

MARANA, ARIZONA

YOUR TOWN

COUNCIL EXECUTIVE REPORT

March 2015



TOWN OF MARANA

maranaaz.com

INTRODUCTION

This issue of the Council Executive Report provides a summary of the Town's performance during March 2015. The information is organized in sections based on the Town's General Plan:

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

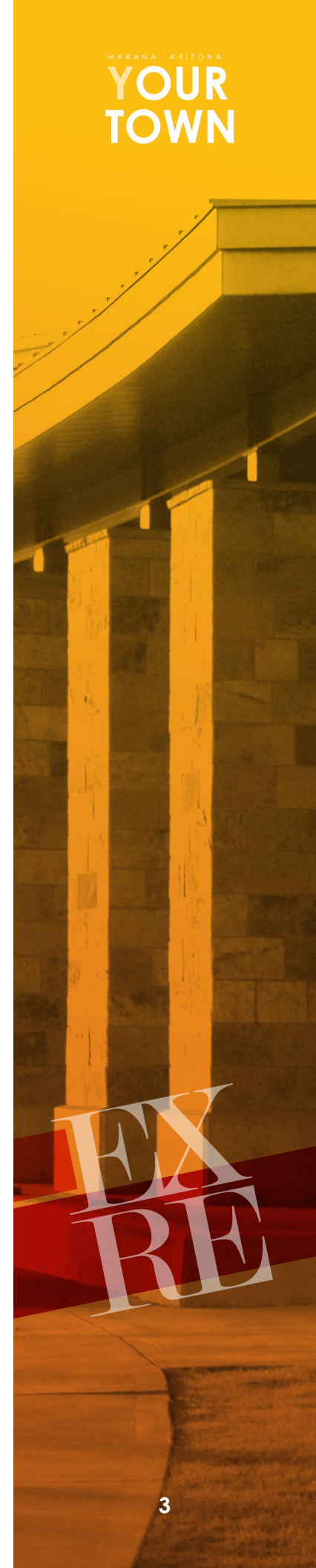
Councilmember Carol McGorray

Councilmember Roxanne Ziegler

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Report compiled by
Gilbert Davidson, Town Manager
Tony Hunter, Management Assistant



