

COUNCIL

# EXECUTIVE

REPORT

N O V E M B E R 2 0 1 4



# INTRODUCTION

This issue of the Council Executive Report includes a summary of the Town's performance during November 2014. 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

## REPORT COMPILED BY:

Town Manager Gilbert Davidson

Management Assistant Tony Hunter

# TABLE OF CONTENTS

## LAND MANAGEMENT

New Submittals .....	2
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## BUILT ENVIRONMENT

November Activities .....	3
Pavement Preservation .....	4
Permits Issued - November .....	5
Single Family Residential Permit Reports .....	6

## PEOPLE AND COMMUNITY

### PUBLIC SERVICES AND SAFETY

My Marana App .....	7
Citizen Request Tracker .....	8

### ECONOMIC VITALITY

Business Licenses .....	9
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## ECONOMIC DEVELOPMENT

Economic Development Activity .....	10
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## RESOURCE MANAGEMENT

2014 Water and Sewer Connections .....	12
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# LAND MANAGEMENT

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

PROJECT	DESCRIPTION	STATUS
Lazy K Bar Ranch Specific Plan	The plan proposes 178 homes on 138 acres of land to be developed by Mattamy Homes.	To Council 12/16
Yoem Subdivision	The plat resubdivides the existing 4.5 acres of Pasqua Yaqui Tribe land into 25 lots.	Waiting for 2nd submittal
Anderson/Johns Final Plat	A residential plat for two custom home lots on 2.2 acres of land located on the west side of Camino de Oeste, south of Tangerine Road.	Waiting for 2nd 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
Ina & Silverbell Subdivision	A request for a change of rezoning conditions to allow for 18 additional lots within an existing, undeveloped 61.2 acre subdivision.	To Commission 12/17
Tiffany Loop & Twin Peaks Annexation	The proposed annexation of 9.2 acres of land in the northwest corner of the Twin Peaks Road and Interstate 10 intersection.	To Council 12/16
Del Webb III Final Plat	The third phase of the Del Webb subdivision which plats an additional 68 lots on 26 acres of land in Dove Mountain.	Waiting for 2nd submittal
Twin Peaks & Tangerine Rezoning	Rezoning 3.2 acres from C – Large Lot to NC – Neighborhood Commercial at the southeast corner of Twin Peaks & Tangerine Roads.	To Commission 12/17
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.	Waiting for 2nd submittal
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.	1st submittal in review
Sanders Grove Specific Plan Amendment	Amending the specific plan land use designations to allow for a greater distribution of lot sizes within the project.	1st submittal in review
Los Saguars II Final Plat	Surrounded by the Gallery Golf Course, the final phase of this Dove Mtn. subdivision creates 106 lots on 44.4 acres of land.	1st 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 of land.	1st submittal in review
Al Coronado Plumbing Development Plan	Al Coronado is planning a 17,245 sqft office/warehouse building on 1.5 acres of land located in the Orange Grove Industrial Park.	Waiting for 2nd submittal
Willow Ridge Rezone II	The proposed rezoning of 30 acres of land from R-16 to R-6 by the owner, Heater Investments, for the development of 69 lots.	Waiting for 2nd submittal
Taco Bell Development Plan	Plans for a 2,657 sqft restaurant on 0.7 acres in the Arizona Pavilions development.	To Commission 12/17

