIP for the Town of Marana totals \$404.5 million from FY2024 through FY2028. The chart below shows the breakdown by CIP category for the five-year period with Road Infrastructure being the largest of the categories at \$151.3 million, and Parks and Public Goods related projects the second largest at \$73.7 million.



The recommended fiscal year 2023-2024 CIP totals \$195.9 million and is approximately 61% of the recommended annual budget. Road Infrastructure encompasses the largest portion at \$76.0 million. Parks and Public Goods projects are the second largest at \$65.1 million. A breakdown is shown below.



A detailed summary of all CIP projects encompassed in the Town of Marana's five-year CIP program can be found in the following table.

FISCAL YEAR 2023-2024
TOWN OF MARANA FIVE YEAR CAPITAL IMPROVEMENT PLAN

Project Name	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Grand Total
ADA Compliance Program	300,000	200,000	200,000			700,000
Adonis Road Extension Phase 2	2,600,000					2,600,000
Airport Control Tower, Construction		12,000,000				12,000,000
Airport Control Tower, Design	1,300,000					1,300,000
Airport Control Tower, EA	301,000					301,000
Airport Control Tower, Siting Study	47,989					47,989
Airport Drainage Study	400,000					400,000
Airport NW Well Rehabilitation				140,000		140,000
Airport Security Fence	323,962					323,962
Airport Southeast Well Site Upgrade		75,000	600,000			675,000
Avra Valley Rd, Overlay, FY2024	2,000,000					2,000,000
AWOS Replacement	51,105					51,105
B-Zone Booster and Transmission Line			381,002	4,032,276		4,413,278
B-Zone Reservoir			65,250	552,450		617,700
CAP Subcontract - NIA Reallocation	215,500	215,500	215,500			646,500
Continental Reserve 24-inch Tie-in	2,400,165	501,085				2,901,250
C-Zone Booster			192,188	1,627,187		1,819,375
Dove Mountain Blvd & Moore Rd Signal, North	740,250					740,250
East Apron Reconstruction Ph-1, Construct	2,055,000					2,055,000
East Apron Reconstruction Ph-1, Design	29,016					29,016
East Apron Reconstruction Ph-2, Construct	2,250,000					2,250,000
East Tangerine, Segment 1 Pipeline, Upsizing	2,594,246					2,594,246
El Rio Disc Golf	262,695					262,695
El Rio Preserve Expansion	425,000					425,000
El Rio Recreation Area Parking Lot	26,557					26,557
Gladden Farms Baseball Fields	1,162,654					1,162,654
Hartman Booster Station Electrical Upgrade		220,000				220,000
Heritage Park Water Plant	315,741		2,506,191	2,506,191		5,328,123
Honea East Well Upgrade	22,875	193,675				216,550
Honea Heights Emergency Sewer Program	75,000	75,000	75,000	75,000	75,000	375,000
Honea Heights Park, East	132,700	850,000				982,700
Integrated Water Resources Plan and DAWS	187,440					187,440
Land Acquisition of State Land		323,962				323,962

FISCAL YEAR 2023-2024
TOWN OF MARANA FIVE YEAR CAPITAL IMPROVEMENT PLAN

Project Name	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Grand Total
LED Street Lighting AZ Pavilions North				319,000		319,000
LED Street Lighting AZ Pavilions South				230,000		230,000
LED Street Lighting Near Crossroads Park	34,903					34,903
LED Street Lighting, Business Park Dr				420,000		420,000
Lon Adams Road, Reconstruction	5,785,498					5,785,498
Mandarina Community Park		700,000				700,000
Marana Community Center and Aquatic Complex	57,645,784					57,645,784
Marana Estates Improvements	200,000	200,000	200,000	200,000	200,000	1,000,000
Marana Park Reservoir	2,573,900					2,573,900
Marana Park Well	724,188					724,188
Marana Park Well, Booster, Electric Upgrade	220,000					220,000
Marana Public Safety Facility	515,948					515,948
Marana Road Traffic Interchange		6,600,000				6,600,000
Marana WRF, Screw Press 2	1,900,000					1,900,000
MMC Fiber Optic Upgrade	100,000					100,000
MMC Generator Upgrade	1,175,000					1,175,000
MMC HVAC Mechanical Systems Upgrade	100,000	1,000,000				1,100,000
MMC Interior Lighting Improvements	258,000					258,000
MMC Reception Remodel	200,000					200,000
MOC Fleet Warehouse Roof, HVAC, Replacement	500,000					500,000
MOC Generator Replacement	600,000					600,000
MOC Parking Lot Reconstruction	150,000					150,000
MOC Security Walls, New Entry Gate	540,000					540,000
Moore Road Rehabilitation, Sanders Rd to I-10		700,000				700,000
New Renewable Water Resource Acquisition	8,889,500					8,889,500
North Marana Drainage Improvements	152,070					152,070
North Marana Pavement Rehab Phase 2		550,000				550,000
North Marana Sewer Interceptor	14,979,733					14,979,733
NW Recharge, Recovery, and Delivery System	4,281,904	7,509,530	3,642,612			15,434,046
Ora Mae Harn Park Facility Expansion				400,000		400,000
Oshrin Line Replacement	275,620	140,000				415,620
Oshrin Well Rehabilitation		140,000				140,000
Palo Verde Well Rehabilitation			140,000			140,000

