

MARANA, ARIZONA

# YOUR TOWN

# COUNCIL EXECUTIVE REPORT

JULY 2015



TOWN OF MARANA

maranaaz.com

## INTRODUCTION

This issue of the Council Executive Report provides a summary of the Town's performance during July 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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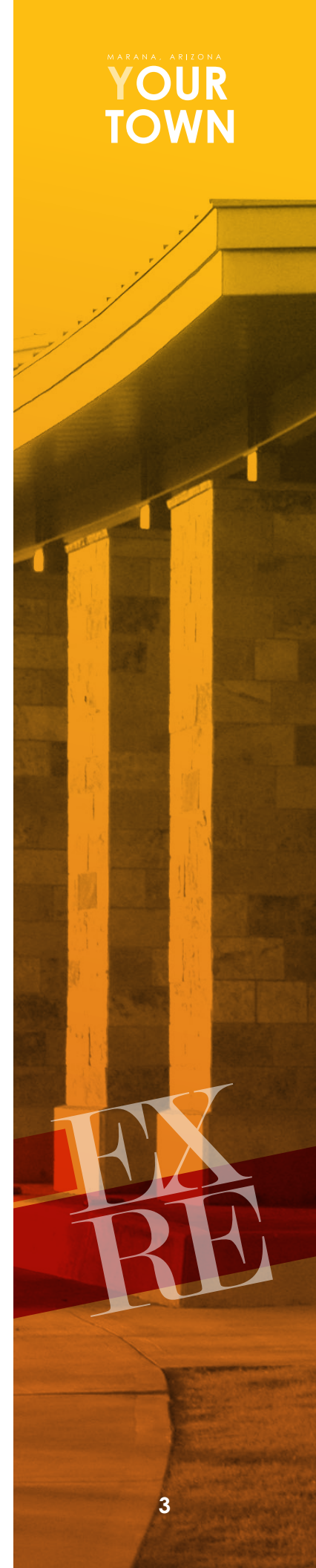
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Report compiled by  
Gilbert Davidson, Town Manager  
Tony Hunter, Management Assistant



# LAND MANAGEMENT

This table outlines Development Services projects in July. 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 on the southwest corner of the Marana Main Street development on Sandario Road.	3rd Submittal in review
Quiktrip Development Plan	Quiktrip Corporation is developing a 6,950SF convenience store and fuel pumps on 10.4 acres located on the northeast corner of Ina Road and Star Commerce Way.	3rd submittal in review
Yoem Subdivision Preliminary Plat	A planned 25 lot re-subdivision of the existing 4.5 acre Pasqua Yaqui Tribe land at the northeast corner of Sandario Road and Barnett Road.	To Town Council 8/4
Marana Technology Campus Dev. Plan	Planned as phase one, Mr. Doug Gratzler is proposing the development of a 20,000SF office- warehouse on five acres located on the south side of Tangerine Road at Breakers Road.	Waiting for 2nd submittal
Del Webb IV Preliminary Plat	The fourth phase of the Del Webb at Dove Mountain subdivision will create an additional 161 lots on 48.4 acres located on the south side of Dove Mountain Boulevard.	2nd submittal in review
Los Saguaros Final Plat	Surrounded by the Dove Mountain Gallery Golf Course, the final phase of this Gallery subdivision will create 106 lots on 44.4 acres.	To Town Council 8/25
Preserve at Twin Peaks Preliminary Plat	Joel Abrams is platting a 100 acre, private street subdivision with 195 lots located on the east side of Twin Peaks Road at Camino de Manana.	Waiting for 2nd submittal
Tangerine Ridge Final Plat	Sharpe & Associates is platting a 116.7 acre, private street subdivision with 197 lots located on the south side of Tangerine Road east of Twin Peaks Road.	2nd submittal in review
Blue Agave at Dove Mountain Final Plat	Cottonwood Properties is platting a 65.4 acre, private street subdivision with 183 lots located off Dove Mountain Blvd. in the southwest corner of the Specific Plan area.	1st submittal in review
Twin Peaks Vista Preliminary Plat	Mr. and Mrs. Richard Neter are platting a 24 acre, private street subdivision with 58 lots on the west side of Twin Peaks Road at Camino de Manana.	Waiting for 2nd submittal
Saguaro Ranch Specific Plan	Property owners, Northlight Trust, propose to create four distinct residential areas to allow for up to 150 lots within the 507 acre Specific Plan area.	To Town Council 8/4
DeAnza Preliminary Plat	Red Point Development is platting a 131.6 acre subdivision located on the west side of Hartman Lane. Fourteen custom home sites are planned north of the Hardy Wash as well as 251 homes sites and a new flood channel are south of the Hardy Wash.	Waiting for 2nd submittal
Linda Vista Villages at Cascada Specific Plan	Red Point Development is proposing to rezone a portion of the Cascada Specific Plan area located north of Linda Vista Road and land adjacent to Marana Center in order to create a 155 acre, mixed-use development.	2nd submittal in review
Willow Vista Preliminary Plat	Heater Investments Inc. is platting a 30.6 acre subdivision with 69 lots near the southeast corner of Cortaro Farms Road and Sandy Desert Trail.	To Town Council 9/1
Thornysdale Plaza II Final Plat	Target Stores, Inc. plans to create a one acre commercial lot within their parking lot adjacent to Ina Road near Thornysdale Road.	Waiting for 2nd submittal