# BUILT ENVIRONMENT

## CIP CONSTRUCTION REPORT

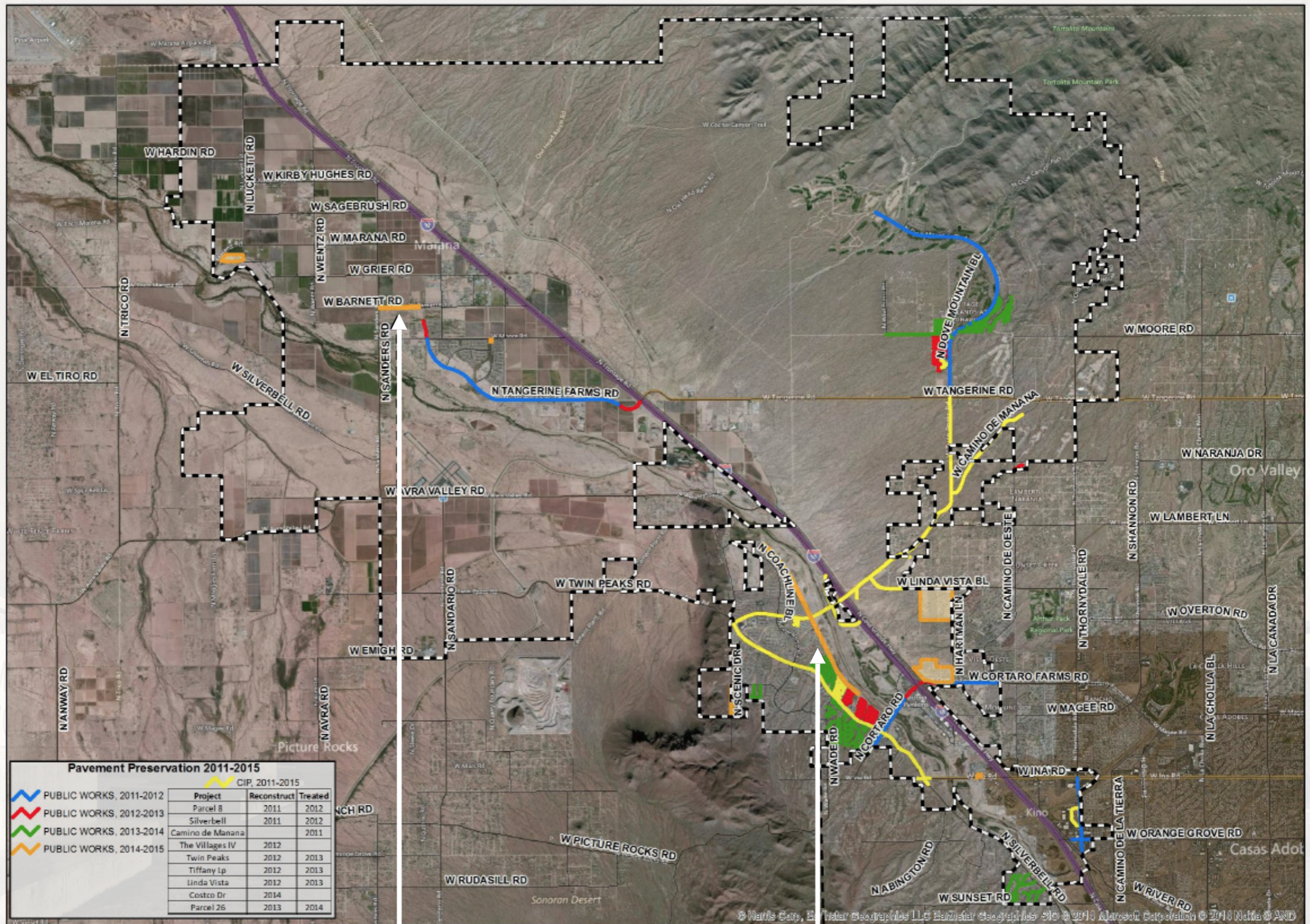
The following table tracks the process of major construction and design projects in the Town of Marana this fiscal year.