FISCAL YEAR 2023-2024
TOWN OF MARANA FIVE YEAR CAPITAL IMPROVEMENT PLAN

Project Name	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Grand Total
Picture Rocks Interconnect	183,563	1,370,000				1,553,563
Pines Settlement Repair, FY2022	20,000					20,000
Pines Settlement Repair, FY2023	460,000					460,000
Pioneer Well Electrical Upgrade				220,000		220,000
Recharge Basins Phase II		400,476	3,604,290			4,004,766
Rillito Village Tr Drainage Improvements	17,012					17,012
Rillito Vista Lift Station Upgrade	137,575	1,000,000				1,137,575
RWY 30 Safety Mitigate Project, EA				150,000		150,000
RWY 3-21, TWY-B, Hang-6, Reconstruct, Construction				6,000,000		6,000,000
RWY 3-21, TWY-B, Hang-6, Reconstruct, Design			647,924			647,924
RWY 3-21, TWY-B, Hang-6, Reconstruct, EA			480,000			480,000
Saguaro Bloom Community Park, Phase 2	350,000		2,227,783	2,227,783		4,805,566
Sandario Well Rehabilitation	20,000					20,000
Sanders Road 24-inch Water Line	356,095	4,522,407				4,878,502
Santa Cruz Shared Use Path, at Calportland	3,752,239					3,752,239
SCADA and Integrated Telemetry	394,129					394,129
Sewer Conveyance System Rehabilitation		661,282	552,533	574,635		1,788,450
Tangerine 16-Inch with Break Tanks			560,700	100,000	4,647,260	5,307,960
Tangerine Farms Road Extension	2,800,000	19,000,000				21,800,000
Tangerine Farms Road, Irrigation Improvements	120,000					120,000
Tangerine Road Widening, Phase 2A	35,424,434					35,424,434
Tangerine Road Widening, Phase 2B			29,286,848	15,000,000		44,286,848
Tangerine Sky Park, Phase 2	196,385	1,100,000				1,296,385
Tangerine TI Improvements	2,854,709	3,500,000				6,354,709
Taxiway A Reconstruct, MITL, Design			700,000			700,000
Taxiway A Reconstruction, MITL, Construction				8,860,000		8,860,000
Taxiway C Reconstruction, Construction				2,310,000		2,310,000
Taxiway C Reconstruction, Design			190,000			190,000
Tortolita Preserve Improvements	111,079					111,079
Twin Peaks Road, Rattlesnake Pass Widening	22,922,201					22,922,201
TWY B, E, Lighting Upgrade, Constuction				1,500,000		1,500,000
TWY B, E, Lighting Upgrade, Design				150,000		150,000

FISCAL YEAR 2023-2024
TOWN OF MARANA FIVE YEAR CAPITAL IMPROVEMENT PLAN

Project Name	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Grand Total
West Apron Reconstruction Ph-1, Construction		2,250,000				2,250,000
West Apron Reconstruction Ph-1, Design	877,181					877,181
West Apron Reconstruction Ph-2, Construction			7,290,000			7,290,000
WRF Phase II Design	2,900,824		18,130,145	18,130,145		39,161,114
Grand Total	195,918,369	65,997,917	71,887,966	65,724,667	4,922,260	404,451,179

OPERATING CAPITAL AND PROJECTS



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Operating Capital and Projects

Operating capital and projects capture costs associated with the repair and maintenance of capital assets, replacement of equipment, studies, and all other project type costs that do not result in the acquisition or construction of a capital infrastructure asset.

Operating Capital and Projects	Recommended Budget
Town Manager	
Website Implementation	50,000
Total for Town Manager	<u>\$50,000</u>
Town Clerk	
Restricted – in the event of an unscheduled special election	60,000
Total for Town Clerk	<u>\$60,000</u>
Finance	
New Software for Budget report	40,000
Total for Finance	<u>\$40,000</u>
Technology Services	
New Permitting/Licensing System	443,530
Conference Room Hybrid Meeting Solutions	47,360
Network upgrades	190,349
Body/Vehicle Camera Storage Solutions	254,520
PCWIN Maintenance Fees	209,870
Office Space reconfiguration	50,000
Office 365 - Exchange	130,000
Computer Replacements	99,000
Police Radio Replacements (year 1 of 4-year program)	225,000
Total for Technology Services	<u>\$1,649,629</u>
Development Services	
Master Plan Development– per 2040 General Plan	300,000
Office Space reconfiguration	30,000
On Call 3 rd Party reviews	50,000
Total for Development Services	<u>\$380,000</u>
Police	
Dispatcher's Unfunded Pension Liability payoff as of 6/30/2022 report	1,172,634
Total for Police	<u>\$1,172,634</u>

