

MARANA RESOLUTION NO. 2026-XXX

RELATING TO DEVELOPMENT; AMENDING THE 2022 WASTEWATER FACILITIES INFRASTRUCTURE IMPROVEMENTS PLAN SUPPORTING DEVELOPMENT IMPACT FEES FOR WASTEWATER FACILITIES AND THE 2022 WATER INFRASTRUCTURE, WATER RESOURCES, AND WATER RECLAMATION IMPACT FEE REPORT BY REVISING THE SIZE, ALIGNMENT, AND/OR COST OF TWO GRAVITY PIPE PROJECTS AND SHIFTING THE ANTICIPATED DEVELOPMENT IMPACT FEE FUNDING AMONG THE PROJECTS WITHOUT CHANGING THE AMOUNT OF THE WASTEWATER FACILITIES IMPACT FEES OR THE LEVEL OF SERVICE

WHEREAS the Town is authorized by the Arizona municipal development impact fee enabling statute, A.R.S. § 9-463.05, to assess and collect development impact fees to offset costs to the Town associated with providing necessary public services to a development; and

WHEREAS the Town Council adopted Marana Ordinance No. 2022.029 at its regularly scheduled Town Council meeting on December 20, 2022 to, among other things, revise development impact fees for wastewater facilities in conformance with A.R.S. § 9-463.05; and

WHEREAS the wastewater facilities development impact fee adopted relied on the Wastewater Facilities Infrastructure Improvement Plan adopted by paragraph 4 of Marana Resolution No. 2022-100 dated September 20, 2022 (the “2022 Wastewater IIP”) and the Water Infrastructure, Water Resources, and Water Reclamation Impact Fee Report accepted and approved per Section 1(B) of Marana Ordinance No. 2022.029 (the “2022 Water Fee Report”); and

WHEREAS the 2022 Wastewater IIP identifies a project known as “Improvement ID 10” as a 15-inch, 11,500 linear feet (LF) gravity pipe traveling west on Moore Road, then north on Lon Adams Road, then west on Clark Farms Boulevard; and

WHEREAS per the 2025 Town of Marana Sewer Master Plan Update, changes in development infrastructure and the timing of its construction will require the alignment of Improvement ID 10, also known as the Clark Farms Sewer Interceptor, to be changed and the diameter of the gravity pipe to increase; and

WHEREAS to offset the increased cost of Improvement ID 10, another project within the 2022 Wastewater IIP, known as Improvement ID 9, will be reduced from 5,300

LF to 2,452 LF, with installation phased and the remaining linear footage to be evaluated in a future infrastructure improvements plan; and

WHEREAS the revisions to the 2022 Wastewater IIP supporting development impact fees for wastewater facilities and to the 2022 Water Fee Report will not result in any change in the amount of the wastewater facilities development impact fee or the level of service provided to payers of the fee, and therefore fall within the authorization found at A.R.S. § 9-463.05(D)(10), allowing the revisions to be adopted upon 30 days' notice without a public hearing; and

WHEREAS notice of the proposed revisions to the 2022 Wastewater IIP and 2022 Water Fee Report was published in *The Daily Territorial* on June 29, June 30, July 1, and July 2, 2026; and

WHEREAS the Town Council finds this resolution to be in the best interests of the Town and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, AS FOLLOWS:

SECTION 1. The 2022 Wastewater IIP is hereby amended as set forth in Exhibit A, attached to and incorporated herein by this reference.

SECTION 2. Table 14: Water Reclamation Impact Fee Costs and Table 15: Water Reclamation Fee per EDU of the 2022 Water Fee Report are hereby amended as follows, with deletions shown with ~~strikethroughs~~ and additions shown with double underlining (only amendments to the tables are shown; the remainder of the tables are unchanged):

Table 14: Water Reclamation Impact Fee Costs

Project Description	Total Cost	% Fee Funded	\$ Included
Improvement 9	3,034,513	100%	3,034,513
	<u>1,422,475</u>		<u>1,422,475</u>
Improvement 10	5,809,844	100%	5,809,844
	<u>7,421,882</u>		<u>7,421,882</u>

Table 15: Water Reclamation Fee per EDU

Description	System-Wide	Water Rec Share
Improvement 9	3,034,513 <u>1,422,475</u>	3,034,513 <u>1,422,475</u>
Improvement 10	5,809,844 <u>7,421,882</u>	5,809,844 <u>7,421,882</u>

SECTION 3. The Town's Manager and staff are hereby directed and authorized to undertake all other and further tasks required or beneficial to carry out the terms, obligations, and objectives of this resolution.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 4th day of August 2026.