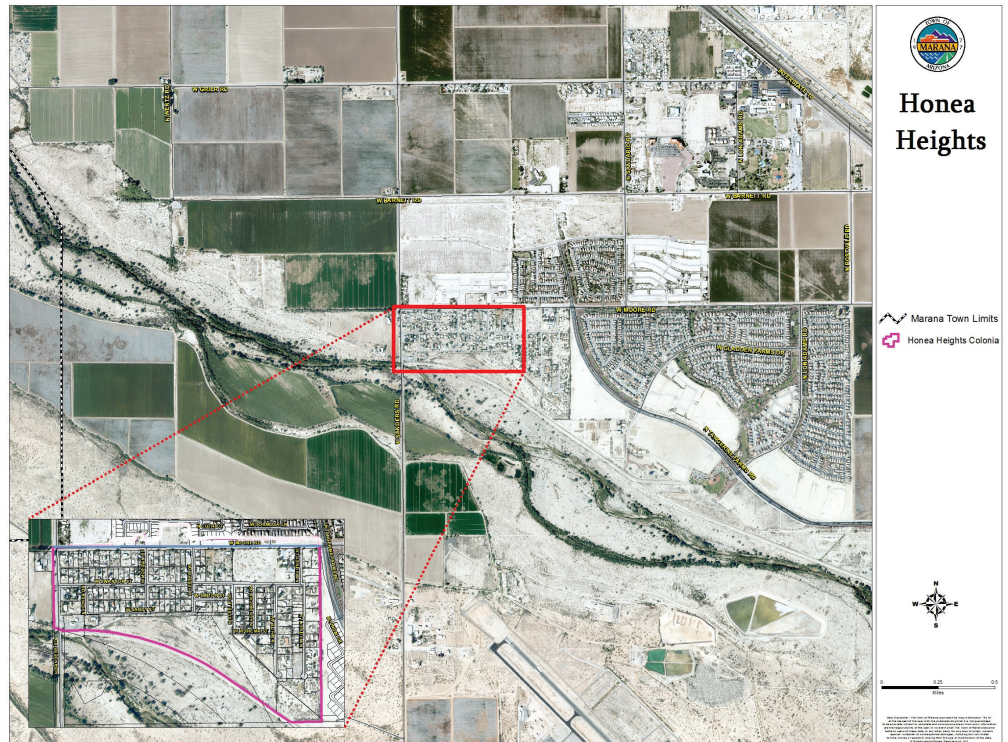
FEATURE STORY

TOWN OF MARANA

SUMMARY OF EMERGENCY FUND USE, FY 15 HONEA HEIGHTS SEWER CONVERSIONS

Home-owner	Wayne Honea	Diane Miller	Bernadina Perez
Number of connections	6	1	1
Cost	\$50,186.38	\$12,539.75	\$9,814.75

Total **\$72,540.88** Budgeted **\$75,000** Remaining **\$2,459.12** Future **2 pending conversions***



*Council authorization for additional funds will be necessary to continue sewer conversions this fiscal year. A future agenda item will be presented for Council consideration.

LEGISLATIVE UPDATE

LEGISLATURE ADJOURNS

On Friday, April 3, the Arizona State Legislature adjourned *sine die*, in the shortest legislative session in nearly half a century. Out of 1,163 bills submitted, 345 passed out of both chambers. Governor Ducey has until April 15 to make a decision on the fate of each bill.

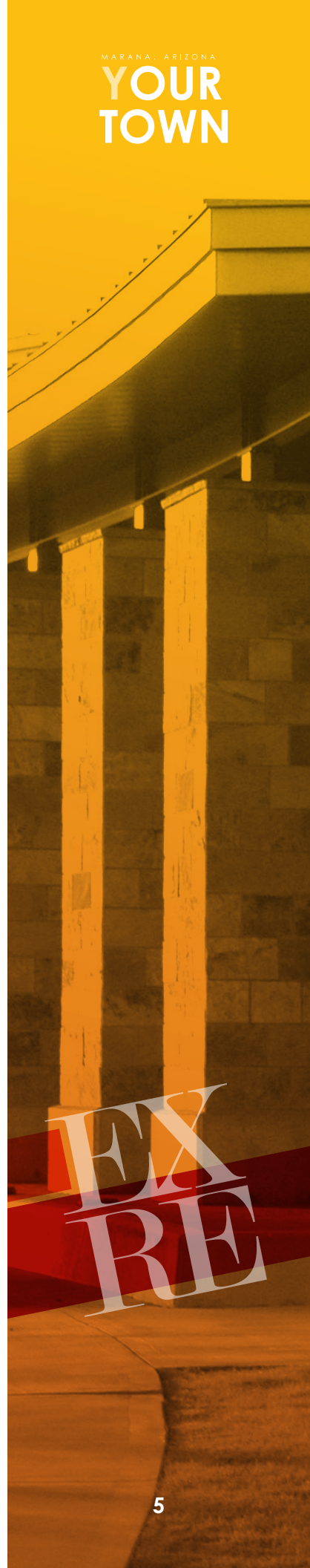
No bill with a directly negative impact on the Town's operations passed out of the legislature. Below are a few with significant statewide impact:

HB 2135: Transportation Network Companies

- Establishes legal framework for the operation of Uber & Lyft-type ride-sharing companies in Arizona.
- Considers TNCs a "statewide concern;" not subject to further regulation by local governments.

HB 2609: Reciprocal Driver License Agreements (REAL ID)

- An amendment to this bill, submitted in the final negotiations of the session, establishes the Arizona Voluntary Travel License.
- This license will enable Arizonans who opt to purchase them to board airplanes without presenting a passport, as would have been required in order to comply with federal REAL ID regulations.



