

COUNCIL

EXECUTIVE

REPORT

D E C 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 December 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

2014 Activities	3
-----------------------	---

Permits Issued - December	4
---------------------------------	---

Single Family Residential Permit Reports	5
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PEOPLE AND COMMUNITY

PUBLIC SERVICES AND SAFETY

My Marana App	6
---------------------	---

ECONOMIC VITALITY

Business Licenses	7
-------------------------	---

ECONOMIC DEVELOPMENT

Economic Development Activity	8
-------------------------------------	---

RESOURCE MANAGEMENT

2014 Water and Sewer Connections	10
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LAND MANAGEMENT

This table outlines Development Services projects in December. 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 1/6
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.	2nd submittal in review
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 Council 1/20
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.	Waiting for final documents
Del Webb III Final Plat	The third phase of the Del Webb subdivision that plats an additional 68 lots on 26 acres of land in Dove Mountain.	Waiting for final 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 Council 1/20
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.	Waiting for 2nd submittal
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 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 of land.	Waiting for 2nd submittal
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.	Waiting for 2nd submittal
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.	2nd submittal in review
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.	1st submittal in review
Hardin Wentz Arena Significant Land Use Change	A plan to operate an equestrian facility on 16 acres of land owned by the Parsons family.	Waiting for comments

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	FY 2015 Budget	FY 2015 Percent Complet	Fund Source	FY 2015											
						July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Marcl	April	May	June
Ina Rd and Bridge, Silverbell Rd To I-10	KB	5,017,332	1,379,674	10%	Federal & Transport Fund	ADOT - Construction in 2016											
Lucket Road Extension	KB	1,000,000	1,000,000	5%	RTA	Design					Construct						
Constructed Recharge for Effluent	KS	1,087,357	1,087,357	0%	Water Capital Fund, Water Gravity Store & Renew	Design											
Ina Rd Right Turnbays onto Thornydale	KS	585,000	470,715	25%	RTA	Design				Advertise	Contract	Construct					
Ina Rd Sidewalk (Thornydale/Meredith S.)	KS	80,000	80,000	25%	RTA	Design				Advertise	Contract	Construct					
Tangerine/ Downtown Sewer Conveyance System	KS	6,007,000	3,807,000	5%	General Fund	Design with Waste Water											Construct
Twin Peaks Rd Shared Use Path Access	KS	350,000	40,000	0%	Park Impact Fees	Schedule to be determined											
Moore Rd Improvements	KS	200,000	200,000	25%		Design					Construct						
2015 Pavement Preservation	MM	1,400,000		30%	HURF	Advertise	Contract	Construct	Weather Suspension			Contract	Construct				
Avra Valley Rd Pavement Restoration	MM	3,987,162	3,987,162	30%	Transport Fund, 1/2 Cent Sales Tax	Design				Advertise	Construct						
Heritage Park - Splash Pad	MM	1,500,000	1,500,000	20%	Park Impact Fees	Design					Advertise	Contract	Construct				
Marana Main St. Roundabout Reconstruct	MM	209,000	209,000	0%	HURF						Advertise	Contract	Construct				
Sandario Road Sidewalk / Path	MM	350,000	346,395	5%	RTA, Transport Fund	Design											
Blue Crossing Way Roadway Repair	TH	225,000	225,000	30%	Transport Fund	Advertise	Contract	Construct									
Continental Ranch Parcel 28 Reconstruction	TH	458,820	458,820	30%	Transport Fund	Advertise	Contract	Construct									
Camino Martin/ Jeremy Place Reconstruction	TH	574,000	50,000	20%	Transport Fund	Design thru July 2015											Advertise
Cracker Barrel Rd Pavement Restoration	TH	687,631	687,631	20%	HURF	Design					Advertise	Contract	Construct				
Santa Cruz River Shared Use Path Phase III	TH	1,633,505	1,519,564	30%	Transport Fund, FHWA	Real Property											
SUP EL Rio to Avra Valley Road	TH	950,250	790,250	20%	Park Impact Fees, RTA	Design											
Tangerine Corridor Community Park	TH	2,857,200	460,000	2%	Park Impact Fees	Design / Real Property											
Tangerine Rd.: I-10 to La Canada (CMAR)	TH	62,151,500	13,000,136	10%	RTA, Transport Fund	Advertise	Pre-Con CMAR										
Tangerine Rd.: I-10 to La Canada (Design)	TH	62,151,500	13,000,136	10%	RTA, Transport Fund	Design thru July 2015											
Thornydale Rd N. Tangerine/Moore	TH	530,000	530,000	30%	Transport Fund					Construct			Weather Suspension			Construct	
Thornydale Rd S. of Tangerine Pave Restor	TH	117,000	117,000	30%	Transport Fund					Construct			Weather Suspension			Construct	

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



PERMITS ISSUED - DEC.