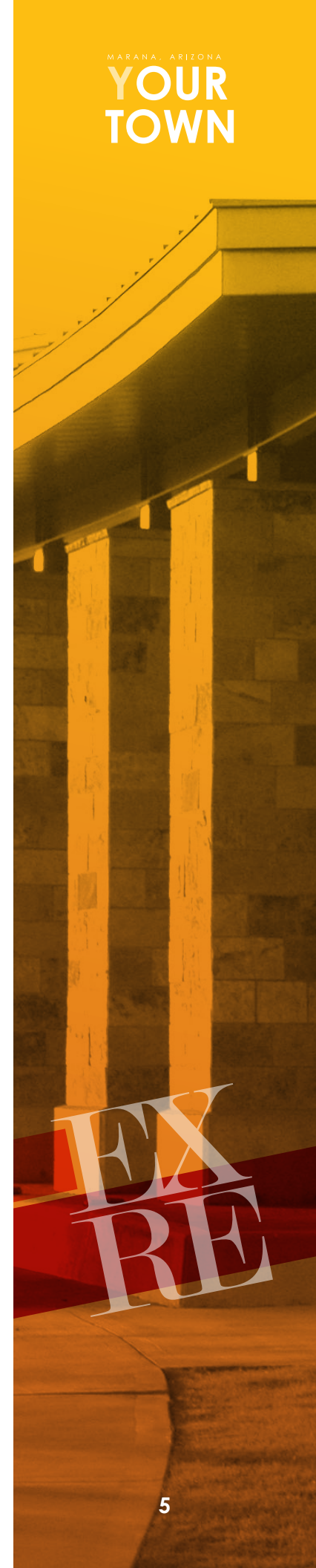
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# BUILT ENVIRONMENT

## CIP CONSTRUCTION REPORT

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

FY2016						
Project Name	July	Aug	Sept	Oct	Nov	Dec
Ina Rd and Bridge, Silverbell Rd To I-10	Design					
Lockett Road Extension	Monsoon Delay		Construct			
Tangerine Corridor Community Park	Real Property	Consultant Evaluation	Contract	Design		
Constructed Recharge for Effluent	Design				Schedule is Pending	
Ina Rd Right Turnbays onto Thornydale	Advertise	Contract	Construct			
Ina Rd Sidewalk (Thornydale/Meredith S.)	Advertise	Contract	Construct			
Marana Public Safety Facility	Design					
Tangerine/Downtown Sewer Convey - Phase 1	Design	Advertise	Contract	Construct		
Tangerine/Downtown Sewer Convey - Phase 2	Design, 90% Complete					Advertise
Twin Peaks Rd Shared Use Path Access	Design, 60% Complete			Advertise	Contract	Construct
2016 Pavement Preservation	Design	Advertise	Contract	Construct		Weather Suspensio
Heritage Park - Splash Pad	Construct					
Heritage Park - Farm Improvements	Construct					
Marana Main St. Roundabout Reconstruct	Construct					
Sandario Road Sidewalk / Path	Design	Advertise	Contract	Construct		
Continental Ranch 12A - 12B Restoration	Schedule is Pending					
Ora Mae Harn Park Parking Reconstruct	Schedule is Pending					
Camino Martin/ Jeremy Place Reconstruction	Design, 90% Complete			Advertise	Contract	Construct
Cracker Barrel Rd Pavement Restoration	Design, 90% Complete					Advertise
Santa Cruz River Shared Use Path Phase III	Real property / waiting on the State of Arizona					
SUP EL Rio to Avra Valley Road	Design, 90% Complete					Advertise
Tangerine Rd.: I-10 to La Canada (CMAR)	Pre-Con CMAR					
Tangerine Rd.: I-10 to La Canada (Design)	Design, 90% Complete					
Tangerine Rd.: I-10 to La Canada (Construction)			Construct			
Pines 1, Road Stabilization FY2016		Construct				
Honea Heights Emergency Sewer Prog	As Needed Service					