Operating Capital and Projects	Recommended Budget
Public Works	
Transportation Master Plan – carry over	220,000
Facilities Master Plan – continued	125,000
MOC Exterior Painting for All Structures	75,000
Senior Center Front Desk Replacement	35,000
Furniture for Courts – carry over	22,500
Furniture Replacement for Conference Rooms	140,000
MMC Elevator Door Upgrades	135,000
MMC Server Room HVAC Upgrade – Buildings A & B	140,000
MOC Server Room HVAC Upgrade	35,000
MOC Building Insulation Upgrade	35,000
MMC 3 rd Floor Balcony Tile Replacement – carry over	21,300
Total for Public Works	<u>\$983,800</u>
Parks and Recreation	
Recreation Management Software – carry over	45,000
Resurfacing of Basketball and Tennis Courts	54,000
Parking Lot Treatment at Wild Burro Trail	28,000
John Deere Pro Gator 2020A	93,500
Big Tex Tip Trailer	12,000
Kubota RTV	32,400
Fitness Equipment	15,000
Sod Maintenance & Removal	38,175
Total for Parks and Recreation	<u>\$528,075</u>
Water Fund Operating	
Rate & Fee Study	125,000
Potable Water Reuse Study	250,000
Groundwater Feasibility Study	34,987
Total for Water Operating	<u>\$409,987</u>
Water Reclamation Fund Operating	
Saguaro Bloom Lift Station Arc Flash Analysis	50,000
Clarifier Baffle Replacement	50,000
UV Lamp Replacement (1 bank)	45,000
UV Weir Replacement	76,500
John Deere Model 4310 Tractor Mower	68,900
Total for Wastewater Operating	<u>\$290,400</u>

Operating Capital and Projects	Recommended Budget
Airport Fund Operating	
Surveillance Cameras/Security	78,100
Strategic Marketing Plan	7,500
Total for Airport Operating	<u>\$85,600</u>
New Vehicle Purchases (Not part of replacement program)	
Vehicles for 5 Police Officers	450,000
Vehicle for Custodian	43,000
Vehicle for Construction Inspector - Water	70,000
Total for New Vehicle Purchases	<u>\$563,000</u>
Vehicle Replacements*	
Unit 125-2009 Camry Hybrid	43,500
Unit 290-2007 Ford F-350	81,500
Unit 835-2002 John Deere Model 310 Backhoe	165,000
Unit 568-2011 Chevrolet Classic Car	92,500
Unit 575-2013 Chevrolet Caprice	92,500
Unit 577-2013 Chevrolet Caprice	92,500
Unit 578-2013 Chevrolet Caprice	92,500
Unit 581-2013 Chevrolet Caprice	92,500
Unit 582-2013 Chevrolet Caprice	92,500
Unit 591-2013 Chevrolet Tahoe	92,500
Unit 595-2014 Chevrolet Tahoe	92,500
Unit 596-2014 Chevrolet Tahoe	92,500
Unit 1001-2014 Chevrolet Tahoe	94,850
Unit 1003-2014 Chevrolet Tahoe	94,850
Unit 1014-2015 Chevrolet Tahoe	92,500
Unit 1016-2015 Chevrolet Tahoe	94,850
Unit 1020-2015 Chevrolet Tahoe	92,500
Unit 1036-2017 Ford Explorer	92,500
Unit 1046-2018 Chevrolet Tahoe	92,500
Unit 574-2013 Chevrolet Tahoe	94,850
Unit 1002-2014 Chevrolet Tahoe	94,850
Unit 2056-2014 Ford F-150 Supercab	80,883
Unit 901-2000 Kohler 60KW 60 Hertz Generator – HURF	93,000
Unit 2017-2011 Ford F-450 – Water	82,000
Unit 2033-2013 Ford F-250 – Water	111,500
Unit 2035-2013 Ford F-150 – Water	53,500
Unit 836- John Deere Model 4310 Tractor Mower – Water Reclamation	68,900

Operating Capital and Projects	Recommended Budget
<u>Carry-forward purchases**</u>	
Unit 430-2004 Chevy Silverado Crew Cab 4x4	74,800
Unit 576-2013 Chevy Caprice	86,350
Unit 583-2013 Chevy Caprice	86,350
Unit 594-2014 Chevy Tahoe	86,350
Unit 597-2014 Chevy Tahoe	86,350
Unit 598-2014 Chevy Tahoe	86,350
Unit 1019-2015 Chevy Tahoe	86,350
Unit 1021-2015 Chevy Tahoe	86,350
Vermeer V2501D Replacement -HURF, (FY2023)	41,544
Vehicle Replacements (Units 2033-2013, F-350, 2035-2013, F150, 2017-2011, F-450) – Water, FY (2023)	247,000
Vehicle for Water Reclamation Operator II – Water, (FY2023)	43,400
Vehicles for Irrigation Control Technician and Maint. Associate III, (FY2023)	129,490
New Vehicles for 5 new police officers (FY2023)	312,800
Vehicle for New Detective Position, (FY2023)	45,400
Vehicle for Crime Scene Unit – Van, (FY2023)	90,420
Total for Vehicle Replacements	<u>\$3,823,537</u>
Grand Total	<u>\$ 10,036,662</u>

* Vehicle Replacements reflect the use of replacement dollars set aside in previous fiscal years and reflect the organization's commitment in ensuring employees have safe and reliable vehicles and equipment needed to provide a high level of service.

