



MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
NOTICE AND AGENDA

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, October 7, 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

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 October 7, 2025, at or after 6:00 PM located in the Council Chambers of the Ed Honea 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. Revisions to the agenda 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 Ed Honea 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 Ed Honea 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

PR1 Proclamation Recognizing Tammy Burchett for 24 years of Dedicated Service to the Town of Marana (Jill McCleary)

PR2 Proclamation Recognizing the Service of Jim Conroy (Jill McCleary)

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 2025-091: Relating to Development; approving a Final Plat for Silver Yucca, Lots 1-18, Block "1" (Wireless Service) and Common Areas "A" (Private Streets) and "B" (Open Space/Drainage) located approximately one quarter mile east of the intersection of Dove Mountain Boulevard and Secret Springs Drive (Scott S. Radden)
- C2 Relating to Procurement; approving a change order to the contract with Carollo in the amount of \$915,945.00 for the Water Reclamation Facility expansion project design (WR023) and authorizing the Town Manager or designee to execute the necessary documents to effectuate the change order (Mike Osborne)
- C3 Approval of Regular Town Council Meeting Summary Minutes of September 16, 2025 (Jill McCleary)

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

- B1 Resolution No. 2025-092: Relating to Boards, Commissions, and Committees; reappointing Jannine Beyer as Trustee for the Marana Health Care Benefits Trust for a four-year term (Jill McCleary)

COUNCIL ACTION

- A1 Resolution No. 2025-093: Relating to Development; adopting a notice of intent to enter into a retail development tax incentive agreement for the Cascada II development project proposed to be located east of I-10 and north of Twin Peaks Road (Jane Fairall)

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)

EXECUTIVE SESSION

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)(4) for discussion or consultation with the Town's attorneys to consider the Council's position and instruct the Town's attorneys regarding pending litigation and settlement discussions related to *Westfall, et al v. Town of Marana, et al*, Pima County Superior Court case number C20244749.
- 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).
- E3 Executive Session pursuant to A.R.S. § 38-431.03(A)(1) for discussion, consideration, and possible interview of a candidate for appointment to the Marana Health Care Benefits Trust 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).

ADJOURNMENT



Council-Regular Meeting

PR1

Meeting Date: 10/07/2025

Date: October 7, 2025

Subject: Proclamation Recognizing Tammy Burchett for 24 years of Dedicated Service to the Town of Marana (Jill McCleary)

Attachments

Proclamation



PROCLAMATION

Recognizing Tammy Burchett for 24 years of Dedicated Service to the Town of Marana

WHEREAS, for more than 24 years, Tammy has been a devoted and influential member of the Town of Marana's Parks and Recreation Department, serving in numerous roles with professionalism, creativity, and a passion for community service; and

WHEREAS, Tammy began her career working in the youth after-school program, where she partnered with the Marana Unified School District to bring theater opportunities to local youth, including a production of 101 Dalmatians; and

WHEREAS, she collaborated with the Arizona Game and Fish Department to provide meaningful outdoor experiences, including a youth summer camp trip to Patagonia Lake State Park for 450 participants and the memorable "Take Me Fishing" event during Founder's Day, which attracted more than 1,500 community members; and

WHEREAS, in her role within Community Events, Tammy enriched Founder's Day celebrations by introducing a three-day rodeo and other cultural festivities, creating cherished traditions for residents and visitors alike; and

WHEREAS, she contributed to several award-winning programs, including the Marana Police Department Luncheon and the "Crafting for a Cause" initiative, which has raised thousands of dollars for local organizations; and

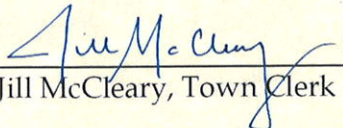
WHEREAS, Tammy has been a tireless advocate for Marana's Senior Program, fostering relationships, creating opportunities for engagement, and transforming gatherings with her talent for event planning, décor, and hospitality; and

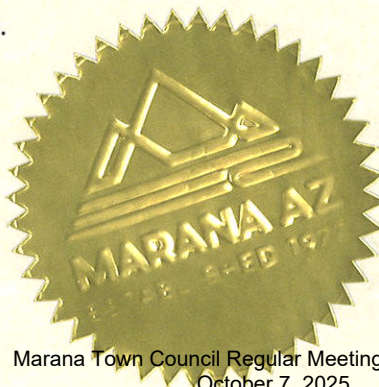
WHEREAS, through her unwavering dedication, collaborative spirit, and innovative vision, Tammy has not only strengthened Parks and Recreation programs but also positively impacted the lives of countless youth, seniors, colleagues, and community members; and

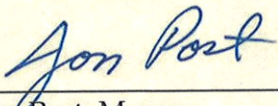
NOW, THEREFORE, I, Jon Post, Mayor of the Town of Marana, do hereby recognize and honor Tammy Burchett for her extraordinary service, lasting contributions, and profound impact on the Town of Marana, and extend our deepest gratitude and best wishes in all her future endeavors.

Dated this 7th day of October, 2025.

ATTEST:


Jill McCleary, Town Clerk




Jon Post, Mayor



Council-Regular Meeting

PR2

Meeting Date: 10/07/2025

Submitted For: Debbie Thompson, Deputy Town Clerk

Date: October 7, 2025

Subject: Proclamation Recognizing the Service of Jim Conroy (Jill McCleary)

Attachments

Proclamation



PROCLAMATION

Recognizing the Service of Jim Conroy Director of Marana Parks and Recreation

WHEREAS, Jim Conroy became the Director of Marana Parks and Recreation in October 2017; and

WHEREAS, Jim has been a visionary and supportive leader, encouraging his team to provide Marana residents with high-quality programs and beautifully maintained parks and trails; and

WHEREAS, Jim led with enthusiasm and passion, setting a lasting example of public service for all who encountered him; and

WHEREAS, through his tenacity, the Marana Parks and Recreation Department delivered new amenities serving residents of all ages, and successfully completed its 10-Year Master Plan, which set the course for future success and won the 2021 Metropolitan Pima Alliance Common Ground Award for its community impact; and

WHEREAS, Jim was instrumental in the completion of the CalPortland Shared-Use Path, a decades-long project that finalized the Chuck Huckleberry Loop system in Marana, connecting thousands of residents to the regional Loop system and earning both a 2025 Metropolitan Pima Alliance Common Ground Award and recognition as the 2025 Project of the Year for Structures under \$5 million from the Arizona American Public Works Association; and

WHEREAS, a highlight of Jim's tenure was the opening of the Marana Aquatic and Recreation Center, a state-of-the-art facility that enhanced health, wellness, and quality of life for residents while creating a lasting community gathering space; and

WHEREAS, under his leadership, Marana Parks and Recreation earned numerous awards from the Arizona Parks and Recreation Association, solidifying Marana's reputation as one of the top-performing Parks and Recreation departments in Arizona; and

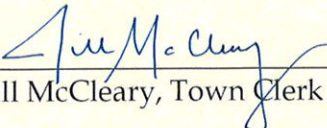
WHEREAS, Jim has created lasting partnerships across Marana and Pima County, earning widespread respect for his advice, wisdom, and embodiment of the spirit of public service; and

WHEREAS, Jim has been a tireless leader and vocal advocate for Marana Parks and Recreation, leaving a legacy of impact, enthusiasm, and passion that will benefit the community for generations.

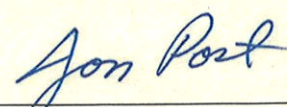
NOW, THEREFORE, I, Jon Post, Mayor of the Town of Marana, do hereby recognize and honor the exceptional service and accomplishments of Jim Conroy as Director of Marana Parks and Recreation, and express deep gratitude for his lasting contributions to the Marana community.

Dated this 7th day of October, 2025.

ATTEST:


Jill McCleary, Town Clerk




Jon Post, Mayor



Council-Regular Meeting

C1

Meeting Date: 10/07/2025

To: Mayor and Council

Submitted For: Scott Radden, Senior Planner

From: Scott Radden, Senior Planner

Date: October 7, 2025

Strategic Plan Focus Area:

Not Applicable

Subject: Resolution 2025-091: Relating to Development; approving a Final Plat for Silver Yucca, Lots 1-18, Block "1" (Wireless Service) and Common Areas "A" (Private Streets) and "B" (Open Space/Drainage) located approximately one quarter mile east of the intersection of Dove Mountain Boulevard and Secret Springs Drive (Scott S. Radden)

Discussion:

Request

Baker & Associates Engineering, Inc, on behalf of DM Phase III Investment, LLC, is requesting approval of a resubdivision of a portion of the Dove Mountain Resort Final Plat to create the final plat for Silver Yucca, Lots 1-18, Block "1" and Common Areas "A" and "B". The plat consists of 18 lots and Common Areas "A" and "B" for private streets and open space/drainage, and Block "1" for an existing wireless service facility constructed in 2012, all on 8.2 acres of land.

Location

The site is located within the Dove Mountain Specific Plan area. The proposed subdivision is generally located 0.25 miles east of the intersection of Dove Mountain Boulevard and Secret Springs Drive.

Zoning

The zoning is "F" - Dove Mountain Specific Plan with a land use designation of "R" - Resort, "MUC" - Mixed Use Commercial and "OS" - Open Space. The "MDR" - Medium Density Residential development Standards are allowed within the "R" land

use designation which designates the minimum lot size as 2,000 square feet. The minimum lot size provided in the plat is 8,365 square feet and the maximum lot size is 10,688 square feet with an average lot size of 8,752 square feet.

Access and Traffic

Access to the site will be from Dove Mountain Boulevard. All internal streets are dedicated as common area private streets with this plat.

Utilities

Water and sewer service for all parcels will be provided by Tucson Water and Pima County Regional Wastewater, respectively. TRICO Electric and Southwest Gas will provide electric and natural gas services.

Staff Recommendation:

Staff finds that the final plat is in compliance with the Dove Mountain Specific Plan, the Marana Land Development Code and the Marana General Plan. Staff recommends approval of this final plat.

Suggested Motion:

I move to adopt Resolution No. 2025-091, approving a final plat for Silver Yucca, Lots 1-18, Block "1" (Wireless Service) and Common Areas "A" (Private Streets) and "B" (Open Space/Drainage).

Attachments

Resolution No. 2025-091
Final Plat
Location Map
Application

MARANA RESOLUTION NO. 2025-091

RELATING TO DEVELOPMENT; APPROVING A FINAL PLAT FOR SILVER YUCCA, LOTS 1-18, BLOCK "1" (WIRELESS SERVICE) AND COMMON AREAS "A" (PRIVATE STREETS) AND "B" (OPEN SPACE/DRAINAGE) LOCATED APPROXIMATELY ONE QUARTER MILE EAST OF THE INTERSECTION OF DOVE MOUNTAIN BOULEVARD AND SECRET SPRINGS DRIVE

WHEREAS, on July 16, 2002, the Town Council approved the amended Dove Mountain Specific Plan by adoption of Ordinance No. 2002.13; and

WHEREAS, on June 19, 2007, the Town Council approved the Dove Mountain Resort Final Plat by adoption of Resolution No. 2007-112; and

WHEREAS, on March 3, 2009, the Town Council adopted Resolution No. 2009-025, approving the final plat for Dove Mountain Resort II, Lots 79-97, 154-172 and Block "L" (the "Dove Mountain Resort II Final Plat"); and

WHEREAS Baker & Associates Engineering, Inc, on behalf of DM Phase III Investment, LLC, has applied for approval of a final plat for an 18-lot single-family residential home subdivision, being a resubdivision of Block "L" of the Dove Mountain Resort II Final Plat, located approximately one quarter mile east of the intersection of Dove Mountain Boulevard and Secret Springs Drive; and

WHEREAS the Marana Town Council, at the regularly scheduled meeting on October 7, 2025, determined that the final plat for Silver Yucca, Lots 1-18, Block "1" and Common Areas "A" and "B" should be approved.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Marana, Arizona, that the Final Plat for Silver Yucca, Lots 1-18, Block "1" (Wireless Service) and Common Areas "A" (Private Streets) and "B" (Open Space/Drainage) is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 7th day of October, 2025.

Mayor Jon Post

ATTEST:

APPROVED AS TO FORM:

Jill McCleary, 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 THIS PLAT, AND WE CONSENT TO THE SUBDIVISION OF THIS LAND IN THE MANNER SHOWN ON THIS PLAT.