LAND MANAGEMENT

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

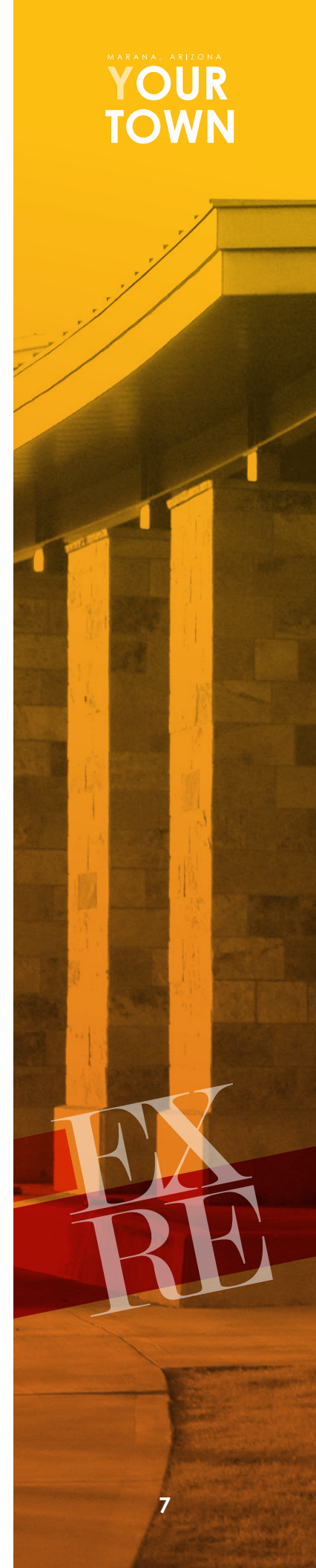
PROJECT	DESCRIPTION	STATUS
Marana Main St Dental Development Plan	Property owner, Dr. Michael Fair, is proposing a 5,900SF dental office and retail space to be located in the southwest corner of the Marana Main Street development on Sandario Road.	Waiting for 2nd submittal
Frost RV Development Plan	Mr. Bruce Frost is developing an RV sales lot and office on 1.53 acres of land located on lot 20 of the Orange Grove Industrial Park.	Waiting for Final Submittal
Yoem Subdivision	The plat resubdivides the existing 4.5 acres of Pasqua Yaqui Tribe land into 25 lots.	Waiting for 3rd submittal
Anderson/Johns Final Plat	A residential plat for two custom home lots on 2.2 acres located on the west side of Camino de Oeste, south of Tangerine Road.	Waiting for 3rd submittal
Estates at the Tortolita Foothills Final Plat	Platting for seven, 3.3 acre custom home lots on 27.6 acres on the south side of Moore Road, east of Camino de Oeste.	Waiting for 3rd submittal
Tiffany Loop & Twin Peaks Annexation	The proposed annexation of 9.2 acres in the northwest corner of the Twin Peaks Road and Interstate 10 intersection.	To Town Council 4/21
Del Webb III Final Plat	The third phase of the Del Webb subdivision that plats an additional 68 lots on 26 acres in Dove Mountain.	Waiting for final submittal
Tangerine Ridge Preliminary Plat	A plat for 219 residential lots on 116.7 acres proposed by Sharpe & Assoc. located just south of Tangerine Rd and east of Twin Peaks Rd.	To Town Council 4/7

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LAND MANAGEMENT CONT'D

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

PROJECT	DESCRIPTION	STATUS
Saguaro Ranch Specific Plan	Owners, Northlight Trust, propose to create four distinct, new residential areas to allow for up to 150 lots within the 507 acre Specific Plan area.	To Town Council 4/21
Sanders Grove Specific Plan Amendment	Amending the specific plan land use designations to allow for a greater distribution of lot sizes within the project.	To Town Council 4/21
Los Saguaros III Final Plat	Surrounded by the Gallery Golf Course, the final phase of this Dove Mtn. subdivision creates 106 lots on 44.4 acres.	2nd submittal in review
Tortolita Vistas II Final Plat	Cottonwood Properties is developing the second phase of the Tortolita Vista subdivision, platting 69 lots on 62 acres.	Waiting for 2nd submittal
Al Coronado Plumbing Development Plan	Al Coronado is developing a 17,245 sqft office/warehouse building on 1.5 acres of land located in the Orange Grove Industrial Park.	2nd submittal in review
Willow Ridge Rezone II	The proposed rezoning of 30 acres from R-16 to R-6 by the owner, Heater Investments, for the development of 69 lots.	To Town Council 4/7
Gladden Farms Blk 14 & 15 Phase 1 Final Plat	The first phase, 70 out of 138 planned lots, in the 34.6 acre subdivision adjacent to Heritage River Park being developed by KB Homes.	To Town Council on 3/17
Preserve at Twin Peaks Specific Plan	Mr. and Mrs. Richard Neter are developing a 24 acre subdivision with 58 lots and private streets on the west side of Twin Peaks Road at Camino de Manana.	1st Submittal in review
Linda Vista Villages	Red Point Development proposes to rezone a small portion of the Cascada Specific Plan area and land adjacent to the Marana Center in order to create a 155 acre, mixed-use development.	1st submittal in review
Blue Agave at Dove Mountain Preliminary Plat	Cottonwood Properties is platting a 65.4 acre subdivision, located in the far west corner of Dove Mountain, with 186 lots and private streets.	1st submittal in review



