



MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, November 18, 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 6:03 PM and directed the Town Clerk to call the roll. Council Member Comerford 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. Vice Mayor Ziegler seconded the motion. Motion passed, 6-0.

CALL TO THE PUBLIC

Thirteen speakers, including **Mike Green, Kirk Astroth, Dennis Ayala, Caroline Axinn, Evy McDonald, Tori Russell, Kati Gilson, William Joseph, Vincent Allen, Marjorie**

King, Dennis Shannon, Jon Curry, and Laurie Cantillo addressed the Council to express opposition to potential use of a former Marana prison facility as a U.S. Immigration and Customs Enforcement (ICE) detention center. Speakers cited concerns over private detention centers, ICE enforcement actions, human and constitutional rights, adverse publicity, past operations of the Management & Training Corporation, and effects on residents. Several speakers asked the Council to take action to slow or prevent the facility.

PROCLAMATIONS

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

Council Member Cavanaugh reported on a meeting with the veterinarian and owner of the Tangerine Pet Clinic in Marana.

Council Member Officer reported attending a recent Pinal Partnership meeting. He shared information on the creation of the new town of San Tan Valley.

Council Member Murphy reported on a recent day spent with the Chamber of Commerce's Impact Marana program that focused on Marana's farming industry.

Vice Mayor Ziegler stated that not all Council Members support a detention center in Marana. She reported on attending Rocking for Heroes and the first annual Pumpkin Patch Music Festival. She also announced that the Marana Veterans' Memorial Cemetery will celebrate its 10-year anniversary on March 11, 2026.

Mayor Post reported on a recent tour to Ironwood Forest National Monument. He expressed concerns regarding the impacts of proposed mining tailings on the landscape.

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

Town Manager Terry Rozema reported that 53 single-family residential permits had been issued through November, compared to 48 during the same month the previous year. He noted that staff had continued preparations for the upcoming holiday season. He announced that the final Concert in the Courtyard of the season would take place on Thursday from 5 to 7 p.m. **Mr. Rozema** also stated that the final water rate meeting was scheduled for November 19 at Rattlesnake Ridge. He shared that a moment of silence would be held Friday November 21 to mark one year since the passing of Mayor Ed Honea.

PRESENTATIONS

P1 Relating to Budget; presentation of first quarter results (July-September) for the Town's General Fund and other selected major funds for the 2025-2026 fiscal year (Yiannis Kalaitzidis)

Finance Director Yiannis Kalaitzidis presented on this item. A copy of the presentation slides is on file with the Town Clerk's Office. **Mr. Kalaitzidis** provided the Council with an overview of the Town's first quarter results for the Town's General Fund and other selected major funds for the 2025-2026 fiscal year. For detailed information, please see the presentation slides.

CONSENT AGENDA

C1 Resolution No. 2025-104: Relating to Budget; approving the transfer of \$860,000 in budgeted expenditure authority from the General Fund contingency line item to the developer rebates line item in the South Benefit Transportation impact fee fund, in the fiscal year 2024-2025 budget (Yiannis Kalaitzidis)

C2 Resolution No. 2025-105: Relating to Development; approving a final plat for Lot 14 of Moonlight Canyon at Saguaro Ranch Phase 2 and Lot 55 of Saguaro Ranch II, Lots 54-55 located approximately one mile north of the north terminus of Thornydale Road within a portion of Section 20, Township 11 South and Range 13 East (Brian D. Varney)

C3 Resolution No. 2025-106: Relating to Real Estate; approving and authorizing the Mayor to execute Fifth Amendment to Lease Agreement with Marana Chamber of Commerce, Inc. regarding the lease of Town-owned property located at 13251 N. Lon Adams Road (Terry Rozema)

C4 Resolution No. 2025-107: 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 Town-owned property located within the Saguaro Bloom Community Park (George Cardieri)

C5 Resolution No. 2025-108: Relating to Procurement; approving a change order to the contract with Psomas Inc. in the amount of \$91,516.00 for the Tangerine Road Widening, Phase 2A project (ST098); authorizing the transfer of appropriations, if necessary, for the change order; authorizing the Town Manager or designee to execute the necessary documents to effectuate the change order; and approving and ratifying past change orders related to the contract with Psomas Inc. for the Tangerine Road Widening, Phase 2A project (Fausto Burruel)

