



MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, June 17, 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 6:14 PM and directed the Town Clerk to call the roll. Vice Mayor Ziegler and Council Member Comerford were absent. All other Council Members were present, constituting a quorum. Due to an electrical issue, the meeting was conducted without lighting in the Council Chambers; however, all essential equipment, including microphones, computers, and recording systems, remained operational.

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

APPROVAL OF AGENDA

Mayor Post asked for a motion to approve the agenda.

Council Member Officer moved to consider Item A5 first under Council Action. Council Member Kai seconded the motion. Motion passed, 5-0.

CALL TO THE PUBLIC

Jennie DeBray, Phyllis M. Farenga, Angela Cohen, Cathy Bliven, Jacqueline David, Bob Pulver, and Brad Demidio addressed the Council in opposition to the proposed Linda Vista 52 Annexation. Speakers expressed a wide range of concerns, including impacts on neighborhood well-being, loss of community character, threats to wildlife, reduction of desert open space, environmental degradation, water availability, the effects of high-density development, zoning changes, increased traffic congestion, accelerated population growth, and strain on infrastructure. Other issues mentioned included references to past land use decisions, political influence, and historical events that speakers believed reflected an ongoing pattern of concern.

David Parker addressed the Council in opposition to Item C1 on the Consent Agenda. He raised concerns regarding proposed amendments to the Town Code related to inoperable vehicles, noting he believed that the language was overly broad and could lead to unintended conflicts.

PROCLAMATIONS

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

Council Member Cavanaugh reported on his visit to the Northwest Pima County Service Center and noted preservation efforts related to the former Golden Lanes building.

Council Member Murphy remarked on the summer closure of the Marana Heritage Arena following a successful season of events.

Mayor Post reported on the appointment of **Mike Ortega** as interim PAG/RTA director, a meeting with Continental Ranch HOA residents, participation in the Dine & Discover campaign, and the success of the Marana Aquatics & Recreation Center (MARC) summer camps. He also expressed appreciation for the respectful tone of most public comments that evening.

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

Town Manager Terry Rozema also commented on the success of the MARC's summer camps. He noted that 58 single-family residential permits were issued so far in June 2025, compared to 133 permits issued in June 2024. He stated that the MARC remained a popular destination, with over 2,300 memberships serving more than 8,000 individuals and averaging nearly 1,000 daily visits. He thanked Town staff and Veterans of Foreign

Wars Post 5990 for their volunteer efforts at Heritage Farms Park. **Mr. Rozema** announced that the Town's annual Star-Spangled Spectacular was scheduled to take place on July 4 at Crossroads at Silverbell District Park. He also reminded attendees that the unveiling of the "Wings Over Marana" public art installation would occur on Friday, June 20 at the Marana Regional Airport. Additionally, he shared that the Town received an award from the American Public Works Association for the CalPortland Shared Use Path project. He reminded the Council and the public that Council meetings in July were canceled.

PRESENTATIONS

CONSENT AGENDA

C1 Ordinance No. 2025.012: Relating to public nuisance and property preservation; adopting revisions to Title 18 (Public Nuisance and Property Preservation) of the Marana Town Code; revising Section 18-1-2 (Definitions) to replace the definition of "junked or abandoned vehicle" with "inoperable motor vehicle" and to add definitions for "owner" and "responsible party"; revising Section 18-3-2 (Vehicles and watercraft) by replacing "junked or abandoned vehicle" with "inoperable motor vehicle" and by adding a provision prohibiting an inoperable motor vehicle on public streets or property; revising Section 18-3-4 (Land) to clarify wording; and designating an effective date

Resolution No. 2025-055: Relating to public nuisance and property preservation; declaring as a public record filed with the Town Clerk the amendments adopted by Ordinance No. 2025.012; adopting revisions to Title 18 (Public Nuisance and Property Preservation) of the Marana Town Code; revising Section 18-1-2 (Definitions) to replace the definition of "junked or abandoned vehicle" with "inoperable motor vehicle" and to add definitions for "owner" and "responsible party"; revising Section 18-3-2 (Vehicles and watercraft) by replacing "junked or abandoned vehicle" with "inoperable motor vehicle" and by adding a provision prohibiting an inoperable motor vehicle on public streets or property; revising Section 18-3-4 (Land) to clarify wording; and designating an effective date (Luke Fischer)

