



MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, August 6, 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 6:00 PM and directed the Town Clerk to call the roll. All Council Members were present, constituting a quorum.

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

APPROVAL OF AGENDA

Council Member Cavanaugh moved to approve the agenda as presented. Vice Mayor Ziegler seconded the motion. Motion passed, 7-0.

CALL TO THE PUBLIC

Kate Hotten, Jackie Craig, and Mike Quigley spoke in favor of item D2, supporting Ironwood Forest National Monument and opposing a reduction of its boundaries for resource extraction.

Jennie DeBray, Frank Staub, Ed Laake, Jean Morris, Sabrina Jones, Phyllis Farenga, Angela Cohen, Rachel Cohen, Bill Cohen, Mark Brazier, Bob Pulver, and Tim Kosse voiced opposition to the Linda Vista 52 Annexation, citing concerns over the loss of natural desert, scenic views, and wildlife; impacts on neighborhood character; increased noise, dust, and traffic congestion; insufficient road improvements; and limited financial benefit to the Town. Several speakers referenced a petition opposing the project and urged the Council to reject the annexation.

Justice Bodman and Jarrett Reidhead spoke in favor of the Linda Vista 52 Annexation. Some of the reasons they cited for supporting the annexation were housing affordability, retaining young adults, and future community growth.

PROCLAMATIONS

PR1 Proclamation Recognizing the Military Order of the World Wars Observance Day (Jill McCleary)

Mayor Post said he was honored to attend a ceremony at the Veterans' Cemetery to personally present the proclamation recognizing the Military Order of the World Wars Observance Day.

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

Council Member Officer discussed ongoing engagement with local organizations during the July break, including with the Marana Chamber of Commerce and the Community Food Bank.

Council Member Murphy shared updates on recent travels and appreciation for the amenities in Marana.

Council Member Cavanaugh expressed concern over the loss of trees due to a recent fire and urged caution in school zones as students return.

Council Member Comerford thanked Parks and Recreation staff for a successful Fourth of July event.

Mayor Post shared updates on RTA planning challenges, a recent meeting on water, and the opening of Tangerine Farms K-8 school. He also clarified a public comment regarding a reported threat.

Council Member Kai shared personal travel updates and stated his enthusiasm to resume Council duties.

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

Town Manager Terry Rozema reported that the Town issued approximately 51 single-family residential permits in July 2025, compared to 108 in July 2024. He noted that memberships at the Marana Aquatics & Recreation Center (MARC) have exceeded 10,200, with nearly 100,000 total visits since its opening, and more than 800 youth participated in summer sports camps. **Mr. Rozema** announced that the Town received FAA environmental clearance for the Marana Regional Airport control tower project, allowing it to proceed to the design phase. He added that sidewalk and roadway improvements near Rattlesnake Pass have been completed. He also stated that **Parks and Recreation Director Jim Conroy** will retire on October 10 and **Deputy Director Wayne Barnett** will succeed him. **Mr. Rozema** congratulated them both.

PRESENTATIONS

CONSENT AGENDA

C1 Resolution No. 2025-072: Relating to Development; approving a Final Plat for Dove Mountain Resort IV, Lots 1-57, Common Areas "A" (Private Streets), "B" (Open Space/Drainage) and "C" (Amenity), generally located approximately one mile north of the Dove Mountain Boulevard and Secret Springs Drive intersection, within a portion of Section 14, Township 11 South and Range 12 East (Scott Radden)

C2 Resolution No. 2025-073: Relating to Real Estate; vacating portions of public right-of-way located west of Marana Main Street and north of the Marana Aquatic and Recreation Center and dedicated to the Town in 2005 by Deed of Dedication from Reyher Partnership and Marana 348 Limited Partnership; naming the remaining right-of-way as "Jim Conroy Place" (Andrea De La Cruz)

C3 Relating to Procurement; approving a change order to the contract with McGann & Associates in the amount of \$40,000.00 for the Saguaro Bloom Community Park, Ph-2 (PK040); authorizing the transfer of appropriations if necessary for the change order; and authorizing the Town Manager or designee to execute the necessary documents to effectuate the change order (Fausto Burruel)

C4 Approval of Regular Town Council Meeting Summary Minutes of June 17, 2025 and approval of Special Town Council Meeting Summary Minutes of June 17, 2025 (Jill McCleary)

Vice Mayor Ziegler moved to approve the consent agenda. Council Member Kai seconded the motion. Motion passed, 7-0.

LIQUOR LICENSES

L1 Relating to Liquor Licenses; recommendation to the Arizona Department of Liquor Licenses and Control regarding an application for a Sampling Privilege, series #009 Liquor Store liquor license submitted by Jared Michael Repinski on behalf of Quik Mart #1301, located at 8685 North Silverbell Road, Tucson, Arizona, 85743 (Jill McCleary)

Council Member Cavanaugh inquired about the meaning of a Sampling Privilege. **Town Clerk Jill McCleary** provided clarification.