C6 Approval of Regular Town Council Meeting Summary Minutes of November 4, 2025 (Jill McCleary)

Vice Mayor Ziegler 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 location / owner transfer series #07 Beer and Wine Bar liquor license submitted by Kevin Arnold Kramber on behalf of Glam Boss Nail Bar, located at 3930 West Ina Road Suites 314 and 318, Tucson, Arizona, 85741 (Jill McCleary)

Vice Mayor Ziegler moved to submit to the Arizona Department of Liquor Licenses and Control an order recommending approval of an application for a location / owner transfer, series #07 Beer and Wine liquor license submitted by Kevin Arnold Kramber on behalf of Glam Boss Nail Bar. Council Member Kai seconded the motion. Motion passed, 6-0.

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

A1 PUBLIC HEARING: Ordinance No. 2025.023: Relating to Development; Amending Marana Town Code Title 17 "Land Development"; amending Chapter 17-6 (General and Miscellaneous Development Regulations) by adding new Section 17-6-15 entitled "Middle housing"; amending chapter 17-4 (Zoning) by making conforming amendments to sections 17-4-2 (Use matrix), 17-4-3 (Use conditions matrix), and 17-4-9 (Mixed-use zoning districts); approving the housing impact statement pertaining to this ordinance; and designating an effective date (Jane Fairall)

Resolution No. 2025-109: Relating to Land Development; declaring as a public record filed with the Town Clerk the amendments adopted by Ordinance No. 2025.023, revisions to Title 17 "Land Development" of the Marana Town Code amending Chapter 17-6 (General and Miscellaneous Development Regulations) by adding new Section 17-6-15 entitled "Middle housing"; amending chapter 17-4 (Zoning) by making conforming amendments to sections 17-4-2 (Use matrix), 17-4-3 (Use conditions matrix), and 17-4-9 (Mixed-use zoning districts); approving the housing impact statement pertaining to this ordinance (Jane Fairall)

Mayor Post opened the public hearing at 6:52 PM.

Town Attorney Jane Fairall presented on this item. A copy of the presentation slides is on file with the Town Clerk's Office. **Ms. Fairall** explained that the ordinance would amend Title 17 to incorporate state-required regulations for duplexes, triplexes, fourplexes, and townhomes. She noted that House Bill 2721 required municipalities with populations over 75,000 to allow these housing types within one mile of a designated downtown area and in portions of new large developments.

Ms. Fairall stated that although Marana has not yet reached a population of 75,000, adopting the regulations now would prevent middle housing from becoming allowed on all single-family residential lots after January 1, 2026. Additionally, she said that to promote housing diversity, Town staff recommended adopting the provisions. She further described the designation of the Town's "central business district" and amendments to the zoning code.

During the public hearing, **Cody Brown** addressed the Council to speak in favor of the item. He described potential benefits to the Town from more middle housing.

Mayor Post closed the public hearing at 7:00 PM.

Vice Mayor Ziegler moved to adopt Resolution No. 2025-109. Council Member Officer seconded the motion. Motion passed, 6-0.

A2 PUBLIC HEARING: Ordinance No. 2025.024: Relating to Development; amending Marana Town Code Title 17 "Land Development"; amending Chapter 17-3 (Administration and Enforcement) by adding new section 17-3-4 (Development plans) and new section 17-3-5 (Site plans and design review plans); amending chapter 17-5 (Subdivisions) by amending Section 17-5-2 (Procedures) to allow administrative review and approval of final plats and plat amendments; adding new section 17-5-6 (Lot line adjustments, lot ties, and lot combinations); amending Chapter 17-19 (Silverbell Road Overlay Corridor District) by amending Section 17-19-10 (Silverbell Road Overlay Corridor District development plan procedures) to allow administrative review and approval of development plans in the Silverbell Road Overlay Corridor District; and designating an effective date (Matt Taylor)

Resolution No. 2025-110: Relating to Land Development; declaring as a public record filed with the Town Clerk the amendments adopted by Ordinance No. 2025.024, revisions to Title 17 "Land Development" of the Marana Town Code; amending Chapter 17-3 (Administration and Enforcement) by adding new section 17-3-4 (Development

plans) and new section 17-3-5 (Site plans and design review plans); amending chapter 17-5 (Subdivisions) by amending Section 17-5-2 (Procedures) to allow administrative review and approval of final plats and plat amendments; adding new section 17-5-6 (Lot line adjustments, lot ties, and lot combinations); amending Chapter 17-19 (Silverbell Road Overlay Corridor District) by amending Section 17-19-10 (Silverbell Road Overlay Corridor District development plan procedures) to allow administrative review and approval of development plans in the Silverbell Road Overlay Corridor District (Matt Taylor)

Mayor Post opened the public hearing at 7:03 PM.