Project Name	PN	Project Budget	Fund Source	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	
Ina Rd and Bridge, Silverbell Rd To I-10	KB	5,017,332	Federal & Transport Fund	ADOT - Construction in 2016												
Lucket Road Extension	KB	1,000,000	RTA	Design					Construct							
Constructed Recharge for Effluent	KS	1,087,357	Water Capital Fund, Water Gravity Store & Renew	Design												
Ina Rd Right Turnbays onto Thornydale	KS	585,000	RTA	Design				Advertise	Contract	Construct						
Ina Rd Sidewalk (Thornydale/Meredith S.)	KS	80,000	RTA	Design				Advertise	Contract	Construct						
Tangerine/ Downtown Sewer Conveyance System	KS	6,007,000	General Fund	Design with Waste Water												
Twin Peaks Rd Shared Use Path Access	KS	350,000	Park Impact Fees	Schedule to be determined												
Moore Rd Improvements	KS	200,000	Transport Fund	Design				Construct								
2015 Pavement Preservation	MM	1,400,000	HURF	Advertise	Contract	Construct		Weather Suspension		Advertise	Contract	Construct				
Avra Valley Rd Pavement Restoration	MM	3,987,162	Transport Fund, 1/2 Cent Sales Tax	Design				Advertise	Construct							
Heritage Park - Splash Pad	MM	760,845	Park Impact Fees	Design						Advertise	Contract	Construct				
Marana Main St. Roundabout Reconstruct	MM	209,000	HURF							Advertise	Contract	Construct				
Sandario Road Sidewalk / Path	MM	350,000	RTA, Transport Fund	Design												
Blue Crossing Way Roadway Repair	TH	225,000	Transport Fund	Advertise	Contract	Construct										
Continental Ranch Parcel 28 Reconstruction	TH	458,820	Transport Fund	Advertise	Contract	Construct										
Camino Martin/ Jeremy Place Reconstruction	TH	574,000	Transport Fund	Design thru July 2015												
Cracker Barrel Rd Pavement Restoration	TH	687,631	HURF	Design						Advertise	Contract	Construct				
Santa Cruz River Shared Use Path Phase III	TH	1,633,505	Transport Fund, FHWA	Real Property												
SUP EL Rio to Avra Valley Road	TH	950,250	Park Impact Fees, RTA	Design												
Tangerine Corridor Community Park	TH	2,857,200	Park Impact Fees	Design / Real Property												
Tangerine Rd.: I-10 to La Canada (CMAR)	TH	62,151,500	RTA, Transport Fund	Advertise	Pre-Con CMAR											
Tangerine Rd.: I-10 to La Canada (Design)	TH	62,151,500	RTA, Transport Fund	Design thru July 2015												
Thornydale Rd N. Tangerine/Moore	TH	530,000	Transport Fund					Construct		Weather Suspension		Construct				
Thornydale Rd S. of Tangerine Pave Restor	TH	117,000	Transport Fund					Construct		Weather Suspension		Construct				

[View digital report for optimal viewing.](#)

# PAVEMENT PRESERVATION

The map below shows the completed portions of the 2014-15 pavement preservation program.



**\*Orange-highlighted sections indicate completed portions\***



# PERMITS ISSUED - NOV.



88

## NEW SINGLE-FAMILY RESIDENTIAL



3

## COMMERCIAL



**Disruptive Paintball**  
11135 W Adonis Rd



**Nighthawk Design LLC 6898**  
6898 N Camino Martin #120/140



**Trinity Art Collective**  
7455 W Twin Peaks Rd #101



NEW RETAIL



TENANT IMPROVEMENT



CERTIFICATE OF OCCUPANCY

RESIDENTIAL  
Internal service  
target: 10 days

98%

CERTIFICATE OF  
OCCUPANCY  
Internal service  
target: 10 days

100%

REMODEL/  
ADDITION RETAIL  
COMMERCIAL  
Internal service  
target: 25 days

100%

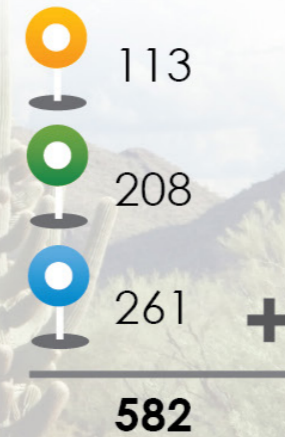
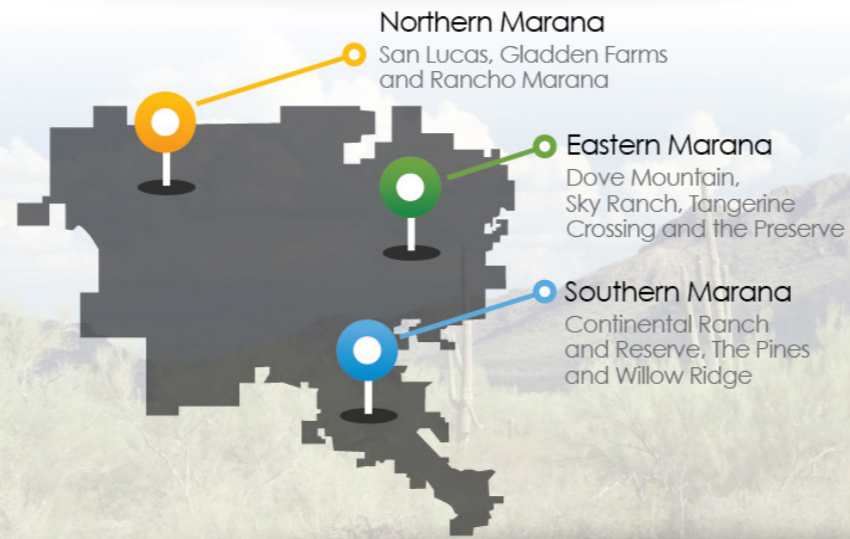
## PERFORMANCE SUCCESS RATES