30

NEW SINGLE-FAMILY RESIDENTIAL



2

COMMERCIAL



Baggins Gourmet Sandwiches
5925 E Arizona Pavilions Drive,
#101



Quik Techs and Robert Hobbies
3951 W Ina Road, #123



NEW
RETAIL



TENANT
IMPROVEMENT



CERTIFICATE OF
OCCUPANCY

RESIDENTIAL
Internal service
target: 10 days

95%

CERTIFICATE OF
OCCUPANCY
Internal service
target: 10 days

100%

REMODEL/
ADDITION RETAIL
COMMERCIAL
Internal service
target: 25 days

100%

PERFORMANCE SUCCESS RATES

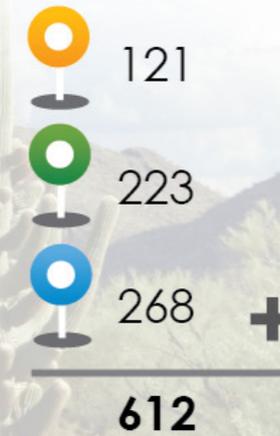
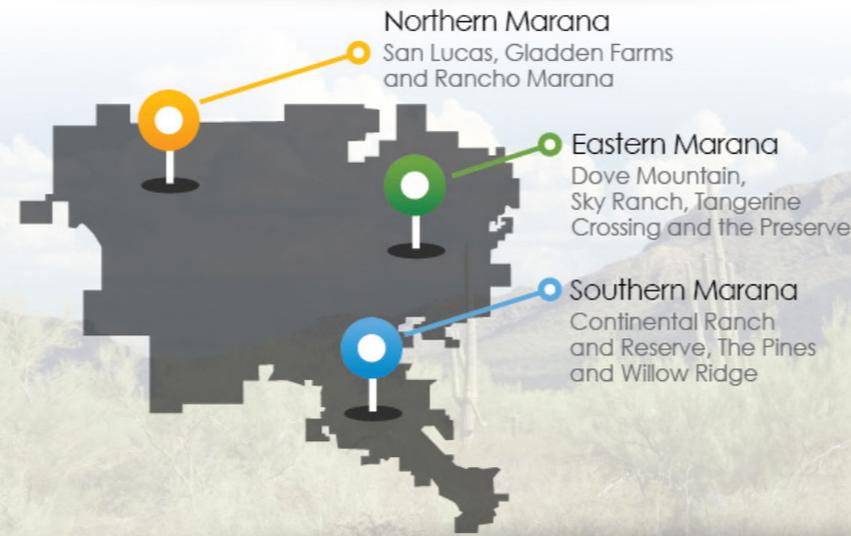
REPORT



