

COUNCIL

EXECUTIVE

REPORT

S E P T E M B E R 2 0 1 4



INTRODUCTION

This issue of the Council Executive Report includes a feature story on the recent Federal Aviation Administration grant awarded to the Marana Regional Airport, as well as a summary of the Town's performance during September 2014. The information is organized in sections based on the Town's General Plan:

FEATURED ARTICLE: The bright future of Marana Regional Airport

LAND MANAGEMENT: How Marana plans to use the land and where the Town expects growth.

BUILT ENVIRONMENT: Man-made structures built on the land. It is used to describe all structures, facilities and other physical infrastructure, and includes urban and rural development, telecommunications, utility networks, transportation systems, and sewer treatment and conveyance systems.

PEOPLE AND COMMUNITY: Marana values its citizens, businesses and visitors and strives to

create a high quality of life. This theme ensures that citizen, business and visitor needs are addressed equally and includes public safety, parks and recreation, economic vitality and community involvement.

RESOURCE MANAGEMENT: Provides guidance in managing Marana's renewable and non-renewable resources. Elements include open space and trails, cultural resources, water resources and energy.

NATURAL SYSTEMS: Natural resources that we rely on to exist- land, air, water and biological systems.

COUNCILMEMBERS

Mayor Ed Honea

Vice Mayor Jon Post

Councilmember David Bowen

Councilmember Patti Comerford

Councilmember Herb Kai

Councilmember Carol McGorray

Councilmember Roxanne Ziegler

REPORT COMPILED BY:

Town Manager Gilbert Davidson

Management Assistant Anthony Hunter

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FEATURED ARTICLE

THINGS ARE HAPPENING AT MARANA REGIONAL

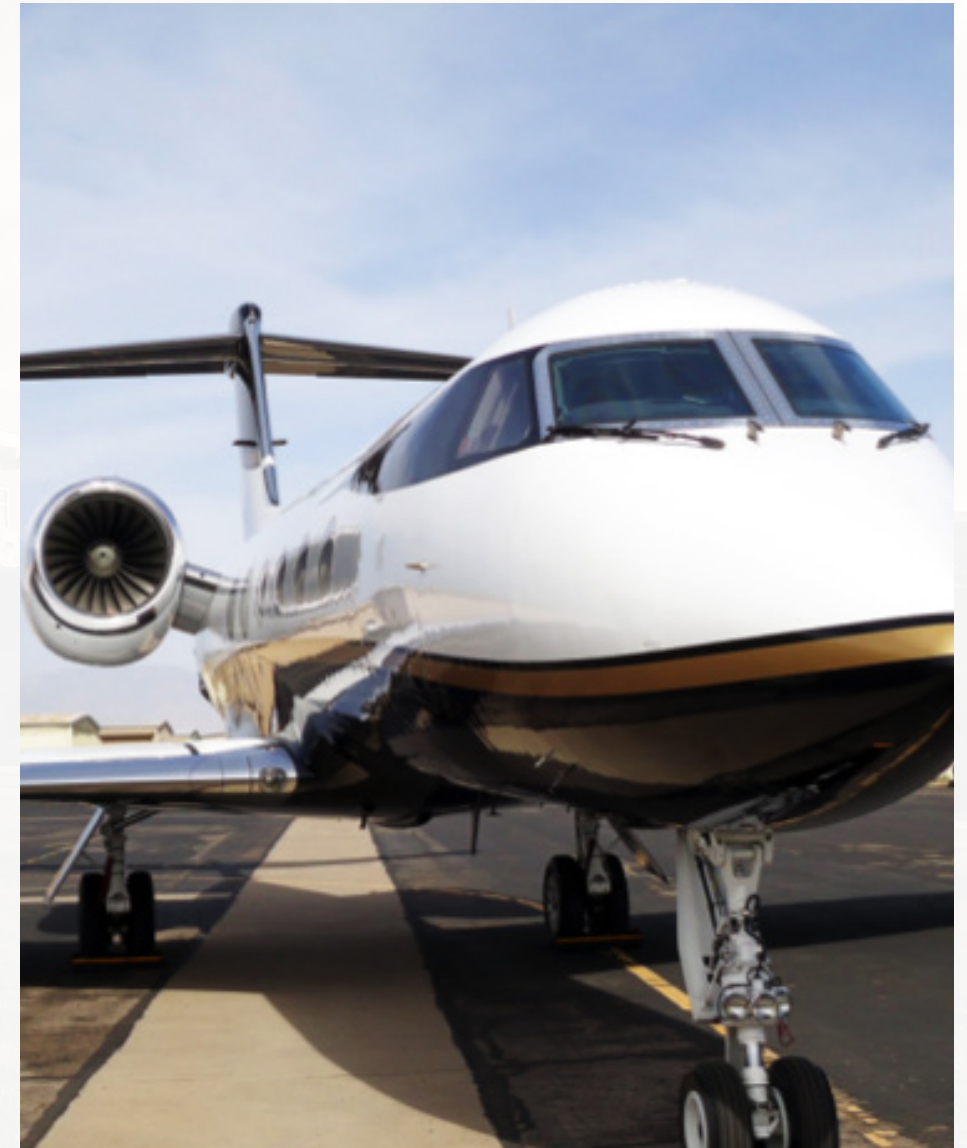
Marana's local General Aviation airport has an exciting (and busy) year ahead. The potential for development is taking off, with large-scale, brand-new projects underway and more planned for the future.