C2 Resolution No. 2025-056: Relating to Administration; designating Yiannis Kalaitzidis as the Chief Fiscal Officer for officially submitting the Fiscal Year 2026 Expenditure Limitation Report to the Arizona Auditor General (Jane Fairall)

C3 Resolution No. 2025-057: Relating to Development; approving the Final Plat for Twin Peaks Vista, Lots 1-58 and Common Areas "A-1" - "A-5" (Natural Open Space), "B" (Active Open Space), and "C-1" - "C-2" (Revegetated Open Space, Drainage, and Utilities)

located west of Twin Peaks Road and south of the Potvin Lane Alignment within a portion of Section 11, Township 12 South, Range 12 East (Brian D. Varney)

C4 Resolution No. 2025-058: Relating to Municipal Court; approving the reappointment of Darlene Chavira-Chavez as magistrate pro tempore for the Marana Municipal Court (Libby Shelton)

C5 Resolution No. 2025-059: Relating to Municipal Court; approving the appointment of Maricela Meza and Bruce Chalk as a magistrates pro tempore for the Marana Municipal Court (Libby Shelton)

C6 Resolution No. 2025-060: Relating to Personnel; approving and adopting amendments to the Town's Personnel Policies and Procedures, revising Chapter 4 - Employment Benefits and Leaves by amending Section 4-1 "Vacation Leave," Policy 4-9 "Leave Donation," and Policy 4-16 "Parental Paid Time Off" (Curry C. Hale)

C7 Resolution No. 2025-061: Relating to Personnel; approving and adopting amendments to the Town's Personnel Policies and Procedures, revising Chapter 4 - Employment Benefits and Leaves by amending Policy 4-14 "Alternative Work Assignments/Light Duty" (Curry C. Hale)

C8 Resolution No. 2025-062: Relating to Public Works; approving and authorizing the Mayor to execute the First Amendment to Master Conduit Use Agreement with FirstDigital Telecom Arizona, LLC for the use of Town-owned conduit (Jane Fairall)

C9 Resolution No. 2025-063: Relating to Water; approving and authorizing the Mayor to sign the Third Amendment to Town of Marana Agreement for Construction of Water Facilities Under Private Contract for Twin Peaks Crossings (David L. Udall)

C10 Approval of Regular Council Meeting Summary Minutes of June 3, 2025 (David Udall)

Mayor Post moved to approve the consent agenda excluding C1, with C1 to be brought back at a later date. Council Member Cavanaugh and Council Member Officer seconded the motion. Motion passed, 5-0.

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

B1 Resolution No. 2025-064: Relating to Boards, Commissions, and Committees; making appointments to the Town of Marana Planning Commission (David L. Udall)

Deputy Town Attorney David Udall presented the item, noting that the four-year terms of **Planning Commission Members David Bowen, Ronald Hill, and Sharon Tyson** were set to expire on June 30, 2025. All three reapplied and met eligibility requirements. Staff recommended reappointment.

Council Member Kai moved to adopt Resolution No. 2025-064, appointing David Bowen, Ronald Hill, and Sharon Tyson to the Town of Marana Planning Commission as described in Resolution No. 2025-064. Council Member Cavanaugh seconded the motion. Motion passed, 5-0.

B2 Resolution No. 2025-065: Relating to Boards, Commissions, and Committees; making an appointment to the Town of Marana Utilities Board (David L. Udall)

Mr. Udall reported that three Council-appointed seats on the Utilities Board were vacant due to expiring terms. One application was received from former **Board Member Jeff Biggs**. **Mr. Udall** stated **Mr. Biggs** meets eligibility requirements and that additional applications will be reviewed at a future meeting.

Council Member Cavanaugh moved to adopt Resolution No. 2025-065, appointing Jeff Biggs to the Town of Marana Utilities Board as described in Resolution No. 2025-065. Council Member Officer seconded the motion. Motion passed, 5-0.