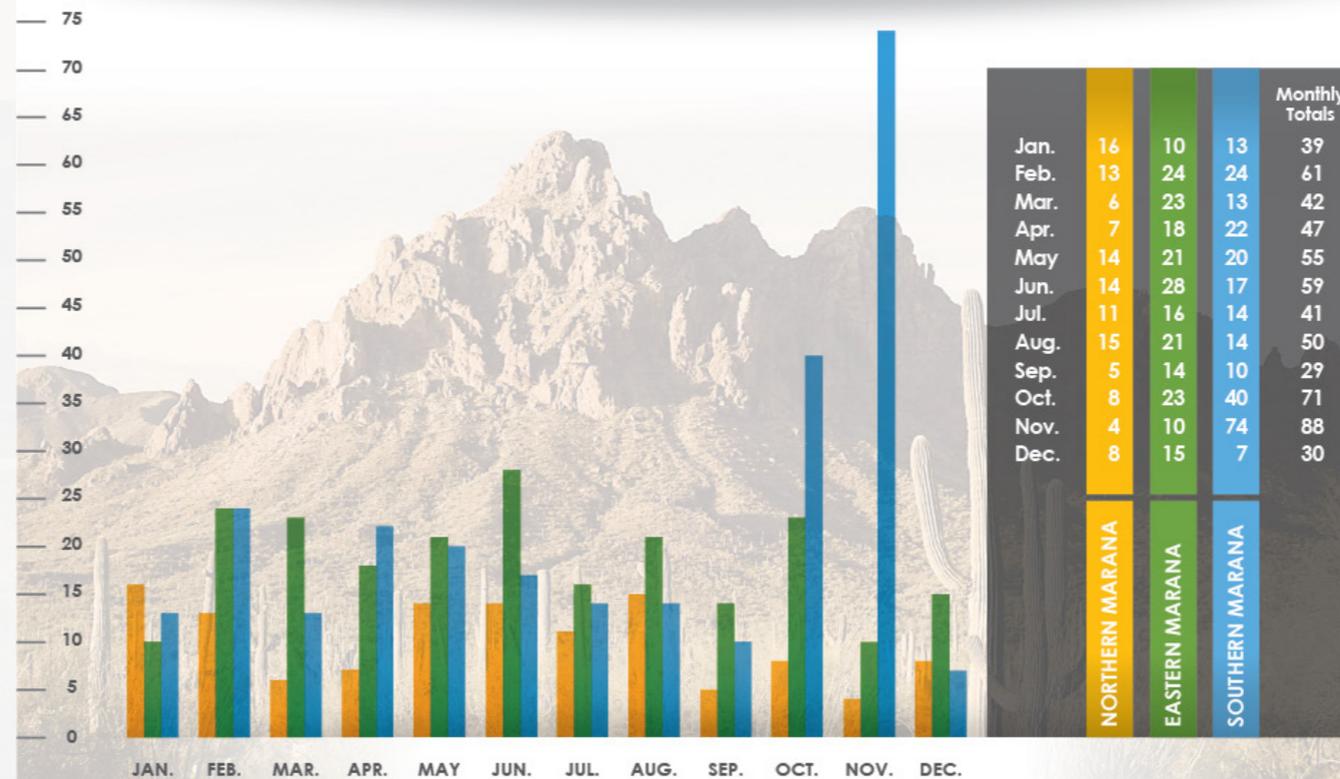
SINGLE-FAMILY RESIDENTIAL PERMITS REPORT

REGIONS

2014 TOTALS



BAR CHART - MONTHLY TOTALS



REPORT

PEOPLE AND COMMUNITY

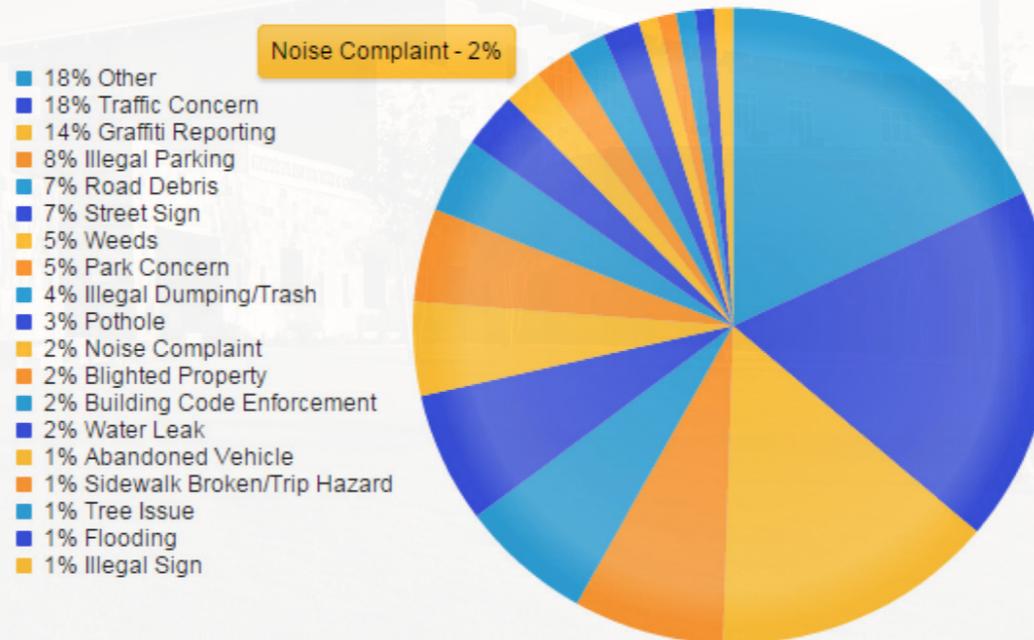
PUBLIC SERVICES AND SAFETY

My Marana App – December 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
12/02/2014	12/02/2014	Noise Complaint	There has been numerous dirt bikes, dirt motorcycles that are riding up and down at a Very high And Loud Idel all hours of the Late evening (11pm-12am-1am). This has been happening the past 2 weeks.	Referred to Dept Closed Closed
12/14/2014	12/19/2014	Illegal Parking		
12/14/2014	12/19/2014	Illegal Parking		

My Marana App: Year-To-Date request breakdown



ECONOMIC VITALITY

Business Licenses:

The following filed new business licenses in December.