UTILITY EASEMENTS, AS SHOWN ON THIS PLAT, ARE GRANTED 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, PUBLIC AND PRIVATE UTILITIES AND PUBLIC SEWERS. SUCH UTILITY EASEMENTS ARE ALSO GRANTED TO THE DOVE MOUNTAIN COMMUNITY ASSOCIATION FOR PRIVATE ROADWAY MAINTENANCE AND INSTALLATION, AND MAINTENANCE OF STREET SIGNS.

NO VEHICULAR ACCESS EASEMENTS SHOWN ON THIS PLAT ARE GRANTED TO THE TOWN OF MARANA FOR THE PURPOSE OF ACCESS CONTROL TO ADJACENT COMMON AREAS.

WE, AND OUR SUCCESSORS AND ASSIGNS, 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.

ALL COMMON AREAS, AS SHOWN ON THIS PLAT, ARE RESERVED FOR THE PRIVATE USE AND AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, THEIR GUESTS AND INVITEES. SUCH PRIVATE USE SHALL INCLUDE CONSTRUCTION OF COMMON AREA IMPROVEMENTS REQUIRED BY THE TOWN FOR THE SUBDIVISION.

ALL COMMON AREAS ARE GRANTED AS EASEMENTS TO THE TOWN OF MARANA, PIMA COUNTY, AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF ACCESS TO, INSTALLATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES AND PUBLIC SEWERS.

TITLE TO ALL COMMON AREAS SHALL BE VESTED IN THE DOVE MOUNTAIN COMMUNITY ASSOCIATION AS ESTABLISHED BY THE AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN DOCKET 10660/1083 AND AS ESTABLISHED BY THE SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS RECORDED IN SEQUENCE NO. _____ IN THE OFFICE OF THE PIMA COUNTY RECORDER. EACH AND EVERY LOT OWNER WITHIN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION, WHICH WILL ACCEPT ALL RESPONSIBILITY FOR THE CONTROL, MAINTENANCE, SAFETY AND LIABILITY OF ALL COMMON AREAS WITHIN THIS SUBDIVISION.

LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, L.L.C.

AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 2408, AND NOT IN ITS CORPORATE CAPACITY.

TRUST OFFICER

TRUST BENEFICIARY – TRUST NO. 2408

DM PHASE III INVESTMENTS, L.L.C.
C/O COTTONWOOD PROPERTIES, INC.
3567 E. SUNRISE DRIVE, #219
TUCSON, AZ 85718
PHONE: 520-299-8424

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF PIMA

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE TRUST OFFICER OF LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 2408 AND NOT IN ITS CORPORATE CAPACITY AND ACKNOWLEDGED THAT HE/SHE, AS THE TRUST OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE(S) THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREBY SET MY NAME AND OFFICIAL SEAL.

NOTARY PUBLIC

ASSURANCES

ASSURANCE IN THE FORM OF THIRD PARTY TRUST AGREEMENTS FROM LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, L.L.C., TRUST NO. 2408, AS RECORDED IN SEQUENCE NO. _____ IN THE OFFICE OF THE RECORDER OF PIMA COUNTY, ARIZONA HAVE 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

GENERAL NOTES

1. THE GROSS AREA OF THE SUBDIVISION IS 358,993 S.F., OR 8.2 ACRES.
2. THE TOTAL NUMBER OF LOTS IS 18. TOTAL NUMBER OF BLOCKS IS 1.
3. THE TOTAL AREA OF COMMON AREA "A" (PRIVATE STREETS) IS 59,965 SF. THE TOTAL AREA OF COMMON AREA "B" (OPEN SPACE/DRAINAGE) IS 124,985 SF.
4. TOTAL MILES OF NEW PUBLIC STREETS IS 0.0 MILES. TOTAL MILES OF NEW PRIVATE STREETS IS 0.2 MILES.
5. THE APPROVED ZONING FOR THIS PROJECT IS "SP"/DOVE MOUNTAIN SPECIFIC PLAN AND THE LAND USE DESIGNATIONS ARE RESORT "R", MIXED USE COMMERCIAL "MUC", AND OPEN SPACE "OS" IN ACCORDANCE WITH THE DOVE MOUNTAIN SPECIFIC PLAN AND WILL REMAIN.
6. RESIDENTIAL DEVELOPMENT STANDARDS PER "MDR" (MEDIUM DENSITY RESIDENTIAL) ARE:
 - MINIMUM ALLOWABLE LOT SIZE IS 2,000 SF
 - MINIMUM PROVIDED LOT SIZE IS 8365 SF
 - AVERAGE LOT SIZE IS 8752 SF
 - MAXIMUM PROVIDED LOT SIZE IS 10,688 SF (NOT A RESTRICTION)
 - MAXIMUM ALLOWABLE BUILDING HEIGHT IS 45 FEET
7. THIS PROJECT SHALL COMPLY WITH THE CONDITIONS SET FORTH IN THE DOVE MOUNTAIN SPECIFIC PLAN APPROVED IN MAY, 1989 (ORDINANCE NO. 89.22), AND AS AMENDED BY MARANA ORDINANCE FROM TIME TO TIME.
8. BUILDING SETBACKS (PER THE DOVE MOUNTAIN SPECIFIC PLAN SEC. IV.G.4.b.3) ARE:

FRONT:	20 FEET	REAR:	5 FEET
SIDE:	5 FEET	CORNER:	10 FEET
9. THE GROSS DENSITY FOR THIS PROJECT IS 2.1 RAC.
10. NO FURTHER LOT SPLITTING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA.
11. 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.
12. 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 INCHES AND 72 INCHES ABOVE THE FINISHED GRADE OF THE ROADWAY SURFACE AND SHALL CONFORM TO SECTION 4.8 OF THE TOWN OF MARANA SUBDIVISION STANDARDS.
13. THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY AS TO THE FORM, LINE AND FUNCTION OF ALL PUBLIC AND PRIVATE ROADWAYS AND DRAINAGE STRUCTURES BEFORE THE RELEASE OF ASSURANCES.
14. THE AREA BETWEEN 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 THE FLOODPLAIN MANAGEMENT AS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.
15. ALL NEW AND EXISTING UTILITIES 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, WITHIN OR CONTIGUOUS TO THE SITE, SHALL BE PLACED UNDERGROUND.
16. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TUCSON SERVICE AREA, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. SEC. 45-576.
17. 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. THE LICENSE SHALL BE EXECUTED AND APPROVED BY THE TOWN OF MARANA PRIOR TO APPROVAL OF THE CLOSEOUT PACKAGE FOR THIS PROJECT.

BASIS OF BEARING

NORTH 58°49'18" WEST, ACCORDING TO BOOK 64 OF MAPS AND PLATS AT PAGE 46, PIMA COUNTY, ARIZONA BETWEEN MONUMENTS FOUND ON THE RIGHT OF WAY LINE OF DOVE MOUNTAIN BOULEVARD, AS SHOWN ON SHEET #2.

RECORDING DATA

STATE OF ARIZONA } FEE _____
COUNTY OF PIMA } S.S. SEQUENCE NO. _____

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF BAKER AND ASSOCIATES ENGINEERING, INC., ON THIS _____ DAY OF _____, 20____, AT _____M. IN SEQUENCE NO. _____ THEREOF.

GABRIELLA CAZARES-KELLY, PIMA COUNTY RECORDER
DEPUTY COUNTY RECORDER

DATE

CERTIFICATIONS

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

BRIAN J. LIVERNOIS, R.L.S.
ON POINT SURVEYING, PLLC
REGISTERED LAND SURVEYOR NO. 58324
STATE OF ARIZONA

I HEREBY CERTIFY THAT THE INTERIOR SUBDIVISION GEOMETRY FOR THIS PLAT WAS REVIEWED AND SHOWN UNDER MY SUPERVISION.

WILLIAM H. BAKER, JR.
BAKER & ASSOCIATES ENGINEERING, INC.
REGISTERED LAND SURVEYOR NO. 16784
STATE OF ARIZONA

I HEREBY CERTIFY THAT THE FLOODPRONE LIMITS AND EROSION HAZARD SETBACKS WERE REVIEWED AND SHOWN UNDER MY SUPERVISION.

LARRY K. ROBERTS
ARROYO ENGINEERING, L.L.C.
REGISTERED ENGINEER NO. 25331
STATE OF ARIZONA

TOWN OF MARANA APPROVALS

BY: _____ P.E. _____
MARANA TOWN ENGINEER/DEVELOPMENT ENGINEER DATE

BY: _____
MARANA PLANNING MANAGER DATE

PIMA COUNTY APPROVAL

BY: _____
PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT DATE

ASSURED WATER SUPPLY

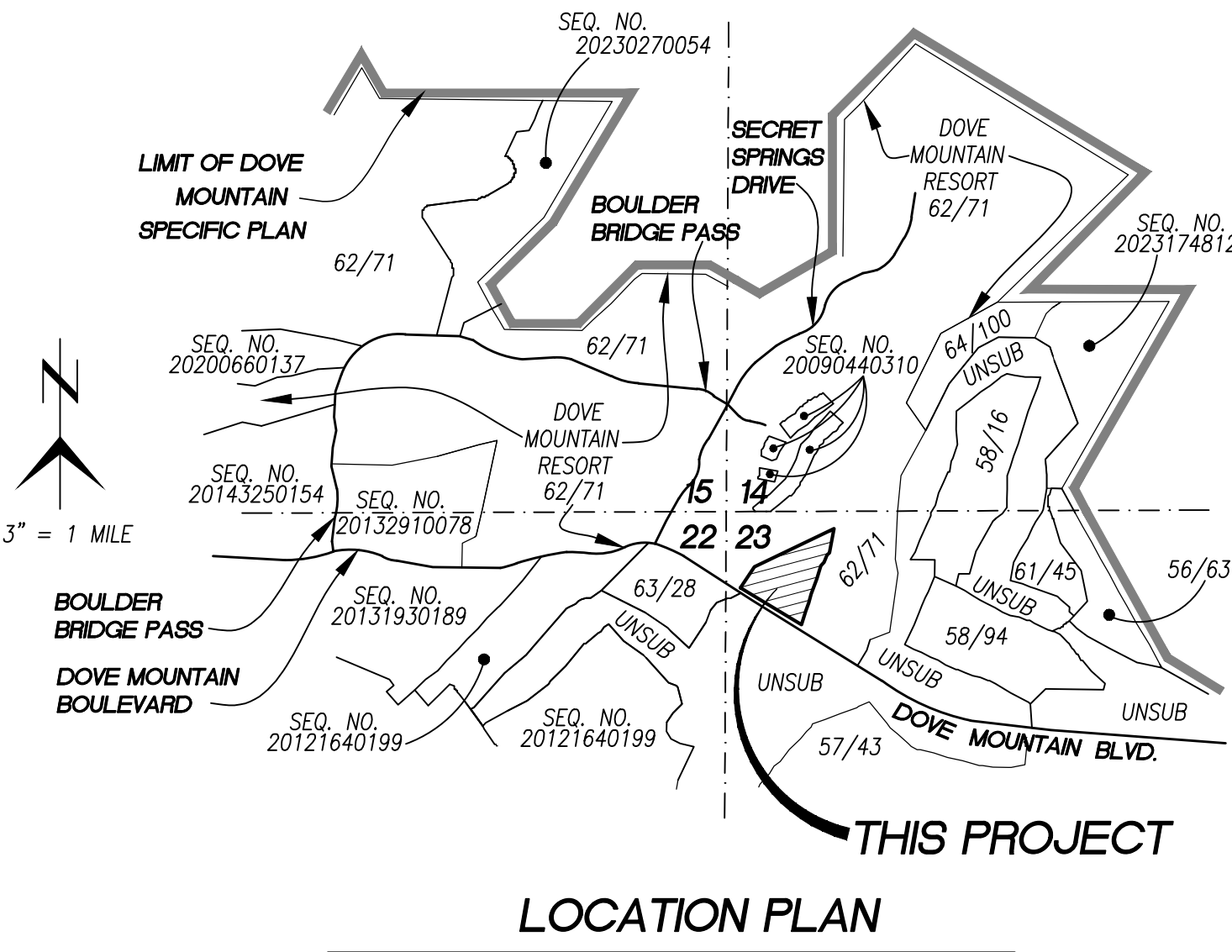
THE UNDERSIGNED CERTIFIES THAT IT IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY AND WILL PROVIDE WATER SERVICE TO THIS SUBDIVISION.