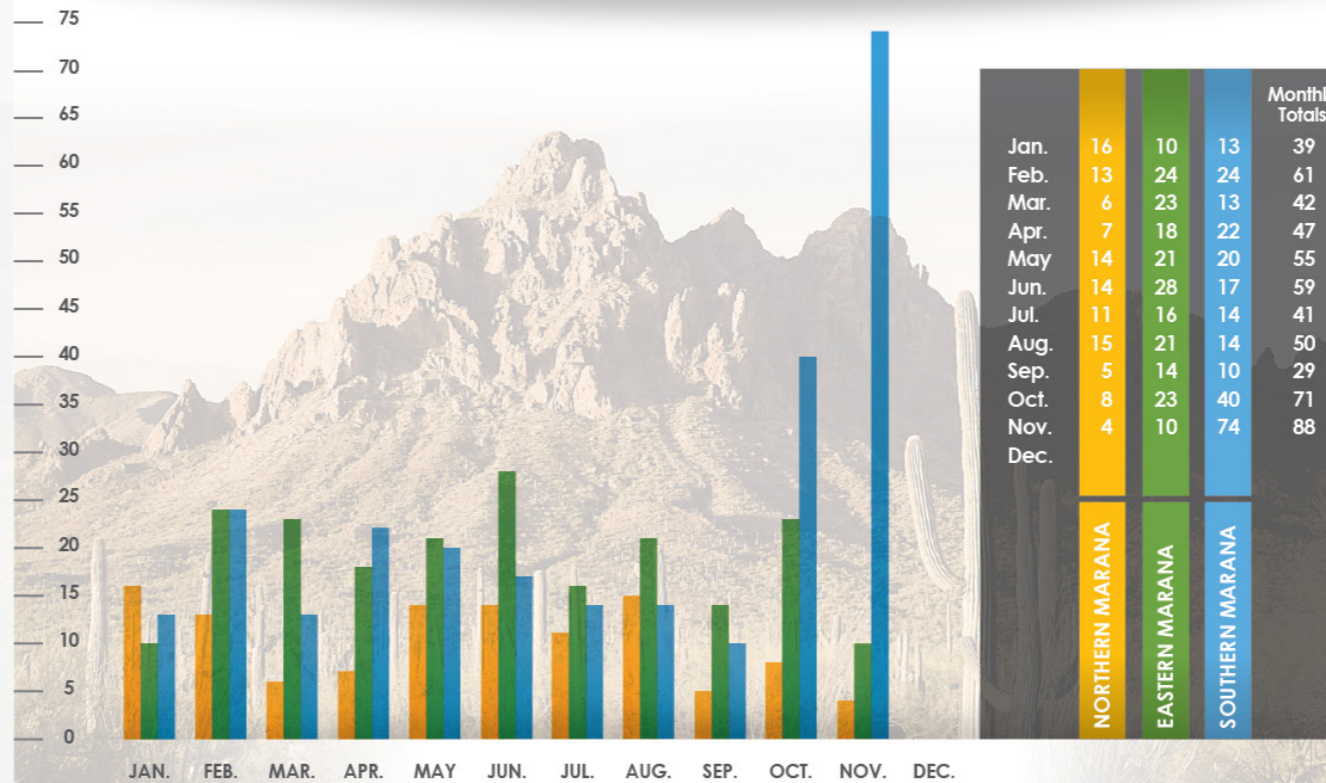
# SINGLE-FAMILY RESIDENTIAL PERMITS REPORT

## REGIONS

## 2014 TOTALS



## BAR CHART - MONTHLY TOTALS



REPORT



# PEOPLE AND COMMUNITY

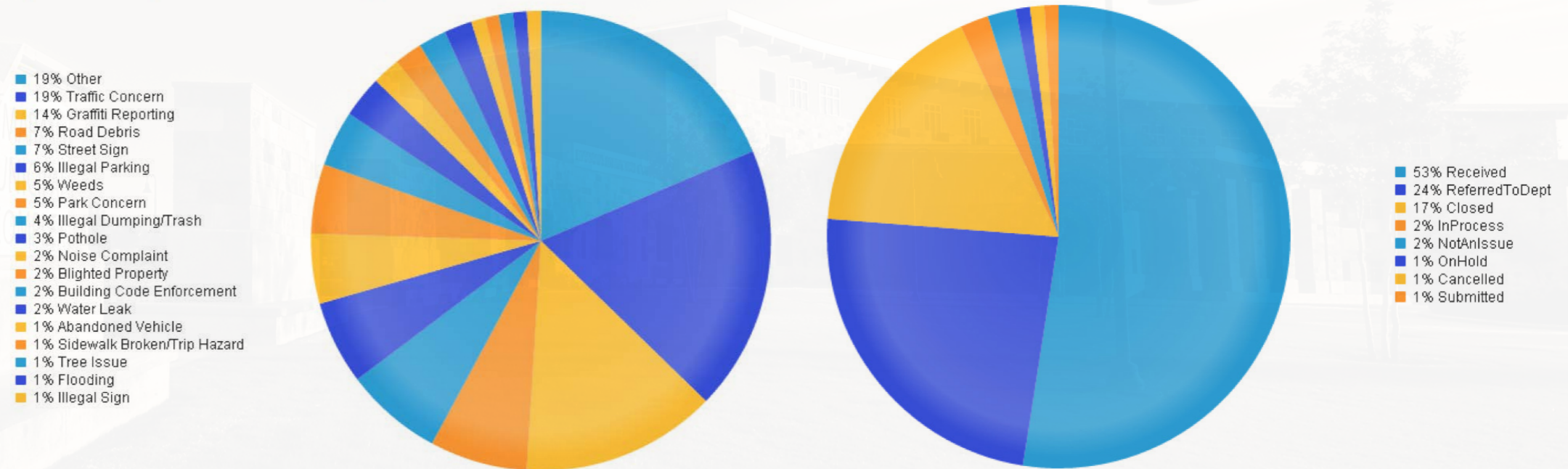
## PUBLIC SERVICES AND SAFETY

### My Marana App – November 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
11/08/2014	11/10/2014	Pothole	The sink hole that is barricaded on the southbound lanes is migrating to the northbound side. Lane one northbound Twin Peaks is developing large separation cracks in the asphalt.	Closed
11/16/2014	12/01/2014	Other	Storm Water Erosion Issue; Damaged Riprap or Lack of	In Process
11/19/2014	11/26/2014	Other	Litter from Twin Peaks to Tangerine	Closed

