

6401 E Lincoln Dr Paradise Valley, AZ 85253

Meeting Notice and Agenda Town Council

Mayor Mark Stanton
Vice Mayor Ellen Andeen-Keller
Councilmember Christine Labelle
Councilmember Karen Liepmann
Councilmember Scott Moore
Councilmember Julie Pace
Councilmember Anna Thomasson

Thursday, May 8, 2025 3:00 PM Council Chambers

1. CALL TO ORDER / ROLL CALL

Notice is hereby given that members of the Town Council will attend either in person or by electronic conference system, pursuant to A.R.S. §38-431(4).

2. EXECUTIVE SESSION

<u>25-109</u>	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.

- 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.
- 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).

3. STUDY SESSION ITEMS - IMMEDIATELY FOLLOWING THE EXECUTIVE SESSION

The Study Session is open to the public for viewing, and the following items are scheduled for discussion among the Council, Staff, and their designees. The Town Council will be briefed by staff and other Town representatives. There will be no votes and no final action taken on discussion items. The Council may give direction to staff and request that items be scheduled for consideration and final action at a later date. The order of discussion items and the estimated time scheduled to hear each item are subject to change.

25-101 Discussion of Mockingbird Lane Improvement Project: Invergordon

Rd to 56th St

60 Minutes

Staff Contact: Sam Kayat, 480-348-3541

4. BREAK

- 5. RECONVENE FOR REGULAR MEETING 6:00 PM
- 6. ROLL CALL
- 7. PLEDGE OF ALLEGIANCE*
- 8. PRESENTATIONS*
- 9. CALL TO THE PUBLIC

Citizens may address the Council on any matter not on the agenda or any item on the Study Session (Section 3 on the agenda). In conformance with Open Meeting Laws, Council may not discuss or take action on this matter at this Council meeting, but may respond to criticism, ask that staff review a matter raised, or ask that it be placed on a future agenda. Those making comments shall limit their remarks to three (3) minutes. Please fill out a Speaker Request form prior to addressing the Council.

10. CONSENT AGENDA

All items on the Consent Agenda are considered by the Town Council to be routine and will be enacted by a single motion. There will be no separate discussion of these items. If a member of the Council or public desires discussion on any item it will be removed from the Consent Agenda and considered separately. Please fill out a Speaker Request form prior to the start of the meeting and indicate which item you would like to address.

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

Staff Contact: Freeman Carney, 480-948-7418

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.

Staff Contact: George Burton, 480-348-3525

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

Recommendation: Approve an agreement with Bureau Vertitas to conduct a

> Comprehensive Facilities Condition Assessment and authorize the Town Manager to execute the agreement in the amount of \$103,100.19.

Staff Contact: Isaac Chavira, 480-348-3589

11. PUBLIC HEARINGS

The Town Council may hear public comments and take action on any of these items. Citizens may address the Council regarding any or all of these items. Those making comments are limited to three (3) minutes. Speakers may not yield their time to others. Please fill out a Speaker Request form prior to the start of the meeting and indicate which item you would like to address.

12. ACTION ITEMS

The Town Council May Take Action on This Item. Citizens may address the Council regarding any or all of these items. Those making comments are limited to three (3) minutes. Speakers may not yield their time to others. Please fill out a Speaker Request form prior to the start of the meeting and indicate which item you would like to address.

25-114 Discussion and Possible Action to Authorize Expenditure of Funds to Perform the Fiscal Year 2026 Pavement Preservation Program and Approve Contract CON-25-031-PBW

Recommendation: Authorize implementation of the Fiscal Year 2025/26 Pavement

Preservation Program that includes Scottsdale Rd, Tatum Blvd, a portion of Section 2, and a portion of Section 6; approve expenditure of funds from the Pavement Management Budget - Highway Users Revenue Fund (HURF); authorize the Town Manager to execute

CON-25-031-PBW, with M.R. Tanner, including job order in the amount

of \$4,168,665.55 for FY 26.

Staff Contact: Isaac Chavira, 480-348-3540 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.

Recommendation: Adopt Resolution 2025-03.

Staff Contact: Leslie DeReche, 480-348-3696

13. FUTURE AGENDA ITEMS

The Town Council May Take Action on This Item. The Mayor or Town Manager will present the long range meeting agenda schedule and announce major topics for the following meeting. Any member of the Council may move to have the Town Manager add a new agenda item to a future agenda. Upon concurrence of four more Members, which may include the Mayor, the item shall be added to the list of future agenda items and scheduled by the Town Manager as a future agenda item within 60 days, or longer with Council approval.

25-108 Consideration of Requests for Future Agenda Items

Recommendation: Review the current list of pending agenda topics.

Staff Contact: Town Manager, 480-348-3690

14. MAYOR / COUNCIL / MANAGER COMMENTS

The Mayor, Council or Town Manager may provide a summary of current events. In conformance with Open Meeting Laws, Council may not have discussion or take action at this Council meeting on any matter discussed during the summary.

15. ADJOURN

AGENDA IS SUBJECT TO CHANGE

*Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Town Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation to participate in the Town Council meeting.



6401 E Lincoln Dr Paradise Valley, AZ 85253

Action Report

File #: 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.



6401 E Lincoln Dr Paradise Valley, AZ 85253

Action Report

File #: 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.



Action Report

File #: 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).



6401 E Lincoln Dr Paradise Valley, AZ 85253

Action Report

File #: 25-101

AGENDA TITLE:

Discussion of Mockingbird Lane Improvement Project: Invergordon Rd to 56^{th} St

STAFF CONTACT:

TOWN





PARADISE VALLEY

STAFF REPORT

TO: Mayor Stanton and Town Council Members

FROM: Andrew Ching, Town Manager

Chad Weaver, Community Development Director

Shar Johnson, Town Engineer Sam Kayat, CIP Manager

DATE: May 8, 2025

DEPARTMENT: Community Development

Chad Weaver, 480-348-3522

AGENDA TITLE:

Mockingbird Lane (56th to Invergordon Road) Project Update

SUMMARY STATEMENT:

Staff is providing an update to Council on the Mockingbird Lane (56th Street to Invergordon Road) project development. The last project update took place during the November 14, 2024 study session. The project team is moving forward with the design of the storm drainage system and roadway improvements based on the hybrid traffic calming alternative that incorporates medians on both east (Invergordon Road) and west (56th Street) ends with chicanes spaced throughout Mockingbird Lane.

Below is a summary of the updates:

- In November 2024, Achen-Gardner Construction LLC was awarded the preconstruction services contract to perform utility potholing, constructability review, preparation of construction cost model and other services typically required in a Construction Manager at Risk (CMAR) contract.
- Project construction plans, estimate and specifications are now at 90% design level.
- The design consultant (Kimley-Horn) has updated the estimated construction cost for the project. Initially, in May 2024, the cost was projected at \$12,308,000 based on the 60% plans. However, by January 2025, with the completion of the 90% plans, the estimate increased to \$14,100,000. This revision reflects refinements in design, materials, and scope as the project nears its final stages.
- The contractor has completed utility potholing, which involved excavating and exposing 68 locations to address potential conflicts between existing utility lines and components of the proposed drainage system.

- Utility coordination is ongoing. Potential conflicts have been identified, and relocation options are being evaluated by utility companies.
- In March 2025, the CMAR (Achen-Gardner) submitted their cost model (construction cost) for the project. The estimate came in at \$20,600,000, higher than project estimate.
- In October 2024, the Town engaged the services of Infrastructure Mavens, LLC, an independent cost estimator, to provide support in the anticipated negotiations with the CMAR.
- In April 2025, the Town commenced negotiations with the CMAR with the objective of lowering the quoted construction costs. The estimates created by Kimley-Horn will be utilized during this process.

BACKGROUND:

Mockingbird Lane between 56th Street and Invergordon Road is an east-west collector in the Town of Paradise Valley, currently striped as a two-lane roadway with bike lanes on each side and sidewalk on the north side. The posted speed limit is 35 MPH. The project was first identified in the Town's Capital Improvement Program (CIP) in 2018. The project scope includes roadway and storm drainage system improvements. The proposed improvements consist of the installation of storm drainage system, roadway resurfacing, addition of traffic calming features, and pavement markings for two lanes with bike lanes on each side. A brief history of the project development is summarized below:

 Project Assessment (PA) was developed in March 2021 by the design consultant Kimley-Horn. This document presented three roadway improvement alternatives:

```
Alternative 1 – Meander (2-lane + median, 45' wide)
Alternative 2 – No Meander (2-lane + median, 45' wide)
Alternative 3 – Mill/Overlay (2-lane, 33' wide, match existing footprint)
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- In May 2021, staff directed the design consultant to proceed with Alternative 3 Mill/Overlay with sidewalk on the south side and to investigate potential traffic calming measures.
- Traffic calming measures were developed (including the use of chicanes) and presented to Council on November 10, 2022. The Council directed staff to start public outreach efforts.
- A public meeting was held on November 30, 2022, at Town Hall where residents commented on removing the proposed sidewalk on the south side of Mockingbird Lane.
- 60% engineering design plans encompassing the use of chicanes without new sidewalks on the south side of the road were developed and submitted for staff's review in June 2023.
- On November 9, 2023, staff presented the 60% engineering plans to the Town Council, to seek further direction and comments on the proposed roadway improvements. The Council directed staff to re-evaluate meandering roadway as an alternative for this section of Mockingbird.
- On February 8th, 2024, staff presented available options for roadway improvements along with a cost estimate for each:
 - o Roadway with chicanes.
 - Meandering Roadway with Medians.

Mill & Overlay - No Traffic Calming Features.

Council requested staff to provide renderings showing proposed improvements and incorporate landscaping in the concept. Staff indicated the possibility of incorporating median in the chicane option at 56th Street & Mockingbird and at the Invergordon Road & Mockingbird intersections to add visual enhancements to the project.

- On May 23, 2024, staff presented a hybrid traffic calming alternative to Council
 that included both medians and chicanes for the roadway improvements along
 with the cost estimates. Council decided on the hybrid alternative with additional
 directions outlined in the Council session summary.
- On June 13, 2024, Council study session, staff presented additional rendering and roll plots to address Council comments from May 23, 2024 meeting.
- On June 27, 2024 Council study session, staff presented modified chicanes locations to address Council comments during the June 13, 2024 meeting.
- On September 23, 2024, project open house which was held in Town Hall.
- In August 2024, Achen-Gardner was selected as the CMAR for this project through a qualification based competitive process.
- On November 14, 2024, staff:
 - 1. Provided an update related to project open house to Council and,
 - 2. Recommended the approval of preconstruction services agreement with Achen-Gardner. The agreement was approved by the Council.

General Plan:

The project supports several General Plan goals, including the following:

- Environmental Planning and Water resources EPW 7.1, 7.7
 The project's proposed design seeks to improve the stormwater quality and quantity of the existing drainage system and to reduce damage due to stormwater flows, while integrating into road improvement.
- Mobility M1.1, 1.14, 2.1, 2.3 and 2.4
 The current project design accounts for vehicle, bicycle, and pedestrian traffic, which accommodates all users in the area for both mobility and recreation. In addition, the design includes horizontal traffic control measures to reduce vehicle speeds, provide traffic calming, and improve efficiency through the project limits.

RECOMMENDATION:

Staff is providing project update to Council.

BUDGETARY IMPACT:

The project is scheduled for construction in FY26 and FY27. The Flood Control District of Maricopa County (FCD) is participating in the cost of the design and construction of the drainage component of the project. The split will be 65% FCD and 35% Town. The roadway portion cost will be covered 100% by the Town. The estimated cost of the drainage improvements and roadway improvements are listed below for both the engineer's estimate and the contractor's estimate:

Engineer's Opinion of Probable Cost (Engineer's Estimate – Kimley Horn)

Item	Combined Cost	Town Cost	FCDMC Cost
Roadway Improvements	\$3,213,000	\$3,213,000	-
Drainage Improvements	\$10,871,000	\$3,804,850	\$7,066,150
Total	\$14,084,000	\$7,017,850	\$7,066,150

CMAR's Cost Model (Contractor's Estimate – Achen Gardner)

Item	Combined Cost	Town Cost	FCDMC Cost
Roadway Improvements	\$ 5,428,641	\$ 5,428,641	-
Drainage Improvements	\$ 15,194,777	\$ 5,318,172	\$ 9,876,605
Total	\$ 20,623,418	\$ 10,746,813	\$ 9,876,605

NEXT STEPS:

Since this project is being delivered through the CMAR method, the quoted estimate of \$20,623,418 serves as an initial benchmark rather than a fixed cost. The Town, alongside Infrastructure Mavens, LLC—an independent cost estimator—has initiated negotiations with the contractor to lower the quoted construction costs. These discussions will focus on:

- A comprehensive review of the CMAR's proposed pricing
- Construction methodologies
- Traffic control and project staging strategies
- Material selections

Once negotiations conclude and a Guaranteed Maximum Price (GMP) is established, staff will present the contract to the Council for final approval, allowing the project to advance to the construction phase.

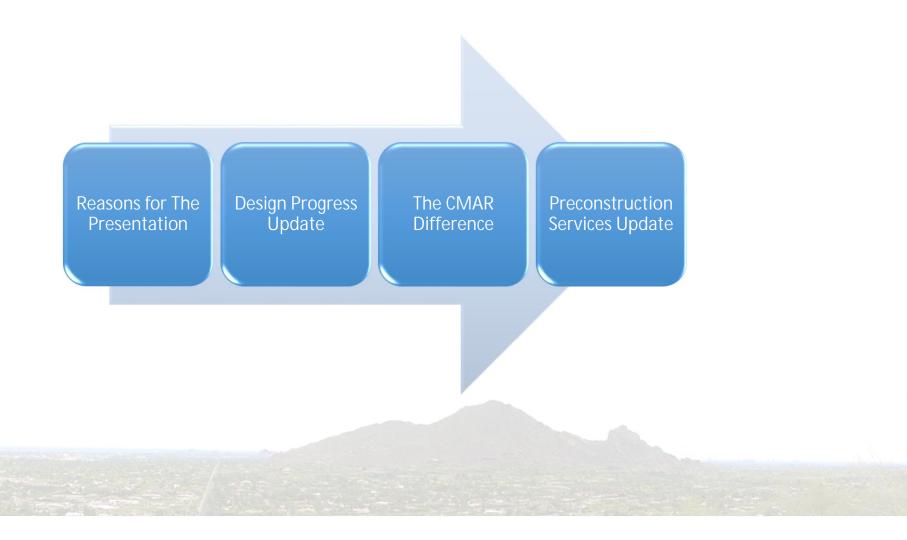
ATTACHMENT(S):

- A. Staff Report
- B. Presentation
- C. Roll plot



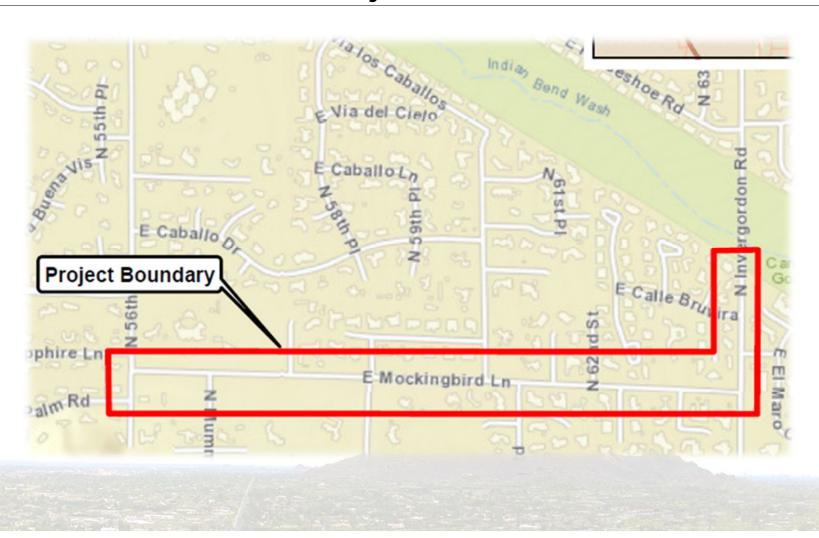


Presentation Overview





Project Location





Check In

Town Resolution No. 2024-17 Significant Roadway Capital Improvement Project Process

- 5. Staff returns to Study Session to present publicly to Council the results of the 30% Plans' public outreach, and to receive Council input and consensus regarding 60% Plans.
- 6. Once the above step (5) is complete, Staff returns to Study Session to present to Council the 60% Plans and check in with Council to determine if there is any additional consensus input.
- 7. Once the above step (6) is complete, Staff and consultant prepare 90% Plans and schedule a Study Session check in with Council to ensure Staff has followed its direction in getting to 90% Plans.
- 8. After the check in, Staff and consultant will finalize project documents to 100% Plans.
- 9. Staff will bring the approval of construction contracts to a Council Meeting for consideration and approval.
- 10. Staff will conduct a preconstruction public meeting, for all property owners and residents living adjacent to and within a specified distance of the project boundaries. The construction timeline will be shown, and all legal requirements will be discussed (i.e., TCEs).
- 11. Construction commences. Staff in conjunction with the Town's communications consultant will create a communications plan, which will include periodic updates to Council, Manager's Weekly articles, and working with other media outlets on stories and bulletins, as needed.
- 12. Construction complete.



June 27, 2024 Town Council Meeting Notes

- There was Council support for the updated design.
 The consultant moved forward with the approved concept and updated plans which are now at the 90% level.
- Agreement that the next step should be an open house to present the updated roll plot to the residents.

The public meeting was held on September 23, 2024 at Town Hall.

- The Council requested that the speed study be provided at the next meeting.
 Speed study was provided during the November 14, 2024 study session.
- Council also gave direction to provide updated plans and start the utility review process
 The updated project plans were provided to the utility companies. Relocations of utility lines will be required in many locations throughout the project.



Design Updates

Plans



Project construction plans are now at 90% design level. No change from Council approved concept for roadway, medians and chicanes layout.

Utilities



- Utility coordination is ongoing.
- Potential conflicts have been identified.
- Relocation options are being evaluated by utility companies.

Estimate



The Engineer's opinion of probable cost (engineer's estimate) was revised from \$12,308,000 based on the 60% plans (May 2024) to \$14,100,000 based on the 90% plans (January 2025).



CMAR

The Construction Manager at Risk (CMAR) difference.

The CMAR project delivery method involves selection of a contractor based on qualifications. Once selection is made, two separate contract are then pursued and negotiated with the CMAR

- 1. Preconstruction services contract.
 - o The contractor start first by preparing initial price. This price is a starting point.
 - o 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.
 - o The contractor will perform the work at this price.



Preconstruction Services Update

Contract



Achen-Gardner Construction LLC was awarded the preconstruction services contract (November 14, 2024) to perform utility potholing, constructability review, preparation of construction cost model and other services typically required in a Construction Manager at Risk (CMAR) contract.

Utilities



The CMAR has completed utility potholing, which involved excavating and exposing 68 locations to address potential conflicts between existing utility lines and components of the proposed drainage system.

Estimate



The CMAR submitted their cost model (construction cost estimate) for the project (March 2025). The cost came in at \$20,600,000, higher than project estimate.



Cost Estimates

Engineer's Opinion of Probable Cost (Engineer's Estimate)

Item	Combined Cost	Town Cost	FCDMC Cost
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Total	\$ 20,623,418	\$ 10,746,813	\$ 9,876,605



Negotiation



Negotiation process with the CMAR is underway.



The Town engaged Infrastructure Mavens, LLC, an independent cost estimator, to provide support in the negotiations with the CMAR with the objective of reducing the quoted construction costs.

- Thoroughly analyzing the CMAR's proposed pricing.
- Construction methodologies.
- Traffic control and project staging.
- Material selections.



Project Schedule

Task	Date
CMAR preconstruction services contract	November 14, 2024
Utility potholing start	December 2024
90% Design	January 2025
100% Design	June 2025
Utility relocations	June 2025 to April 2026
CMAR Draft GMP*	September 2025
CMAR GMP* contract (**)	January 2026
Anticipated construction start	May 2026
Estimated construction duration	12-18 Months

^{*} GMP = Guaranteed Maximum Price

^{**} Next council action

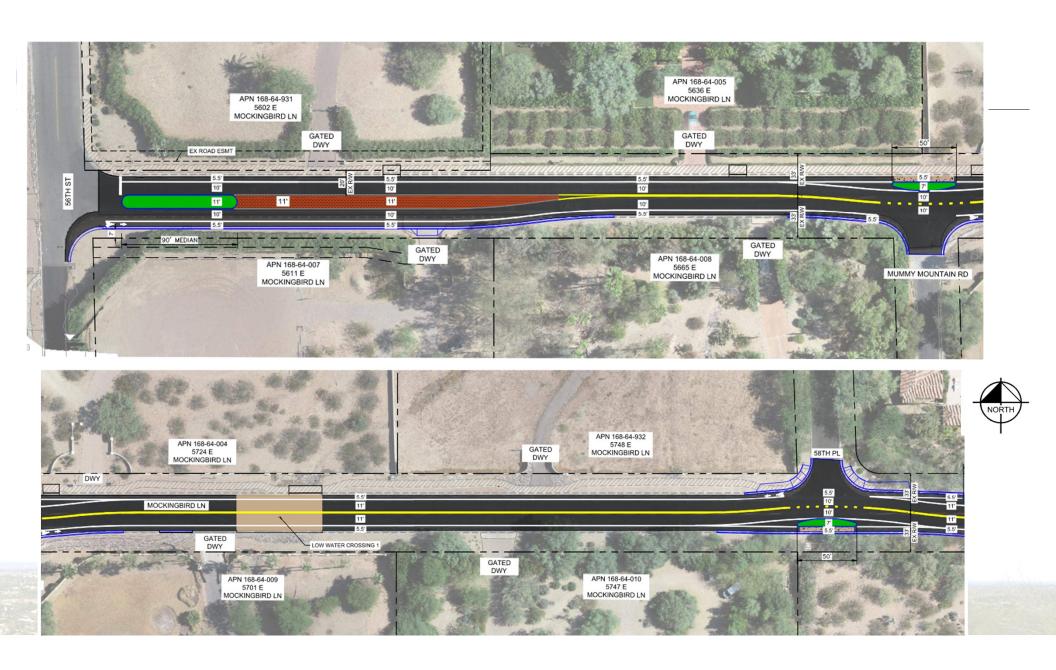


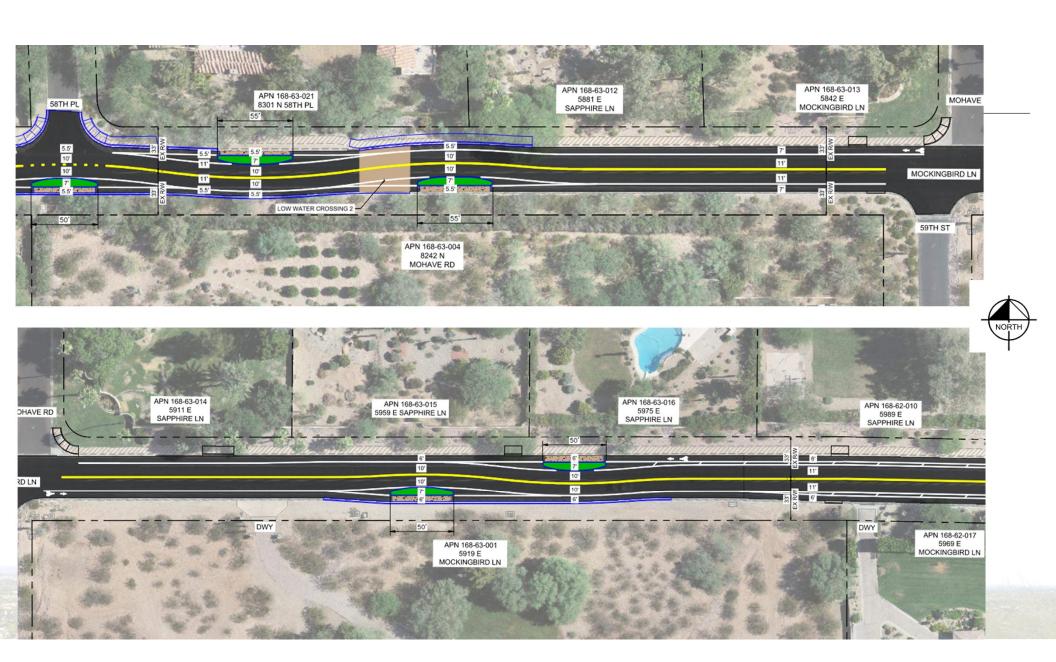
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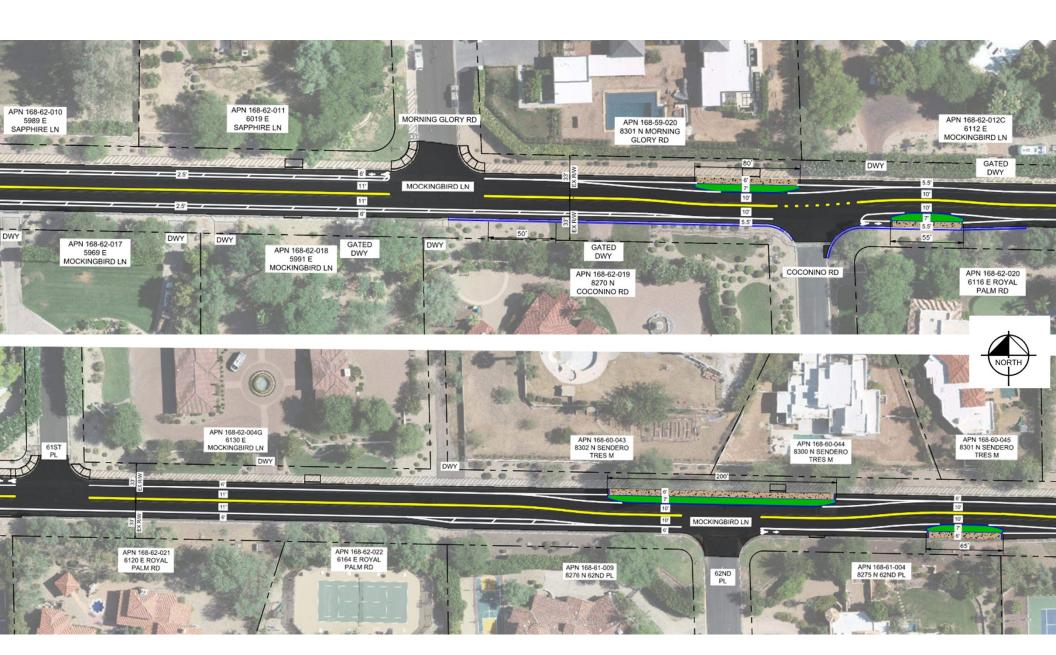
Questions?



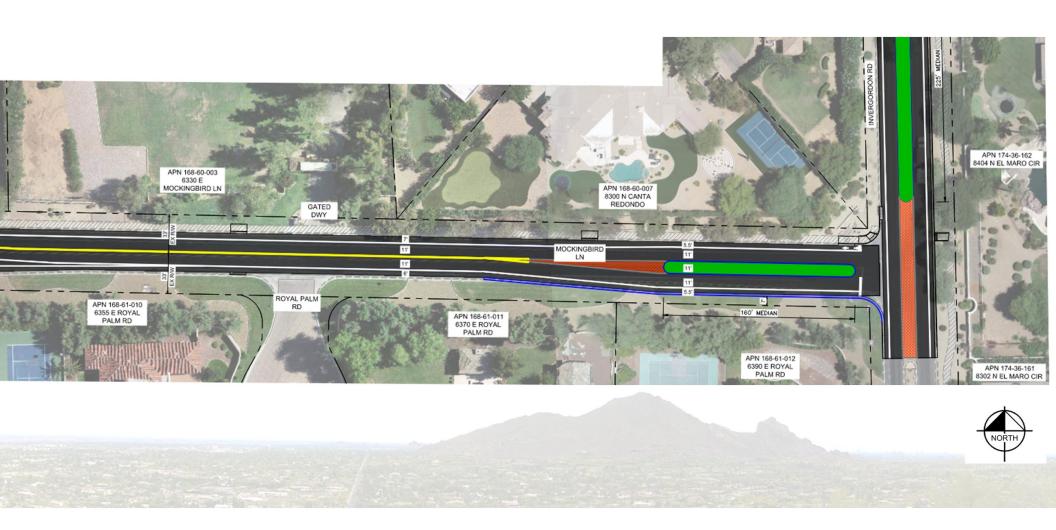
The following slides are included for reference only













Median – Looking West Down Mockingbird Lane from Invergordon Road





Transition – Looking Northwest at the Intersection of Mockingbird Lane and Invergordon Road





Median – Looking East Down Mockingbird Lane from 56th Street





Chicanes along Mockingbird Lane





Project History

BACKGROUND:

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Project History

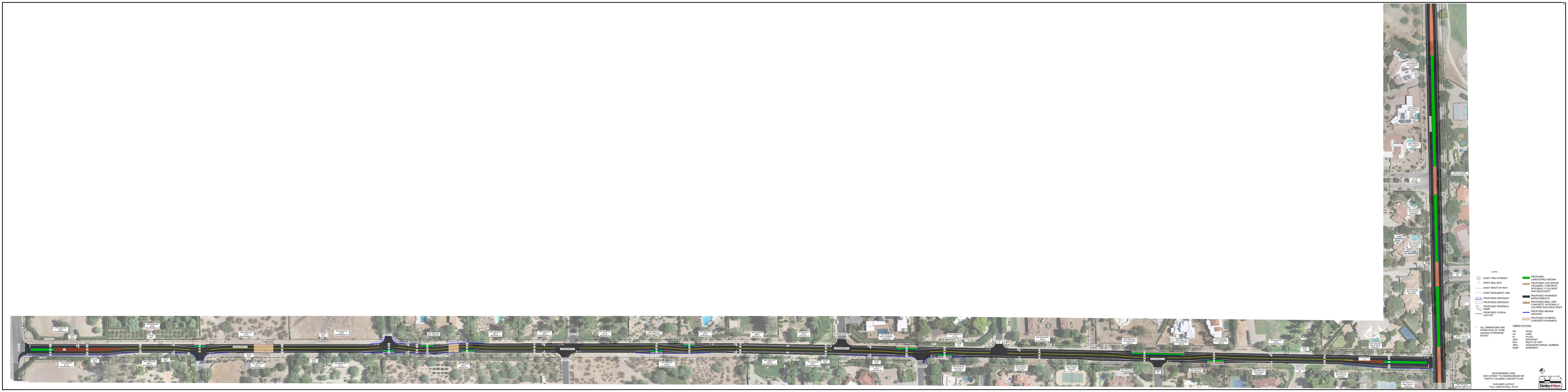
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Project History

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- 1. Provided an update related to project open house to Council and,
- 2. Recommended the approval of preconstruction services agreement with Achen-Gardner. The agreement was approved by the Council.





Town of Paradise Valley

6401 E Lincoln Dr Paradise Valley, AZ 85253

Action Report

File #: 25-105



PARADISE VALLEY



TOWN COUNCIL MEETING 6401 E. LINCOLN DRIVE PARADISE VALLEY, ARIZONA 85253 MINUTES THURSDAY, APRIL 24, 2025

1. CALL TO ORDER / ROLL CALL

Mayor Stanton called to order the Town Council Meeting for Thursday, April 24, 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
Council Member Karen Liepmann
Council Member Scott Moore arrived at 3:02 PM
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
Human Resources Director Gina Monger
Procurement Coordinator Peggy Ferrin
Capital Projects Manager Sam Kayat
Municipal Court Director Jeanette Wiensenhoffer

2. EXECUTIVE SESSION

25-093 Review and discussion of applicants for possible appointment to committees, commission, and boards as authorized by A.R.S. §38-431.03(A)(1).

A motion was made at 3:01 PM by Vice Mayor Andeen-Keller, seconded by Council Member Thomasson, to go into executive session to discuss item 25-093. The motion carried by the following vote:

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).

Aye: 6 - Mayor Stanton

Vice Mayor Andeen-Keller Council Member Labelle Council Member Liepmann Council Member Pace Council Member Thomasson

Absent: 1 - Council Member Moore

25-097 Discussion of Town Manager annual performance review as

authorized by A.R.S. §38-431.03(A)(1).

25-090 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).

3. STUDY SESSION ITEMS

Mayor Stanton reconvened the study session at 3:13 PM.

25-087 Discussion of a Lot Combination Request for Scottsdale Plaza Resort Located at 7200 N. Scottsdale Road (LLA-25-03)

Senior Planner George Burton presented a request submitted by SPR Hotel Owner LLC, d.b.a. Scottsdale Plaza Resort, for a non-administrative land modification to combine the three parcels that comprise the resort property into one lot. The lot combination application is pursuant to SUP 2023-03 stipulations 26 and 27.

Mr. Burton stated that the plat map is complete and contains the required data and meets all Town standards.

There were no additional questions or comments.

25-102 Discussion of Comprehensive Facilities Condition Assessment Request for Proposal

Public Works Director Isaac Chavira briefed the Town Council on the results of the Request for Proposal for a Comprehensive Facilities Condition Assessment. He said 11 proposals were received and evaluated by a multi-departmental evaluation team. Staff's recommendation is to award a contract to Bureau Veritas in the amount of \$103,100.19 to conduct the assessment on all eight Town-owned buildings. Bureau

Veritas was the preferred vendor due to their comprehensive approach, relevant experience, competitive pricing, and ability to meet the Town's timeline.

SERVICE FEE BREAKDOWN BY SITE

Facility Condition Assessment Fee Breakdown				
Facility Name	SF	Address	City, State	Fee
EMT Ambulance Building	3,518	6517 E. Lincoln Drive	Paradise Valley, AZ	\$ 3,869.29
Town Hall	14,866	6401 E. Lincoln Drive	Paradise Valley, AZ	\$ 4,422.04
Public Works (3 buildings)	8,999	6401 E. Lincoln Drive	Paradise Valley, AZ	\$ 4,422.04
Police Department (2 buildings)	18,441	6433 E. Lincoln Drive	Paradise Valley, AZ	\$ 4,422.04
Fire Station 91	9,934	8444 N. Tatum Boulevard	Paradise Valley, AZ	\$ 4,422.04
Fire Station 92	11,434	6539 E. Lincoln Drive	Paradise Valley, AZ	\$ 4,422.04
Court	6,000	6517 E. Lincoln Drive	Paradise Valley, AZ	\$ 4,422.04
Communications Building	700	6824 N. Highlands Drive	Paradise Valley, AZ	\$ 3,869.29
				\$ 34,270.81

In addition to the standard assessments, Mr. Chavira recommended that the Town also have Bureau Veritas conduct a single-line electrical assessment, an arc-flash electrical study, and barcode fixed assessments for better life-cycle management.

Service(s)	Lump Sum Fee(s)
Facility Condition Assessment & Inventory	\$34,270.81
Barcoding	\$2,109.38
Single-Line Assessment (Electrical)	\$29,400.00
Arc-Flash Assessment (Electrical)	\$37,320.00
Total	\$103,100.19

There was Council consensus to proceed with the recommendation and schedule a vote on May 8, 2025.

Discussion of Fiscal Year 2026 Budget - ClearGov Demonstration 25-092 and Preliminary Budget Follow Up Items

CFO Leslie DeReche demonstrated how to navigate the online software tool called ClearGov that the Town uses to generate and publish the budget.

She explained that the draft Fiscal Year 2026 budget exceeds the Town's expenditure limitation by \$1.8 million. She said the three notable proposed expenditures contributing to budget exceedance (and that were previously discussed) were:

- 1. New Police Department motorcycle officer unit
- 2. Increase in the pavement preservation program
- 3. Capital Improvement Program (particularly the Mockingbird Ln: Invergordon Rd to 56th St project)

The Council discussed in detail options to reduce the budget.

There was Council consensus to schedule a vote on the FY 2026 Tentative budget at the May 8th meeting with the following amendments and directions:

- 1. Reduce the FY 2026 Capital Improvement Project budget by \$2 million (reduce from \$12.5 million to \$10.5 million) to bring the total budget below the Town's FY26 expenditure limit.
 - a. Direct staff to negotiate cost reductions for the Mockingbird Lane Construction Manager at Risk project and bring back a guaranteed maximum price contract for Council review.
 - b. Potentially phase the Mockingbird Ln project over three fiscal years.
- 2. Transfer \$520,000 for the proposed three new motorcycle officers from the Police Department budget to the contingency fund. It was understood that this would give the Town Council flexibility later in the fiscal year to authorize some, or all, of the positions. It would require a Council vote to amend the budget and transfer funds from contingency to authorize the program.
- 3. Proceed with the recommended pavement preservation program in the amount of \$4.3 million.
- 4. Schedule future study sessions to receive more information on:
 - a. Bond financing
 - b. Arizona Expenditure Limitation law and permanent base adjustment election
 - c. Long-term capital project prioritizing / phasing and financing given the constraints of the Town's expenditure limitation cap.

Mayor Stanton recessed the meeting at 5:46 PM.

4. BREAK

5. RECONVENE FOR REGULAR MEETING

Mayor Stanton reconvened the meeting at 6:05 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
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

7. PLEDGE OF ALLEGIANCE

Rabbi Jeffrey Schesnol led the Pledge of Allegiance. Mayor Stanton and the Town Council observed a moment of silence honoring Yom Hashoah – Holocaust Remembrance Day.

Mayor Stanton and the Town Council observed a moment of silence honoring the memory of His Holiness Pope Franicis who died on Monday, April 21, 2025.

8. PRESENTATIONS

There were no presentations.

9. CALL TO THE PUBLIC

Rabbi Jeffrey Schesnol, Director of the Arizona Jewish Historical Society, Project Manager of its Museum Curatorial affairs and of its planned Hilton Family Holocaust Education Center, addressed the Council about learning the lessons of the Holocaust.

Resident Lou Baransky, PV Men's Group, addressed the Council regarding the budget and encouraged a closer review of general fund expenditures.

Resident and former Councilmember Jini Simpson addressed the Council regarding the budget. She reminded the Council of the Town's fiscally conservative heritage.

10. CONSENT AGENDA

Town Manager Ching summarized the Consent Agenda.

25-095 Minutes of Town Council Meeting March 27, 2025

25-096 Minutes of Town Council Meeting April 10, 2025

A motion was made by Council Member Pace, seconded by Vice Mayor Andeen-Keller, 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

25-099 Discussion and Possible Action to Make Appointments and Reappointments to the Paradise Valley Mountain Preserve Trust

Mayor Stanton announced he was reappointing Stephen Evans and George Getz with terms ending March 2028 and appointing Christa Berlanti to a term ending March 2028 and Rene Romero to a term ending March 2027.

Paradise Valley Mountain Preserve Trust Chair John Graham stated his support of the appointments and reappointments.

Resident David Selden spoke in favor of the appointments and reappointments.

A motion was made by Council Member Thomasson, seconded by Council Member Pace, to confirm the Mayor's appointments and reappointments to Paradise Valley Mountain Preserve Trust:

> Stephen Evans - term ending March 2028 George Getz - term ending March 2028 Christa Berlanti - term ending March 2028 Rene Romero - term ending March 2027

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

FUTURE AGENDA ITEMS 13.

25-091 **Consideration of Requests for Future Agenda Items**

Town Manager Ching summarized the future agenda schedule.

14. MAYOR / COUNCIL / MANAGER COMMENTS

A motion was made at 6:39 PM by Council Member Pace, seconded by Vice Mayor Andeen-Keller, to go into executive session to discuss item 25-097. 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 recessed the meeting at 6:39 PM

15. ADJOURN

A motion was made 8:35 PM by Vice Mayor Andeen-Keller, seconded by Council Member Pace, to adjourn the meeting. 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 8:35 PM

TOWN OF PARADISE VALLEY
SUBMITTED BY:
Duncan Miller, Town Clerk
STATE OF ARIZONA)
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 Counciled on Thursday, April 24, 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.
property called and frield and that a quordin was present.
Duncan Miller, Town Clerk



Town of Paradise Valley

6401 E Lincoln Dr Paradise Valley, AZ 85253

Action Report

File #: 25-111

AGENDA TITLE:

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

STAFF CONTACT:





PARADISE VALLEY

STAFF REPORT

TO: Mayor Stanton and Town Council Members

FROM: Andrew Ching, Town Manager

Freeman Carney, Chief of Police

DATE: May 8, 2025

DEPARTMENT: Police Department

Freeman Carney, 480 948-7410

AGENDA TITLE:

Discussion and Possible Action to Approve an Intergovernmental Agreement for the Creation of and Participation in the Arizona Child Abduction Response Team (AZCART)

RECOMMENDATION:

Approve the Intergovernmental Agreement for the Creation of and Participation in the Arizona Child Abduction Response Team and authorize the Town Manager to execute the agreement.

SUMMARY STATEMENT:

AZCART is a regional law enforcement task force established to provide a pool of specialized investigators dedicated to intensive investigative, preventive, and general law enforcement efforts. Its primary focus is on cases involving abducted and at-risk missing children.

Through this agreement, participating agencies may request and provide mutual law enforcement assistance to address serious violations of law, including child kidnapping, abduction, false imprisonment, and related crimes. The agreement supports coordinated investigation, arrest, and prosecution efforts, including the recovery of abducted children, by leveraging both state and federal laws.

Given the proximity of participating agencies, this collaboration enhances the ability to respond effectively to multi-jurisdictional criminal activity through the exchange of resources and services.

BUDGETARY IMPACT:

Some overtime costs may be involved if an incident occurs and one of our investigators responds.

ATTACHMENT(S):

- A. Staff Report
- B. Intergovernmental Agreement (AZCART)

RESOLUTION NO. 2025-02

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA, APPROVING AN INTERGOVERNMENTAL AGREEMENT FOR THE ARIZONA CHILD ABDUCTION RESPONSE TEAM.

WHEREAS, representatives of Arizona state law enforcement agencies have worked together to provide a pool of specialized investigators available to dedicate intensive investigative, preventive, and general law enforcement efforts, primarily focused on cases involving abducted and at-risk missing children; and

WHEREAS, the Town of Paradise Valley desires to approve an intergovernmental agreement with partnering governmental entities to officially create the Arizona Child Abduction Response Team and to adopt a framework for its operation.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Paradise Valley, Arizona, as follows:

<u>SECTION 1</u>. The recitals above are hereby incorporated as if fully set forth herein.

<u>SECTION 2</u>. The Intergovernmental Agreement for the Arizona Child Abduction Response Team is hereby approved in substantially the form and substance attached hereto as Exhibit A and incorporated herein by this reference.

<u>SECTION 3</u>. The Mayor, the Town Manager, the Town Clerk, and the Town Attorney are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose and intent of this Resolution.

PASSED AND ADOPTED by the Mayor and Council of the Town of Paradise Valley, Arizona, on this 8th day of May 2025.

ATTEST:	Mark Stanton, Mayor
Duncan Miller, Town Clerk	
APPROVED AS TO FORM:	
Andrew McGuire, Town Attorney	

EXHIBIT A TO RESOLUTION NO. 2025-02

[Intergovernmental Agreement for the Arizona Child Abduction Response Team]

See following pages.

INTERGOVERNMENTAL AGREEMENT FOR THE CREATION OF AND PARTICIPATION IN THE ARIZONA CHILD ABDUCTION RESPONSE TEAM

This Agreement is entered into by the "public agencies," as defined in A.R.S. § 11-951, that have executed and recorded this Agreement in accordance with the law, and as set forth in Section 1 (each, a "Party," and collectively, the "Parties").

1. PARTICIPATING PUBLIC AGENCIES.

A. The Parties to this Agreement are subject to change as additional public agencies are invited to join, and as others withdraw. In either event, the State Coordinating Agency (defined below) will distribute an updated Party list to all Parties.

B. Each Party shall provide a copy of its fully executed Agreement to the AZCART State Coordinating Agency for distribution to every other Party.

2. PURPOSE.

A. The purpose of this Agreement is to establish the Arizona Child Abduction Response Team (AZCART), the primary goal of which is to provide a pool of specialized investigators available to dedicate intensive investigative, preventive, and general law enforcement efforts, primarily focused on cases involving abducted and at-risk missing children. Parties may request and render law enforcement assistance to each other to address serious violations of law, including, but not limited to, the investigation, arrest, and prosecution of those involved in criminal child kidnapping, abduction, false imprisonment, and similar or related violations (utilizing state and federal law and prosecutions, and forfeitures, as appropriate), and the rescue of the abducted child or children.

B. The geographical jurisdiction of each Party relative to one another makes it beneficial to enter into this Agreement, enabling the exchange of mutual aid through law enforcement services and resources, and facilitating responses to ongoing multi-jurisdictional criminal activities.

3. AUTHORITY.

A. The Parties are authorized and empowered to enter into this Agreement pursuant to A.R.S. §§ 11-951 *et seq.* and 13-3872, and their respective governing authorities.

B. If any tribal community requests AZCART assistance, consideration should be given to granting tribal peace officer authority to all assisting Parties for the duration of the Activation (defined below) within the applicable tribal jurisdiction if and when required.

4. TERM.