BY: _____
ITS: CITY OF TUCSON WATER DEPARTMENT DATE

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



LEGEND

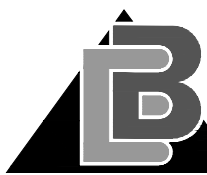
	SUBDIVISION BOUNDARY
	FOUND 3" TOWN OF MARANA BRASS CAP "RLS 19833"
	SURVEY MONUMENT TO BE SET
	INDICATES 1/2" REBAR TAGGED RLS 58324 TO BE SET EXCEPT WHERE OTHERWISE SHOWN
	INDICATES A RECORD DIMENSION PER MAPS & PLAT 64/46
	INDICATES RECORD DIMENSION PER MAPS & PLATS 62/71
	1/2" REBAR TO BE SET BY A REGISTERED LAND SURVEYOR
	SURVEY CALCULATION POINT (NOTHING FOUND OR SET)
	CURVE DATA (SEE TABLE, SHEET 2)
	LINE DATA (SEE TABLE, SHEET 2)
	ADDRESSING/ACCESS LOCATION
	NEW PRIVATE RIGHT-OF-WAY BY THIS PLAT
	NEW RIGHT-OF-WAY LINE
	EXISTING RIGHT-OF-WAY LINE
	STREET CENTERLINE
	EASEMENT LINE AS SHOWN (SEE ALSO "EASEMENT KEYNOTES," SHEET #2)
	100 YEAR FLOODPRONE LINE ("FPL"), AS SHOWN
	100 YEAR FLOODPRONE LINE ("FPL")/FEMA LINE ("FEMA") PER LOMR #24-09-0485P, APPROVED 7/11/2025, AS SHOWN
	EROSION SETBACK LINE ("E.S.L.")
	RADIAL (SEE LINE TABLE)

ADMINISTRATIVE ADDRESS

14238 N. DOVE MOUNTAIN BLVD., MARANA, AZ

FINAL PLAT for
SILVER YUCCA, LOTS 1 - 18, BLOCK "1" (WIRELESS SERVICE)
AND COMMON AREAS "A" (PRIVATE STREETS) AND "B" (OPEN SPACE/DRAINAGE)

BEING A RESUBDIVISION OF BLOCK "L" AS RECORDED IN DOVE MOUNTAIN RESORT II,
LOTS 79-97, 154-172 AND BLOCK "L," M&P 64/46, LOCATED IN
SECTION 23, T11S, R12E, G&SRM, TOWN OF MARANA, PIMA COUNTY, ARIZONA



Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

#PRV2501-001

REF.: #PRV-2409-003, PRV-06012F, PRV0701-002 JOB #2231.2 DATE: AUGUST 19, 2025 SHEET 1 OF 2

SEQUENCE # _____

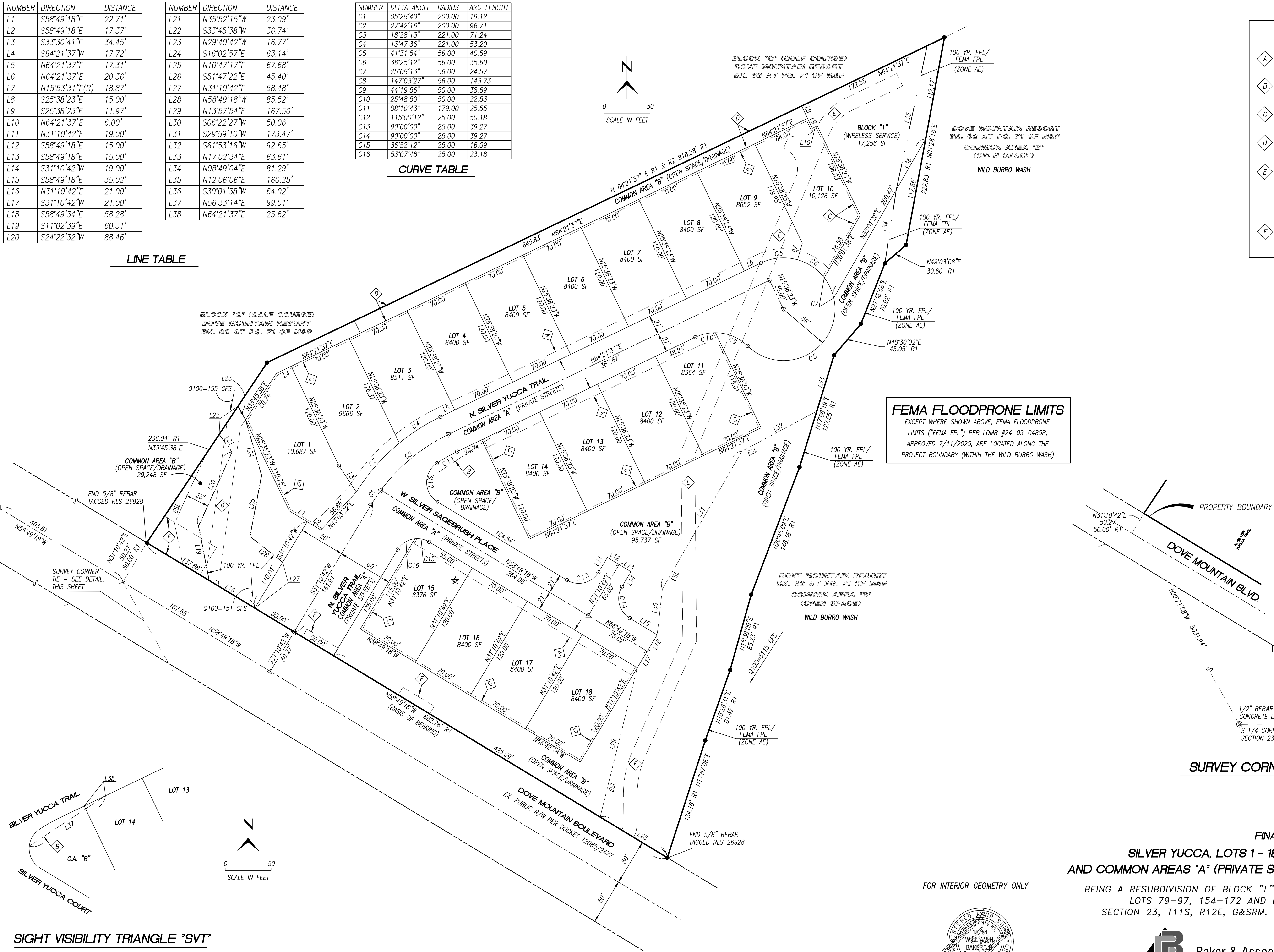
NUMBER	DIRECTION	DISTANCE
L1	S58°49'18"E	22.71'
L2	S58°49'18"E	17.37'
L3	S33°30'41"E	34.45'
L4	S64°21'37"W	17.72'
L5	N64°21'37"E	17.31'
L6	N64°21'37"E	20.36'
L7	N15°53'31"E(R)	18.87'
L8	S25°38'23"E	15.00'
L9	S25°38'23"E	11.97'
L10	N64°21'37"E	6.00'
L11	N31°10'42"E	19.00'
L12	S58°49'18"E	15.00'
L13	S58°49'18"E	15.00'
L14	S31°10'42"W	19.00'
L15	S58°49'18"E	35.02'
L16	N31°10'42"E	21.00'
L17	S31°10'42"W	21.00'
L18	S58°49'34"E	58.28'
L19	S11°02'39"E	60.31'
L20	S24°22'32"W	88.46'

NUMBER	DIRECTION	DISTANCE
L21	N35°52'15"W	23.09'
L22	S33°45'38"W	36.74'
L23	N29°40'42"W	16.77'
L24	S16°02'57"E	63.14'
L25	N10°47'17"E	67.68'
L26	S51°47'22"E	45.40'
L27	N31°10'42"E	58.48'
L28	N58°49'18"W	85.52'
L29	N13°57'54"E	167.50'
L30	S06°22'27"W	50.06'
L31	S29°59'10"W	173.47'
L32	S61°53'16"W	92.65'
L33	N17°02'34"E	63.61'
L34	N08°49'04"E	81.29'
L35	N12°06'06"E	160.25'
L36	S30°01'38"W	64.02'
L37	N56°33'14"E	99.51'
L38	N64°21'37"E	25.62'

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	05°28'40"	200.00	19.12
C2	27°42'16"	200.00	96.71
C3	18°28'13"	221.00	71.24
C4	13°47'36"	221.00	53.20
C5	41°31'54"	56.00	40.59
C6	36°25'12"	56.00	35.60
C7	25°08'13"	56.00	24.57
C8	14°03'27"	56.00	14.73
C9	44°19'56"	50.00	38.69
C10	25°48'50"	50.00	22.53
C11	08°10'43"	179.00	25.55
C12	115°00'12"	25.00	50.18
C13	90°00'00"	25.00	39.27
C14	90°00'00"	25.00	39.27
C15	36°52'12"	25.00	16.09
C16	53°07'48"	25.00	23.18

CURVE TABLE

LINE TABLE



- EASEMENT KEYNOTES**
- A NEW 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT GRANTED TO THE PUBLIC BY THIS FINAL PLAT
 - B NEW SIGHT VISIBILITY TRIANGLE AREA GRANTED BY THIS FINAL PLAT - SEE DETAIL, THIS SHEET
 - C NEW 1' NO VEHICULAR ACCESS EASEMENT GRANTED TO THE TOWN OF MARANA BY THIS FINAL PLAT
 - D EX. 15' TRICO ELECTRIC EASEMENT PER SEQUENCE #20111790546 TO REMAIN
 - E EXISTING RELOCATABLE ACCESS EASEMENT PER DOCKET 13974/934. UPON COMPLETION OF GRADING WITHIN SILVER YUCCA TRAIL (AS SHOWN HEREON) THIS RELOCATABLE ACCESS EASEMENT WILL AUTOMATICALLY TERMINATE AND BE RELOCATED TO SILVER YUCCA TRAIL AS SHOWN ON THIS FINAL PLAT
 - F EXISTING 35' PUBLIC ROAD AND DRAINAGE EASEMENTS PER DOCKET 12085/2493 TO REMAIN

FEMA FLOODPRONE LIMITS
EXCEPT WHERE SHOWN ABOVE, FEMA FLOODPRONE LIMITS ("FEMA FPL") PER LOMR #24-09-0485P, APPROVED 7/11/2025, ARE LOCATED ALONG THE PROJECT BOUNDARY (WITHIN THE WILD BURRO WASH)

