



MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, January 6, 2026, at or after 6:00 PM

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

SUMMARY MINUTES

CALL TO ORDER AND ROLL CALL

Mayor Post called the meeting to order at 6:00 PM and directed the Town Clerk to call the roll. **Council Member Kai** 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

Vice Mayor Ziegler moved to approve the agenda as presented. Council Member Officer seconded the motion. Motion passed, 6-0.

CALL TO THE PUBLIC

Due to the number of speaker cards received, **Mayor Post** announced a two-minute time limit for speakers during the call to the public and public hearings.

David Seia, Dave Hindman, Rolande Baker and Dennis Shannon addressed the

Council during the call to the public. **Bennett Burke** and **Mary Romer** were inadvertently omitted during the initial call to the public, but were later recognized and permitted to speak after Item A1. Speakers expressed a range of viewpoints, including support for the Town's long-term planning, infrastructure investments, and community amenities; appreciation for improvements to roads, parks, and other public facilities; and support for veterans' services and recognition of the Marana Veterans Cemetery. Other speakers expressed opposition to the potential use of a former correctional facility as an Immigration and Customs Enforcement (ICE) detention center. They cited moral, legal, and community safety concerns. Some speakers requested that Council Members meet with community groups and consider formal actions or proclamations related to a potential detention center.

PROCLAMATIONS

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

Council Member Cavanaugh reported on a recent visit to the El Rio Preserve and commented on the area's natural and cultural features.

Council Member Comerford noted the opening of a new restaurant on Ina Road and encouraged residents to visit. She expressed concern that a resident was apprehensive about attending Council meetings and offered that escorts would be available if needed for those attending meetings. She addressed recent social media discussions and encouraged residents to review the data center ordinance. She also stated that campaign funds donated during the late **Mayor Ed Honea's** unopposed election were largely directed to the Marana Food Bank and not used for campaign purposes.

Council Member Murphy expressed appreciation for the community's generosity during the holiday season.

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

Town Manager Terry Rozema deferred his report in the interest of time and informed attendees of an overflow seating area available at a nearby facility.

PRESENTATIONS

CONSENT AGENDA

C1 Resolution No. 2026-001: Relating to Budget and Procurement: approving a change in budget authority for the Tangerine TI Improvements (ST107) project; approving the transfer of up to \$1,500,000 in budgeted expenditure authority from Other

Agency Funding (Fund 3045) to Northeast Impact fees (fund 3066) and the transfer of up to \$2,259,327 in budgeted expenditure authority from Other Agency Funding (fund 3045) to Transportation funds (Fund 3030); approving change orders to the contract with Borderland Construction Inc. for the Tangerine TI Improvements (ST107) project in the amount of \$9,065,553.33 for the construction of the project and to construct a driveway entrance for Cottonwood Properties; authorizing the transfer of appropriations if necessary for this change in budget authority and change orders; and authorizing the Town Manager or designee to execute the necessary documents to effectuate the change in budget authority and change orders (Fausto Burruel)

C2 Resolution No. 2026-002: Relating to Public Works; approving and authorizing the Mayor to sign a public improvement participation agreement with R11 Tangerine Corporation for the construction of driveway improvements as part of the Tangerine Road Traffic Interchange (TI) Improvement Project No. ST107 (Jane Fairall)

C3 Resolution No. 2026-003: Relating to Real Estate; vacating public right-of-way located south of West Massingale Road and east of North Hartman Lane in Section 36, Township 12 South, Range 12 East (George Cardieri)

C4 Relating to Procurement; approving a change order to the contract with Psomas, Inc. in the amount of \$181,580.93 for the Tangerine Road Widening Phase 2A Project (ST098); authorizing the transfer of appropriations, if necessary, for the change order; and authorizing the Town Manager or designee to execute the necessary documents to effectuate the change order (Fausto Burruel)

C5 Approval of Council Study Session Summary Minutes of December 9, 2025, Special Council Meeting Summary Minutes of December 10, 2025, and Regular Council Meeting Summary Minutes of December 16, 2025 (Jill McCleary)

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

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

A1 PUBLIC HEARING: Ordinance No. 2026.001: Relating to Utilities; amending the Town of Marana comprehensive fee schedule by successively increasing the water base fee, water consumption rates, groundwater resource/acquisition fee, monthly wastewater service fee, and wastewater volume charge for all Marana residential and

non-residential water and wastewater customers effective February 6, 2026, January 1, 2027, January 1, 2028, January 1, 2029, and January 1, 2030 (Heidi Lasham)

Resolution No. 2026-004: Relating to Utilities; declaring as a public record filed with the Town Clerk the amendments adopted by Ordinance No. 2026.001, amending the Town of Marana comprehensive fee schedule by successively increasing the water base fee, water consumption rates, groundwater resource/acquisition fee, monthly wastewater service fee, and wastewater volume charge for all Marana residential and non-residential water and wastewater customers effective February 6, 2026, January 1, 2027, January 1, 2028, January 1, 2029, and January 1, 2030 (Heidi Lasham)

Water Director Heidi Lasham presented on this item. A copy of the presentation slides is on file with the Town Clerk's Office. **Ms. Lasham** stated that a prior rate study was completed in 2019. She said that updated projections reflect increased operating and capital costs, inflation, regulatory requirements, and long-term infrastructure needs. She explained that revenues under existing rates would be insufficient to meet projected expenses and outlined planned investments, including PFAS treatment and system maintenance. For more details, please see the presentation slides.