GOALS IN PROGRESS:

- The Airport received a **\$515,000** grant from ADOT for FY15 to replace a majority of the airport's 60 taxiway and runway guidance signs. The guidance signs purpose is to direct pilots to their various destinations (runways, taxiways, FBO, etc.). The airport anticipates that this project will be on or around January 2, 2015 and will take approximately 6 months
- The Airport received three pavement preservation projects from ADOT to re-pave both runways and Taxiway B. The total cost of the project is **\$1,536,361**. The Town of Marana's share is **\$153,636.10** with ADOT funding the remaining **\$1,382,724.90**. Airport engineering firm, Kimley-Horn and Associates, will be managing the project. The projects will begin in early spring 2015
- Additional security cameras are being added for safety and security of property, pilots and passengers
- For the first time in many years, Marana's hangars are almost at 100% occupancy. **228 out of 232 hangars** are currently rented which is a 98.3% occupancy rate
- **Numerous businesses are currently interested in building business and maintenance facilities at the airport. These include current tenants desiring much larger facilities and new businesses looking to expand. Airport and town staff are currently in the process of identifying land parcels at the airport that would be suitable for development**

GOALS FOR THE FUTURE:

- The availability of FAA and ADOT grants will help to provide:
 - o Rehabilitation of the airport tarmac
 - o Continued development and completion of the Marana Regional Airport Master Plan
- An initiative to evaluate and revise the Airport Rules and Regulations and Minimum Operating Standards



LAND MANAGEMENT

This table outlines Development Services projects in September. Projects can be in process for various lengths of time and will show up for several months after submittal until completed.

PROJECT	TYPE			STATUS
	PRELIMINARY/FINAL PLATS	DEVELOPMENT PLANS	REZONING/SPECIFIC PLANS	
Lazy K Bar Ranch			x	To Council 10/7
Twin Peaks/Oasis Hills			x	To Commission 10/29
Yoem Subdivision	x			Waiting for 2nd submittal
Boulder Bridge Pass III – FP	x			Waiting for final submittal
Riverside at Silverbell Specific Plan			X	To Council 10/21
Anderson/Johns FP	X			Waiting for 2nd submittal
Cornerstone Homes	X			Waiting for 2nd submittal
Desert Falcon MLD	X			3rd submittal in review
Los Saguars III PP	X			Waiting for final submittal
Del Webb Community Center DP		X		Waiting for final submittal
Del Webb III PP	X			Waiting for final submittal
Boulder Bridge Pass II FP	X			Waiting for final submittal
Tangerine Crossing Commerce Center II	X			Waiting for 2nd submittal
Twin Peaks – Oasis Specific Plan			X	Waiting for 3rd submittal
Silverbell Gateway Specific Plan			X	To Council 10/21
Sanders Grove Specific Plan			X	Waiting for 1st submittal
Al Coronado Plumbing		X		Waiting for 2nd submittal
Willow Ridge Rezone II			X	1st submittal in review
Taco Bell		X		1st submittal in review

BUILT ENVIRONMENT

CIP CONSTRUCTION REPORT

The following table tracks the process of major construction and design projects in the Town of Marana this fiscal year.

Munis #	Project Name	Project Budget	FY 2015 Budget	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June		
ST025	Ina Rd and Bridge, Silverbell Rd To I-10	5,017,332	1,379,674	ADOT - Construction in 2016													
ST050	Lucket Road Extension	1,000,000	1,000,000	Design					Construct								
WT025	Constructed Recharge for Effluent	1,087,357	1,087,357	Design													
ST043	Ina Rd Right Turnbays onto Thornydale	585,000	470,715	Design				Advertise	Contract	Construct							
ST046	Ina Rd Sidewalk (Thornydale/Meredith S.)	80,000	80,000	Design				Advertise	Contract	Construct							
WR010	Tangerine/ Downtown Sewer Conveyance System	6,007,000	3,807,000	Design with Waste Water													
PK019	Twin Peaks Rd Shared Use Path Access	350,000	40,000	Schedule to be determined													
ST052	Moore Rd Improvements	200,000	200,000	Design													
	2015 Pavement Preservation	1,400,000		Advertise	Advertise	Contract	Construct				Advertise	Contract	Construct				
ST049	Avra Valley Rd Pavement Restoration	3,987,162	3,987,162	Design			Advertise	Construct									
PK016	Heritage Park - Farm Improvements	382,326	382,326		Contract	Construct											
PK015	Heritage Park - Splash Pad	760,845	760,845	Design				Advertise	Contract	Construct							
ST048	Marana Main St. Roundabout Reconstruct	209,000	209,000						Advertise	Contract	Construct						
ST044	Marana Road Realignment	100,000	100,000	Design													
CP011	Sandario Road Sidewalk / Path	350,000	346,395	Design													
ST039	Blue Crossing Way Roadway Repair	225,000	225,000	Advertise	Contract		Construct										
ST042	Continental Ranch Parcel 28 Reconstruction	458,820	458,820	Advertise	Contract		Construct										
ST033	Camino Martin/ Jeremy Place Reconstruction	574,000	50,000	Design thru July 2015													
ST035	Cracker Barrel Rd Pavement Restoration	687,631	687,631	Design				Advertise	Contract	Construct							
PK012	Ora Mae Harn Park Ball Field Improvements	93,800	93,800	Real Property													
PK006	Santa Cruz River Shared Use Path Phase III	1,633,505	1,519,564	Design													
PK013	SUP EL Rio to Avra Valley Road	950,250	790,250	Design / Real Property													
PK014	Tangerine Corridor Community Park	2,857,200	460,000	Design / Real Property													
ST021	Tangerine Rd.: I-10 to La Canada (CMAR)	62,151,500	13,000,136	Advertise	Pre-Con CMAR												
ST021	Tangerine Rd.: I-10 to La Canada (Design)	62,151,500	13,000,136	Design thru July 2015													
ST038	Thornydale Rd N. Tangerine/Moore	530,000	530,000			Construct											
ST037	Thornydale Rd S. of Tangerine Pave Restor	117,000	117,000			Construct											
PK011	CAP Canal Trail Improvements	85,000	85,000	Schedule to be determined													
WR009	Marana WRF Expansion	1,000,000	1,000,000	Design													
WT030	Tangerine X-zone Reservoir/Boost Station Upgrd	300,000	300,000	Design			Construct										