SURVEY CORNER TIE DETAIL

SIGHT VISIBILITY TRIANGLE "SVT" EASEMENT AREA DETAIL

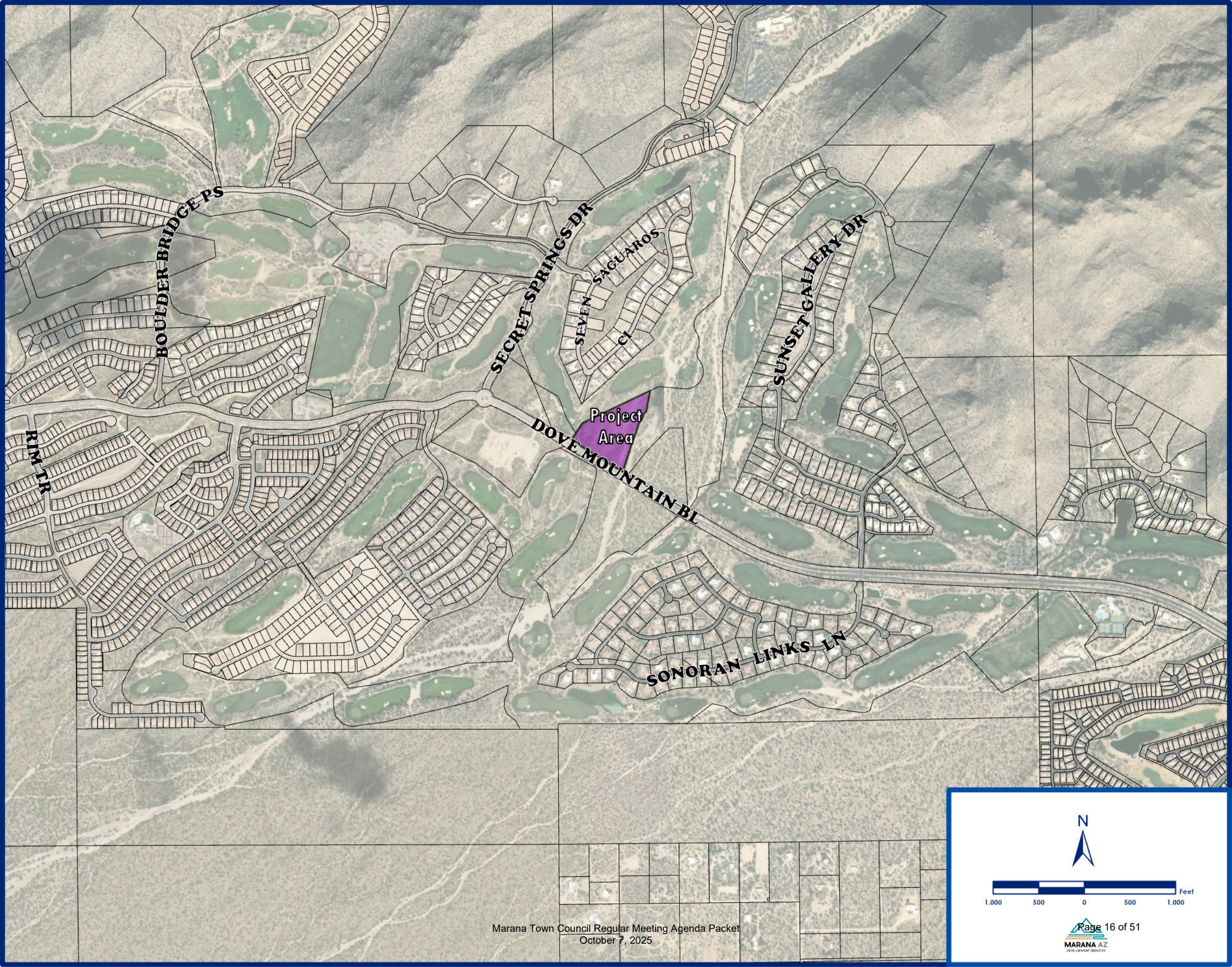
FINAL PLAT for
SILVER YUCCA, LOTS 1 - 18, BLOCK "I" (WIRELESS SERVICE)
AND COMMON AREAS "A" (PRIVATE STREETS) AND "B" (OPEN SPACE/DRAINAGE)
BEING A RESUBDIVISION OF BLOCK "L" AS RECORDED IN DOVE MOUNTAIN RESORT II,
LOTS 79-97, 154-172 AND BLOCK "L," M&P 64/46, LOCATED IN
SECTION 23, T11S, R12E, G&SRM, TOWN OF MARANA, PIMA COUNTY, ARIZONA



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#PRV2501-001 REF.: #PRV-2409-003, PRV-06012F, PRV0701-002 JOB #2231.2 DATE: AUGUST 19, 2025 SHEET 2 OF 2

SEQUENCE #



BOULDER BRIDGE PS

SECRET SPRINGS DR

SEVEN SAGUAROS CT

SUNSET GALLERY DR

RIM TR

Project Area

DOVE MOUNTAIN BL

SONORAN LINKS LN





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: Dove Mountain, Block "L"

Description of Project: Single Family Residential plus Ex. Wireless Comm.

Number of Lots: 18

Parcel No.(s): 218-19-2330

Gross Area (Acres): 8.1

Project Address: 14238 N. Dove Mountain, Marana, AZ

Ref. Project No.: PRV-06012

CONTACT INFORMATION

Owner: DM Phase III Investment

Contact Name: Bill Hallinan

Address: 3567 E. Sunrise Drive, Suite 219

City: Tucson

State: AZ

Zip: 85718

Email: bhallinan@cottonwoodproperties.com

Phone No.: (520) 299-8424

Applicant: Baker & Associates Engineering

Contact Name: PM

Address: 3561 E. Sunrise Dr., #225

City: Tucson

State: AZ

Zip: 85718

Email: marty@baetucson.com

Phone No.: (520) 318-1950

Consultant/Engineer: Baker & Associates Engineering

Contact Name: PM

Address: 3561 E. Sunrise Dr., #225

City: Tucson

State: AZ

Zip: 85718

Email: marty@baetucson.com

Phone No.: (520) 318-1950

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.)

Martin V. Magelli

Martin V. Magelli, P.E.
2024.09.09 08:05:35 -07'00'

9/9/2024

Applicant Name (PRINT)

Signature

Date

FOR OFFICIAL USE ONLY

Revision Date 03/29/2019

Project No. _____

Date Received _____



Council-Regular Meeting

C2

Meeting Date: 10/07/2025

To: Mayor and Council

Submitted For: Mike Osborne, Water Deputy Director

From: Heidi Lasham, Water Director

Date: October 7, 2025

Strategic Plan Focus Area:
Vibrant Community

Subject: Relating to Procurement; approving a change order to the contract with Carollo in the amount of \$915,945.00 for the Water Reclamation Facility expansion project design (WR023) and authorizing the Town Manager or designee to execute the necessary documents to effectuate the change order (Mike Osborne)

Discussion:

Marana Town Code Section 3-4-7(B)(3) provides that Town Council approval is necessary for change orders that individually or cumulatively exceed the amounts set forth in section 3-4-8(A)(3) of the town code. The budget for fiscal year 2025-2026 was adopted on June 17, 2025 and included the Town's 5 year CIP program. The Water Reclamation Facility project (WR023) (the "Project") was properly included within the Town of Marana's FY2025 & FY2026 Capital Improvement Plans. Effective September 16, 2024, the Town entered into a professional services agreement with Carollo ("Consultant") for Design Services for the Project in the amount of \$4,101,660.00 (the "Agreement"). This change order for Council's consideration in the amount of \$915,945.00 is for additional design services for the scope change for unforeseen capacity upgrades to the following items as part of the expansion: the influent sewer line, the influent pump station and force main, filter, UV disinfection, and additional floodplain evaluation. This change order is for \$915,945.00, which requires Council's approval under Marana Town Code 3-4-7(B)(3).

Financial Impact:

Fiscal Year: FY 2026
Budgeted Y
Y/N:
Amount: \$915,945.00

Staff Recommendation:

Staff recommends approval of the change order to the Carollo contract for the Water Reclamation Facility Expansion (WR023) in the amount of \$915,945.00.

Suggested Motion:

I move to approve the change order to the contract with Carollo in the amount of \$915,945.00 for the Water Reclamation Facility expansion project design (WR023) and authorizing the Town Manager or designee to execute the necessary documents to effectuate the change order.

Attachments

Corollo Scope of Work



PROFESSIONAL ENGINEERING SERVICES

Marana WRF Expansion Phase 2

Amendment No. 1: Design Additions

September 22, 2025

SCOPE OF WORK

BACKGROUND

Carollo Engineers, Inc. (Consultant) is currently providing professional engineering services to the Town of Marana (Town) for the Marana Water Reclamation Facility (WRF) Expansion Phase 2 project, for which Notice to Proceed was issued on September 16, 2024. The Project includes professional engineering services for an expansion of the existing Marana WRF and associated recharge basins to an overall capacity of 3.0 million gallons per day (mgd) average annual daily flow (AADF).

The Town has decided to upgrade additional process equipment to accommodate the expansion to 3 mgd. The following areas will be upgraded:

- Install new upsized influent sewer pipeline
- Upsize influent pump station pumps and associated piping and appurtenances
- Install new influent pump station pipeline to headworks facility
- Install one new cloth disk filter with structural provisions for two additional units
- Equip second channel of UV disinfection banks with structural modifications to accommodate access to existing units
- Solids handling area and provisions for two future screw presses with pumps and polymer units

This amendment also includes additional drainage evaluations for the recharge facility that were requested by the Town.

This Scope of Professional Services for Amendment No. 1 affects the following tasks:

Planned Engineering Services:

Task 300 – Preliminary Design – Phase 2 WRF and Recharge Facility Expansions

Task 400 – Detailed Design – Phase 2 WRF Expansion

PROJECT ASSUMPTIONS

Project Assumptions included in the Agreement's scope of work dated August 30, 2024 apply to the scope of work described in this amendment. In addition, the assumptions listed below also apply to this amendment:

1. The Design Additions will be included in the WRF Expansion design package.

SCHEDULE

No changes this amendment.

PLANNED ENGINEERING SERVICES

TASK 100 – PROJECT MANAGEMENT AND MEETINGS

No changes this amendment.

TASK 200 – DESIGN OF MISCELLANEOUS WRF IMPROVEMENTS

No changes this amendment.

TASK 300 – PRELIMINARY DESIGN - PHASE 2 WRF AND RECHARGE FACILITY EXPANSIONS

Consultant will prepare additional floodplain analysis for the recharge facility site, including modeling of additional grading scenarios and development of a floodplain encroachment impacts letter, as described in Exhibit A-2.

TASK 400 – DETAILED DESIGN

Task 400-2W – Phase 2 WRF Expansion

Task 400-2W.410 – Detailed Design

Consultant will prepare design drawings and specifications for the Design Additions identified in the Background section, above. A tentative drawing list is provided in Exhibit A-1. The design will include the following:

- Design criteria for equipment.
- Design evaluations, including equipment sizing and updates to the WRF hydraulic model.

Drawings will include the following disciplines:

- Demolition
- Civil
- Structural
- Process/Mechanical
- Electrical
- Instrumentation and Controls

Consultant will prepare detailed design submittals at the 60%, Agency Review, and final design stages. The submittal packages will include drawings and specifications.

Final design will include appropriate supporting calculations. The Town's review comments will be received within two weeks following each submittal.

- 60% and Agency Review drawings will be provided in pdf format:
 - Full-size: 22 x 34 inches
 - Half-size: 11 x 17 inches
 - PDF files formatted for printing at 11 x 17 inches
- 60% and Agency Review specifications will be provided electronically in pdf and MS Word format to allow Town review comments using Track Changes function.
- The final submittal will include:
 - One electronic set of final design drawings (AutoCAD) with seals and signatures removed
 - One electronic set of final specifications with seals and signatures (PDF)
 - Two electronic sets of final design drawings with seals and signatures (PDF): one each formatted for printing at 22 x 34 inches and at 11 x 17 inches

Task 400-2W.420 – Early Procurement Packages

It is anticipated that the influent pumps, disk filter, and UV equipment will be identified as long-lead equipment. These items will be included in the early procurement packages described in the original Agreement.

Task 400-2W Deliverables:

- 60%, Agency Review, and final design drawings and specifications
- Early procurement packages

Task 400-2R – Phase 2 Recharge Facility Expansion

No changes this amendment.

TASK 500 – PERMITTING AND REGULATORY COMPLIANCE ASSISTANCE

No changes this amendment.

TASK 600 – CMAR PROCUREMENT SUPPORT

No changes this amendment.

TASK 700 – CONSTRUCTION-PHASE SERVICES FOR MISCELLANEOUS WRF IMPROVEMENTS

No changes this amendment.

TASK 800 – POST-CONSTRUCTION SERVICES FOR MISCELLANEOUS WRF IMPROVEMENTS

No changes this amendment.

SUPPLEMENTAL ENGINEERING SERVICES

Supplemental Engineering Services include additional work that may be requested by the Town, which is not part of Planned Engineering Services. A contract amendment will be required for authorization of Supplemental Engineering Services. The method of compensation and scope, schedule, and fees for Supplemental Engineering Services will be determined by negotiations between the Town and Consultant under the contract amendment process. Descriptions of potential Supplemental Engineering Services are provided below:

A. Miscellaneous Supplemental Engineering Services

- Potholing of underground piping and utilities for design support.
- Structural condition assessment of existing concrete structures.
- Cost estimating.

STANDARD OF CARE

The Consultant will be responsible to the level of competency and standard of care presently maintained by other practicing Professional Engineers performing the same or similar type of work at the time notice to proceed is issued. The Consultant and the Town mutually agree that standard of care, as applied to design professionals, will be defined as the ordinary and reasonable care required and established by expert testimony of what a reasonable and prudent professional would have done under the same or similar circumstances.