Mayor Post opened the public hearing at 6:30 PM.

Vice Mayor Ziegler commented on PFAS mitigation efforts, including prior capital investments, affected wells, and confirmation that treated water met regulatory standards.

Mayor Post asked whether future reimbursements could be used to offset costs or to modify future rate increases, and sought clarification on how any recoveries would be incorporated into the rate model. **Deputy Town Manager Erik Montague** outlined future options under consideration.

Council Member Comerford commented on the Town's early efforts to address PFAS concerns. She noted that staff had identified and had begun implementing treatment measures prior to the establishment of federal standards.

Council Member Cavanaugh asked questions regarding the bill comparison tables, including discrepancies between proposed bill amounts and how projected rate increases compared with those of other nearby municipalities. **Ms. Lasham** stated that the discrepancies were an error and that the slides needed to be updated.

The public hearing ended at 6:38 PM.

Vice Mayor Ziegler moved to adopt Ordinance No. 2026.001 and Resolution No. 2026-004. Council Member Comerford seconded the motion. Motion passed, 6-0.

A2 PUBLIC HEARING: Ordinance No. 2026.002: Relating to Development; approving a rezoning of approximately 300.5 acres of land located west of Interstate 10 along North Luckett Road and just south of the Pinal County line in a portion of Section 1, Township 11, Range 10E, from R-144 (Residential) to SP (Specific Plan), creating the Luckett Road North Specific Plan; and approving a minor amendment to the General Plan amending the land use category from Employment to Master Planned Area (Jason Angell)

Resolution No. 2026-005: Relating to Development; declaring as a public record filed with the Town Clerk the Luckett Road North Specific Plan adopted by Ordinance No. 2026.002 (Jason Angell)

Mayor Post declared the public hearing open at 6:45 PM.

Development Services Director Jason Angell presented on this item. A copy of the presentation slides is on file with the Town Clerk's Office. **Mr. Angell** reviewed the site's location, surrounding land uses, and requirements of the Town's data center ordinance. He said that the applicant was in compliance with applicable standards and that the facility would use air-cooled technology without potable water for cooling. **Mr. Angell** explained that associated infrastructure improvements would be constructed at the applicant's expense and noted the Planning Commission's unanimous recommendation for approval. He also described an additional proposed condition requiring the removal of data center equipment and the establishment of security protocols if the data center was discontinued. For more information, please see the presentation slides.

Keri Silvyn, of Lazarus & Silvyn, representing the applicant, addressed the Council and provided an overview of both Luckett Road North and Luckett Road South. She presented on the applicant's development team, site location, and rationale for locating the facilities in the Town of Marana. **Ms. Silvyn** noted that the applicant was not requesting any variances or waivers and highlighted the applicant's intent to fully comply with the ordinance requirements.

Mayor Post asked clarifying questions regarding potential impacts if a data center was to transition from an air-cooled to a water-cooled system in the future.

Council Member Cavanaugh asked questions regarding the distinction between potable water and Cortaro-Marana Irrigation District (CMID) water. He also asked about the number and potential impact of emergency generators for the proposed data center. A representative from Beale Infrastructure stated that the generator quantity and

specifications would be limited by Pima County Department of Environmental Quality regulations and federal emissions standards. **Council Member Officer** followed up with a clarifying question on using battery power.

Mayor Post asked **Trico Electric Cooperative CEO Brian Heithoff** to address the Council regarding potential increases in power bills. **Mr. Heithoff** stated that Trico developed principles in advance of data center proposals to protect its members and that all infrastructure, costs, and risks associated with serving the proposed data center would be borne by the applicant. He stated that revenues from the proposed data center could delay the need for a future rate increase by several years.

Council Member Cavanaugh asked how Trico would ensure that the applicant paid the full cost of new infrastructure required for the data center, particularly when facilities might also benefit the broader electric system. **Mr. Heithoff** replied that there would be dedicated power structures only for the data center.

Vice Mayor Ziegler stated that public comments on social media had attributed recent electric rate increases to the proposed data center. She stated that the attribution was not accurate.

Mayor Post asked the **Vice President of Public Policy at Tucson Electric Power (TEP), Chris Norman**, whether a data center would increase customer rates. **Mr. Norman** said that a data center would not cause rate increases.

Town Attorney Jane Fairall made a comment for the record that **Council Member Kai** had a conflict of interest with items A2 and A3 on the agenda. She stated he had declared the conflict and filed the appropriate paperwork with the Town Clerk's Office.