Mayor Jon Post

ATTEST:

APPROVED AS TO FORM:

Jill McCleary, Town Clerk

Jane Fairall, Town Attorney

2026 Amendment to Wastewater Facilities Infrastructure Improvements Plan

Approved by the Marana Town Council, September 20, 2022

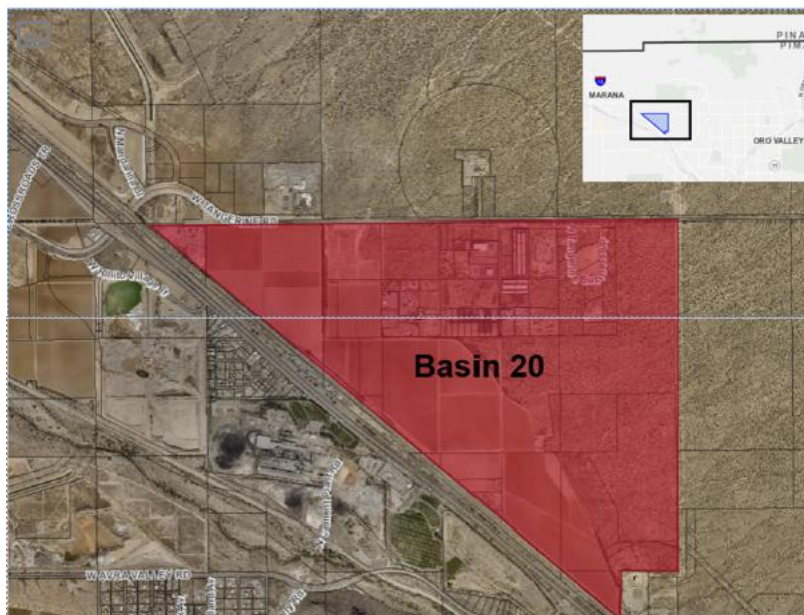
Background Information

Per the 2025 Town of Marana Sewer Master Plan Update, changes in development infrastructure and the timing of its construction will require the Clark Farms Sewer Interceptor alignment to be changed and the diameter of the gravity pipe to increase. The Clark Farms Sewer Interceptor is identified in the Wastewater Facilities Infrastructure Improvements Plan approved by the Marana Town Council on September 20, 2022 (the “2022 Wastewater IIP”) as “Improvement ID 10.”

The Stonegate development, located on the east side of I-10, will require a force main sewer to transfer sewer loads west of I-10. There is an existing 15-inch gravity sewer main crossing I-10 at the north end of the Mandarinina development intended to handle sewer flows from Mandarinina and the Mandarinina South development. The gravity sewer has capacity for 1,000 EDUs from Stonegate but flows from the remaining EDUs will require a force main.

The updated alignment of the Clark Farms Sewer Interceptor is critical because the location of the sewer force main outfall has impacted the proposed size of the Clark Farms Sewer Interceptor. Basin 20 is identified as a future development located south of Tangerine Road and east of I-10 shown in **Figure 1**, below. Basin 20 is an important consideration for the Clark Farms Sewer Interceptor because the flows from Basin 20 will flow through the new sewer alignment. The quantity and location of the additional flows will impact the sewer pipe sizing.

Figure 1. Map of Basin 20



I. Amendments to Section 8.2. 2028 – 2032 (10 Year) Infrastructure Improvements

A. Improvement ID 10

Improvement ID 10 is hereby renamed from “New Parallel Gravity Main Along Saguaro Bloom Transmission Line” to “Clark Farms Sewer Interceptor” and described as follows:

The realigned Clark Farms Sewer Interceptor will be completed in two phases. Phase 1 is the installation of 2,130 LF of 21-inch gravity sewer pipe following the Clark Farms Boulevard alignment. Phase 2 includes 1,115 LF of 21-inch gravity sewer connecting at Clark Farms Boulevard and continuing north to Barnett Road. The installation of 8,410 LF of 24-inch gravity sewer pipe will continue along the Barnett Road alignment to a connection point at Tangerine Farms Road and Barnett Road.

