



MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, October 21, 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 Deputy Town Clerk to call the roll. **Vice Mayor Ziegler** was absent. All other Council Members were present, constituting a quorum.

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

APPROVAL OF AGENDA

Council Member Kai moved to approve the agenda as presented. Council Member Cavanaugh seconded the motion. Motion passed, 6-0.

CALL TO THE PUBLIC

PROCLAMATIONS

PR1 Recognizing 2025 Fire Prevention Month (Jill McCleary)

Mayor Post presented the proclamation recognizing 2025 Fire Prevention Month.

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

The Mayor and Council reported on a variety of recent events in Marana since the last meeting, including the Fall Festival, which they agreed was a great success—especially the mutton bustin'. They also highlighted the *Concerts in the Courtyard* series, featuring a popular "Treat Trail" in which Town employees dressed in costumes, decorated themed spaces, and handed out candy. **Council Member Cavanaugh** shared that he and **Council Member Murphy** are participating in the Impact Marana class, where they recently learned about the Marana School District. He noted he was particularly impressed that the district maintains a 90% graduation rate, well above Arizona's 70% average. **Council Member Comerford** also recognized the Town's recent employee award ceremony, which celebrated staff reaching milestones of 5, 10, 15, 20, 25, and 30 years of service. She also mentioned that she attended the HSL 50th anniversary celebration.

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

Town Manager Terry Rozema complimented the Fall Festival, particularly **Council Member Murphy's** enthusiasm during the mutton bustin' event. He reported that there have been 46 single-family residential permits issued so far in October, compared to a total of 83 issued in the same month last year. He also announced that the El Rio Preserve will undergo maintenance, which includes draining the water, cleaning the pond, and adding a new filtration system. The preserve is expected to return to its normal water level by the end of November. Additionally, he highlighted the success of the Treat Trail event and commended staff for their active involvement and care for the community.

PRESENTATIONS

CONSENT AGENDA

Deputy Town Attorney Mr. Udall noted that there was an error in the posted agenda, specifically in the resolution accompanying item C2. It incorrectly stated that the Mayor would sign the agreement; however, it should have indicated that the Town Manager is the authorized signer. He said the resolution was corrected and that updated copies were on the dais.

C1 Ordinance No. 2025.021: Relating to Municipal Court; amending Marana Town Code Title 5 (Municipal Court), Chapter 5-8 (Home Detention Program) to clarify home detention availability and declaring an emergency (David L. Udall)

C2 Resolution No. 2025-094: Relating to Administration; approving and authorizing the Town Manager to execute an Agreement for Public Art Funding with the Pima Association of Governments (PAG) (Andrea De La Cruz)

C3 Resolution No. 2025-095: Relating to the Police Department; approving and authorizing the Mayor to execute an intergovernmental agreement by and between the Town of Marana and the City of Tucson for use of the Southern Arizona Law Enforcement Training Center (SALETC) (Jeffrey Pridgett)

C4 Resolution No. 2025-096: Relating to Real Property; approving and authorizing the Town Engineer to execute a Non-Exclusive Electrical Right of Way Easement in Favor of Tucson Electric Power Company across a portion of Barnett Channel Public Drainage Way as needed for the Monarch master-planned community (George Cardieri)

C5 Resolution No. 2025-097: Relating to Utilities; approving and authorizing the Mayor to sign an amendment to the Intergovernmental Agreement, effective December 1, 2025, between the Town of Marana and Pima County for provision of water consumption data and sewer user account billing services (Sheila Nylund)

C6 Approval of Regular Town Council Meeting Summary Minutes of October 7, 2025 (Jill McCleary)

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

LIQUOR LICENSES

L1 Relating to Liquor Licenses; recommendation to the Arizona Department of Liquor Licenses and Control regarding an application for a New Liquor License, series #12 Restaurant liquor license submitted by Kong Lin Ni on behalf of Kirin Asian Bistro & Sushi Bar, located at 5884 West Arizona Pavilions Drive, Tucson, Arizona, 85743 (Jill McCleary)

Council Member Kai moved to submit to the Arizona Department of Liquor Licenses and Control an order recommending approval of an application for a New Liquor License, series #012 Restaurant liquor license submitted by Kong Lin Ni on behalf of Kirin Asian Bistro & Sushi Bar. Council Member Comerford seconded the motion. Motion passed, 6-0.

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

A1 PUBLIC HEARING: Ordinance No. 2025.022; Relating to Development; approving a rezoning of approximately 752.5 acres of land to establish the Cascada II Specific Plan generally located east of Interstate 10 and north of Twin Peaks Road within a portion of Sections 9, 10, 15, and 22, Township 12 South and Range 12 East (Brian D. Varney)

Resolution No. 2025-098; Relating to Development; declaring as a public record filed with the Town Clerk the Cascada II Specific Plan adopted by Ordinance No. 2025.022 (Brian D. Varney)

Mayor Post opened the public hearing at 6:15 PM.

Senior Planner Brian Varney presented this item. A copy of the presentation slides is on file with the Town Clerk's Office.

