



MARANA TOWN COUNCIL
STUDY SESSION
11555 W. Civic Center Drive, Marana, Arizona 85653
Second Floor Conference Center, April 22, 2025, at or after 6:00 PM

Jon Post, Mayor
Roxanne Ziegler, Vice Mayor
Patti Comerford, Council Member
Patrick Cavanaugh, Council Member
Herb Kai, Council Member
Teri Murphy, Council Member
John Officer, Council Member

SUMMARY MINUTES

CALL TO ORDER AND ROLL CALL

Mayor Post called the meeting to order at 6:00 PM and directed the Town Clerk to call the roll. **Council Member Comerford** was absent. **Council Member Murphy** participated remotely. **Council Member Cavanaugh** was noted as absent, but it was stated on the record that he observed the meeting via livestream. 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 Officer seconded the motion. Motion passed, 5-0.

DISCUSSION/DIRECTION/POSSIBLE ACTION

D1 Relating to Budget; review, discussion, consideration, and direction to staff regarding the fiscal year 2025-2026 Manager's recommended budget for the Town of Marana (Terry Rozema and Yiannis Kalaitzidis)

Mayor Post commented that the Study Session was being held in the Ed Honea Marana Municipal Complex's 2nd Floor Conference Center so that the Council would have the opportunity to have productive discourse among staff and Council members.

Before presenting, **Town Manager Terry Rozema** introduced the new **Executive Assistant to the Town Manager, Danielle Tanner**.

Mr. Rozema began the presentation of the FY 2025-2026 Manager's Recommended Budget by covering the Town's values, mission, and vision. He detailed the Town's accomplishments over the last fiscal year, which are listed in the presentation slides. **Finance Director Yiannis Kalaitzidis** continued the presentation and detailed the various aspects of the Manager's Recommended Budget, including relevant considerations. He requested feedback and direction from the Council regarding the presentation. A copy of the presentation slides is on file with the Town Clerk's Office. Detailed information pertaining to the Manager's Recommended Budget and the presentation, including tables, charts, and statistics, are in the presentation slides. Clarifying questions were asked and answered throughout the presentation.

Council Member Kai inquired about the potential economic impact if a recession were to occur. **Mr. Kalaitzidis** responded that in a hypothetical recession, he believes Marana would remain in a strong position due to conservative fiscal planning and future growth. He stated that the Town could absorb up to \$2.6 million in recurring revenue shortfalls without requiring further budgetary reductions.

Vice Mayor Ziegler asked whether the Governor's affordable housing initiatives would affect local development. **Mr. Kalaitzidis** responded that without knowing more details, he couldn't answer the question fully. **Mr. Rozema** added that negotiations between the League of Cities and Towns, homebuilders, and the Governor's Office are ongoing and that a resolution may be deferred into the future.

Mayor Post inquired about the Town's debt service and debt ratio. **Mr. Kalaitzidis** responded with detailed information about the Town's debt by type and amount.

Mayor Post asked if the Town could finance critical projects in the future. **Mr. Kalaitzidis** confirmed that it could. **Vice Mayor Ziegler** asked **Mayor Post** for clarification on the term "critical projects." **Mayor Post** responded that the Barnett Channel is an example.

Vice Mayor Ziegler asked for clarification on the increased cost of benefits for Town employees. **Mr. Kalaitzidis** clarified that a 5% increase was given to employees, and that the Town is covering the rest of the increase.

Mayor Post asked about investments in Community Facilities Districts (CFDs), and a discussion followed regarding whether the Town could recover investments in infrastructure projects (e.g., parks) from a CFD if it benefited that district. **Deputy Town Manager Erik Montague** noted this could be possible but would depend on the degree of benefit to the CFD. He said this would require analysis on a case-by-case basis.

Council Member Kai asked about financial numbers relating to the Police Department Pension Plan payoff. **Mr. Kalaitzidis** indicated that as of July 1, 2024, the Town paid it in full but stated that the impact of the payoff will not fully show until FY27.

Vice Mayor Ziegler also inquired about the reduction in the Gladden Farms CFD rate, noting the decrease from \$2.50 to \$2.25 per \$100 of limited assessed value. **Mr. Kalaitzidis** confirmed the decrease was due to Gladden Farms CFD no longer issuing debt. He explained the state requirements prohibiting over-collection by a CFD. He also said that while the rate decreased, revenue remained mostly consistent.

Vice Mayor Ziegler asked about the cost of the design for the Barnett Channel. **Public Works Director Fausto Burruel** indicated \$3 million is identified in the current budget but the number is not confirmed, explaining that the Town is moving into a Design Concept Report (DCR) to get a more accurate cost.

Discussion occurred related to staffing levels, including the addition of 21 new full-time positions, bringing the total number of Town staff to 496.6. **Mayor Post** noted the significance of approaching 500 employees. **Mr. Rozema** explained that positions were carefully evaluated and aligned with community needs. **Mayor Post** agreed that every new employee hire is thought out and needed.

