

TOWN *of* **PARADISE VALLEY**



TOWN COUNCIL MEETING 6401 E. LINCOLN DRIVE PARADISE VALLEY, ARIZONA 85253 MINUTES THURSDAY, MAY 8, 2025

1. CALL TO ORDER / ROLL CALL

Mayor Stanton called to order the Town Council Meeting for Thursday, May 8, 2025 at 3:00 PM in the Town Hall Boardroom, 6401 E. Lincoln Drive, Paradise Valley, AZ 85253.

COUNCIL MEMBERS PRESENT

Mayor Mark Stanton
Vice Mayor Ellen Andeen-Keller
Council Member Christine Labelle attended by video conference
Council Member Karen Liepmann
Council Member Scott Moore
Council Member Julie Pace
Council Member Anna Thomasson

STAFF MEMBERS PRESENT

Town Manager Andrew B. Ching
Town Attorney Andrew McGuire
Police Chief Freeman Carney
Town Clerk Duncan Miller
Community Development Director Chad Weaver
Public Works Director Isaac Chavira
CFO Leslie DeReche
Procurement Coordinator Peggy Ferrin
Town Engineer Shar Johnson
Capital Projects Manager Sam Kayat
Public Works Superintendent Chris Martinez

2. EXECUTIVE SESSION

A motion was made at 3:01 PM by Vice Mayor Andeen-Keller, seconded by Council Member Thomasson, to go into executive session to consider items 25-109 and 25-112. The motion passed by the following vote:

Aye: 7 - Mayor Stanton
Vice Mayor Andeen-Keller
Council Member Labelle
Council Member Liepmann
Council Member Moore
Council Member Pace
Council Member Thomasson

Note: Minutes of Town Council meetings are prepared in accordance with the provisions of Arizona Revised Statutes. These minutes are intended to be an accurate reflection of action taken and direction given by the Town Council and are not verbatim transcripts. Video recordings of the meetings along with staff reports and presentations are available online (www.paradisevalleyaz.gov) and are on file in the Office of the Town Clerk. Persons with disabilities who experience difficulties accessing this information may request accommodation by calling 480-948-7411 (voice) or 480-348-1811 (TDD).

- 25-109** **Discussion of Town Manager annual performance review as authorized by A.R.S. §38-431.03(A)(1) and discussion or consultation with the Town Attorney, as authorized by A.R.S. §38-431.03(A)(4), regarding amendments to Town Manager employment agreement.**
- 25-112** **Discussion or consultation with the Town Attorney, as authorized by A.R.S. §38-431.03(A)(4), in order to consider the Town's position and instruct the attorney regarding a potential homelessness services contract, and discussion or consultation with the Town Attorney, as authorized by A.R.S. §38-431.03(A)(3) for legal advice.**
- 25-107** **The Town Council may go into executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03(A)(3).**

Item 25-107 was not considered.

3. STUDY SESSION ITEMS

Mayor Stanton reconvened the study session at 4:35 PM.

**25-101 Discussion of Mockingbird Lane Improvement Project:
Invergordon Rd to 56th St**

Community Development Director Chad Weaver provided the following update on the Mockingbird Lane Improvement Project: Invergordon Rd to 56th St:

- Project construction plans are at the 90% design stage and there are no changes from the Council-approved concept for the roadway, medians, and chicane layout.
- Utility coordination is in process, potential conflicts have been identified, and relocation options are being evaluated.
- The engineer's estimate was revised from \$12,308,000 based on the 60% plans to \$14,100,000 based on the 90% plans

Town Attorney Andrew McGuire explained the two-step process for Construction Manager at Risk (CMAR) and Guaranteed Maximum Price project procurement process set forth in Title 34 of state statute. The first step is selection of a contractor based on qualifications. Once selection is made, two separate

contracts are then pursued and negotiated with the CMAR

1. Preconstruction services contract
 - a. The contractor start first by preparing initial price. This price is a starting point.
 - b. The owner and the contractor will negotiate to reach a final price, once an agreement is reached this price will be called Guaranteed Maximum Price (GMP).
2. Construction contract with GMP.
 - a. The contractor will perform the work at this price

Mr. Weaver reported that the preconstruction services contract was awarded to Achen-Gardner Construction, LLC on November 14, 2024 and they have been performing utility potholing, constructability review, and preparation of cost modeling. Their initial construction cost estimate was \$20,600,000. The next step is for staff and a third-party consultant to review the cost estimate and negotiate a guaranteed maximum price. A CMAR GMP contract would be presented to Council for consideration in January 2026.