A. This Agreement shall become effective upon execution by the Parties and filing with the appropriate County Recorder and shall remain in effect until June 30, 2030, unless otherwise terminated by the terms of this Agreement or operation of law. Failure by one or more Parties to execute this Agreement shall not invalidate it as to those Parties who did execute this Agreement. Any Party may withdraw from this Agreement with or without cause by giving thirty calendar days' written notice to the other Parties.

 B. This Agreement may be administratively extended by each Party at the direction of their respective chief law enforcement officer and as authorized by their respective governing bodies, on or before the termination date, for an additional five-year period by notifying the other Parties in writing. Any Party which fails to do so by the termination date shall no longer be a Party to the Agreement.

5. STEERING COMMITTEE; COORDINATING AGENCIES.

A. Steering Committee.

(1) A steering committee is hereby established, and each Party shall have the right to appoint a representative to it (the "Steering Committee").

(2) The Steering Committee is led by the current State Coordinating Agency (defined below) and is tasked with meeting quarterly, either in person or virtually, at the discretion of the State Coordinating Agency, to discuss AZCART-related issues, gather feedback on current and past Activations, prepare quarterly training for Parties, and seek and select appropriate agencies for rotation as Branch Coordinating Agencies.

(3) The Steering Committee shall select, subject to final approval of the Parties' chief law enforcement officers, one lead coordinating agency (the "State Coordinating Agency"), and two branch (Northern and Southern) coordinating agencies (respectively, the "Northern Branch Coordinating Agency" and the "Southern Branch Coordinating Agency"), each selected on a rotating basis for a term of at least one year, which shall correspond with the effective date of this Agreement.

(4) If multiple Parties wish to become a Branch Coordinating Agency, the Steering Committee shall determine the outcome by majority vote during its designated fourth quarter meeting, with the current State Coordinating Agency serving as the tiebreaker if needed.

(5) If all replacement Branch Coordinating Agencies are not identified by the fourth quarter meeting, the current Coordinating Agency may choose to stay in place on a month-to-month basis until a replacement agency is found.

(6) If a Branch Coordinating Agency cannot be determined, then the Activation responsibilities of that Branch will fall back under the State Coordinating Agency until a replacement is found.

B. <u>Coordinating Agencies; Coordinators.</u>

- (1) Each Coordinating Agency shall select and be led by its own individual Coordinator selected from within the Coordinating Agency.
- (2) If a Coordinator is unable to complete their term due to retirement, resignation, change in primary assignment, promotion, or for any other reason, the Coordinating Agency shall name a replacement Coordinator to fulfill the remainder of the year term.
- (3) Coordinators are responsible for coordinating ongoing training, meetings, or other necessary functions in support of AZCART's operational effectiveness.
- (4) The State Coordinator is responsible for mediating any jurisdictional or Activation disputes between the Parties during an Activation. If such mediation fails, the issue shall be brought to the attention of the applicable AZCART chief law enforcement officers or their designees for appropriate resolution.

C. <u>State Coordinating Agency</u>.

- (1) The State Coordinating Agency holds primary responsibility for U.S. Department of Justice certification, compliance, and reporting, and for ensuring compliance with intergovernmental agreements within Arizona.
- (2) The State Coordinating Agency also holds primary responsibility for Activations in Maricopa, Yuma, Pinal, La Paz, Gila, Graham, and Greenlee Counties; for handling primary vetting of Activation requests to ensure criteria have been adequately met; and for providing oversight and support to any Northern or Southern Branch Activations.

D. <u>Branch Coordinating Agencies</u>.

- (1) The Northern Branch Coordinating Agency falls under the responsibility and oversight of the State Coordinating Agency and holds primary responsibility for coordinating the response for Activations in Mohave, Coconino, Yavapai, Navajo, and Apache Counties.
- (2) The Southern Branch Coordinating Agency falls under the responsibility and oversight of the State Coordinating Agency and holds primary responsibility for coordinating the response for Activations in Pima, Santa Cruz, and Cochise Counties.

6. ACTIVATION, PROCEDURES, AND RESOURCES.

- A. Any Party or authorized representative may request AZCART "Activation." which can include but is not limited to any of the following:
- (1) A Limited Team (Hasty Team) callout for the purposes of consulting with the primary jurisdiction.
 - (2) A branch-only callout for conducting a specific task.
- (3) A Technical Team callout for cell tower analysis, foreign language translation, dedicated forensic interviews, specialized equipment, etc.
- (4) A Full Team callout for neighborhood and roadside canvassing, criminal investigation assistance, lead management assistance, area searches, crime scene management assistance, intelligence gathering, etc.
- B. The Party or its authorized representative requesting Activation must contact the Arizona Department of Public Safety Duty Office (602-223-2212) to connect with the State Coordinator or their designee to vet the Activation request.
- C. The criteria for an Activation include one or more of the following: confirmed or suspected non-family child abduction; confirmed or suspected family or non-custodial parent abduction involving endangerment circumstances; or any other at-risk missing child investigation that requires an immediate response to protect the life or well-being of a child, as determined by the AZCART State Coordinator or their designee.
- (1) Endangerment circumstances are defined as situations in which a child's life or well-being is perceived to be at risk due to violence or health conditions, or when the abducting party poses a potential threat of violence or is expected to otherwise endanger the child.
- (2) At-risk factors can include but are not limited to any of the following: special needs due to a medical diagnosis or diagnosed behavioral condition; life-threatening health issues; medication or drug dependence; being 13 years old or younger (at risk of exploitation); signs consistent with sexual exploitation; or absence inconsistent with established patterns of behavior without explanation.
- D. The Party with legal jurisdiction over the incident or investigation will remain as the lead agency for the duration of a particular Activation, with support from other Parties.
- E. Each Party shall, to the best of its ability, designate at least one sworn law enforcement officer to be available, along with supporting equipment such as vehicles, to support an Activation.

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- F. Each Party shall designate a primary representative to participate in Activations, meetings, trainings, etc., and shall immediately inform the other Parties when such designations change. If a primary representative is not available, or as the situation dictates, a Party may provide officers not normally designated as representatives to support an Activation.
- Each Party shall have the sole discretion to determine how many and how long any of its personnel or resources will be assigned in support of an Activation.

7. COSTS AND REIMBURSEMENT.

Each Party is responsible for its own costs incurred in implementing this Agreement, including, but not limited to, employee salaries, shift differentials, overtime compensation, benefits, vehicles, and equipment. If any Party receives grant funds designated for the Arizona Child Abduction Response Team, some or all of these expenses may be reimbursed to the Parties. Under no circumstances shall any Party charge the other Parties any administrative fees for work performed under this Agreement.

8. MISCELLANEOUS.

- Independent Authority and Judgment. Nothing within this Agreement shall be A. construed to limit the ability of the Parties to assist with or otherwise engage in law enforcement activities outside this Agreement. Except as otherwise provided by law, in the performance of this Agreement, the Parties act in their individual governmental capacities and not as agents, employees, or partners of the other Parties. The employees, agents, or subcontractors, of one party shall not be deemed or construed to be the employees, agents, or subcontractors of another Party. At all times relevant to the performance of this Agreement, each Party shall maintain an independent chain of command and exercise its own independent law enforcement judgement.
- Non-Discrimination. Parties shall comply with all applicable provisions of state and federal nondiscrimination laws and regulations, including, but not limited to, that all persons, regardless of race, color, religion, sex, age, marital status, sexual orientation, gender identification or expression, genetic characteristics, familial status, national origin or political affiliation, U.S. military veteran status, or disability, shall have equal access to employment opportunities and all other federal and state employment and educational opportunity laws, rules, and regulations, including the Americans with Disabilities Act; provided however, tribal communities are subject to 25 U.S.C. § 450e(c). No Party shall engage in any form of illegal discrimination.
- Indemnification. To the extent permitted under applicable laws, each Party (as "Indemnitor") agrees to defend, indemnify, and hold harmless the other Parties (as "Indemnitee") from and against any and all claims, losses, liabilities, costs, or expenses (including reasonable attorney's fees) (collectively, "Claims") arising out of bodily injury of any person (including death) or property damage, but only to the extent that such Claims are caused by negligent act or omission or other fault of the Indemnitor, its officers, officials, agents, employees, or contractors. Failure of a Party to comply with the terms of this Agreement shall not provide the basis for any third-party action against any of the Parties.

 D. <u>Governing Law; Venue</u>. This Agreement shall be governed by the laws of the State of Arizona, and suit pertaining to this Agreement may be brought only in courts in Maricopa County, Arizona, unless the subject matter of the dispute involves a tribal community, in which case venue shall be in the Federal District Court for the State of Arizona.

E. <u>Disputes</u>.

- (1) The Parties shall make every effort to resolve all disputes arising out of or relating to this Agreement through arbitration after exhausting applicable administrative review to the extent required by law.
- (2) If any legal action is brought by either Party to enforce any provision of this Agreement, the prevailing Party may recover from the other Party reasonable attorneys' fees and court costs in such amounts as allowed by the court.
- F. <u>Cancellation pursuant to A.R.S § 38-511</u>. The Parties reserve all rights that each may have to cancel this Agreement pursuant to A.R.S. § 38-511.
- G. <u>Counterparts</u>. This Agreement may be executed simultaneously or in counterparts, each of which constitutes an original, but all of which together constitute one and the same agreement. Neither a signature for every Party nor a signature line shall be required in each counterpart except that on a counterpart being brought forward by a Party to its legislative body or equivalent for approval, that particular counterpart shall have to be signed and executed in accordance with that Party's practice. The signature pages from one or more counterparts may be removed from such counterparts and attached to a single instrument so that the signatures of all Parties may be physically attached to a single document.
- H. <u>Worker's Compensation</u>. Pursuant to A.R.S. § 23-1022(D), for the purposes of worker's compensation coverage, an employee of a public agency who works under the jurisdiction or control of or within the jurisdictional boundaries of another public agency pursuant to a specific intergovernmental agreement or contract entered into between the public agencies pursuant to A.R.S. § 11-952, is deemed to be an employee of both public agencies for the purposes of this section. The primary employer shall be solely liable for the payment of workers' compensation benefits for the purposes of this section.
- I. <u>Severability</u>. In the event that any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not affect the validity or enforceability of any other provision hereof.
- J. <u>Entire Agreement</u>. This Agreement contains the entire understanding between the Parties with respect to the subjects hereof and supersedes all prior negotiations and agreements. This Agreement may be amended only by an instrument in writing and signed by all the participating Parties. The waiver of any breach of this Agreement shall not be deemed to amend

K. <u>Recording</u>. This Agreement shall be recorded with the appropriate County Recorder as described above upon its execution, and a copy shall be forwarded to each Party.

L. <u>E-Verify</u>. To the extent applicable under A.R.S. § 41-4401, each Party warrants compliance with all federal immigration laws and regulations that relate to their employees and their compliance with the E-Verify requirements under A.R.S. § 23-214(A). Failure to comply with such warranty shall be deemed a material breach of this Agreement and may result in the termination of this Agreement. All Parties retain the legal right to inspect the papers of any employee who works pursuant to this Agreement or any related subcontract to ensure compliance with this warranty, and to conduct random verifications of the employment records of any other Party to ensure compliance with this warranty. A Party will not be considered in material breach of this Agreement if it establishes that it has complied with the employment verification provisions prescribed by 8 USCA §1324(a) and (b) of the Federal Immigration and Nationality Act and the E-Verify requirements prescribed by A.R.S. §23-214(A). The provisions of this section must be included in any contract any Party enters into with any contractors or subcontractors who provide services under this Agreement.

M. <u>Notices</u>. Any notice required to be given under this Agreement will be provided to all Parties, with notice directed to each Party's chief law enforcement and chief legal officers.

N. <u>Non-Appropriation</u>. Every payment obligation of each of the Parties under this Agreement is conditioned upon the availability of funds appropriated and allocated for the payment of such obligation. If a Party's funds are not appropriated, allocated, and available, or if the appropriation is changed by the legislature or other governing body, resulting in funds no longer being available for the continuance of that Party's participation in this Agreement, that Party may terminate its participation in this Agreement as of the end of the period for which funds are available by providing written notice in advance to the Parties. No liability shall accrue to the Party in question in the event this provision is exercised, and that Party shall not be obligated or liable for any future payments or for any damages as a result of termination under this paragraph.

O. <u>Compliance with Laws</u>. Each Party shall comply with all laws, rules, and regulations, as applicable, without limitation to those designated within this Agreement.

P. <u>Provisions Required by Law.</u> Each and every provision of law and any clause required by law to be in this Agreement will be read and enforced as though it were included herein and, if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of a Party, this Agreement will promptly be physically amended to make such insertion or correction.

(SIGNATURES FOLLOW)

IN WITNESS WHEREOF, the Part	ty named below has executed this Agreement on
	Party
	Signature
	Name
	Title
REVIEWED (Chief LEO):	
Signature	
Name	
Title	
ATTESTED:	
Signature	
Name	
Title	
determined that this Agreement is in appropri	eement has been reviewed by the undersigned who ate form and is within the powers and authority of ion as to the power or authority of any other Party:
Signature	
Name	
Title	



Town of Paradise Valley

6401 E Lincoln Dr Paradise Valley, AZ 85253

Action Report

File #: 25-113

AGENDA TITLE:

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.

STAFF CONTACT:





PARADISE VALLEY

STAFF REPORT

TO: Mayor Stanton and Town Council Members

FROM: Andrew Ching, Town Manager

Chad Weaver, Community Development Director

Paul Michaud, Planning Manager George Burton, Senior Planner

DATE: May 8, 2025

DEPARTMENT: Community Development – Planning Division

George Burton, 480-348-3525

AGENDA TITLE:

LLA-25-03. Discussion & Possible Action on a Non-Administrative Land Modification request for Scottsdale Plaza Resort. 7200 N. Scottsdale Road

REQUEST:

The Scottsdale Plaza Resort is situated on three parcels. The applicant requests a Non-Administrative Land Modification to combine the three parcels that comprise the resort property into one lot.

RECOMMENDATION:

Staff recommends approval of this lot combination, subject to the following stipulations:

- 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.

BACKGROUND:

Town Council Review

The Town Council reviewed this lot combination at the April 24, 2024 work study session. There were no comments nor questions regarding the lot combination.

BACKGROUND:

History and Scope of Request

In 2023, the resort received an approved Intermediate Special Use Permit (SUP) Amendment for the redevelopment of the eastern portion of the site; which includes the





PARADISE VALLEY

STAFF REPORT

demolition of existing structures and the construction of new structures to accommodate additional guest units, restaurants, a spa with café, second level pool area, lobby pavilion, redesigned resort pool, exterior and interior renovations of existing buildings, enhanced landscaping, enhanced lighting, new signage, and parking improvements.

As part of the Intermediate SUP Amendment approval, Stipulations 26 and 27 state:

- 26. To clear up any past uncertainty on right-of-way dedication, no construction permit shall be issued on the Property until the Owner shall execute one or more fee simple dedication(s) in favor of the Town for the existing rights-of-way adjoining the Property as described below.
 - a. A total right-of-way width of twenty-five feet (25') as measured from the centerline of Hummingbird Lane south adjoining the Property.
 - b. A total right-of-way width of sixty-five feet (65') as measured from the centerline of Scottsdale Road west adjoining the Property.
 - c. A total right-of-way width of forty feet (40') as measured from the centerline of Indian Bend Road north adjoining the Property.
- 27. The Property shall be combined into one parcel (Maricopa County Assessor Parcels 174-49-001A, 174-49-001B, and 174-49-002A) prior to the issuance of the first building

In accordance with the SUP, the applicant is proposing to combine the three parcels into one lot. The applicable right-of-way (ROW) dedication is done via a separate instrument from the plat map and is processed administratively by staff. However, the plat map accounts for the ROW dedications and reflects the required ROW widths of 25 feet from centerline for Hummingbird Lane, 40 feet from centerline for Indian Bend Road, and 65 feet from centerline for Scottsdale Road.

The combined lot is compliant with the Special Use Permit requirements and results in the following:

Parcel 174-49-001B	398,326 square feet	(9.144 acres)
Parcel 174-49-001A	385,999 square feet	(8.861 acres)
Parcel 174-49-002A	805,035 square feet	(18.481 acres)
Total/Combined Area	1,589,360 square feet	(36.487 acres)





PARADISE VALLEY

STAFF REPORT

Non-Administrative Land Modification

In accordance with Article 6-9 of the Town Code, the combination of parcels on property zoned Special Use Permit shall follow the final plat process and requires Town Council review and approval. As a result, the Town Council must act on the plat map within forty (40) days from when staff deems the application complete (with the 40th day being June 2, 2025).

Public Notification

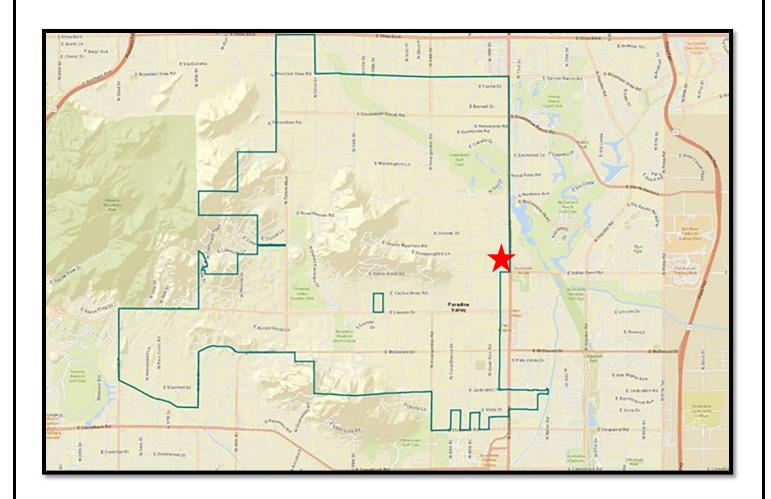
The neighboring properties located within a 1,500 radius were notified of this lot combination and staff received no comments nor inquiries regarding this request.

ATTACHMENT(S):

- 1. Staff Report
- 2. Application
- 3. Vicinity Map & Aerial Photo
- 4. Narrative & Plat Map
- 5. Notification Materials
- 6. Presentation



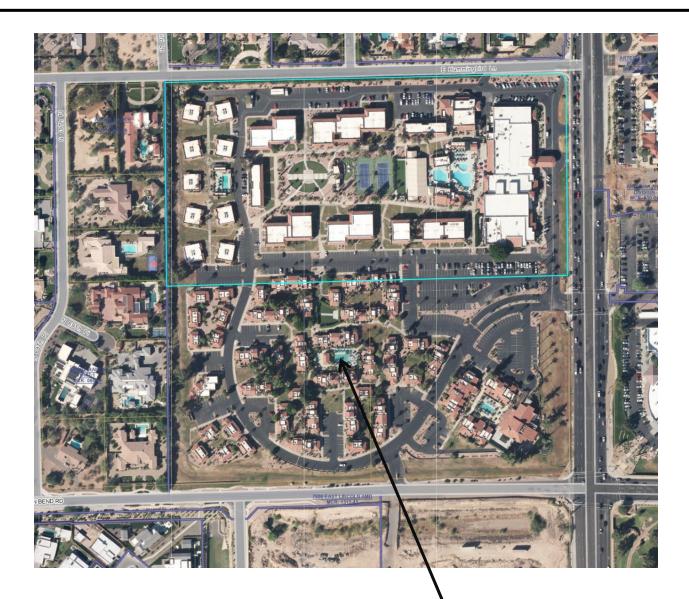
VICINITY MAP



Scottsdale Plaza Resort

7200 N Scottsdale Road





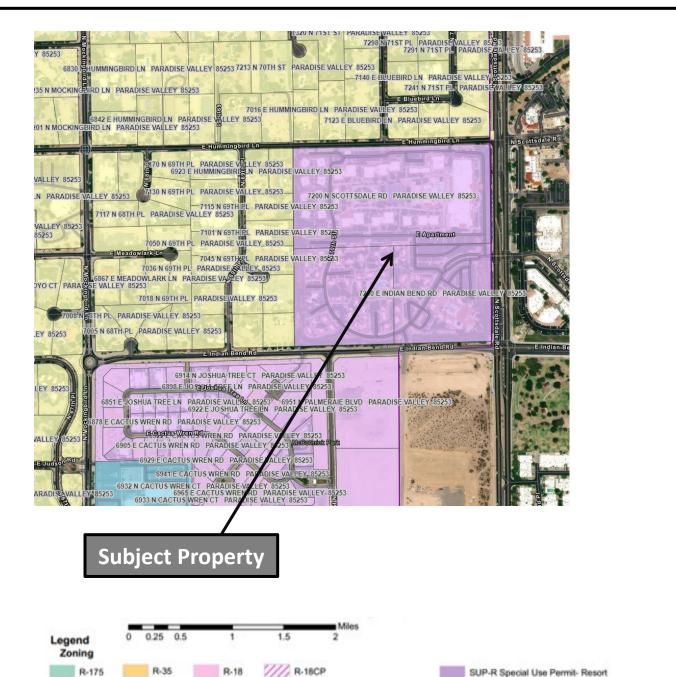
Subject Property

Scottsdale Plaza Resort

7200 N. Scottsdale Road



ZONING



SUP-P Special Use Permit-Public

OSP- Open Space Preserve

SUP-O Special Use Permit- Medical

Scottsdale Plaza Resort

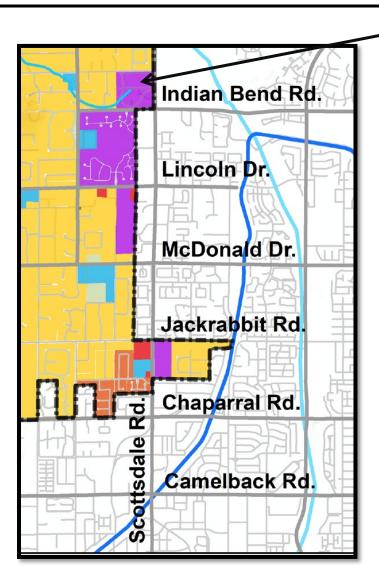
R-35CP

R-43

R-43CP

7200 N. Scottsdale Road





Subject Property

Legend **Land Use Classifications** Planning Area Very Low Density Residential Public Open Space Municipal Limits Low Density Residential Medical Office Roads Public/Quasi Public Medium Density Residential Indian Bend Wash Resort/Country Club Private Open Space Arizona Canal NOTE: All public right-of-ways shall be considered Public Open Space. Major Washes

Scottsdale Plaza Resort SUP

7200 N Scottsdale Road

ROSE LAW GROUPPC RICH • CARTER • FISHER

JORDAN ROSE

7144 E. Stetson Drive, Suite 300 Scottsdale, AZ 85251 Phone 480.505.3939 Fax 480.505.3925 JRose@RoseLawGroup.com www.RoseLawGroup.com

February 5, 2025

Paradise Valley Community Development 6401 E Lincoln Drive Paradise Valley, AZ 85253-4399

RE: Scottsdale Plaza Resort Lot Combination Required by SUP-22-02 Stipulation #27

Please accept this lot combination pre-application narrative in support of initiating the construction and renovation process associated with SUP-22-02 and its pending amendment, PA-24-54. This lot combination involves the following parcels:

- APN 174-49-002A
- APN 174-49-001B
- APN 174-49-001A

These three parcels are situated at the northwest corner of N. Scottsdale Rd. and E. Indian Bend Rd. and currently encompass the Scottsdale Plaza Resort. The property is zoned SUP-R. While this lot combination is being processed separately, it is closely related to the active managerial amendment application, which pertains to the planned renovations and updates to the Scottsdale Plaza Resort.

As outlined in Stipulation #27 of SUP-22-02, this lot combination is a required step before any building permits can be issued. Consolidating these parcels will facilitate a more streamlined and cohesive redevelopment process, ensuring compliance with planning standards and guidelines established in Chapter 6 of the Town Code: Subdivisions.

Additionally, this application includes a dedication requirement pursuant to Stipulation #26 of SUP-22-02, which mandates the following right-of-way dedications prior to the issuance of any construction permits:

- Hummingbird Lane A total right-of-way width of 25 feet measured from the centerline, south adjoining the property.
- Scottsdale Road A total right-of-way width of 65 feet measured from the centerline, west adjoining the property.
- Indian Bend Road A total right-of-way width of 40 feet measured from the centerline, north adjoining the property.

This dedication serves to clear up past uncertainty regarding right-of-way boundaries. This lot combination action, in conjunction with the execution of a special warranty deed formalizes and dedicates what currently exists and functions as public right-of-way, ensuring alignment with existing

roadway infrastructure and municipal records. By taking this step, we are providing clarity and consistency in property boundaries while complying with the requirements set forth in SUP-22-02.

This lot combination will help facilitate a more efficient development process while ensuring proper land use planning and compliance with municipal requirements. Please let us know if any further information is needed to process this request.

SCOTTSDALE PLAZA RESORT

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT SPR HOTEL OWNER LLC. A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER HAS COMBINED UNDER THE NAME "SCOTTSDALE PLAZA RESORT" ASSESSOR PARCEL NUMBERS 174-49-001A, 174-49-001B AND 174-49-002A, SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3 ,TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "SCOTTSDALE PLAZA RESORT" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE PARCELS CONSTITUTING SAME AND THAT EACH PARCEL SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH, RESPECTIVELY, ON SAID PLAT

IN WITNESS WHEREOF:

THAT SPR HOTEL OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND DESCRIBED HEREIN, HAS CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED OFFICER.

SPR HOTEL OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY:	DATE:
A MANAGING MEMBER	-

CERTIFICATION

I. RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF TWO (2) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 2025 THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

RICHARD G. ALCOCER **REGISTRATION NUMBER 33851** 4550 N. 12TH STREET PHOENIX. ARIZONA 85014 (602)-264-6831

APPROVAL

CVLSURVEY@CVLCI.COM

DAV OF

APPROVED BY THE TOWN ENGINEER AND THE PLANNING DIRECTOR OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS

	DAY OF	, 2025
BY:		
	TOWN ENGINEER	
	PLANNING DIRECTOR	

ACKNOWLEDGEMENT

STATE OF ARIZONA COUNTY OF MARICOPA)

ON THIS THE DAY OF , 2025, BEFORE ME

PERSONALLY APPEARED AND ACKNOWLEDGED HIMSELF/HERSELF TO BE AN AUTHORIZED AGENT OF SPR HOTEL OWNER LLC. A DELAWARE LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE/SHE, AS THE AUTHORIZED AGENT, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HEREBY SET MY HAND AND OFFICIAL SEAL

BY:	MY COMMISSION EXPIRES:
NOTARY PUBLIC	DATE

PARENT PARCELS LEGAL DESCRIPTIONS

PARCEL NO.1: APN 174-49-001B

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 3 FROM WHICH THE TOWN OF PARADISE BRASS CAP FLUSH MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 3 BEARS SOUTH 88°25'57" WEST. A DISTANCE OF 2648.63 FEET:

THENCE SOUTH 88°25'57" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3. A DISTANCE OF 684.99 FEET:

THENCE NORTH 01°34'03" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 40.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 40.00 FEET NORTHERLY FROM SAID SOUTH LINE, ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 88°25'57" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 638.75 FEET;

THENCE NORTH 00°45'08" WEST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 623.95 FEET:

THENCE NORTH 88°35'51" EAST, A DISTANCE OF 640.02 FEET;

THENCE SOUTH 00°37'59" EAST, A DISTANCE OF 622.13 FEET TO THE POINT OF

CONTAINING 398,326 SQUARE FEET OR 9.144 ACRES, MORE OR LESS.