EXHIBITS

A-1. Tentative Drawing List

A-2. JE Fuller proposal



9/22/2025

TOWN OF MARANA
PROFESSIONAL ENGINEERING SERVICES
MARANA WATER RECLAMATION FACILITY EXPANSION PHASE 2
Amendment No. 1: Design Additions

Fee Proposal Summary

Tasks	Task Description	Carollo Labor	Subconsultants	Other Direct Costs (ODCs)	TOTAL PROJECT COSTS
100	Project Management and Meetings	\$ -	\$ -	\$ -	\$ -
200	Detailed Design of Miscellaneous WRF Improvements	\$ -	\$ -	\$ -	\$ -
300	Preliminary Design - Phase 2 WRF and Recharge Facility Expansions	\$ -	\$ 9,500	\$ -	\$ 9,500
400	Detailed Design	\$ 906,445	\$ -	\$ -	\$ 906,445
500	Permitting and Regulatory Compliance Assistance	\$ -	\$ -	\$ -	\$ -
600	CMAR Procurement Support	\$ -	\$ -	\$ -	\$ -
700	Construction-Phase Services for Miscellaneous WRF Improvements	\$ -	\$ -	\$ -	\$ -
800	Post-Construction Services Miscellaneous WRF Improvements	\$ -	\$ -	\$ -	\$ -
TOTAL		\$ 906,445	\$ 9,500	\$ -	\$ 915,945



TOWN OF MARANA
PROFESSIONAL ENGINEERING SERVICES
MARANA WATER RECLAMATION FACILITY EXPANSION PHASE 2
Amendment No. 1: Design Additions

Fee Proposal Breakdown

Tasks	Task and Sub-Task Description	LABOR											Total Labor Hours	Total Labor Cost	Subconsultants	Other Direct Costs (ODCs)	TOTAL PROJECT COSTS
		Director - Engineer/Scientist/Architect/Consultant	Principal Engineer/Scientist/Architect/Consultant III	Principal Engineer/Scientist/Architect/Consultant II	Principal Engineer/Scientist/Architect/Consultant I	Senior Project Engineer/Scientist/Architect/Consultant II	Senior Project Engineer/Scientist/Architect/Consultant I	Project Engineer/Scientist/Architect/Consultant I	Staff Engineer/Scientist/Architect/Consultant	Engineer/Scientist/Architect/Consultant	Project Assistant	Technician					
		\$ 310	\$ 283	\$ 255	\$ 241	\$ 222	\$ 184	\$ 163	\$ 147	\$ 132	\$ 114	\$ 78					
100	PROJECT MANAGEMENT AND MEETINGS	0	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	\$ -
	Project Management												0	-			-
	Kickoff Meeting												0	-			-
	Monthly Progress Meetings/Workshops through Design												0	-			-
	Weekly Interim Project Manager Updates												0	-			-
	Monthly Progress Reports and Invoices												0	-			-
200	DETAILED DESIGN OF MISCELLANEOUS WRF IMPROVEMENTS	0	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	\$ -
	Plans and Specifications (includes 60%, Final)	0	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	\$ -
	60% Drawings and Specifications												0	-			-
	Final Drawings and Specifications												0	-			-
	Engineer's Opinion of Probable Construction Cost												0	-			-
300	PRELIMINARY DESIGN - PHASE 2 WRF AND RECHARGE FACILITY EXPANSIONS	0	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ 9,500	\$ -	\$ 9,500
	Pre-Design Activities												0	\$ -	\$ 9,500		\$ 9,500
	Review of Existing Data												0	-			-
	Site Visits												0	-			-
	Geotechnical Investigations												0	-			-
	Surveying and Mapping												0	-			-
	Cultural Resources Investigations												0	-			-
	Environmental Investigations												0	-			-
	Hydrogeological Evaluation, Drilling and Geophysical Services												0	-			-
	Drainage Evaluations												0	-	9,500		9,500
	Design Confirmation Workshop												0	-			-
	Architectural Programming of New Building Spaces												0	-			-
	Treatment and Recharge Capacity Evaluation												0	-			-
	Preliminary Design												0	\$ -			\$ -
	Draft Preliminary Design Report												0	-			-
	Final Design Report												0	-			-
400	DETAILED DESIGN	0	0	0	0	0	0	0	0	0	0	0	4,367	\$ 906,445	\$ -	\$ -	\$ 906,445
	400-2W - Phase 2 WRF Expansion												4,367	\$ 906,445	\$ -	\$ -	\$ 906,445
	410 - Plans and Specifications (includes 60%, Agency Review, Final)												4,263	\$ 884,405	\$ -	\$ -	\$ 884,405
	60% Drawings and Specifications	51	256	256	168	206	0	336	256	88	88	0	1,705	353,762	-	\$ -	\$ 353,762
	Agency Review Drawings and Specifications	38	192	192	126	154	0	252	192	66	66	0	1,279	265,321	-	\$ -	\$ 265,321
	Final Drawings and Specifications	38	192	192	126	154	0	252	192	66	66	0	1,279	265,321	-	\$ -	\$ 265,321
	Architectural for Administration Building												0	-	-	\$ -	\$ -
	420 - Early Procurement Packages	8	24	24	0	0	0	24	0	0	24	0	104	22,040	-	\$ -	\$ 22,040
	400-2R - Phase 2 Recharge Facility Expansion												0	\$ -	\$ -	\$ -	\$ -
500	CONSTRUCTION COST OPINIONS	0	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	\$ -
	500-2R - Phase 2 Recharge Facility Expansion	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	-
	60% Opinion of Probable Construction Cost												0	-			-
	Agency Review Opinion of Probable Construction Cost												0	-			-
	Final Opinion of Probable Construction Cost												0	-			-
500	PERMITTING AND REGULATORY COMPLIANCE ASSISTANCE	0	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	\$ -
	Aquifer Protection Permit (APP)												0	-			-
	Underground Storage Facility (USF) and Water Storage (WS) Permits												0	-			-
	Arizona Pollutant Discharge Elimination System (AZPDES) Permit												0	-			-
	Town of Marana Permits												0	-			-

Tasks	Task and Sub-Task Description	LABOR												Subconsultants	Other Direct Costs (ODCs)	TOTAL PROJECT COSTS	
		Director - Engineer/Scientist/Architect/Consultant \$ 310	Principal Engineer/Scientist/Architect/Consultant III \$ 283	Principal Engineer/Scientist/Architect/Consultant II \$ 255	Principal Engineer/Scientist/Architect/Consultant \$ 241	Senior Project Engineer/Scientist/Architect/Consultant II \$ 222	Senior Project Engineer/Scientist/Architect/Consultant \$ 184	Project Engineer/Scientist/Architect/Consultant \$ 163	Staff Engineer/Scientist/Architect/Consultant \$ 147	Engineer/Scientist/Architect/Consultant \$ 132	Project Assistant \$ 114	Technician \$ 78	Total Labor Hours				Total Labor Cost
	Stormwater Pollution Prevention Plans (SWPPP)												0	-			-
600	CMAR PROCUREMENT SUPPORT	0	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	\$ -
	CMAR Procurement Support												0	-			-
700	CONSTRUCTION-PHASE SERVICES FOR MISC WRF IMPROVEMENTS	0	0	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -
	Construction-Phase Services for Miscellaneous WRF Improvements												0	-	-	-	-
	Project Management												0	-			-
	Pre-construction Meeting												0	-		-	-
	Bi-weekly Construction Progress Meetings												0	-		-	-
	Engineering Services During Construction												0	\$ -	\$ -	\$ -	\$ -
	Submittal review												0	-		-	-
	Requests for Information												0	-		-	-
	Design clarifications												0	-		-	-
	Review of change order proposals												0	-		-	-
	Resident Services During Construction (incl. CMAR Pay Applications Certif.)												0	-			\$ -
	Special Inspections												0	\$ -	\$ -	\$ -	\$ -
	Discipline Inspections												0	-			-
	Commissioning and Manufacturers' Training												0	-			-
800	POST-CONSTRUCTION SERVICES FOR MISC WRF IMPROVEMENTS	0	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	\$ -
	Post-Construction Services Miscellaneous WRF Improvements												0	-	-	-	-
	Record Drawings												0	-			-
	Operation and Maintenance Plans												0	-			-
	Treatment Systems Startup and Performance Testing Plan												0	-			-
	Warranty Support												0	-			-
	As-needed O&M, Monitoring, Reporting, and Regulatory Support												0	-			-
TOTAL		0	0	0	0	0	0	0	0	0	0	0	4,367	\$ 906,445	\$ 9,500	\$ -	\$ 915,945

Marana Water

**Marana WRF Expansion Phase 2
Detailed Design**

Tentative Drawing List for Amendment 1 - Design Additions

		Drawing		
Discipline	Area	No.	Drawing Title	
Demolition				
	020	D	1	INFLUENT SEWER DEMOLITION PLAN
	110	D	1	INFLUENT PUMP STATION DEMOLITION PLAN AND SECTION
	200	D	1	HEADWORKS DEMOLITION PLAN AND SECTION
	610	D	1	TERTIARY FILTERS DEMOLITION PLAN AND SECTION
	620	D	1	UV DISINFECTION DEMOLITION PLAN AND SECTION
	830	D	1	DEWATERING FACILITY DEMOLITION PLAN AND SECTION
Civil				
	020	C	2	YARD PIPING PLAN - AREA II
	020	C	3	YARD PIPING PLAN - AREA III
	020	C	4	YARD PIPING PLAN - AREA IV
	020	C	9	YARD PIPING PROFILES 4
	020	C	10	YARD PIPING PROFILES 5
	030	C	1	CIVIL DETAILS 4
	030	C	2	CIVIL DETAILS 5
Structural				
	610	S	1	TERTIARY FILTERS PLAN
	610	S	2	TERTIARY FILTERS SECTIONS
	610	S	3	TERTIARY FILTERS DETAILS
	620	S	1	UV DISINFECTION PLAN
	620	S	2	UV DISINFECTION SECTIONS
	620	S	3	UV DISINFECTION DETAILS
	820	S	1	DEWATERING FEED PUMP STATION PLANS AND SECTIONS
	830	S	1	DEWATERING FACILITY FOUNDATION PLAN
	830	S	2	DEWATERING FACILITY ROOF PLAN
	830	S	3	DEWATERING FACILITY SECTIONS AND DETAILS 1
	830	S	4	DEWATERING FACILITY SECTIONS AND DETAILS 2
Process/Mechanical				
	110	P/M	1	INFLUENT PUMP STATION PERSPECTIVE VIEW
	110	P/M	2	INFLUENT PUMP STATION PLAN
	110	P/M	3	INFLUENT PUMP STATION SECTIONS
	610	P/M	1	TERTIARY FILTERS PERSPECTIVE VIEW
	610	P/M	2	TERTIARY FILTERS PLAN
	610	P/M	3	TERTIARY FILTERS SECTIONS 1
	610	P/M	4	TERTIARY FILTERS SECTIONS 2
	610	P/M	5	TERTIARY FILTERS DETAILS
	620	P/M	1	UV DISINFECTION PERSPECTIVE VIEW
	620	P/M	2	UV DISINFECTION PLAN
	620	P/M	3	UV DISINFECTION SECTIONS AND DETAILS 1
	620	P/M	4	UV DISINFECTION SECTIONS AND DETAILS 2
	800	P/M	1	DEWATERING AREA PERSPECTIVE VIEW
	800	P/M	2	DEWATERING, SLUDGE STORAGE, AND FEED PUMP STATION FACILITY ARRANGEMENT PLAN
	820	P/M	1	DEWATERING FEED PUMP STATION PLAN
	820	P/M	2	DEWATERING FEED PUMP STATION SECTIONS
	830	P/M	1	DEWATERING FACILITY PLAN
	830	P/M	2	DEWATERING FACILITY FLOOR DRAIN AND PIPING PLAN
	830	P/M	3	DEWATERING FACILITY LOWER PIPING PLAN
	830	P/M	4	DEWATERING FACILITY SECTIONS
	99	P/M	9	TYPICAL MECHANICAL DETAILS 9
Instrumentation & Control				
	006	N	1	CONTROL SCHEMATICS - IPS
	006	N	2	CONTROL SCHEMATICS - TERTIARY FILTERS
	006	N	3	CONTROL SCHEMATICS - UV DISINFECTION
	110	N	2	IPS P&ID - 1
	110	N	3	IPS P&ID - 2