COUNCIL ACTION

A5 Resolution No. 2025-070: Relating to Tourism; approving and authorizing the implementation of the Town of Marana Tourism Master Plan, 2025 - 2035 (Stefanie Boe)

Tourism and Marketing Manager Stefanie Boe presented the finalized Tourism Master Plan, which was developed in collaboration with Town staff, consultants, the Civic Committee, and community stakeholders. **Ms. Boe** highlighted key strategies in the plan, such as expanding the Town's festivals and events, leveraging visitor data from the Tucson Premium Outlets (2.1 million annual visits) and Arizona Pavilions (9.2 million visits), and increasing overnight stays through targeted marketing campaigns such as "Dine & Discover." A copy of the presentation slides is on file with the Town Clerk's Office.

Council Member Officer commented on the photographs used in the Tourism Master Plan and complimented the presentation.

Council Member Cavanaugh praised the focus on dogs in Discover Marana.

Mayor Post congratulated **Ms. Boe** and the Master Plan team.

Council Member Officer moved to adopt Resolution No. 2025-070. Council Member Kai seconded the motion. Motion passed, 5-0.

A1 PUBLIC HEARING: Resolution No. 2025-066: Relating to Community and Neighborhood Services; approving and adopting the Town of Marana Plan Year 2025 Annual Action Plan for the Town of Marana Community Development Block Grant Program and authorizing the Town Manager to transmit the Annual Action Plan document to the United States Department of Housing and Urban Development (Lisa Shafer)

Mayor Post opened the public hearing at 7:24 PM.

Community Development Manager Lisa Shafer provided an overview of the Community Development Block Grant (CDBG) program, which the Town began administering independently from Pima County. She summarized the planned expenditures for FY25, reviewed accomplishments from FY24, and described recent public outreach efforts. A copy of the presentation slides is on file with the Town Clerk's Office. No public comments were received during the public hearing.

Mayor Post thanked **Ms. Shafer** and expressed a willingness to advocate for additional CDBG-related funding from Pima County.

Council Member Cavanaugh asked how the department reaches individuals that benefit from this funding. **Ms. Shafer** said there are several ways that they reach individuals, including word of mouth, attending public events, and through code enforcement staff.

Mayor Post closed the public hearing at 7:31 PM.

Council Member Kai moved to adopt Resolution No. 2025-066. Council Member Officer seconded the motion. Motion passed, 5-0.

A2 Ordinance No. 2025.013: Relating to Building Safety; adopting by reference the 2024 International Building Code (IBC), the 2024 International Existing Building Code (IEBC), the 2024 International Plumbing Code (IPC), the 2024 International Residential Code (IRC), the 2024 International Mechanical Code (IMC), the 2024 International Property Maintenance Code (IPMC), the 2023 National Electrical Code (NEC), the 2024 International Fire Code (IFC), the 2024 International Fuel Gas Code

(IFGC), and the 2024 International Swimming Pool and Spa Code (ISPSC); adopting local amendments to the foregoing codes; amending Marana Town Code Title 7 (Building) by revising Section 7-1-2 (Building codes adopted); and designating an effective date (David Spurlock)

Resolution No. 2025-067: Relating to Building Safety; declaring the 2024 International Building Code (IBC), the 2024 International Existing Building Code (IEBC), the 2024 International Plumbing Code (IPC), the 2024 International Residential Code (IRC), the 2024 International Mechanical Code (IMC), the 2024 International Property Maintenance Code (IPMC), the 2023 National Electrical Code (NEC), the 2024 International Fire Code (IFC), the 2024 International Fuel Gas Code (IFGC), and the 2024 International Swimming Pool and Spa Code (ISPSC) and the local amendments to the foregoing codes adopted by Marana Ordinance No. 2025.013 as public records filed with the Town Clerk (David Spurlock)

Chief Building Official David Spurlock presented the proposed adoption of an updated suite of building codes. He explained that the Town follows a six-year adoption cycle to update standards, while applying local amendments to reflect Marana's specific needs. A copy of the presentation is on file with the Town Clerk's Office.

Mayor Post inquired whether **Mr. Spurlock** had discretion when interpreting and adjusting the code. **Mr. Spurlock** said that the Chief Building Official may interpret and adjust code application, provided the intent of the code was maintained.