During public comment, **Matthew Rohen-Trapp, Sue Ritz, Margaret Shultz, Jackie McGuire, Ryan Zupi, Perry Frahm, Ron Stauffer, Brandon Sauber, Amanda Wiggins, Keith Watkins, Colin Mellars, Dan Streeter, Dr. Toma Diaz de la Rubia, Brittany Freeman, Chuck Almon, Michael Guymon, David Morales, Ted Maxwell, Robert Knill, Cesar Corral, Susan Dumon, Shawn Blubaum, Albert Villalpando, Michelle McCarthy, Fernando Lebron, Brian Pena, Cody McGuire, Sean Lopez, Jonathan Dailey, Rebecca Kosaskie, Fred Barnett, Drew Jenkins, Courtney Hoyt, Tommy Bingham, Briana Rader, Lloyd Kirsch, Michael Vazquez, Derrick Espadas, Nick Maya, Jason Sangster, Michael Beltran, Adam Rodriguez, Kevin Anderson, Cepand Alizadeh, Rosemary Bietendorf, Caryl Clement, Chris Laria, Joe M. Parson, Brad Bradley, and Nicole Borchaloui** addressed the Council.

Speakers opposed to the rezoning raised concerns regarding potential environmental and public health impacts, including water usage, water quality, and long-term groundwater

sustainability. Additional comments addressed concerns related to infrastructure capacity, traffic impacts, and compatibility with surrounding land uses. Several speakers questioned the adequacy of studies and information provided, expressed concerns about transparency in the review process, and requested additional analysis or conditions. Some speakers asked the Council to deny the rezoning request or delay action pending further review.

Speakers in favor of the rezoning expressed support for the proposed development and stated that the project was consistent with the Town's planning framework and economic development goals. Comments highlighted anticipated economic benefits such as job creation and investment in local infrastructure and stated that the project would contribute to long-term growth and diversification of the Town's employment base.

After the public comment portion, **Council Member Cavanaugh** requested assurance from electric service providers that infrastructure costs associated with serving the proposed data center would not be passed on to Marana ratepayers. Representatives from Trico Electric Cooperative and Tucson Electric Power responded that applicable infrastructure costs would be addressed through project-specific arrangements.

At **Mayor Post's** request, **Town Manager Terry Rozema** addressed the Council regarding item A2. **Mr. Rozema** summarized staff's multi-year efforts to evaluate data center development, including review of impacts in other jurisdictions and the development of a data center ordinance. He also noted potential community benefits associated with the project.

Vice Mayor Ziegler commented on the proactive development of the Town's data center ordinance and its role in guiding the review of data center applications.

Mayor Post commented on public input received and discussed the importance of economic development and job creation for the community. He stated that the proposed project could support long-term employment opportunities and contribute to funding for public services.

Mayor Post moved to adopt Ordinance No. 2026.002 with an additional condition, as presented by Development Services Director Jason Angell, and Resolution No. 2026-005. Council Member Officer seconded the motion. Mayor Post asked the Town Clerk to conduct a roll-call vote. Mayor Post, Vice Mayor Ziegler, Council Member Cavanaugh, Council Member Comerford, Council Member Officer, and Council Member Murphy voted aye. No Council Members voted nay. Motion passed, 6-0.

During the roll-call vote, **Council Member Cavanaugh** stated that he had initially been

inclined to oppose the item but changed his position based on information presented during the meeting, including public testimony and responses from service providers.

[**Mayor Post** called a recess at 10:24 PM. The meeting resumed at 10:35 PM.]

A3 PUBLIC HEARING: Ordinance No. 2026.003: Relating to Development; approving a rezoning of approximately 310.7 acres of land located at 14990 W Hardin Road, northwest of the intersection of North Luckett Road and West Hardin Road, from R-144 (Residential) to SP (Specific Plan), creating the Luckett Road South Specific Plan; and approving a minor amendment to the General Plan amending the land use category from Employment to Master Planned Area (Jason Angell)

Resolution No. 2026-006: Relating to Development; declaring as a public record filed with the Town Clerk the Luckett Road South Specific Plan adopted by Ordinance No. 2026.003 (Jason Angell)

Mr. Angell presented on this item. A copy of the presentation slides is on file with the Town Clerk's Office. **Mr. Angell** provided background information on the applicant and the location. He stated that the application met all baseline criteria of the Town's data center ordinance and did not request any variances or exceptions. For more details, please see the presentation slides.

Mayor Post declared the public hearing open at 10:40 PM.

One speaker, **Cepand Alizadeh**, addressed the Council. He expressed support for the project and thanked Council and staff.

Mayor Post declared the public hearing closed at 10:41 PM.

Vice Mayor Ziegler moved to adopt Ordinance No. 2026.003 with an additional condition, as presented by Development Services Director Jason Angell and Resolution No. 2026-006. Council Member Officer seconded the motion. The Mayor asked the Town Clerk to conduct a roll-call vote. Mayor Post, Vice Mayor Ziegler, Council Member Cavanaugh, Council Member Comerford, Council Member Officer, and Council Member Murphy voted aye. No Council Members voted nay. 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.

Vice Mayor Ziegler moved to adjourn the meeting. Council Member Officer seconded the motion. Motion passed, 6-0. The meeting was adjourned at 10:43 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the regular Town Council meeting held on January 6, 2026. I further certify that a quorum was present.


Jill McCleary, Town Clerk