View digital report for optimal viewing.



PERMITS ISSUED - SEPT.



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NEW SINGLE-FAMILY RESIDENTIAL



7

COMMERCIAL



Tucson Premium Outlet Mall
6401 W Marana Center Bl.



Revolution Elite Cheer
6985 N Camino Martin



Surf Thru Car Wash
3857 W River Rd



Kingdom Kutz
8245 N Silverbell Rd #121



Art of Nails
3844 W River Rd #100



J Braun Salon Spa
9110 N Silverbell Rd #130



Catalina Brewing
6918 N Camino Martin #120



NEW RETAIL



TENANT IMPROVEMENT



CERTIFICATE OF OCCUPANCY

RESIDENTIAL
Internal service
target: 10 days

100%

CERTIFICATE OF OCCUPANCY
Internal service
target: 10 days

100%

REMODEL/
ADDITION RETAIL
COMMERCIAL
Internal service
target: 25 days

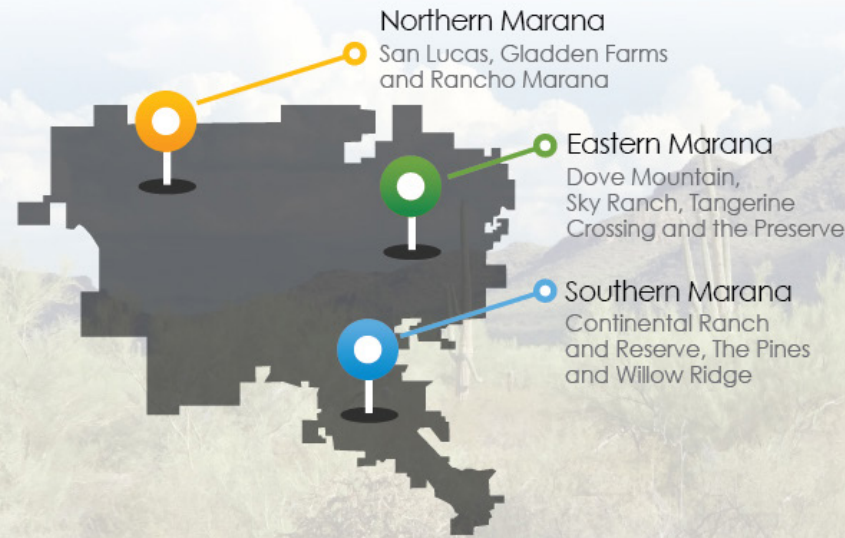
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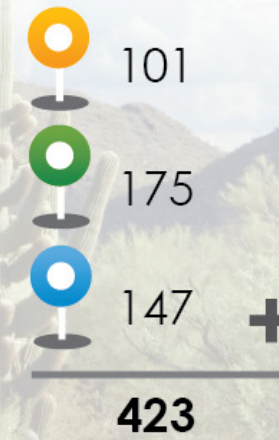