Planning Manager Matthew Taylor presented on this item. A copy of the presentation slides is on file with the Town Clerk's Office. **Mr. Taylor** provided an overview of the revisions to the Marana Town Code required to comply with state law.

Mayor Post asked clarifying questions during the presentation regarding the Silverbell Road Overlay Corridor District and how the ordinance would affect specific plans.

During the public hearing, **Mary Romer** addressed the Council to ask how this item would affect future plans for the former Marana prison facility. **Mr. Taylor** answered that it would not have an impact on how plans for the facility would be handled.

Mayor Post closed the public hearing at 7:10 PM.

Council Member Kai moved to adopt Ordinance 2025.024 and Resolution No. 2025-110. Council Member Officer seconded the motion. Motion passed, 6-0.

A3 Resolution No. 2025-111: Relating to Development; adopting a notice of intent to enter into a retail development tax incentive agreement for the Marana Urban LLC downtown development project proposed to be located east of Marana Main Street and north of Civic Center Drive (Jane Fairall)

Ms. Fairall presented on this item. She provided background on tax incentive agreements and said that the agreement for the downtown development project would likely be brought to the Council at a December meeting.

Vice Mayor Ziegler moved to adopt Resolution No. 2025-111. Council Member Cavanaugh seconded the motion. Motion passed, 6-0.

A4 Resolution No. 2025-112: Relating to Development; approving and authorizing the Mayor to execute the Amended and Restated Cascada Development Agreement, a

retail development tax incentive agreement, for the development of approximately 752.5 acres of land located east of I-10 and north of Twin Peaks Road (Jane Fairall)

Ms. Fairall presented on this item. A copy of the presentation slides is on file with the Town Clerk's Office. **Ms. Fairall** provided background information on the Cascada Development Agreement. She stated that the Council must find that the proposed tax incentive was anticipated to raise more revenue than the amount of the incentive within the duration of the agreement and that the findings needed to be verified by an independent third party. For more detailed information, please see the presentation slides.

Mayor Post asked clarifying questions regarding how repayment would be impacted if there was a request for a Community Facilities District for the Cascada Development in the future.

Council Member Cavanaugh asked about the purpose of the water tanks on the property. **Ms. Fairall** indicated that the tanks would provide the infrastructure necessary to deliver the water for the project.

Vice Mayor Ziegler asked for an updated timeline for the project. **Keri Silvyn of Lazarus & Silvyn** said grading was expected to start in the first quarter of next year.

Council Member Cavanaugh moved to adopt Resolution No. 2025-112. Council Member Officer seconded the motion. Motion passed, 6-0.

A5 Resolution No. 2025-113: Relating to Public Works; approving and authorizing the Mayor to sign an Amendment to the Acquisition Agreement & Administrative Settlement with Preet LLC regarding the acquisition of property for the Twin Peaks Rattlesnake Pass Improvement Project, Town of Marana Project No. ST073, and authorizing Town staff to execute all other documentation necessary to meet the terms and conditions of the agreement (George Cardieri)

Real Property Manager George Cardieri presented on this item. **Mr. Cardieri** stated that the resolution was to resolve gate placement issues associated with a prior right-of-way acquisition. He stated that the amendment would require the Town to install and maintain its own gate within the right-of-way, rather than reinstalling the owner's gate.

Council Member Cavanaugh asked if it would be an automatic or manual gate. **Mr. Cardieri** said that it would be a simple, non-electric metal gate.

Council Member Kai moved to adopt Resolution No. 2025-113. Vice Mayor Ziegler seconded the motion. Motion passed, 6-0.

ITEMS FOR DISCUSSION / POSSIBLE ACTION

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 Cavanaugh moved to adjourn the meeting. Council Member Kai seconded the motion. Motion passed, 6-0. The meeting was adjourned at 7:31 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Town Council meeting held on November 18, 2025. I further certify that a quorum was present.


Jill McCleary, Town Clerk