

TOWN
of
PARADISE VALLEY



TOWN COUNCIL MEETING
6401 E. LINCOLN DRIVE
PARADISE VALLEY, ARIZONA 85253
MINUTES
THURSDAY, SEPTEMBER 11, 2025

1. CALL TO ORDER / ROLL CALL

Mayor Stanton called to order the Town Council Meeting for Thursday, September 11, 2025 at 3:00 PM in the Town Hall Boardroom, 6401 E. Lincoln Drive, Paradise Valley, AZ 85253.

COUNCIL MEMBERS PRESENT

Mayor Mark Stanton
Vice Mayor Ellen Andeen-Keller
Council Member Christine Labelle attended by video conference arriving at 3:12 PM
Council Member Karen Liepmann
Council Member Scott Moore
Council Member Julie Pace attended by video conference
Council Member Anna Thomasson attended by video conference

STAFF MEMBERS PRESENT

Town Manager Andrew B. Ching
Town Attorney Andrew McGuire
Attorney John Gaylord, Gust Rosenfeld PLC
Police Chief Freeman Carney
Town Clerk Duncan Miller
Community Development Director Chad Weaver
Public Works Superintendent Robert Deserano
Human Resources Director Gina Monger

2. STUDY SESSION ITEMS

25-199 Discussion of Facilities Condition Assessment Results

Public Works Superintendent Robert Deserano stated that the purpose of a Facilities Condition Assessment (FCA) is to identify the size and scope of the facilities capital re-investment and deferred maintenance needs, as well as prioritize those needs. Assessments enable the Town to plan by having an appropriate process and tools for addressing facility needs, as well as developing an appropriate phase-out strategy (by priority).

In May 2025, the Town Council awarded a contract to Bureau Veritas to conduct an FCA on all the Town's buildings.

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).

Gregg Young, Program Manager with Bureau Veritas, summarized the results of their assessment of the Town's buildings (Town Hall, Public Works, Police Department, PMT Ambulance House, Municipal Court, Fire Station 91, Fire Station 92, and Communications Building). He said all buildings were assessed with a current Facility Condition Index (FCI) score of less than 1%, meaning that buildings are in a safe and useful condition. In year three, the FCI score increases to 20.8% for the Ambulance House, 3.8% for Town Hall, 3.4% for the Police Department, and the other buildings remain below 2%. An FCI of 30% or greater means that the asset has reached the end of its useful or serviceable life.

The assessment identified nine immediate healthy safety maintenance needs with an estimated cost of repair totaling \$101,200. Mr. Deserano stated that those repairs are already in progress, and the expenses can be absorbed in the current fiscal year budget.

The Town Council discussed the estimated five and ten maintenance cost projections and requested more detailed information on what items were included in those estimates. The Council encouraged staff to continue to conduct FCAs periodically and utilize it as a maintenance planning and budget tool.

25-202 Discussion of Potential Code Amendments Regarding Large Vehicle Parking, Group Homes, and Noise

Community Development Director Chad Weaver stated that on June 12, 2025, the Town Council awarded a contract to Michael Baker and Associates to review and prepare recommended updates to the Town Zoning Code. Those updates will focus on the organization of the code, accuracy, and compliance with state law. The intent of the project is not to make substantive text amendments; however, the Council expressed interest in providing input to the Town Manager about potential text amendments. Over the summer, the Town Manager received comments related to on-street parking (truck parking), group homes, and noise.

Mr. Weaver summarized the current Code provisions related to on-street parking, group homes, and noise. The Council discussed these topics and provided feedback on additional research requests and potential code amendments to be incorporated into the Michael Baker effort.

Regarding vehicle parking, the Council expressed interest in finding a solution to discourage on-street parking through enforcement of the abandoned vehicle statute. It was noted that on-street parking and on-property parking are regulated by different code provisions and utilize different enforcement mechanisms. It was suggested that these two topics be bifurcated into separate items and brought back for further discussion listing what the issues are for each, the relevant Code provisions for each, and options to address the issues through enforcement changes or Code changes.

Mr. Weaver explained that the Code currently allows up to 10 residents in a group home in Town. He said Arizona law would allow the Town to reduce that number to a maximum of six residents. There was Council consensus for staff to research and provide information on the exact number of group homes by type in Town and bring back draft Code language reducing the maximum number of group home residents to six.

Mr. Weaver summarized noise concerns and complaints received related to yard maintenance, construction, and sport courts. It was understood that the Town's ability to regulate construction noise is preempted by state statute. It was further discussed that additional Town regulation of yard maintenance noise would be a challenge to enforce. There was consensus for staff to draft amendments to the noise ordinance related to decibel level limitations on Sundays for review and consideration.