PARCEL NO. 2: APN 174-49-001A

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 3 FROM WHICH THE TOWN OF PARADISE BRASS CAP FLUSH MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 3 BEARS SOUTH 88°25'57" WEST. A DISTANCE OF 2648.63 FEET;

THENCE SOUTH 88°25'57" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 74.26 FEET;

THENCE NORTH 01°34'03" WEST. A DISTANCE OF 40.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 40.00 FEET NORTHERLY FROM SAID SOUTH LINE. BEING THE POINT OF BEGINNING;

THENCE SOUTH 88°25'57" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 610.73

THENCE NORTH 00°37'59" WEST, LEAVING SAID PARALLEL LINE, A DISTANCE OF 622.13

THENCE NORTH 88°35'51" EAST, A DISTANCE OF 622.25 FEET A POINT ON A LINE WHICH IS PARALLEL WITH AND 65.00 FEET WESTERLY FROM THE EAST LINE OF SAID SOUTHEAST QUARTER:

THENCE SOUTH 00°29'25" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 610.36

THENCE SOUTH 43°58'16" WEST, A DISTANCE OF 14.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 385,999 SQUARE FEET OR 8.861 ACRES, MORE OR LESS

PARCEL NO. 3: APN 174-49-002A

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 3 FROM WHICH THE CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 3 BEARS SOUTH 00°29'25" WEST, A DISTANCE OF 2641.07 FEET;

THENCE SOUTH 00°29'25" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 659.15 FEET;

THENCE NORTH 89°30'35" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING:

THENCE SOUTH 88°35'51" WEST, A DISTANCE OF 1262.28 FEET;

THENCE NORTH 00°45'08" WEST, A DISTANCE OF 638.96 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 25.00 FEET SOUTHERLY FROM THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER;

THENCE NORTH 88°45'43" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1244.88 FEET TO THE BEGINNING OF A TANGENT CURVE OF 20.00 FOOT RADIUS, CONCAVE SOUTHWESTERLY:

THENCE SOUTHEASTERLY, DEPARTING SAID PARALLEL LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°44'52". A DISTANCE OF 31.68 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 65.00 FEET WESTERLY FROM THE EAST LINE OF SAID SOUTHEAST QUARTER:

THENCE SOUTH 00°29'25" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 615.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 805,035 SQUARE FEET OR 18.481 ACRES, MORE OR LESS

RESULTANT PARCEL 1 LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE

COMMENCING AT THE BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 3 FROM WHICH THE TOWN OF PARADISE BRASS CAP FLUSH MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 3 BEARS SOUTH 88°25'57" WEST, A

THENCE SOUTH 88°25'57" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 74.26 FEET;

THENCE NORTH 01°34'03" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 40.00 FEET NORTHERLY FROM SAID SOUTH LINE, BEING THE POINT OF BEGINNING:

THENCE SOUTH 88°25'57" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1249.48

1262.91 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 25.00 FEET SOUTHERLY FROM THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER:

THENCE NORTH 88°45'43" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1244.88 FEET TO THE BEGINNING OF A TANGENT CURVE OF 20.00 FOOT RADIUS, CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°44'52", A DISTANCE OF 31.68 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH

THENCE SOUTH 00°29'25" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1225.47

THENCE SOUTH 43°58'16" WEST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 14.28

CONTAINING 1,589,360 SQUARE FEET OR 36.487 ACRES, MORE OR LESS.

APPROVAL

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS

	DAY OF, 2	20	
BY:		ATTEST:	
	MAYOR		TOWN CLERK
	TOWN ENGINEER		COMMUNITY DEVELOPMENT DIRECTO

UTILITY PROVIDERS

COMPANY	UTILITY	CONTACT	CONTACT NUMBER
APS	ELECTRIC	APS LOCATION DEPARTMENT	602 493 4225
CITY OF PHOENIX	RECLAIMED WATER	HECTOR LEPUR	602 534 8342
CITY OF SCOTTSDALE	RECLAIMED WATER, SEWER, WATER, STORMDRAINS FIBER, STREET LIGHTS TRAFFIC SIGNALS	ELIZABETH NORTON	480 312 5650
CITY OF SCOTTSDALE FACILITIES DEPARTMENT	COMMUNICATIONS ELECTRIC, FIBER SEWER, WATER	MARIA NOTORIO	480 312 5999
COX	COX CATV, FIBER CROWN CASTLE FIBER CENTURY LINK COAX, FIBER		406 728 9343
CROWN CASTLE			800 654 3110
CENTURY LINK			800 778 9140
MCI	FIBER	SUPERVISOR ON DUTY	800 624 9675
SW GAS	GAS	ELM LOCATING DISPATCH	623 780 3350
SW GAS HP GAS		BORE COORDINATOR	623 587 3140
ZAYO GROUP	COMMUNICATION, FIBER OPTICS	ZAYO LOCATE DESK	800 961 6500

PARTICULARLY DESCRIBED AS FOLLOWS:

DISTANCE OF 2648.63 FEET:

THENCE NORTH 00°45'08" WEST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF

AND 65.00 FEET WESTERLY FROM THE EAST LINE OF SAID SOUTHEAST QUARTER;

FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING

CONTACT: RICHARD G. ALCOCER

AVENUE

DRIVE

NORTHERN

CHENEY

INDIAN BEND

SPR HOTEL OWNER, LLC

HONOLULU, HI 96813

ENGINEER

C/O TRINITY INVESTMENTS

4550 NORTH 12TH STREET

PHOENIX, ARIZONA 85014

PHONE: (602) 264-6831

FAX: (602) 264-0938

55 MERHCANT STREET, SUITE 1500

COE & VAN LOO CONSULTANTS, INC.

OWNER

VICINITY MAP

(NOT-TO-SCALE)

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 88°25'57" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 1297 OF MAPS. PAGE 21. MARICOPA COUNTY RECORDS.

NOTES

- 1. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, SANITARY SEWER EASEMENT, OR WATER EASEMENT EXCEPT AS NOTED BELOW. PAVING AND REMOVABLE TYPE FENCES, WITH NO CONTINUOUS FOOTING, ARE ALLOWED IN PUBLIC UTILITY EASEMENT, SANITARY SEWER EASEMENT, AND WATER EASEMENTS WITH APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT. NO VEGETATION SHALL BE PLANTED WITHIN ANY EASEMENT WITHOUT PRIOR APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT LANDSCAPE ARCHITECT. PUBLIC SANITARY SEWER OR WATER MAINS SHALL BE PLACED IN THE APPROPRIATE WATER AND SEWER EASEMENT. WATER MAINS THAT ARE PLACED WITHIN AN EASEMENT ARE REQUIRED TO BE DUCTILE IRON PIPE PER THE WATER SERVICES DEPARTMENT "DESIGN STANDARDS FOR WATER DISTRIBUTION MAIN". IT SHALL BE FURTHER UNDERSTOOD THAT THE TOWN OF PARADISE VALLEY SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING, OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, RECONSTRUCTION, OR REPAIR.
- 2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- 3. THE ELEVATION OF ANY PAD FOR A BUILDING OR STRUCTURE WITHIN THE BASE FLOOD LIMITS OF AN AREA OF SPECIAL HAZARD MUST BE AT OR ABOVE THE ELEVATION OF THE BASE FLOOD LIMIT AND THE FINISH FLOOR LEVEL MUST BE AT LEAST 12 INCHES ABOVE THE ELEVATION OF THE BASE FLOOD ELEVATION PER SECTION 1024 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE.
- 4. INTERIOR PARCEL CORNERS WILL BE SET WITH A 1/2" REBAR WITH REGISTRANTS CAP AT THE TIME OF APPROVAL FOR SAID PARCEL.
- 5. CERTAIN EASEMENTS THAT WERE PREVIOUSLY DEDICATED ARE HEREBY ABANDONED OR ABANDONED AND REDEDICATED BY SEPARATE INSTRUMENT. RIGHT OF WAY DEDICATIONS OCCUR ON THE SHEETS THEY APPEAR ON, AND THE ABANDONMENTS OCCUR BY SEPARATE INSTRUMENT.

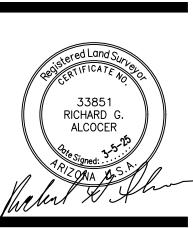


COUNTY RECORDER

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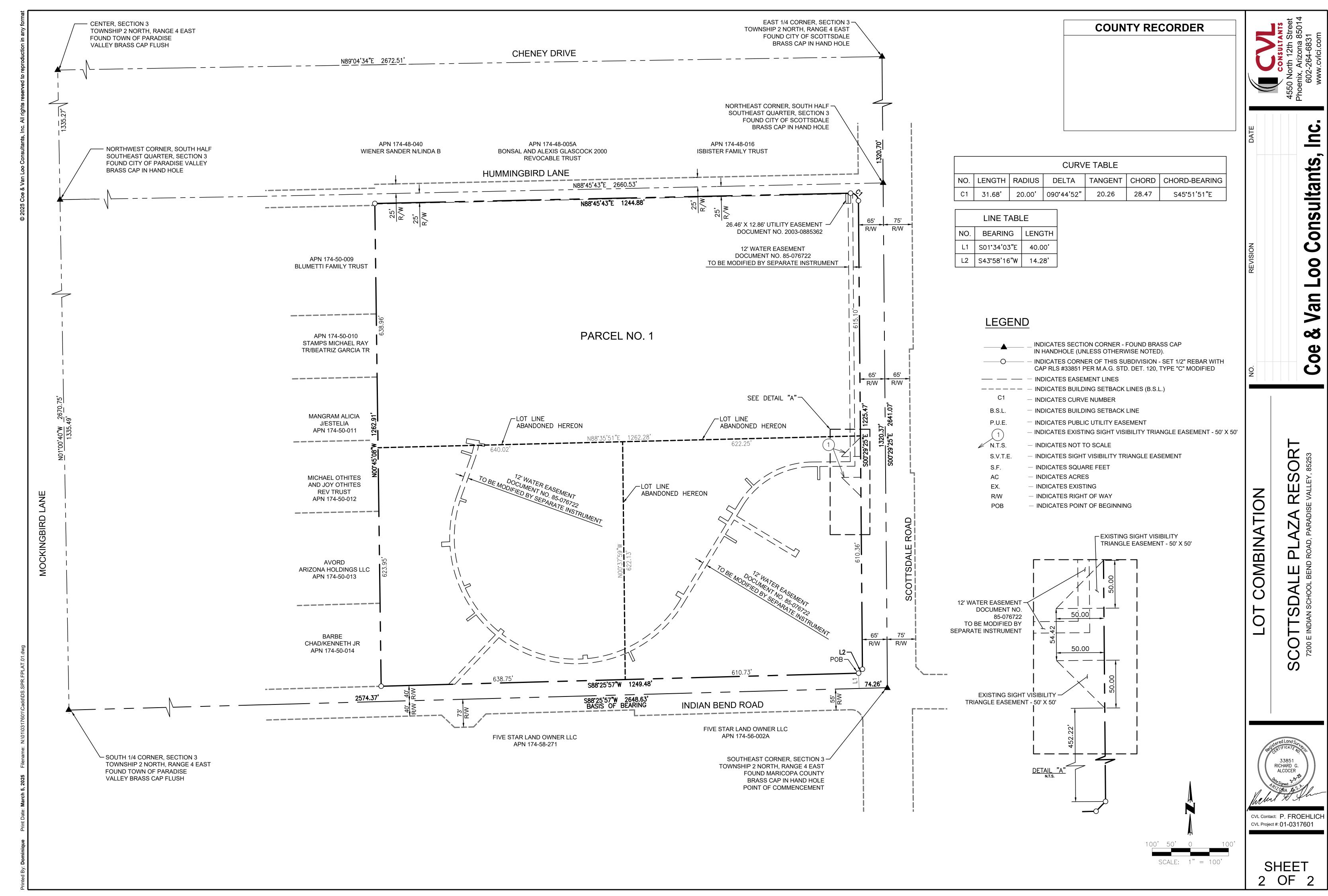
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CVL Contact: P. FROEHLICH CVL Project #: 01-0317601

SHEET SEE SHEET 2 FOR CURVE AND

GROSS AREA = 36.487 ACRES LINE TABLES





April 16, 2025

George Burton Senior Planner Town of Paradise Valley 6401 E. Lincoln Drive Paradise Valley, AZ 85253 (480) 348-3525

Dear Resident:

Notice is hereby given that the Town of Paradise Valley Town Council will hold a **public meeting at 6:00 p.m., on Thursday, May 8, 2025,** at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for:

PUBLIC MEETING: Discussion and Possible Action on the Scottsdale Plaza Resort Lot Combination (LS-25-03) at 7200 N Scottsdale Road (APNs: 174-49-001A, 174-49-001B, and 174-49-002A)

The Scottsdale Plaza Resort sits on three parcels and the applicant, SPR Hotel Owner, LLC, is requesting approval of a lot combination to combine three parcels into one lot. The subject property is located at 7200 N Scottsdale Road.

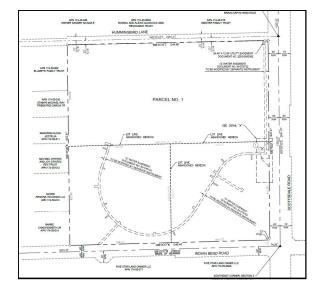
If you have questions about this application please call the Community Development Department, 6401

E. Lincoln Drive, Paradise Valley, Arizona at (480) 348-3525.

Sincerely,

George Burton

George Burton Senior Planner



The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 483-1811 (TDD) to request accommodation.

All agendas are subject to change. You can view the agenda, find application material, and provide your input via eComment approximately 4-6 days prior to the meeting date at https://paradisevalleyaz.legistar.com/Calendar.aspx You may also contact the staff liaison, George Burton, on this application at gburton@paradisevalleyaz.gov or 480-348-3525 at any time before the scheduled meeting date.

AFFIDAVIT OF MAILING NOTIFICATION

STATE OF Arizona)
) ss:
County of Maricopa)
In accordance with the requirements of the Town of Paradise Valley, the undersigned hereby certifies
that the mailing list for the proposed project is a complete list of property owners within
feet of the subject property, as obtained from the Maricopa County Assessor's Office on the
following date 1 April , 2025, and such notification has been mailed on the following
date 14 April , 202 5. Cycle Opnerolo Signature
The foregoing instrument was acknowledged by me this 16 day of
NOTARY PUBLIC
My commission expires:
ANGELICA VAN BALEN Notary Public - Arizona Maricopa County Commission # 650098 My Comm. Expires Jun 5, 2027

1398 TRUST 6101 AZ LLC 6807 MEADOWLARK LANE LLC **628 OVERLOOK TRL** 167 N GREEN ST **86 BILTMORE EST ROUND LAKE IL 60073** CHICAGO AZ 60607 PHOENIX AZ 85016 6819 73RD STREET AZ LLC 6840 AVENIDA EL ALBA LLC 6836 E HUMMINGBIRD HOLDINGS LLC/ 24 CORPORATE PLZ STE 100 6836 E HUMMINGBIRD MANAGEMENT LLC PO BOX 7787 **NEWPORT BEACH CA 92660 ASPEN CO 81612** 11931 N 98TH ST SCOTTSDALE AZ 85260 7000 EAST LINCOLN RESORT COMMUNITY 6898 JOSHUA TREE LLC 7000 EAST LINCOLN RESORT COMMUNITY 6898 E JOSHUA TREE LN PARCEL B RESIDENTIAL ASSOCIATION PARCEL B RESIDENTIAL ASSOCIATION PARADISE VALLEY AZ 85253 PO BOX 13615 1600 W BROADWAY RD STE 200 **CHANDLER AZ 85248 TEMPE AZ 85282 AAI TRUST** ABDIN ALADIN/CHIANTELLA JACQUELINE ADAMS BEECHER P/CAROL R 7010 E AVENIDA EL ALBA 7401 N SCOTTSDALE RD 6121 N CAMELBACK MANOR DR PARADISE VALLEY AZ 85253 **PARADISE VALLEY AZ 85253** PARADISE VALLEY AZ 85253 ALLEN J ANDERSON LIVING AMADEO LIVING TRUST APORIA LLC TRUST/KATHLEEN O ANDERSON LIVING 7027 N SCOTTSDALE RD UNIT 113 350 E VIRGINIA AVE 100 PARADISE VALLEY AZ 85253 PHOENIX AZ 85004 TRUST 6920 N JOSHUA TREE CT PARADISE VALLEY AZ 85253 ARELLANO GABRIELA ARGENT REVOCABLE TRUST ARIKAT SAMIR 7230 F JOSHUA TREE LN 6050 F INDIAN BEND RD 6501 E GREENWAY PKWY STE 103-442 **SCOTTSDALE AZ 85254** SCOTTSDALE AZ 85250 PARADISE VALLEY AZ 85253 ARMSTRONG CHRISTOPHER/STEPHANIE ARSANJANI REZA/KILIAN CAROLINE ARTESIA DEVELOPMENT PARTNERS LLC 6850 N 72ND PL 6848 E MEADOWLARK LN 8800 E RAINTREE DR STE 300 **SCOTTSDALE AZ 85250** PARADISE VALLEY AZ 85253 SCOTTSDALE AZ 85260 ASCHERL GEORGE F JR/GEORGE F III **AVENIDA E LLC** AVORD ARIZONA HOLDINGS LLC 7537 E MCDONALD DR 4148 N ARCADIA DR 7035 N 69TH PL SCOTTSDALE AZ 85250 PHOENIX AZ 85018 PARADISE VALLEY AZ 85253 **AZADEH HAFEZ** BABINS ERIC M/GOLD-BABINS BONNY BAGAI RAKESH/RIDDHIMA 7161 E RANCHO VISTA DR STE 3005 1316 CARYLE RD SW 7373 N 71ST PL SCOTTSDALE AZ 85251 CALGARY AB 0 PARADISE VALLEY AZ 85253 **BAIN FAMILY TRUST** BAIRD HAL C/BEVERLY BALOW ROSEANN G 7117 N 68TH PL 119 S 10TH ST APT 605 6767 E ARROYO CT **BOISE ID 83702** PARADISE VALLEY AZ 85253 PARADISE VALLEY AZ 85253

BANES CHRISTOPHER R/JAMIE
7027 N SCOTTSDALE RD UNIT 238
SCOTTSDALE AZ 85253

BARCLAY FAMILY TRUST

BARBE CHAD/KENNETH JR PO BOX 2107 ROSWELL NM 88202 BARBEE FAMILY TRUST 7611 N MOCKINGBIRD LN PARADISE VALLEY AZ 85253

BARCLAY FAMILY TRUST 7275 N SCOTTSDALE RD UNIT 1009 SCOTTSDALE AZ 852532606 BAZAN MARIANNE PO BOX 6574 SCOTTSDALE AZ 85261 BEAMER FAMILY TRUST 7301 E CACTUS WREN RD SCOTTSDALE AZ 85250

BERNARD E HEIER REVOCABLE
TRUST/CONNIE L HEIER REVOCABLE TRUST
3901 FIRETHORN CT
LINCOLN NE 68520

BERTRAM JOHN/BULTEMA JOHANNA
KATHRYN
7291 N SCOTTSDALE RD UNIT 4002
PARADISE VALLEY AZ 85253

BETA PROPERTY HOLDINGS INC PO BOX 31210 LAS VEGAS NV 89173

BEUCUS ELIZABETH L TR/ROBERT W 6824 AVENIDA EL ALBA PARADISE VALLEY AZ 85253 BHATIA ANAND/AMRITA 8770 E HIGH POINT DR SCOTTSDALE AZ 85266 BINDI LIVING TRUST 312 ARIAS ST SAN RAFAEL CA 949033351

BISSELL CAROLINE VIRGINIA TR 7231 E CACTUS WREN RD SCOTTSDALE AZ 85250 BLACK MARLIN GROUP LLC 10509 E FANFOL LN SCOTTSDALE AZ 85258 BLAKE MCDONALD LIVING TRUST 8080 N PALM AVE FL 3 FRESNO CA 93711

BLAKEMAN BRADLEY A 6701 N SCOTTSDALE RD LOT 28 SCOTTSDALE AZ 85250

BLUMETTI FAMILY TRUST 6939 E HUMMINGBIRD LN PARADISE VALLEY AZ 85253 BMTR LLC 4812 E Bluefield Ave SCOTTSDALE AZ 85254

BONSAL AND ALEXIS GLASCOCK 2000 REVOCABLE TRUST 7016 E HUMMINGBIRD LN PARADISE VALLEY AZ 85253 BOUCHER REBECCA 7027 N SCOTTSDALE RD UNIT 223 PARADISE VALLEY AZ 85253 BOWEN MARCUS 6802 N 72ND PL SCOTTSDALE AZ 85250

BRADLEY IAN/VALERIE 14003 77 AVE EDMONTON AB 0 BRANDT TYLER ALLEN 2508 ROSE CREEK PKWY S FARGO ND 58104 BRIAN A BROOKS AND TAMBRA L BROOKS
TRUST
3225 FAIRWAY CT
MORGAN HILLS CA 95037

BRODKIN TERRY B 7320 E SHOEMAN LN SCOTTSDALE AZ 85251 BRUMMER ROBERT/LORI 1106 SIEMER DR DENISON IA 51442 BRUSHA GENCI/PATRICIA 2425 E CHARLENE PL PHOENIX AZ 85024

BTSH FAMILY TRUST 6902 E HUMMINGBIRD LN PARADISE VALLEY AZ 85253 BUA JOSEPH 7297 N SCOTTSDALE RD UNIT 1001 PARADISE VALLEY AZ 85253

BUECHEL JASON J
7725 N SCOTTSDALE RD UNIT 1005 BLDG
G2
SCOTTSDALE AZ 85253

BURKE STEPHEN/PATRICIA	BURNHAM JOHN P	CALAMITO LUCETTE G
7275 N SCOTTSDALE RD UNIT 1003	7027 N SCOTTSDALE RD STE 215	6829 N 72ND PL
PARADISE VALLEY AZ 85253	PARADISE VALLEY AZ 852533687	SCOTTSDALE AZ 85250
CALDWELL CAITLIN BACHER	CAMPBELL NATALEE SIMONE	CANAD MANOR AZ INC
6400 E THOMAS RD APT 1051	6760 E ARROYO CT	3RD-930 JEFFERSON AVE
SCOTTSDALE AZ 85251	PARADISE VALLEY AZ 85253	WINNIPEG MB 0
CAREFOOT ANNE V S	CAREY ROBERT B/GRETCHEN K	CARTER INVESTMENTS PARTNERSHIP USA
7291 N SCOTTSDALE RD UNIT 4011	6912 E HUMMINGBIRD LN	215-1300 8TH ST SW
PARADISE VALLEY AZ 85253	PARADISE VALLEY AZ 85253	CALGARY AB 0
CASHMAN SUSAN E/VITO JAMES M	CASSIDY LIAM	CAVELL ARIZONA INC
7437 N 71ST ST	622 MILLWOOD RD	9141 E HIDDEN SPUR TRL STE 105
PARADISE VALLEY AZ 85253	TORONTO ON 0	SCOTTSDALE AZ 85255
CAVELL ARIZONA INC	CHENEY DR LLC	CHENEY ESTATES OWNERS ASSOCIATION
900 10310 JASPER AVE	7505 N 70TH ST	9000 E PIMA CTR PKWY
EDMONTON AB 0	PARADISE VALLEY AZ 85253	SCOTTSDALE AZ 85258
CHENEY HOLDINGS LLC 6905 E CHENEY DR PARADISE VALLEY AZ 85253	CHENEY PLACE HOMEOWNERS ASSOCIATION 7373 DOUBLETREE RANCH RD SCOTTSDALE AZ 85258	CHESIN MATTHEW 7027 N SCOTTSDALE RD 222 PARADISE VALLEY AZ 85253
CHM HOLDINGS LLC	CHUN WOOKJIN/MOON MINSOO	CL ARTESIA VILLAGE AZ LLC
1300 MONAD TER UNIT 12E	7004 E AVENIDA EL ALBA	3300 ENTERPRISE PKWY
MIAMI BEACH FL 33139	PARADISE VALLEY AZ 85253	BEACHWOOD OH 44122
CLIFFORD AND BIBI DURGANA LIVING TRUST 6962 E CACTUS WREN RD PARADISE VALLEY AZ 85253	CLS TRUST PO BOX 45515 PHOENIX AZ 850645515	CMXII HOLDINGS LLC 631 N STEPHANIE ST 343 HENDERSON NV 89014
COBE GARY/STANTON JENNIFER	COHN JAMES M/LINDA BETH	COUTELIN DOREEN
7027 N SCOTTSDALE RD 140	6922 E JOSHUA TREE LN	7246 E JOSHUA TREE LN
PARADISE VALLEY AZ 85253	PARADISE VALLEY AZ 85253	SCOTTSDALE AZ 85250
CRAIG LANCE A	CRAIK DAVID L/VIOLET	CUERNAVACA HOMEOWNERS ASSOC INC
4148 STONEYBROOK LN	9025 N FLYING BUTTE DR	16625 S DESERT FOOTHILLS PKWY
PORT ARTHUR TX 77642	FOUNTAIN HILLS AZ 85268	PHOENIX AZ 85048

CWH REVOCABLE TRUST	DEMPSEY PATRICK F/NATALIE A	DENISE R BOYLE TRUST
7241 E JOSHUA TREE LN	16W719 HILLSIDE LN	18905 N 101ST WAY
SCOTTSDALE AZ 85250	WILLOWBROOK IL 60527	SCOTTSDALE AZ 85255
DENNIS A MITCHELL REVOCABLE TRUST	DENNIS K DANG TRUST	DERMIT FAMILY TRUST
1360 POINT O WOODS DR	6847 E JOSHUA TREE LN	11231 NE 116TH PL
BENTON HARBOR MI 490229428	PARADISE VALLEY AZ 85253	KIRKLAND WA 98034
DHAMIJA ROHIT/CATHERINE R	DIAZ ALEXIS MARIE	DICIANO JULIEN D
2281 WUTHERING HEIGHTS WY	PO BOX 5130	101-200 RONSON DR
OAKVILLE ON 0	SNOWMASS VILLAGE CO 81615	ETOBICOKE ON 0
DIGBY DONALD TR	DISQUE FAMILY TRUST	DJSJ 4007 LLC
1400 W 64TH AVE	9215 N AMERICAN RANCH RD	6983 E NORTHERN AVE
DENVER CO 80221	PRESCOTT AZ 86305	PARADISE VALLEY AZ 85253
DUPONT REVOCABLE TRUST	DV RANCH LLC	EBERLE VIVIAN FAMILY LIVING TRUST
18001 N 94TH WAY	6929 N HAYDEN RD STE C4-600	6823 E AVENIDA EL ALBA
SCOTTSDALE AZ 85255	SCOTTSDALE AZ 85250	PARADISE VALLEY AZ 85253
ECONOMOS SOPHIA	EFUNE HILTON/MELANIE A TR	EGHANIABADI TRUST
6838 E OAK ST	7140 E BLUEBIRD LN	6820 N 73RD ST
SCOTTSDALE AZ 85257	PARIDISE VALLEY AZ 85253	SCOTTSDALE AZ 85250
EILEEN ELLENS LIVING TRUST	ELK ESTATES LLC	ENCK SCOTT/EMILY J
670 OLD ORCHARD RD	15215 S 48TH ST STE 139	31722 12TH PL SW
HOLLAND MI 49423	PHOENIX AZ 85044	FEDERAL WAY WA 98023
ESPOSITO DONNA M TR	EW17-MOF-JV SEVILLE LLC	FARZAD KHAMOOSHI TRUST
7027 N SCOTTSDALE RD 108	3800 North Central Avenue, Suite 460	6830 N 72ND PL
SCOTTSDALE AZ 85253	PHOENIX, AZ, 85012	SCOTTSDALE AZ 85250
FATEMA KHATIB-SHAHIDI REVOCABLE TRUST 7291 N SCOTTSDALE RD UNIT 3016 SCOTTSDALE AZ 85253	FEUER FAMILY TRUST 5353 N 16TH ST 105 PHOENIX AZ 85016	FIVE STAR LAND OWNER LLC 6720 N SCOTTSDALE RD STE 130 SCOTTSDALE AZ 85253
FIVE STAR RESORT OWNER LLC	FLAMINGO REVOCABLE TRUST	FLETCHER S T TR
6720 N SCOTTSDALE RD STE 130	PO BOX 14670	7027 N SCOTTSDALE RD UNIT 123
SCOTTSDALE AZ 85253	SCOTTSDALE AZ 85267	SCOTTSDALE AZ 85253

FORSTER KARL D/ SALLY A TR 6835 E MEADOWLARK LN PARADISE VALLEY AZ 85253	FRANCES R KIRSCHNER REVOCABLE TRUST 7291 N SCOTTSDALE RD UNIT 3009 PARADISE VALLEY AZ 85253	FREDERICK PHILIP SNOW REVOCABLE TRUST/JENNIFER XUAN THANH SNOW REVOCABLE TRUST 21 BEAUMONT ST FAIRFIELD CT 6824
FREDERICKSON FAMILY TRUST 930 TAHOE BLVD STE 802 PMB 551 INCLINE VILLAGE NV 89451	FREDRIC LEE ALLEN REVOCABLE LIVING TRUST 6970 E JOSHUA TREE LN PARADISE VALLEY AZ 85253	FV CASA RESERVE LLC 1013 ALTA CIR LOUISVILLE KY 40205
GAIDICI FLORIN/ADRIANA T TR 7115 E MOCKINGBIRD LN PARADISE VALLEY AZ 85253	GAINES DEBORAH ANN 4140 W PLACITA DEL MONTE TUCSON AZ 85745	GARY D FROST AND KRISTINE M MARCHIONDA-FROST FAMILY TRUST 6767 E BLUEBIRD LN PARADISE VALLEY AZ 85253
GATELY CHRISTOPHER J	GEOFFREY A COUCH FAMILY TRUST	GERALD BUESING TRUST
7275 N SCOTTSDALE RD UNIT 1020	7019 N 69TH PL	18972 N 98TH WAY
SCOTTSDALE AZ 852532616	PARADISE VALLEY AZ 85253	SCOTTSDALE AZ 85255
GINA LYNN FRANKLIN REVOCABLE TRUST	GINSBURG HOWARD L	GLINBERG CARRIE
7027 N SCOTTSDALE RD 109	6934 E HUMMINGBIRD LN	7027 N SCOTTSDALE RD UNIT 110
SCOTTSDALE AZ 85253	PARADISE VALLEY AZ 85253	PARADISE VALLEY AZ 85253
GLORIA STAKEMILLER LIVING TRUST	GOLDSTEIN ALLISON	GOODWIN DYLAN E
6924 E INDIAN BEND RD	7291 N SCOTTSDALE RD 2013	7027 N SCOTTSDALE RD STE 136
PARADISE VALLEY AZ 85253	SCOTTSDALE AZ 85253	PARADISE VALLEY AZ 852533685
GORANSON FAMILY TRUST	GORDON BROCK WILLIAM	GREEN GULCH RANCH
8745 E HACKAMORE DR	7027 N SCOTTSDALE RD UNIT 213	5640 E CABALLO DR
SCOTTSDALE AZ 85255	PARADISE VALLEY AZ 85253	PARADISE VALLEY AZ 85253
GREEN ROBERT S/JILL S 6695 E INDIAN BEND RD PARADISE VALLEY AZ 85253	GREGG AND DAPHNE WARREN 2015 FAMILY TRUST 6914 E CACTUS WREN RD PARADISE VALLEY AZ 85253	GROSSMAN RESIDENCE TRUST 6874 E JOSHUA TREE LN PARADISE VALLEY AZ 85253
GRUNTLER AUDREY R	GSM SCOTTSDALE LLC	GTG INC
8648 CRICKET TREE LN	6023 FOREST DR	231 SASKATCHEWAN AVE EAST
INDIANAPOLIS IN 46260	MORTON GROVE IL 60053	PORTAGELAPRAIRIE MB 0
HA RICHARD JUNEYOUNG/JEONG JAE 9132 COUNTY ROAD 422 HANNIBAL MO 634016819	HAMPSHIRE 2000 REVOCABLE TRUST 7275 N SCOTTSDALE RD UNIT 1006 BLDG G2 SCOTTSDALE AZ 85253	HARLAN STANLEY FLEECE JR LIVING TRUST 7275 N SCOTTSDALE RD UNIT 1015 PARADISE VALLEY AZ 85253

PO BOX 8830 6939 N CACTUS WREN CT 7275 N SCOTTSDALE RD UNIT 1016 PARADISE VALLEY AZ 85253 PARADISE VALLEY AZ 85253 **ELKINS PARK PA 19027 HEARD GARFIELD** HELEN Y CHANG FAMILY TRUST HAYS GAVIN/CORRIGAN 26750 N 64TH ST 7291 N SCOTTSDALE RD UNIT 2003 6945 E CHENEY DR **SCOTTSDALE AZ 85253** PARADISE VALLEY AZ 85253 SCOTTSDALE AZ 85266 HERNANDEZ JAIME/MASARYK ZUZANA E HILL WALTER PAUL/SHIRLEY J HOLWAY RICHARD V/ROBIN J 7027 N SCOTTSDALE RD 208 6827 N 73RD ST 7036 N 69TH PL SCOTTSDALE AZ 852533687 SCOTTSDALE AZ 85250 PARADISE VLY AZ 852534410 **HOOD EDWARD J/COLLEEN HORAN FAMILY TRUST** HORST K HILLER REVOCABLE TRUST 7291 N SCOTTSDALE RD UNIT 2012 7137 E BLUEBIRD LN 630 N WASHINGTON **SCOTTSDALE AZ 85253** PARADISE VALLEY AZ 85253 WICHITA KS 67214 HORVAT CHRISTY M **HOWZE DENISE HUGHEY WILLIAM E** 850 BONNIE BRAE BLVD 7291 N SCOTTSDALE RD UNIT 2014 7291 N SCOTTSDALE RD UNIT 2006 **DENVER CO 80209** PARADISE VALLEY AZ 85253 PARADISE VALLEY AZ 85253 **IBRAHIM WILLIAM/CARIE INOUYE CRAIG S/ROBERSON CHARLOTTE** ILARDO SALVATORE/GRAZIA 6823 N 73RD ST 7291 N 71ST PL 7275 N SCOTTSDALE RD UNIT 1023 **SCOTTSDALE AZ 85250** PARADISE VALLEY AZ 85253 PARADISE VALLEY AZ 85253 **INOUYE CRAIG/CHARLOTTE ISBISTER FAMILY TRUST** JA IRREVOCABLE TRUST 935 LAKE PLACID DRIVE SE 6587 N PALMERAIE BLVD UNIT 2011 7155 E PARADISE CANYON RD PARADISE VALLEY AZ 85253 CALGARY AB 0 PARADISE VALLEY AZ 85253 JABLONSKI CONRAD/JENNA JACKSON GEORGE W JR JACOBS CAROLE R 7213 N 70TH ST 29181 WOODCREST CT 8634 E ILIFF DR PARADISE VALLEY AZ 85253 **SOUTHFIELD MI 48076 DENVER CO 802313809** JAINS NISHA MARY JAN H MANN AND KENNETH MANN FAMILY JB ARIZONA LLC 7291 N SCOTTSDALE RD UNIT 3012 REVOCABLE LIVING TRUST 15431 W 100TH TER **SCOTTSDALE AZ 85253** 6822 N 72ND PL **LENEXA KS 66219** SCOTTSDALE AZ 85250 JEAN ANN SMITH REVOCABLE TRUST JEAN ANN SMITH REVOCABLE TRUST JEFFREY C MCKINNEY FAMILY TRUST/ERIN

2350 S GILBERT RD

CHANDLER AZ 85286

HAWKINS JAMES B/MARY PAT

HAWKINS THOMAS/LINDA

HARRISON MARVIN D JR

2350 S GILBERT

CHANDLER AZ 85286

JEAN MCKINNEY FAMILY TRUST

22457 AVE 13 1/2 MADERA CA 93637

JERRY AND THORA BARKER FAMILY TRUST JEWETT GREGORY P/LAURA L JM MCDOWELL INVESTMENTS LLC 6923 E HUMMINGBIRD LN PO BOX 27874 6234 E MONTEROSA ST **SCOTTSDALE AZ 85255** PARADISE VALLEY AZ 85253 SCOTTSDALE AZ 85251 JOEL L SCHALLER TRUST JOHN ELVIN IFFLAND AND MELISSA LARSEN JOHNSON CONSTANCE L 7171 E PARADISE CANYON RD **HOGAN FAMILY** 7027 N SCOTTSDALE RD 139 PARADISE VALLEY AZ 85253 PARADISE VALLEY AZ 85253 4395 OAK PLACE DR **WESTLAKE VILLAGE CA 91362** JUDITH A BRECKNER REVOCABLE TRUST JOSHUA & INETTE BROWN REVOCABLE JUDSON COMMUNITY ASSOCIATION TRUST **4014 GRAINWOOD TRL NE** PO BOX 15427 6940 N CACTUS WREN CT PRIOR LAKE MN 55372 **SCOTTSDALE AZ 85267** PARADISE VALLEY AZ 85253 JUNGER ROBIN M JURKIEWICZ MARK A/BOZENA K KASS HOWARD E/JULIE E 1222 GARDEN GATE DR 31947 N 63RD PL 9220 BENTRIDGE AVE **BRENTWOOD BAY BC 0 CAVE CREEK AZ 85331** POTOMAC MD 20854 KATHLEEN A LEWIS AND CLUNET R LEWIS KATZ NATALIE/LAWRENCE E TR KAZOKU HOLDINGS LLC **FAMILY TRUST** 6828 N 73RD ST 12600 N 92ND PL **SCOTTSDALE AZ 85260** 6965 E CACTUS WREN RD SCOTTSDALE AZ 85250 PARADISE VALLEY AZ 85253 KEERY REVOCABLE TRUST **KEILTY THOMAS** KENNETH J WOOMER AND NIKI M 71 FLI SWORTH ST 6831 N 73RD ST WOOMER JOINT LIVING TRUST 1600 S W DASH POINT RD STE B PMB 260 SAN FRANCISCO CA 94110 SCOTTSDALE AZ 85250 FEDERAL WAY WA 98023 KENT REED NOBLE REVOCABLE KIM NOVIELLI REVOCABLE LIVING TRUST KISS VIKTOR LASZLO TRUST/LESLIE SCARLETT NOBLE REVOCABLE 15720 N GREENWAY-HAYDEN LOOP STE 1 283 BROKAW RD **TRUST** SANTA CLARA CA 95050 **SCOTTSDALE AZ 85260** 6958 E JOSHUA TREE LN PARADISE VALLEY AZ 85253 KLEIN MARY PATRICIA/PACINO STEVEN C KLIBANOFF LIVING TRUST KLIMEK JOHN S/DIANE M TR

33900 LAKEDGE LN 6929 E CHENEY DR 9304 KILREA DR **CHAGRIN FALLS OH 44022** PARADISE VALLEY AZ 85253 **ORLAND OARK IL 60462**

KLING ASHLEY ROSE KLT HOLDINGS LLC KOE BETTY 7027 N SCOTTSDALE RD UNIT 201 21618 N 39TH PL 6701 N SCOTTSDALE RD UNIT 29 SCOTTSDALE AZ 85252 PHOENIX AZ 85050 SCOTTSDALE AZ 85250

KOLLA FAMILY TRUST KORNEGAY WILLIAM/REKA SAHAR KOUROUGLOS REVOCABLE LIVING TRUST 11436 E DREYFUS AVE 7251 E CACTUS WREN RD 6814 E INDIAN BEND RD SCOTTSDALE AZ 85250 PARADISE VALLEY AZ 85253 SCOTTSDALE AZ 85259

KOZLOV ALEKSEY/KOZLOVA IRINA	KRESICKI-OBERLE FAMILY TRUST	KRIGEL JAMES E/FELICIA JON
1322 91ST AVE NE	4057 N MIRADA CIR	6854 E CACTUS WREN RD
CLYDE HILL WA 98004	MESA AZ 85207	PARADISE VALLEY AZ 85253
KUBIAK LARISSA C	KUSPER JUSTUS LIVING TRUST	LAUNCHSPACE MANAGEMENT LTD
7291 N SCOTTSDALE RD UNIT 1005	7275 N SCOTTSDALE RD 1014	118 15028 32ND AVE
PARADISE VALLEY AZ 85253	PARADISE VALLEY AZ 85253	SURREY BC 0
LAUNER IVAN/SHARON	LAURA A CAMERON LIVING TRUST	LAZCANO FAMILY REVOCABLE TRUST
706 MORRIS CT	7027 N SCOTTSDALE RD STE 218	7275 N SCOTTSDALE RD UNIT 1013
EAST MEADOW NY 11554	PARADISE VALLEY AZ 852533687	PARADISE VALLEY AZ 85253
LEIGHTON FAMILY TRUST	LEROY REVOCABLE TRUST	LEVINE ROARK/JUDY
6927 E CHENEY DR	6901 E JOSHUA TREE LN	76 ROBINSON HILL RD
PARADISE VALLEY AZ 85253	PARADISE VALLEY AZ 85253	FRANKLIN CT 6254
LHS REVOCABLE TRUST PO BOX 14672 SCOTTSDALE AZ 85267	LILIEN FAMILY TRUST 17900 N HAYDEN RD APT 1042 SCOTTSDALE AZ 85255	LILLIE SUSANNA FLETCHER 2004 TRUST 6863 E JOSHUA TREE LN PARADISE VALLEY AZ 85253
LOMAX SCOTT 7291 N SCOTTSDALE RD UNIT 4010 PARADISE VALLEY AZ 85253	LORRAIN A ETZEL AND ELLEN J ETZEL REV TRUST 7027 N SCOTTSDALE RD STE 117 SCOTTSDALE AZ 852533683	LOVEJOY JEREMY O/COX-LOVEJOY SABRINA L TR 7123 N 68TH PL PARADISE VALLEY AZ 85253
LUC REYNAERT REVOCABLE TRUST	LUDDEN WATSON TRUST	LYNCH FAMILY TRUST
3660 MICHIGAN AVE APT 410	525 ST. GEORGE RD	1235 RODEO RD
CINCINNATI OH 45208	DANVILLE CA 94526	ARCADIA CA 91006
LYNCH LAND DEVELOPMENT LLC 411 OVERLAND AVE BURLEY ID 83318	LYNSIE ANN TRUST 7295 N SCOTTSDALE RD UNIT 1001 PARADISE VALLEY AZ 85253	M ELLIOT AND MARGARET W RIVIERE REVOCABLE LIVING TRUST 2020 N CENTRAL AVE STE 120 PHOENIX AZ 85004
M&J FAMILY TRUST/KROL RICHARD G/SUZANNE M 6929 E JOSHUA TREE LN PARADISE VALLEY AZ 85253	M2 FAMILY TRUST 7243 E CACTUS WREN RD SCOTTSDALE AZ 85250	MAGGIO ANTHONY/CATHY 7291 N SCOTTSDALE RD UNIT 3007 PARADISE VALLEY AZ 85253
MAKKAR AKASH/MEENAKSHI	MALKI DANIEL/HIGGINS JESSE	MANGRAM ALICIA J/ESTELIA

7027 N SCOTTSDALE RD UNIT 206

SCOTTSDALE AZ 85253

7005 N 68TH PL

PARADISE VALLEY AZ 85253

7101 N 69TH PL

PARADISE VALLEY AZ 85253

MARELLA PUNNAIAH	MARGARET JULIA WHEELER REVOCABLE	MARGO S POPOVICH INDIVIDUAL
CHOWDARY/SIRIPURAPU SHANTIPRIYA	TRUST	PROPERTY TRUST
7025 E CHENEY DR	6811 N 73RD ST	6386 SPRUCE MEADOWS LN
PARADISE VALLEY AZ 85253	SCOTTSDALE AZ 85250	LAND O LAKES WI 54540
MARIE SWAIM TRUST AGREEMENT 7291 N SCOTTSDALE RD UNIT 4008 PARADISE VALLEY AZ 85253	MARK B GOODE REVOCABLE TRUST 2876 FREDRIC CT NORTHBROOK IL 60062	MARK S MICHELINI AND DEBRA J MICHELINI REVOCABLE TRUST 808 BLACK WALNUT DR SUGAR GROVE IL 60554
MARTIN DANA REVOCABLE TRUST	MARXEN LIVING TRUST	MARY A ELTON LIVING TRUST
7710 E GAINEY RANCH RD UNIT 131	1999 JAMAICA BLVD S	7027 N SCOTTSDALE RD UNIT 116
SCOTTSDALE AZ 85258	LAKE HAVASU CITY AZ 86406	PARADISE VALLEY AZ 85253
MARY LYNN LIVING TRUST	MASH JASON/HIZER CAROL S	MAZ ULTRASOUNDS LLC
7297 N SCOTTSDALE RD UNIT 1004	7291 N SCOTTSDALE RD UNIT 1012	7291 N SCOTTSDALE RD 3004
PARADISE VALLEY AZ 85253	PARADISE VALLEY AZ 85253	PARADISE VALLEY AZ 85253
MCCORMICK RANCH GOLF CLUB INC	MCCRACKEN MALCOLM	MCINTYRE JAMES/JALBUNA BENJAMIN
7505 MCCORMICK PKWY	PO BOX 5053	7242 E JOSHUA TREE LN
SCOTTSDALE AZ 85258	WHITEFISH MT 59937	SCOTTSDALE AZ 85250