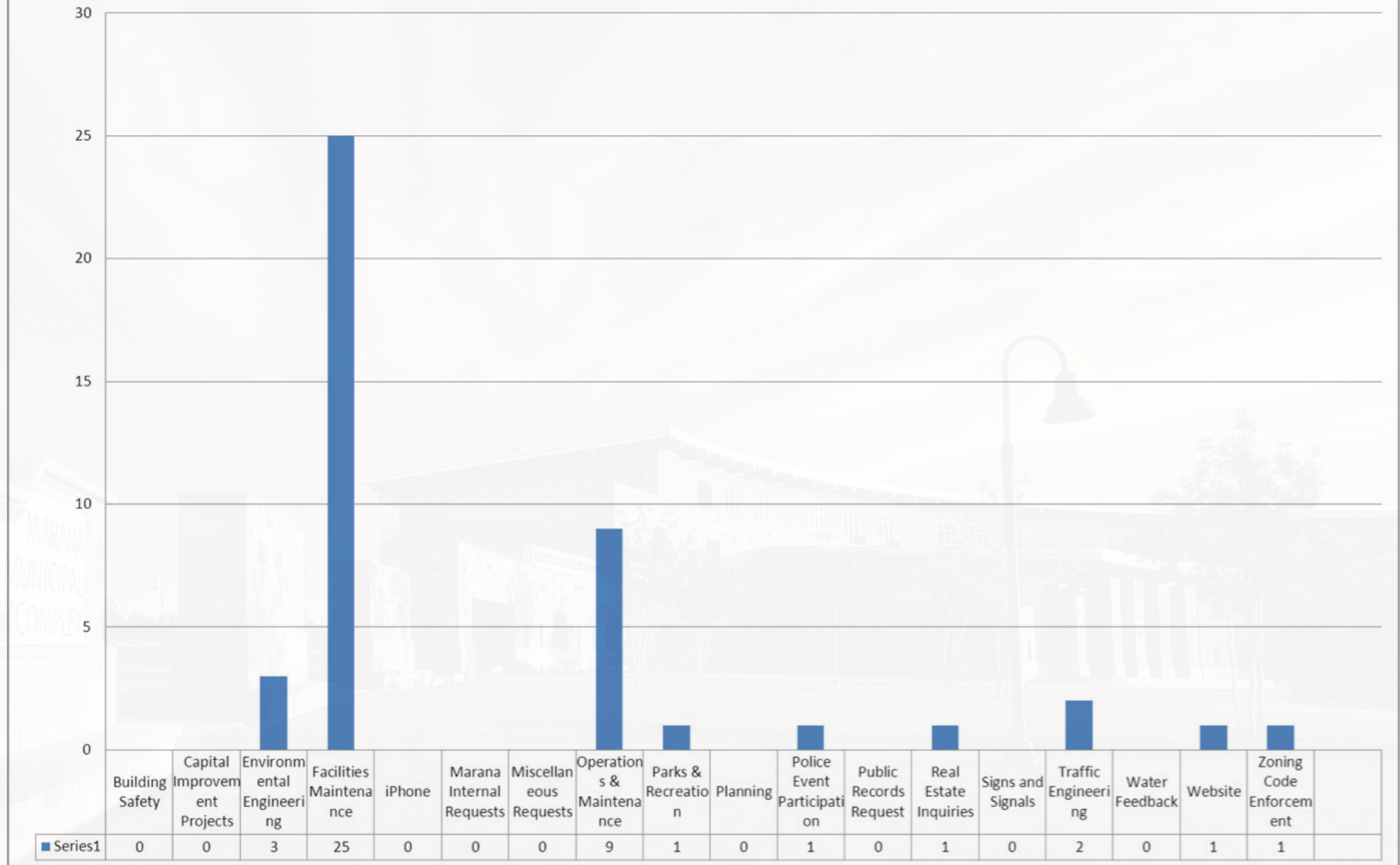
### My Marana App: Year-To-Date requests breakdown



## Citizen Request Tracker – November 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 [Maranaaz.gov](http://Maranaaz.gov)

**CITIZEN REQUEST TRACKER - NOVEMBER**



**REPORT**

## ECONOMIC VITALITY

### Business Licenses:

The following filed new business licenses in November.

NAME	CITY	STATE	ZIP
LAVONNE ENFIELD	MESA	AZ	85201
ELEMENTAL DESIGN COMPANY	TUCSON	AZ	85719
GEORGE HARTMAN	MARANA	AZ	85653
SKY'S SUNLIGHT	TUCSON	AZ	85711
NIGHTHAWK DESIGN LLC	MARANA	AZ	85741
CHARLES VAN METER	VAIL	AZ	85641
CRAFTY ANGELIQUE	TUCSON	AZ	85742
PAGE BRIANNA GARNER	TUCSON	AZ	85705
GURVINE GROUP INC	TUCSON	AZ	85705
HARDIN WENTZ LLC	MARANA	AZ	85653
PM & M ELECTRIC INC	GILBERT	AZ	85233
KSW PROPERTIES	TUCSON	AZ	85750
RESIDENTIAL GAS PIPING	CHANDLER	AZ	85226
POPPED	TUCSON	AZ	85713
TRISTINA LONGFELLOW	TUCSON	AZ	85742
KLOWE ENTERPRISES	PHOENIX	AZ	85041
AH4R MANAGEMENT AZ LLC	PHOENIX	AZ	85008
OLD HOME DESIGNS INC	TUCSON	AZ	85705
D & D CHRISTMAS TREES LLC	MARANA	AZ	85653
SPLASH ZONE LLC	MESA	AZ	85212
DUSTY DUDS EXCAVATION INC	TUCSON	AZ	85706
TURF MASTERS LLC	TUCSON	AZ	85705
WEDNESDAY NIGHTS LLC	RED ROCK	AZ	85145
HAUS OF BRATS	ORO VALLEY	AZ	85755