SINGLE-FAMILY RESIDENTIAL PERMITS REPORT

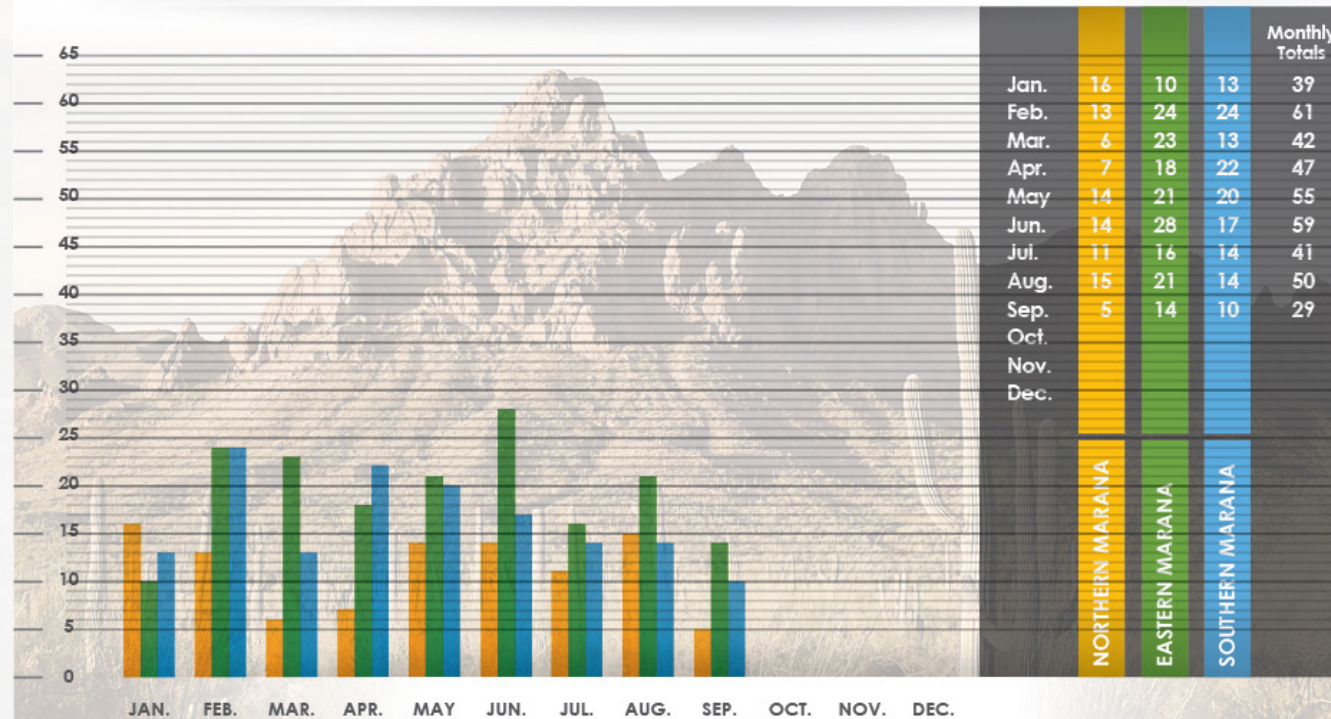
REGIONS



2014 TOTALS



BAR CHART - MONTHLY TOTALS



REPORT

PEOPLE AND COMMUNITY

PUBLIC SERVICES AND SAFETY

AN UPDATE FROM CHIEF TERRY ROZEMA ON PUBLIC OUTREACH REGARDING THE POLICE DEPARTMENT FACILITY

Over the past two weeks Town staff has been conducting community outreach regarding the need for a new police facility. To date the information has been well received. Informal feedback shows an overwhelming amount of support for the project and for the recommended funding option of a ¼ or ½ cent sales tax. Formal feedback results, obtained via a survey handed out at the presentations, support the informal feedback with 36 surveys indicating support for the project and the funding source, two indicating “maybe” or “unsure” and no surveys indicating opposition.

Presentations have been made to: Gladden Farms, Citizens Police Academy, Marana Citizens Forum, Heritage Highlands, and The Palisades at the Pines HOA. Attendance for these five presentations included a totaled sixty residents. Information regarding up-coming presentations and Open House events has been posted on the Town's Web page and Facebook. Presentations still pending include: Cortaro Ranch HOA, San Lucas, Sunflower, Rotary Club of Dove Mountain, Dove Mountain Civic Group, Silverbell Estates, Chamber Board Meeting, and the two open house events scheduled for October 13 and November 13, which many HOA have indicated they will advertise and plan to attend. Staff continues to work with other groups in the community to schedule additional presentations.

SELECTED COMMENTS FROM THE PUBLIC:

I would like to see the police dept. be ready for the future.

Seems necessary

Good for the community

Most important for growth.

Clear need and well considered

This is a serious need

It effects people less if not collected in one lump sum

More room is needed

Good planning for the future growth of the town

Every police station needs safety Marana does not have any

We rely on you to keep us safe, so you need to rely on us to give you what you need to do your job

The amount of money that it would cost individuals is not that much. Much more fair than making homeowners pay for it. Renters would not be paying their share if it was a property tax

A functional police facility is ABSOLUTELY necessary for Marana

Badly needed, small price to pay!

The tax is not a large amount per person or transaction and a function efficient police station is a necessity for the community

Obvious need for a new facility

Need facilities up to code, protect the community and manage law enforcement team. Represent Marana as more professional

Our officers and community need these essentials to be safe and efficient

Town residents and police security is worth the cost

Is 15M adequate to build a 45000 sq. ft. building?

Maybe, not enough info; state and fed funds

Not sure; how long will sales tax increase for? Possible to build a hybrid support/ finance?