Discipline	Area	Drawing		Drawing Title
		No.		
I&C (Cont'd)	610	N	2	TERTIARY FILTERS P&ID - 1
	610	N	3	TERTIARY FILTERS P&ID - 2
	620	N	2	UV DISINFECTION P&ID - 1
	620	N	3	UV DISINFECTION P&ID - 2
	820	N	1	DEWATERING FEED PUMP NO. 3 P&ID
	820	N	2	DEWATERING FEED PUMP NO. 4 P&ID
	830	N	1	SCREW PRESS NO. 3 P&ID
	830	N	2	SCREW PRESS NO. 4 P&ID
	840	N	1	DEWATERING CONVEYOR NO. 3 P&ID
	840	N	2	DEWATERING CONVEYOR NO. 4 P&ID
	860	N	1	POLYMER BLENDING UNIT NO. 3 P&ID
	860	N	2	POLYMER BLENDING UNIT NO. 4 P&ID
	99	N	1	PCM PANEL ELEVATION
	99	N	2	NETWORK DIAGRAM
	99	N	4	INSTRUMENTATION TYPICAL DETAILS 4
	99	N	5	INSTRUMENTATION TYPICAL DETAILS 5
Electrical	110	E	1	MCC-110 ELEVATION
	110	E	2	MCC-110 ONE-LINE DIAGRAM
	110	E	3	ELEC EQUIPMENT MODULE 110 POWER & CONTROL PLAN
	110	E	4	IPS POWER & CONTROL PLAN
	610	E	1	PDC/MCC2 ELEVATION
	610	E	2	PDC/MCC2 ONE-LINE DIAGRAM
	610	E	3	TERTIARY FILTERS POWER AND CONTROL PLAN
	620	E	1	UV DISINFECTION POWER AND CONTROL PLAN
	830	E	1	MCC-800 ELEVATION
	830	E	2	MCC-800 ONE-LINE DIAGRAM
	830	E	3	ELEC EQUIPMENT MODULE 800 POWER & CONTROL PLAN
	830	E	4	DEWATERING SCREW PRESS POWER AND CONTROL PLAN
	830	E	5	DEWATERING SCREW PRESS LIGHTING, RECEPTABLE AND GROUNDING PLAN
	830	E	6	DEWATERING FEED PUMPS PAD POWER AND CONTROL PLAN
	830	E	7	DEWATERING FEED PUMPS LIGHTING, RECEPTACLE AND GROUNDING PLAN
	99	E	1	ELECTRICAL TYPICAL DETAILS 1
	99	E	2	ELECTRICAL TYPICAL DETAILS 2



May 15, 2025

Ms. Kelley Newman, PE
 Carollo Engineers, Inc.
 One South Church Avenue, Suite 2130
 Tucson, Arizona 85701

RE: Proposal for Task 318, Drainage Evaluations – Marana Wastewater Reclamation Facility Expansion Phase 2 – MOD1 Floodplain Encroachment Impacts Letter

Dear Kelley:

Per your request, JE Fuller/Hydrology & Geomorphology (JE Fuller) is providing you with this proposal for the referenced services. Attachment 1 provides the scope of services. Attachment 2 provides our billing rates.

The attached additional services (Mod 1) can be performed on a T&M basis \$9,500, *(\$16,200 (Original) + \$9,500 (Mod1) = \$25,700 NTE, based on the attached rates & hourly estimates).*

JEF appreciates the opportunity to provide you with this proposal. Please feel free to contact us at 520-623-3112 or jonathan@jefuller.com if you have any questions regarding this proposal.

Sincerely,
 JE Fuller/Hydrology & Geomorphology, Inc.

Jonathan D. Elslager, P.E., CFM
 Vice President

40 E. Helen Street
 Tucson, AZ 85705

Attachment 1 – MOD 1 Scope of Services
 Attachment 2 – JE Fuller Billing Rates
 Attachment 3 – JE Fuller MOD 1 Fee Estimate Breakdown

Project Understanding

The Town of Marana will be expanding the existing Marana Water Reclamation Facility (WRF). Phase 1 of the WRF Expansion was completed and a floodplain encroachment analyses for Phase 2 indicates that proposed Phase 2 improvements may have adverse-impacts to adjacent landowners. As a part of this project JE Fuller will provide supporting Professional Engineering Services, analyzing the offsite regional floodplain impacts of Phase 2. See Figure 1.

Attachment 1 - Scope of Work (Scope of Professional Engineering Services)

Under Task 318 -Drainage Evaluations, JE Fuller will provide services encompassing the following tasks:

318.1. PM/ Coordination/ Data Collection/Review (supplemental services) ->

JE Fuller may perform the following data compilation subtasks for the project.

- a. JE Fuller will coordinate and attend up to two (2) additional virtual meetings or teleconference calls. No in-person meetings are currently anticipated or scoped.

318.2. Floodplain Encroachment Analysis (supplemental services)->

JE Fuller will further analyze the velocity and waters surface influences of up to 5 Ph 2 basin configurations supplied by Carollo Engineers using the Santa Cruz River LOMR modeling as a base. JE Fuller will also document if there are any impacts related to the Marana TAFS FLO-2D modeling. Regulatory flood impacts will only be discussed for flood depths greater than 6-inches.

NOTE: Iterations of more than 5 grading scenarios (listed above) is beyond the intent of this scope and may require supplemental scope and/or fees.

318.3. Phase 2 Drainage Statement -> *(Already Included under contract – no change – no additional charge)*

318.4. Floodplain Encroachment Impacts Letter (Additional Service)->

JE Fuller will document & define the impact of the proposed Phase 2 improvements to parcels 20809010J (East) & 20809010J (North):

- a. This concise summary letter will identify and define the influence of the proposed WRF expansion on the adjacent parcels shown in the map below.
- b. JE Fuller will provide recommendations for elevating any proposed structures, critical infrastructure, or electrical service equipment.
- c. Deliverable: Items above will be discussed in a brief letter report in electronic PDF format and will be intended to accompany other project documents for submittal to permitting agencies.

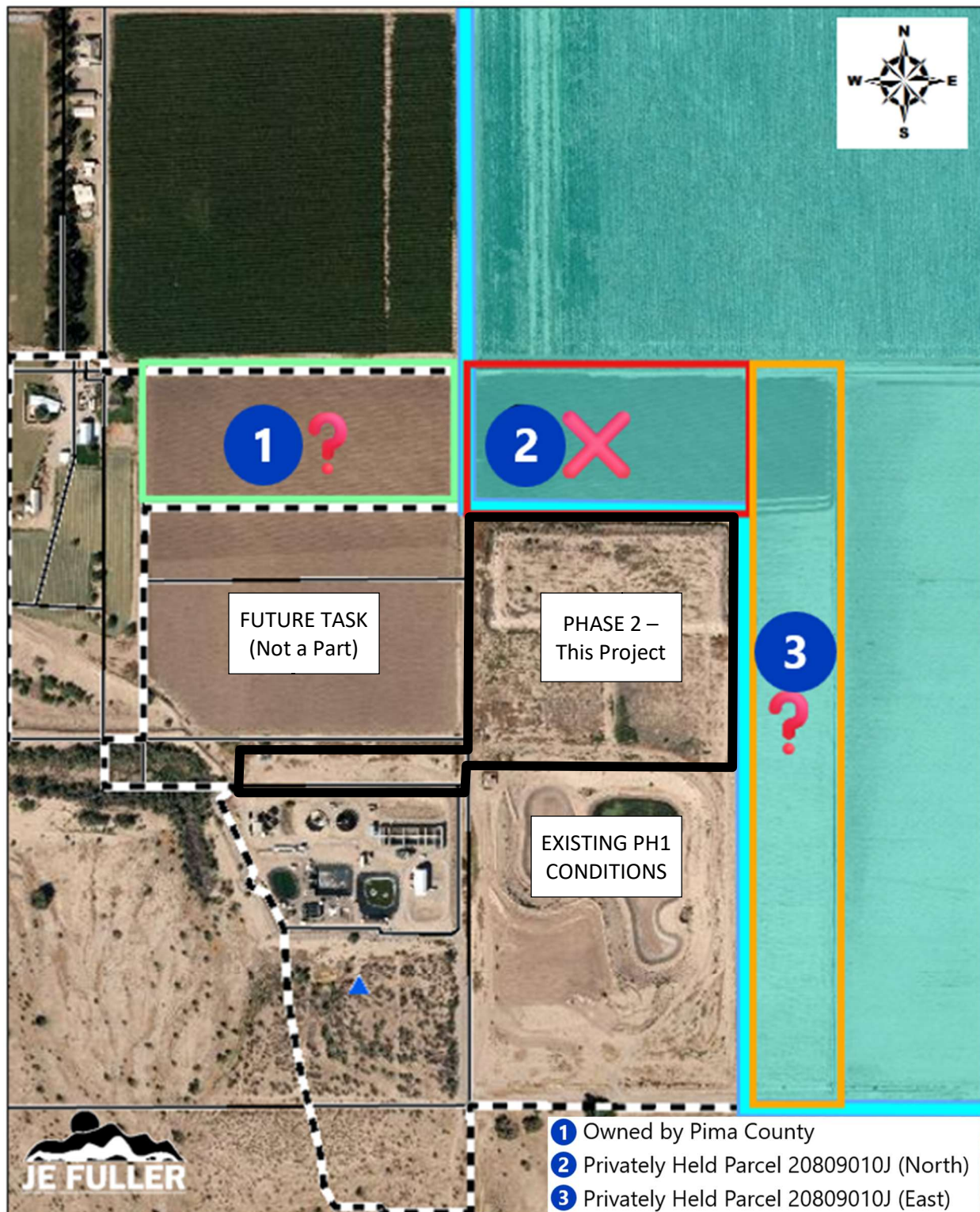


FIGURE 1. – WRF Expansion Phases with Adjacent Parcels

Exclusions and Other Considerations:

- Geotechnical Field work, Engineering, or Analysis is excluded.
- Survey, design (plans, specifications and cost estimating), and construction period services are excluded.
- All permitting is excluded (ie. Environmental, cultural work or otherwise is excluded). Also, ADEQ, ADWR, PDEQ, or other agency coordination is excluded.
- Scope and fee provided is for the initial work product. Additional or follow-up work can be provided at an additional fee, negotiated separately.
- Excluded services or those unforeseen items not included or addressed herein would require additional scope and fee, negotiated separately.

Attachment 2 - JE Fuller Billing Rates

Staff	Billing Rate
Project Principal	\$214.00
Project Manager	\$195.00
Sr. Professional Engineer	\$174.00
Professional Engineer	\$162.00
Junior Engineer/EIT	\$144.00
CADD/GIS	\$127.00
Admin	\$133.00

Attachment 3 - JE Fuller MOD 1 Fee Estimate Breakdown

PROJ:	for - Marana WRF Expansion Ph. 2 Encroachment Analysis		
	Task 318, Drainage Evaluations - MOD1 Supplemental Analyses & Tech Memo		
DETAIL:	Manhours Estimate		
Staff	Billing Rate	Hours	Labor
Project Principal	\$214.00	16	\$3,424.00
Project Manager	\$195.00	1	\$195.00
Sr. Professional Engineer	\$174.00	0	\$0.00
Professional Engineer	\$162.00	0	\$0.00
Junior Engineer/EIT	\$144.00	40	\$5,760.00
CADD/GIS	\$127.00	0	\$0.00
Admin	\$133.00	1	\$133.00
		TOTAL	\$9,500.00
Audited Overhead % =	213.53%	Overhead is based on 2022 accounting review .	



Council-Regular Meeting

C3

Meeting Date: 10/07/2025

To: Mayor and Council

From: Jill McCleary, Town Clerk

Date: October 7, 2025

Subject: Approval of Regular Town Council Meeting Summary Minutes of September 16, 2025 (Jill McCleary)

Attachments

Regular Council Meeting Summary Minutes, 09/16/2025



MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, September 16, 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 6:01 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

Mayor Post led the Pledge of Allegiance. Mayor Post dedicated the moment of silence to honor those affected by national tragedies and to remember the lives lost on September 11, 2001.