# ECONOMIC DEVELOPMENT

## Quarter 3

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

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

ND = Not Disclosed

Project Preference – Properties in Federal New Market Tax Credit Program

## Current Partnerships and Projects

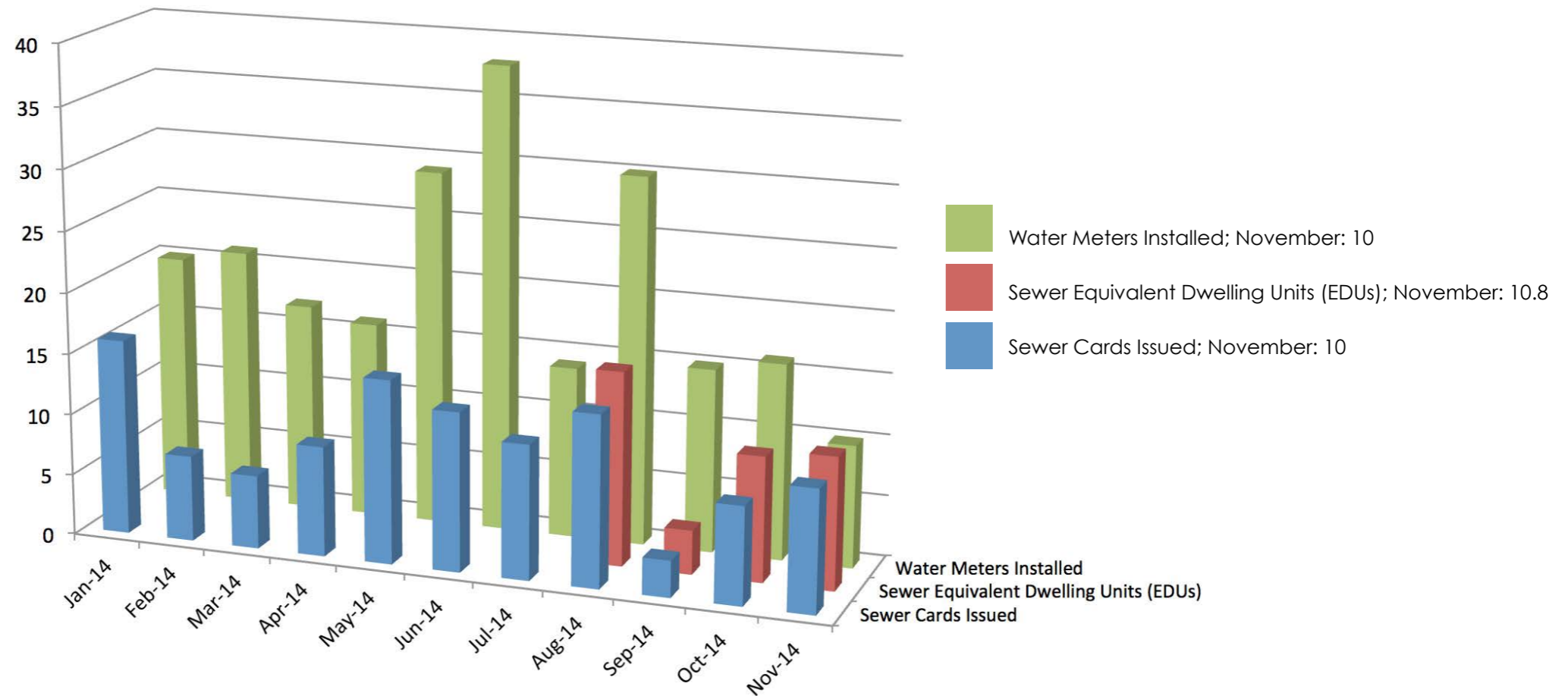
Organization(s) Involved	Project Type	Project Name	Partnership/Project Description
AAED, ACA, <a href="#">UofA</a>	Education	Education Task Force	A comprehensive Economic Development educational program is in development, in partnership w/ UofA for MPAs and MPPs (and w/ the Eller College in future development), as well as an application process for AAED for Student Membership for Economic Development resources.
TREO	Asset Development and Outreach	N/A	Tucson Regional Economic Opportunities, Inc. is a long term partner of the Town of Marana, specifically focusing on Economic Development. Together, TREO and Marana work to advertise and develop economic assets of the Town in order to attract potential businesses to Southern Arizona, focusing on Marana and its assets specifically.
Marana Chamber of Commerce	Business Outreach, retention efforts	Marana Business Walk	The CoC and Economic Development work together to do the Marana Business Walk to gauge how well the Town deals with current businesses, both large and small, in an effort to maintain and enhance the relationship between the business community and the Town. Phase II begins in November 2014.