MCLEAN HOLDINGS LLC	MERVIS ADAM J/KROACK LAUREL L	MEYERS PHILLIP D/BARBARA J
PO BOX 15654	6825 E CHENEY DR	7123 E BLUEBIRD LN
SCOTTSDALE AZ 85267	PARADISE VALLEY AZ 85253	PARADISE VALLEY AZ 852533639
MICHAEL J AND LAURIE L DALTON LIVING TRUST 6825 N 72ND PL SCOTTSDALE AZ 85250	MICHAEL OTHITES AND JOY OTHITES REV TRUST 7045 N 69TH PL PARADISE VALLEY AZ 85253	MIECZYSLAW & EWA BAK TRUST 6440 STONERIDGE MALL RD UNIT K215 PLEASANTON CA 94588
MIRCHANDANI PITU B	MITCHELL GARY/CONNIE	MKA FOUR LLC
7027 N SCOTTSDALE RD 230	6853 E MEADOWLARK LN	PO BOX 17202
SCOTTSDALE AZ 85253	PARADISE VALLEY AZ 85253	PHOENIX AZ 85011
MOONEY JOSEPH SPENCER/JANE BRADY	MOWRY DEAN/NANCY	MUNDHENKE GARY/MULLIGAN SUSAN L
3099 HIGHLANDS CIR	6812 N 73RD ST	2615 S RIDGEVIEW WAY
OXFORD MS 38655	SCOTTSDALE AZ 85250	SIOUX FALLS SD 57105
MURTHY PRASHANTH/NABAMITA	NAAB BRONSON/THOMPSON GRECIA	NADRAMIA MICHAEL/RHONDA
7148 E VALLEY TRL	14209 N 68TH ST	10632 N SCOTTSDALE
PARADISE VALLEY AZ 85253	SCOTTSDALE AZ 85254	SCOTTSDALE AZ 85254

NANCY WHITMAN DICKSON REVOCABLE NARGUNDKAR LIVING TRUST NATALEE FRITZ LIVING TRUST/MASON **TRUST** 6587 N PALMERAIE BLVD UNIT 3018 FRITZ TRUST 6869 E CACTUS WREN RD PARADISE VALLEY AZ 85253 7027 N SCOTTSDALE RD 234 PARADISE VALLEY AZ 85253 PARADISE VALLEY AZ 85253 **NEKZAD SHOAIB/CHRISTIE M NERM LIVING TRUST** NENAD FAMILY REVOCABLE LIVING TRUST 7291 N SCOTTSDALE RD UNIT 2002 6901 E CHENEY DR 7239 N MOCKINGBIRD LN PARADISE VALLEY AZ 85253 PARADISE VALLEY AZ 85253 PARADISE VALLEY AZ 85253 NIELSON DONALD L/VINI E TR NNH LLC OATES TERRY NEIL/MARY CULLEY 3370 N HAYDEN RD STE 123 PMB 941 7235 E CACTUS WREN RD 1 W BUENA VISTA RD **SCOTTSDALE AZ 85250** SCOTTSDALE AZ 85251 **EVANSVILLE IN 47711** OCONNOR TIMOTHY P/JANET JANUARY **OKSANA ANN YUSUPOV QUALIFIED OGLE GWEN** PO BOX 4083 7291 N SCOTTSDALE RD UNIT 1002 PERSONAL RESIDENCE TRUST/IGOR SCOTTSDALE AZ 85261 PARADISE VALLEY AZ 85253 RICHARD YUSUPOV QUALIFIED PERSONAL RFS TR 7410 N 71ST PL ORNSTEIN FAMILY TRUST ORANGE PENGUIN TRUST ORCHID PARADISE LLC 7275 N SCOTTSDALE RD UNIT 1017 7009 E AVENIDA EL ALBA 6955 E PARADISE RANCH RD PARADISE VALLEY AZ 852532616 PARADISE VALLEY AZ 85253 PARADISE VALLEY AZ 85253 ORRETT JENNIFER/ROSS **OZTURK KORAY** PAMELA DEL DUCA TRUST 6908 F HUMMINGBIRD I N 7291 N SCOTTSDALE RD 1009 6881 F CACTUS WRFN RD PARADISE VALLEY AZ 85253 PARADISE VALLEY AZ 85253 PARADISE VALLEY AZ 85253 PARADISE VALLEY TOWN OF PARRA RUBY LOU PATEL YATIN R 7275 N SCOTTSDALE UNIT 1012 6401 E LINCOLN DR 7027 N SCOTTSDALE RD UNIT 239 PARADISE VALLEY AZ 85253 PARADISE VALLEY AZ 85253 **SCOTTSDALE AZ 85253** PETERS PROPERTIES LLC PEARL STEPHANIE RACHEL PHILIPOVITCH FAMILY TRUST 7027 N SCOTTSDALE RD 202 5850 THE KNOLLS 6910 E JOSHUA TREE LN SCOTTSDALE AZ 85253 LINCOLN NE 68512 PARADISE VALLEY AZ 85253 PIERCE ELIZABETH PKS2 LLC PLENCNER RACHEL A 7291 N SCOTTSDALE RD 1001 2464 VINEYARD RD 16633 W LOMA ROJO CT **SCOTTSDALE AZ 85253** NOVATO CA 94947 **SURPRISE AZ 85387**

PPPJ TRUST

PO BOX 216

LAKE OSWEGO OR 97034

POPICH ASHLEY/AMYRA L

7027 N SCOTTSDALE RD 224

PARADISE VALLEY AZ 852533688

PRELL STEVEN J

7291 N SCOTTSDALE RD UNIT 4013

SCOTTSDALE AZ 85253

PRICE SANDRA L	PRICHARD WILLIAM/MARIAFRANCESCA	PULVER 2020 REVOCABLE TRUST
7250 E JOSHUA TREE LN	7027 N SCOTTSDALE RD UNIT 130	7275 N SCOTTSDALE RD UNIT 1008
SCOTTSDALE AZ 85250	PARADISE VALLEY AZ 85253	PARADISE VALLEY AZ 85253
QAQISH IBRAHIM	RAMDAS INVESTMENTS I INC	RANDAL D VOSTI REVOCABLE TRUST
5625 E GROVERS AVE	7201 N MOCKINGBIRD LN	904 LA TERRAZA CT
SCOTTSDALE AZ 85254	PARADISE VALLEY AZ 85253	MONTEREY CA 93940
RATUSHNY M SCOTT/LARA L	RCI WESTWAY LLC/KPN INDUSTRIAL LLC	REBECCA LEE BOWMAN TRUST
15802 N 71ST ST UNIT 507	11225 W BERNARDO CT 100	6741 N INVERGORDAN RD
SCOTTSDALE AZ 85254	SAN DIEGO CA 92127	PARADISE VALLEY AZ 85253
RED CEDAR TRUST 7027 N SCOTTSDALE RD UNIT 212 PARADISE VALLEY AZ 85253	RETHORE BERNARD G 7010 E AVENIDA EL ALBA PARADISE VALLEY AZ 85253	RICHARD DALE MUNSON REV TR/MUNSON CONSTANCE 7298 N 71ST PL PARADISE VALLEY AZ 85253
RICHARD K DAVIS AND THERESA A DAVIS REVOCABLE TRUST 7018 N 69TH PL PARADISE VALLEY AZ 85253	RITZ VILLA 3012 LLC 6587 N PALMERAIE BLVD UNIT 3012 PARADISE VALLEY AZ 85253	RIVERHOUSE FAMILY TRUST 6920 E HUMMINGBIRD LN PARADISE VALLEY AZ 85253
RIZZO JOSEPH/DESPINA	ROBBINS CAROL M	ROBERT J AMMAN TRUST
7291 N SCOTTSDALE RD UNIT 4009	7027 N SCOTTSDALE RD UNIT 214	6878 E CACTUS WREN RD
PARADISE VALLEY AZ 85253	SCOTTSDALE AZ 85253	PARADISE VALLEY AZ 85253
ROBERT M TAXIN LIVING TRUST 6835 E JOSHUA TREE LN PARADISE VALLEY AZ 85253	ROBERT W STANTON IRREVOCABLE TRUST 7181 N 68TH PL PARADISE VALLEY AZ 85253	RODERICK S TERAUCHI AND REIKO TERAUCHI REVOCABLE TRUST 2315 CEDAR ST EL CERRITO CA 94530
ROGERS JENNIFER CHRISTINE	ROLLINS TRUST	RONCK BRYAN/CATHERINE S
7027 N SCOTTSDALE RD UNIT 231	7291 N SCOTTSDALE RD 1004	4301 GLEN FALLS LN
PARADISE VALLEY AZ 85253	SCOTTSDALE AZ 85253	VAIL CO 81657
ROONEY REVOCABLE LIVING TRUST	ROTTUNDA KURTIS/ADRIANA	S & D RESTAURANTS LLC
6025 E PEBBLES CT	7027 N SCOTTSDALE RD UNIT 112	1421 E THOMAS RD
CAVE CREEK AZ 85331	PARADISE VALLEY AZ 85253	PHOENIX AZ 85014
SAFIR DOV	SAM MARCHESE TRUST	SAMNANI SUFIYAN FIROJ
10632 N SCOTTSDALE RD 488	1436 N 143RD AVE	1001-611 UNIVERSITY DR
SCOTTSDALE AZ 85254	OMAHA NE 68154	SASKATOON SK 0

SANDRA BRUINSMA FAMILY TRUST 2017 SANDS NORTH TOWNHOUSES SANDS RESIDENTIAL LLC **18-24528 STURGEON RD** 7904 E CHAPARRAL RD STE A110 214 3104 E CAMELBACK RD STE 7258 STURGEON COUNTY AB 0 SCOTTSDALE AZ 85250 PHOENIX AZ 85016 SANTUCCI FAMILY REVOCABLE TRUST **SAUNDERS JOSHUA SB TRUST** 6701 N SCOTTSDALE RD LOT 26 6835 N 73RD ST 15215 N KIERLAND BLVD UNIT 317 **SCOTTSDALE AZ 85250** SCOTTSDALE AZ 85250 **SCOTTSDALE AZ 85254** SCHECHTER LAVI SCHUCKERT FAMILY TRUST SCOTT JOHN L/DEBRA A 7297 N SCOTTSDALE RD UNIT 1002 6806 N ROCKING RD 7181 E CAMELBACK RD UNIT 504 PARADISE VALLEY AZ 85253 SCOTTSDALE AZ 85250 SCOTTSDALE AZ 85251 SCOTT YOUNG AND DENISE GILROY SCOTTSDALE CITY OF SCOTTSDALE OFFICE CENTER LLC **REVOCABLE TRUST** 7447 E INDIAN SCHOOL RD STE 205 660 NEWPORT CENTER DR STE 1300 SCOTTSDALE AZ 85251 **NEWPORT BEACH CA 92660** 8755 E VIA DE ENCANTO **SCOTTSDALE AZ 85258** SCOTTSDALE SPECTRUM LLC **SCRIBNER FAMILY TRUST** SETOODEH ABRAHIM/SHAHNAZ ASHLEY P 6730 N SCOTTSDALE RD 6969 E PARADISE RANCH RD 7407 N 71ST PL **SCOTTSDALE AZ 85253** PARADISE VALLEY AZ 85253 PARADISE VALLEY AZ 85253 SFI ARTESIA LLC SHANNON TREGER FAMILY TRUST SHARON B SIEGEL REVOCABLE TRUST 180 GLASTONBURY BLVD STE 201 6857 E CACTUS WREN RD 6983 E PARADISE RANCH RD **GLASTONBURY CT 6033** PARADISE VALLEY AZ 85253 PARADISE VALLEY AZ 85253 SHARON E IVES REVOCABLE TRUST SHEA HOMES LIMITED PARTNERSHIP SHORT ELIZABETH BADER 7027 N SCOTTSDALE RD UNIT 240 8800 N GAINEY CENTER DR STE 350 7447 E SIERRA VISTA DR **SCOTTSDALE AZ 85253 SCOTTSDALE AZ 85258 SCOTTSDALE AZ 85250** SHUKUFUKU LLC SHWANDYIIC SIEVERS AMANDA/LINGER ALEXA 6845 E CACTUS WREN RD 1729 E OSBORN RD 7310 E JOSHUA TREE LN PARADISE VALLEY AZ 85253 PHOENIX AZ 85016 SCOTTSDALE AZ 85250 SINGER LIVING TRUST SK/MK TRUST **SMITH FAMILY TRUST**

SINGER LIVING TRUST

6842 E HUMMINGBIRD LN

PARADISE VALLEY AZ 85253

SK/MK TRUST

6997 E PARADISE RANCH RD

PARADISE VALLEY AZ 85257

SO MABEL/RONALD

6701 N SCOTTSDALE RD LOT 25

SCOTTSDALE AZ 85250

SO RONALD/MABEL 6701 N SCOTTSDALE RD LOT 25 SCOTTSDALE AZ 85250

SORENSEN PARADISE ESTATE LLC 8702 N 65TH ST PARADISE VALLEY AZ 85253

6809 E CACTUS WREN RD

PARADISE VALLEY AZ 85253

SORENSEN SCOTTSDALE ESTATE LLC 8702 N 65TH ST PARADISE VALLEY AZ 85253 SPR HOTEL OWNER LLC 55 MERCHANT ST STE 1500 HONOLULU HI 96813 SPRANDO PATRICIA L 7257 SW ETON CT PORTLAND OR 97225

ST BARNABAS OF THE DESERT 6715 N MOCKINGBIRD LN SCOTTSDALE AZ 85253 ST PIERRE FAMILY TRUST 7027 N SCOTTSDALE RD UNIT 205 PARADISE VALLEY AZ 85253 STAMPS MICHAEL RAY TR/BEATRIZ GARCIA
TR
7115 N 69TH PL
PARADISE VALLEY AZ 85253

STEVEN J HILTON FAMILY TRUST/ETAL 6893 E CACTUS WREN DR PARADISE VALLEY AZ 85253 STEWART JUSTIN LARRY/KELLI K 6867 E MEADOWLARK LN PARADISE VALLEY AZ 85253 STONE ROBERT E/MARGARET M 7027 N SCOTTSDALE RD UNIT 138 PARADISE VALLEY AZ 85253

STONER ALAN B/CINDY M 6820 E MEADOWLARK LN PARADISE VALLEY AZ 85253 SUMMERS JOHN JR/KATINA P PO BOX 6100 SCOTTSDALE AZ 85261 SUNLIGHT PROPERTIES LLC 7738 N 54TH ST PARADISE VALLEY AZ 85253

SWIDER MARISHA 110 E CORTEZ DR 217 SEDONA AZ 86351 TAFT DEREK 2128 MT BRYNION RD KELSO WA 98626 TAFT MARK H/LORI L 319 HAGENMAN RD KELSO WA 98626

TAFT MARK H/LORI L 319 HAGEMAN RD KELSO WA 98626 TAN SHELLEY LYNN 6357 WILD OAKS TER NORTHWEST PRIOR LAKE MN 55372 TAYLOR DARLA
7027 N SCOTTSDALE RD
SCOTTSDALE AZ 85253

TEHRANI LEILA K 6820 N 73RD ST SCOTTSDALE AZ 85250 TENGLER AZ RE HOLDINGS LLC 864 OPHIR PEAK RD INCLINE VILLAGE NV 89451 TENN FAMILY TRUST 6917 E CACTUS WREN RD PARADISE VALLEY AZ 85253

THOMAS C SANDO AND LOIS L SANDO LIVING TRUST 6982 E JOSHUA TREE LN PARADISE VALLEY AZ 85253 THOMAS M RETTLER REVOCABLE
TRUST/COURTNAY A RETTLER REVOCABLE
TRUST
2328 E STIRLING PKWY
APPLETON WI 549137852

THURMAN FAMILY LIVING TRUST 7002 N 68TH PL PARADISE VALLEY AZ 85253

TIMOTHY & NANCY CASSIDY FAMILY TRUST 7275 N SCOTTSDALE RD UNIT 1002 PARADISE VALLEY AZ 85253 TOLLEN THOMAS/TIFFINIE 7320 N 71ST ST PARADISE VALLEY AZ 85253 TOTH DOUGLAS F 7027 N SCOTTSDALE RD 131 PARADISE VALLEY AZ 85253

TRAILOV TRENT J/HILLENBRAND TIA 207 PARK LN APT 208 KIRKLAND WA 98033 TRAVIATA HOUSE LLC 7556 E CAMELBACK RD SCOTTSDALE AZ 85251 TROISI 7027 LLC 1373 W ORIOLE WAY CHANDLER AZ 85286

TWELVE 12 TRUST 7275 N SCOTTSDALE RD UNIT 1007 PARADISE VALLEY AZ 85253	UNDERHILL LARRY G TR 2911 N FOSSIL RIM WITCHITA KS 67205	UNITED CHINA EDUCATION FOUNDATION INC 7401 N SCOTTSDALE RD 42 PARADISE VALLEY AZ 85253
VALOS FAMILY LIVING TRUST	VANDERPOEL MICHAEL/SHELLEY	VERNON RICHARD W TR
7291 N SCOTTSDALE RD UNIT 3005	5013 W TAPPS DR E	6821 N 72ND PL
PARADISE VALLEY AZ 85253	LAKE TAPPS WA 98391	SCOTTSDALE AZ 85253
VICARY JILL/HENRY	VICORI REVOCABLE TRUST	VIKKI L RASKIN REVOCABLE TRUST
7291 N SCOTTSDALE RD UNIT 2004	6890 E CACTUS WREN RD	6821 E JOSHUA TREE LN
PARADISE VALLEY AZ 85253	PARADISE VALLEY AZ 85253	PARADISE VALLEY AZ 85253
WADE FAMILY REVOCABLE TRUST I 6883 E JOSHUA TREE LN PARADISE VALLEY AZ 85253	WALKER WENDY R 6701 N SCOTTSDALE RD UNIT 24 SCOTTSDALE AZ 85250	WALTER M OLIVER 2005 TRUST/OLIVER KAY A 6938 E CACTUS WREN RD PARADISE VALLEY AZ 85253
WARRIOR SANCTUARY TRUST 4328 VERANO DR AUSTIN TX 78735	WARSTLER CAROLYN GUIMARIN 6919 E JOSHUA TREE LN PARADISE VALLEY AZ 85253	WATSON GENE R/LAURA E 7291 N SCOTTSDALE RD UNIT 3008 SCOTTSDALE AZ 85253
WECHSLER ROBERT L/BARBARA KAUFMAN	WEG LIVING TRUST	WEINBERGER BRIAN ALLAN
7275 N SCOTTSDALE RD UNIT 1022	7302 E JOSHUA TREE LN	7249 E JOSHUA TREE LN
PARADISE VALLEY AZ 85253	SCOTTSDALE AZ 85250	SCOTTSDALE AZ 85250
WEISEL FAMILY TRUST 6886 E JOSHUA TREE LN PARADISE VALLEY AZ 85253	WESTOVER DECEDENTS TRUST 6835 E CHENEY RD PARADISE VALLEY AZ 85253	WESTREICH DOROTHY/PHILLIP 6701 N SCOTTSDALE RD UNIT 27 SCOTTSDALE AZ 85250
WHITE JEROME S JR/JEANINE D	WHITESTONE SEVILLE LLC	WILL WINSTON HOLDINGS LLC
1648 CANFIELD AVE	2600 S GESSNER RD STE 500	6989 E CACTUS WREN RD
PARK RIDGE IL 60068	HOUSTON TX 77063	PARADISE VALLEY AZ 85253
WILLENBRINK JEFFREY L 7027 N SCOTTSDALE RD STE 129 PARADISE VALLEY AZ 852533685	WILLIAM BRADFORD LITLE AND MONICA SEGO LITLE TRUST 7030 E CHENEY DR PARADISE VALLEY AZ 85253	WILLIAMS BRIAN C/AMY N 3116 E ROSE LN PHOENIX AZ 85016
WILLIAMS FAMILY TRUST	WILLIAMS SUZANNE/JOHN	WINCHELSEA LLC
6930 E CACTUS WREN RD	6760 E HUMMINGBIRD LN	PO BOX 681
PARADISE VALLEY AZ 85253	PARADISE VALLEY AZ 85253	CAVE CREEK AZ 85327

WISHON MICHAEL/CAROL 2632 SAMUEL DR OFALLON MO 63368 WOZNY ROBERT 51500 STRATTON CT GRANGER IN 46530 YOYO TRUST 7525 E GAINEY RANCH RD UNIT 115 SCOTTSDALE AZ 85258

ZOWINE DAVID T TR 6752 E ARROYO CT PARADISE VALLEY AZ 85253

TOWN OF PARADISE VALLEY

Non-Administrative Land Modification Scottsdale Plaza Resort 7200 N. Scottsdale Road LLA-25-03



Town Council Public Meeting May 8, 2025

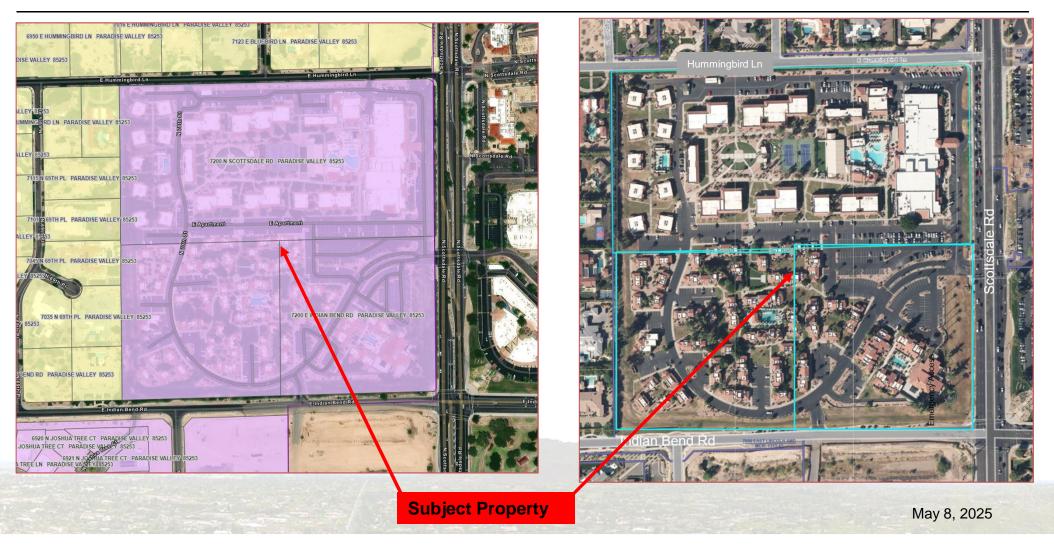
TODAY'S GOAL & AGENDA

- Review & Action
- Agenda:
 - History
 - Scope of Request
 - o Action





VICINITY MAP & AERIAL PHOTO



HISTORY

- Resort resides on 3 parcels
- 2023 Intermediate SUP Amendment for Site Improvements
- Combine property into 1 lot prior to issuance of building permits (per SUP Stips 26 & 27)
- April 24th TC Work Session:
 - No comment

SUP 2023-03

option of the Resort Living Zone in the Town's Visually Significant Corridors Plan, as amended. This may include, and is not limited to, use of weathered steel framed panels, painted mountain cutout and matching posts, and ½ inch by ½ inch screen mesh cut in wave patterns set in weathered steel.

- b. Safety measures <u>shall</u> address minimum clearances and related measures as required by the utility provider and the Town Code such as corner vision. This includes clearances the equipment and screening are from the street improvements (e.g., sidewalk, travel lane).
- 25. Walls and fences shall be constructed in accordance with the Approved Plans. The walls shown on Sheet 5.11 shall have a setback of five feet or greater from the right-of-way property line. In the event of a conflict between the Approved Plans and Article XXIV of the Town Zoning Ordinance, the Approved Plans shall control. Walls and fences shall meet required corner vision requirements outlined in Section 8-1-13 of the Town Code and shall be measured from the exterior finished grade. Additional walls or fences not shown on the Approved Plans are permissible without an amendment to this Special Use Permit provided the Owner obtains a Town building permit and the walls comply with the height and setback outlined in Article XXIV, Walls and fences, of the Town Zoning Ordinance.
- 26. To clear up any past uncertainty on right-of-way dedication, no construction permit shall be issued on the Property until the Owner shall execute one or more fee simple dedication(s) in favor of the Town for the existing rights-of-way adjoining the Property as described below.
 - A total right-of-way width of twenty-five feet (25') as measured from the centerline
 of Hummingbird Lane south adjoining the Property.
 - A total right-of-way width of sixty-five feet (65') as measured from the centerline of Scottsdale Road west adjoining the Property.
 - A total right-of-way width of forty feet (40°) as measured from the centerline of Indian Bend Road north adjoining the Property.
- 27. The Property shall be combined into one parcel (Maricopa County Assessor Parcels 174-49-001A, 174-49-001B, and 174-49-002A) prior to the issuance of the first building permit associated with these improvements.

C. MANAGEMENT - MAINTENANCE

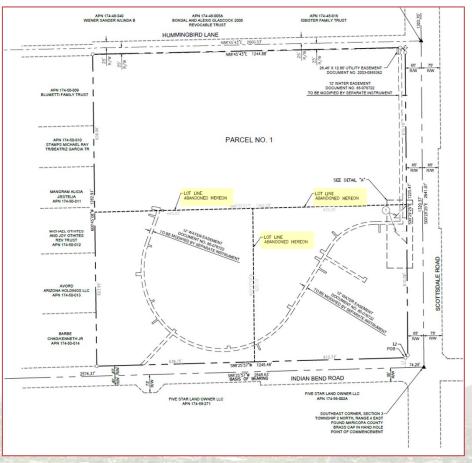
- 28. [Existing Modified Stipulation] At all times, the Property shall remain under unified management and shall be operated as one, single resort facility and not be subdivided for sale or sold as private residences.
- 29. Maintenance of the Resort in general and all common areas specifically, shall be coordinated through a single unified management entity, which may be the Owner.

4838838.3

C-6

SUMMARY OF REQUESTS

Combine 3 parcels into 1 lot



Parcel 174-49-001B	398,326 sq ft	(9.144 acres)
Parcel 174-49-001A	385,999 sq ft	(8.861 acres)
Parcel 174-49-002A	805,035 sq ft	(18.481 acres)
Total/Combined Area	1,589,360 sq ft	(36.487 acres)

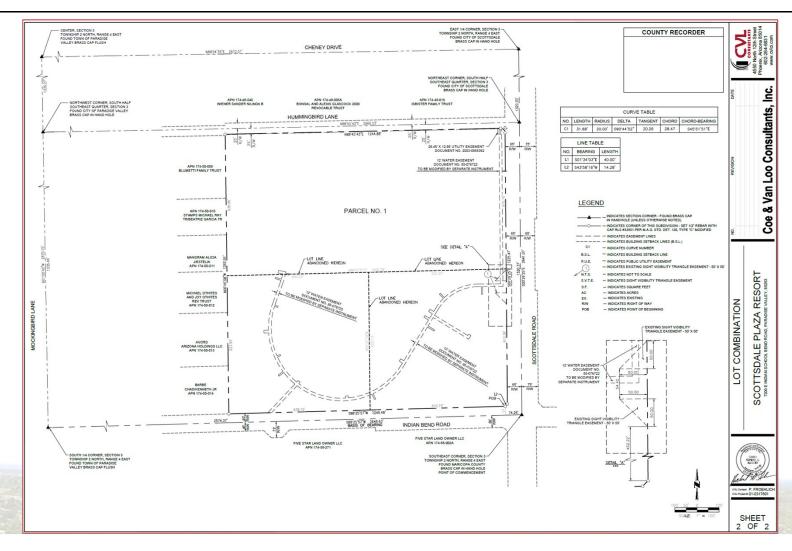
PLAT MAP - SHEET 1

COUNTY RECORDER LOT COMBINATION FOR SCOTTSDALE PLAZA RESORT A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3. TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN. MARICOPA COUNTY, ARIZONA DEDICATION PARENT PARCELS LEGAL DESCRIPTIONS RESULTANT PARCEL 1 LEGAL DESCRIPTION AVENUE Consultants, STATE OF ARIZONA THAT PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: KNOW ALL MEN BY THESE PRESENTS: THENCE SOUTH 88°25'57" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST GUARTER OF SAID SECTION 3, A DISTANCE OF 74.26 FEET; THENCE NORTH 01"3403" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 40.00 FEET NORTHERLY FROM SAID SOUTH LINE, BEING Van Loo VICINITY MAP THENCE SOUTH 88°25'S7" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 638.75 OWNER ంర THENCE NORTH 88"35"51" EAST, A DISTANCE OF 640.02 FEET; ္ပိ CONTAINING 398,326 SQUARE FEET OR 9,144 ACRES, MORE OR LESS. ENGINEER COE & VAN LOO CONSULTANTS, INC. 4550 NORTH 12TH STREET PHOENIX, ARIZONA 55014 PHONE: (602) 264-6531 FAX: (602) 264-6935 CONTACT: RICHARD G. ALCOCER CERTIFICATION COMMENCING AT THE BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 3 FROM WHICH THE TOWN OF PARADISE BRASS CAP FLUSH MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 3 BEARS SOUTH 88*2557* WEST, A DISTANCE OF 2645.55 FEET; RESORT APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS THENCE NORTH 01°34'03" WEST, A DISTANCE OF 40,00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 40,00 FEET NORTHERLY FROM SAID SOUTH LINE, BEING DAY OF COMBINATION PLAZA I MAYOR TOWN CLERK APPROVED BY THE TOWN ENGINEER AND THE PLANNING DIRECTOR OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS TOWN ENGINEER COMMUNITY DEVELOPMENT DIRECTOR ш THENCE SOUTH 00°29'25" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 610.36 SCOTTSDAL UTILITY PROVIDERS THENCE SOUTH 43°58'16' WEST, A DISTANCE OF 14.28 FEET TO THE POINT OF CONTACT NUMBER TOWN ENGINEER ELECTRIC 2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. THE ELEVATION OF ANY PAD FOR A BUILDING OR STRUCTURE WITHIN THE BASE FLOOD LIMITS OF AN AREA OF SECOLE HAZARD MUST SEE AT OR ABOVE THE ELEVATION OF THE BASE FLOOD LIMIT AND THE FIRST HE FLOOR THE MUST SEE AT LEAST 12 INCHES ABOVE THE ELEVATION OF THE BASE FLOOD ELEVATION PER SECTION 1024 OF THE TOWN OF PARADISE VALLEY ZORING ORDINANCE. CITY OF SCOTTSDALE 480 312 5650 **ACKNOWLEDGEMENT** ELECTRIC, FIBER MARIA NOTORIO 480 312 5999 THENCE SOUTH 00°29'25" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 659, 15 FEET; PERDONALLY APPEARED AND ACKNOWLEDGED HIMSELFHERDELF TO BE AN AUTHORIZED AGENT OF SPR HOTEL OWNER LLC, A DELL LUHTED LABILITY COMPANY, AND ACKNOWLEDGED THAT HOBBILL AS THE AUTHORIZED AGENT, BEIND DULY AUTHORIZED TO 00 30, EXECUTED THE POREGOING INSTRUME THE PURPOSE CONTAINED THEREIN. CATV, FIBER THENCE NORTH 89"30"35" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 65.00 FEET FOR TO THE POINT OF BEGINNING; CENTURY LINK COAX, FIBER 800 778 9140 THENCE SOUTH 88"35"51" WEST, A DISTANCE OF 1262.28 FEET. SW GAS I HEREBY SET MY HAND AND OFFICIAL SEAL THENCE SOUTH 00"29"25" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 615.10 FEET TO THE POINT OF BEGINNING. SHEET GROSS AREA = 36.487 ACRES | SEE SHEET 2 FOR CURVE AND LINE TABLES

May 8, 2025

1 OF 2

PLAT MAP - SHEET 2



REQUIREMENTS

- Plat map complete with required data and statements
- Plat map in compliance with SUP:
 - 1 parcel greater than 20 acres (per SUP Guidelines)
- Half street dedication in compliance with minimum roadway standards
- Properties within 1,500' radius notified of public meeting:
 - No public comment received

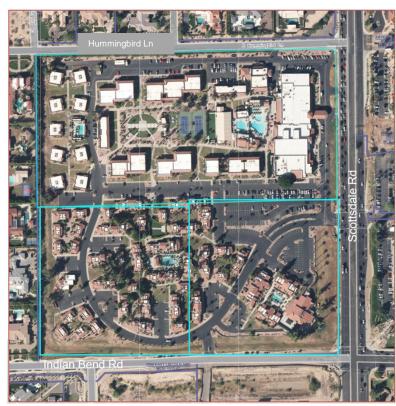


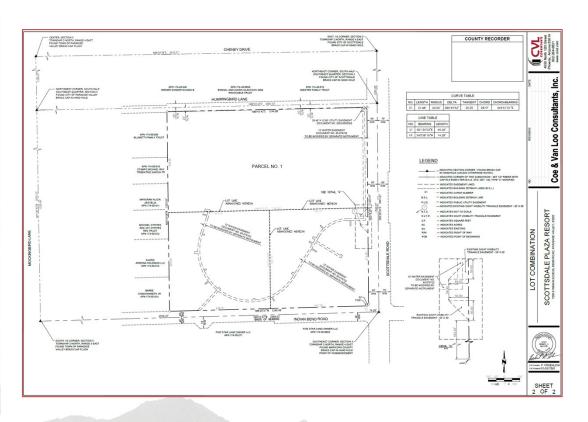
RECOMMENDATION

- Staff Recommends Approval
- Stipulations:
 - Lot combination must be recorded with Maricopa County in substantial compliance with "Lot Combination for Scottsdale Plaza Resort" plat
 - 2. Within 60 days of approval, applicant shall submit Mylars and electronic version for Town's permanent record



QUESTIONS









Town of Paradise Valley

6401 E Lincoln Dr Paradise Valley, AZ 85253

Action Report

File #: 25-118

AGENDA TITLE:

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

RECOMMENDATION:

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

STAFF CONTACT:

TOWN





PARADISE VALLEY

STAFF REPORT

TO: Mayor Mark Stanton and Town Council Members

FROM: Andrew Ching, Town Manager

Isaac Chavira, Public Works Director

DATE: May 08, 2025

DEPARTMENT: Public Works Department

Isaac Chavira, 480-250-5185, Robert Deserano 480-348-3589

AGENDA TITLE:

Comprehensive Facilities Condition Assessment, Contract with Bureau Veritas.

SUMMARY STATEMENT:

Town Staff is seeking approval to enter into an agreement with Bureau Veritas for the Comprehensive Facilities Condition Assessment in the amount of \$103,100.19 per their proposal.

Following a rigorous evaluation by the evaluation committee, Bureau Veritas was selected as the preferred vendor due to their comprehensive approach, relevant experience, competitive pricing, and ability to meet the Towns timeline.

Staff recommends that Council approve the selection of Bureau Veritas and authorize the Town to enter into an agreement in the amount of \$103,100.19 per their proposal.

BUDGETARY IMPACT:

The contract amount is within the approved CIP budget for this project. The approved Town's FY25 CIP budget included \$250,000 for the Comprehensive Facilities Assessment.

ATTACHMENT(S):

- A. Staff Report
- B. Bureau Veritas Proposal
- C. Presentation from April 24, 2025 for Reference



April 4, 2025

Via Email: pferrin@paradisevalleyaz.gov

Ms. Peggy A Ferrin Town of Paradise Valley 6401 E Lincoln Drive Paradise Valley, AZ 85253

RE: Town of Paradise Valley; Paradise Valley, Arizona

Proposal No: 172662.25P

Dear Ms. Ferrin:

We are pleased to provide <u>Town of Paradise Valley</u> (hereinafter referred to as "Client") with the following proposal. If accepted, Bureau Veritas Technical Assessments LLC (hereinafter referred to as "BVTA") will perform the services listed below (collectively, the "Services") meeting the specifications hereafter described.

Property(ies)

Town of Paradise Valley
Multiple – see site list at end of proposal

Proposed Service(s) & Fee(s)

-			
	Service(s)	Lump Sum Fee(s)	
	Facility Condition Assessment & Inventory	\$36,380.19	
	Single-Line Assessment (Electrical)	\$29,400.00	
	Arc-Flash Assessment (Electrical)	\$37,320.00	
	Total	\$103,100.19	

All fees referred to in this document are expressed in US Dollars. Pricing is not inclusive of taxes. If applicable, taxes shall be included at the time of invoicing, payable by the client and remitted by BVTA to the taxing municipality. The proposed fees are limited to the specific Services described in this Proposal, performed according to the requirements of the corresponding ASTM standard practices, or Client-specified Protocols.

Deliverable(s)

The quoted price includes the delivery of:

# of	Report Type	Method of Delivery
24	Draft	Email Full Report (PDF)
24	Final	Email Full Report (PDF)

Unless otherwise specified, BVTA will submit all reports in Final format. Timing for completion of any requested post-delivery modifications to the report will be determined at the time of the request.

BVTA's proposed fees include electronic deliverables only. If hard copy or fixed media deliverables are required in addition to electronic deliverables, BVTA will provide pricing for production and delivery upon request.



Timing

BVTA's report(s) will be delivered within 40 full business/working days after receipt and approval of the signed proposal document.

After engagement, a call will be placed to the designated onsite Point of Contact (POC) provided by the Client in order to schedule the site visit(s), where applicable. The Client acknowledges that the Point of Contact provided shall be deemed an agent of the Client for the purposes of providing access and conveying information pertaining to the Site.

Projects Placed on Hold or Canceled

Should the Client place the awarded project on hold or cancel the engagement after contract execution, the Client agrees to pay project-specific costs incurred by BVTA, such as administrative processing, regulatory database searches and non-recoverable travel fees, as well as a percentage of the project fee, depending upon the time the project is placed on hold or cancelled. Please note that BVTA invoices canceled jobs at the time of cancellation. Jobs on hold will be automatically invoiced 30 days from the date of the hold request. Requests to cancel or place projects on or off hold must be received by BVTA in writing (email acceptable) from the Client. Invoices billed as a result of projects being placed on hold or canceled are fully collectible.

Payment Details

BVTA will submit a monthly consolidated invoice inclusive of all services performed to date. The per site fee will be established per the schedule of values provided at the program kick-off and invoiced at the billing milestones stated below. Invoices will be payable within 30 days of receipt:

Billing Milestone	Percentage Invoiced
Completion of onsite assessments	50% of per site fee
Delivery of Draft Reports	45% of per site fee
Delivery of Final* Reports	5% of per site fee

^{*}If comments on the Draft reports are not received within 60 calendar days, BVTA will invoice for Final Reports.

Upon receipt of each monthly invoice, the amount due per billing milestone is fully collectible. Please forward payments to: Accounting Department, Bureau Veritas Technical Assessments LLC, PO Box 74007289, Chicago, IL 60674-7289 or contact your BVTA administrator to pay via credit card or to receive wiring instructions. BVTA recommends payment by credit card for amounts less than \$1000. **Please ensure that Proposal #172662.25P or invoice number is clearly identified on all payments and correspondence for proper credit.**

Documents to be Furnished by Client

In order to facilitate a cursory review of pre-existing documents for each Project, BVTA asks to be furnished with electronic or printed copies of available site information. Such documents may include:

FCA Services:

- Inspection Reports (sewer, boiler, chiller, etc)
- Prior Engineering Reports (CNA, PNA, PCA, etc.)
- Prior Master Plans / Facility Master Plans
- Capital Expenditure Schedules (prior or planned)
- Rehabilitation budget & scope (draft or final)
- Accessibility Transition Plans/Self Evaluations

- Building Systems Maintenance Records
- Owner Elected Repair list (if available)
- Original Building Plans (can be viewed onsite)
- Fire Protection/Life Safety Plans
- Site Plan/Floor Plans

Note: Documents to be reviewed should be provided to BVTA within five (5) business days and not less than one (1) day prior to the onsite. In the event that documents can only be made available at the Site, BVTA will perform a cursory review during the site visit as time permits. If documents are received after the site visit date, or if the volume of documentation is determined by BVTA to be excessive, then the Project may be subject to additional review fees at the rate of \$215.00 per hour. Any additional review fees will be mutually agreed upon by BVTA and the Client at the time of review request and will be authorized using a Change Order.



Terms & Conditions

BVTA will perform its Services subject to the attached "Terms & Conditions", which are incorporated by reference and made a part of this Proposal. Please indicate your acceptance of this Proposal by signing the attached "Project Authorization" page where indicated and return it to BVTA.

Please feel free to contact me at 800-733-0660 x.7297954, or at james.gregory@bureauveritas.com should you have any questions. BVTA welcomes the opportunity to be of service.

Sincerely,

Bureau Veritas Technical Assessments LLC

James P. Gregory

Associate Vice President

Attachments:

Description of Services
Terms & Conditions