B. Improvement ID 9

Improvement ID 9 (New Parallel Gravity Main to Existing WRF) is hereby amended within the 2022 Wastewater IIP to offset the increased cost of Improvement ID 10. Improvement ID 9 will be reduced from 5,300 LF to 2,452 LF within the 2022 Wastewater IIP. The installation of Improvement ID 9 will be phased, with the remaining linear footage to be evaluated in a future infrastructure improvements plan.

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C. Table 8-3. 2028 – 2032 (10 Year) Capital Improvement Summary

Table 8-3 is hereby amended as follows, with deletions shown with ~~strikethroughs~~ and additions shown with double underlining:

Table 8-3. 2028 – 2032 (10 Year) Capital Improvement Summary

Improvement ID	Infrastructure Component	Size / Quality	Construction Cost ¹
9	Gravity Pipe	27-inch x 5,300 <u>2,452</u> LF	\$3,034,513 <u>\$1,422,475</u>
10	Gravity Pipe	15-Inch x 11,500 LF <u>Phase 1</u> <u>21-inch x 2,130 LF</u>	\$5,809,844 <u>Phase 1 - \$1,485,165</u>
		<u>Phase 2</u> <u>21-Inch x 1,115 LF</u> <u>24-inch x 8,410 LF</u>	<u>Phase 2 - \$5,936,717</u>
11	Gravity Pipe Lift Station Force Main	18-inch x 6,800 LF 210 gpm capacity 6- inch x 6,800 LF	\$4,500,690
Total			\$13,345,048

¹ These are total estimated project costs including direct construction costs, contingency, contractor fees, design fees, and other direct costs. Fully loaded costs for each improvement project are provided in Appendix C.

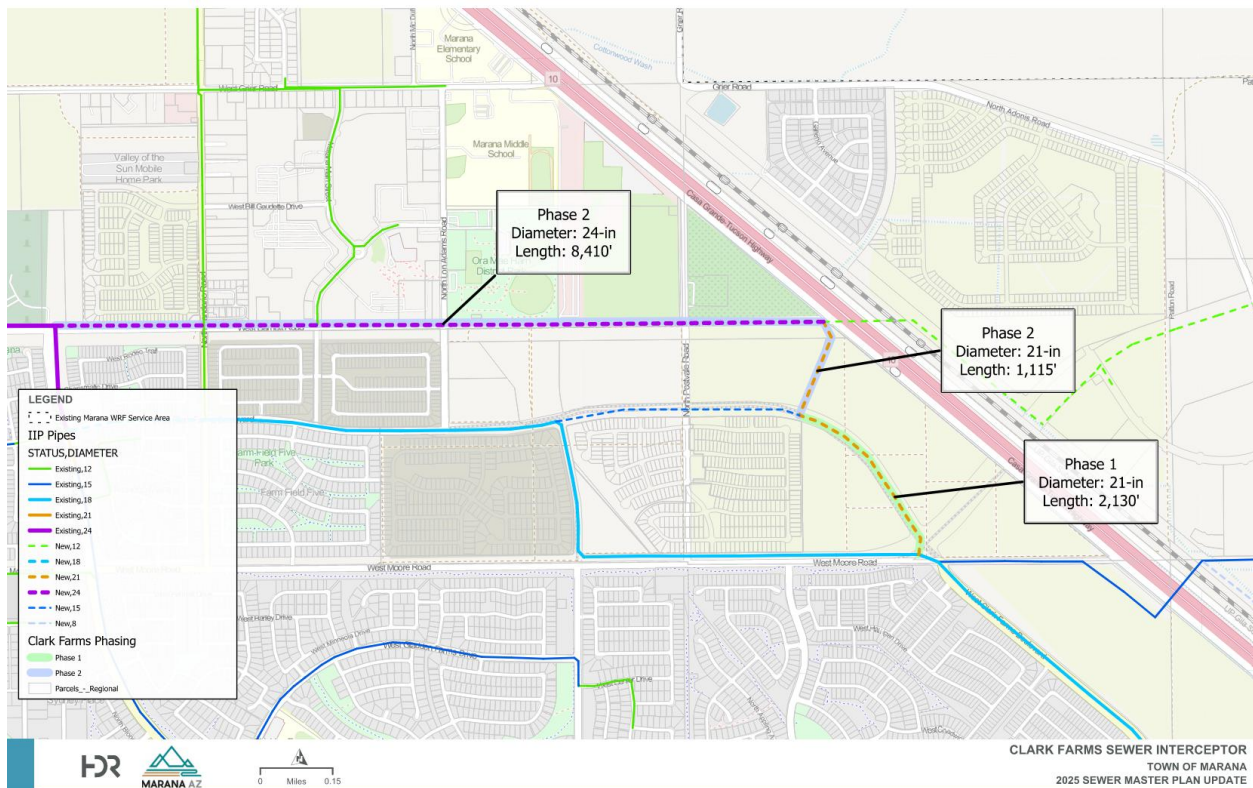
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D. Figure 8-2. 2028 – 2032 (10 Year) Capital Improvement Projects

