MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, September 1, 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

Council Member Cavanaugh moved to approve the agenda as presented. Council Member Officer seconded the motion. Motion passed, 7-0.

CALL TO THE PUBLIC

Nine speakers addressed Council regarding a variety of topics. **David Morales** discussed Marana's history and the responsibility of elected officials to serve the people. **Jackie Craig**, representing Friends of Ironwood Forest, spoke in support of Resolution No. 2026-063 and the William Shaw Wildlife Corridor. **Brad Despain** thanked the Council,

management, and staff for their work with his group over the previous seven and one-half years. **Dave Smith** congratulated the recently elected officials and commented on political discourse, growth, the proposed detention facility, data centers, and representative government. **Sue Ritz** expressed concern regarding political comments made from the dais at the August 17, 2026, meeting and asked the Town Attorney to review whether the comments complied with the Town's principles of ethics-centered governance and A.R.S. § 9-500.14. **Daniel Ormson** discussed the recent fatal collision involving a child in Gladden Farms and requested increased traffic enforcement, a safety review of school travel routes, a public report regarding possible improvements, and consideration of a resident safety task force. **Julie Prince** commented on campaign finance reporting and requested information regarding emergency plans, law-enforcement agreements, and the potential impact on Marana Police Department resources associated with the proposed ICE detention facility. **Kimberly McAllister** congratulated the recently elected officials, shared positive community feedback received while canvassing during the election, and praised the Council's leadership. **Tami Peel** expressed concern regarding the proposed 15-month closure of Angel Drive during development of Tangerine Crossing, particularly its effect on emergency-response times, and requested that a temporary construction access road be provided.

In response to comments made during the Call to the Public, **Town Manager Terry Rozema** stated that staff would meet with **Ms. Peel** regarding the Angel Drive concerns. **Mr. Rozema** also reported that he was not aware of a confirmed opening date or additional information concerning the proposed ICE facility. **Mayor Post** stated that the Town would thoroughly review the circumstances surrounding the fatal collision in Gladden Farms and consider measures to improve the safety of children and residents. **Mayor Post** invited concerned residents and parents to meet with him and noted the importance of continued police vigilance near school travel routes.

PROCLAMATIONS

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

Council Member Cavanaugh addressed the use of license plate reader cameras by the Marana Police Department.

Council Member Murphy announced the upcoming Marana Unified School District homecoming activities and encouraged support for the Future Farmers of America steak fry fundraiser.

Vice Mayor Ziegler reported on the Marana Chamber of Commerce annual meeting and noted that the Town had been a Chamber member for 39 years. She also reported that

Dickey's Barbecue Pit was under new ownership, congratulated **former Parks and Recreation Director Jim Conroy** on receiving a lifetime achievement award, and announced the Disabled American Veterans 100th anniversary celebration at Old Tucson.

Mayor Post reported on his attendance at the League of Arizona Cities and Towns conference. He discussed the water-supply challenges facing several Arizona communities and recognized the long-term water planning undertaken in Marana and Southern Arizona. **Mayor Post** also congratulated **Mr. Conroy** on his lifetime achievement award and recognized his contributions to the Town's parks system.

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

Town Manager Terry Rozema reported that the Town issued 48 single-family residential permits during August 2026, compared with 39 permits during August 2025. **Mr. Rozema** congratulated **Mr. Conroy** on receiving a lifetime achievement award from the Arizona Parks and Recreation Association and recognized the Town's awards for the Marana Aquatic and Recreation Center and the "Can't Wait Wednesday" marketing campaign. He announced the return of Concerts in the Courtyard during September and highlighted a *Talk of the Town* podcast featuring Public Works employees who volunteered to build a batting cage for the Marana High School softball program. **Mr. Rozema** also announced an upcoming podcast explaining the Marana Police Department's license plate reader program.