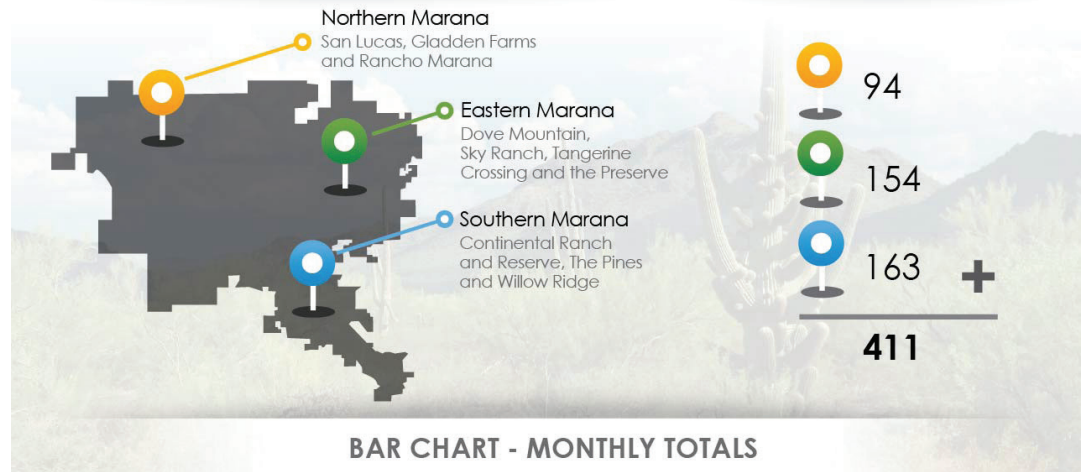




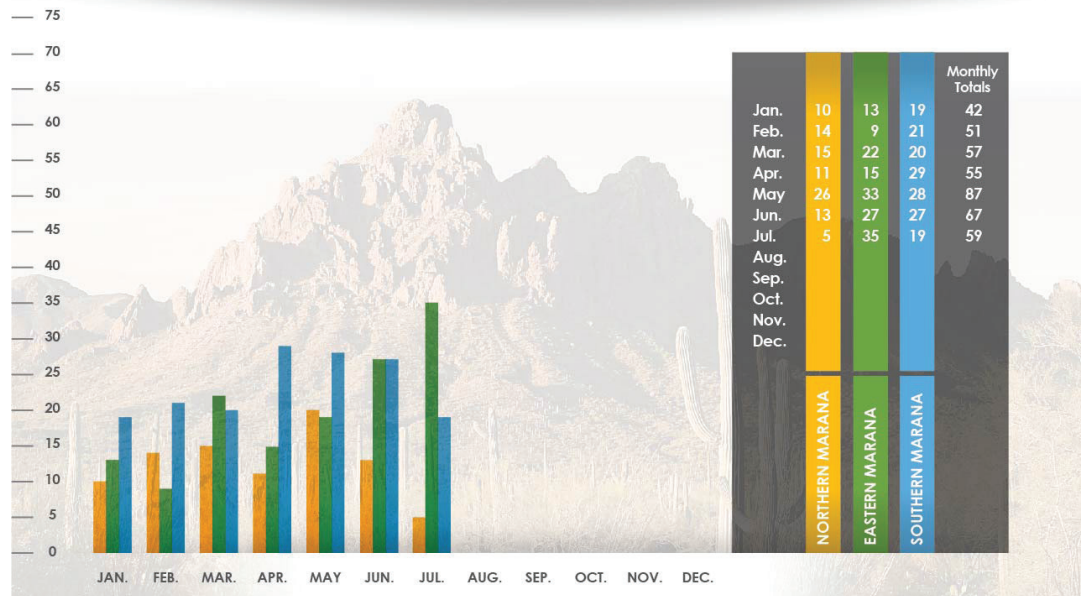
## SINGLE-FAMILY RESIDENTIAL PERMITS REPORT

### REGIONS

### 2015 TOTALS



### BAR CHART - MONTHLY TOTALS



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# PERMITS ISSUED - JUL.

MARANA, ARIZONA  
**YOUR TOWN**



























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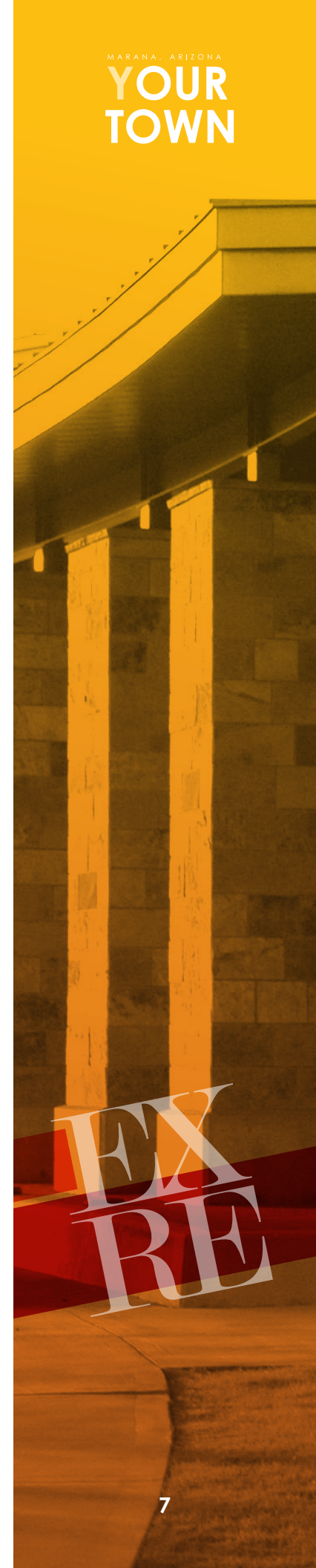
### NEW SINGLE-FAMILY RESIDENTIAL