The Council discussed in detail the construction cost estimate and options to negotiate the price or abandon and restart the procurement process. There was also interest in thoughtfully expediting the construction contract review process and reporting back to Council as soon as possible so the Council could provide direction on next steps.

Mayor Stanton recessed the meeting at 5:15. PM.

4. BREAK

5. RECONVENE FOR REGULAR MEETING

Mayor Stanton reconvened the meeting at 6:00 PM in the Town Hall Council Chambers.

6. ROLL CALL**COUNCIL MEMBERS PRESENT**

Mayor Mark Stanton

Vice Mayor Ellen Andeen-Keller

Council Member Christine Labelle attended by video conference

Council Member Karen Liepmann

Council Member Scott Moore

Council Member Julie Pace

Council Member Anna Thomasson

STAFF MEMBERS PRESENT

Town Manager Andrew B. Ching

Town Attorney Andrew J. McGuire

Police Chief Freeman Carney

Town Clerk Duncan Miller

Community Development Director Chad Weaver

Public Works Director Isaac Chavira

CFO Leslie DeReche

Senior Planner George Burton

Public Works Superintendent Chris Martinez

7. PLEDGE OF ALLEGIANCE

Police Chief Freeman Carney led the Pledge of Allegiance

8. PRESENTATIONS

There were no presentations.

9. CALL TO THE PUBLIC

Residents Lori Carmel, Michael Carmel, and Ellen Lawson addressed the Council regarding a code enforcement concern at a neighboring property related to short-term rental, property maintenance, and parking.

10. CONSENT AGENDA

Mr. Ching summarized the items on the consent agenda.

25-105 Minutes of Town Council Meeting April 24, 2025

**25-111 Discussion and Possible Action to Adopt Resolution 2025-02
 Authorizing an Intergovernmental Agreement for the Creation of
 and Participation in the Arizona Child Abduction Response Team**

Recommendation: Adopt Resolution 2025 Authorizing the Mayor to execute an

Intergovernmental Agreement for the Creation of and Participation in the Arizona Child Abduction Response Team

25-113 Discussion and Possible Action to Approve a Lot Combination for Scottsdale Plaza Resort Located at 7200 N. Scottsdale Rd

Recommendation: Approve the lot combination for Scottsdale Plaza Resort located at 7200 N Scottsdale Rd, subject to the following stipulations:

1. The lot combination plat must be recorded with the Maricopa County Recorder's Office, in substantial compliance with the "Lot Combination for Scottsdale Plaza Resort" plat map, Sheets 1 - 2, prepared by Coe & Van Loo Consultants, and dated March 5, 2025.
2. Within 60 days of approval of the lot combination map, the applicant shall submit Mylars and an electronic version in pdf format for the Town's permanent record.

25-118 Discussion and Possible Action to Approve an Agreement for a Comprehensive Facilities Condition Assessment

Recommendation: Approve an agreement with Bureau Veritas to conduct a Comprehensive Facilities Condition Assessment and authorize the Town Manager to execute the agreement in the amount of \$103,100.19.

A motion was made by Vice Mayor Andeen-Keller, seconded by Council Member Liepmann, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Mayor Stanton
Vice Mayor Andeen-Keller
Council Member Labelle
Council Member Liepmann
Council Member Moore
Council Member Pace
Council Member Thomasson

11. PUBLIC HEARING

There were no public hearings.