**Some vehicle replacements presented above were scheduled for purchase in the prior year, but a shortage of components will delay delivery by the manufacturer until fiscal year 2023-2024. Thus, the corresponding vehicles and updated budget amounts were carried forward to this year's proposed budget.

Capital Projects

A complete list of the Town's five year Capital Improvement Plan is included in a different section of this document.

The following projects and initiatives, being funded in part or in whole by the General Fund, are being considered in the 2023-2024 fiscal year budget process and are currently factored in when calculating the estimated ending fund balance for fiscal year 2023-2024. Many of these projects were included in the prior year budget and are being continued into the current year budget.

Project*	Description	Recommended Budget
MMC Reception area remodel	Remodel front desk to accommodate additional staff and increase safety	200,000
El Rio Preserve Expansion	To increase recreational and educational programming at El Rio Preserve	425,000
El Rio Recreation Area Parking Lot	To create additional parking at the El Rio Recreation area	132,347
Marana Gateway Monument Signage	Create permanent structures at key Marana roadways and intersections	200,000
Tortolita Preserve Improvements	For improvements at the Tortolita Preserve trailhead	61,079
Tangerine Sky Park, Phase 2	Design for the expansion of the Park	196,385
MOC Generator Replacement	Replace and upgrade aging generator	600,000
MMC Generator Upgrade	Replace and upgrade aging generator to provide coverage to all electrical systems	1,175,000
MMC Interior Lighting Improvements	Conversion of existing lighting to LEDs	258,000
MOC Roof & HVAC Replacement	Replace aging roof and HVAC equipment	500,000
MMC HVAC Mechanical Systems upgrade	Replace and upgrade aging equipment - design	100,000
MOC Security Walls & New Entry Gate	Security and safety improvements at the MOC	540,000
MOC Parking Lot Reconstruction	Reconstruct failing parking lot surface	150,000
Total for General Fund		\$4,537,811

* Some of the projects above started construction in fiscal year 2023 and will be completed in fiscal year 2023-2024. Thus, amounts presented above reflect estimates of budget appropriation that may be needed to finish the projects and may be adjusted further prior to the issuance of the final budget.

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CARRY FORWARD REQUESTS



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Carry Forward Requests

The following items present select projects and purchases that were requested for carry forward into the fiscal year 2023-2024 budget. The amounts included within this section are projected carry forward, and only reflect the request to expend remaining budget approved in the prior fiscal year. Transportation related, infrastructure and impact fee funded projects are not included below.

A complete list of the Town's five year Capital Improvement Plan is included in a different section of this document.

Carry Forward Requests - Updated	Recommended Budget
Police	
Vehicles for new positions in FY2023	358,200
Crime Scene Van	90,420
Total for Police	<u>\$448,620</u>
Public Works	
MMC Generator upgrade	800,000
MMC Interior Lighting Improvements	258,000
MOC Security Walls & New Entry Gate	314,000
MOC Parking Lot Reconstruction	150,000
Total for Public Works	<u>\$1,522,000</u>
Parks and Recreation	
Tangerine Sky Park, Phase 2	196,385
Tortolita Preserve Improvements	61,079
El Rio area projects combined (Disc Golf, parking lot, expansion)	74,252
Vehicle for new positions in FY2023	129,490
Total for Parks and Recreation	<u>\$461,206</u>
Technology Services	
New Permitting/Licensing System	275,000
Network upgrades (hardware)	88,929
Total for Technology Services	<u>\$363,929</u>
Vehicle Replacements	
Vehicles from the FY2023 planned replacements	679,250
Total for Vehicle Replacements	<u>\$679,250</u>
General Fund Total	<u>\$3,475,005</u>

AUTHORIZED PERSONNEL



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RECOMMENDED AUTHORIZED POSITION SCHEDULE

FISCAL YEAR 2023-2024

	2021 Adopted	2021 Actual	2022 Adopted	2022 Actual	2023 Adopted	2023 Estimated	2024 Adopted
Town Manager							
Town Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Deputy Town Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Assistant Town Manager	1.00	1.00	-	-	-	-	-
Executive Assistant to the Town Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Town Engineer	-	-	1.00	1.00	-	-	-
Administrative Assistant	1.00	1.00	1.00	1.00	-	-	-
Assistant to the Town Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Heritage Specialist	-	-	-	-	-	-	0.50
Communication and Marketing Division							
Communications Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Communications Specialist	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Graphics Designer	1.50	1.50	1.50	-	-	-	-
Visual Communications Designer	-	-	-	1.50	2.50	2.50	2.50
Special Events Division							
Special Events Coordinator	1.00	1.00	1.00	-	-	-	-
Special Events Programmer	1.00	1.00	-	-	-	-	-
Total Town Manager Office	11.50	11.50	10.50	9.50	8.50	8.50	9.00
Town Clerk							
Town Clerk	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Deputy Town Clerk	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Executive Assistant	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Records Clerk	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Total Town Clerk	5.00	5.00	5.00	5.00	5.00	5.00	5.00
Human Resources							
Human Resources Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Human Resources Deputy Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Risk Manager	-	-	1.00	1.00	1.00	1.00	1.00
Organizational Development Manager	-	-	-	-	-	-	1.00
Sr. Human Resources Analyst	2.00	2.00	2.00	2.00	2.00	-	-
Senior Human Resources Generalist	-	-	-	-	-	2.00	2.00
HRIS Administrator	-	-	-	-	1.00	-	-
HRIS & Payroll Manager	-	-	-	-	-	1.00	1.00