Project Authorization



Description of Services

See project scope of work in Appendix of this proposal.



Terms & Conditions

Please refer to the Town of Paradise Valley's Professional Services Agreement.



Project Authorization

To contract with BVTA for this project, please review and edit the information below, sign, and return the entire agreement to BVTA.

Report & Invoice Recipient:

Mr. Robert Deserano

6401 E Lincoln Drive

Town of Paradise Valley

Paradise Valley, AZ 85253

Address: 6401 E. Lincoln Street

State/Zip: Arizona / 85253

Delivery Method

Mr. Issac Chavira Town of Paradise Valley 6401 E Lincoln Drive Paradise Valley, AZ 85253

Phone: (480) 348-3594

Email: ichavira@paradisevalleyaz.gov

Project Information:

Property Name: Town of Paradise Valley
City/County: Paradise Valley / Maricopa

Building Information:

Type of Project: Government - Essential Facilities

Sites: 8

of Reports

Square Feet: 73,792

Report Delivery Date: 40 business days from receipt of signed "Project Authorization" to proceed, site contact and

mobilization fee, if required.

Service(s)	Lump Sum Fee(s)	Initials
Facility Condition Assessment & Inventory	\$36,380.19	
Single-Line Assessment (Electrical)	\$29,400.00	
Arc-Flash Assessment (Electrical)	\$37,320.00	
Total	\$103,100.19	

24	Draft	Email Full Report (PDF)					
24	Final	Email Full Report (PDF)					
Electronic Report Deliverables: BVTA's standard electronic delivery is through automated email links to our reports. If you prefer an alternate delivery method, please select one of our options listed below: □ Dropbox™ □ Posted to BVTA Website □ Posted to Your Website							
Site Point of Contact: (the POC shall be deemed an agent of the client for providing access and conveying site data)							
POC:		POC Phone:					
POC E-mail:		POC Cell:					

Monthly Consolidated Invoicing Instructions (to be completed by the Client):

Report Type

Include the following Contract/PO Number (optional):

Email Invoice to additional recipients (optional):

Custom invoice webposting instructions (if applicable):

I have read and verified the accuracy of the information set forth above, and in Proposal No. 172662.25P, including the legal name of the Client. I hereby certify that I am an employee authorized to sign this contract on behalf of the Client, and by my signature below I hereby accept the Proposal, as addressed to my company, including the attached Terms and Conditions, and authorize BVTA to proceed with the Services as described. Should any project information change, I understand that additional fees may accrue, and the due date may be extended.

Authorized Signature	(Printed Name)	Phone #
Company Name	Title	Date

BUREAU VERITAS FEE & LABOR BREAKDOWN

BUREAU VERITAS FEE BREAKDOWN					
LUMP SUM TOTAL	\$36,380.19				
PROGRAM MANAGEMENT	\$6,483.00				
FACILITY / SITE ASSESSMENTS	\$9,217.81				
FACILITY / SITE REPORTING	\$18,570.00				
BARCODING	\$2109.38				
AFFIXATION	\$1108.38				
BARCODE LABELS	\$1001.00				

BUREAU VERITAS HOURLY BREAKDOWN								
Role	Rate	Hours	Sub-Total					
Program Manager	\$140	52	\$7,280.00					
Project Manager I	\$120	74	\$8,880.00					
Project Manager II	\$130	74	\$9,620.00					
Technical Reviewer	\$115	24	\$2,760.00					
Admin	\$80	4	\$320.00					
Data Development			\$1,443.00					
Expenses			\$3,967.81					
Barcode Affixation (per SF price)	0.015	73892 SF	\$1,108.38					
Barcode Labels	Qty:	1000	\$1,001.00					

SERVICE FEE BREAKDOWN BY SITE

Facility Condition Assessment Fee Breakdown							
Facility Name	SF	Address	City, State	Fee			
EMT Ambulance Building	3,518	6517 E. Lincoln Drive	Paradise Valley, AZ	\$	3,869.29		
Town Hall	14,866	6401 E. Lincoln Drive	Paradise Valley, AZ	\$	4,422.04		
Public Works (3 buildings)	8,999	6401 E. Lincoln Drive	Paradise Valley, AZ	\$	4,422.04		
Police Department (2 buildings)	18,441	6433 E. Lincoln Drive	Paradise Valley, AZ	\$	4,422.04		
Fire Station 91	9,934	8444 N. Tatum Boulevard	Paradise Valley, AZ	\$	4,422.04		
Fire Station 92	11,434	6539 E. Lincoln Drive	Paradise Valley, AZ	\$	4,422.04		
Court	6,000	6517 E. Lincoln Drive	Paradise Valley, AZ	\$	4,422.04		
Communications Building	700	6824 N. Highlands Drive	Paradise Valley, AZ	\$	3,869.29		
			•	\$	34,270.81		

Single-Line Assessment & Arc Flash Fee Breakdown								
Facility Name	SF	Address	City, State	Single-Line Assessment Fee		Arc Flash Fee		Site Total
EMT Ambulance Building	3,518	6517 E. Lincoln Drive	Paradise Valley, AZ	\$ 2,700.00	\$	3,000.00	\$	5,700.00
Town Hall	14,866	6401 E. Lincoln Drive	Paradise Valley, AZ	\$ 5,100.00	\$	6,300.00	\$	11,400.00
Public Works (3 buildings)	8,999	6401 E. Lincoln Drive	Paradise Valley, AZ	\$ 4,200.00	\$	5,100.00	\$	9,300.00
Police Department (2 buildings)	18,441	6433 E. Lincoln Drive	Paradise Valley, AZ	\$ 6,300.00	\$	7,500.00	\$	13,800.00
Fire Station 91	9,934	8444 N. Tatum Boulevard	Paradise Valley, AZ	\$ 3,300.00	\$	4,200.00	\$	7,500.00
Fire Station 92	11,434	6539 E. Lincoln Drive	Paradise Valley, AZ	\$ 3,300.00	\$	4,200.00	\$	7,500.00
Court	6,000	6517 E. Lincoln Drive	Paradise Valley, AZ	\$ 2,400.00	\$	4,200.00	\$	6,600.00
Communications Building	700	6824 N. Highlands Drive	Paradise Valley, AZ	\$ 2,100.00	\$	2,820.00	\$	4,920.00
-			Totals	\$ 29,400.00	\$	37,320.00	\$	66,720.00

PROJECT APPROACH - FACILITY CONDITION ASSESSMENT

Project Understanding

BV understands that the Facility Condition Assessment (FCA) project with the Town of Paradise Valley (Town) will:

- Include a comprehensive assessment of all sites, buildings, building systems, and infrastructure.
- Follow ASTM E2018-24 Standard Guide for Property Condition Assessments, as applicable.
- Determine the present condition and estimated life expectancy of various building systems and components.
- Identify and document present condition of all physical assets including grounds, facilities, and infrastructure.
- Recommend corrections for all deficiencies and provide cost estimates for corrections.
- Prioritize and categorize deficient conditions, associated corrective actions, and information concerning building systems and deficiency categories.
- Establish anticipated renewal and replacement costs for the various systems and components.
- Result in strategic plan for capital repairs, lifecycle component replacement, and building modernization.
- Calculate the Current Replacement Value (CRV) and Facility Condition Index (FCI) for each facility.
- Establish a protocol for FCA data to migrate/transfer to a CMMS/IWMS system.
- Collect Equipment Inventory and nameplate data for Town properties.
- OPTION: Affix Barcodes for tagging and tracking of equipment.

We understand that a key factor to performing FCAs is the evaluation of physical needs and accurate forecasting for capital repair and replacement budgets. Pre-emptive measures to manage maintenance budgets and programs are essential in ensuring the elimination of potential issues, which can range from deferred maintenance, or premature replacement of building systems that can prove costly.

Data Gathering and Interview

Our project plan details three distinct phases of the project. During each phase, we will require coordination and support from the Town's facility management.

Data Gathering Phase – BV will need the support of staff who can provide us access to drawings and records. The following is a typical list of exhibits requested.

- Inspection reports (sewer, boiler, chiller, etc)
- Building systems Maintenance Records
- Maintenance policy documentation
- Owner elected repair list (if available)
- Original building plans (can be viewed on-site)
- Capital expenditure schedules (prior or planned)
- Fire protection / life safety plans
- Rehabilitation budget and scope (draft or final)
- Certificates of occupancy / facility license
- Prior assessments
- Site plan / floor plans
- Accessibility transition plans / studies
- CMMS / IWMS data set

In addition to the drawings and records, we will supply a presurvey questionnaire for each facility or site. Our expectation is that someone with knowledge of maintenance and operations of the facility will complete this survey and be prepared to discuss it with us while on-site.

Site Phase – BV will need support in the form of escorts while in the facilities to help us access mechanical areas, to discuss with us any known issues in the facility, and to answer other technical questions.

Report Review Stage – BV will provide a complete deliverable for each building.

BV will become familiar with the Town's existing Project Directory - property list and contact directory for each location. We will contact or interview the facilities contacts as part of tour process to determine current use requirements and priority of properties based on agency goals.

Working with the Town, we will develop procedures to gain Facility Access. Our visits will be coordinated and preapproved by the Town prior to the visit. We will work with the Town to establish a protocol that will ensure that our activities will have minimal disruption to the operation of each facility and will maintain a safe work environment.

Technical Approach

Prior to assessments beginning, BV will conduct a Kick-Off Meeting to review requirements and to consolidate exhibits such as drawings and prior completed reports.

During the term of the project, BV will conduct regular Progress Meetings to maintain open communication with the entire project team and the Town. BV will lead with an agenda that includes a focus on work plan, schedule, and project needs. This will permit the opportunity to proactively address challenges encountered, so that course adjustments may be made. Each meeting will conclude with task assignments, schedules, and goals to be met. BV will provide the Town with a written status report that tracks and monitors the progress of the assessments against the schedule submitted.

BV has allocated time for regular teleconference meetings and the following in-person meetings: Kick-Off Meeting, Pilot Review Meeting, and a Final Findings Presentation meeting. Any additional in-person meetings will be on a time and expense basis.

FIELD ASSESSMENTS

The Assessment Team will conduct a walk-through survey of the facility and site to observe systems and components, identify physical deficiencies, and formulate recommendations to remedy the physical deficiencies.

As a part of the walk-through survey, the Team will survey 100% of each facility. BV will survey the exterior and grounds, including the building exterior, roofs, sidewalk/pavement, and recreational/other areas as applicable. They will interview the building maintenance staff about the property's historical repairs and replacements and their costs, level of preventive maintenance exercised, pending repairs and improvements, and frequency of repairs and replacements. The Assessment Team will develop opinions based on their site assessment, interviews with the Town's building maintenance staff, and interviews with relevant maintenance contractors, municipal authorities, and experience gained on similar properties previously evaluated.

The Team may also question others who are knowledgeable of the property's physical condition and operation or knowledgeable of similar systems to gain comparative information to use in evaluation of the subject property.

The Assessment Team will review documents and information provided by the Town's maintenance staff that could aid the knowledge of the property's physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions.

The facility condition assessment will will include the Town identified assets and will focus on the following facility and site systems and components:

Site + Infrastructure

- Topography: Observe general topography and note any unusual or problematic features or conditions observed or reported.
- Paving, Curbing, and Parking: Identify material types of paving and curbing systems at the property.
- Flatwork: Identify material flatwork at the property (sidewalks, plazas, patios, etc.).
- Landscaping and Appurtenances: Identify material landscaping features, material types of landscaping (fences, retaining walls), and site appurtenances (irrigation systems, fountains, lighting, signage, ponds).
- Utilities: Identify type of material utilities provided to the property (water, electricity, natural gas); and assess condition, physical deficiencies, life cycle repair, and replacement issues.

Structural Frame + Building Envelope

- Identify material elements of the structural frame and exterior walls, including the foundation system, floor framing system, roof framing system, facade or curtainwall system, glazing system, exterior sealant, doors, commercial overhead doors, sliders, windows, and stairways, etc.
- Observe general conditions and note any physical deficiencies identified or unusual items or conditions observed. Observations may be subject to grade, and rooftop vantage points.
- Visually inspect observable areas for cracking and moisture infiltration as well as areas of apparent foundation settlement and displacement.
- In the event more information or exploratory testing is required, in order to provide remedial measures, the report may include recommendation for additional investigative testing (Tier 1 or Tier 2).

Wall Evaluation

- Photograph elevations and details both from internal and external vantage points, as well as from adjacent structures where possible.
- Observe representative operable and fixed panels on all facades, operating a representative sample of units to assess hardware and visually inspect exterior conditions and condition of waterproofing seals.
- Assess curtain wall condition to determine water infiltration, damage, caulk degradation, metal panel degradation, stone degradation and anchoring, and other related curtain wall issues.

Curtain Wall

- Review curtain wall condition and a sampling of fixed panels on facades to assess hardware and visually review exterior conditions and the condition of waterproofing seals, where accessible without the use of lifts, ladders, scaffolding, suspension devices, or the like; may include observations from internal and external vantage points, as well as adjacent structures. Observations are limited to grade and may include accessible balconies or rooftop vantage points.
- Review provided drawings and records of repair, replacement, and maintenance of framing and glazing.

Roofing (Non-Invasive Visual)

- Identify material roof systems (roof type, reported age, slope, drainage) and any unusual roofing conditions or rooftop equipment.
- Observe general conditions of the roof system (membranes, attachment methods, flashings, counter flashings, pitch pans, gravel stops, parapets, miscellaneous appurtenances, insulation).
- Observe for evidence of material repairs, significant ponding, or evidence of material roof leaks. Note if a roof warranty is in effect. Note any physical deficiencies identified or unusual items observed or reported.
- Identify material rooftop equipment or accessories (antennas, lightning protection, HVAC equipment, solar equipment). Include any material problems reported.
- BV understands that the Town will provide OSHA compliant ladders, lifts and/or scaffolding (depending on roof type) so that the Project Manager may safely access roof areas. If requested, BV can provide a quote for lift and/or ladder access as needed. Observations will be limited to readily accessible areas.

Plumbing

- Identify material plumbing systems at the property including domestic water supply, sanitary sewer, or any special or unusual plumbing systems (such as water features, fuel systems, gas systems, etc.).
- Identify type and condition of restroom fixtures, drinking fountains and/or other plumbing equipment.
- Observe general conditions and note any physical deficiencies identified or unusual items or conditions observed. Include any reported material system inadequacies.

Heating

- Identify material heat generating systems at the property.
- Observe general conditions, identify reported age of the equipment, note past material component

- replacements/upgrades, note apparent level of maintenance, and identify if a maintenance contract is in place. If heating equipment is not operational at the time of the walk-through survey, provide an opinion of the condition to the extent reasonably possible.
- Identify and observe any special or unusual heating systems or equipment present (fireplaces, solar heat, etc.) and note any reported material problems or inadequacies.

Air-Conditioning + Ventilation

- Identify the material air-conditioning and ventilation systems at the property. Include material equipment such as cooling towers, chillers (type of refrigerant used), package units, split systems, air handlers, thermal storage equipment, etc.
- Identify material distribution systems (supply and return, make-up air, exhaust) at the property.
- Observe general conditions, identify equipment reported age, note past material component upgrades/ replacements and apparent level of maintenance, and identify if a maintenance contract is in place (contractor name). If AC and ventilation systems are not operational at the time of the walk-through survey, provide an opinion of the condition to the extent reasonably possible.
- Observe general conditions and note any physical deficiencies identified or unusual items or conditions observed. Additionally, include any material reported system inadequacies or operating deficiencies.
- Identify and observe any special or unusual airconditioning and ventilation systems or equipment (cold storage systems, special computer cooling equipment, etc.) and note any material reported problems or system inadequacies.

Electrical

- Identify the electrical service provided and distribution system at the property.
- Include material switchgear disconnects, circuit breakers, transformers, meters, emergency generators, general lighting systems, and other such equipment or systems.
- Observe general electrical items (distribution panels, type of wiring, energy management systems, emergency power, lightning protection).
- Observe general conditions and note any physical deficiencies identified or unusual items or conditions observed. Also, note the presence of any special or unusual electrical equipment, systems, or devices at the property, and include reported material problems or system inadequacies.

Life Safety + Fire Protection

- Identify material life safety/fire protection systems at the property, including sprinklers and stand pipes (wet or dry), fire hydrants, fire alarm systems, water storage, smoke detectors, fire extinguishers, emergency lighting, stairwell pressurization, smoke evacuation, etc.
- Observe general conditions and note any material physical deficiencies identified or unusual items or conditions observed or reported including any reported system inadequacies.

Elevators + Vertical Transportation

- Identify vertical transportation systems at the property. Include the equipment manufacturer, equipment type, location, number, capacity, etc.
- Observe elevator cabs, finishes, call and communication equipment, etc.
- Identify the company that provides elevator/ escalator maintenance at the property. Observe general conditions and note any physical deficiencies identified or unusual items or conditions observed or reported including any reported material system inadequacies.
- Out of Scope Issues: Performing any calculations, examination of operating system components such as cables, controller, motors, etc.; entering elevator/ escalator pits or shafts.

Interior Elements

- Identify offices, special use areas, and building standard finishes, including flooring, ceilings, walls, etc.
 Furnishings and fixed components will be reviewed and included in the cost estimate tables for replacements.
 BV will identify material building amenities or special features.
- Observe general conditions and note any physical deficiencies identified or unusual items or conditions observed or reported.

Food Service Spaces and Equipment

 Assess all food service equipment and spaces (kitchen, cafeteria, dining, serving areas). Food service equipment (fixed equipment) will be evaluated for adherence to life/ safety code and ventilation requirements as well for condition and capital replacement.

Special Systems and Equipment

 Include all special systems and equipment, such as Emergency Medical Systems (EMC), chillers, radio towers, equipment lifts, chair lifts, chemical storage or treatment areas, storage tanks, dumbwaiters, vaults, public address systems, and telephone systems.

Limited Accessibility Compliance

 Provide a general statement of the building's likely compliance to the Americans with Disabilities Act to help identify whether the Town may be exposed to issues and there is the need for further review.

Suspected Fungal Growth

 Perform a limited assessment of accessible areas for suspected fungal growth. If the presence of mold, conditions conducive to mold growth, and/or evidence of moisture. elevated relative humidity, water intrusion, and mildew-like odors is discovered, affected areas will be photographed and recommendations for any additional moisture intrusion studies will be made.

Environmental Features

Review environmental features of the property, to include appearance, cleanliness, acoustics, ventilation, and humidity.

Lead-based Paint

- Review existing testing data and other documentation regarding lead-based paint available on site (included in the cost of the FCA); evaluate physical condition and develop cost estimates for remediation of paint necessitated by pending renovations.
- Able to provide a licensed lead-based paint inspector to conduct testing using an x-ray fluorescence analyzer at the Project as an additional service. The instrument is completely non-destructive and yields instantaneous results.

Asbestos

- Review existing testing data and other documentation regarding asbestos available onsite (included in the cost of the FCA); evaluate physical condition and develop cost estimates for remediation of asbestos likely to be disturbed by renovations.
- If asbestos testing is requested, BV will provide a licensed asbestos inspector to collect samples of suspect asbestos-containing materials at the Project as an additional service. Scope of this sampling will be determined after review of existing data, costs will be based on daily rate plus the cost of analysis.

Energy Conservation Analysis

- Consider energy conservation savings when making repair or replace recommendations and include these projects in the project prioritization.
- Able to provide an Energy Audit (ASHRAE Level I, II, or III) or Benchmarking (EnergyStar) services as an additional service.

Ranking and Classification

Based upon our observations, research and judgment, along with consulting commonly accepted empirical Expected Useful Life (EUL) tables; BV will render our opinion as to when a system or component will most probably necessitate replacement.

Accurate historical replacement records provided by the facility manager are typically the best source for this data. Exposure to the weather elements, initial system quality and installation, extent of use, the quality and amount of preventive maintenance exercised are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age.

BV can rate the condition of each facility with the below rating system, or another Town-specified scale:

- **5 Excellent -** No visible defects, new or near new condition, may still be under warranty if applicable
- **4 Good** Good condition, but no longer new, may be slightly defective or deteriorated, but is overall functional
- **3 Adequate -** Moderately deteriorated or defective, but has not exceeded useful life
- **2 Marginal -** Defective or deteriorated in need of replacement; exceeded useful life
- **1 Poor -** Critically damaged or in need of immediate repair; well past useful life

BV can also include alternative categories to rank and weight priorities as required by the Town, such as functional deficiencies, aesthetics, time-based urgencies, and other mission critical factors. The analysis will include all cost observations ranked by Priority Classes.

The five classes to the right are typical but can be altered to meet your specifications and needs.

DEFICIENCY CATEGORIES/PLAN TYPES

Each deficiency identified in the Assessment shall be classified in the following manner (or other Town-defined categories):

Category 1- Scheduled Maintenance: Maintenance that is planned and performed on a routine basis to maintain and preserve the condition.

Category 2 - Deferred Maintenance: Maintenance that was not performed when it was scheduled or is past its useful life resulting in immediate repair or replacement.

PRIORITY CLASSES Currently Critical Requiring immediate **IMMEDIATE** action including a cited safety hazard and areas of accelerated deterioration, returning a building component to normal operation. **Potentially Critical** Requiring action in the next YEARS 1-2 year including components experiencing intermittent operations, potential life safety issues, and rapid deterioration, returning a building component to normal operation. **Necessary - Not Yet** Critical **YEARS 3-5** Requiring appropriate attention to preclude predictable deterioration, potential downtime, additional damage, and higher costs to remediation if deferred further. Recommended **YEARS 6-10** Representing a sensibile YEARS 15-20 improvement to the existing conditions (not required for the most basic function of the facility; however, will improve overall usability and/or reduce long-term maintenance costs. **Does Not Meet GRANDFATHERED**" **Current Code** No Action required at this time but should substantial work be undertaken correction would be required.

Category 3 - Capital Renewal: Planned replacement of building systems that have reached the end of their useful life.

Category 4 - Energy and Sustainability: When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

Category 5 - Security: When a system requires replacement due to a security risk or requirement.

UNIFORMAT CATEGORIES

The deficiencies observed will be classified into categories using the Uniformat System (up to Level 4):

Level 2

A10 Foundations

A20 Basement Construction

B10 Superstructure

B20 Exterior Enclosure

B30 Roofing

C10 Interior Construction

C20 Stair

C30 Interior Finishes

D10 Conveying

D20 Plumbing

D30 HVAC

D40 Fire Protection

D50 Electrical

E10 Equipment

E20 Furnishings

F10 Special Construction

F20 Selective Building Demolition

Cost Estimating

BV uses a cost library model for cost estimating. Our database follows Uniformat Level 4 framework and is based in part on data from national commercial cost estimating guides. BV maintains and updates our Uniformat-based cost estimating system with information received from the field. Through construction monitoring work, we have current cost data from hundreds of in-progress construction and rehabilitation projects. This data allows us to calculate costs based on local conditions to maintain a cost database that is typically more current than national cost estimating platorms.

