



MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, March 3, 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 6:01 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. Council Member Kai seconded the motion. Motion passed, 7-0.

CALL TO THE PUBLIC

Mayor Jon Post noted that a large number of speaker cards had been submitted and announced that the Call to the Public would be limited to 30 minutes. He suggested that speakers keep their comments brief to allow as many individuals as possible the opportunity to speak.

Eleven speakers addressed the Council, including **Joel Kordis, Mellodie Stratman, Sandra Joss, Bennett Burke, Colin Mellars, Betsy Brantner Smith, Christopher Puca, Dave Smith, Kimberly McAllister, Stacy Carlson, and Joe Fautz**. The majority of comments related to the potential use of a privately owned detention facility in Marana by U.S. Immigration and Customs Enforcement (ICE). Speakers expressed perspectives both in support of and in opposition to the facility. Additional comments included concerns regarding data center noise and other community issues. Materials related to the data center noise concern were provided to the Town Clerk by speaker **Colin Mellars**.

PROCLAMATIONS

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

Council Member Kai reported on the upcoming 10th anniversary of the Arizona Veterans' Memorial Cemetery at Marana on March 11.

Council Member Cavanaugh reported that he recently participated in a mountain biking activity at Tortolita Preserve with Wheel Fun, a nonprofit that works with schools to encourage cycling. He expressed support for the organization's efforts to promote cycling among youth.

Mayor Post recognized his former teacher, **Mike Dyer**, who was present in the audience. He also reminded the community about the upcoming Founders' Day celebration.

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

Town Manager Terry Rozema reported that the Town issued 93 single-family residential permits in February 2026 compared to 73 in February 2025. He announced that a traveling museum celebrating the 250th anniversary of the United States would be at the Marana Visitor Center on March 4 and March 5. **Mr. Rozema** highlighted a recent episode of *Real Talk with the Town* featuring **Public Works Director Fausto Burruel**, which discussed regional transportation and RTA Next interchange projects. He also congratulated **Police Chief Jeff Pridgett** and the Marana Police Department on the creation of a police bicycle unit. He announced that the State of the Town address is scheduled for April 2, 2026.

PRESENTATIONS

P1 Presentation: Relating to Finance; presentation, discussion and possible direction on proposed changes to the Town of Marana Comprehensive Fee Schedule and other various rate and fee adjustments (Yiannis Kalaitzidis)

Finance Director Yiannis Kalaitzidis presented an overview of proposed changes to the Town's Comprehensive Fee Schedule. 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.

Mr. Kalaitzidis explained that the schedule is reviewed annually. He reported that the FY27 update includes 46 proposed changes, consisting of 12 new fees and one eliminated fee. He then went through an overview of the individual fee changes. He noted that the presentation was intended to gather Council feedback before the proposed fee schedule returns for consideration following required stakeholder outreach and statutory notice.

Council Member Cavanaugh asked whether the proposed fee increase for new water meters would apply to existing residents requesting a meter or only to new development connections. **Mr. Kalaitzidis** explained that the fee applies to new development connections rather than existing customers.

Council Member Cavanaugh also asked about the proposed fee related to minor grading permit revisions. **Mr. Kalaitzidis** referred the question to **Development Services Director Jason Angell**, who explained that the fee would apply when plan revisions require additional staff review but do not require a full permit resubmittal.

CONSENT AGENDA

C1 Resolution No. 2026-015: Relating to the Marana Police Department; approving and authorizing the Mayor to execute ADOA Agreement Number DBF2025SB1735-RMS18 with the Arizona Department of Administration for funding of a law enforcement records management and data sharing system (Callie LeRoy)

C2 Approval of Regular Council Meeting Summary Minutes of February 17, 2026, and Special Council Meeting / Retreat Summary Minutes of February 11-12, 2026 (Jill McCleary)

Vice Mayor Ziegler moved to approve the consent agenda. Council Member Cavanaugh seconded the motion. Motion passed, 7-0.

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

ITEMS FOR DISCUSSION / POSSIBLE ACTION

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D1 Relating to Development and Public Works; update, discussion, and possible direction regarding public and private projects and development applications on the Town's [Marana Current and Proposed Projects](#) internet site (Jason Angell)

Development Services Director Jason Angell provided an update on public and private projects and development applications in the Town, as currently listed on the above-referenced website.

D2 Resolution No. 2026-016: Relating to Community Facility Districts; consideration and possible adoption of a resolution ordering and declaring formation of Cascada Community Facilities District (Yiannis Kalaitzidis)

Finance Director Yiannis Kalaitzidis introduced Resolution No. 2026-016 relating to the formation of the Cascada Community Facilities District (CFD). He explained that the Town received an application requesting the formation of the district to allow the issuance of debt to acquire eligible public infrastructure associated with the development.

Mr. Kalaitzidis introduced **Mark Reeder of Stifel**, who provided an overview of the proposed district. **Mr. Reeder** described the CFD's location, size, purpose, and financing structure. He explained how the district would affect the home-buying process. He noted that the developer would construct infrastructure and could later be reimbursed through district bond proceeds if bonds are issued. A copy of the presentation slides is on file with the Office of the Town Clerk. Please see the presentation slides for detailed information, including maps and summary points.

Vice Mayor Ziegler asked about the disclosure and notification of the CFD taxes to potential homebuyers. **Mr. Reeder** said they worked with DR Horton to ensure that sales representatives would inform and educate homebuyers about the CFD. He said there was also a disclosure provided at closing. **Deputy Town Manager Erik Montague** provided additional clarification regarding the structure of the tax rate and its impact on homebuyers.

Mr. Reeder explained that DR Horton asked for consideration of a special assessment on each single-family lot in the future. He said it had been brought to the Council before, but that the Town had not previously issued special assessment bonds. **Mayor Post** stated that a special assessment would not be considered unless there were changes allowing for collection through the County's process. Council Members asked several clarifying questions, and a discussion ensued regarding the parameters, benefits, administrative feasibility, and future Council approval of a potential special assessment.

Council Member Comerford stated that she wanted homebuyers to be charged the full amount upfront rather than through additional incremental charges.

Council Member Cavanaugh moved to adopt Resolution No. 2026-016. Council Member Officer seconded the motion. The motion passed, 6-1, with Council Member Comerford 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).

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, 7-0. The meeting was adjourned at 7:29 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the regular Town Council meeting held on March 3, 2026. I further certify that a quorum was present.


Jill McCleary Town Clerk

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