

**TOWN**  
*of*  
**PARADISE VALLEY**



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TOWN COUNCIL MEETING  
6401 E. LINCOLN DRIVE  
PARADISE VALLEY, ARIZONA 85253  
MINUTES  
Thursday, December 10, 2015

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**1. CALL TO ORDER / ROLL CALL**

Mayor Collins called to order the Town Council Special Meeting for Wednesday, December 10, 2015 at 4:00 p.m. in the Town Hall Boardroom.

**COUNCIL MEMBERS PRESENT**

Mayor Michael Collins  
Vice Mayor Paul Dembow  
Council Member Jerry Bien-Willner  
Council Member Mary Hamway  
Council Member David Sherf  
Council Member Mark Stanton  
Council Member Maria Syms arrived at 4:23 p.m.

**STAFF MEMBERS PRESENT**

Town Manager Kevin Burke  
Town Attorney Andrew M. Miller  
Town Clerk Duncan Miller  
Community Development Director Eva Cutro  
Public Works Director / Town Engineer James P. Shano  
Assistant Town Attorney Debbie Robberson  
Outside Counsel Doug Jorden

**2. STUDY SESSION ITEMS**

**15-313 Discussion of Special Use Permit Major Amendment for the Ritz Carlton Paradise Valley**

Town Manager Kevin Burke summarized changes to the site plan since the November 30 submittal. He noted that the buildings in Area A1 had been reconfigured and that the three-story elements were limited to the areas adjoining the Broadstone apartments and

the commercial retail portion of Area E.

Mr. Burke, Town Attorney Andrew Miller, and Community Development Director Eva Cutro briefed the Town Council on the Special Use Permit stipulations that were tabled during the December 3rd meeting. The applicant was represented by attorneys Jason Morris and Ben Graff of Withey Morris, Project Manager Richard Frazee and Five Star Chief Financial Officer Chris Klecka.

The Council suggested additional clarifying text that was accepted by the applicant.

### **3. EXECUTIVE SESSION**

**A motion was made by Council Member Hamway 6:45 p.m., seconded by Council Member Bien-Willner, to enter executive session. The motion carried by the following vote:**

**Aye:** 7 - Mayor Collins, Vice Mayor Dembow, Council Member Bien-Willner, Council Member Hamway, Council Member Sherf, Council Member Stanton, and Council Member Syms

Discussion and consultation with Town Attorney to consider the Town Council's position and instruct the attorney regarding a potential development agreement with Five Star Development as authorized by A.R.S. §38-431.A.4; and discussion or consultation for legal advice with the Town Attorney as authorized by A.R.S. §38-431.A.3.

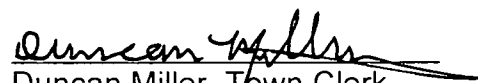
### **4. ADJOURN**

**A motion was made by Council Member Hamway, seconded by Council Member Bien-Willner, to adjourn. The motion carried by a unanimous vote.**

Mayor Collins adjourned the meeting at 9:25 p.m.

**TOWN OF PARADISE VALLEY**

SUBMITTED BY:

  
Duncan Miller, Town Clerk

STATE OF ARIZONA            )  
  ) :ss.  
COUNTY OF MARICOPA        )

**CERTIFICATION**

I, Duncan Miller, Town Clerk of the Town of Paradise Valley, Arizona hereby certify that the following is a full, true, and correct copy of the minutes of the regular meeting of the Paradise Valley Town Council held on Wednesday, December 10, 2015.

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*  
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Duncan Miller, Town Clerk