## 24

### COMMERCIAL

- |  |  |
|--|--|
|  <b>Hanes</b><br>6401 W Marana Center Bl #408                     |  <b>Lane Bryant</b><br>6401 W Marana Center Bl #914                 |
|  <b>Carter's</b><br>6401 W Marana Center Bl #412                |  <b>Gap Factory Store</b><br>6401 W Marana Center Bl #536         |
|  <b>Weitzel's Pretzels</b><br>6401 W Marana Center Bl #802      |  <b>Dairy Queen/Orange Julius</b><br>6401 W Marana Center Bl #919 |
|  <b>Rack Room Shoes</b><br>6401 W Marana Center Bl #90          |  <b>Francesca's</b><br>6401 W Marana Center Bl #832               |
|  <b>Shoe Palace</b><br>6401 W Marana Center Bl #530             |  <b>Wilson's Leather</b><br>6401 W Marana Center Bl #830          |
|  <b>Robert Wayne Footwear</b><br>6401 W Marana Center Bl #620   |  <b>Charley's Philly Steaks</b><br>6401 W Marana Center Bl #520   |
|  <b>OshKosh</b><br>6401 W Marana Center Bl #420                 |  <b>Ventana Medical</b><br>10739 N Tangerine Farms Rd             |
|  <b>Papaya</b><br>6401 W Marana Center Bl #911                  |  <b>Just Sports</b><br>6401 W Marana Center Bl #917               |
|  <b>Old Navy</b><br>6401 W Marana Center Bl #309                |  <b>Flooring America</b><br>3805 W River Rd #161                  |
|  <b>Helzberg Diamonds</b><br>6401 W Marana Center Bl #800       |  <b>Tredici Spa &amp; Salon</b><br>6741 N Thornydale Rd #151      |
|  <b>Express</b><br>6401 W Marana Center Bl #600                 |  <b>Pro Flight Gear, LLC</b><br>11700 W Avra Valley Rd #116       |
|  <b>Banana Republic Factory</b><br>6401 W Marana Center Bl #927 |  <b>Sing With Nancy</b><br>8641 N Silverbell Rd #105              |



# PEOPLE AND COMMUNITY

## PUBLIC SERVICES AND SAFETY

### Citizen Requests – July 2015

Citizens can alert the Town of issues throughout the community by submitting a report through the [maranaaz.gov](http://maranaaz.gov) or by accessing the 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
07/01/2015	07/06/2015	Other	How can I dispose of a BBQ propane tank, or else have the tank recertified?	Closed.
7/01/2015	7/06/2015	Other	Repairs needed on bricks on bridges	Referred to dept.
7/02/2015	7/14/2015	Water Leak	There is an irrigation water leak along the west side of Marana Main Street just north of Bill Gaudette Drive.	Closed
7/03/2015	7/27/2015	Noise Complaint	White truck driving up and down street revving engine over and over. Loudly revving engine multiple times. It's Friday early morning July 3,2015. Afraid to go outside home to see make and model of truck.	Closed
7/03/2015	7/14/2015	Street Lighting/ Signals	In the tunnel under the Twin Peaks I 10 intersection lights illuminating the tunnel are present. One of those lights inside the tunnel is out.	Referred to dept.
7/05/2015	7/14/2015	Illegal Sign	Prohibited sign in the right of way Land Development Code, Title 16. Chapters 01-09 Hand written Sale Sign for property -on Twin Peaks Rd. at corner of Blue Bonnet Rd.	Closed.
7/05/2015	7/14/2015	Park concern	Trees overhanging pathways	Referred to dept.
7/05/2015	7/14/2015	Street Lighting/ Signals	The lights on the traffic light are not working. To be clear, the actual traffic signal IS working, but the street lights and the road name sign lights are NOT lighting up. Has been like this for a few days.	Closed
7/06/2015	7/14/2015	Traffic Concern	At this location there is a sign that indicates that EB traffic cannot make a left turn into the church.[...] On several occasions there have been people making left hand turns who do not pull in all the way into the area striped gold n black (asphalt). Near misses are prevelant, this past Sunday, this almost occurred to me. I went by today to see if there was a no left hand turn sign, and there is, however there is a tree branch obstructing it and the sign is rather small. Is there anyway your agency can work to better identify a no left hand turn to EB traffic. [...] You attention to this matter is appreciated.	Referred to dept.