NAME	CITY	STATE	ZIP
CIRKS CONSTRUCTION INC	MESA	CA	92865
SHUJAY CONSULTING SERVICES	TUCSON	AZ	85658
ALB INDUSTRIES CORP	MARANA	AZ	85281
BALLOON LOCAL	TUCSON	AZ	85742
CELEBRITY TAN LLC	MARANA	AZ	85741
REDLINE ELECTRIC & SOLAR LLC	VAIL	AZ	85210
BAGGIN'S INC	TUCSON	AZ	85743
R & R ENVIRONMENTAL	TUCSON	AZ	85741
MOUNTAIN ALARM CORP (FN)	TUCSON	AZ	85037
DI STEFANO BUILDERS	MARANA	AZ	85715
E & L CATERING CONCEPTS LLC	GILBERT	AZ	85743
KIVA ENTERPRISES INC	TUCSON	AZ	85717

ECONOMIC DEVELOPMENT

Quarter 4

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 50k – 100k sf	ND	ND	AZ-NV-UT

ND = Not Disclosed

Project Preference – Properties in Federal New Market Tax Credit Program

Current Partnerships and Projects

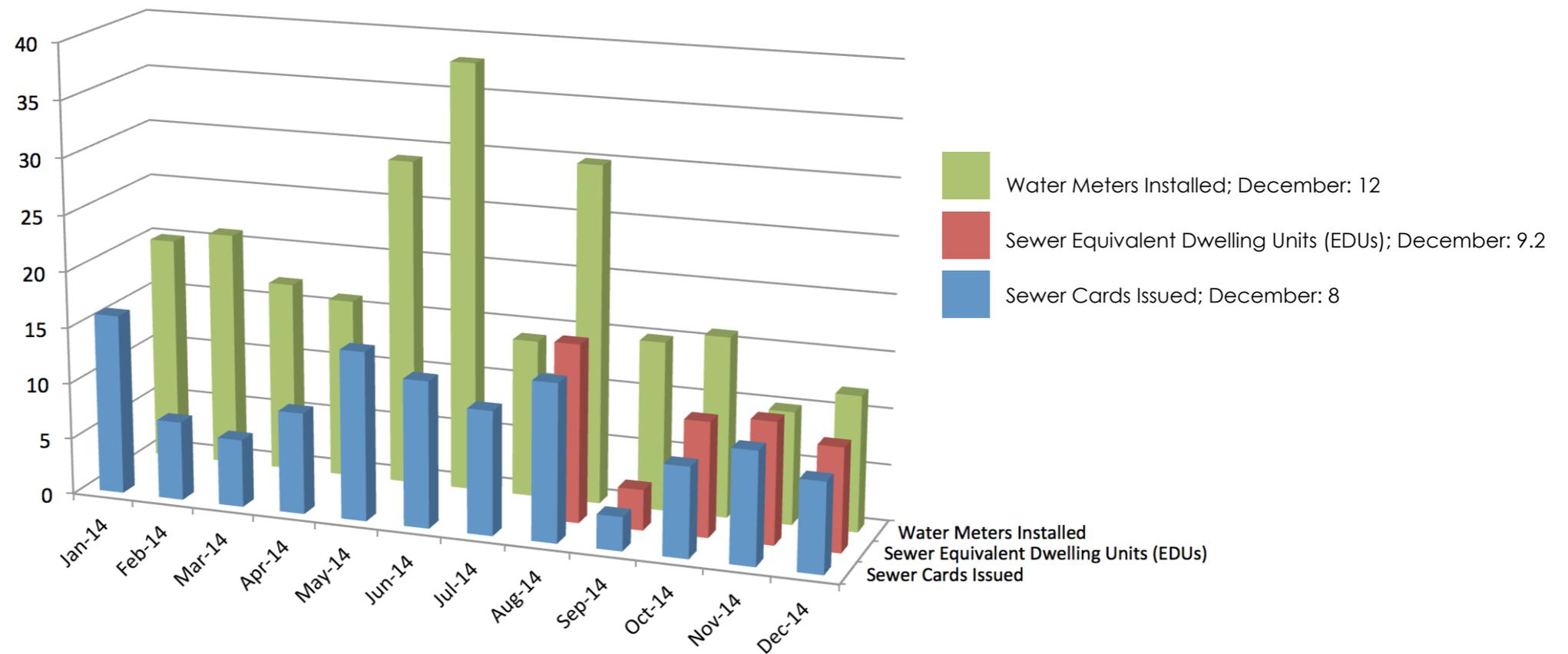
Organization(s) Involved	Project Type	Project Name	Partnership/Project Description
AAED, ACA, <u>UofA</u>	Education	Education Task Force	A comprehensive Economic Development educational program is in development, in partnership w/ <u>UofA</u> for MPAs and MPPs (and w/ the Eller College in future development), 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 <u>CoC</u> 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:

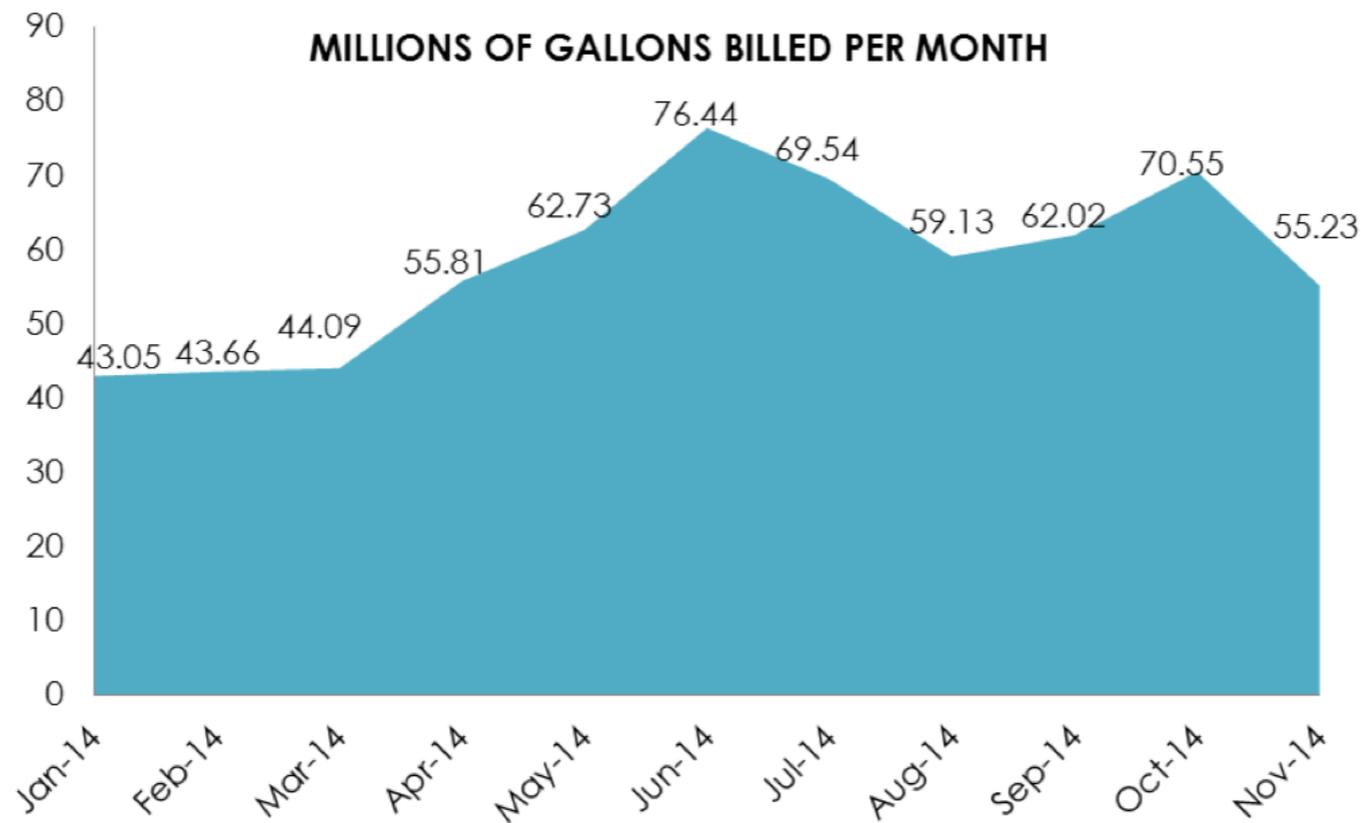
New Connections: The chart below shows the actual number of water meters installed each month, the sewer cards issued each month, and the sewer equivalent dwelling units for the given month. A sewer card is issued during the building permit process for projects that are within the Town's sewer service 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
2014 Nov	6,219	2,344

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.