



MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, April 1, 2025, at or after 6:00 PM

Jon Post, Mayor
Roxanne Ziegler, Vice Mayor
Patrick Cavanaugh, Council Member
Patti Comerford, Council Member
Herb Kai, Council Member
Teri Murphy, Council Member
John Officer, Council Member

SUMMARY MINUTES

CALL TO ORDER AND ROLL CALL

Mayor Post called the meeting to order at 6:02 PM. He directed the Town Clerk to call the roll. **Council Member Kai** was absent. **Council Member Murphy** was absent due to unforeseen traffic issues until 6:06 PM and therefore did not participate in the Approval of the Agenda or Call to the Public. All other Council Members were present, constituting a quorum.

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

APPROVAL OF AGENDA

Mayor Post asked for a motion to approve the agenda.

Vice Mayor Ziegler moved to approve the agenda as presented. Council Member Comerford seconded the motion. Motion passed, 5-0.

Regular Council Meeting Summary Minutes
April 1, 2025

CALL TO THE PUBLIC

Ms. Maggie Kinney addressed the Council regarding the need for the Council to prioritize funding for School Resource Officers on every school campus in the Town of Marana. She outlined the benefits of having School Resource Officers on campus and recommended the Town be proactive in this rather than reactive.

[Council Member Murphy was present at 6:06 PM.]

PROCLAMATIONS

PR1 Proclamation Recognizing Water Awareness Month (David L. Udall)

Town Clerk / Assistant Town Attorney David Udall read the proclamation as **Mayor Post** presented it to its recipient.

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

Council Member Cavanaugh praised water conservation efforts in landscaping.

Vice Mayor Ziegler attended a Marana Unified School District (MUSD) 2340 Foundation luncheon with **Mayor Post**.

Mayor Post praised MUSD core subject test scores, which, along with only three other school districts in the state, have exceeded test scores prior to the COVID-19 pandemic. He said they are now in the top 1% of school districts across the United States. He attended an event at Del Webb and discussed the goals of the Town and answered questions. He also congratulated **Judge Laine McDonald** on her appointment to the Pima County Superior Court.

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

Town Manager Terry Rozema praised, thanked, and congratulated **Judge McDonald** on behalf of Town staff. He said there were a total of 136 single-family residential permits issued for the month of March. Last March, there were a total of 121 permits issued. He provided a construction update on the Marana Aquatics and Recreation Center (MARC) and said it was still on schedule for a May 3, 2025, grand opening. He said Marana's splash pads are opening up very soon and provided a construction update on Saguaro Bloom Park Phase 1. He praised the Parks and Recreation Department for their work in the recent Tortolita Traverse race and reminded the Council of the 25th Anniversary of

the Osprey crash memorial service on April 5, 2025, at 10:00 AM at the Marana Regional Airport. He also reminded the Council of the upcoming State of the Town event.

Vice Mayor Ziegler commented that the Osprey memorial this year will also have an 8:00 PM candlelight service.

PRESENTATIONS

CONSENT AGENDA

C1 Ordinance No. 2025.007: Relating to Finance; retroactively exempting the Rotary Club of Marana from the Special Event Park Package fee for the March 8, 2025, Tour De Cookie event (Wayne Barnett)

C2 Resolution No. 2025-026: Relating to Marana Regional Airport; approving and authorizing the Mayor to sign a Land/Facility Use Agreement between the Town of Marana and the Arizona Department of Forestry and Fire Management for use of the Airport as an air tanker base for fire suppression activities during fire season (David L. Udall)

C3 Resolution No. 2025-027: Relating to Parks and Recreation; approving and authorizing the Parks and Recreation Director to execute a facility usage agreement between the Town of Marana and the Marana Marlins Swim Team (Wayne Barnett)

C4 Resolution No. 2025-030: Relating to Administration; approving and authorizing the Finance Director to execute Amendment Two to the Inmate Work Contract between the Town of Marana and the Arizona Department of Corrections, Rehabilitation, and Reentry for inmate labor services (Curry C. Hale)

C5 Approval of Regular Council Meeting Summary Minutes of March 18, 2025 (Debbie Thompson)

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

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

A1 Resolution No. 2025-028: Relating to Development; approving and authorizing the Mayor to execute the First Amendment to the Crossroads at Gladden Development Agreement (Jane Fairall)

Town Attorney Jane Fairall presented on this item. A copy of the presentation slides is on file with the Town Clerk's Office. **Ms. Fairall** explained that on April 19, 2022, the Town Council approved The Crossroads at Gladden Development Agreement. Among other things, the Agreement required the Developer to complete construction of several transportation improvements, including the following, prior to the issuance of certificates of occupancy:

- Construction of initial improvements to the Tangerine and I-10 traffic interchange (the "Initial TI Improvements"), consisting of:
 - Construction of a westbound left-turn lane within the ADOT right of way of the westbound off ramp
 - Restriping the existing pavement for Tangerine Road to provide for a total of five lanes through the interchange (three westbound, two eastbound)
 - Restriping and modifications to the median on the west leg of the intersection
- Reconstruction of Crossroads Trail (completed)
- Construction of a raised median at Tangerine Road and Crossroads Trail (completed)
- Construction of a traffic signal at the intersection of Tangerine Road and Crossroads Trail (completed)
- In conjunction with the developer of Gladden Farms II, construction of traffic signals at the intersections of Clark Farms Boulevard and Mike Etter Boulevard and at Clark Farms Boulevard and Tangerine Road (completed)

Ms. Fairall said that the Developer has substantially completed construction of all the above-described transportation improvements, except for the Initial TI Improvements. She said that due to issues outside the parties' control, including construction coordination issues with the Town project known as Tangerine Road Phase 2A, the Initial TI Improvements have not been completed.

Ms. Fairall then explained the provisions of the First Amendment to the Agreement, which:

- Provides that in lieu of the Developer's construction of the Initial TI Improvements, the Town will construct the improvements in conjunction with its construction of the Tangerine Road Phase 2A Road Project and the Tangerine TI Improvements (the Town determines the final design)
- Replaces the detailed descriptions of the Initial TI Improvements and the Tangerine TI Improvements in the Original Agreement with an illustrative

concept, with final design being determined by the Town through the engineering process

- Provides that in lieu of the \$2.6 million contribution to the Tangerine TI Improvements outlined in the Agreement, the Developer will contribute a total amount of \$3.1 million to the now combined Tangerine TI Improvements/Initial TI Improvements
- Makes other changes conforming to the revisions outlined above

Vice Mayor Ziegler moved to adopt Resolution No. 2025-028. Council Member Cavanaugh seconded the motion. Motion passed, 6-0.

A2 Resolution No. 2025-029: Relating to Economic Development; amending the Marana Job Creation Incentive Program (MJCIP) to increase the qualifications for a business to be considered a “Targeted Employer” for purposes of the MJCIP and to remove certain economic incentives from the program (Jane Fairall and Curt Woody)

Economic Development Director Curt Woody presented on this item. He said this item proposes: (1) revising the MJCIP to require a project to generate \$120,000 in construction sales tax (\$5,000,000 in construction costs) and create ten new jobs making \$60,000 or more to qualify for the program instead of the project generating \$24,000 in construction sales tax (or \$1,000,000 in construction costs) and creating ten new jobs making \$40,000 or more, as currently required; and (2) revising the MJCIP to comply with recent United States Supreme Court caselaw by eliminating the sustainable development costs incentive, the job training incentive, and the relocation expenses incentive because they do not constitute direct benefits to the Town. Clarifying questions were asked and answered during the presentation.

Mayor Post asked if **Mr. Woody** thought that ten new jobs was a low number for reimbursing construction sales tax. **Mr. Woody** explained he did not think it was because it would allow for small businesses to qualify for the program. **Mayor Post** said he thought the MJCIP should be adjusted to require more than ten jobs to qualify. **Mr. Woody** explained that there would be an overall economic impact from the ten employees to the Town in addition to the fact of ten new jobs.

Vice Mayor Zeigler moved to adopt Resolution No. 2025-029. Council Member Officer seconded the motion. Motion passed, 6-0.

ITEMS FOR DISCUSSION / POSSIBLE ACTION

D1 Relating to Public Works; presentation, discussion, and possible direction regarding the draft Town of Marana Five-Year Capital Improvement Program for Fiscal Years 2026 through 2030 (Fausto Burrueal, Heidi Lasham, Jim Conroy)

Public Works Director Fausto Burruel, Parks and Recreation Director Jim Conroy, and Water Director Heidi Lasham presented on this item. Copies of the presentation slides are on file with the Town Clerk's Office. Each presenter outlined their proposed capital improvement project plan for the next five years for Council input prior to budget finalization, a summary of which is as follows:

- Public Works Department
 - Transportation
 - Ina Rd.-Merideth Blvd., Median Modifications project (\$550,000)
 - Moore Rd.-Interstate 10, Traffic Interchange project (\$181,936,627)
 - Sandario Pedestrian Access project (\$100,000)
 - Tangerine Farms Rd., Marana Rd.-Interstate 10, Extension project (\$27,852,212)
 - Marana Rd., Traffic Interchange project (\$10,000,000)
 - Adonis Rd., Extension Phase 2 project (\$9,898,915)
 - Moore Rd. Rehabilitation, Sanders Rd.-Interstate 10 project (\$700,000)
 - North Marana Pavement Rehabilitation Phase 2 project (\$550,000)
 - Tangerine Rd. Widening, Phase 2B project (\$48,000,000)
 - Thornydale Rd. North, Widening project (\$8,266,955)
 - Community
 - Marana Gateway Monument Signage project (\$1,129,859)
 - Air Commerce Way Monument project (\$192,188)
 - Barnett Channel project (\$33,500,000)
 - Marana Channel project (\$24,666,000)
 - MMC Generator Upgrade project (\$2,618,257)
 - MOC Generator Replacement project (\$891,029)
 - Ed Honea MMC Additional Parking project (\$100,000)
 - Ed Honea MMC Space Optimization project (\$14,565,000)
 - Court Room 2, Remodel project (\$900,000)
 - Airport
 - RWY 30 Safety Mitigate, EZ, Design project (\$550,000)
 - Taxiway A MITL Rehabilitation, Design project (\$150,000)
 - Taxiway A Rehabilitation, Design project (\$405,000)
 - Airport Control Tower, Construction project (\$15,400,000)
 - Airport Master Plan Update (\$350,000)
 - Airport Security Fence project (\$480,000)
 - RWY 30 Safety Mitigate, PH1, Construction project (\$2,700,000)
 - RWY 30 Safety Mitigation, PH2, Construction project, (\$4,800,000)
 - Airport Drainage Master Plan (\$450,000)
 - Taxiway C Reconstruction, Construction project (\$2,753,500)

- West Apron Reconstruction Ph-1, Construction project (\$2,300,000)
 - Taxiway A Rehabilitation, MITL, Construction project (\$5,500,000)
 - TWY B, E, Lighting Upgrade, Design-Construct project (\$4,700,000)
- Parks and Recreation Department
 - El Rio Preserve Expansion project (\$371,366)
 - Heritage House Rehabilitation project (\$250,000)
 - Ora Mae Harn Park Pool Remediation project (\$450,000)
 - Heritage Park Food Court project (\$1,800,000)
 - Gladden Farms Bike Park project (\$1,700,000)
 - Ora Mae Harn Park Expansion project (\$400,000)
 - Ora Mae Harn-MUSD Ballfields (\$400,000)
- Water Department
 - Water
 - Continental Reserve 24-inch Tie-in project (\$3,536,984)
 - Hartman Booster Station Electrical Upgrade project (\$220,000)
 - Heritage Park PFAS Treatment project (\$15,432,784)
 - Heritage Park Water Plan project (\$6,157,732)
 - Marana Park PFAS Treatment project (\$13,735,090)
 - Marana SC Effluent Collection project (\$1,764,829)
 - New Renewable Water Resource Acquisition project (\$7,282,552)
 - Picture Rocks Interconnect project (\$2,314,636)
 - Pioneer Well PFAS Treatment project (\$4,163,796)
 - Recharge Basin Phase II project (\$6,504,766)
 - Sanders Rd. 24-inch Water Line project (\$6,405,438)
 - SCADA and Integrated Telemetry project (\$2,104,178)
 - Water Field Office project (\$5,750,000)
 - Water Line Replacements project (\$789,954)
 - Well Rehabilitation Program (\$700,000)
 - B-Zone Reservoir project (\$686,604)
 - Pioneer Well Electrical Upgrade project (\$220,000)
 - Airport NW PFAS Treatment project (\$31,866,000)
 - B-Zone Booster and Transmission Line project (\$4,912,573)
 - C-Zone Booster project (\$2,366,981)
 - Wastewater
 - Clark Farms Sewer Interceptor project (\$10,978,724)
 - Rillito Vista Lift Station Upgrade project (\$1,470,591)
 - Sewer Conveyance System Rehabilitation project (\$1,830,050)
 - Stingray Sewer Interceptor project (\$3,416,451)
 - WRF Phase II project (\$49,630,772)

For more detailed information, please see the presentation slides. Clarifying questions were asked and answered during the presentations.

Mayor Post asked about the need for drainage along the Tangerine Farms Extension project and the timing of that project in relation to the Barnett Channel. **Mr. Burruel** and **Mr. Rozema** explained that Town staff is currently looking into options so that expensive drainage is not constructed that would be rendered obsolete once the Barnett Channel is finished. **Mayor Post** said he understood, but stressed that time was of the essence on these projects and that the Town needed to push them as hard as possible.