Council Member Kai inquired about the number of positions in the Police Department. **Police Chief Jeffrey Pridgett** and **Mr. Rozema** responded that the number of commissioned officers will be 119 with the two new hires contemplated in the Manager's Recommended Budget, and the total number of staff in the department is 147.

Mayor Post asked how the Town is doing with its goal to keep the ratio of officers per residents at the Marana Police Department's recommended level. **Mr. Rozema** explained that the Town is approaching a staffing ratio of 2.0 officers per 1,000 residents, which is the Department's goal, but that it is not yet there. **Mr. Rozema**, **Council Member Kai**, and **Vice Mayor Ziegler** expressed praise for the Marana Police Department, including noting its response times and high service levels.

The cost of the Marana Aquatics and Recreation Center (MARC) was discussed. **Mr. Kalaitzidis** reported projected operating expenses of \$3.2 million and conservative revenue estimates of \$900,000, resulting in a projected net cost of \$2.3 million. **Mr. Rozema** expressed optimism that actual revenue may exceed expectations, based on early membership interest and feedback from comparable communities. **Mayor Post** noted that the Council knew there may be a gap in funding. **Vice Mayor Ziegler** commented on the positive reception to the center in Goodyear and the high interest already shown for the MARC.

Mayor Post inquired about the Ed Honea Marana Municipal Complex Space Optimization project. **Mr. Kalaitzidis** said it is a multi-year plan with a planned allocation of approximately \$14.5 million dollars over the course of three years.

Vice Mayor Ziegler asked about the splash pad project at Tangerine Sky Park. **Parks and Recreation Director Jim Conroy** said that construction for the splash pad and additional parking will start this summer and that the bid process will go public soon.

Vice Mayor Ziegler raised the issue of the Town's contingency and reserve fund, questioning whether a portion of the \$5 million budget authorization could be used elsewhere, e.g., transportation. **Mr. Kalaitzidis** explained the Town's reserve exists for unanticipated needs but does not stop the use of funding for other projects. Further discussion covered the use of past reserves. **Mr. Rozema** emphasized that the \$5 million is for unanticipated uses and that the prudent financial plan is to allocate funds for Council-approved projects. He said some of the reserve money is also already spoken for by certain projects. **Vice Mayor Ziegler** expressed that the Town shouldn't let reserve funds simply sit there and not be used.

Vice Mayor Ziegler asked follow-up questions about the Tortolita Preserve and requested to go on record about Mayor Post's past comments to provide clarity. She emphasized that the Town was looking into purchasing the Tortolita Preserve and that it was not a done deal. **Mayor Post** highlighted that it would be a long road to purchase the Preserve but that he was encouraged by the initial reception from State Land Department employees.

A discussion ensued among **Council Members** and **Mr. Rozema** regarding the Town's lease of the Preserve and how it does not currently own the Tortolita Preserve. The discussion also included comments regarding significant steps that would need to be taken before the Preserve could be purchased, and that the Town has considered the option of buying the Preserve for many years. **Mayor Post** reiterated that the goal was to try to eventually acquire the Tortolita Preserve but that there is a long road ahead before anything can be finalized.

The presentation concluded with **Mr. Kalaitzidis** stating that staff would incorporate feedback from the meeting. **Mr. Kalaitzidis** said that next steps included the Council's consideration and possible adoption of a tentative budget on May 20, 2025, followed by its possible adoption of the final budget on June 17, 2025.

Mayor Post thanked the Town staff for all the hard work put into the budget and commented that the budget meets the requirements of the Council.

Council Member Kai stated that he approves of **Mr. Kalaitzidis'** conservative approach and believes it will help protect the Town.

Vice Mayor Ziegler moved to direct the Town Manager to incorporate the items discussed at this meeting and the preparation of the tentative budget which will be considered for possible adoption on May 20th, 2025. Council Member Kai seconded the motion. Motion passed, 5-0.

EXECUTIVE SESSIONS

Pursuant to A.R.S. § 38-431.03, the Town Council may vote to go into an executive session, which will not be open to the public, to discuss certain matters.

E1 Executive Session pursuant to A.R.S. §38-431.03 (A), Council may ask for discussion or consideration, or consultation with designated Town representatives, or consultation for legal advice with the Town Attorney, concerning any matter listed on this agenda for any of the reasons listed in A.R.S. §38-431.03 (A).

FUTURE AGENDA ITEMS

Notwithstanding the Mayor's discretion regarding the items to be placed on the agenda, if three or more Council members request that an item be placed on the agenda, it must be placed on the agenda for the second regular Town Council meeting after the date of the request, pursuant to Marana Town Code Section 2-4-2(B).

Mayor Post asked for future agenda items. There were no future agenda items requested.

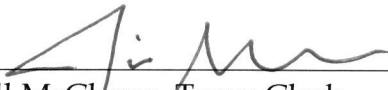
ADJOURNMENT

Mayor Post asked for a motion to adjourn the meeting.

Vice Mayor Ziegler moved to adjourn the meeting. Council Member Officer seconded the motion. Motion passed, 5-0. Meeting adjourned at 7:45 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Town Council Study Session meeting held on April 22, 2025. I further certify that a quorum was present.



Jill McCleary, Town Clerk