PRESENTATIONS

CONSENT AGENDA

C1 Resolution No. 2026-060: Relating to the Marana Regional Airport; approving and ratifying the Town Manager's execution of an Airport Development Reimbursable Grant Agreement in the amount of $495,000.00 between the State of Arizona, by and through the Department of Transportation (ADOT), and the Town of Marana for the purpose of aiding in financing the Runway 30 Safety Area Mitigation Design (Grant No. E7S1Y 01D) (Fausto Burruel)

C2 Resolution No. 2026-061: Relating to the Marana Regional Airport; approving and ratifying the Town Manager's execution of an Airport Development Reimbursable Grant Agreement in the amount of $135,000.00 between the State of Arizona, by and through the Department of Transportation (ADOT), and the Town of Marana for the purpose of aiding in financing the Taxiway A MITL Rehabilitation - Design (Grant No. E7S1Z 01D) (Fausto Burruel)

C3 Resolution No. 2026-062: Relating to Parks and Recreation; approving and authorizing the acceptance of grant funding from Gila River Indian Community State-Shared Revenue Program funds for program and supply costs for swim lessons at the Marana Aquatic and Recreation Center; and approving and authorizing the Town Manager to sign any and all documents required to accept the grant (Wayne Barnett)

C4 Approval of Special Council Meeting Summary Minutes of August 17, 2026 (Jill McCleary)

Council Member Kai moved to approve the Consent Agenda. Vice Mayor Ziegler seconded the motion. Motion passed, 7-0.

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

A1 Resolution No. 2026-063: Relating to Wildlife Conservation; designating the Marana portion of the Critical Landscape Connection identified in the Conservation Lands System as the William Shaw Wildlife Corridor (Terry Rozema)

Assistant to the Town Manager Julia Cramer presented a request to designate the Marana portion of a critical landscape connection identified in the Conservation Lands System as the William Shaw Wildlife Corridor. **Ms. Cramer** explained that **Dr. William W. Shaw**'s 1986 report, *Critical and Sensitive Wildlife Habitats of Eastern Pima County*, commonly known as the "Bunny Map," identified wildlife habitats and movement corridors connecting the Ironwood Forest National Monument, Tucson Mountains, Santa Cruz River, Tortolita Fan, and Tortolita Mountains.

Dr. Shaw thanked the Council for the recognition and for supporting the vision of the Sonoran Desert Conservation Plan. He discussed the importance of preserving wildlife connectivity while promoting thriving communities and noted that many protected corridors also provide flood control, groundwater recharge, recreation, and open-space benefits.

Council Member Cavanaugh moved to adopt Resolution No. 2026-063. Council Member Officer seconded the motion. Motion passed, 7-0.

A2 Resolution No. 2026-064: Relating to Budget; approving the transfer of up to $4,200,000 in budgeted expense authority from the Water Resources Fund (Fund #5016),

New Renewable Water Resource Acquisition project (WT066) to the Water Reclamation Facility Phase II Expansion project (WR023) in the Wastewater Impact Fee Fund (Fund #5038) for fiscal year 2026-2027 budget (Mike Osborne)

Water Deputy Director Mike Osborne presented a request to transfer up to $4.2 million in budgeted expense authority from the Water Resources Fund's New Renewable Water Resource Acquisition project to the Water Reclamation Facility Phase II Expansion project in the Wastewater Impact Fee Fund.

Mr. Osborne explained that construction costs had significantly exceeded the original estimates based on the first phase of the facility. The Water Reclamation Facility Phase II Expansion project was currently estimated at approximately $80.4 million, while the combined cost of the expansion and related recharge improvements was estimated at approximately $95.4 million. The requested transfer would address the projected construction shortfall and provide contingency capacity. Budget authority would be transferred only as needed, and the project would be funded through wastewater impact fees and future debt financing.

Council Member Cavanaugh asked whether recent water-rate increases were intended to cover these expenditures. **Mr. Osborne** clarified that the rate increases supported ongoing operations and maintenance, while the expansion project would be funded through developer impact fees.

Council Member Kai moved to adopt Resolution No. 2026-064. Council Member Officer seconded the motion. Motion passed, 7-0.