Vice Mayor Ziegler asked if there would be grants for any of the Airport projects. **Mr. Burruel** said grants were involved in all of the Airport projects. **Vice Mayor Ziegler** also recommended that the Town ensure it has something in writing from the Federal Aviation Administration (FAA) regarding the funding pause and related delay on the Airport Tower project so the Town is protected in the future. **Mr. Burruel** assured **Vice Mayor Ziegler** that staff is meticulously tracking developments. In response to a question from **Council Member Comerford**, **Mr. Burruel** said the environmental assessment on the Tower project is scheduled to conclude in September and that the Town intends to go into design after that followed by construction.

Vice Mayor Ziegler recommended that the Town take a step back and assess what projects it can cut to devote monies and other resources to the pressing transportation needs. **Mayor Post** asked **Vice Mayor Ziegler** if the issue for her was lack of funding or the timeframe, and she said the primary issue was the timeframe. She said the Town was behind the curve on transportation needs. **Mr. Rozema** highlighted that many of the projects in the CIP program are impact-fee funded and that the impact fee monies dedicated to certain types of projects could not be transferred to other types of projects. He also said timing is in many ways dependent on other entities, such as the Union Pacific Railroad and the Arizona Department of Transportation. He said Town staff has done a great job in advancing these projects, but there are other realities outside of the Town's control. **Vice Mayor Ziegler** recommended the Town get creative on this, because the issues are very pressing. **Mr. Rozema** said staff was working on exactly that – working on how to advance Council-priority projects as quickly as possible, but that as quickly as possible unfortunately may be years, not months.

Mayor Post asked if it would make sense to install a PFAS treatment plant at the Airport wells to treat the water going into the Northwest Recovery, Recharge, and Distribution (NWRDRS) project. **Deputy Town Manager Erik Montague** said that was one of the identified treatment projects, but that timing of the project would be driven by the amount of PFAS detected in relation to other needed treatment projects.

Council Member Comerford expressed concern with Pima County not keeping up with clearing the riverbed in the event of flooding and asked what the Town could do about it. **Mr. Rozema** said the responsible jurisdiction was Pima County Flood Control District,

but that the Town could follow up with the District regarding this concern. **Mr. Burruel** said staff would reach out regarding the concern.

Mayor Post complemented the presenters and said he knew a lot of work went into preparing these presentations.

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)

Mr. Rozema provided an update on legislative activities in the state, including on the following bills:

- SB 1229 (housing bill): The Town is concerned about this bill, and there are currently conversations between the Arizona League of Cities and Towns, the bill sponsors, and the Governor.
- The Marana Correction Facility bill requiring a study related to future use of the facility has failed.
- Other bills are not moving.

D3 Relating to Municipal Court; authorizing and directing staff to negotiate an employment agreement for future Council consideration between the Town and Libby Shelton, to fill the impending vacancy in the Marana Town Magistrate position (Terry Rozema)

Mr. Rozema said that in light of **Judge McDonald's** appointment to the Pima County Superior Court, the Town Magistrate position needs to be filled. He said the Town has done a good job at developing Town staff to be able to fill positions from within the organization, and he said there were solid employees that could fill the Town Magistrate position and that **Deputy Town Attorney Libby Shelton** was interested. He said **Judge McDonald** highly recommended **Ms. Shelton** for the position.

Mayor Post said the Council is responsible for hiring two people – the Town Manager and the Town Magistrate. He asked for a motion to go into executive session.

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

[An executive session was held on item E1 below, beginning at 8:35 PM and concluding at 8:49 PM.]

Once back in open session, **Mayor Post** called for a motion.

Council Member Comerford moved to authorize and direct staff to negotiate and bring back to Council an employment agreement between the Town and Libby Shelton, to fill the impending vacancy in the Marana Town Magistrate position. Vice Mayor Ziegler seconded the motion. Motion passed, 6-0.

Mayor Post congratulated **Ms. Shelton**.

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)(1) for discussion of the possible appointment of Libby Shelton as Town Magistrate, including discussion of the terms of an Employment Agreement, and for possible interview of Libby Shelton for the Town Magistrate position.

E2 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).

Mayor Post asked for future agenda items. There were no requests for future agenda items.

ADJOURNMENT

Mayor Post asked for a motion to adjourn the meeting.

Vice Mayor Ziegler moved to adjourn the meeting. Council Member Council Member Comerford seconded the motion. Motion passed, 6-0. Meeting adjourned around 8:50 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Town Council meeting held on April 1, 2025. I further certify that a quorum was present.



David Udall, Town Clerk

