



MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, March 17, 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. **Vice Mayor Ziegler** and **Council Member Comerford** were 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 with item C2 removed from the Consent Agenda and placed before item A1. Council Member Cavanaugh seconded the motion. Motion passed, 5-0.

CALL TO THE PUBLIC

Eleven speakers addressed the Council, including **Laurie Moore, David Smith, Betsy Brantner Smith, Chris Puca, Kim McAllister, Jackie McGuire, Donna Fine, Harold Joss,**

Joe Fautz, Dennis Shannon, and Colin Mellars. Members of the public addressed the Council regarding a range of topics, including immigration policies and enforcement, the proposed detention facility, humanitarian and due process concerns, and conditions within detention facilities. Additional comments were made regarding the Town's code of ethics and conduct of elected officials, as well as technical considerations related to data center regulations.

PROCLAMATIONS

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

Council Member Cavanaugh reported on recent community events, including attending the 10th anniversary of the Arizona Veterans' Memorial Cemetery, a Northwest Fire awards and recognition event, and a Marana Chamber event at a local business.

Council Member Murphy provided a reminder of the upcoming Founders' Day event and highlighted an event hosted by Marana FFA and 4-H participants. She also recognized the Arizona Veterans' Memorial Cemetery.

Mayor Post reported on participation in the Arizona Veterans' Memorial Cemetery anniversary event. He also provided an update on voter approval of RTA Next and the anticipated infrastructure improvements that would benefit the Town of Marana.

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

Town Manager Terry Rozema reported a monthly update on single-family residential permits, noting that 41 permits were issued, compared to 135 in March of the prior year. He announced upcoming community events, including the Concert in the Courtyard event, Founders' Day, and the State of the Town. Additionally, he noted the recent release of a "Real Talk with the Town" podcast episode featuring **Police Chief Jeffrey Pridgett** and **Community & Neighborhood Services Director Lisa Shafer**.

PRESENTATIONS

P1 Relating to Communications; Presentation and discussion regarding the Town of Marana's Tangerine Interchange Improvements Outreach Strategy (Vic Hathaway)

Communications Manager Vic Hathaway presented the outreach strategy for the Tangerine Interchange Improvements project. She provided an overview of construction phases, anticipated traffic impacts, including ramp closures and lane restrictions, and planned communication efforts. She outlined an outreach approach utilizing a project webpage, social media, newsletters, press releases, print materials, and community

engagement opportunities. She introduced a themed campaign called “The Great Tangerine Squeeze.” A copy of the presentation slides is on file with the Town Clerk’s Office. For additional details, please refer to the presentation materials.

Mayor Post inquired about anticipated lane closures and potential detour routes, including the use of Avra Valley Road and the feasibility of traffic control improvements at the Marana Road interchange. **Public Works Director Fausto Burruel** responded that lane reductions would be necessary to accommodate construction, detour options were being evaluated, and certain traffic control measures would be limited due to infrastructure constraints.

Council Member Kai asked about reducing traffic speeds through the Marana Road interchange during construction. **Mr. Burruel** stated that staff would evaluate traffic conditions and consider appropriate measures.

Council Member Cavanaugh raised concerns regarding visibility when turning at the Marana Road interchange, routing traffic to alternative corridors, and challenges with the project. **Mr. Burruel** acknowledged the challenges and noted that the Town was evaluating options to minimize congestion and prevent traffic from backing up onto the interstate.

CONSENT AGENDA

C1 Ordinance No. 2026.006: Relating to Land Development; amending Town Code Title 17 (Land Development), Chapter 17-13 (Standards for Grading and Site Work); revising section 17-13-5 “Submittal and procedures; general” to revise provisions related to permit expiration and extension, and to add provisions related to permit reactivation; revising section 17-13-7 “Submittals and procedures: major grading type 2” to add provisions for at-risk permit revocations; and designating an effective date (Jane Fairall)

C2 Resolution No. 2026-017: Relating to Mayor and Council; approving the updated Town of Marana Code of Principle- and Ethics-Centered Governance (Jane Fairall)

C3 Resolution No. 2026-018: Relating to Real Estate; approving the established administrative process for the issuance of right-of-way license agreements for landscaping, irrigation, hardscape, drainage, decorative and interim driveway, entry monumentation, signage and other privately-owned improvements within the public right-of-way; and authorizing the Town Engineer and the Town Director of Public Works to execute right-of-way license agreements on behalf of the Town under appropriate circumstances (Jane Fairall)

C4 Approval of Regular Council Meeting Summary Minutes of March 3, 2026 (Jill McCleary)

Council Member Kai moved to approve items C1 and C3. Council Member Murphy seconded the motion. Motion passed, 5-0.

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

C2 Resolution No. 2026-017: Relating to Mayor and Council; approving the updated Town of Marana Code of Principle- and Ethics-Centered Governance (Jane Fairall)

Town Attorney Jane Fairall explained that the Code, originally adopted in 2009, had been reviewed for potential updates and that proposed revisions were discussed at a Council Retreat held in February. **Ms. Fairall** noted that a proposed change to the nepotism policy had been included in the updates but not discussed at the retreat, and she acknowledged this oversight. She further stated that the change had not been requested by any member of the Council. **Ms. Fairall** explained that the proposed revision would have created an exception for certain committees that allowed direct appointments without a competitive process. She recommended removing the proposed change and maintaining the existing nepotism policy.