Each report will include a Capital Needs Analysis including an estimated cost for each system or component repair or replacement anticipated during the evaluation term. The report will provide options for repair of the deficiency, and the capital needs analysis will be presented as an Excelbased cost table that includes a summary of the description of each component, the age and estimated remaining useful life, the anticipated year of repair or replacement, quantity, unit cost and total cost for the repair of each line item.

A consolidated Capital Needs Analysis will be presented that includes all anticipated capital needs for all buildings. The cost estimate for capital deficiencies will be based on the estimate for maintenance and repair, but may at Town's option, also include project management costs, construction fees, and design fees. Project management costs, construction fees, and design fees will be derived using actual costs from previous projects. After determining these costs, we will confirm these costs with your staff.

Equipment and Asset Inventory

During the assessment, each field team will be responsible for collection and storing the inventory and condition assessment data in an electronic format that is readily transferable to the Town's CMMS system.

BV will collect information on the major pieces of facility equipment. Specifically, the data collection will include Town-defined assets, and also focus on the following components:

- HVAC (level of detail for which Preventive Maintenance would be performed)
 - Heating System
- Identify boilers, furnaces, unit heaters and major labeled equipment
 - Ventilation System
 - o Identify the major labeled equipment; exhaust hoods, fans
 - Air Conditioning System
 - o Identify the material air-conditioning components, including cooling towers, compressors, chillers, package units, roof top units, split systems and major labeled equipment. Excluded are window units, terminal units, VAV boxes, and thermostatic controls

Electrical

- Major panels only-for identification to track maintenance
- Transformers
- Switchgear

Equipment

Building Automation System

Plumbing

- Pumps external to HVAC systems
- Domestic Hot Water heaters over 80 gallons
- Other major labeled equipment
- Commercial Kitchen major equipment (above approximately \$2000 value)
 - Walk-in freezer and refrigerator equipment
 - Ovens, stoves, broilers, grills
 - Reach-in refrigerators and freezers
 - Dishwashers
 - Fryers

Life Safety/Security

 High Level (system level) only-for identification to track maintenance

- Alarm Panels
- o Emergency generators
- o Exhaust hood fire suppression

Vertical Transportation

Where appropriate, the following data will be collected for each component:

- Location data
- Model
- Serial Number
- Manufacturer
- Manufactured Date

OPTION: Barcoding / QR Coding

For the above referenced equipment, BV will apply a durable barcode / QR code/asset tag with a unique number for use as an identifier in the CMMS system. We will use labels supplied by the Town or a vinyl tag for indoor applications, and a durable foil tag for outdoor use. Barcode / QR code numbers will be recorded in the database and all future work orders etc., and can be tied back in to a single piece of equipment or system. The cost of Barcoding / QR coding assumes that we will tag equipment during the FCA process.

Report Deliverables

BV will provide an in-depth report including a description of each of the building components and systems as described in the approach sections above. Each report is organized by building system and include digital photos of major systems and components and of all deficiencies identified. Reports will include current and anticipated repairs and deficiencies, recommended repair and component lifecycle replacements, and applicable options for repair or maintenance of building components.

The Capital Needs analysis will include a cost database sorted by building system and ranked by priority for repair. The format of the database will allow for reporting by building, system, or priority for repair, and a year-by-year analysis of capital needs.

Facility Condition Index

A Facility Condition Index will be calculated for each building. This index will be a function of required repairs compared to building replacement costs. The Facility Condition Index will be generated from the data collection/capital planning database and will be updated as components age or are replaced.

Capital Plan

Reports will reflect a 5, 10, or 20-year capital plan based on BV's 20-year building system evaluation. The analysis will include a cost table sorted by building and system and ranked by priority for repair. Tables will allow for the customization of reporting and a year-by-year capital needs analysis. The report will include:

- An Executive Summary with graphic presentation of results to provide a quick, user-friendly summary of the property's observed condition and estimated costs assigned by category. These estimated costs shall be cross-referenced to report sections where an elaboration of cost issues will be presented.
- components observed that are exhibiting deferred maintenance issues and estimates for immediate and capital repair costs based on observed conditions, available maintenance history and industry-standard useful life estimates. If applicable, this analysis will include the review of any available documents pertaining to capital improvements completed within the last five-year periods, or currently under contract. BV shall also inquire about available maintenance records and procedures and interview current available on-site maintenance staff.
- Recommended schedule for replacement or repairs (schedule of priorities).
- Digital photographs for the buildings including photos of deficiencies.
- General description of the property and improvements and comment generally on observed conditions.
- Critical repairs and life safety issues separately from repairs anticipated over the term of the analysis.
- Facility Condition Index (FCI) number for the building.

BV will submit draft reports electronically via PDF format and once approved and finalized, a program summary report is provided to include a roll-up of all prioritized capital needs across all facilities. All electronic copies of the report will include all text, deficiency tables, digital photos, and supporting documentation and report appendices.

Program-wide Report

In addition to each building report, BV will develop a program-wide report that includes a ranked system-wide Capital Plan for all facilities with programmatic conclusions and recommendations. The report includes a brief narrative description of each facility/building component and system, and discusses the current and anticipated repairs and deficiencies of all buildings assessed. The report analyses will include tables sorted by building system and ranked by priority for repair. The format of the tables will allow for the several perspectives of reporting by FCI, building, system, or priority for repair, and a year-by-year analysis of capital needs.

AssetCALC™ - Assessment Software and Database Deliverable

Bureau Veritas proposes utilizing AssetCALC™ as its platform for all data collected on this project. AssetCALC™ is a cloud platform developed, licensed, maintained, and supported solely by Bureau Veritas for our clients. The use of this software is at your option and there are no licensing fees for this software for **five (5) years.**

AssetCALC™ is a web-based SQL database platform that enables users to:

- · query, edit, and analyze their facility condition data
- plan immediate and short-term repairs
- budget capital expenditures throughout the lifecycle of a building or an entire portfolio

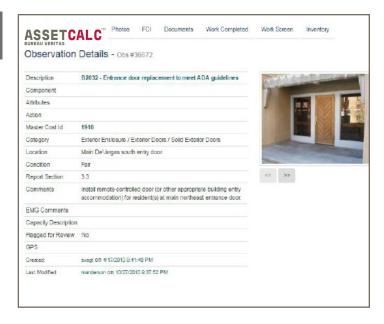
The system unites Bureau Veritas' experienced field data collection methods with advanced planning and reporting tools, construction cost libraries, location mapping (GIS) features, digital photo management, and document storage.

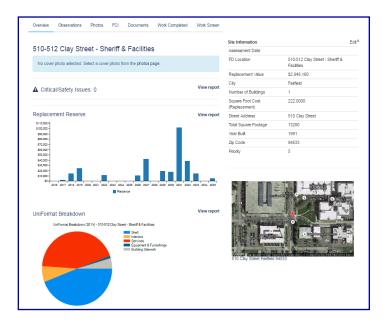
DATA DEVELOPMENT

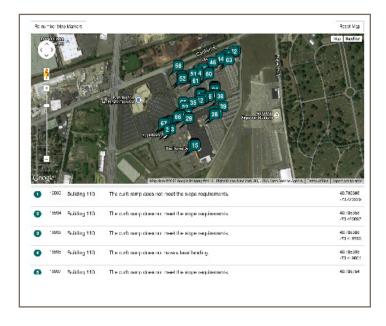
AssetCALC™ includes a configurable facility hierarchy and asset data architecture - this will include all of your assets grouped based on site location, asset group, and function. Data can be exported to an Excel, XML, or an ODBC database format compatible for upload into your CMMS, EAM, or work-order systems.

FEATURES INCLUDE:

- Facility Condition Assessment access:
 - Component/system descriptions
 - Locations
 - Conditions and EUL/RUL
 - Repair and replace recommendations
 - Digital photos
 - Search and Sorting Functionality
- Prioritization of maintenance projects
- UniFormat II Cost Database
- Project Budgets and Capital Plans
- Unlimited concurrent user licensing
- Secure IT platform and back-ups
- Client is the owner of data collected and residing in the database
- Online User Training and Documentation







REPORTING

AssetCALC™ includes more than a dozen standard options for data summaries and reports:

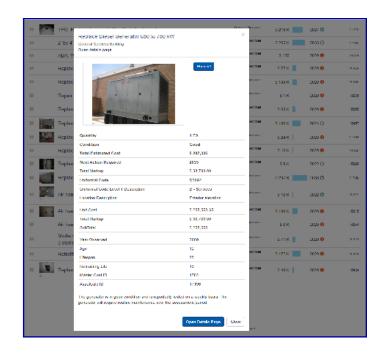
- Facility Condition Index (FCI) Reports
- Rank and Prioritize Capital Improvement Projects
- Deferred Maintenance Backlog
- Facility Queries (by building, priority, system, or dollar deficiency amount)
- Capital Budget Planning
- Year-by-Year Capital Needs Analysis
- 5, 10, or 20-Year Replacement Reserve Reports
- Custom 3rd party form automation available

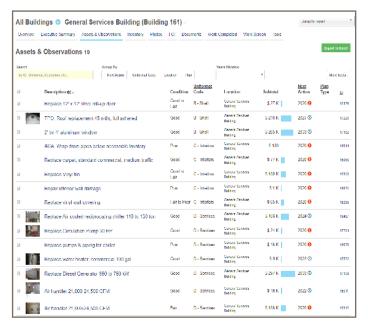
Screen Shots - Additional screen shots of the AssetCALC™ Database and a live demo are available upon request.

CMMS-Ready Data

BV will collect and store all information in our SQL database. Our database allows us to routinely update and run reports for the Client after the initial assessment is complete. This system also allows us to export the Client's FCA data into existing or future CMMS work order platforms. BV has experience with more than 50 CMMS platforms including: Lucity, CityWorks, Brightly, Archibus, Maximo, TMA, Corrigo, Cartegraph and many more.

BV understands that the Town currently uses Lucity/Central Square as their CMMS. BV has experience with this software, and will work with the Town to transfer all data into this CMMS.





OPTION: SINGLE LINE ASSESSMENT & ARC FLASH FOR ELECTRICAL

Project Understanding

Bureau Veritas will provide the necessary field evaluation of equipment, Arc Flash, and device coordination studies as requested for the following 8 facilities.

- EMT Ambulance Building
- Town Hall
- Public Works (3 buildings)
- Police Department (2 buildings)
- Fire Station 91
- Fire Station 92
- Court Building
- Communications Building

This scope is based upon the information shown above, and the assisted and immediate access to all electrical equipment. To perform the collection of information for these facilities, the Town of Paradise Valley will be required to provide technicians who are familiar with all facets of the facilities listed above. The technician(s) shall have ready access, including keys and permissions required, to access the equipment and facilities.

These assessments are limited to Switchboards, Panelboards, Distribution Boards, Motor Control Centers Transformers, and Safety Switches rated 100 amperes or more. Additional equipment such as Motor Starters, Variable Frequency Drives, and Safety Switches rated less than 100 amperes may be included in the assessments at extra cost, with the written direction of the Town of Paradise Valley.

Any other services, other than listed above, are excluded from this proposal.

Deliverables

The deliverables for this project are as follows:

- Collect system data during onsite visit(s). (Single-Line Assessment)
 - a. Coordinate assessment activities with FCA assessments and Town. A Town of Paradise Valley electrician will be present to minimize a potential accidental loss of power. All activities will be done without interrupting operations and power at the facility. The assessment team will develop a communication plan prior to beginning work that will identify a protocol in the event of accidental power loss.

- b. Verify electrical equipment is properly identified, where no identification is found, the vendor will provide a unique identifier for the panel which will be shown on the Single-Line Diagram.
- c. Notify Owner of any concerns with existing equipment based on visual survey.
- 2. Collect system data during onsite visit(s). (Arc-Flash Assessment)
 - a. Coordinate assessment activities with FCA assessments and Town. A Town of Paradise Valley electrician will be present to minimize a potential accidental loss of power. All Arc Flash activities will be done without interrupting operations and power at the facility. The assessment and arc flash team will develop a communication plan prior to beginning work that will identify a protocol in the event of accidental power loss.
 - b. Verify electrical equipment is properly identified, where no identification is found, the vendor will provide a unique identifier for the panel which will be shown on the arc flash label.
 - c. Notify Owner of any concerns with existing equipment based on visual survey.
- 2. Arc Flash Analysis:
 - a. Evaluate as-is condition.
 - b. Provide recommendations to lower incident energy level.
 - c. Arc Flash final report.
 - d. Install self-adhesive labels on each piece of equipment.
 - e. Identify recommended PPE requirements.
 - f. The system(s) to be analyzed will be limited to equipment traditionally shown on the one-line diagrams such as services, distribution boards, motor control centers, panelboards, transformers, and fusible disconnects protecting this equipment. The study will exclude equipment without overcurrent protective devices as well as the secondary side of transformers rated 15 kVA or less and 250 Volts or less.
- 3. Short Circuit Analysis and Coordination Study
 - a. Review 3-phase and Line-to-ground currents vs. protective devices to ensure device can clear a fault.
 - b. Nearest protective device upstream should clear the fault.

c. Recommend adjustments if not properly coordinated.

4. Document Equipment

- a. Draw one-line diagrams for each building.
- b. Provide list of all equipment with ratings and install date to Owner in Excel.

5. Arc Flash Report

- a. Executive Summary.
- b. Introduction/Methodology (How the survey was done and what codes need to be followed).
 - i. Arc Flash.
 - ii. Short circuit study.
 - iii. Protective Device Coordination study.
- c. Findings (provide a complete single line diagram, equipment documentation, identify any issues).
- d. Provide recommendations for the adjustment of overcurrent protective devices.
- e. Supporting Data (produced by software used for analysis).
- f. Placement of Arc Flash labels.

Exclusions

The following services are not included in this proposal for engineering services, and for the purposes of this proposal are understood to be provided by Bureau Veritas or others as an additional service.

- 1. Site surveys and existing building dimensional surveys.
- 2. Changes required due to unanticipated field conditions.
- 3. Electrical Design of any type.
- 4. Design or construction services associated with demolition.
- 5. Cost estimating, including quantity take-offs.
- 6. Services performed at Client's request in connection with peer reviews.
- 7. Supervision of or responsibility for contractor means, methods and sequences of demolition and construction.

TOWN OF PARADISE VALLEY

Comprehensive Facilities Condition Assessment



Purpose

Provide council results of the Request For Proposal (RFP) on a Comprehensive Facilities Condition Assessment (FCA) and respectfully requesting mayor and town council consider a proposal to enter into an agreement with Bureau Veritas.



Why a Facilities Condition Assessment?

- Comprehensive Facilities Condition Assessment
 - Buildings are operational and safe
 - Learn document assets and Identification of immediate concerns
 - Audit and identify prioritization of repairs
 - Analyze and forecast deterioration and future performance
 - Report and estimate cost of repairs for capital planning decisions
 - Updated Computerized Maintenance Management System (CMMS)
 - Facility Condition Index (FCI)



















Why a Facilities Condition Index?

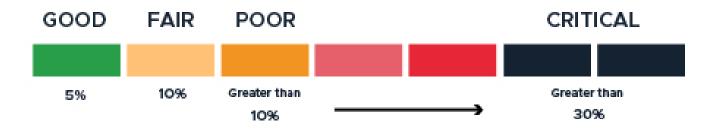
Facilities Condition Index (FCI)

- FCI is a numerical value assigned to reflect the overall condition of a building.
- To calculate an FCI, a third-party assessment professional needs to quantify
 the cost of maintenance, repair and replacement deficiencies then divided by
 the cost to replace building in-kind



Why a Facilities Condition Index?

Facility Condition Index





Town Facilities

2024	Town of Paradise Valley Facility Portfolio		
Facility Name	Date Built	Age	Approximate Square Footage
EMT Ambulance Building	1966	58	3,518
Town Hall	1973	51	14,866
Public Works (3 buildings)	1996	28	8,999
Police Department (2 buildings)	1996	28	18,441
Fire Station 91 (Tatum & Caida Del Sol)	2009	15	9,934
Fire Station 92 (Lincoln & Casa Blanca)	2011	13	11,434
Court	2014	10	6,000
Total Square Feet			73,192



Request for Proposal's (RFP)

- Scope
- Advertise
- Evaluate/Interview
- Negotiate Best and Final
- Council Approval



Funding FCA Study

FY2024 CIP funds

Service(s)	Lump Sum Fee(s)
Facility Condition Assessment & Inventory	\$34,270.81
Barcoding	\$2,109.38
Single-Line Assessment (Electrical)	\$29,400.00
Arc-Flash Assessment (Electrical)	\$37,320.00
Total	\$103,100.19

 Respectfully request mayor and town council consider the approval of the RFP with Bureau Veritas for a Comprehensive **Facilities Condition Assessment**



FCA Assessment Fee Breakdown

SERVICE FEE BREAKDOWN BY SITE

Facility Condition Assessment Fee Breakdown					
Facility Name	SF	Address	City, State	Fee	
EMT Ambulance Building	3,518	6517 E. Lincoln Drive	Paradise Valley, AZ	\$ 3,869.29	
Town Hall	14,866	6401 E. Lincoln Drive	Paradise Valley, AZ	\$ 4,422.04	
Public Works (3 buildings)	8,999	6401 E. Lincoln Drive	Paradise Valley, AZ	\$ 4,422.04	
Police Department (2 buildings)	18,441	6433 E. Lincoln Drive	Paradise Valley, AZ	\$ 4,422.04	
Fire Station 91	9,934	8444 N. Tatum Boulevard	Paradise Valley, AZ	\$ 4,422.04	
Fire Station 92	11,434	6539 E. Lincoln Drive	Paradise Valley, AZ	\$ 4,422.04	
Court	6,000	6517 E. Lincoln Drive	Paradise Valley, AZ	\$ 4,422.04	
Communications Building	700	6824 N. Highlands Drive	Paradise Valley, AZ	\$ 3,869.29	
				\$ 34,270.81	



Questions





Town of Paradise Valley

6401 E Lincoln Dr Paradise Valley, AZ 85253

Action Report

File #: 25-114

AGENDA TITLE:

Discussion and Possible Action to Authorize Expenditure of Funds to Perform the Fiscal Year 2026 Pavement Preservation Program and Approve Contract CON-25-031-PBW

RECOMMENDATION:

Authorize implementation of the Fiscal Year 2025/26 Pavement Preservation Program that includes Scottsdale Rd, Tatum Blvd, a portion of Section 2, and a portion of Section 6; approve expenditure of funds from the Pavement Management Budget - Highway Users Revenue Fund (HURF); authorize the Town Manager to execute CON-25-031-PBW, with M.R. Tanner, including job order in the amount of \$4,168,665.55 for FY 26.

STAFF CONTACT:

TOWN





PARADISE VALLEY

STAFF REPORT

TO: Mayor Stanton and Town Council Members

FROM: Andrew B. Ching, Town Manager

Isaac Chavira, Public Works Director

Chris Martinez, Public Works Superintendent

DATE: May 08, 2025

DEPARTMENT: Public Works Isaac Chavira, 480-348-3540 Chris Martinez, 480-348-3527

AGENDA TITLE:

Discussion and Request action Authorizing Expenditure of Funds for FY26' Pavement Preservation Program

RECOMMENDATION:

Authorize implementation of the Fiscal Year 2025/26 Pavement Preservation Program that includes - Scottsdale Rd, Tatum Blvd, a portion of Section 2, and a portion of Section 6; approve expenditure of funds from the Pavement Management Budget - Highway Users Revenue Fund (HURF); authorize the Town Manager to execute CON-25-031-PBW, with M.R. Tanner, including job order in the amount of \$4,168,665.55 for FY 26'.

SUMMARY STATEMENT:

Fiscal Year 2025/26 Pavement Preservation Project:

Roadways scheduled to receive a Micro-Seal, Crack Fill, and Polymer Modified Master Seal (PMM), 3" Asphalt mill and overlay of Polymer Modified Tire Rubber, and 2" mill and overlay of conventional asphalt:

1. Scottsdale Rd, a Major arterial, is approximately 0.28 linear miles of pavement with an average Pavement Condition Index (PCI) rating of 28. It is recommended that this roadway receives a 3" mill and overlay of Rubberized Asphalt PMTR (Polymer Modified Tire Rubber). Four ADA (Americans with Disabilities Act) accessible sidewalk ramps will be upgraded to current MAG Specifications. Two ADA ramps at the Southwest corner of Scottsdale Rd and Jackrabbit Rd and two ADA ramps at the Northwest and southwest corner of Scottsdale Rd and Vista Dr will be removed and replaced. Various concrete deficiencies along curb and gutter and sidewalk will be repaired along the east and west side of Scottsdale Rd, and the undersized and damaged concrete valley gutter at the Vista Dr and

Scottsdale Rd intersection will be removed and replaced to current MAG Standard dimensions and specifications.

- Tatum Blvd, a Major arterial, is approximately 3 linear miles in length with an average PCI rating of 78. It is recommended that this segment of the roadway receives a micro-seal. The boundary of this section of roadway goes from the south Town Limit, just west of 45th St along McDonald Dr to the North Town Limit, just north of Caida Del Sol.
- 3. Remainder of Maintenance District 2, a collection of neighborhood roads, has approximately 7.1. total linear miles of pavement with an average PCI rating of 74. A portion of District 2 was completed in FY25', and the remainder (approximately 5.5 miles) of the district is planned for maintenance in the FY26' program. It is recommended that this district receive a crack seal and an application of high-density mineral bond, Polymer Modified Master Seal (PMM), throughout the district. Approximately 2400 LF of roadway on 38th PI will be micro-sealed as part of a utility improvement roadway restoration at the utility companies' expense, and McDonald Dr will be deferred in coordination with a CIP curb replacement. Streets being surface sealed in FY26' are shown within PowerPoint.
- 4. **Maintenance District 6**, a collection of neighborhood roads, has approximately 11.9 linear miles of pavement with an average PCI rating of 56. Due to Budgetary limitations, approximately 50% of District 6 will be milled and overlaid in FY26' and the remainder planned for FY27'. It is recommended this section receives a 2" mill and overlay of Conventional Asphalt. Locations of Streets planned for maintenance in FY 26' are shown within the PowerPoint.

BUDGETARY IMPACT:

The total proposed cost is \$4,168.665.55. The Pavement Management Budget, Highway Users Revenue Fund (HURF) (line item #20-40-871) for FY 2025/26 is \$4,472,175.00. including a 3% contingency. The project cost allocation is as follows:

- Mill and Overlay (all assoc. costs) Scottsdale Rd = \$637,025.00
- Micro-seal (all assoc. costs) of Tatum Blvd = \$736,994.80
- Crack Seal/PMM (all assoc. costs) in portion of Maintenance District 2 = \$278,615.75
- Mill and Overlay (all assoc. costs) of ½ of District 6 = \$2,516,030.00
- Total Project Cost = \$ \$4,168,665.55

ATTACHMENT(S):

- A. Staff Report
- B. Proposal for Pavement Preservation Project
- C. Power Point Presentation



5/1/2025 10:26:53 AM

1327 W. SAN PEDRO STREET GILBERT, AZ 85233

To:	PARADISE VALLEY, TOWN OF	1	Contact:	Chris Martinez	
Address:	PUBLIC WORKS		Phone:	SIS I IGI GITCE	
	PARADISE VALLEY, AZ 85253-4399		Fax:		
Project Name:	PARADISE VALLEY PAVEMENT MAINTENA	NCE 25/26 BUDGET	Bid Numb	er:	
Project Location:	PROPOSAL		Bid Date:		
Item Description		Estimated Quantity		Unit Price	Total Price
	DEMAINING ACTED 6 20 2	-	2		
CRACK FILL	REMAINING AFTER 6.30.2	422,163.00	16	ታ በ ጋር	¢10E E40 7E
PMM		94,550.00		\$0.25 \$1.50	\$105,540.75 \$141,825,00
STRIPING		94,550.00		\$1.50 ¢5.000.00	\$141,825.00 \$5,000.00
TRAFFIC CONTROL		15.00		\$5,000.00 \$1,750.00	\$26,250.00
TION LIC CONTROL	Total Drice for above SECT	15.00 FION 2 (REMAINING AFTER			\$20,230.00 \$278,615.75
	Total Flice for above SEC	I TO 14 2 (INTIMITATION AFTER	k 0.30.23)		φ2/0/013./3
1/2 SECTION	I 6 (REMAINING TO BE DE	FERRED TO FY 26	/27)		
2" MILLING	-	105,000.00	-	\$2.50	\$262,500.00
2" AC CAP (1/2" 70-1	10 LV OR COP 1/2" LV)	105,000.00		\$18.35	\$1,926,750.00
PRELOWER UTILITIE	ES .	145.00	EACH	\$490.00	\$71,050.00
ADJUST MANHOLE		70.00	EACH	\$700.00	\$49,000.00
ADJUST WATER VAL	ADJUST WATER VALVE		EACH	\$670.00	\$50,250.00
SURVEY MONUMENT	120-1B	12.00	EACH	\$290.00	\$3,480.00
TRAFFIC CONTROL ALLOWANCE		1.00	LS	\$86,000.00	\$86,000.00
POLICE OFFICERS		1.00	LS	\$67,000.00	\$67,000.00
Total Pri	ce for above 1/2 SECTION 6 (REMAIN	IING TO BE DEFERRED TO	FY 26/27)	Items:	\$2,516,030.00
TATUM BLVD					
MICROSEAL		113,560.00	SY	\$5.33	\$605,274.80
TRAFFIC CONTROL		33.00		\$1,750.00	\$57,750.00
STRIPING		1.00		\$73,970.00	\$73,970.00
		Total Price for above TAT			\$736,994.80
					-
SCOTTSDALE	ROAD				
3" MILLING		15,500.00		\$3.00	\$46,500.00
3" AC CAP (1/2" PMT		15,500.00		\$24.00	\$372,000.00
PRELOWER UTILITIE	ES .		EACH	\$490.00	\$8,820.00
ADJUST MANHOLE	_		EACH	\$700.00	\$4,200.00
ADJUST WATER VAL			EACH	\$670.00	\$2,680.00
SURVEY MONUMENT			EACH	\$800.00	\$1,600.00
SAWCUT/REMOVE C	•	1,420.00		\$30.00	\$42,600.00
SAWCUT/REMOVE C	UKB AND GUTTER	50.00		\$35.00	\$1,750.00
SIDEWALK/RAMPS	ONODETE 133 31	1,225.00		\$30.00	\$36,750.00
VALLEY GUTTER & C	ONCRETE APRON	375.00	SF	\$35.00	\$13,125.00

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Page 1 of 2

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
CURB & GUTTER	50.00	LF	\$40.00	\$2,000.00
TRAFFIC CONTROL ALLOWANCE	1.00	LS	\$62,000.00	\$62,000.00
POLICE OFFICERS	1.00	LS	\$43,000.00	\$43,000.00
	Total Price for above SCOTTSD	ALE ROAD	Items:	\$637,025.00
	Bid	Price Subt	otal:	\$4,168,665.55

Total Bid Price:

\$4,168,665.55

Notes:

- PROJECT DESCRIPTION: PROVIDE PAVEMENT MAINTENANCE SERVICES ON THE LOCATIONS DESCRIBED ABOVE. PRICING INCLUDES ALL LABOR AND MATERIAL TO PREP, CLEAN CRACKS AND PAVEMENT TO INSTALL CRACK SEAL, PMM (SEALCOAT) TO THE ROADWAYS. ALSO INCLUDES THE SAME FOR TYPE II MICROSEAL. ALSO INCLUDES STRIPING OF THE SAME.
- CONTRACT TERMS AND CONDITIONS BASED ON BUCKEYE CONTRACT NO. 2025081.

ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted.	CONFIRMED: M.R. TANNER DEVELOPMENT & CONSTRUCTION, LLC.			
Buyer:				
Signature:	Authorized Signature:			
Date of Acceptance:	Estimator: Chad Montoya 480-633-8500 cmontoya@mrtanner.com			

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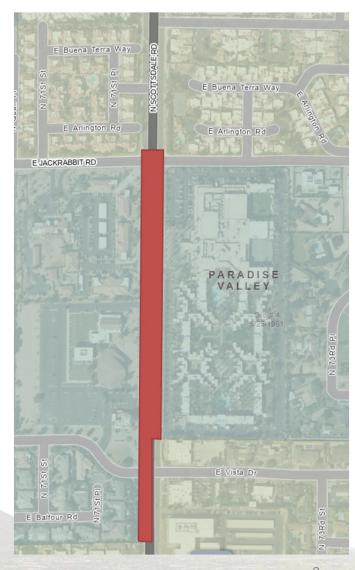
Purpose of This Presentation

- ☐ Request Council approval of Funds for the Annual Pavement Preservation Project via Contract # CON-25-031-PWB, based on Cooperative Contract between MR Tanner and City of Buckeye
- □ Scottsdale Rd, Tatum Blvd, Remainder of District 2, Portion of District 6
- ☐ Project Schedule
- Cost Summary

Scottsdale Rd

- Boundaries: Jackrabbit Rd to Vista Dr. (North Town limit to South Town Limit)
- ☐ Approximately 1500 LF with an average Pavement Condition Index (PCI) rating of 28