Figure 8-2 is hereby amended to reduce the linear footage for Improvement ID 9 from 5,300 LF to 2,452 LF.

Figure 2, below, shows the new proposed alignment and size of Improvement ID 10. The alignment and size shown in Figure 2 supersedes and replaces the alignment and size for Improvement ID 10 shown in Figure 8-2 in the 2022 Wastewater IIP.

Figure 2. New Improvement ID 10 (Clark Farms Sewer Interceptor) Alignment



II. Amendments to Appendix C: CIP Cost Tables

The cost tables provided in Appendix C for Improvement ID 9 and Improvement ID 10 are hereby deleted and replaced with the following cost tables. The CIP Cost Summary provided in Appendix C is hereby amended to conform to the revised cost tables provided for Improvement ID 9 and Improvement ID 10.

Gravity Pipe

Improvement ID: 9

Design Parameters:

Pipe Length	2,452 FT
Pipe Size	27 IN

Assumptions:

Fiscal Year:	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	Total
CIP Budget:									\$751,900		\$751,900

Construction Costs

Construction	\$751,900
Contingency @ 25%	\$187,975
Subtotal Construction Cost	\$939,875

Contractor Costs

Mob/Demob (1%)	\$9,399
General Conditions (8%)	\$75,190
Overhead (10%)	\$102,446
Bonds + Insurance (2%)	\$22,538
Profit (6%)	\$68,967
Subtotal Contractor Cost	\$278,540

Other Costs

Sales Tax (8.1%)	\$98,692
Engineering Design (8%)	\$105,369
Subtotal Other Costs	\$204,060

Total Project Cost	\$1,422,475
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Construction Costs	Unit	Quantity	Unit Cost	Extended Cost
Gravity Pipe	LF	2,452	\$248	\$608,096
Manholes	EA	5	\$28,750	\$143,750
Sub-Total				\$751,900
Contingency (25%)				\$187,975
Subtotal Construction Cost				\$939,875

Gravity Pipe

Improvement ID: 10

Design Parameters:

Pipe Length	11,655 FT
Pipe Size	21 & 24 IN

Assumptions:

Fiscal Year:	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	Total
CIP Budget:									\$3,923,100		\$3,923,100

Construction Costs

Construction	\$3,923,100
Contingency @ 25%	\$980,775
Subtotal Construction Cost	\$4,903,875

Contractor Costs

Mob/Demob (1%)	\$49,039
General Conditions (8%)	\$392,310
Overhead (10%)	\$534,522
Bonds + Insurance (2%)	\$117,595
Profit (6%)	\$359,840
Subtotal Contractor Cost	\$1,453,307

Other Costs

Sales Tax (8.1%)	\$514,932
Engineering Design (8%)	\$549,769
Subtotal Other Costs	\$1,064,701

Total Project Cost	\$7,421,882
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Construction Costs	Unit	Quantity	Unit Cost	Extended Cost
Gravity Pipe	LF	11,655	\$270	\$3,146,850
Manholes	EA	27	\$28,750	\$776,250
Sub-Total				\$3,923,100
Contingency (25%)				\$980,775
Subtotal Construction Cost				\$4,903,875

III. Miscellaneous Conforming Amendments

All other sections of the 2022 Wastewater IIP, including maps, charts, tables, etc., are hereby amended to conform to the amendments discussed in this document.