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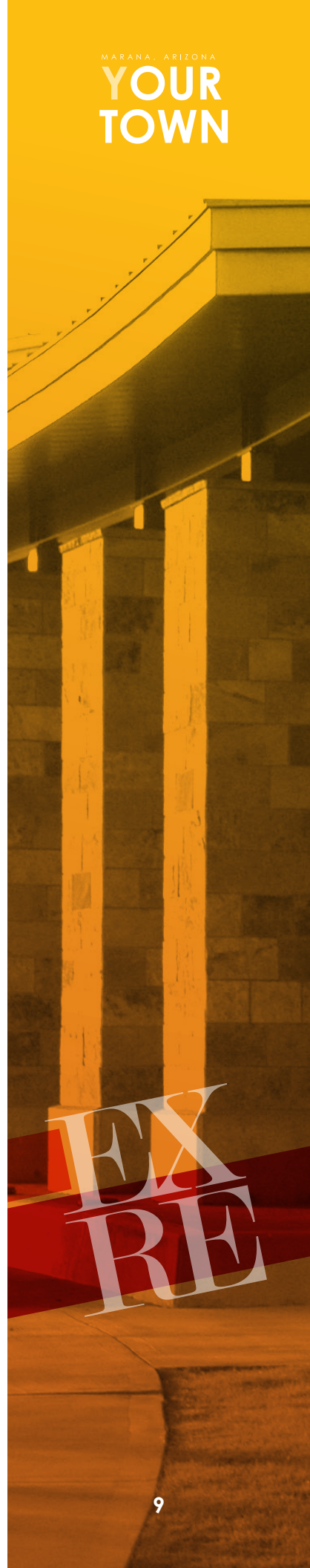


# PEOPLE AND COMMUNITY

## PUBLIC SERVICES AND SAFETY

### Citizen Requests – July 2015 (Cont'd)

DATE CREATED	DATE UPDATED	REQUEST TYPE	DESCRIPTION	STATUS
7/07/2015	7/14/2015	Tree Issue	[P]lease trim tree on north side of Big Sky Ranch and Camino de Manana. It is block[ing] vision for traffic[.]	Closed
7/09/2015	8/03/2015	Other	4 Missing bridge spindles. Missing spindles leave a gap that a person could easily fit through and fall 20+ feet to the ground[.]	Closed
7/10/2015	7/19/2015	Street Lighting/ Signals	Street light for cars turning into Twin Peaks from the Westbound off-ramp from I-10 stays on forever for traffic crossing over on Twin Peaks and has a short time for cars that are turning into Twin Peaks. This needs to be addressed. Thank you.	Referred to dept.
7/13/2015	7/30/2015	Traffic Concern	Please reset the light timing at this intersection coming off the west bound I-10 frontage road.. It was never a problem before. No the traffic backs up onto the freeway and the light is so quick that only a handful of cars make it through. Thank you!	Referred to dept.
7/17/2015	8/03/2015	Sidewalk Broken/ Trip Hazard	Please reset the light timing at this intersection coming off the west bound I-10 frontage road.. It was never a problem before. No the traffic backs up onto the freeway and the light is so quick that only a handful of cars make it through. Thank you!	Closed
7/17/2015	8/03/2015	Sidewalk Broken/ Trip Hazard	Broken concrete out front of [...] home[.]	Closed
7/20/2015	8/03/2015	Street Lighting/ Signals	The Twin Peaks road name sign is either burned out or is not lighting. This is the one mounted to the traffic signal on the west side of the road (the traffic signal that is closest to the desert)[.]	Closed
7/21/2015	8/03/2015	Street Lighting/ Signals	[S]treet light out on the corner[.]	Closed
7/21/2015	7/30/2015	Street Sign	Street sign down at Saguaro Breeze and Salix [...].	Closed
7/22/2015	7/30/2015	Other	Black top is peeling and sinking in places, its like a gravel road. Something is oozing underneath. The road sounds like rice Krispy's when driving on it.	Closed
7/22/2015	7/30/2015	Street Lighting/ Signals	I am writing to find out who can help with the timing of the traffic signal at the exit of Twin Peaks/I-10W. The left turn signal that takes you south of I-10 on Twin Peaks is very short. The afternoon traffic for folks coming home from work backs up because it only stays green for less than 30 seconds. It typically takes at least 3 cycles to make it through the light. Thanks for your help!	Closed