BUILT ENVIRONMENT

CIP CONSTRUCTION REPORT

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

Project Name	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	
Ina Rd and Bridge, Silverbell Rd To I-10	ADOT - Construction in 2016												
Luckett Road Extension	Design				Construct								
Tangerine Corridor Community Park	Design / Real Property												
Constructed Recharge for Effluent	Design												
Ina Rd Right Turnbays onto Thornydale	Design												
Ina Rd Sidewalk (Thornydale/Meredith S.)	Design												
Tangerine/ Downtown Sewer Conveyance System	Design, 90% complete												
Twin Peaks Rd Shared Use Path Access										Design			
Moore Rd Improvements	Design			Construct				Complete					
2015 Pavement Preservation	Advertise	Contract	Construct		Weather Suspension			Construct					
Avra Valley Rd Pavement Restoration	Design		Advertise	Construct		Complete							
Heritage Park - Splash Pad	Design						Advertise	Contract	Construct				
Heritage Park - Farm Improvements	Design										Construct		
Marana Main St. Roundabout Reconstruct									Advertise	Contract	Construct		
Sandario Road Sidewalk / Path	Design / Real Property									Advertise	Contract	Construct	
Blue Crossing Way Roadway Repair	Advertise	Contract	Construct						Complete				
Continental Ranch Parcel 28 Reconstruction	Advertise	Contract	Construct						Complete				
Camino Martin/ Jeremy Place Reconstruction	Design, 90% complete												
Cracker Barrel Rd Pavement Restoration	Design, 90% complete												
Santa Cruz River Shared Use Path Phase III	Real Property												
SUP EL Rio to Avra Valley Road	Design, 90% complete												
Tangerine Rd.: I-10 to La Canada (CMAR)	Advertise	Pre-Con CMAR											
Tangerine Rd.: I-10 to La Canada (Design)	Design, 90% complete												
Thornydale Rd N. Tangerine/Moore			Construct			Weather Suspension			Construct				
Thornydale Rd S. of Tangerine Pave Restor			Construct			Weather Suspension			Construct				
Thornydale Rd, Sag Ranch Restor									Design		Contract	Construct	
Marana Public Safety Facility													