A3 Resolution No. 2026-065: Relating to Water; approving and authorizing the Mayor to sign the Fourth Amendment to Town of Marana Agreement for Construction of Water Facilities Under Private Contract for Twin Peaks Crossings (David L. Udall)

Deputy Town Attorney David Udall presented a request to approve the Fourth Amendment to the Town's agreement with Redwing Investments, LLC, for the construction of water facilities serving Twin Peaks Crossings.

Mr. Udall explained that the existing agreement permitted temporary water wheeling until the Town installed its water infrastructure along Twin Peaks Road. He stated that the amendment would replace a planned eight-inch B-Zone water line along Angel Drive with a 16-inch transmission main identified in the Town's 2022 Water Facilities Infrastructure Improvements Plan. **Mr. Udall** said that the amendment would also update the definition of the facility plan to reflect the current water improvement plans, extend the construction commencement deadline to October 2027, authorize impact-fee

reimbursement for construction of the 16-inch line, and make other clarifying amendments.

Council Member Cavanaugh asked whether the developer would pay for the improvements. **Mr. Udall** explained that the developer would construct the 16-inch transmission main but would be eligible for impact-fee reimbursement pursuant to state law.

Vice Mayor Ziegler moved to adopt Resolution No. 2026-065. Council Member Kai seconded the motion. Motion passed, 7-0.

A4 PUBLIC HEARING: Ordinance No. 2026.015: Relating to Development; approving a rezoning of approximately 28.1 acres of land located at the southwest corner of West Twin Peaks Road and West Desert Falcon Lane, from R-36 (Residential) to SP (Specific Plan), creating the OVCN Twin Peaks Campus Specific Plan; approving a minor amendment to the General Plan amending the land use category from LDR (Low density residential) to MPA (Master planned area) (Austin Shreffler)

Resolution No. 2026-066: Relating to Development; declaring as a public record filed with the Town Clerk the OVCN Twin Peaks Campus Specific Plan adopted by Ordinance No. 2026.015 (Austin Shreffler)

Town Clerk Jill McCleary reported that the Clerk's Office had received written signatures protesting the proposed rezoning that morning and had provided copies to the Council. **Town Attorney Jane Fairall** explained that state law could require approval by three-fourths of the Council when a qualifying written protest was filed. **Ms. Fairall** stated that the protest had not been received by noon one business day before the public hearing, as required by state law. She clarified that the supermajority voting requirement was therefore not triggered.

Mayor Post opened the public hearing at 6:58 PM.

Senior Planner Austin Shreffler presented a request from the Oro Valley Church of the Nazarene to rezone approximately 28.1 acres at the southwest corner of West Twin Peaks Road and West Desert Falcon Lane from R-36 Residential to Specific Plan and to change the General Plan land-use designation from Low Density Residential to Master Planned Area. **Mr. Shreffler** explained that the proposed religious, recreational, educational, and sports uses were already permitted under the existing R-36 zoning. He stated that the principal zoning change would increase the maximum building height from 30 feet to 40 feet to accommodate the proposed gymnasium. Mr. Shreffler said that staff requested an

additional condition requiring a record of survey to be recorded and provided to the Town before approval of a development plan.

Paul Oland of Paradigm Land Design reviewed the proposed campus layout. **Mr. Oland** described a 100-foot drainage, landscaping, and wildlife buffer along the western boundary and 40-foot buffers along other portions of the site. He explained that the building would step from 30 feet on the western side to 35 feet in the center and 40 feet on the eastern side, where the gymnasium would be located. He said the sports fields would be placed toward the southeastern portion of the property.

Mr. Oland stated that the applicant would improve Desert Falcon Lane, construct an access point and median opening on Twin Peaks Road, extend water and wastewater infrastructure, and provide wildlife crossings consistent with the culverts beneath Twin Peaks Road. He indicated that direct access from Twin Peaks Road would reduce traffic using Desert Falcon Lane.

Council Members discussed the portion of Desert Falcon Lane that would become Town right-of-way, future road maintenance, Marana Water service, Pima County wastewater service, the visibility of the buildings from properties to the west, possible fencing, wildlife movement, anticipated peak traffic periods, and protections from noise and lighting. **Mr. Oland** stated that primary traffic periods were expected on Sunday mornings, Wednesday evenings, and during sports practices and games. He said field lighting would comply with dark-sky requirements, would be directed toward the fields, and would operate only when the fields were in use.