APPROVAL OF AGENDA

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

CALL TO THE PUBLIC

No speaker cards were submitted.

PROCLAMATIONS

Regular Council Meeting Summary Minutes
September 16, 2025

PR1 Proclamation Recognizing Diaper Awareness Week (Jill McCleary)

Mayor Post presented the proclamation to the recipient later in the meeting, after Item D3 and before the Executive Session. The proclamation is on file with the Town Clerk's office.

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

Council Member Cavanaugh encouraged residents to take advantage of the cooler weather and enjoy recreational opportunities at the MARC and around the Town of Marana.

Council Member Officer thanked all who participated in the Day of Service. He noted that more than 500 volunteers contributed across multiple sites.

Council Member Murphy expressed appreciation for the Day of Service turnout and complimented the "Real Talk with the Town" podcast.

Mayor Post reported on a meeting with Tucson Electric Power (TEP) regarding power reliability and announced the start of fall sports activities at Parks and Recreation facilities.

Vice Mayor Ziegler offered condolences for the passing of an Arizona Veterans' Memorial Cemetery Foundation board member's spouse, provided updates from the Legislative District 17 meeting, and emphasized the importance of supporting the RTA Next plan.

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

Town Manager Terry Rozema echoed comments about the Day of Service turnout and indicated that the number of volunteers was 630. He stated that 43 single-family residential permits had been issued so far in September, compared to 67 in September 2024. He said that Marana Aquatic & Recreation Center rentals will begin on October 1 with a phased rollout. He noted that the next Concert in the Courtyard will take place on September 18. He reported that Community Conversation events will be held on September 23, October 1, and October 8 to discuss growth, RTA Next, and data centers. He further stated that the Town's "Real Talk with the Town" podcast recently won a national Savvy Award for Best Interview/Talk Show Programming.

PRESENTATIONS

CONSENT AGENDA

C1 Relating to Procurement; approving a change order to the contract with Westland Resources Inc. in the amount of \$133,092.65 for the Marana Park Reservoir and Well Equipping project (WT046) and authorizing the Town Manager or designee to execute the necessary documents to effectuate the change order (Heidi Lasham)

C2 Approval of Special Town Council Meeting Summary Minutes of August 26, 2025, and Approval of Regular Town Council Meeting Summary Minutes of September 2, 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 Resolution No. 2025-090: Relating to Transportation; supporting the RTA Next Plan, as approved by the RTA Board on August 25, 2025 (Terry Rozema)

Mayor Post reminded the Council that Michael Ortega presented on the RTA Next plan at a prior meeting. He asked for a motion on the item.

Council Member Cavanaugh moved to adopt Resolution No. 2025-090. Council Member Kai seconded the motion. Motion passed, 7-0.

ITEMS FOR DISCUSSION / POSSIBLE ACTION

D1 Ordinance No. 2025.019: Relating to Utilities; amending Marana Town Code Title 14 (Utilities), Chapter 14-6 (Rates and Charges); revising Section 14-6-4 (Bill Adjustment for Excessive Water Leak) to remove certain payment time requirements and add provisions related to payment plans; and designating an effective date (Heidi Lasham)

Water Director Heidi Lasham presented on Items D1 and D2. A copy of the presentation slides is on file with the Town Clerk's Office. **Ms. Lasham** explained that the requests to the Council were to rescind an ordinance implemented during to the COVID-19 pandemic and to update the 20-day limit for customers to pay unusually high water bills caused by leaks or other issues. She stated that the proposed amendment replaced the strict deadline with provisions for flexible payment plans.

Vice Mayor Ziegler asked how information about the new plan would be communicated to customers. **Ms. Lasham** said that it would be included on the website and in bill inserts.

Council Member Kai asked about procedures when high bills are not caused by a leak. **Ms. Lasham** explained the procedure and how meters are replaced if necessary.

Council Member Cavanaugh moved to adopt Ordinance No. 2025.019. Vice Mayor Ziegler and Council Member Murphy seconded the motion. Motion passed, 7-0.

D2 Ordinance No. 2025.020: Relating to Utilities; rescinding Marana Ordinance No. 2020.022, which arose out of the COVID-19 pandemic emergency and authorized town staff to implement payment plan options and other customer assistance programs to assist in collecting delinquent payments owed to the Water Department for service (Heidi Lasham)

Council Member Cavanaugh moved to adopt Ordinance No. 2025.020. Council Member Murphy seconded the motion. Motion passed, 7-0.

D3 Relating to Public Art; presentation, discussion and selection of a public art design concept for fabrication and installation along Twin Peaks Road as part of the Rattlesnake Pass widening project (Andrea De La Cruz)

Assistant to the Town Manager Andrea De La Cruz presented on this item. A copy of the presentation is on file with the Town Clerk's Office. **Ms. De La Cruz** shared the location for the proposed public art sculpture along Twin Peaks Road. She shared five concept designs for the Council's review. She stated that Concept E was the Marana Public Art Review Committee Recommendation.

Council Members asked questions regarding the visibility of the sculpture from different approaches, night lighting, and the historical context of the name "Rattlesnake Pass."

Council Member Kai moved to approve Design Concept "E" for the Twin Peaks Road Rattlesnake Pass widening project. Council Member Cavanaugh 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.

Mayor Post 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, 7-0.

E1 Executive session pursuant to A.R.S. § 38-431.03(A)(7) for discussion or consultation with the Town Manager, Town Engineer, Real Property Manager, and Town Attorney or designee, as designated representatives of the Town, in order to consider the Town's position and instruct its representatives regarding negotiations for the possible purchase of interests in real property located

on the south side of Silverbell Road between its two Continental Reserve Loop intersections, identified as Pima County Assessor's Parcel No. 221-21-004E.

[An executive session was held on Item E1, beginning at 6:31 PM and concluding at 6:46 PM.]

Mayor Post stated that no motions were needed from the executive session.

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 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, 7-0. The meeting was adjourned at 6:48 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Town Council meeting held on September 16, 2025. I further certify that a quorum was present.

Jill McCleary, Town Clerk



Council-Regular Meeting

B1

Meeting Date: 10/07/2025

To: Mayor and Council

From: Jill McCleary, Town Clerk

Date: October 7, 2025

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2025-092: Relating to Boards, Commissions, and Committees; reappointing Jannine Beyer as Trustee for the Marana Health Care Benefits Trust for a four-year term (Jill McCleary)

Discussion:

On August 6, 2019, Town Council adopted Resolution No. 2019-068, establishing the Marana Health Care Benefits Trust (MHCBT) and Trust Document to satisfy the requirements of Arizona Revised Statutes (A.R.S.) Section 11-981, for the Town's self-insurance program for health and dental insurance benefits. Section 3.02 of the Trust Document provides that there will be five Trustees each serving four-year terms. The MHCBT currently has three Trustees and two vacancies.

On June 4, 2024, by Resolution 2024-057, the Town Council appointed Trustee Janinne Beyer to the MHCBT to fill an unexpired term ending November 19, 2025. Trustee Beyer meets the minimum requirements as set forth in the Trust Document for appointment to the MHCBT and a copy of her application is attached to this agenda item for the Council's review.

Town staff is recommending that the Council reappoint Trustee Beyer to a four-year term, effective starting November 20, 2025 and ending on November 19, 2029. Town staff will continue to solicit applications for the remaining vacant positions on the MHCBT.

Pursuant to Marana Town Code Section 2-6-2(E), the Council may do one or more of the following at tonight's meeting:

1. Interview the applicant either in public or in an executive session scheduled for that purpose. (An executive session has been scheduled on tonight's agenda for interviewing candidates, should the Council desire to do so.)
2. Make an appointment.
3. Order the solicitation of additional applications.
4. Take any other action it deems appropriate.

Staff Recommendation:

Council's pleasure.

Suggested Motion:

I move to adopt Resolution No. 2025-092, reappointing Jannine Beyer to the Marana Health Care Benefits Trust Board, effective immediately, for a term ending on November 20, 2029.

Attachments

Resolution No. 2025-092
Application Jannine Beyer

MARANA RESOLUTION NO. 2025-092

RELATING TO BOARDS, COMMISSIONS, AND COMMITTEES; REAPPOINTING JANNINE BEYER AS TRUSTEE FOR THE MARANA HEALTH CARE BENEFITS TRUST FOR A FOUR-YEAR TERM

WHEREAS on August 6, 2019, the Town Council adopted Resolution No. 2019-068, establishing the Marana Health Care Benefits Trust (MHCBT) and approving the Trust Document, to satisfy the requirements of Arizona Revised Statutes (A.R.S.) Section 11-981; and

WHEREAS section 3.02 of the Trust Document provides that there shall be five Trustees for the Trust, that no Trustee may be a current or former member of the Council, that no Trustee may be a former employee of the Town, and that no more than one Trustee may be an employee of the Town; and

WHEREAS the Trust Document further provides that each Trustee shall serve a four-year term, except that the initial terms for the first five Trustees were staggered; and

WHEREAS on June 4, 2024, the Town Council adopted Resolution No. 2024-057 appointing Jannine Beyer as a Trustee of the MHCBT Board to fill an unexpired term ending November 19, 2025; and

WHEREAS Trustee Beyer has served diligently during her current term and is eligible and willing to continue serving as Trustee; and

WHEREAS the Mayor and Council find that the appointment addressed by this resolution is in the best interest of the Town and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, that Jannine Beyer is hereby appointed as a Trustee for the Marana Health Care Benefits Trust Board for a four-year term, effective November 20, 2025 and ending November 19, 2029.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF
MARANA, ARIZONA, this 7th day of October, 2025.

Mayor Jon Post

ATTEST:

APPROVED AS TO FORM:

Jill McCleary, Town Clerk

Jane Fairall, Town Attorney



Board and Commission Application

Town Clerk

Submitted On:
Sep 18, 2025, 04:50PM EDT

Board or Commission	Marana Health Care Benefits Trust Board
Please upload your resume here.	Resume May 2024.doc
First Name	Jannine
Last Name	Beyer
Email	[REDACTED]
Full Address	Street Address: [REDACTED] [REDACTED] City: [REDACTED] State: [REDACTED] Zip: [REDACTED]
How many years have you lived at this address?	Two
How many years have you lived in Marana?	Two
Phone Number (Daytime)	[REDACTED]
Phone Number (cell or home)	[REDACTED]
Occupation	Retired Employee Benefits Professional
Employer	Most recent employer: S.C. Johnson & Son, Inc. Racine WI
What is your vision for the Town?	I would like to see Marana continue to grow responsibly while respecting the environment and using taxpayer dollars prudently.
What are some of the most important concerns or issues that you think the Town will have to face in the next 5 - 10 years?	I believe balancing the desire for growth with resource constraints (particularly water availability) while respecting the environment has been and always will be the biggest challenge of any local governmental entity.
What do you see as the Town's best asset to bring visitors and new residents to the Town?	I believe Marana should prioritize its educational system to encourage families to live here. The MARC was an excellent investment in Marana's youth and in the future of our town. I also believe train service between Phoenix and Tucson would be beneficial to the Town of Marana.
Please explain your professional background	I have had 35 years of professional experience is almost every aspect of Employee Benefits.
Describe your experience working with a Council-appointed board or commission	I have served on the Marana Health Care Benefits Board for approximately one year. Marana Town Council Regular Meeting Agenda Packet October 7, 2025 Page 43 of 51

Describe a time when you had to stand firm and make a tough or unpopular decision	Health claim denials are always difficult and individuals can be very passionate in their plea for exceptions to the plan document for coverage. I've experienced some of those situations and my heart wanted to say "yes" but in Employee Benefits, plan documents govern and exceptions create future problems.
If appointed by the Council you will be representing all of the Town of Marana in your decisions. Describe how you will maintain your objectivity in making decisions for locations other than your own residence.	I've always made decisions relative to Employee Benefits based on the governing plan documents. When selecting vendors, I've always obtained multiple quotes and made decisions based on the qualifications of the vendors and not personal relationships (of which there were none with vendors in the course of my career).
Full Name	First Name: Barbara Last Name: Carlson
Full Address	Street Address: [REDACTED] City: [REDACTED] State: [REDACTED] Zip: [REDACTED]
Relationship	Barb was my first manager at S. C. Johnson & Son, Inc.
Phone Number	[REDACTED]
Full Name	First Name: Loretta Last Name: Jankowski
Full Address	Street Address: [REDACTED] [REDACTED] City: [REDACTED] State: [REDACTED] Zip: [REDACTED]
Relationship	Friend (for almost 60 years)
Phone Number	[REDACTED]
Phone Number	[REDACTED]
Name of Business	None
Person with Interest	None
Type of Interest	None
Additional Information	
Have any of the above businesses conducted any business (e.g. supplier of goods or services, contractor, consultant) with the Town of Marana in the past 24 months?	No
If Yes, please explain	

Are you, a relative, or any member of your household an employee of the Town of Marana?	No
If Yes, please explain	
List by name any compensated lobbyist with whom you, or a relative, or a member of your household shares any direct economic interest such as a partnership, joint venture or similar business relationship?	None
Signature Data	First Name: Jannine Last Name: Beyer Email Address: <i>Jannine M. Beyer</i> Signed at: September 18, 2025 4:42pm America/New_York
Full Date	Month: 9 Day: 18 Year: 2025

JANNINE M. BEYER - CAREER PROFILE

Employee Benefits management professional with 35+ years progressively responsible experience in design, administration and communication of health and welfare, defined benefit and defined contribution plans within both union and non-union environments. Energetic hands-on leader with solid technical knowledge of the employee benefits field combined with demonstrated skills in organization, communication, project management and process improvement.