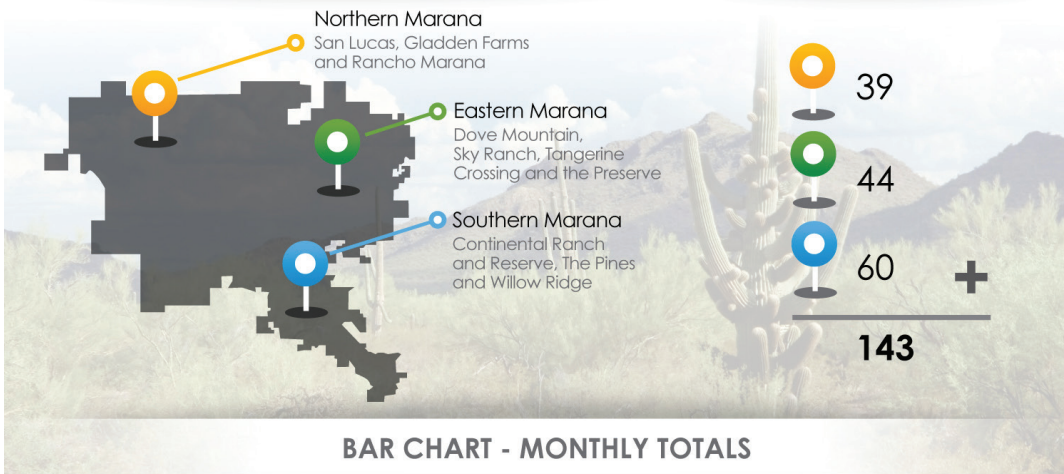
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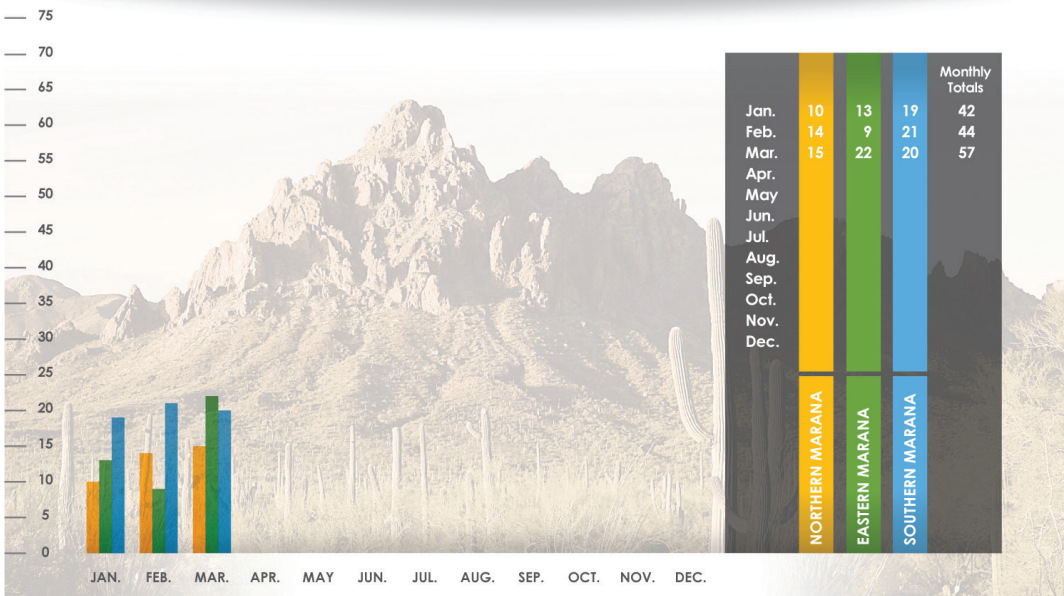
SINGLE-FAMILY RESIDENTIAL PERMITS REPORT

REGIONS

2015 TOTALS



BAR CHART - MONTHLY TOTALS



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PERMITS ISSUED - MAR.



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NEW SINGLE-FAMILY RESIDENTIAL