Council Member Cavanaugh asked how adopted codes are shared with developers. **Mr. Spurlock** shared that he meets with the local homebuilders' association and that builders keep up with codes.

Council Member Kai moved to adopt Ordinance No. 2025.013 and Resolution No. 2025-067. Council Member Officer seconded the motion. Motion passed, 5-0.

A3 Resolution No. 2025-068: Relating to Airport; approving and authorizing the Mayor to sign the "Third Amendment to First Amended FBO Lease Agreement" with Pima Aviation, Inc. for the exchange of certain Airport parcels in furtherance of the Town's air traffic control tower project (David L. Udall)

Deputy Town Attorney David Udall presented the amendment to the Town's fixed-base operator lease. Under the proposal, the Town would remove approximately 1.69 acres currently leased to Pima Aviation to accommodate the tower in a central location identified by the FAA's siting study. In exchange, a parcel of equal size elsewhere on airport property would be added to Pima Aviation's lease.

Councilmember Cavanaugh inquired about the future building on the exchanged parcel and whether an additional environmental impact study would be required. **Mr. Udall** responded that the intended use of the parcel had not yet been determined but noted that the FAA's original siting and environmental review already included the selected location. **Mr. Rozema** further assured the Council that no new environmental review would be necessary, as the site aligns with prior analyses.

Council Member Cavanaugh moved to adopt Resolution No. 2025-068. Council Member Officer seconded the motion. Motion passed, 5-0.

A4 Resolution No. 2025-069: Relating to Development; approving and authorizing the Mayor to execute the First Amendment to the Amended and Restated Vanderbilt Farms Development Agreement (Jane Fairall)

Town Attorney Jane Fairall presented on this item, which related to the Monarch Development (formerly known as Vanderbilt Farms). She shared the proposed amendment to the development agreement. The images presented by **Ms. Fairall** are on file with the Town Clerk's Office.

Council Member Kai moved to adopt Resolution No. 2025-069. Council Member Officer seconded the motion. Motion passed, 5-0.

ITEMS FOR DISCUSSION / POSSIBLE ACTION

D1 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)

Town Manager Terry Rozema reported that there had been no movement on legislation but noted developments regarding the state budget. **Mr. Rozema** emphasized that there are only thirteen days remaining before the end of the fiscal year and, while the two sides are not yet close to agreement, there is hope a resolution can be reached in the coming two weeks.

D2 PUBLIC HEARING: Relating to Budget; public hearing regarding the Town of Marana's fiscal year 2025-2026 final budget (Yiannis Kalaitzidis)

Mayor Post opened the public hearing at 8:03 PM.

Finance Director Yiannis Kalaitzidis presented the final budget for Fiscal Year 2025–2026 and requested the Council’s approval. He noted that there had been no changes from the previously adopted tentative budget and reminded the Council of the timeline leading to the final budget. **Mr. Kalaitzidis** expressed thanks to the Mayor and Council, as well as the Town Manager’s Office, all departments, and Finance staff for their months of dedicated work. The presentation concluded without questions from the Council.

Mayor Post closed the public hearing at 8:03 PM.

EXECUTIVE SESSIONS

Pursuant to A.R.S. § 38-431.03, the Town Council may vote to go into executive session, which will not be open to the public, to discuss certain matters.

E1 Executive Session pursuant to A.R.S. §38-431.03 (A), Council may ask for discussion or consideration, or consultation with designated Town representatives, or consultation for legal advice with the Town Attorney, concerning any matter listed on this agenda for any of the reasons listed in A.R.S. §38-431.03 (A).

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

Council did not meet in Executive Session.

E3 Executive Session pursuant to A.R.S. § 38-431.03(A)(1) for discussion, consideration, and possible interviews of candidates for appointment to the Town of Marana Utilities Board.

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 requested future agenda items. There were no requests for future agenda items from Council Members.

ADJOURNMENT

Mayor Post asked for a motion to adjourn.

Council Member Kai moved to adjourn the meeting. Motion passed, 5-0. The meeting was adjourned at 8:03 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Town Council meeting held on June 17, 2025. I further certify that a quorum was present.


Jill McCleary, Town Clerk