Regarding noise related to sport courts, he explained the 20-foot setback requirements and stated that there are currently no limits on the number of sport courts on a property. It was discussed that the Town should discourage attempts to change the low density single-family residential character of neighborhoods by allowing multiple sport courts on a property that may increase the intensity of use.

Direction was given to research and bring back sport court regulations limiting the number of courts to either one per sport or a limit based on lot sizes.

There was also direction to consider public outreach opportunities to educate residents on the noise ordinances and encourage creative solutions to reduce the noise impacts of yard maintenance equipment and outdoor sports.

A motion was made at 4:50 PM by Council Member Thomasson, seconded by Vice Mayor Andeen-Keller, to go into executive session to discuss items 25-186, 25-187, and 25-192. 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

3. EXECUTIVE SESSION

25-186 **Discussion or consultation with the Town Attorney in order to consider the Town Council's position and instruct the Town Attorney regarding the Town's position regarding contracts that are subject to pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation related to Five Star Development project as authorized by A.R.S. §38-431.03(A)(4); and discussion and consultation with the Town Attorney for legal advice regarding the development agreement and associated agreements with Five Star Development as authorized by A.R.S. §38-431.03(A)(3).**

25-192 **Discussion or consultation with the Town Attorney for legal advice regarding pending or contemplated legislation as authorized by A.R.S. §38 431.03(A)(3); and discussion or consultation with the Town Attorney in order to consider the Town Council's position**

and instruct its attorneys regarding potential impacts of legislation on existing contracts as authorized by A.R.S. §38-431.03(A)(4).

25-187 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 legal counsel regarding the contract between the Town of Paradise Valley and the United States Postal Service; and discussion or consultation with the Town Attorney, as authorized by A.R.S. §38-431.03(A)(3) for legal advice relating to the contract.

25-188 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).

4. BREAK

5. RECONVENE FOR REGULAR MEETING

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

6. ROLL CALL**COUNCIL MEMBERS PRESENT**

Mayor Mark Stanton

Vice Mayor Ellen Andeen-Keller

Council Member Christine Labelle attended by video conference

Council Member Karen Liepmann

Council Member Scott Moore

Council Member Julie Pace attended by video conference

Council Member Anna Thomasson attended by video conference

STAFF MEMBERS PRESENT

Town Manager Andrew B. Ching

Attorney John Gaylord, Gust Rosenfeld PLC

Police Chief Freeman Carney

Town Clerk Duncan Miller

Community Development Director Chad Weaver

Public Works Superintendent Robert Deserano

CFO Leslie DeReche

7. PLEDGE OF ALLEGIANCE

Phoenix Fire Department Battalion Chief Wil Gartin and Captain Adam Zeiders and PVPD Commander Joseph DiVenti and Sergeant Mike Unger led the Pledge of Allegiance. A moment of silence was observed for the anniversary of 9/11. A moment of silence was observed for the death of Charlie Kirk.

8. PRESENTATIONS**25-193 Proclaim September 2025 as Ovarian Cancer Awareness Month**

Mayor Stanton presented a proclamation to Brandon Putnam declaring September as Ovarian Cancer Awareness Month in Paradise Valley.

25-196 Planning Commission Update

Planning Commission Chair Pamela Georgelos presented the Commission's annual report to Council. She discussed the Planning Commission's role to hear and make recommendations to Council on Special Use Permits, Zoning Ordinance Amendments, and General Plan Amendments; and hear and make decisions on Minor Special Use Permits, Conditional Use Permits, Lot Splits and Preliminary Plats.

25-197 Board of Adjustment Update

Board of Adjustment Chair Eric Leibsohn presented the Board's annual report to Council. He explained that the Board of Adjustment heard and decides variances from the Zoning Ordinance and appeals decisions of the Zoning Administrator.

9. CALL TO THE PUBLIC

Resident Berkeley Danelski expressed concerns related to the property under construction at 8335 N Lillian Lane.

10. CONSENT AGENDA

Mr. Ching summarized the items on the items on the consent agenda. Vice Mayor Andeen-Keller asked to remove item 25-201 from the Consent Agenda.

A motion was made by Council Member Liepmann, seconded by Council Member Moore, to approve the Consent Agenda with the exception of item 25-201. The motion carried by the following vote:

Aye: 6 - Mayor Stanton
 Vice Mayor Andeen-Keller
 Council Member Liepmann
 Council Member Moore
 Council Member Pace
 Council Member Thomasson

Absent: 1 - Council Member Labelle

25-190 Minutes of Town Council Meeting June 12, 2025

25-191 Minutes of Town Council Special Meeting August 25, 2025

25-194 Discussion and Possible Action to Approve the Second Amendment to CON-24-047-PBW Landscape and Maintenance Services

Recommendation: Authorize the Town Manager to execute the Second Amendment to the Landscape Maintenance Agreement with King’s Landscape and Maintenance LLC increasing the contract amount from \$41,196.33 to \$111,489.03.