RECOMMENDED AUTHORIZED POSITION SCHEDULE

FISCAL YEAR 2023-2024

	2021 Adopted	2021 Actual	2022 Adopted	2022 Actual	2023 Adopted	2023 Estimated	2024 Adopted
Human Resources, continued							
Payroll Administrator	-	-	-	-	-	1.00	1.00
Payroll Technician	-	-	-	-	-	1.00	1.00
Human Resources Analyst	1.00	1.00	1.00	1.00	1.00	-	-
Human Resources Generalist	-	-	-	-	-	1.00	1.00
Executive Assistant	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Safety Division							
Safety & Emergency Management Coordinator	1.00	1.00	1.00	1.00	1.00	-	-
Safety & Health Coordinator	-	-	-	-	-	1.00	1.00
Safety Compliance Specialist	-	-	-	-	1.00	-	-
Safety & Health Specialist	-	-	-	-	-	1.00	1.00
Total Human Resources	6.00	6.00	7.00	7.00	10.00	12.00	13.00
Finance							
Finance Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Finance Deputy Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Finance Manager	-	-	1.00	1.00	1.00	1.00	1.00
Revenue & Customer Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Senior Budget Analyst	1.00	1.00	1.00	1.00	1.00	-	-
Budget Manager	-	-	-	-	-	1.00	1.00
Payroll Administrator	1.00	1.00	1.00	1.00	1.00	-	-
Payroll Technician	-	-	-	-	1.00	-	-
Procurement Officer	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Procurement Specialist	-	-	-	-	1.00	1.00	1.00
Financial Specialist	-	-	1.00	1.00	1.00	1.00	1.00
Procurement Agent	1.00	1.00	-	-	-	-	-
Grants Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Senior Accountant	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Senior Accounting Associate	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Accounting Associate	0.75	0.75	0.75	0.75	1.00	1.00	1.00
License & Tax Specialist	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Administrative Assistant	0.50	0.50	-	-	-	-	-
Asset Systems Manager	1.00	1.00	-	-	-	-	-
Customer Service Representative	2.00	2.00	2.00	2.00	3.00	3.00	3.00
Total Finance	16.25	16.25	15.75	15.75	19.00	17.00	17.00

RECOMMENDED AUTHORIZED POSITION SCHEDULE

FISCAL YEAR 2023-2024

	2021 Adopted	2021 Actual	2022 Adopted	2022 Actual	2023 Adopted	2023 Estimated	2024 Adopted
Legal							
Town Attorney	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Deputy Town Attorney	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Senior Assistant Town Attorney	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Assistant Town Attorney	1.00	1.00	1.00	2.00	2.00	1.00	1.00
Associate Town Attorney	1.00	1.00	1.00	-	-	1.00	1.00
Paralegal	-	-	1.00	-	-	-	-
Senior Legal Assistant	-	-	-	1.00	1.00	1.00	1.00
Legal Assistant	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Legal Document Specialist	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Legal Clerk	-	-	1.00	1.00	1.00	1.00	1.00
Administrative Assistant	0.50	0.50	-	-	-	-	-
Total Legal Department	7.50	7.50	9.00	9.00	9.00	9.00	9.00
Technology Services							
Technology Services Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Technology Services Deputy Director	-	-	-	-	1.00	1.00	1.00
Technology Manager	2.00	2.00	1.00	1.00	1.00	1.00	1.00
Technology Supervisor	-	-	2.00	2.00	2.00	2.00	2.00
Senior Network Administrator	1.00	1.00	1.00	2.00	2.00	1.00	1.00
Network Administrator	1.00	1.00	1.00	-	-	1.00	1.00
Database Administrator	1.00	1.00	-	-	-	-	-
Senior Software Developer	-	-	-	-	-	-	1.00
Software Developer	1.00	1.00	1.00	1.00	1.00	1.00	-
Senior GIS Analyst	1.00	1.00	1.00	1.00	1.00	1.00	1.00
GIS Analyst	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Technology Analyst	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Technology Support Supervisor	-	1.00	1.00	1.00	1.00	1.00	1.00
Technology Support Specialist II	2.00	2.00	2.00	2.00	2.00	2.00	3.00
Technology Support Specialist I	1.00	-	-	-	1.00	1.00	1.00
Asset Systems Manager	-	-	1.00	1.00	1.00	1.00	1.00
Assets Coordinator	-	-	3.00	3.00	3.00	3.00	3.00
Total Technology Services	14.00	14.00	18.00	18.00	20.00	20.00	21.00