- □ Recommendation: 3" Mill and Overlay (Rubberized – PMTR Mix), ADA improvements at Jackrabbit, and miscellaneous concrete repairs within ROW





.

Scottsdale Rd



☐ Summary: Scottsdale Rd - PCI 28

Alligator Cracking

Potholes

Utility trench work

Concrete Repairs

ADA improvements at Jackrabbit & Vista





Scottsdale Rd









Tatum Blvd

- Boundaries From South Town Limit to North Town limit (McDonald – Caida Del Sol)
- ☐ 3 Linear Miles Average PCI 78
- Recommendation Micro-Seal







Tatum Dr

☐ Summary: Lincoln Dr Avg. PCI 78

Raveling within turn lanes, access route entrances in/out to Tatum

Longitudinal Cracking

Mill and Overlay 2018

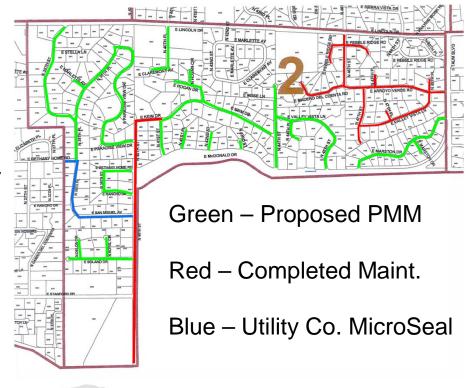
Micro-Seal will help bind aggregate together preventing further deterioration, while sealing the pavement





Maintenance District 2 (remainder)

- □ Areas of Surface Seal: Remainder of District 2 not included in FY 25' maintenance will be completed; except McDonald and portion of 38th PI
- □ 7.1 total linear miles (5.5 miles planned for FY 26') of streets with an average Pavement Condition Index (PCI) rating of 74
- □ Recommendation: The streets in this district require a crack seal and Polymer Modified MasterSeal (PMM) surface treatment



Maintenance District 2 (remainder)



☐ Summary: District 2 Avg. PCI 74

Transverse Cracking

McDonald deferred - coordinated with CIP project

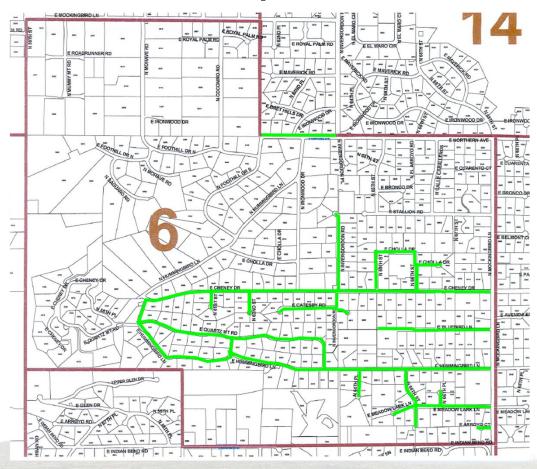
38th PI micro-sealed required for SRP improvement project via engineering permit





Maintenance District 6 (partial)

- Areas of Surface Seal: ½ of District 6, Remainder to be deferred to future FY.
- ☐ 11.9 total linear miles (5.9 miles planned for FY 26′) of streets with an average Pavement Condition Index (PCI) rating of 56
- □ Recommendation: The streets in this district will receive a 2" mill and overlay



Maintenance District 6 (partial)



☐ Summary: District 6 Avg. PCI 56

Alligator Cracking

Utility Patchwork

Raveling

Cores to be analyzed to set correct mill and overlay depth for each section of roadway





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Tentative Project Schedule

- Scottsdale Rd:
- Concrete repairs and ADA Improvements: 7/7/25 7/24/25
- 3" Mill and Overlay: 7/20/25 7/24/25 (nights)
- Utility Adjustments: August 2025
- Thermo Striping: September 2025
- ☐ Tatum Blvd:
- Micro-seal & Temp Stripe: October 2025
- Thermo Striping: TBD Fall 2025 or Spring 2026

- ☐ District 2:
- Crack seal & PMM: 9/15/25 10/31/25
- ☐ District 6:
- 2" Mill and Overlay: Spring 2026



FY2025/26 Costs Summary

- Scottsdale Rd Mill and Overlay/ Concrete Improvements = \$637,025.00
- ☐ Tatum Blvd Micro-seal= \$736,994.80
- Remainder of District 2 Crack Seal & PMM = \$278,615.75
- ☐ ½ of District 6 Mill and Overlay = \$2,516,030.00
- ☐ Total FY 26' Project Cost = \$ 4,168,665.55
- ☐ 3% Contingency = \$125,059.97 (Total budgeted amount \$4.3M)



Summary of This Presentation

☐ Request Council approval of Funds for the Annual Pavement Preservation Project via Contract # CON-25-031-PWB, based on Cooperative Contract between MR Tanner and City of Buckeye

☐ FY26' Pavement Preservation Program Locations: Scottsdale Rd, Tatum Blvd, Remainder of Section 2, ½ of Section 6 (remainder of Section 6 to be deferred to future FY)





Town of Paradise Valley

6401 E Lincoln Dr Paradise Valley, AZ 85253

Action Report

File #: 25-115

AGENDA TITLE:

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.

RECOMMENDATION:

Adopt Resolution 2025-03.

STAFF CONTACT:

TOWN





PARADISE VALLEY

STAFF REPORT

TO: Mayor Mark Stanton and Town Council Members

FROM: Andrew Ching, Town Manager

Leslie DeReche, Chief Financial Officer

DATE: May 08, 2025

DEPARTMENT: Finance

Leslie DeReche, 480.348.3696

AGENDA TITLE:

Presentation, discussion, and direction regarding the Town of Paradise Valley's tentative budget for fiscal year 2026 (FY2026) which begins on July 1, 2025.

SUMMARY STATEMENT:

Town Council will consider a request to adopt Resolution 2025-03 setting forth the FY2026 tentative budget of \$46,901,569.

BACKGROUND:

The Tentative Budget is a result of Management and Town Council's collective efforts to identify, communicate, and fund priorities for the operating and capital budgets during the upcoming fiscal year. Discussions informing the development of the tentative budget for FY2026 were held with Council on March 07, 2025, March 27, 2025, April 10, 2025, and April 24, 2025.

Adoption of the Tentative Budget establishes the maximum expenditures allowable for FY2025. The total budget may be reduced prior to and after final adoption but may not be increased. After the Tentative Budget adoption, amendments may be made between line items without increasing the total budget. Thus, contingency appropriations are budgeted to support operational and capital needs unforeseen at the time of adoption using either available or new resources.

State laws establish a calendar for the budget adoption and public notice requirements. Accordingly, the Tentative Budget must be adopted prior to the third Monday in July. A summary of the Tentative Budget and a notice of public hearing on the budget must be published once per week for two consecutive weeks. The Town must hold a Public Hearing on the budget and afterwards convene a special meeting to adopt the Final Budget. Additionally, both the Tentative Budget and Final Budget must be posted on the Town's website within seven days of adoption. The budget is published using the state forms created by the Auditor General to comply with the detail requirements of statutes.

The final annual budget document will be published this summer. The following table lists the dates scheduled for each action:

May 08, 2025 – Adoption of Tentative Budget

May 09, 2024 – Posting of Tentative Budget

May 14, 2024 – 1st publication of Tentative Budget and Notice of Public Hearing

May 21, 2024 – 2nd publication of Tentative Budget and Notice of Public Hearing

May 22, 2025 - Public Hearing and Adoption of Final Budget in a Special Meeting

June 15, 2024 – Posting of Final Budget

BUDGETARY IMPACT:

This action will set the maximum budget for FY2025. Revisions can be made to realign or decrease, but not to increase, the total expenditure amount for the Final Budget.

RECOMMENDATION:

Adopt Resolution 2025-03 setting forth the FY2026 Tentative Budget and authorize staff to proceed with the required publications.

ATTACHMENT(S):

- A. Staff report
- B. Resolution and State Official Budget Forms Tentative
- C. PowerPoint

RESOLUTION NUMBER 2025-03

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA, ADOPTING A TENTATIVE BUDGET FOR THE FISCAL YEAR 2025/2026; SETTING A DATE FOR PUBLIC HEARING ON THE TENTATIVE BUDGET AND ADOPTION OF A FINAL BUDGET; PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING THAT THIS RESOLUTION SHALL BE EFFECTIVE FROM AND AFTER ITS PASSAGE AND APPROVAL ACCORDING TO THE LAW.

WHEREAS, in accordance with the provisions of A.R.S. Title 42, Chapter 17, Articles 1-5, the Mayor and Council of the Town of Paradise Valley (the "Town Council") shall make an estimate of the amounts required to meet the public expenditures/expenses for the ensuing year, an estimate of revenues from sources other than direct taxation, and the amount to be raised by taxation upon real and personal property of the Town; and

WHEREAS, in accordance with said chapter of said title, the estimates required to meet the public expenditures/expenses for the ensuing year shall be published according to law and a public hearing shall be held at which any taxpayer may appear and be heard in favor of or against any of the proposed expenditures/expenses or tax levies; and

WHEREAS, the Town Council desires now to establish a tentative budget for the Town of Paradise Valley for Fiscal Year 2025/2026.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Paradise Valley, Arizona, as follows:

- <u>Section 1</u>. The recitals above are hereby incorporated as if fully set forth herein.
- <u>Section 2</u>. The estimates of revenues and expenditures shown in the schedules attached hereto as <u>Exhibit A</u> and incorporated herein by reference are hereby adopted as the tentative budget of the Town of Paradise Valley for Fiscal Year 2025/2026.
- Section 3. The Town Clerk is authorized and directed to: (i) make available the tentative budget for inspection, not later than seven days after the date of this Resolution, at the Paradise Valley Town Hall and on the official Town Website (there is no physical library location within the Town); and (ii) publish in the official Town newspaper once per week for two consecutive weeks (a) the official tentative budget and (b) a notice of the public hearing of the Town Council to hear taxpayers and make tax levies at designated times and places. The notice shall include the physical address of the Paradise Valley Town Hall and the website where the tentative budget may be found.
- Section 4. A public hearing on the budget shall be held on May 22, 2025, during the regular/special Town Council meeting.

Section 5. This Resolution shall be effective from and after its passage and approval according to law.

<u>Section 6</u>. All resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

<u>Section 7</u>. If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Town Council of the Town of Paradise Valley this 8th day of May 2025.

	Mark Stanton, Mayor	
ATTEST:		
Duncan Miller, Town Clerk		
APPROVED AS TO FORM		
Andrew McGuire, Town Attorney		

EXHIBIT A TO RESOLUTION NO. 2025-03

[Statement of Estimates and Expenses]

See following pages.

Town of Paradise Valley Summary Schedule of estimated revenues and expenditures/expenses Fiscal year 2026

		s					Funds			
Fiscal year		c h		General Fund	Special Revenue Funds	Debt Service Funds	Capital Projects Fund	Enterprise Funds	Internal Service Funds	Total all funds
2026	Estimated revenues other than property taxes	С	6	52,600,925	1,740,137	2,000	3,617,641	6,688,540	0	64,649,243
2026	Interfund transfers in	D	9	0	496,107	1,409,020	6,509,359	1,288,745	0	9,703,231
2026	Interfund Transfers (out) Line 11: Reduction for fund balance reserved for	D	10	9,703,231	0	0	0	0	0	9,703,231
2026	future budget year expenditures									
	Maintained for future debt retirement			1,409,020						1,409,020
	Maintained for future Facilities, Fleet, Equipment and Streets		11	7,475,575			9,263,856			16,739,431
	Maintained for future financial stability			30,047,804				2,110,897		32,158,701
	Maintained for PSPRS			5,000,000						5,000,000
										0
2026	Total financial resources available		12	92,521,063	3,757,115	1,432,645	14,037,786	7,756,603	0	119,505,212
2026	Budgeted expenditures/expenses	Е	13	32,890,342	8,456,853	1,409,021	10,127,000	8,443,588	0	61,326,804

	Expenditure limitation comparison	2025	2026
1	Budgeted expenditures/expenses	\$ 57,795,948	\$ 61,326,804
2	Add/subtract: estimated net reconciling items		
3	Budgeted expenditures/expenses adjusted for reconciling ite	57,795,948	61,326,804
4	Less: estimated exclusions	12,116,501	14,425,235
5	Amount subject to the expenditure limitation	\$ 45,679,447	\$ 46,901,569
6	EEC expenditure limitation	\$ 45,679,447	\$ 46,901,569

Town of Paradise Valley Revenues other than property taxes Fiscal Year 2026

Source of revenues	Estimated revenues 2025		Actual revenues* 2025		Estimated revenues 2026
General Fund		11 11			
Charges for Services					
Charges for Services	\$ 390,000	\$	390,000	\$_	409,500
Fines and Forteitures					
Fines and Forfeitures	 2,892,500		2,892,500		3,147,100
Intergovernmental					
Federal	 62,100		62,100		
State	5,396,071		5,396,071		5,263,589
Other					
Local taxes					
Transaction Privilege Tax	\$ 35,671,300	\$	35,671,300	\$_	37,355,851
Franchise Fees	1,615,246		1,615,246		1,667,558
Licenses and permits					
Permit and Planning Fees	2,630,400		2,630,400		2,668,160
Special Use Permits	451,300		451,300		451,300
Other Licenses and Permits	3,400		3,400		
Miscellaneous					
Rents and Leases	120,200		120,200		120,200
Investment Earnings	2,073,300		2,265,567		1,265,567
Other	252,100		252,100		252,100
Total General Fund	\$ 51,557,917	\$	51,750,184	\$_	52,600,925

^{*} Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

Town of Paradise Valley Revenues other than property taxes Fiscal Year 2026

Source of revenues		Estimated revenues 2025		Actual revenues* 2025		Estimated revenues 2026
pecial Revenue Funds			-			
Court						
Court Enhancement	\$	405,000	\$	405,000	\$	405,000
Municipal Fill the Gap		8,800		8,800		8,797
Judicial Court Enhancement		6,200		6,200		6,188
Investment Earnings		23,300		23,300		23,067
Totoal Court	\$	443,300	\$	443,300	\$	443,052
Donations						
Police Donations	\$	6,500		6,500	\$	6,500
Police Donations Vintage Car Show and Other Donations		15,000		15,000		15,000
Total Donations	\$	21,500	\$	21,500	\$	21,500
Grants						
Federal	\$		\$		\$	
State		80,000		50,000		50,000
County						
Other		150,000		150,000		150,000
Total Grants	\$	230,000	\$	200,000	\$	200,000
Highway User Revenue Fund (HURF)						
	Ф	066 228	Ф	966,228	¢	1,001,085
Intergovernmental Total HURF	\$	966,228 966,228	Ψ \$	966,228		
Paradise Valley Montain Preserve Trust		·		•		·
Charges for Services	\$	4,000	\$	4,000	\$	4,000
Contributions and Donations	Ψ	20,000		20,000		20.000
Investment Earnings		500	•	500	_	500
Total PV Mountain Preserve Trust	\$		\$		\$	
Substance Prevention/Response						
Intergovernmental	\$	50,000	\$	50,000	\$	50,000
Total Substance Prevention/Response	\$	50,000		50,000		
Total special revenue funds	\$	1,735,528	\$	1,705,528	\$	1,740,137
Debt Service Fund			•		_	
	ф	0.000	Φ	0.000	φ	2.000
Other	ф	2,000	\$	2,000	\$_	2,000
Total Debt Service Fund	\$	2,000	\$	2,000	\$	2,000

^{*} Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

Town of Paradise Valley Revenues other than property taxes Fiscal Year 2026

Source of revenues	Estimated revenues 2025	Actual revenues* 2025	Estimated revenues 2026
Capital Projects Funds			
Capital Improvements			
State	\$ 1,626,641	\$	1,626,641
County	 1,991,000	1,991,000	1,991,000
Contributions and Donations	 320,000	320,000	
Total capital projects funds	\$ 3,937,641	\$ 3,937,641	\$ 3,617,641
Enterprise funds			
Alarm			
Charges for Services	\$ 120,000	\$ 120,000	\$ 122,500
Investment Earnings	8,000	8,000	7,820
Other	200	200	200
Total Alarm	\$ 128,200	\$ 128,200	\$ 130,520
Fire Service			
Charges for Services	\$ 3,248,000	\$ 3,248,000	\$ 3,248,000
Investment Earnings	28,400	28,400	28,400
Other			
Total Fire Servce	\$ 3,276,400	\$ 3,276,400	\$ 3,276,400
Wastewater			
Charges for Services	\$ 3,060,200	\$ 3,060,200	\$ 3,265,220
Investment Earnings	16,000	16,000	16,000
Other	 400	400	400
Total Wastewater	\$ 3,076,600	\$ 3,076,600	\$ 3,281,620
Total enterprise funds	\$ 6,481,200	\$ 6,481,200	\$ 6,688,540
Total all funds	\$ 63,714,286	\$ 63,876,553	\$ 64,649,243

^{*} Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

Town of Paradise Valley Other financing sources/(uses) and interfund transfers Fiscal year 2026

		Other	finar 2026	ncing		Interfun 2	d tra 2026	insfers
Fund		Sources		(Uses)		ln		(Out)
General Fund								
Capital Improvements	\$		\$_		\$_		\$	6,509,359
Fire Services								1,288,745
Highway User Revenue (HURF)								496,107
Series 2020	_		_		_		_	1,409,020
Total General Fund	\$_		\$_		\$_		\$_	9,703,231
Special revenue funds								
Highway User Revenue (HURF)	\$		\$_		\$_	496,107	\$	
Total special revenue funds	\$		\$		\$	496,107	\$	
Debt service funds								
Series 2016	\$		\$_		\$_		\$	
Series 2020						1,409,020		
Total debt service funds	\$_		\$_		\$_	1,409,020	\$	
Capital projects funds								
Capital Improvements	\$		\$_		\$_	6,509,359	\$	
Series 2020 Proceeds								
Total capital projects funds	\$_		\$_		\$_	6,509,359	\$_	
Enterprise funds								
Fire Services	\$		\$		\$	1,288,745	\$	
Total enterprise funds	\$		\$		\$	1,288,745	\$	
Total all funds	\$		\$		\$	9,703,231	\$	9,703,231

Town of Paradise Valley Expenditures/expenses by fund Fiscal year 2026

		Adopted		
		budgeted		Budgeted
		expenditures/		expenditures/
		expenses		expenses
Fund/Department		2025		2026
General Fund	•			
Community Development	\$	3,975,106	\$	\$ 4,111,881
Finance	•	1,100,051	·	1,178,597
Information Technology	_	2,062,458		2,096,889
Municipal Court	_	990,956		1,119,901
Police	_	12,609,045		13,083,724
Public Works	_	1,070,243		1,495,115
Tourism	_	2,490,800		2,605,340
Town Attorney		944,583		976,138
Town Council		494,550		482,379
Post Office		619,756		635,113
Town Manager		1,328,431		1,529,222
Contingency	_	8,493,244		3,576,043
Total General Fund	\$_	36,179,223	\$	\$ 32,890,342
Special revenue funds				
Courts	\$	584,852	\$	\$ 572,665
Donations	Ψ_	20,000	Ψ	25,000
Grants	-	130,000		130,000
Highway User Revenue	-	3,928,572		7,583,088
PV Mountain Preserve Trust	_	15,100		46,100
Substance Prevention/Response	_	50,000		50,000
Contingency	_	50,000		50,000
Total special revenue funds	\$	4,778,524	\$	\$ 8,456,853
Debt service funds				
Series 2016	\$		\$	\$
Series 2020	Ψ.	1,416,501	Ψ.	1,409,021
Total debt service funds	\$	1,416,501	\$	\$ 1,409,021
Capital projects funds				
Capital Improvements	\$	7,257,122	\$	\$ 9,877,000
Capital Contingency	т_	250,000	*	250,000
Total capital projects funds	\$	7,507,122	\$	
Enterprise funds	_			
Alarm	\$	189,228	\$	\$ 191,550
Alarm Contingency	Ψ_	5,000	Ψ	5,000
Fire Services	-	4,493,350		4,715,018
Fire Services Contingency	-	150,400		150,400
Wastewater	-	2,990,800		3,295,820
Wastewater Contingency	-	85,800		85,800
Total enterprise funds	\$	7,914,578	\$	
Total all funds	\$	57,795,948		\$ 61,326,804
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^{*} Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus

Town of Paradise Valley Expenditures/expenses by department Fiscal year 2026

Department/Fund	Adopted budgeted expenditures/ expenses 2025		Expenditure/ expense adjustments approved 2025		Actual expenditures/ expenses*		Budgeted expenditures/ expenses 2026
Community Development				•		-	
	3,975,106	\$	3,975,106	\$	3,975,106	\$	4,111,881
General \$ Community Development total \$	3,975,106	- Ψ ₋	3,975,106		3,975,106		4,111,881
Development total $\psi_{\underline{}}$	3,373,100	Ψ.	3,373,100	Ψ=	3,373,100	Ψ_	4,111,001
Finance							
General \$	1,100,051	\$	1,100,051	\$	1,100,051	\$	1,178,597
Finance total \$	1,100,051	\$	1,100,051	\$	1,100,051	\$	1,178,597
Information Tanhanlagu							
Information Technology General \$	2 062 459	Φ	2 062 450	Φ	2 062 459	Φ	2 006 000
	2,062,458 2,062,458	Φ.	2,062,458 2,062,458		2,062,458 2,062,458		2,096,889
Information Technology total \$	∠,∪6∠,458	Þ	2,002,458	⊅ =	∠,∪6∠,458	Þ _	2,096,889
Municipal Court							
General \$	990,956	\$	990,956	\$	990,956	\$	1,119,901
Court	584,852		584,852	٠_	584,852		572,665
Municipal Court total \$		\$	1,575,808	\$	1,575,808	\$	1,692,566
, , , , , , , , , , , , , , , , , , ,	.,,	: '=	1,000,000	-	3,010,000		-,,
Police							
General \$	12,609,045	\$_	12,609,045	\$_	12,609,045	\$_	
Alarm	194,228		194,228	_	194,228	_	196,550
Substance Prevention/Response	50,000		50,000		50,000		50,000
Department total \$	12,853,273	\$	12,853,273	\$	12,853,273	\$_	13,330,274
Public Works		_		_		_	
General \$	1,070,243				1,070,243		1,495,115
Highway User Revenue	3,928,572		3,928,572		3,928,572		7,583,088
Department total \$	4,998,815	\$	4,998,815	\$_	4,998,815	\$_	9,078,203
Tourism	2 400 900	¢.	2,490,800	¢.	2,490,800	¢.	2 605 240
General \$	2,490,800			_		–	2,605,340
Department total \$	2,490,800	\$	2,490,800	\$_	2,490,800	\$_	2,605,340
Town Attorney							
General \$	944,583	\$	944,583	\$	944,583		976,138
Department total \$	944,583	\$	944,583	\$_	944,583	\$_	976,138
Town Council							
General \$	404 EE0	Φ	494,550	Φ	404 FEO	Φ	482,379
Department total \$	494,550 494,550	φ. •	494,550 494,550		494,550 494,550		482,379 482,379
Department total \$	494,550	Ψ.	494,550	Φ=	494,050	Ψ_	402,379
Post Office							
General \$	619,756	\$	619,756	\$	619,756	\$	635,113
Department total \$	619,756	\$	619,756		619,756		635,113
Town Manager							
Town Manager General \$	4 220 424	φ	4 220 424	φ	4 220 424	φ	4 500 000
Department total \$	1,328,431 1,328,431		1,328,431 1,328,431		1,328,431 1,328,431		1,529,222 1,529,222
Department total \$	1,320,437	Þ	1,320,431	Ψ	1,320,431	Φ_	1,529,222

Town of Paradise Valley Expenditures/expenses by department Fiscal year 2026

		Adopted budgeted expenditures/ expenses		Expenditure/ expense adjustments approved		Actual expenditures/ expenses*		Budgeted expenditures/ expenses
Department/Fund	_	2025		2025		2025		2026
Non-Departmental General (Contingency)	\$	8,493,244	\$	8,493,244	\$	8,493,244	\$	3,576,043
Grants	\$	180,000	\$	180,000	\$	180,000	\$	180,000
Donations		20,000		20,000		20,000	_	25,000
PV Mountain Preserve Trust		15,100		15,100		15,100		46,100
Capital Improvements		7,507,122		7,507,122		7,507,122		10,127,000
Series 2020		1,416,501		1,416,501		1,416,501		1,409,021
Fire Service		4,643,750		4,643,750		4,643,750		4,865,418
Wastewater	_	3,076,600		3,076,600		3,076,600	_	3,381,620
Department total	\$	25,352,317	\$	25,352,317	\$	25,352,317	\$	23,610,202

^{*} Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

Town of Paradise Valley Full-time employees and personnel compensation Fiscal year 2026

	Full-time equivalent (FTE)		Employee salaries and hourly costs		Retirement costs		Healthcare costs		Other benefit costs		Total estimated personnel compensation			
Fund	2026	2026 2026		2026		2026 2026			2026		2026		2026	
General Fund	103.1	\$	11,829,880	\$	2,565,855	\$	1,542,600	\$_	404,398	\$	16,342,733			
Special revenue funds														
Courts	4.0	\$	1,008,205	#	187,207	\$	158,400	\$	35,533	\$	1,389,345			
Highway User Revenue	11.0	•	280,041	_	54,480		72,000	_	3,144		409,665			
Total special revenue funds	15.0	\$	1,288,246	\$	241,687	\$	230,400	\$	38,677	\$	1,799,010			
Total all funds	118.1	\$	13,118,126	\$	2,807,542	\$	1,773,000	\$	443,075	\$	18,141,743			



Town of Paradise Valley FY2026 Budget Development

FY2026 Tentative Budget
May 08, 2025



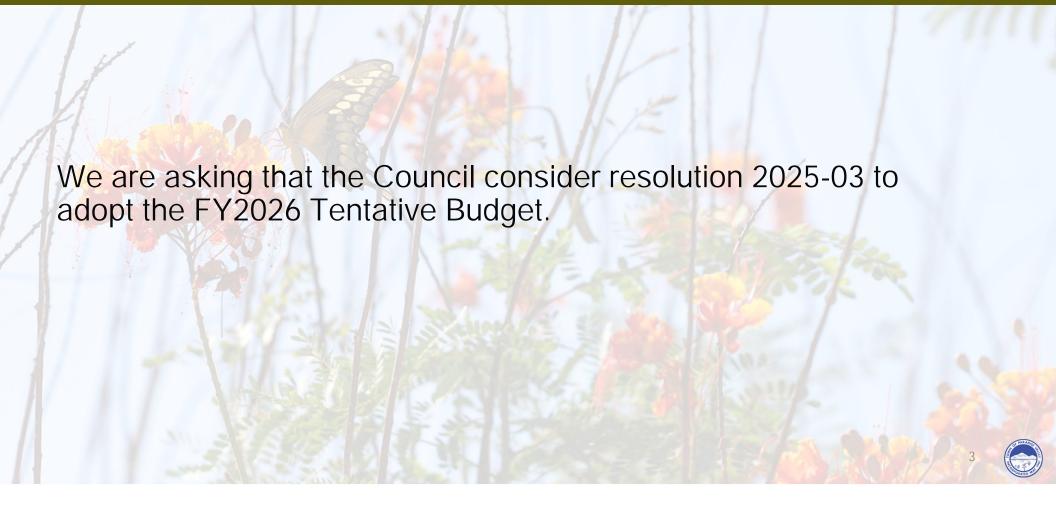
Budget Calendar



Date	Activity	Subject
March 07	Study Session	Capital Improvement Projects
March 27	Study Session	Department Budgets
April 10	Study Session	Revenue and Overall Budget
May 08	Meeting: Action Item	Tentative Budget Adoption
May 22	Meeting: Action Item	Final Budget Adoption
June 12	Publish Final Budget	



FY2026 Tentative Budget



The FY26 Tentative budget includes:

- Pavement Preservation Plan as submitted
- Capital Projects total of \$10,127,00 (approx. \$2 million reduction)
- Funding request for motor officers moved from Police Department budget to an equivalent amount in contingency



A.R.S. §42-17102 requires the town to provide estimates of necessary expenditures and anticipated revenues.

Each year the Economic Estimates Commission calculates the constitutional expenditure limitation for all cities and towns in accordance with A.R.S. §41-563

Estimated expenditures cannot exceed the expenditure limitation.

The Tentative Budget is prepared using the State Forms provided by the Auditor General.



Change from Prior Year

Budget	FY2025	FY2026	Change	% Change
Revenues	\$63,714,286	\$64,649,243	\$ 932,025	1.5%
Expenditures	57,795,948	61,326,804	3,530,856	6.1%
Exclusions	12,116,501	14,425,235	2,308,734	19.1%
Expenditure Limitation	45,679,447	46,901,569	1,587,059	2.7%



Revenues by Source

Source	Amount	% of Total
Taxes	39,023,409	60.4%
Intergovernmental	9,982,315	15.4%
Charges for services	7,049,220	10.9%
Fines and forfeitures	3,567,085	5.5%
Licenses and permits	3,119,460	4.8%
Other	1,907,754	3.0%
Total	64,649,243	100.0%

Revenues by Fund

Fund	Amount	% of Total
General Funds	52,600,925	81.4%
Capital Funds	6,688,540	10.3%
Enterprise Funds	3,617,641	5.6%
Special Revenue Funds	1,740,137	2.7%
Debt Service Funds	2,000	4.8%
Total	64,649,243	100.0%



Expenditures by Fund

Fund	Amount	% of Total
General Funds	32,890,342	53.6%
Capital Funds	10,127,000	16.5%
Enterprise Funds	8,443,588	13.8%
Special Revenue Funds	8,456,853	13.8%
Debt Service Funds	1,409,021	2.3%
Total	61,326,804	100.0%

Expenditures by Type

Туре	Amount	% of Total
Services	24,260,148	39.6%
Personnel	18,141,743	29.6%
Capital	10,990,230	17.9%
Contingency	4,137,243	6.7%
Supplies	2,388,419	3.9%
Debt	1,409,021	2.3%
Total	61,326,804	100.0%

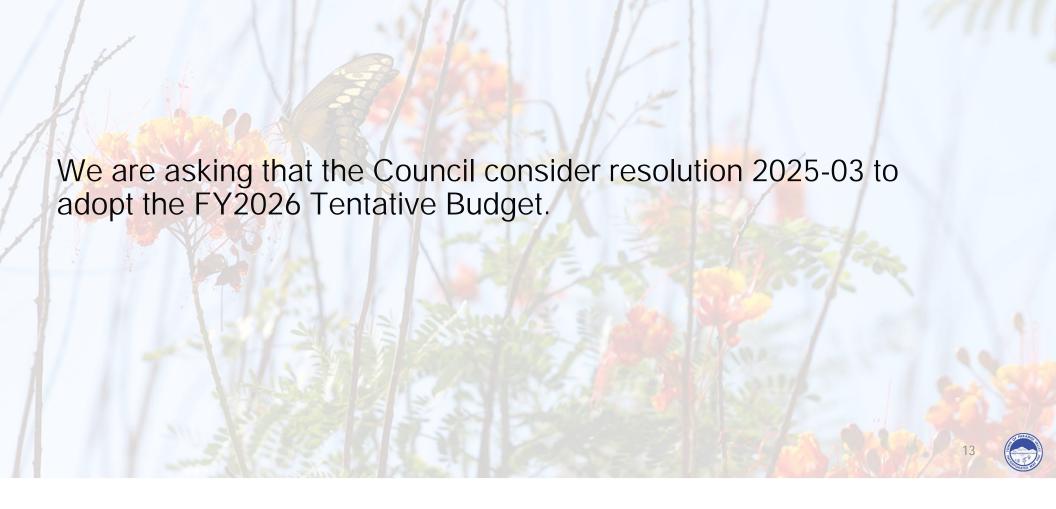
Contingencies (Included in Expenditures)

Fund	Contingency	
General Fund	3,526,043	
Grants Funds	50,000	
Capital Project Fund	250,000	
Alarm Fund	5,000	
Wastewater Fund	85,800	
Fire Services Fund	150,400	
Total	\$4,117,243	

Interfund Transfers (Not included in expenditures)

Fund	Transfers In	Transfers Out
General Fund		\$9,703,231
HURF Fund	\$496,107	
Debt Service Fund	1,409,020	
Capital Projects Fund	6,509,359	
Fire Services Fund	1,288,745	
Total	\$9,703,231	\$9,703,231

FY2026 Tentative Budget





Town of Paradise Valley

6401 E Lincoln Dr Paradise Valley, AZ 85253

Action Report

File #: 25-108

AGENDA TITLE:

Consideration of Requests for Future Agenda Items

RECOMMENDATION:

Review the current list of pending agenda topics.



TOWN COUNCIL AGENDA SCHEDULE 2025



MEETING DATE	5/22	6/12	
Executive Session	Town Attorney Contract Check In		
	Doubletree Ranch Road Entryway Project Update and Scottsdale IGA	Stormwater Master Plan Update	
	Ordinance Providing for Rotation of the Vice Mayor	SRP - Rose Lane Undergrounding	
Study Session	Personnel Appeals Board Draft Rules of Procedure	Committee Volunteer Appointment Process Debrief and Status of Municipal Property Corporation	
	Community Services Funding Recommendations		
	Ordinance Codifying Historical Advisory Committee & Amending Public Notice Posting Requirements		
	Contract - Zoning Code Update		
Presentations	Town Anniversary Celebration		
	Resolution Designating CFO to File AELR	Resolution on PSPRS Funding Policy	
	Town Manager Employment Agreement Amendment	Resolution Amending Financial Management Policies	
		Resolution Making FY25 Budget Transfers & Amendments	
Consent Agenda		Community Services Funding Agreements	
		Personnel Appeals Board Draft Rules of Procedure	
		Cancel June 26, 2025 Meeting	
		Doubletree Ranch Road Entryway Project IGA with Scottsdale	
Public Hearings	Special Meeting / Hearing - Adopt Final Budget		
Action Items	Amendment to Master Fee Schedule - Court Appointed Attorney Fee	Ordinance Providing for Rotation of the Vice Mayor	
	Brown and Associates for Third Party Plan Review and Inspection Services Related to Construction Activities at the Five Star Development, and Amendment Six to the Third Party Inspection Agreement with Five Star Resort Owner, LLC and Five Star Land Owner, LLC		
	Brown & Associates Certified Inspection Services, Inc. for Third Party Plan Review and Inspection Services		



TOWN COUNCIL AGENDA SCHEDULE 2025



MEETING DATE	9/11	9/25
Executive Session		
Study Session		
Presentations		
Consent Agenda		
Public Hearings		
Action Items		



TOWN COUNCIL AGENDA SCHEDULE 2025



MEETING DATE	10/9	10/23	11/13	12/11
Executive Session	Judicial Performance Review			
Study Session				
Presentations				
Consent Agenda				
Public Hearings				
		Appointment of Municipal Court Judges		
Action Items				

This is a tentative calendar and subject to change

Items to be scheduled - Numbering does not reflect priority or order in which items will be scheduled

- 1 Voluntary Water Conservation Outreach and Education
- 2 Short term rental ordinance look back