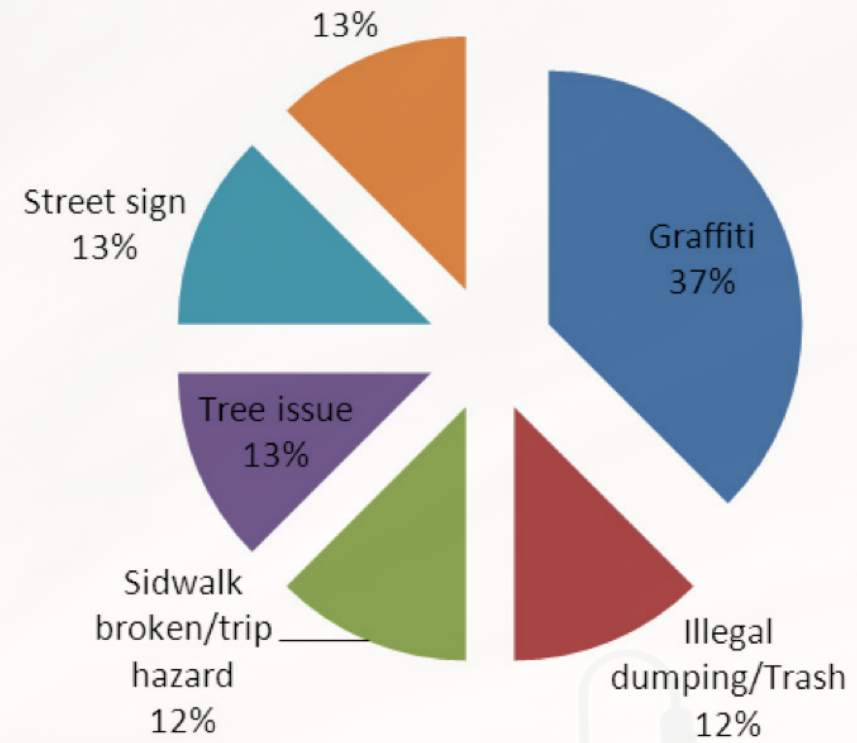
PUBLIC SERVICES AND SAFETY

MY MARANA APP – SEPTEMBER 2014

Citizens can alert the Town of issues throughout the community by accessing My Marana App, a free service that downloads to any smart phone. The application uses the phone's GPS feature to accurately identify the location of concern and allows Town employees to update citizens on the status of their issue.

DATE CREATED	DATE UPDATED	REQUEST TYPE	DESCRIPTION	STATUS
9/02/14	9/09/14	Graffiti Reporting	Tags on both sides extensive; near 8868 North Cricket Place	Closed
9/02/14	9/09/14	Graffiti Reporting	Along sidewalk N side of Cortero	Closed
9/08/14	9/09/14	Illegal Dumping/Trash	Grocery Cart	Closed
9/08/14	9/22/14	Tree issue	Covering half the road near 8176-8182 North Iron Ridge Drive	Closed
9/09/14	9/11/14	Graffiti Reporting	New tag on wall near 8868 North Cricket Place	Closed
9/11/14	9/11/14	Sidewalk broken/trip hazard	3-4 FT holes dug into dirt along bike path. Dug by kids.	Closed
9/12/14	9/15/14	Street sign	Street sign missing at corner of Sitka Lane and Couesdeer (?). It's in the Avra Valley West subdivision.	Closed
9/27/14	10/02/14	Illegal Parking	This truck has been there on the sidewalk and facing the wrong way for at least 5 days now! (Near 11642 West Barley Drive)	Closed

