



MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, September 2, 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 Ziegler moved to approve the agenda as presented. Council Member Kai seconded the motion. Motion passed, 7-0.

CALL TO THE PUBLIC

Noah Sundberg expressed concerns regarding the conduct of the Town's Police Chief. He requested that the Council hold officers accountable to their oaths and ensure transparency and integrity.

PROCLAMATIONS

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MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

Council Member Cavanaugh said the summer dining promotion, “Dine & Discover,” run by the Marana Chamber of Commerce and Discover Marana, was a great way to encourage residents to support local restaurants and said that he and his wife enjoyed participating.

Council Member Comerford reported that she attended the League of Arizona Cities and Towns Conference with other Council Members and staff. She mentioned it was her 25th conference, and she continued to learn new information to share with Marana. She also said former Mayor Ed Honea was posthumously recognized as Public Official of the Year at the Arizona Parks and Recreation Association conference.

Vice Mayor Ziegler said she attended the Planning & Zoning Commission meeting, where amendments to the Cascada Specific Plan were discussed. She also reported that she attended the Marana Insights event.

Mayor Post thanked the Parks & Recreation staff for a successful first Parents’ Night Out event at the Marana Aquatic & Recreational Center. He said he was pleased about the progress on the RTA Next program set for a March 2026 election and recognized Council Members Kai and Comerford for their many years of public service to Marana.

MANAGER’S REPORT: SUMMARY OF CURRENT EVENTS

Town Manager Terry Rozema reported that 39 single-family residential permits were issued in August, down from 53 the previous year. He reminded residents about the upcoming National Night Out event on September 26 at Silverbell District Park and said it will feature a softball game between Police and Fire personnel. He also said that **MUSD Superintendent of Schools Dr. Dan Streeter** was a recent guest on the Town’s “Real Talk” podcast.

PRESENTATIONS

P1 Relating to Budget; presentation of preliminary year-end results (July-June) for the Town's General Fund and other selected major funds for the 2024-2025 fiscal year (Yiannis Kalaitzidis)

Finance Director Yiannis Kalaitzidis presented the preliminary year-end results for the Town’s general fund and other select funds for the 2024-2025 fiscal year. A copy of the presentation slides is on file with the Office of the Town Clerk. He reported that revenues generally met or exceeded budget. Expenditures came in under budget, including completion of major MARC construction costs. He noted the projected general fund balance at fiscal year-end is approximately \$87.6 million.

Council Member Cavanaugh asked for clarification on the revenue labeled as “other.” **Mr. Kalaitzidis** detailed the categories within that section.

CONSENT AGENDA

C1 Ordinance No. 2025.018: Relating to Traffic and Highways; amending Town Code Title 12 (Traffic and Highways), Chapter 12-7 (Construction in Town Rights- of-Way); revising section 12-7-5 (Permit process; grounds for denial) to revise permit application requirements; and designating an effective date (Jennifer Flood)

C2 Resolution No. 2025-088: Relating to Development; approving the Amended Plat for The Enclave at Twin Peaks, Lots 1-74, Common Area “A” (Natural Open Space, Landscape, Drainage & Public Utilities), Common Area “B” (Recreation Area, Open Space, Landscape & Public Utilities) and Common Area “C” (Open Space, Drainage & Landscape) located directly northeast of the Camino De Mañana and Twin Peaks Road intersection, in a portion of Section 12, Township 12 South, Range 12 East (Scott S. Radden)

C3 Resolution No. 2025-089: Relating to Public Works; approving and authorizing the Mayor to execute Amendment No. 1 to the Letter Agreement with the United States of America, Department of Energy Western Area Power Administration (WAPA), for the relocation of certain WAPA facilities and the completion of public improvements within the WAPA easement as part of the Twin Peaks Rattlesnake Pass Road Widening Project (George Cardieri)

C4 Approval of Special Town Council Meeting Summary Minutes of August 18, 2025 (Jill McCleary)

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

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

A1 PUBLIC HEARING: Relating to Development; approving a rezoning of approximately 39 acres of land generally located north of Linda Vista Boulevard and southeast of Twin Peaks Road within a portion of Section 14, Township 12S, Range 12E from R-144 (Single-Family Residential) to R-4 (Single-Family Residential); approving a minor amendment to the Marana 2040 General Plan amending the land use category applicable to the rezoning area from Low-Density Residential (LDR) to Traditional Neighborhood (TN); and extending the Town of Marana water service area to include the Rezoning Area (Brian D. Varney)

[Mayor Post declared a conflict of interest on Items A1 and A2 and stepped down from the dais at 6:21 PM. Vice Mayor Ziegler presided over Items A1 and A2.]

Development Services Director Jason Angell stated that the applicants for the rezoning had requested a continuance to allow for more time to evaluate the plan.

Council Member Cavanaugh asked if there was more information on why the applicants had asked for a continuance. **Mr. Angell** indicated the letter from the applicant was the only information available. A copy of the letter is on file with the Town Clerk's Office.

Vice Mayor Ziegler opened the public hearing at 6:25 PM.

Two speakers addressed the Council during the public hearing. **Randy Karrer** expressed opposition to the rezoning. He noted specific concerns about past interactions he encountered during the annexation process. **Mariah M.** stated concerns over high-density development. She cited road safety, lack of youth amenities, and desire to preserve the open desert.

Vice Mayor Ziegler closed the public hearing at 6:31 PM.

Council Member Kai moved to continue the Linda Vista 39 Rezoning case to a date to be determined. Council Member Officer seconded the motion. Motion passed, 4-2, with Council Member Comerford and Council Member Cavanaugh voting Nay.

A2 PUBLIC HEARING: Relating to Development; Approving a rezoning of approximately 13 acres of land generally located north of Linda Vista Boulevard and southeast of Twin Peaks Road within a portion of Section 14, Township 12S, Range 12E from R-144 (Single-Family Residential) to R-4 (Single-Family Residential); approving a minor amendment to the Marana 2040 General Plan amending the land use category applicable to the rezoning area from Low-Density Residential (LDR) to Traditional Neighborhood (TN); and extending the Town of Marana water service area to include the Rezoning Area (Brian D. Varney)

Mr. Angell again restated that the applicants had requested a continuance to allow for more time to evaluate the rezoning plan.

Vice Mayor Ziegler opened the public hearing at 6:33 PM.

One speaker addressed the Council during the public hearing. **Jennie DeBray** stated opposition to the R-4 zoning. She requested the Council to require lower density, larger lots, and single-story homes, citing national data on buyer preferences.

Vice Mayor Ziegler closed the public hearing at 6:37 PM.

Council Member Kai moved to continue the Linda Vista 13 Rezoning case to a date to be determined. Council Member Officer seconded the motion. Motion passed, 4-2, with Council Member Comerford and Council Member Cavanaugh voting Nay.

[Mayor Post returned to the dais at 6:38 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)

Mr. Angell provided an update on public and private projects and development applications in the Town, as currently listed on the following website:

<https://maranaegov.com/portal/apps/experiencebuilder/experience/?draft=true&id=dae15ad306fb4a3fba65ee3babc21d54&page=Page&views=Water-Management%2CInspections>

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

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).

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

ADJOURNMENT

Mayor Post asked for a motion to adjourn the meeting.

Council Member Cavanaugh moved to adjourn the meeting. Council Member Comerford seconded the motion. Motion passed, 7-0. Meeting adjourned at 6:43 PM.

CERTIFICATION

Council Regular Meeting Summary Minutes
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I hereby certify that the foregoing are the true and correct minutes of the Marana Town Council meeting held on September 2, 2025. I further certify that a quorum was present.


Jill McCleary, Town Clerk