S. C. JOHNSON & SON, INC. (Retired)

December, 2000 - 2015

Senior Benefits Planning Analyst

Retirement Income Planning

Responsibilities included assisting with plan administration and communication of all Defined Benefit and Defined Contribution, 401-k savings, and deferred compensation plans. Additional responsibilities included liaison with the payroll function to assure accurate contribution elections, reconciliation of payroll deduction/data downloads vs. vendor uploads required for employee account funding and record keeping. Also, performed calculations for Qualified Domestic Relations Orders and served as the liaison with actuaries to assure accurate pension system data for annual Defined Benefit plan valuations and with the Employee Service Center to ensure consistent administration with plan design and intent.

Health and Welfare Planning

Responsibilities included assisting with plan design, implementation, administration and communication of all health & welfare benefit programs, policies and procedures. Additional responsibilities included review and maintenance of all health/welfare plans for legal and regulatory compliance. Responsible for active management of the long-term disability program and the ERISA appeal process. Also served as liaison with the Employee Service Center to ensure consistent administration with plan design and intent.

MORRIS MATERIAL HANDLING, INC., Oak Creek, WI

April, 1998 – December, 2000

Morris Material Handling (formerly Harnischfeger P & H Material Handling) is an international leader in the design, manufacture and service of hoists and overhead cranes.

Corporate Employee Benefits Manager

Responsibilities included direction of all design, implementation, communication and coordination of legal compliance activities of Morris Material Handling's benefit programs for the multiple United States locations of operation.

TOWER AUTOMOTIVE, INC., Milwaukee, Wisconsin

June, 1976-April, 1998

Tower Automotive (formerly A. O. Smith Automotive Products Company) is a leading designer and producer of body structure components and assemblies used by the major automotive original equipment manufacturers.

Director, Employee Benefits

1995-1998

Responsibilities included management of all benefits function activities for 5,500+ employees at 12 locations nationwide and Canada, including transition activities necessitated by the acquisition of the Automotive Products Company (APC) by Tower Automotive, Inc. in April, 1997. Coached a staff of 5 to assume tasks previously performed at the corporate level while maintaining all previous administrative services. Reported to the Leadership Team of Tower Automotive, Inc.

Manager, Employee Benefits

1990-1995

Promoted from position of Specialist, Employee Benefits. Managed the benefits function for the Milwaukee, and later, the non-Milwaukee locations while retaining all responsibilities of the Specialist, Employee Benefits position. Reported to vice president, Human Resources.

Specialist, Employee Benefits

1988-1990

Promoted from position of Employee Benefits Representative. Responsible for determination of all benefit amounts as provided under the 4 defined benefit retirement plans covering 5,000+ union and salaried employees of the Milwaukee location. Reported to Manager, Employee Benefits.

Representative, Employee Benefits

1979-1988

Promoted from position of Attendance Control clerk. Responsibilities included processing and monitoring of short-term, non-occupational disability claims, resolution of non-occupational medical/dental claim inquiries and processing of life/ADD/survivor income claims for 8,000+ active employees and retirees of the Milwaukee location. Earned Bachelor's degree in Business Administration while employed full-time in this position.

EDUCATION:

Bachelor of Science - Business Administration, Carroll College, Waukesha, Wisconsin - 1985



Council-Regular Meeting

A1

Meeting Date: 10/07/2025

To: Mayor and Council

From: Jane Fairall, Town Attorney

Date: October 7, 2025

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2025-093: Relating to Development; adopting a notice of intent to enter into a retail development tax incentive agreement for the Cascada II development project proposed to be located east of I-10 and north of Twin Peaks Road (Jane Fairall)

Discussion:

A.R.S. § 9-500.11(K) requires a city or town to adopt a notice of intent to enter into a retail development tax incentive agreement at least 14 days before approving the agreement. Staff plans to bring to the Council for its consideration at either the October 21, 2025 meeting or the November 4, 2025 meeting a retail development tax incentive agreement for the Cascada II development project located east of I-10 and north of Twin Peaks Road. The current draft of the proposed Amended and Restated Cascada Development Agreement, which is still being negotiated between the Town and the developer(s), contains the retail tax incentive which brings it within the purview of the statute. It provides for reimbursement of 45% of the retail sales tax and 75% of the construction sales tax revenues generated from the Cascada II project beginning after substantial improvements have been completed and continuing until the earlier of the 20th anniversary of the agreement, or when the Town has fully reimbursed the developer for its costs for certain defined required public improvements. Additional details and information will be provided when this item is formally brought to Council for consideration, currently planned to be either October 21, 2025 or November 4, 2025.

Financial Impact:

Adoption of this notice does not have any financial impact. If the development agreement is approved, there will be a financial impact to the Town which will be discussed when the development agreement is presented to Council.

Staff Recommendation:

Staff recommends adoption of Resolution No. 2025-093, adopting the notice of intent to enter into the Amended and Restated Cascada Development Agreement.

Suggested Motion:

I move to adopt Resolution No. 2025-093, adopting a notice of intent to enter into a retail development tax incentive agreement for the Cascada II project proposed to be located east of I-10 and north of Twin Peaks Road.

Attachments

Resolution No. 2025-093

Location map

MARANA RESOLUTION NO. 2025-093

RELATING TO DEVELOPMENT; ADOPTING A NOTICE OF INTENT TO ENTER INTO A RETAIL DEVELOPMENT TAX INCENTIVE AGREEMENT FOR THE CASCADA II DEVELOPMENT PROJECT PROPOSED TO BE LOCATED EAST OF I-10 AND NORTH OF TWIN PEAKS ROAD

WHEREAS the Town of Marana and Fidelity National Title Agency, Inc., an Arizona corporation, as Trustee under trust number 60,182, and not in its corporate capacity, entered into the Cascada Specific Plan Development Agreement, recorded in the Office of the Pima County Recorder on May 17, 2007, at Docket 13057 Page 673 (Sequence 20070960296) (the "Original Cascada DA"); and

WHEREAS Town staff is completing its negotiations with respect to the terms of a proposed retail development tax incentive agreement which would supersede the Original Cascada DA for the Cascada II development project, to be located east of I-10 and north of Twin Peaks Road; and

WHEREAS A.R.S. § 9-500.11(K) requires a city or town to adopt a notice of intent to enter into a retail development tax incentive agreement at least 14 days before approving the agreement; and

WHEREAS Town staff plans to bring the proposed Amended and Restated Cascada Development Agreement to Town Council for its consideration at either the October 21, 2025 Council meeting or the November 4, 2025 Council meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, that the Town of Marana hereby adopts this notice of intent to enter into the Amended and Restated Cascada Development Agreement, a retail development tax incentive agreement, no earlier than October 21, 2025.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN
OF MARANA, ARIZONA, this 7th day of October, 2025.

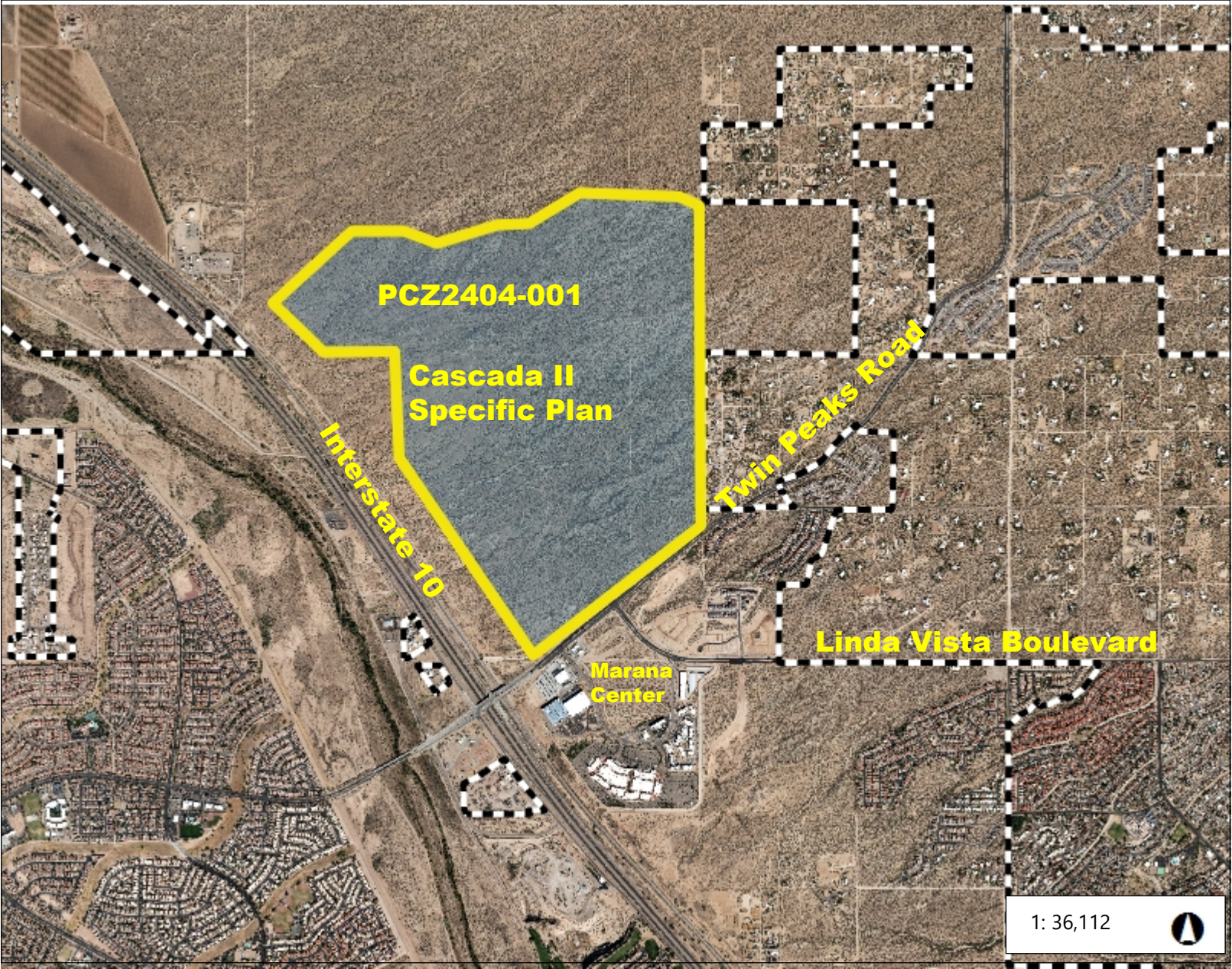
Mayor Jon Post

APPROVED AS TO FORM:

ATTEST:

Jane Fairall, Town Attorney

Jill McCleary, Town Clerk



Legend

Marana Town Limits

1: 36,112



WGS_1984_Web_Mercator_Auxiliary_Sphere
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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.

Notes