# PEOPLE AND COMMUNITY

## PUBLIC SERVICES AND SAFETY

### Citizen Requests – July 2015 (Cont'd)

DATE CREATED	DATE UPDATED	REQUEST TYPE	DESCRIPTION	STATUS
7/23/2015	7/30/2015	Tree Issue	[T]rees were trimmed at the Food Bank on Grier Road and the branches were left in the church yard behind. They need to be picked up. [Resident] also mentioned her tree out front of her yard needs to be trimmed.	Closed
7/24/2015	7/30/2015	Graffiti Reporting	On the stop sign coming out from Walmart onto cortaro.	Closed
7/27/2015	7/30/2015	Park Concern	The park bench is broken and rod iron shows[.]	Closed
7/28/2015	7/30/2015	Street Lighting/ Signals	[L]ight out in front of [resident's] house[.]	Closed
7/29/2015	7/29/2015	Sidewalk Broken/ Trip Hazard	[S]idewalk goes up in afternoon when the heat rises.	Referred to dept.
7/29/2015	7/30/2015	Sidewalk Broken/ Trip Hazard	[S]idewalk damaged[.]	Referred to dept.

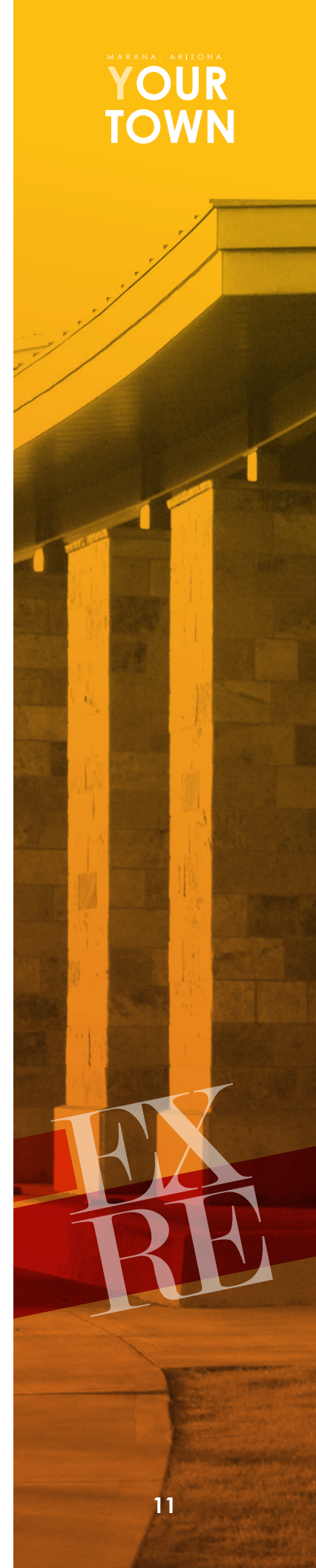
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# ECONOMIC VITALITY

## BUSINESS LICENSES:

The following filed business licenses in July.

Name	Business Type	City of Origin	State of Origin
FIAMME PIZZA	10 DAY TEMP	TUCSON	AZ
J&A TOYS	10 DAY TEMP	MARANA	AZ
TUCSON SATELLITE LLC	10 DAY TEMP	TUCSON	AZ
SARA GASTELUM	10 DAY TEMP	NOGALES	AZ
SONORAN MEXICAN CUISINE	10 DAY TEMP	TUCSON	AZ
TUCSON JINX SOFTBALL	10 DAY TEMP	TUCSON	AZ
KROLL CONTRACTORS INC	CONTRACTOR	TEMPE	AZ
MC CONSTRUCTION MANAGEMENT	CONTRACTOR	CAVE CREEK	AZ
SUNDROP SOLAR LLC	CONTRACTOR	TEMPE	AZ
SACHSE CONSTRUCTION &	CONTRACTOR	DETROIT	MI
HYUNDAI GENERAL CONSTRUCTION	CONTRACTOR	DALLAS	TX
RETAIL CONSTRUCTION SERVIC	CONTRACTOR	LAKE ELMO	MO
SOLEX CONTRACTING INC	CONTRACTOR	TEMECULA	CA
PRH CONSTRUCTION INC	CONTRACTOR	TEMPE	AZ
LAKEVIEW CONSTRUCTION INC	CONTRACTOR	PLEASANT PRAIRIE	WI
PREMIER AIR CONDITIONING	CONTRACTOR	GLENDALE	AZ
CALVERT PAINTING & HOME	CONTRACTOR	TUCSON	AZ
MECHANICAL SYSTEMS INC	CONTRACTOR	TUCSON	AZ
WESTWOOD CONTRACTORS INC	CONTRACTOR	FORT WORTH	TX
OTS ELECTRIC INC	CONTRACTOR	GILBERT	AZ
TIMBERWOLF CONSTRUCTION INC	CONTRACTOR	UPLAND	CA
RWI CONSTRUCTION SERVICES	CONTRACTOR	MESA	AZ
C&R CONSTRUCTION SERVICES	CONTRACTOR	BUCKEYE	AZ
JA CARPENTRY INC	CONTRACTOR	HACKENSACK	NJ
TORCOM CONSTRUCTION	CONTRACTOR	TACINE	WI
PALO VERDE ELECTRIC INC	CONTRACTOR	TUCSON	AZ
DENVER COMMERCIAL BUILDERS INC	CONTRACTOR	DENVER	CO
CREATIVE POOLS & SPAS	CONTRACTOR	TUCSON	AZ
JM CONSTRUCTION INC	CONTRACTOR	CORONA	CA
ELDER JONES INC	CONTRACTOR	BLOOMINGTON	MN
EMBREE CONSTRUCTION GROUP INC	CONTRACTOR	GEORGETOWN	TX
CORMIN AIR LLC	CONTRACTOR	GILBERT	AZ
CAHILL CONSTRUCTION INC	CONTRACTOR	COLUMBUS	OH
HPD CONSTRUCTION SERVICES	CONTRACTOR	MESA	AZ
MANAGEMENT RESOURCE SYSTEMS	CONTRACTOR	HIGH POINT	NC
ARIZONA ELECTRICAL SOLUTIONS	CONTRACTOR	TUCSON	AZ
JM STITT CONSTRUCTION INC	CONTRACTOR	CORONA	CA
L&M CUSTOM TILE WORKS LLC	CONTRACTOR	TUCSON	AZ
WALKER PLUMBING LLC	CONTRACTOR	PHOENIX	AZ
THOMSON MECHANICAL INC	CONTRACTOR	MESA	AZ
METHOD CONSTRUCTION LLC	CONTRACTOR	SCOTTSDALE	AZ
LOOK ELECTRIC	CONTRACTOR	MESA	AZ