Council Member Cavanaugh moved to submit to the Arizona Department of Liquor Licenses and Control an order recommending approval of an application for a Sampling Privilege, series #009 Liquor Store liquor license submitted by Jared Michael Repinski. Council Member Kai seconded the motion. Motion passed, 6-1, with Vice Mayor Ziegler voting Nay.

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

A1 Resolution No. 2025-074: Relating to Real Estate; approving and authorizing the Mayor to execute an Acquisition Agreement with Pima County for the purchase of approximately 13.34 acres of vacant agricultural land located north of the Town's existing Marana Water Reclamation Facility (WRF), north of Trico-Marana Road and west of Lockett Road, to support the expansion of the WRF as it relates to the Recharge Basins Phase II project (George Cardieri)

Real Property Manager George Cardieri said the 13.34-acre property north of the Marana Water Reclamation Facility would be used for future expansion. He explained that Pima County expressed an interest in selling the land, the Town obtained an independent appraisal, and reached a general agreement with County staff, subject to approval by both governing bodies.

Vice Mayor Ziegler moved to adopt Resolution No. 2025-074. Council Member Kai seconded the motion. Motion passed, 7-0.

A2 Ordinance No. 2025.014: Relating to Annexation; annexing into the corporate limits of the Town of Marana that territory known as Linda Vista 52 Annexation, approximately 52 acres of land located north of Linda Vista Boulevard and southeast of Twin Peaks Road within a portion of Section 14, Township 12 South and Range 12 East; approving a plan to provide the annexed territory with appropriate levels of

infrastructure and services to serve anticipated new development; and, establishing original Town of Marana zoning (Brian D. Varney)

[Mayor Post declared a conflict of interest and stepped down from the dais at 7:05 PM.]

[Vice Mayor Ziegler presided over item A2.]

Senior Planner Brian Varney presented on this item. A copy of the presentation slides is on file with the Town Clerk's Office. **Mr. Varney** stated that the proposal was to annex approximately 52 acres and the adjacent right-of-way along Linda Vista Boulevard. He said the annexation complies with state law, is within the Town's planning area, and is supported by the General and Strategic Plans. He said that if approved, the property would be served by Town of Marana Water and Pima County Wastewater, with zoning changing from SR to R-144. For more information and details, please view the presentation slides.

Mr. Brian Underwood with the **Planning Center** addressed the Council on behalf of the applicant. He said the site is adjacent to existing residential development and near major commercial and employment corridors. He stated that the project's two components, Linda Vista 39 and Linda Vista 13, would be connected internally with access routed to avoid traffic impacts. He stated that the annexation would provide fiscal benefits and help meet the Town's projected need for new homes.

Council Member Kai asked several questions during the presentation, including questions about the wash and flooding on the property. He requested **Mr. Underwood** to detail changes over the course of the project. **Mr. Underwood** replied by speaking on the removal of apartments, increased setbacks to 75 feet along some boundaries, and reduced home counts in certain areas.

Council Member Comerford asked **Development Services Director Jason Angell** about the amount of land designated for future development in Marana during the presentation. She later thanked the public for their input on the annexation. She stated that state law affords due process to property owners and expressed concern about misinformation. She reiterated her opposition, citing incompatibility with the area and reliance on Marana's water supply.

Council Member Cavanaugh asked for clarification on yearly revenue during the presentation. He said he supports growth in Marana, especially on previously cleared land, but opposes this annexation because it would replace Sonoran Desert conservation land and disrupt established rural neighborhoods.

Council Member Officer moved to adopt Ordinance No. 2025.014. Council Member Kai seconded the motion.

Vice Mayor Ziegler asked the Town Clerk for a roll call vote.

Motion passed, 4-2, with Council Member Comerford and Council Member Cavanaugh voting Nay. Mayor Post was recused.

[Mayor Post returned to the dais at 7:45 PM.]

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 (Jason Angell)

Development Services Director Jason Angell provided an update on public and private projects and development applications in the Town, as currently listed on the following website:

<https://marana.gov.com/portal/apps/experiencebuilder/experience/?draft=true&id=dae15ad306fb4a3fba65ee3bab21d54&page=Page&views=Water-Management%2CInspections>

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

D2 Resolution No. 2025-075: Relating to Tourism; supporting Ironwood Forest National Monument and opposing a reduction of its boundaries for resource extraction (Terry Rozema)

Mayor Post said he asked to place this item on the agenda after hearing concerns about repeated mining permit expansion requests in the Ironwood Forest National Monument. He noted the monument's value to the community and that it should be protected. He added that **Congressman Juan Ciscomani's** staff was willing to assist.

Council Member Cavanaugh moved to approve Resolution No. 2025-075. Council Member Kai seconded the motion. Motion passed, 7-0.

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, under 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 Cavanaugh moved to adjourn the meeting. Motion passed, 7-0. The meeting was adjourned at 7:57 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Town Council meeting held on August 6, 2025. I further certify that a quorum was present.


Jill McCleary, Town Clerk