11

COMMERCIAL



Leman Academy of Excellence
7750 N Schisler Dr



Stadium Grill
3682 W Orange Grove Rd



Living Hope Church
9190 N Coachline Bl #120



Mattress Firm #6231
5884 W Arizona Pavilions Dr #130



Allstate Insurance Office
8250 N Cortaro Rd #160



Mattress Firm
3858 W Orange Grove Rd



Open Doors Community
13644 N Sandario Rd



Mattress Firm #6226
3662 W Ina Rd #150



KT Nails & Spa
3720 W Ina Rd #122



Sonya's Brown Sugar Bakery
6781 N Thornydale Rd #229



Starbucks
3951 W Ina Rd #101



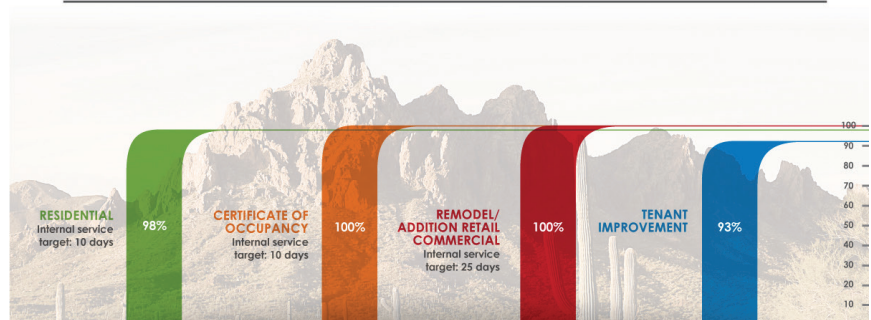
NEW RETAIL



TENANT IMPROVEMENT



CERTIFICATE OF OCCUPANCY



PERFORMANCE SUCCESS RATES

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PEOPLE AND COMMUNITY

PUBLIC SERVICES AND SAFETY

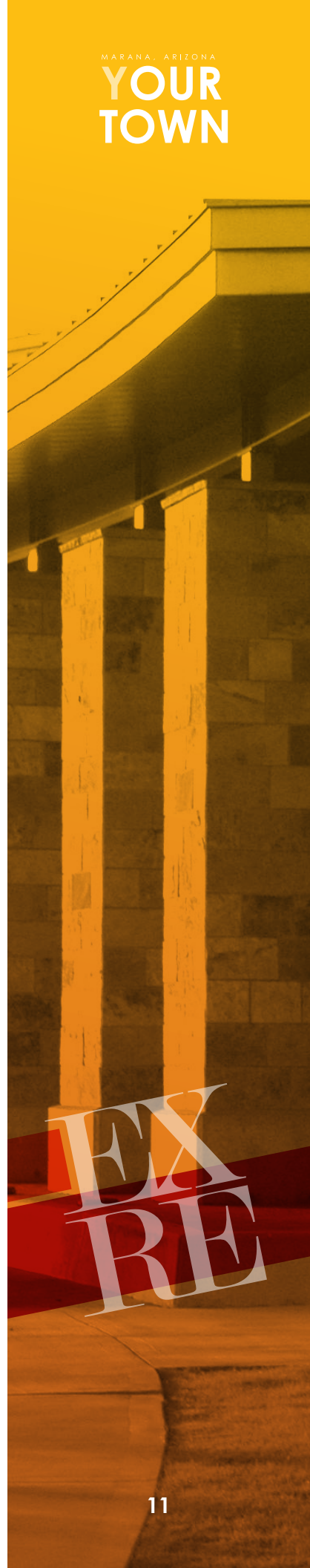
My Marana App – March 2015

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
3/01/2015	3/16/2015	Traffic Concern	Gross Speeding [Camino De Manana]	Referred to Dept.
03/08/2015	03/16/2015	Park Concern	Weeds and erosion at San Lucas park	Closed
03/20/2015	03/23/2015	Noise Complaint	Construction trucks still active all night. Working long after 10, running lights and engines.	Closed

MY MARANA UPGRADE

New features have been added to the My Marana mobile app. Residents can now check on news publications, social media, pay their water bill, search job postings, and even review maps.



ECONOMIC VITALITY

BUSINESS LICENSES:

The following filed business licenses in March.

Name	Business Type	City of Origin	State of Origin
APRIL BASCOM	RETAIL	MARANA	AZ
CIRCLE K STORES INC	RETAIL	MARANA	AZ
MATTRESS FIRM INC #62018	RETAIL	TUCSON	AZ
MATTAMY ARIZONA	CONTRACTOR	TUCSON	AZ
CATHERINE FISHER	MASSAGE MGR	TUCSON	AZ
MATTRESS FIRM INC #62026	RETAIL	TUCSON	AZ
MATRESS FIRM #62031	RETAIL	TUCSON	AZ
LWI CONSULTING LLC	SERVICE	MARANA	AZ
NEIL BUNGARD	SERVICE	MARANA	AZ
SUNTEC CONCRETE	CONTRACTOR	PHOENIX	AZ
LANDSCAPE SENSATIONS	SERVICE	TUCSON	AZ
ENVIROJEWELS LLC	10 DAY SHORT TERM	HENDERSON	NV
T J FARRIER CORPORATION	CONTRACTOR	GLENDALE	AZ
STINNETT ELECTRICAL LLC	CONTRACTOR	TUCSON	AZ
VENTANA MEDICAL SYSTEMS INC	SERVICE	TUCSON	AZ
STAR PASS PIPELINE LLC	CONTRACTOR	TUCSON	AZ
SCOTT AIR MECHANICAL INC	CONTRACTOR	TUCSON	AZ
RYDER/BARNES ELECTRICAL	CONTRACTOR	TUCSON	AZ
JULIE GLASSMAN	10 DAY SHORT TERM	GRAND JUNCTION	CO
LINDA GOULD DBA DESERT DRUMS	10 DAY SHORT TERM	TUCSON	AZ
HUGHES VENTURES INC	PEDDLER	GREENFIELD	WI
SOUTHERN ARIZONA PLUMBING LLC	CONTRACTOR	TUCSON	AZ
H N M DISTRIBUTORS INC	RETAIL	TUCSON	AZ
LEMAN ACADEMY OF EXCELLENCE	SERVICE	TUCSON	AZ
PHOENIX SOLAR SPECIALISTS LLC	CONTRACTOR	GLENDALE	AZ
DENCO DENTAL CONSTRUCTION INC	CONTRACTOR	TEMPE	AZ
BIRD HOUSE MANAGEMENT LLC	REAL ESTATE	MARANA	AZ
ABRAHAM FABELA DOG GUARD OF	CONTRACTOR	TUCSON	AZ
BOUNCING LITTLE BROTHERS	SERVICE	MARANA	AZ
TAG ATHLETICS LLC PRIME TIME	RECREATION	PHOENIX	AZ
LOTT HOME SERVICE & CONSUTLING	SERVICE	MARANA	AZ
SONORAN SNOBALLS	PEDDLER	TUCSON	AZ
MOJOS BIG DOGS	PEDDLER	MARANA	AZ
KCR DEVELOPMENT	CONTRACTOR	ORO VALLEY	AZ