RECOMMENDED AUTHORIZED POSITION SCHEDULE

FISCAL YEAR 2023-2024

	2021 Adopted	2021 Actual	2022 Adopted	2022 Actual	2023 Adopted	2023 Estimated	2024 Adopted
Office of Economic & Tourism Development							
Director of Economic & Tourism Development	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Tourism & Marketing Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Economic Development Specialist	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Graphics Designer	0.50	0.50	0.50	-	-	-	-
Visual Communications Designer	-	-	-	0.50	0.50	0.50	0.50
Total Office Economic & Tourism Development	3.50	3.50	3.50	3.50	3.50	3.50	3.50
Community & Neighborhood Services							
Community & Neighborhood Services Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Community Outreach Coordinator	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Housing Rehabilitation Specialist	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Executive Assistant	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Code Enforcement Division							
Chief Code Enforcement & Animal Control Officer	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Code Enforcement Officer II	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Code Enforcement Officer I	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Animal Services Division							
Animal Control Officer	3.00	3.00	3.00	3.00	3.60	3.60	3.60
Total Community & Neighborhood Services	10.00	10.00	10.00	10.00	10.60	10.60	10.60
Development Services							
Development Services Administration							
Development Services Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Business Process Supervisor	1.00	1.00	1.00	-	-	-	-
Development Services Analyst	-	-	-	1.00	1.00	1.00	1.00
Executive Assistant	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Building Safety							
Chief Building Official	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Assistant Building Official	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Chief Building Inspector	1.00	1.00	-	-	-	-	-
Senior Plans Examiner	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Plans Examiner	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Building Inspector II	2.00	2.00	2.00	2.00	2.00	2.00	2.00

RECOMMENDED AUTHORIZED POSITION SCHEDULE

FISCAL YEAR 2023-2024

	2021 Adopted	2021 Actual	2022 Adopted	2022 Actual	2023 Adopted	2023 Estimated	2024 Adopted
Development Services, continued							
Building Inspector I	2.00	2.00	2.00	3.00	3.00	3.00	3.00
Permit Clerk	2.00	2.00	1.00	-	-	-	-
Development Coordinator	1.00	1.00	2.00	-	-	-	-
Permit Technician	-	-	-	3.00	3.00	3.00	3.00
Engineering							
Development Services Deputy Director	-	-	1.00	1.00	1.00	1.00	1.00
Town Engineer	1.00	1.00	-	-	-	-	-
Floodplain Manager	-	-	-	-	-	1.00	1.00
Engineering Deputy Director	1.00	1.00	-	-	-	-	-
Civil Engineer	-	-	1.00	1.00	1.00	1.00	1.00
Environmental Project Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Environmental Specialist	-	-	-	-	1.00	1.00	1.00
Engineering Specialist	2.00	2.00	2.00	2.00	3.00	3.00	3.00
Development Engineering Division Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Development Coordinator	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Real Property Manager	-	-	1.00	1.00	1.00	1.00	1.00
Real Property Coordinator	-	-	1.00	1.00	1.00	1.00	1.00
Senior Executive Assistant	1.00	1.00	1.00	-	-	-	-
Planning							
Planning Manager	-	-	1.00	1.00	1.00	1.00	1.00
Development Coordinator	-	-	-	1.00	1.00	1.00	1.00
Principal Planner	1.00	1.00	-	-	-	-	-
Senior Planner	5.00	5.00	5.00	5.00	5.00	5.00	5.00
Business Process Supervisor	-	-	-	1.00	1.00	1.00	1.00
Total Development Services Department	30.00	30.00	31.00	33.00	35.00	36.00	36.00
Police							
Chief of Police	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Deputy Chief of Police	1.00	1.00	1.00	-	-	-	-
Police Captain	1.00	1.00	1.00	2.00	2.00	2.00	2.00
Police Lieutenant	3.00	3.00	3.00	4.00	4.00	4.00	4.00
Police Sergeant	13.00	13.00	14.00	14.00	15.00	15.00	15.00
Police Officer	66.00	66.00	70.00	70.00	73.00	73.00	78.00
Police Detective	5.00	5.00	5.00	5.00	7.00	7.00	7.00

RECOMMENDED AUTHORIZED POSITION SCHEDULE

FISCAL YEAR 2023-2024

	2021 Adopted	2021 Actual	2022 Adopted	2022 Actual	2023 Adopted	2023 Estimated	2024 Adopted
Police, continued							
Police Records Supervisor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Police Telecommunications Manager	1.00	1.00	1.00	-	-	-	-
Police Telecommunications Supervisor	1.00	1.00	2.00	2.00	2.00	2.00	2.00
Dispatcher	13.00	13.00	13.00	13.00	13.00	13.00	13.00
Police Records Specialist	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Police Records Clerk	4.00	4.00	4.00	4.00	4.00	4.00	4.00
Crime Scene Property & Evidence Supervisor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Property & Evidence Records Clerk	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Crime Analyst	1.00	1.00	1.00	-	-	-	-
Senior Crime Analyst	-	-	-	1.00	1.00	1.00	1.00
Crime Scene Specialist	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Administrative Supervisor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Asset Management Specialist	-	-	-	-	-	-	1.00
Customer Service Representative	-	-	1.00	1.00	1.00	1.00	1.00
Customer Service Clerk	1.00	1.00	-	-	-	-	-
Administrative Assistant	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Police Department	121.00	121.00	127.00	127.00	133.00	133.00	139.00
Courts							
Town Magistrate	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Court Operations Specialist	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Court Administrator	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Court Probation Monitor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Court Security Officer	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Court Collections Specialist	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Court Supervisor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Senior Courtroom Specialist	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Courtroom Specialist	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Court Clerk	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Senior Court Clerk	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Courts	14.00	14.00	14.00	14.00	14.00	14.00	14.00