25-201 Discussion and Possible Action to Ratify and Approve Participation in the Purdue Direct Settlement and Approve the Town’s Participation in Future National Opioid Settlements, Including the Proposed Secondary Opioid Manufacturers Settlement Agreement, and Authorize the Mayor or Town Manager to Complete and Execute the Necessary Participation and Release Forms, Waiving Future Claims Against Each Defendant Related to the National Opioid Epidemic in Order to Participate in the National Settlements.

Recommendation: Ratify and approve participation in the Purdue Direct Settlement and approve the Town's participation in future national opioid settlements, including the Secondary Opioid Manufacturers Settlement Agreement, and authorize the Mayor or Town Manager to complete and execute the necessary participation and release Forms.

Vice Mayor Andeen-Keller requested that staff prepare a plan to expend the funds received from the opioid settlements.

A motion was made by Vice Mayor Andeen-Keller, seconded by Council Member Pace, to ratify and approve participation in the Purdue Direct Settlement and approve the Town's participation in future national opioid settlements, including the Secondary Opioid Manufacturers Settlement Agreement, and authorize the Mayor or Town Manager to complete and execute the necessary participation and release Forms. The motion carried by the following vote:

Aye: 6 - Mayor Stanton
Vice Mayor Andeen-Keller
Council Member Liepmann
Council Member Moore
Council Member Pace
Council Member Thomasson

Absent: 1 - Council Member Labelle

11. PUBLIC HEARING

There were no public hearings.

12. ACTION ITEMS

25-195 Discussion and Possible Action to Authorize the Town Manager to Execute a Linking Agreement for Cooperative Purchase with Motorola Solutions for Police Radio Equipment and Services

Police Chief Freeman Carney presented a request to purchase the following radio equipment and services from Motorola Solutions:

- 3 Motorola AXS Radio Consoles and associated licenses
- 4 Motorola Consolettes (replacement of 4)
- GCP8000 Site Controller (replacement of 1; manages site radio channels, assigns voice & data channels, and monitors alarms from the radio equipment)
- Desktop Monitor, foot pedals, gooseneck mics needed to use Radio Console equipment (replacement for 2 dispatch positions, and addition of 1)
- Training for all Communications Staff to use new Graphical User Interface (GUI) and administrator training for setting up the GUI.

He said the current radio consoles were purchased in 2015 and are at the end of their useful life. The new equipment will provide increased flexibility, enhanced integration capabilities, and will have a 10-year projected lifecycle.

There were no public comments.

A motion was made by Council Member Moore, seconded by Vice Mayor Andeen-Keller, to authorize the Town Manager to execute a linking agreement for the purchase of Police Department radio equipment and services from Motorola Solutions in an amount not to exceed \$390,500. The motion carried by the following vote:

Aye: 6 - Mayor Stanton
Vice Mayor Andeen-Keller
Council Member Liepmann
Council Member Moore
Council Member Pace
Council Member Thomasson

Absent: 1 - Council Member Labelle

13. FUTURE AGENDA ITEMS

25-146 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.

A motion was made at 7:00 PM by Council Member Thomasson, seconded by Vice Mayor Andeen-Keller, to go into executive session to discuss items 25-186 and 25-187. The motion carried by the following vote:

Aye: 6 - Mayor Stanton
Vice Mayor Andeen-Keller
Council Member Liepmann
Council Member Moore
Council Member Pace
Council Member Thomasson

Absent: 1 - Council Member Labelle

15. ADJOURN

A motion was made at 8:21 PM by Vice Mayor Andeen-Keller, seconded by Council Member Thomasson, to adjourn. The motion passed by the following vote:

Aye: 6 - Mayor Stanton
Vice Mayor Andeen-Keller
Council Member Liepmann
Council Member Moore
Council Member Pace
Council Member Thomasson

Absent:1 - Council Member Labelle

Mayor Stanton adjourned the meeting at 8:21 PM

TOWN OF PARADISE VALLEY

SUBMITTED BY:


Duncan Miller, Town Clerk

STATE OF ARIZONA)

:ss.

COUNTY OF MARICOPA)

CERTIFICATION

I, Duncan Miller, Town Clerk of the Town of Paradise Valley, Arizona hereby certify that the following is a full, true, and correct copy of the minutes of the regular meeting of the Paradise Valley Town Council held on Thursday, September 11, 2025

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




Duncan Miller, Town Clerk