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ECONOMIC DEVELOPMENT

QUARTERLY REPORT, Q1 2015

Potential Recruitments

Project Name	Industry	Size - Sq Ft	Investment	# of Jobs	Competition
Project Nano	Bio Medical & Aerospace Technology	2 Acres or 5-10k SqFt	\$20 Million	10+	Oro Valley
Project Control	Seed Manufacturing	80-120 Acres or 100k SqFt	Undisclosed	Undisclosed	Multi-state
Blue Air Training	Aviation Training	10k SqFt	\$750,000	10+	Nevada

Projects in Development

Project Name	Size - Sq Ft	Investment	# of Jobs	Incentives	Location
Marana Main St. Dental	6,000	\$1,000,000	4+	N/A	Marana Main St. & Sandario Rd.
Coronado Plumbing	20,000	\$2,500,000	30	MJCIP & ACA Job Training	Orange Grove Rd. and I-10
Leman Academy of Excellence	58,000	\$6,500,000	10+	N/A	Silverbell Rd and Cortaro
AZ Pavillions West Side Retail	61,000	\$2,700,000	30+	N/A	Arizona Pavillions Shopping Center

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ECONOMIC DEVELOPMENT

QUARTERLY REPORT, Q1 2015

Project Spotlight: Tucson Premium Outlets @ Marana Center

Major Onsite Contractors

Contractor	Specialty
Borderland	Earthwork & Paving
McCain Construction	Underground Wet Utilities
Site Works	Landscaping
Sun Valley Masonry/Concrete	Structural Concrete
JB Steel	Fabrication and Erection
K2	Electrical

Contractor	Specialty
Sun Mechanical	Plumbing
MKB	Framing/Drywall & Ceilings
Roofing Southwest	Roofing
Environmental Stone	Stone Work
Hardrock Concrete	Interior Sidewalks
Chasse Construction	General

Project Spotlight: Tucson Premium Outlets @ Marana Center

Project Statistics

Average # of Employees Onsite per Day:	200
Peak # of Employees Onsite:	212
Peak # of People Onsite Starting July '15:	700
Average # of Hours Worked per Day:	9
Stucco Contractor Avg Hours per Day:	12
Target Month of Completion for Project:	September
Number of TI's Submitted and Approved:	6
Total Cost of Construction:	\$46 million
Estimated Man Hours from Start to Finish:	350,000

