

TOWN
of
PARADISE VALLEY



**TOWN COUNCIL MEETING
6401 E. LINCOLN DRIVE
PARADISE VALLEY, ARIZONA 85253
MINUTES
THURSDAY, JANUARY 22, 2026**

1. CALL TO ORDER / ROLL CALL

Mayor Stanton called to order the Town Council Meeting for Thursday, January 22, 2026 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 Christine Labelle
Council Member Ellen Andeen-Keller
Council Member Karen Liepmann
Council Member Scott Moore attended by video conference
Council Member Julie Pace
Council Member Anna Thomasson

STAFF MEMBERS PRESENT

Town Manager Andrew B. Ching
Town Attorney Andrew J. McGuire
Police Chief Freeman Carney
Town Clerk Duncan Miller
Community Development Director Chad Weaver
Public Works Director Isaac Chavira
CFO Leslie DeReche
Human Resources Director Gina Monger
Town Engineer Shar Johnson
Capital Projects Manager Sam Kayat

2. STUDY SESSION ITEMS

**26-020 Discussion of FY 2027 Budget Process, Capital Improvement
Project Planning and Forecasting, Bond Financing, and
Expenditure Limitation Elections**

CFO Leslie DeReche briefed the Town Council on options to adjust the Town's state-imposed expenditure limitation including a permanent base adjustment and capital projects accumulation fund. She also

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discussed bond financing as an option to fund projects that are excluded from the expenditure limitation.

The Arizona Expenditure Limitation Law is a voter-approved constitutional amendment that restricts how much municipalities are legally allowed to spend each year regardless of how much revenue is collected. The law limits spending to a 1979-80 base, adjusted annually for population growth and inflation. It was explained that the Town's annual revenue exceeds expenditures and that Town's budget is approaching the annual expenditure cap. The Town previously went to the voters to increase the base expenditure limit in 2000, 2006, and 2016. A base adjustment is necessary because the Town's population has not increased and actual inflation has outpaced expenditure limitation increases.

She said increasing the base would provide more flexibility for excess police pension payments, contractual obligations such as the Fire Service payments, and other operational service improvements.

A Capital Projects Accumulation Fund is another option authorized in the Arizona Constitution to exclude expenditures on capital projects from the Town's annual expenditure limit. The voters previously authorized the Town to establish this type of fund, but the ballot measure included a sunset provision that expired in 2004.

She stated that the Council was briefed by Stifel Public Finance in September 2025 regarding bond financing as an option to fund capital projects. Bond proceeds are excluded from the annual expenditure limitation cap.

There was Council consensus to explore all three options. Staff was directed to draft a resolution proposing an adjustment to the Town's base expenditure limit by \$15 - \$20 million in current dollars, and a second resolution proposing the creation of a capital projects accumulation fund without an expiration date. There was consensus to schedule the ballot measures for voter consideration at the 2026 Primary Election.

Staff was also directed to bring back more information on bond financing options as a near term strategy to fund capital projects pending the outcome of the permanent base adjustment and capital projects accumulation fund election. It was noted that if one or both ballot measures pass, there is a one to two fiscal year implementation timeline. Bonding would provide a bridge to fund capital projects in the meantime.

Mayor Stanton recessed the meeting at 4:56 PM

3. EXECUTIVE SESSION

26-017 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).

This item was not considered.

4. BREAK

5. RECONVENE FOR REGULAR MEETING

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

6. ROLL CALL

COUNCIL MEMBERS PRESENT

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

STAFF MEMBERS PRESENT

Town Manager Andrew B. Ching
Town Attorney Andrew J. McGuire
Town Clerk Duncan Miller
Police Chief Freeman Carney
Community Development Director Chad Weaver
Public Works Director Isaac Chavira
Planning Manager Paul Michaud

7. PLEDGE OF ALLEGIANCE

Paradise Valley Police Officer Ben Aeur led the Pledge of Allegiance.

8. PRESENTATIONS

There were no presentations.

9. CALL TO THE PUBLIC

Resident Paul Critchfield asked the Council to consider traffic calming measures on Desert Fairways Drive.

Resident Rich Rector asked the Council to consider regulating gas powered leaf blowers.

10. CONSENT AGENDA

Mr. Ching summarized the items on the items on the consent agenda.