September My Marana App Categories

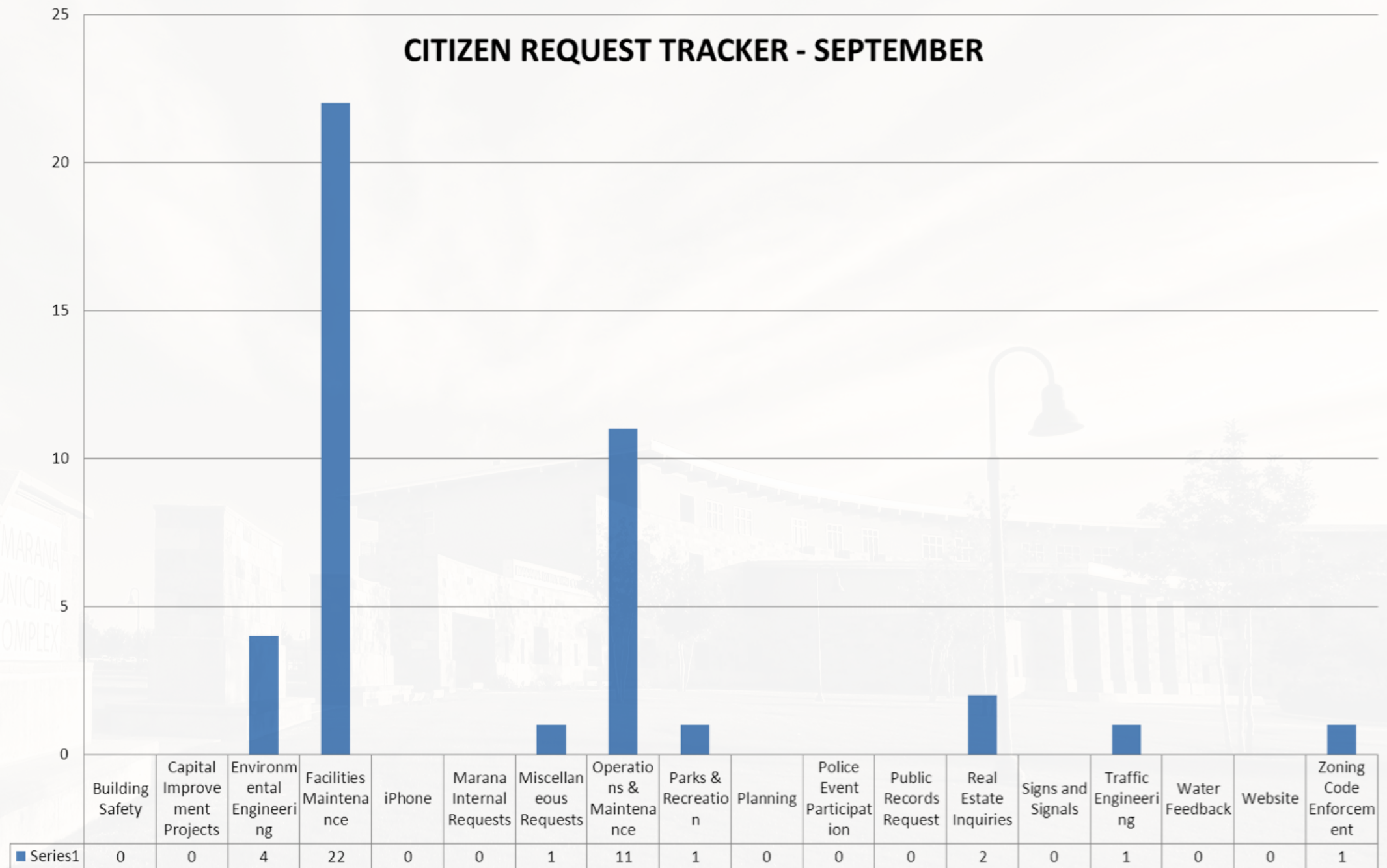


CATEGORY	FREQUENCY	AVERAGE DAY TURNOVER	NOTES
Graffiti	3	7 days & 3 days	
Illegal Dumping/Trash	1	1 day	
Sidewalk broken/trip hazard	1	Less than 1 day	
Tree issue	1	2 days	Issue was resolved by 9/10/14 but was not updated on My Marana app until
9/22/14			
Street sign	1	3	
Illegal parking	1	5	

REPORT

Citizen Request Tracker – September 2014

The Citizen Request Tracker is a web-based application for citizens and employees to alert the Town of Marana of concerns throughout the community. It can be accessed through Marana.com



REPORT

ECONOMIC VITALITY

Business Licenses:

The following filed new business licenses in September.

NAME	CITY	STATE	ZIP
ALEXIS MARIE MACMEANS	TUCSON	AZ	85704
ANAHATA YOGA & MASSAGE	TUCSON	AZ	85743
IMPACT RESULTS LLC	TUCSON	AZ	85741
AMAZING ALOHA POOL & SPA	TUCSON	AZ	85743
J & D RESOURCES LLC	TEMPE	AZ	85281
DIAMOND TREE SERVICE LLC	MARANA	AZ	85653
SAHUARO RIDGE CONSTRUCTION	TUCSON	AZ	85745
SURF THRU INC	TUCSON	AZ	85741
THE YUMMY LIFE ICE CREAM	TUCSON	AZ	85756
TUHAVI CORPORATION	TUCSON	AZ	85713
REVOLUTION ELITE	TUCSON	AZ	85741
GLORYBROOKE FARMS	MARANA	AZ	85658
PALMER CONSTRUCTION	PHOENIX	AZ	85022
CHASSE BUILDING TEAM	MESA	AZ	85202
THE ART OF NAILS	TUCSON	AZ	85741
HALL FINANCIAL LLC	TUCSON	AZ	85743
BATH PLANET OF	TUCSON	AZ	85747
CHRISTY CAMERA PHOTOGRAPHY	MARANA	AZ	85658
ARIZONA EXCAVATING AND	VAIL	AZ	85641
OLD HACIENDA DEVELOPMENT LLC	TUCSON	AZ	85728
ADOBE LATH & STUCCO LLC	TUCSON	AZ	85745
KINGDOM KUTZ	TUCSON	AZ	85743
LOS BETOS INA ROAD LLC	TUCSON	AZ	85741
CREATIONS BY CHARENA	SAN MANUEL	AZ	85631
JUNESSE FARLEY	TUCSON	AZ	85747
KNOT-SEW-BEADS	TUCSON	AZ	85706
KNOT-SEW-BEADS	TUCSON	AZ	85706
TANGLED BUTTERFLY WINGS	PHOENIX	AZ	85023

ECONOMIC DEVELOPMENT

Economic Development Activity

Project Name	Size - sf	Investment	# Jobs	Incentives
Ventana Medical	60,000	\$4,500,000	50	MJCIP
International Towers	12,000	\$2,000,000	65	MJCIP
Coronado Plumbing	20,000	\$2,500,000	30	MJCIP
Totals		\$9,000,000	145	