## ECONOMIC VITALITY

### BUSINESS LICENSES (CONT'D):

The following filed business licenses in July.

Name	Business Type	City of Origin	State of Origin
MOON ELECTRIC INC	CONTRACTOR	MARANA	AZ
DESIGN IN IRON & FENCING LLC	CONTRACTOR	TUCSON	AZ
TJU CONSTRUCTION INC	CONTRACTOR	AUBURN	CA
SHRADER & MARTINEZ	CONTRACTOR	SEDONA	AZ
CLEAR CONTRACTING COMPANY	CONTRACTOR	ORO VALLEY	AZ
400 INTERIORS	CONTRACTOR	NEW YORK	NY
VF ELECTRIC INC	CONTRACTOR	PHOENIX	AZ
PORTER CONSTRUCTION SERVICES	CONTRACTOR	TUCSON	AZ
HEARTLAND RETAIL CONSTRUCTION	CONTRACTOR	RACINE	WI
PEAK CONTRACTING LLC	CONTRACTOR	SCOTTSDALE	AZ
RED ROOF INN #10244	HOTEL	TUCSON	AZ
SIDEWINDER GUITARS	MANUFACTURER	TUCSON	AZ
SUNSTROKE	PEDDLER	TUCSON	AZ
FRANCISCA BARRERA	PEDDLER	TUCSON	AZ
ENCANTADA DOVE MTN LLC	REAL ESTATE	MARANA	AZ
DAIRY QUEEN/ORANGE JULIUS	RESTAURANT	MARANA	AZ
PPG PAINTS	RETAIL	MARANA	AZ
FLOORING AMERICA	RETAIL	MARANA	AZ
RADIO SHACK	RETAIL	MARANA	AZ
PRO FLIGHT GEAR LLC	RETAIL	MARANA	AZ
THE GIRLS ESTATE SALES	RETAIL	TUCSON	AZ
FRANCESCA'S COLLECTIONS INC	RETAIL	MARANA	AZ
CRICKET	RETAIL	MARANA	AZ
CHARITY'S KITCHEN/TUPPERWARE	RETAIL	MARANA	AZ
T-MOBILE FINANCIAL LLC	RETAIL	MARANA	AZ
GAP	RETAIL	MARANA	AZ
BANANA REPUBLIC	RETAIL	MARANA	AZ
OLD NAVY	RETAIL	MARANA	AZ
TREDICI SPA & SALON	SERVICE	TUCSON	AZ
ECO IDEAS LLC	SERVICE	TUCSON	AZ
SING WITH NANCY	SERVICE	MARANA	AZ
TE PLUMBING LLC	SERVICE	GILBERT	AZ
CHEER FORPASSION	SERVICE	MARANA	AZ
DESIGN & SIGN CO LLC	SERVICE	TUCSON	AZ
KRUG ENTERPRISES INC	SERVICE	MARANA	AZ
BLUE HORSE RANCH ACADEMY	SERVICE	MARANA	AZ
NAUMANN HOBBS MATERIAL	SERVICE	PHOENIX	AZ
SUPER DRAIN ROOTER & PLUMBER	SERVICE	TUCSON	AZ