26-018 Minutes of Town Council Meeting January 8, 2026

**26-026 Discussion and Possible Action to Approve a Contract Extension
for Janitorial Services at Town Municipal Facilities**

Recommendation: Approve the extension of Contract CON-25-030-PBW with Plan B Facility Services, LLC for janitorial services at Town buildings and authorize the Town Manager to execute the agreement.

A motion was made by Council Member Thomasson, seconded by Vice Mayor Labelle, to approve the Consent Agenda. The motion carried by the following vote:

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

11. PUBLIC HEARING

26-016 Discussion and Possible Action on Ordinance 2025-04 Amending Article XVII, Assisted Living Homes of the Town of Paradise Valley Zoning Ordinance

Planning Manager Paul Michaud summarized Ordinance 2025-04 amending Zoning Article XVII, Assisted Living Home. The ordinance proposed the following changes:

- Reduce occupancy from 10 residents (not including staff) to 6 residents and including operators and staff to not exceed 8 people
- Modify the parking associated with the home to be all on-site (not only the staff)
- Correct the title of Planning Department Director to Community Development Director

He clarified that:

- The amendment supports the Town's General Plan
- The amendment aligns more with the Town's definition of family
- The amendment allows for the existing lawful assisted living homes to remain at 10 residents under the Town's nonconforming use regulations
- Assisted Living Homes are commercial uses that are required by state statute with no requirement to increase financial profitability
- There would be no change to the 1,320-foot radius allowing for good number of assisted living homes
- There would be no change to the approval procedures or reasonable accommodation process

Planning Commission Chair Pamela Georgelos reported that the Commission held a public hearing on December 2, 2025 and voted 4 to 3 to recommend approval.

Mayor Stanton opened the public hearing

Jennifer Wasserman, attorney representing residential assisted living homes, spoke in opposition to the ordinance.

Amy Mcilroy, President of the Arizona Assisted Living Homes Association, spoke in opposition to the ordinance.

Residents Scott O'Connor, Barbara Dunlap, Kelly Hundelt, and David McCaleb spoke in opposition to the ordinance. Scott Turner spoke in opposition to the ordinance on behalf of his mother who is a resident.

Residents Joy MacLean, Daran Wastchak, Robert Sterrett, and Marel Brady spoke in favor of the ordinance.

Mayor Stanton closed the public hearing.

A motion was made by Council Member Pace, seconded by Council Member Andeen-Keller, to adopt Ordinance 2025-04 amending Article XVII, Assisted Living Home, of the Town of Paradise Valley Zoning Ordinance. The motion carried by the following vote:

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

26-023 Discussion and Possible Action Regarding a Series 10 Beer and Wine Liquor License for the Miralina Scottsdale Resort Market

Town Clerk Duncan Miller presented an application submitted by Andrea Lewkowitz, agent for Event Network, LLC, d.b.a. Miralina Scottsdale Resort Market, for a new Series 10 Beer and Wine liquor license. The Miralina Scottsdale Resort Market is a separate business entity operating within the Kimpton Miralina Resort & Villas, Paradise Valley located at 7200 N. Scottsdale Road.

Mayor Stanton opened the public hearing. There were no public comments.
Mayor Stanton closed the public hearing.

A motion was made by Council Member Pace, seconded by Council Member Andeen-Keller, to forward the Miralina Scottsdale Resort Market application for a Series 10 Beer and Wine Liquor License to the Arizona Department of Liquor Licenses and Control with a recommendation for approval. The motion carried by the following vote:

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

12. ACTION ITEMS

There were no Action Items.

13. FUTURE AGENDA ITEMS

26-019 Consideration of Requests for Future Agenda Items

Town Manager Ching summarized the future agenda schedule.

14. MAYOR / COUNCIL / MANAGER COMMENTS

Council Members provided comments and updates on current events.

15. ADJOURN

A motion was made at 7:40 PM by Council Member Pace, seconded by Council Member Liepmann, to adjourn. The motion carried by the following vote:

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

Mayor Stanton adjourned the meeting at 7:40 PM

TOWN OF PARADISE VALLEY

SUBMITTED BY:

Duncan Miller
Duncan Miller, Town Clerk

STATE OF ARIZONA)

:ss.

COUNTY OF MARICOPA)

CERTIFICATION

I, Duncan Miller, Town Clerk of the Town of Paradise Valley, Arizona hereby certify that the following is a full, true, and correct copy of the minutes of the regular meeting of the Paradise Valley Town Council held on Thursday, January 22, 2026.

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



Duncan Miller
Duncan Miller, Town Clerk