Council Member Cavanaugh expressed concerns regarding the proposed nepotism language and indicated support for removing the revision. **Mr. Rozema** provided additional context and noted that the recommendation was intended to address challenges in filling vacancies on a specific advisory committee.

Mayor Post asked how the nepotism policy would be affected in the absence of the proposed change. **Ms. Fairall** clarified that removing the proposed language would result in no changes to the current nepotism provisions.

Mayor Post moved to adopt Resolution No. 2026-017 without the updated provision relating to nepotism. Council Member Cavanaugh seconded the motion. Motion passed, 5-0.

A1 PUBLIC HEARING: Ordinance No. 2026.007: Relating to Land Development; amending Marana Town Code Title 17 (Land Development), Chapter 17-6 (General and Miscellaneous Development Regulations) by amending Section 17-6-14 "Accessory Dwelling Units" to revise the definition of "Restricted-affordable dwelling unit", to clarify provisions related to the use of accessory dwelling units as short-term rentals, and
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to update an exception for land in the vicinity of a public airport; making conforming revisions to title 9 (Business Regulations), chapter 9-14 (Short-Term and Vacation Rentals), section 9-14-9 "Compliance with laws; prohibited uses; accessory dwelling units" regarding the use of accessory dwelling units as short-term rentals; and designating an effective date (Jane Fairall)

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

Ms. Fairall explained that the proposed amendments update the Town's regulations on accessory dwelling units (ADUs) to align with recent state law changes. She noted that the ADU regulations will not take effect until the Town reaches a population of 75,000. A copy of the presentation slides is on file with the Town Clerk's Office. For additional details, please refer to the presentation materials.

Council Member Cavanaugh asked about the anticipated location for ADUs. **Ms. Fairall** stated that ADUs were not currently being developed due to the population threshold not yet being met and noted that many areas of the Town, including master planned communities, may not be impacted.

Mayor Post asked how the ordinance would apply to future specific plans once the population threshold was reached. **Ms. Fairall** stated that specific plans may have their own zoning regulations and that applicability would need to be evaluated at that time.

Mayor Post closed the public hearing at 7:15 PM.

Council Member Kai moved to adopt Ordinance No. 2026.007. Council Member Officer seconded the motion. Motion passed, 5-0.

ITEMS FOR DISCUSSION / POSSIBLE ACTION

D1 Relating to Legislation and Government Actions; discussion and possible action or direction regarding all pending state, federal, and local legislation/government actions and on recent and upcoming meetings of other governmental bodies (Terry Rozema)

Mr. Rozema provided an update on pending state legislation impacting municipalities, including bills related to planned community design standards, development and impact fees, and limitations on the ability of municipalities to adopt or increase taxes and fees without voter approval. He noted that the Town had taken positions in opposition to these measures due to potential impacts on local control, infrastructure funding, and fiscal flexibility.

D2 Relating to Budget; discussion, direction and possible action regarding development of the fiscal year 2026/2027 budget, including proposed budget initiatives and expenditures (Terry Rozema)

Mr. Rozema introduced the item and noted that it would be a standing agenda item for upcoming meetings to allow Council the opportunity to provide input on the development of the fiscal year 2026/2027 budget.

EXECUTIVE SESSIONS

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, 5-0.

[Council Member Kai declared a conflict of interest on Item E3 and stepped down from the dais at 7:19 PM.]

[An executive session on Items E2 and E3 below was held beginning at 7:22 PM and concluding at 7:41 PM.]

Once back in open session, **Ms. Fairall** asked for motions to direct staff to proceed as discussed in the Executive Sessions.

Council Member Cavanaugh moved to direct staff to proceed as discussed in Executive Session E2. Council Member Officer seconded the motion. Motion passed, 4-0.

Council Member Cavanaugh moved to direct staff to proceed as discussed in Executive Session E3. Council Member Officer seconded the motion. Motion passed, 4-0.

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)(3) & (4) for discussion or consultation with the Town's attorneys to consider the Council's position and instruct the Town's attorneys regarding pending litigation related to Unrein v. Town of Marana, et al., Pima County Superior Court case number C20254246.

E3 Executive session pursuant to A.R.S. § 38-431.03(A)(3) & (4) for discussion or consultation with the Town's attorneys to consider the Council's position and instruct the Town's attorneys regarding pending litigation related to Marana Citizens for Ethical and Transparent Government, et al. v. Town of Marana, et al., Pima County Superior Court case number C20261567, and Fremont Peak Properties, LLC v. Town of Marana, et al., Pima County Superior Court case number C20261773.

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.

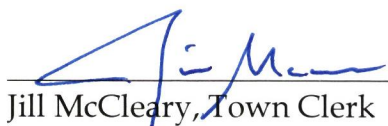
ADJOURNMENT

Mayor Post asked for a motion to adjourn.

Council Member Murphy moved to adjourn the meeting. Council Member Officer seconded the motion. Motion passed, 4-0. The meeting was adjourned at 7:43 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the regular Town Council meeting held on March 17, 2026. I further certify that a quorum was present.



Jill McCleary, Town Clerk