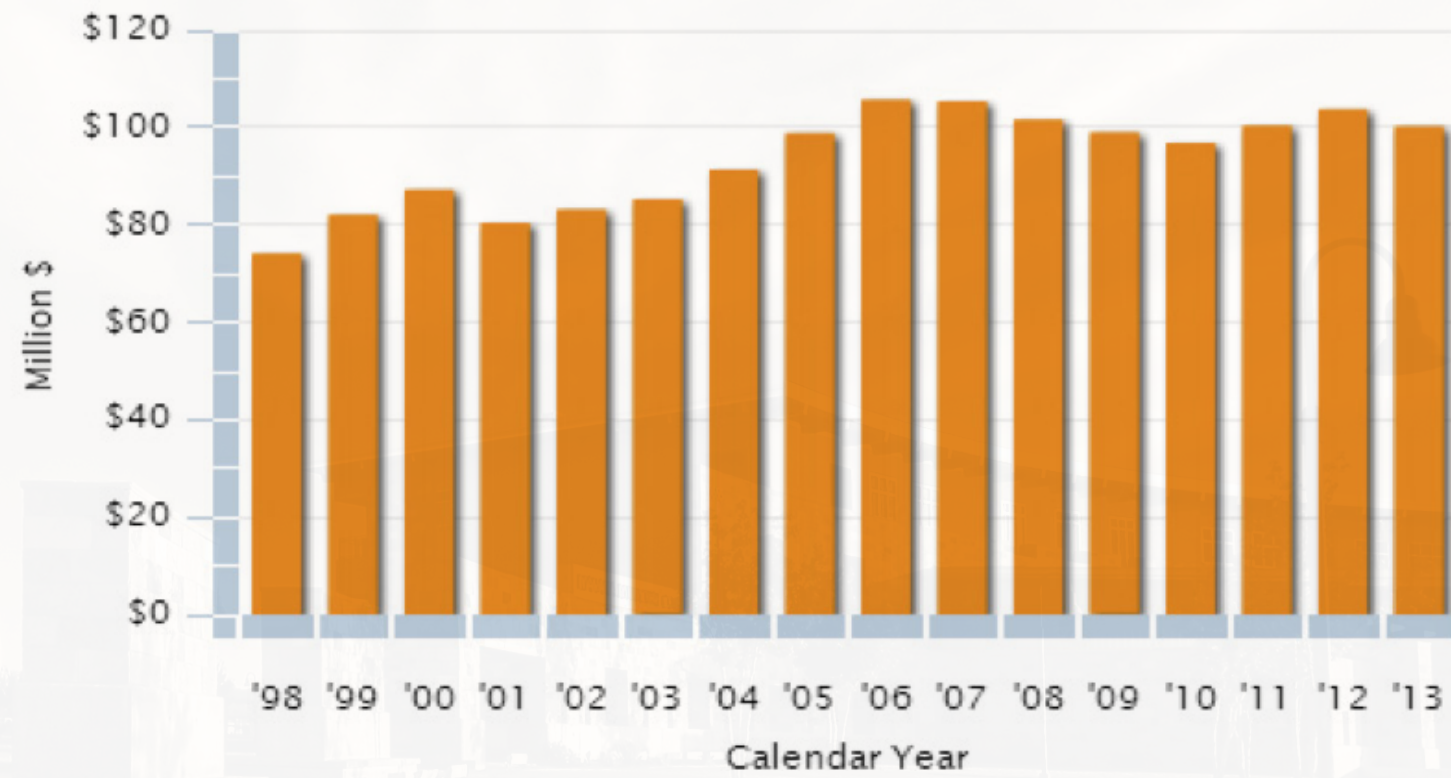
Business Recruitment	Industry	Size - sf	Investment	# Jobs	Competition
Project ICE – 1415024	Automotive	10 Acres	ND	ND	AZ-NV-UT
		50k – 100k sf			