Vice Mayor Ziegler stated that the applicant could develop the church and sports facilities without Council approval if the building remained within the existing 30-foot height limit.

Council Member Murphy asked how many homes could be constructed under the existing R-36 zoning. **Mr. Oland** estimated that approximately 33 homes could be constructed.

Council Member Cavanaugh asked whether Council was voting specifically on the building height. **Mayor Post** clarified that Council was considering the proposed specific plan, which included the increased building height.

Nine speakers addressed the Council during the public hearing. **Ted Bednar**, **Molly Bednar**, **Courtney Land**, **Ruth Taylor-Piliae**, **Gerald Donaldson**, **Mike Brandon**, and **Julie Prince** spoke in opposition to the rezoning, citing concerns regarding traffic, access, noise, lighting, building height, wildlife, native-plant preservation, property values, and

compatibility with the surrounding rural residential area. **Mr. Bednar** also questioned whether the project would comply with the Town's native-plant preservation and outdoor-lighting requirements. **Ms. Land** questioned whether the additional building height was necessary. **Ms. Taylor-Piliae** and **Ms. Prince** discussed OVCN's previous proposal in Oro Valley and asked the Council to deny the rezoning or conduct additional review.

Cody Brown spoke in support of the rezoning, citing property rights and the potential benefits of the proposed facilities for children, families, and future residents. **Kate Houghton**, representing the Coalition for Sonoran Desert Protection, requested a smaller project footprint and reconfiguration of the parking area to reduce impacts on the surrounding landscape.

Mayor Post closed the public hearing at 7:57 PM.

Mayor Post stated that Marana had a young population and needed additional recreational opportunities for children. He expressed support for the project and stated that the privately funded facility would provide an important community amenity.

Vice Mayor Ziegler reiterated that the request principally concerned a 10-foot building-height increase and that the Town had development standards addressing traffic, lighting, noise, and occupancy. She questioned whether the anticipated impacts could be known before the project was developed and discussed her familiarity with the previous OVCN proposal in Oro Valley.

Council Member Cavanaugh stated that he remained concerned about the project's footprint and the proximity of the facility and its lighting to existing homes. He expressed hope that the church could work to minimize those impacts.

Mayor Post moved to adopt Ordinance No. 2026.015 with an additional condition requiring the record of survey to be recorded and provided to the Town before approval of a development plan, and Resolution No. 2026-066. Council Member Kai seconded the motion. Motion passed, 6-1, with Council Member Cavanaugh voting Nay.

ITEMS FOR DISCUSSION / POSSIBLE ACTION

EXECUTIVE SESSIONS

Mayor Post asked for a motion to go into executive session for Items E2 and E3.

Council Member Cavanaugh moved to go into executive session on Items E2 and E3. Vice Mayor Ziegler seconded the motion. Motion passed, 7-0.

[An executive session was held on Items E2 and E3 below, beginning at 8:04 PM and concluding at 8:55 PM.]

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 Discussion and consultation pursuant to A.R.S. § 38-431.03(A)(3) and (4) re: contemplated litigation to recover costs to remedy water quality issues resulting from perfluorinated compounds and 1,4-dioxane contamination.

E3 Discussion and consultation pursuant to A.R.S. § 38-431.03(A)(3) and (4), re: Proposition 207 (A.R.S. § 12-1134) Notice of Claim from TMR Investors, LLC relating to the Tortolita Specific Plan located east of Interstate 10, north of the Marana Road interchange, and northwest of the San Lucas subdivision.

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 Kai moved to adjourn the meeting. Council Member Cavanaugh seconded the motion. Motion passed, 7-0. The meeting was adjourned at 8:56 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the regular Town Council meeting held on September 1, 2026. I further certify that a quorum was present.

Jill McCleary, Town Clerk

MARANA AZ
ESTABLISHED 1977