12. ACTION ITEMS

25-115 Discussion and Possible Action to Adopt Resolution 2025-03 Approving the Tentative Budget for Fiscal Year 2025/2026 and Scheduling a Public Hearing for Consideration of Adoption of the Final Budget at a Regular/Special Town Council Meeting on May 22, 2025.

Chief Financial Officer Leslie DeReche presented the Fiscal Year 2026 Tentative Budget.

She stated that the total estimated revenues for FY26 were \$64,649,243 and the total budgeted expenditures were \$61,326,804. The total budgeted general fund contingency was \$3,526,043. As directed by Council, the Tentative Budget capped the capital projects budget at \$10,127,000, transferred funding for the requested motorcycle office squad from the Police Department to the contingency, and included the full requested amount for the pavement preservation program.

There was Council discussion related to the budget review process and timeline, departmental budget expenditures, and the Town's expenditure limitation. Questions were raised about scheduling an additional budget study session.

There were no public comments.

A motion was made by Council Member Pace, seconded by Vice Mayor Andeen-Keller, to Adopt Resolution 2025-03. The motion carried by the following vote:

Aye: 5 - Mayor Stanton
Vice Mayor Andeen-Keller
Council Member Labelle
Council Member Liepmann
Council Member Pace
Nay: 2 - Council Member Moore
Council Member Thomasson

**25-114 Discussion and Possible Action to Authorize Expenditure of
Funds to Perform the Fiscal Year 2026 Pavement Preservation
Program**

Public Works Director Isaac Chavira and Public Works Superintendent Chris Martinez presented the Fiscal Year 2026 Pavement Preservation Program. The Council previously awarded a contract to M.R. Tanner to perform the maintenance work and staff was seeking Council authorization to spend funds from the FY26 budget, provided that the final budgeted amount was approved on May 22nd, to perform maintenance on Scottsdale Road, Tatum Blvd, a portion of District 2, and a portion of District 6.

Mr. Martinez summarized the proposed maintenance program and recommended treatments for each project area. He responded to Council questions regarding coordination with the City of Scottsdale on the paving of Scottsdale Road and utility companies in maintenance District 6.

There were no public comments.

A motion was made by Council Member Pace, seconded by Council Member Liepmann, to Authorize implementation of the Fiscal Year 2025/26 Pavement Preservation Program in the amount up to \$4,168,665.55 plus a 3% contingency. The motion carried by the following vote:

Aye: 7 - Mayor Stanton
Vice Mayor Andeen-Keller
Council Member Labelle
Council Member Liepmann
Council Member Moore
Council Member Pace
Council Member Thomasson

13. FUTURE AGENDA ITEMS

25-091 Consideration of Requests for Future Agenda Items

Town Manager Ching summarized the future agenda schedule.

14. MAYOR / COUNCIL / MANAGER COMMENTS

Council Members provided comments and updates on current events.

15. ADJOURN

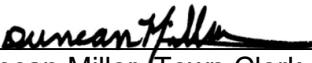
A motion was made at 7:53 PM by Council Member Pace, seconded by Vice Mayor Andeen-Keller, to adjourn. The motion carried by the following vote:

Aye: 7 - Mayor Stanton
Vice Mayor Andeen-Keller
Council Member Labelle
Council Member Liepmann
Council Member Moore
Council Member Pace
Council Member Thomasson

Mayor Stanton adjourned the meeting at 7:53 PM

TOWN OF PARADISE VALLEY

SUBMITTED BY:


Duncan Miller, Town Clerk

STATE OF ARIZONA)

:ss.

COUNTY OF MARICOPA)

CERTIFICATION

I, Duncan Miller, Town Clerk of the Town of Paradise Valley, Arizona hereby certify that the following is a full, true, and correct copy of the minutes of the regular meeting of the Paradise Valley Town Council held on Thursday, May 8, 2025

I further certify that said Municipal Corporation is duly organized and existing. The meeting was properly called and held and that a quorum was present.




Duncan Miller, Town Clerk