RECOMMENDED AUTHORIZED POSITION SCHEDULE

FISCAL YEAR 2023-2024

	2021 Adopted	2021 Actual	2022 Adopted	2022 Actual	2023 Adopted	2023 Estimated	2024 Adopted
Public Works							
Public Works Administration							
Public Works Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Public Works Deputy Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Traffic Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Executive Assistant	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Administrative Assistant	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Business Process Analyst	-	-	-	-	-	-	1.00
Fleet Division							
Superintendent	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lead Fleet Technician	1.00	1.00	1.00	1.00	2.00	2.00	2.00
Fleet Technician II	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Fleet Technician I	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Equipment Mechanic	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Streets Division							
Superintendent	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Traffic Technician III	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Traffic Technician II	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Traffic Technician I	1.00	-	-	-	-	-	-
Signs & Markings Technician	-	1.00	1.00	1.00	1.00	1.00	1.00
Signs & Marking Specialist	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Public Works Supervisor	2.00	2.00	1.00	2.00	2.00	2.00	2.00
Equipment Operator II	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Equipment Operator I	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Maintenance Associate III	7.00	7.00	3.00	5.00	5.00	-	-
Public Works Maintenance Associate III	-	-	-	-	-	5.00	5.00
Maintenance Associate II	4.00	4.00	4.00	1.00	1.00	-	-
Public Works Maintenance Associate II	-	-	-	-	-	1.00	1.00
Maintenance Associate I	1.00	1.00	4.00	4.00	4.00	-	-
Public Works Maintenance Associate I	-	-	-	-	-	4.00	4.00
Engineering Aide	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Senior Engineering Specialist	-	-	-	1.00	1.00	1.00	1.00
Engineering Specialist	1.00	1.00	1.00	-	-	-	-
Assets Coordinator	1.00	1.00	-	-	-	-	-

RECOMMENDED AUTHORIZED POSITION SCHEDULE

FISCAL YEAR 2023-2024

	2021 Adopted	2021 Actual	2022 Adopted	2022 Actual	2023 Adopted	2023 Estimated	2024 Adopted
Public Works, continued							
Facilities Division							
Superintendent	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Public Works Supervisor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Facilities Tradesman	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Facilities Technician II	2.00	2.00	3.00	3.00	3.00	1.00	1.00
Facilities Specialist	-	-	-	-	-	2.00	2.00
Facilities Technician I	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Custodian II	-	-	1.00	-	-	-	-
Lead Custodian	-	-	-	1.00	1.00	1.00	1.00
Custodian I	-	-	3.00	-	-	-	-
Custodian	-	-	-	3.00	3.00	3.00	4.00
Capital Improvement Program							
Town Engineer	-	-	-	-	1.00	-	-
CIP Engineering Division Manager	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Project Manager	3.00	3.00	3.00	3.00	4.00	4.00	4.00
CIP Process Analyst	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Construction Inspector	3.00	3.00	3.00	3.00	4.00	4.00	4.00
Right of Way Inspector	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Project Coordinator - CIP	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Real Property Coordinator	1.00	1.00	-	-	-	-	-
Total Public Works Department	56.00	56.00	57.00	57.00	61.00	60.00	62.00
Parks & Recreation							
Parks & Recreation Administration							
Parks and Recreation Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parks and Recreation Deputy Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Executive Assistant	1.00	1.00	2.00	2.00	2.00	2.00	2.00
Superintendent	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Business Process Manager	1.00	1.00	1.00	-	-	-	-
Business Process Supervisor	-	-	-	1.00	1.00	1.00	1.00
Recreation Supervisor (Special Events)	-	-	-	1.00	1.00	1.00	1.00
Recreation Division							
Superintendent	-	-	-	-	-	-	1.00
Recreation Supervisor	1.00	1.00	1.00	1.00	1.00	1.00	1.00