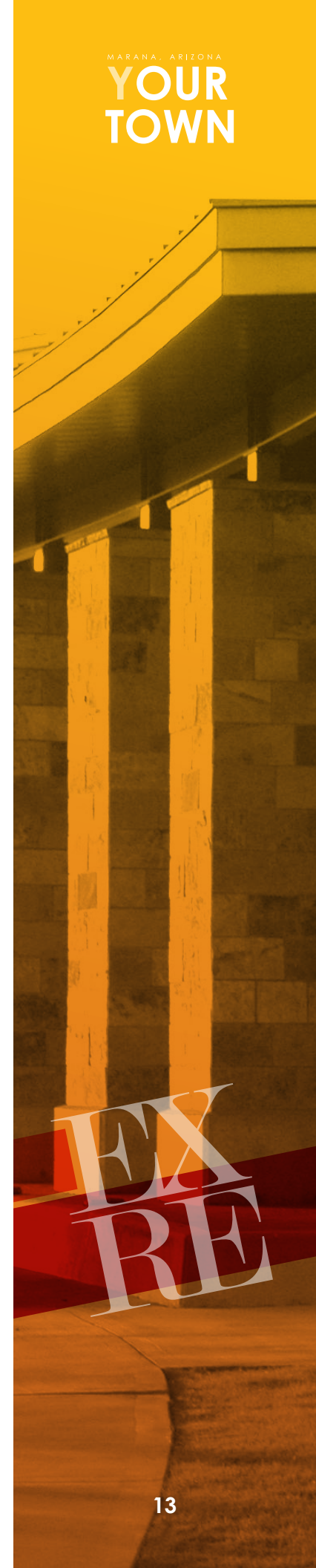
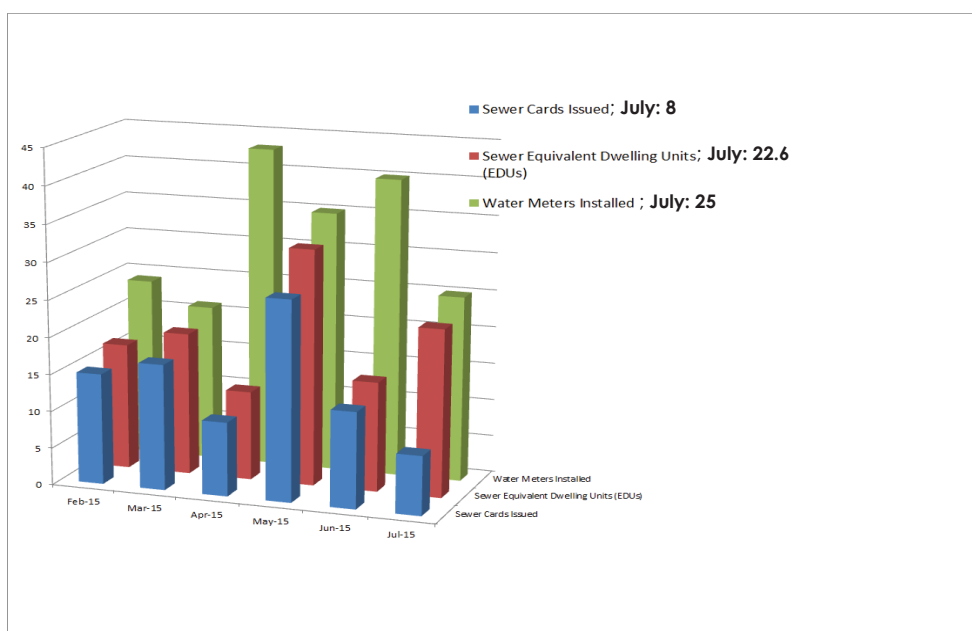
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# RESOURCE MANAGEMENT

## WATER

### 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.

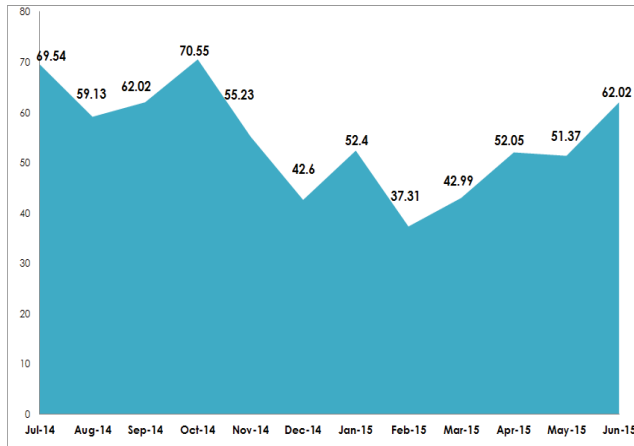


# WATER

## SERVICE PROVISION

The following two figures give a picture of the status of the Water 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 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
2015 Mar	6,267	2,398
2015 Apr	6,292	2,445
2015 May	6,364	2,469
2015 June	6,419	2,499

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.

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