



MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, January 20, 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. All 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 with C1 removed from the Consent Agenda. Council Member Kai seconded the motion. Motion passed, 7-0.

CALL TO THE PUBLIC

Fourteen speakers addressed the Council during the Call to the Public, including, **Alyssa Perew, Kristin Downing, Caroline Isaacs, Mary Hoover, Michael Rothenberg, Mary Romer, Jennifer Handlin, Sue Ritz, Jennifer Powers, Erin Daddona, Rolande Baker, Dennis Shannon and Julie Prince**. All who spoke expressed their concerns about a potential ICE detention center in the Town of Marana.

In response to comments during the Call to the Public, **Vice Mayor Ziegler** read an email she had sent to **Mary Romer**.

Mayor Post stated that he does not support an ICE facility within the Town of Marana and indicated that the other Council Members share that position. He explained that he must also consider how to protect the Town from a lawsuit should the Council deny such a facility. **Mayor Post** further stated that he would not be placing a related item on a future Council agenda.

PROCLAMATIONS

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

There were no Mayor or Council reports.

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

There was no Town Manager's report.

PRESENTATIONS

P1 Relating to Budget; presentation of independent auditor's report and final results for the 2024-2025 fiscal year (Yiannis Kalaitzidis)

Finance Deputy Director Peter Saxton introduced **Mr. Hammerle** from Baker Tilly Advisory Group, who then presented on the results of the independent audit. A copy of the presentation slides is on file with the Office of the Town Clerk. Please see the presentation slides for detailed information regarding the presentation. Council Members asked clarifying questions during the presentation.

Mr. Hammerle found that there were no instances of non-compliance and no identified material weaknesses in the 2024-2025 fiscal year budget.

CONSENT AGENDA

C1 Resolution No. 2026-007: Relating to Water and Wastewater; approving and authorizing the Mayor to sign agreements for construction of water and sewer facilities under private contract with SBH Marana LP, PEI Capital Venture I, L.L.C., and Landmark Title Assurance Agency of Arizona, LLC under Trust No. 2104 for Monarch Block 2 (David Udall)

C2 Relating to Procurement; approving a change order to the contract with N Harris Computer Corp. in the amount of \$101,327.90 for the New Permitting/Licensing System project; 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 (Ricardo Carlos)

Council Member Kai moved to approve the consent agenda. Vice Mayor Ziegler seconded the motion. Motion passed, 7-0. Consent item C1 was not voted on. It will be moved to a later Marana Town Council Meeting.

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

A1 PUBLIC HEARING: Ordinance No. 2026.004; Relating to Development; amending Marana Ordinance No. 2013.003, which approved the rezoning of approximately 462 acres of land generally located west of Sandario Road between Grier Road and Marana Road from "A" (Small Lot Zone) to "F" (Specific Plan), creating the Marana Towne Center Specific Plan, by revising rezoning conditions related to transportation improvements and revising other rezoning conditions to conform to intervening Town actions, current Town policies, and current Arizona law (Brian D. Varney)

Mayor Post opened the Public Hearing at: 6:58PM

Council Member Officer recused himself from this item.

Mr. Varney, Senior Planner for the Town of Marana, presented on this item. A copy of the presentation slides is on file with the Office of the Town Clerk. Please see the presentation slides for detailed information regarding the presentation.

Ms. Julie Prince addressed the Council during the public comment portion of the public hearing. She raised concerns regarding staff's role in presenting the item during the public hearing and regarding the applicant's representation by Del Post, the Mayor's brother. **Town Attorney Jane Fairall** stated that the mayor's brother representing the applicant is not considered a conflict of interest according to Arizona's Conflict of Interest Laws. She also stated that Marana Town Code section 2-4-6 explains that the staff report takes place after the Mayor declares a public hearing and is the normal procedure.

Mayor Post closed the Public Hearing at: 7:06PM

Vice Mayor Ziegler moved to adopt Ordinance No. 2026.004. Council Member Kai seconded the motion. Motion passed, 7-0.

A2 Resolution No. 2026-008: Relating to Community Facilities Districts; Consideration and possible adoption of a resolution approving and authorizing the execution and delivery of a district development, financing participation and intergovernmental agreement (Cascada Community Facilities District) (Yiannis Kalaitzidis)

Yiannis Kalaitzidis, Finance Director, presented information regarding a preliminary application received by the Town of Marana for a proposed Community Facilities District. He stated that the application represents the first step in the statutory process and that no district would be formed or voted on at this meeting. He noted that any such action would occur at a future meeting. He further stated that the proposed agreement is consistent with Town policy and with existing Community Facilities Districts within the Town, and he requested Council feedback regarding the potential formation of the district.

Vice Mayor Ziegler requested that **Mr. Mills**, who represents DR Horton, the developer of Cascada, approach the podium so she could speak with him. **Vice Mayor Ziegler** addressed the developer's representative and commented on prior experiences with the company and expectations for future performance.

Council Member Kai moved to adopt Resolution No. 2026-008. Council Member Cavanaugh seconded the motion. Motion passed, 7-0.

ITEMS FOR DISCUSSION / POSSIBLE ACTION

D1 Resolution No. 2026-009: Relating to Administration; approving and authorizing the Mayor to execute the Town Manager's Employment Agreement between the Town of Marana and Terry S. Rozema (Jane Fairall)

Mayor Post asked for a motion to go into executive session.

Council Member Cavanaugh moved to go into executive session. Council Member Officer seconded the motion. Motion passed, 7-0.

[An executive session on Item E2 below was held beginning at 7:17 PM and concluding at 7:53 PM.]

Council Member Comerford moved to adopt Resolution No. 2026-009 extending an offer of a two-year contract to Terry Rozema, including a 3% salary increase in each year of the contract and a provision for six months of severance pay in the event of termination for convenience, regardless of when the termination occurs. All other terms remained unchanged. and Council Member Kai seconded the motion. The motion passed 6-1 with Vice Mayor Ziegler voting Nay.

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).

E2 Executive Session pursuant to A.R.S. §38-431.03 (A)(1) to discuss the employment of Town Manager Terry Rozema, including discussion of the terms of the Town Manager's Employment Agreement.

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 Officer moved to adjourn the meeting. Council Member Cavanaugh seconded the motion. Motion passed, 7-0. The meeting was adjourned at 7:55 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the regular Town Council meeting held on January 20, 2026. I further certify that a quorum was present.

Debbie Thompson
Debbie Thompson, Deputy Town Clerk