RECOMMENDED AUTHORIZED POSITION SCHEDULE

FISCAL YEAR 2023-2024

	2021 Adopted	2021 Actual	2022 Adopted	2022 Actual	2023 Adopted	2023 Estimated	2024 Adopted
Parks & Recreation, continued							
Recreation Programmer	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Maintenance Division							
Superintendent	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parks Maintenance Supervisor	3.00	3.00	4.00	4.00	4.00	4.00	4.00
Irrigation Control Specialist	2.00	2.00	2.00	-	-	-	-
Irrigation Control Technician	-	-	-	2.00	3.00	3.00	3.00
Assets Coordinator	1.00	1.00	-	-	-	-	-
Maintenance Associate III	10.00	10.00	15.00	15.00	16.00	-	-
Parks and Recreation Maintenance Associate III	-	-	-	-	-	17.00	17.00
Maintenance Associate II	4.00	4.00	4.00	4.00	4.00	-	-
Parks and Recreation Maintenance Associate II	-	-	-	-	-	4.00	5.00
Maintenance Associate I	5.00	5.00	7.00	7.00	7.00	-	-
Parks and Recreation Maintenance Associate I	-	-	-	-	-	6.00	6.00
Aquatics Division							
Aquatic Maintenance Technician	-	-	1.00	1.00	1.00	1.00	1.00
Recreation Supervisor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Recreation Programmer	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Special Interests Division							
Customer Service Representative	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Recreation Supervisor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Recreation Programmer	1.00	1.00	1.00	1.00	1.00	1.00	2.00
Outdoor Division							
Recreation Supervisor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Recreation Programmer	-	-	1.00	1.00	1.00	1.00	1.00
Maintenance Associate III	1.00	1.00	1.00	1.00	1.00	-	-
Parks and Recreation Maintenance Associate III	-	-	-	-	-	1.00	2.00
Maintenance Associate I	1.00	1.00	1.00	1.00	1.00	-	-
Parks and Recreation Maintenance Associate I	-	-	-	-	-	1.00	-
Total Parks Department	42.00	42.00	52.00	53.00	55.00	55.00	58.00

RECOMMENDED AUTHORIZED POSITION SCHEDULE

FISCAL YEAR 2023-2024

	2021 Adopted	2021 Actual	2022 Adopted	2022 Actual	2023 Adopted	2023 Estimated	2024 Adopted
Water Department							
Water Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Water Deputy Director	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Water Business Services Coordinator	1.00	1.00	1.00	-	-	-	-
Water Business Services Supervisor	-	-	-	1.00	1.00	1.00	1.00
Water Business Services Analyst	-	-	1.00	-	-	-	-
Business Financial Manager	-	-	-	1.00	1.00	1.00	1.00
Water Distribution Supervisor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Water Production Supervisor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Water Resource Coordinator	1.00	1.00	1.00	1.00	1.00	-	-
Water Resources Administrator	-	-	-	-	-	1.00	1.00
Water Quality Supervisor	1.00	1.00	1.00	-	-	-	-
Chief Water Quality Operator	-	-	-	1.00	1.00	1.00	1.00
Water Quality Specialist	-	-	-	-	-	1.00	1.00
Water Quality Technician	2.00	2.00	2.00	2.00	3.00	2.00	2.00
Water Construction Inspector	1.00	1.00	1.00	1.00	1.00	1.00	2.00
Water Conservation Specialist	-	-	-	-	1.00	-	-
Water Conservation Analyst	-	-	-	-	-	1.00	1.00
Facilities Tradesman	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Water Operator III	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Water Operator II	7.00	7.00	7.00	7.00	6.00	6.00	6.00
Water Operator I	1.00	1.00	2.00	2.00	2.00	2.00	2.00
Civil Engineer	1.00	1.00	2.00	1.00	2.00	2.00	2.00
CIP Engineering Division Manager	-	-	-	1.00	1.00	-	-
Water Engineering Manager	-	-	-	-	-	1.00	1.00
Water Billing Specialist	2.60	2.60	2.60	2.60	3.00	3.00	3.00
SCADA Administrator	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Water Technology Support Specialist II	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Assets Coordinator	1.00	1.00	-	-	-	-	-
Executive Assistant	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Water Operations Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Water Department	29.60	29.60	31.60	31.60	34.00	34.00	35.00

RECOMMENDED AUTHORIZED POSITION SCHEDULE

FISCAL YEAR 2023-2024

	2021 Adopted	2021 Actual	2022 Adopted	2022 Actual	2023 Adopted	2023 Estimated	2024 Adopted
Water Reclamation Department							
Water Reclamation Operations Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Chief Water Reclamation Operator	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Water Reclamation Operator II	2.00	2.00	2.00	2.00	3.00	3.00	3.00
Water Reclamation Operator I	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Water Reclamation Mechanic	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Associate Water Reclamation Mechanic	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Water Reclamation Department	7.00	7.00	7.00	7.00	8.00	8.00	8.00
Airport Operations							
Airport Director	1.00	-	-	-	-	-	-
Airport Manager	-	1.00	1.00	1.00	1.00	1.00	1.00
Airport Operations Supervisor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Administrative Assistant	-	-	-	-	1.00	1.00	1.00
Maintenance Associate III	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Airport Operations	3.00	3.00	3.00	3.00	4.00	4.00	4.00
TOTAL TOWN AUTHORIZED POSITIONS	376.35	376.35	401.35	403.35	429.60	429.60	444.10

MANAGER'S RECOMMENDED BUDGET



Marana Municipal Complex
11555 W Civic Center Drive
Marana, AZ 85653

MaranaAZ.gov / (520) 382-1900