ND = Not Disclosed

Project Preference – Properties in Federal New Market Tax Credit Program

Tourism Impact on So. Az

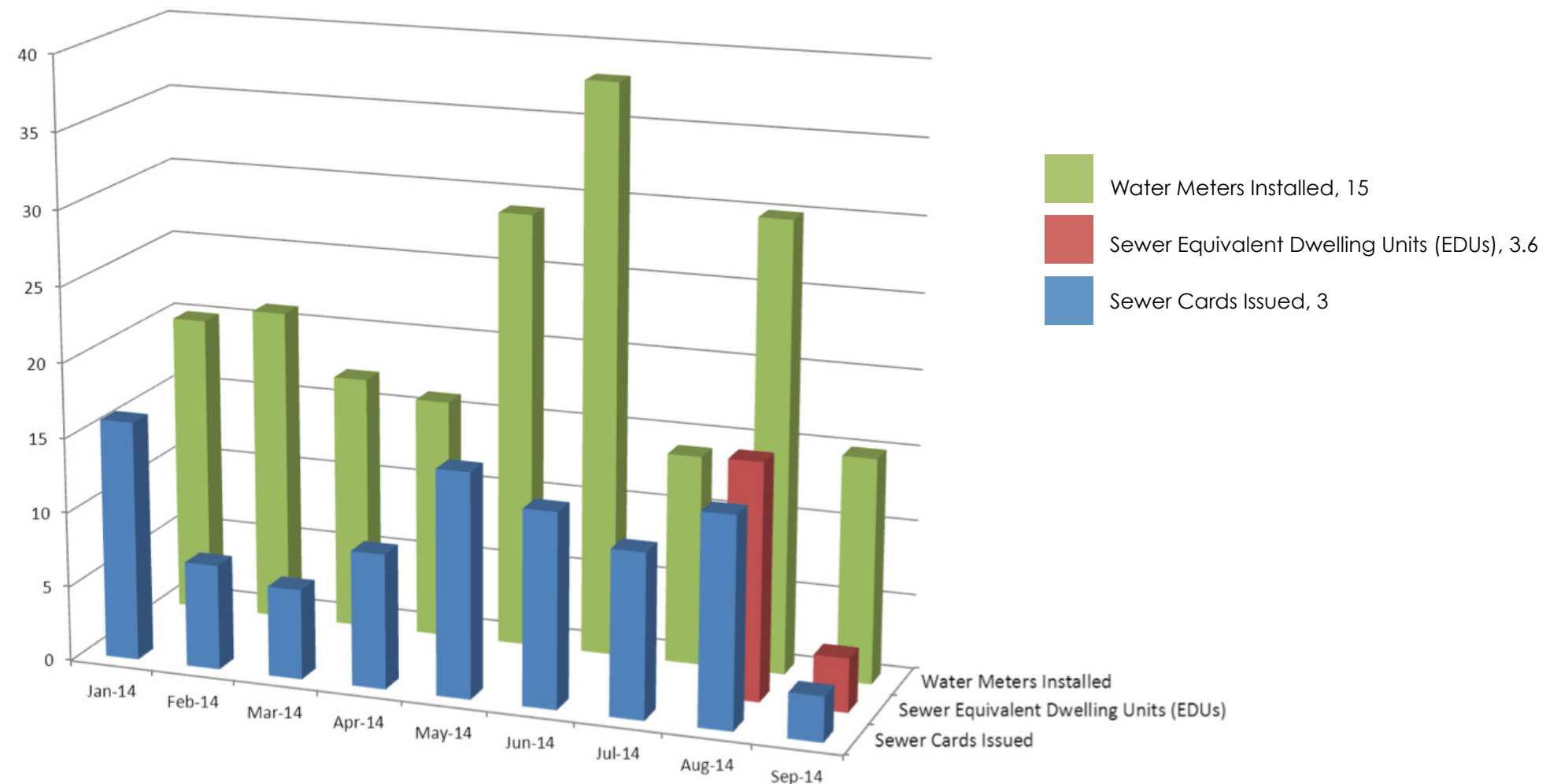
Local Tax Receipts
Pima County



RESOURCE MANAGEMENT

UTILITIES

New Connections: The chart below shows the actual number of water meters installed each month, the sewer cards issued each month, and the sewer equivalent dwelling units for the given month. A sewer card is issued during the building permit process for projects that are within the Town's sewer service area, allowing the project to connect to the sewer system. The impact fees associated with these cards are based on meter size, 5/8", 3/4", 1", etc. The impact fees that went into effect on August 1, 2014 now allow the Utilities Department to better track the revenue and capacity related to sewer cards issued through Equivalent Dwelling Units (EDUs). A 5/8" meter is the standard and has a value of 1 EDU, each larger meter size is then based off of this 1 EDU. The red bar shows the sewer EDUs for the cards issued during that month. The EDU measurement more accurately reflects the revenues collected and the capacity at the Marana Wastewater Treatment Facility.

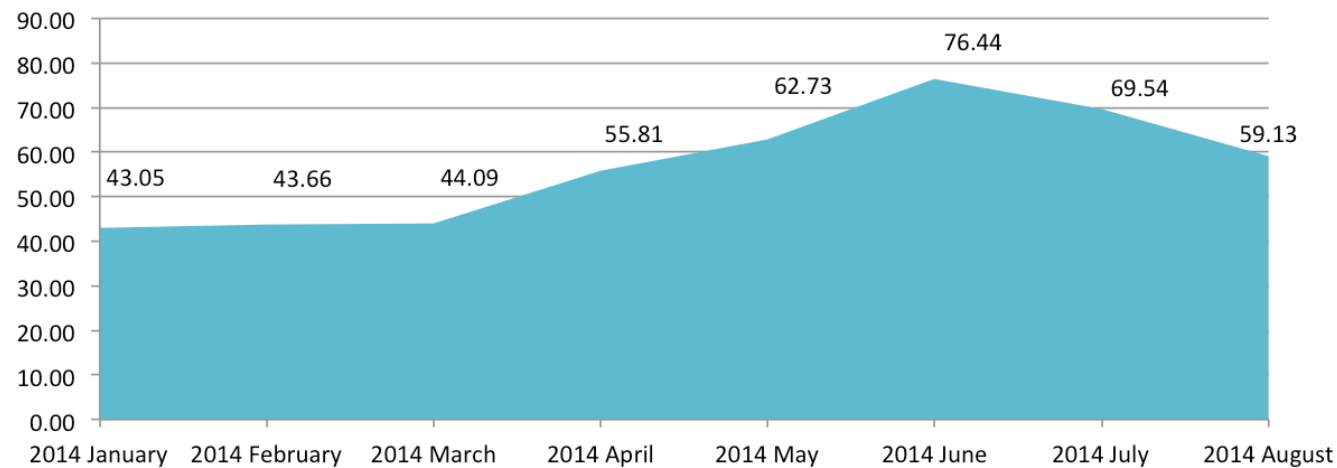


UTILITIES

Service Provision

The following two graphs give a picture of the status of the Utilities department each month. This data will always be shown through the previous month due to data processing times. The graph on the left shows the gallons that the department has billed for during that month. This is shown in millions of gallons per month, and reflects what the department is intending to collect for water revenue. This information allows the department to track the water produced vs the water for which the department bills.

MILLIONS OF GALLONS BILLED PER MONTH



Date	Water Customers	Sewer Customers
2014 Jan	5,970	2,216
2014 Feb	6,006	2,233
2014 Mar	6,004	2,230
2014 Apr	6,066	2,256
2014 May	6,124	2,276
2014 Jun	6,153	2,291
2014 Jul	6,161	2,297
2014 Aug	6,192	2,317

The chart on the right shows the number of customers billed each month. These numbers fluctuate month to month for a few reasons; new home connections and customers opening and closing accounts. These two charts, coupled with the data from the water and sewer meter connections chart, give an overall, high-level, snap shot of the status of the department.