



MARANA TOWN COUNCIL
STUDY SESSION
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, April 28, 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 Kai moved to approve the agenda as presented. Council Member Officer seconded the motion. Motion passed, 7-0.

DISCUSSION/DIRECTION/POSSIBLE ACTION

D1 Relating to Budget; review, discussion, consideration, and direction to staff regarding the fiscal year 2026-2027 Manager's recommended budget for the Town of Marana (Terry Rozema and Yiannis Kalaitzidis)

Town Manager Terry Rozema began the presentation of the FY 2026-2027 Manager's Recommended Budget by covering the Town's mission and vision. He detailed the Town's accomplishments over the last fiscal year. **Finance Director Yiannis Kalaitzidis** and **Mr. Rozema** continued the presentation and detailed various aspects of the Manager's Recommended Budget, including the current economic outlook, revenue outlook, budget summary, investment summary, selected budget summaries, and next steps.

Mr. Kalaitzidis stated that staff would continue refining the budget and anticipated bringing the tentative budget to Council for consideration and possible adoption on May 19, 2026, with the final budget scheduled for consideration and possible adoption on June 16, 2026.

Comprehensive information pertaining to the Manager's Recommended Budget and the presentation, including tables, charts, statistics, and fund summaries, is included in the presentation slides and the Council Packet, which are on file with the Town Clerk's Office.

Vice Mayor Ziegler inquired about the impact of RTA Next funding on the recommended budget. **Mr. Rozema and Mr. Kalaitzidis** explained that the budget did not yet include RTA Next funding for the Tangerine Road widening 2B project, and that the funding would be incorporated into the tentative budget.

Council Member Cavanaugh asked about Highway User Revenue Fund (HURF) expenditures and whether they were primarily related to pavement preservation. **Mr. Kalaitzidis** stated that more than half of the HURF budget was for pavement preservation.

Council Member Cavanaugh asked about grant opportunities for water-quality projects, particularly given the significant capital costs associated with water and wastewater infrastructure. **Mr. Kalaitzidis** stated that staff continued to pursue grant and forgivable loan opportunities, including through WIFA, federal resources, and congressional funding requests. He noted that competition for PFAS-related funding was significant and that forgivable loan amounts might not be as favorable as in prior years.

Vice Mayor Ziegler asked about the Town's current lease payment for Tortolita Preserve. **Mr. Kalaitzidis** stated that the payment was anticipated to be just under \$820,000. Discussion ensued among Council and staff regarding escalation of the lease cost, the

history of the lease, the long-term cost of continuing the lease, and possible acquisition discussions with the Arizona State Land Department. **Vice Mayor Ziegler** expressed concern about the cost of the lease and stated that, given the Town's current water and wastewater infrastructure needs, she was not in favor of purchasing the Preserve at this time. **Mayor Post** stated that, as Marana continued to grow, there were community amenities and open spaces that were important for the Council to try to preserve. He stated that he believed there would be a time when the Town would need to purchase the land for the benefit of the Town. **Council Member Kai** expressed agreement with **Mayor Post** regarding the need to continue exploring options and discussed the need for a creative arrangement that would benefit both the Town and the State.

Vice Mayor Ziegler asked for an update on Saguario Bloom Park Phases 1 and 2 from **Parks and Recreation Director Wayne Barnett**. She stated that she had understood Phase 1 needed to be completed, including punch list items, before Phase 2 could be put out to bid. **Mr. Barnett** stated that Phase 2 design was complete and that staff anticipated putting the project out to bid within the next month or two. He stated that Phase 2 construction was anticipated to take approximately nine to ten months.

Vice Mayor Ziegler asked about planned improvements to the Council Chambers audio system, including the height and functionality of the public microphone. **Mr. Rozema** stated that Council Chamber audio and visual improvements were included in the budget.

Council Member Cavanaugh asked about projected changes in sales tax categories, including utility and contracting revenues. **Mr. Kalaitzidis** explained that the utility revenue projection reflected an adjustment from a prior-year estimate that was higher than actual revenues, and that contracting revenue projections were based on anticipated construction activity. He stated that staff worked with Development Services to improve the forecasting model for single-family residential permits and commercial construction activity.

EXECUTIVE SESSIONS

Pursuant to A.R.S. § 38-431.03, the Town Council may vote to go into an 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 asked for future agenda items. There were no future agenda items requested.

ADJOURNMENT

Mayor Post asked for a motion to adjourn the meeting.

Council Member Cavanaugh moved to adjourn the meeting. Council Member Kai seconded the motion. Motion passed, 7-0. Meeting adjourned at 7:27 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Town Council Study Session meeting held on April 28, 2026. I further certify that a quorum was present.

Jill McCleary, Town Clerk