# RESOURCE MANAGEMENT

## UTILITIES

### New Connections:

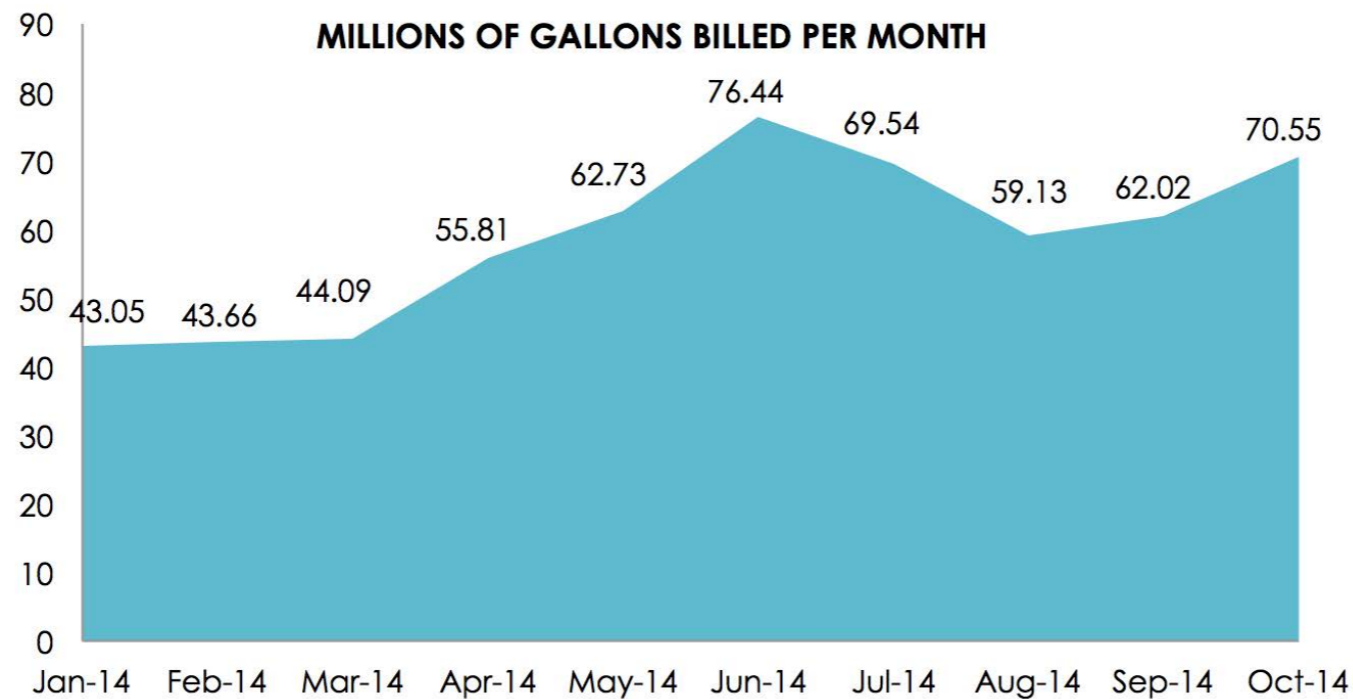
New Connections: The chart below shows the actual number of water meters installed each month, the sewer cards issued each month, and the sewer equivalent dwelling units for the given month. A sewer card is issued during the building permit process for projects that are within the Town's sewer service 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 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.



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
2014 Sept	6,186	2,308
2014 Oct	6,182	2,307

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, snap shot of the status of the department.