Mr. Varney provided an overview of the Cascada II Specific Plan, highlighting several key aspects including the proposed housing types—both single-family and high-density residential. The plan also includes a village center, areas designated for commercial use, and light manufacturing. All proposed structures will comply with Town code. He further discussed community access points, shared-use paths, parks, and open space areas, as well as the proposed drainage system for the development.

Council Member Kai requested clarification regarding the drainage located on State Trust land, and it was determined that additional research is needed. **Council Member Kai** also inquired about responsibility for trail maintenance. **Mr. Varney** explained that trails and paths located within the Town's right-of-way would be maintained by the Town, while those within the Cascada II community would be maintained by the development's homeowner's association.

Council Member Cavanaugh asked about the land owned by the Pascua Yaqui Tribe. **Mr. Varney** explained that the land is a cemetery and will be preserved and will be fenced off from the development.

Ms. Silvyn from Lazarus & Silvyn presented an overview of the Cascada II Specific Plan. A copy of the presentation slides is on file with the Town Clerk's Office.

Ms. Silvyn explained that the current plan has evolved from the original 2006 and 2011 plans to include property dedicated to Pima County for wildlife movement and to the Town of Marana for parks. She noted that the Specific Plan applies only to the developable portions of the property. The plan proposes a mixed-use community with four land use categories: residential, village center, open space, and district park.

She also highlighted that the residential areas will include not only single-family homes but also townhomes and other housing types to provide a variety of living options. Additionally, **Ms. Silvyn** described the public outreach efforts conducted to inform nearby residents, gather input, and address concerns.

Council Member Cavanaugh asked about a letter the council received from a concerned citizen regarding the wildlife corridor. **Ms. Silvyn** responded that the corridor concerns were addressed during the 2006 and 2011 negotiations, which determined which portions of the property would be preserved for the corridor and which could be developed. There was further discussion regarding drainage on public land, and again it was determined that additional study will be needed.

Council Member Kai asked about the plans for the expansion of Lambert Lane. **Public Works Director Fausto Burruel** explained that there is a plan for Lambert Lane to connect to Twin Peaks Road, but that it will take place in a later phase of the project.

Ms. Kate Hotten from the **Coalition for Sonoran Desert Protection** addressed the Council to request two conditions regarding the development. First, the Coalition asked that the land bordering Interstate 10 be developed in a manner that does not impede the wildlife corridor. Second, the Coalition requests that the developers work collaboratively with the Coalition during later stages of the project to help ensure the continued protection of the surrounding land.

Mayor Post closed the public hearing at 6:39 PM.

Council member Kai moved to adopt Ordinance No. 2025.022 and Resolution No. 2025-098. Council Member Comerford seconded the motion. Motion passed, 6-0.

ITEMS FOR DISCUSSION / POSSIBLE ACTION

D1 Relating to Traffic and Highways; presentation regarding the status of the Pavement Preservation Program (Fausto Burruel)

Public Works Director Fausto Burruel presented on the status of the Pavement Preservation Program. A copy of the presentation slides is on file with the Town Clerk's Office.

Public Works Director Mr. Burruel praised the Roads Team for their ongoing work to maintain the Town's roadways. He then introduced **Mr. Zac Tomason** from **Roadway Asset Services**, who conducted an assessment of pavement conditions throughout the Town of Marana. A copy of the presentation slides, and the report are on file with the Town Clerk's office

Council Member Cavanaugh asked **Mr. Tomason** to elaborate on why pavement preservation is so important and when such maintenance should begin. Mr. Tomason explained that, ideally, preservation should start within a year after construction, though beginning within five years is generally sufficient to maintain pavement integrity.

Mr. Burruel followed up by explaining how the Public Works Department will use the assessment results to guide future road maintenance in Marana. A copy of the presentation slides is on file with the Town Clerk's Office.

Mayor Post asked how the changes in roadway standards have been working. **Mr. Burruel** responded that the updated standards are proving effective and that the Town's roads are being properly maintained. He also noted that developers are required to maintain newly constructed roadways for the first year following completion.

Council Member Kai asked how roads with heavy traffic and frequent use by large vehicles are designed to handle such loads. **Mr. Burruel** explained that those roads are constructed to higher design standards to accommodate the increased wear.

Mr. Burruel emphasized the importance of crack sealing and the importance it plays into pavement preservation and overall longevity.

D2 Relating to Utilities; update, discussion, and possible direction regarding proposed changes to water and water reclamation rates and fees (Heidi Lasham)

Water Director Heidi Lasham introduced the water rate study and explained its purpose and necessity. She then introduced **Collin Drat** from **Raftelis Consulting**, who presented the *Water and Water Reclamation Rate Study* and summarized its key findings. A copy of the presentation slides is on file with the Town Clerk's Office.

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 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, 6-0. The meeting was adjourned at 7:51 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Town Council meeting held on October 21, 2025. I further certify that a quorum was present.



Debbie Thompson, Deputy Town Clerk