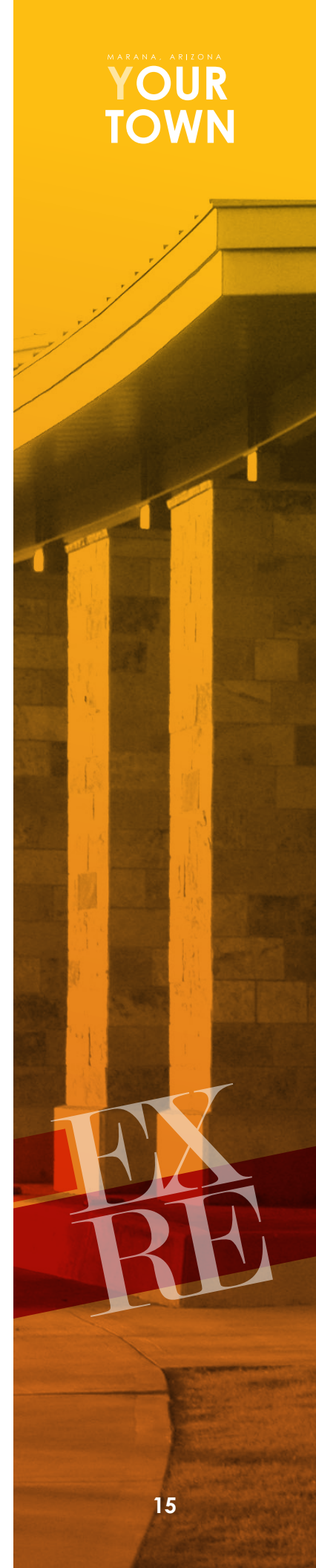
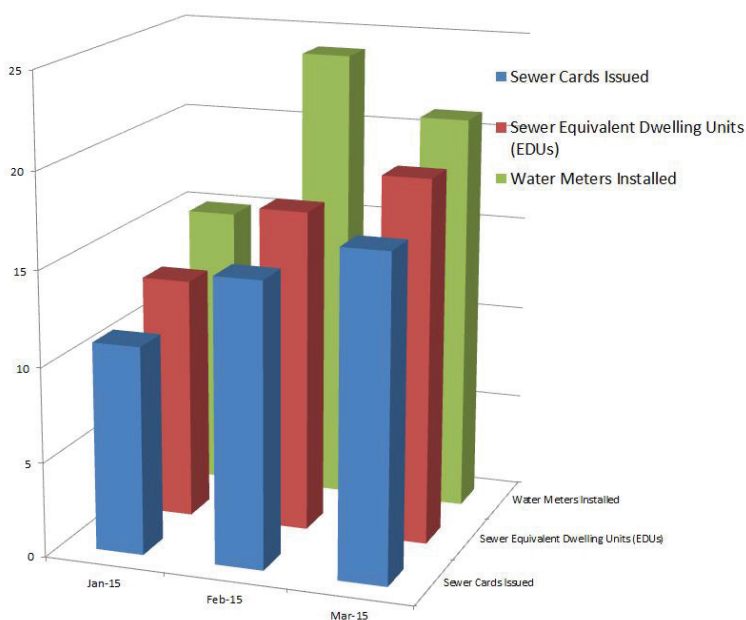
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RESOURCE MANAGEMENT

UTILITIES

New Connections:

The chart below shows the number of water meters installed, sewer cards issued, and 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 service area, allowing the project to connect to the 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 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.

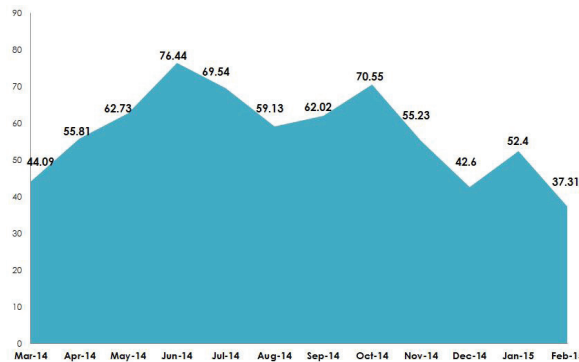


UTILITIES

SERVICE PROVISION

The following two figures 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 that month. This is shown in millions of gallons per month, and reflects what the department is intending to collect for water commodity revenue. This information allows the department to track the water produced vs. the water for which the department is compensated.

MILLIONS OF GALLONS BILLED PER MONTH



2014-2015 WATER & SEWER CUSTOMERS

DATE	WATER CUSTOMERS	SEWER CUSTOMERS
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
2014 Sept	6,186	2,308
2014 Oct	6,182	2,307
2014 Nov	6,219	2,344
2014 Dec	6,219	2,356
2015 Jan	6,205	2,364
2015 Feb	6,237	2,382

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