



---

**TOWN COUNCIL MEETING  
6401 E. LINCOLN DRIVE  
PARADISE VALLEY, ARIZONA 85253  
MINUTES  
Thursday, March 12, 2020**

---

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

Mayor Bien-Willner called to order the Town Council Meeting for Thursday, March 12, 2020 at 3:00 p.m. in the Town Hall Boardroom.

**COUNCIL MEMBERS PRESENT**

Mayor Jerry Bien-Willner  
Vice Mayor Julie Pace  
Council Member Ellen  
Council Member Paul Dembow  
Council Member Scott Moore  
Council Member Mark Stanton  
Council Member Anna Thomasson

**STAFF MEMBERS PRESENT**

Town Attorney Jill Keimach  
Town Attorney Andrew Miller attended by video conference call  
Assistant Town Attorney Deborah Robberson  
Town Clerk Duncan Miller  
Town Engineer Paul Mood  
Chief of Police Peter Wingert  
Community Development Director Jeremy Knapp  
Public Works Superintendent Jerry Cooper  
Chief Information Officer Steven Brunasso  
Chief Financial Officer Douglas Allen

**MAYOR / MANAGER REPORTS**

Mayor Bien-Willner and Town Manager Keimach briefed the Council on the Town's response to the COVID-19 pandemic, including the implementation of best practice recommendations from the Center for Disease Control such as social distancing.

Mayor Bien-Willner gave a report on SB 1554, Senator Kate Brophy-McGee's bill related to short-term residential rental regulations, which passed in the Senate with bi-partisan support.

**A motion was made by Council Member Thomasson, seconded by Council Member Stanton, to go into executive session at 3:25 PM to discuss item 20-127. 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 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:** 7 - Mayor Bien-Willner  
Council Member Andeen  
Council Member Dembow  
Council Member Moore  
Vice Mayor Pace  
Council Member Stanton  
Council Member Thomasson

## **2. STUDY SESSION ITEMS**

### **20-111 Interviews for Committee, Commission, and Board Appointments**

The Council met with residents Shawna Glazier, Milan Kesic and Marianne Mallia. Mayor Bien-Willner noted that one applicant withdrew from consideration and two other applicants were not able to interview for health reasons. He announced that the Council would postpone committee appointments to give everyone who expressed interest in volunteering an opportunity to meet with the Council.

### **20-122 Update and Discussion of Financing the Capital Improvement Program and Financial Plan**

Chief Financial Officer Douglas Allen, STIFEL Managing Director Mark Reader, and bond counsel updated the Council on options to finance the Capital Improvement Program. He said STIFEL provided the Town updated numbers for excise tax revenue obligations maturing August 1, 2026 with a call option on or after August 1, 2024 for a Private Placement and Public Sale. He said STIFEL negotiated a Private Placement rate lower than previously anticipated. The Council discussed the advantages and disadvantages of both options. There was consensus that private placement was in the best interest of the Town.

### **20-106 Statement of Direction for Crown Castle Intermediate Special Use Permit Amendment**

Senior Planner George Burton summarized the Statement of Direction for an intermediate Special Use Permit Amendment for Crown Castle to replace faux rock screens with equipment cages at streetlight pole locations at 7300 N Tatum Blvd, 6401 E McDonald Dr, and 5395 N Invergordon Rd.

Tanya Friese, Manager, Government Relations at Crown Castle, responded to questions from the Council.

The Council provided feedback on the draft Statement of Direction. There was consensus to schedule it for a vote on March 26, 2020.

### **20-123 Consideration of First Amendment to the Right-of-Way License Agreement with Crown Castle (formerly NewPath Networks, LLC) for Installation of Additional Fiber**

Town Attorney Andrew Miller presented an amendment to the right-of-way license agreement with Crown Castle to install two additional fiber conduits to service AT&T antenna sites on N. Invergordon Rd and Scottsdale Rd and Vista near the Doubletree Resort.

There was consensus to schedule the amendment for a vote on March 26, 2020.

**A motion was made by Council Member Moore, seconded by Council Member Andeen, to go into executive session at 5:35 PM to discuss item 20-128 as authorized by A.R.S. §38 431.03(A)(3). The motion carried by the following vote:**

**Aye:** 7 - Mayor Bien-Willner  
Council Member Andeen  
Council Member Dembow  
Council Member Moore  
Vice Mayor Pace  
Council Member Stanton  
Council Member Thomasson

### **3. EXECUTIVE SESSION**

- |               |   |
|---------------|---|
| <b>20-114</b> | <b>Discussion or consideration of committee, commission, and board appointments as authorized by A.R.S. §38-431.03(A)(1).</b>   |
| <b>20-128</b> | <b>Discussion or consultation with the Town Attorney for legal advice regarding pending legislation affecting short-term rentals and other pending legislation as authorized by A.R.S. §38 431.03(A)(3).</b>  |
| <b>20-107</b> | <b>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).</b> |

### **4. BREAK**

**5. RECONVENE FOR REGULAR MEETING**

Mayor Bien-Willner reconvened the meeting at 6:09 PM.

**6. ROLL CALL****COUNCIL MEMBERS PRESENT**

Mayor Jerry Bien-Willner  
Vice Mayor Julie Pace  
Council Member Ellen Andeen  
Council Member Paul Dembow  
Council Member Scott Moore  
Council Member Mark Stanton  
Council Member Anna Thomasson

**STAFF MEMBERS PRESENT**

Town Attorney Jill Keimach  
Town Attorney Andrew Miller attended by telephone conference call  
Assistant Town Attorney Deborah Robberson  
Town Clerk Duncan Miller  
Town Engineer Paul Mood  
Commander Freeman Carney  
Community Development Director Jeremy Knapp  
Public Works Superintendent Jerry Cooper  
Chief Information Officer Steven Brunasso  
Chief Financial Officer Douglas Allen

**7. PLEDGE OF ALLEGIANCE\***

Liliana and Olivia Chaidez, representing the Camelback Solar Plunge led the Pledge of Allegiance.

**8. PRESENTATIONS****20-117          Solar Plunge PSA Recognition**

Mayor Bien-Willner announced that the Town will host the Camelback Mountain Solar Plunge on March 28th at 1:00 pm at the Phoenix Country Day School Day Aquatic Center. He said the event is free to the public and focuses on water safety. Local youth, including tonight's Pledge leaders, assisted as actors in a public safety announcement highlighting the Solar Plunge and the A-B-Cs of water safety. The PSA was played for the Council and audience.

**9. CALL TO THE PUBLIC**

Resident George Selby addressed the Council regarding Study Session item 20-103, the Estates on Invergordon 6400 E Cactus Wren. He expressed concern about parking and construction traffic.

**10. CONSENT AGENDA**

Ms. Keimach summarized the items on the Consent Agenda. Council Member Moore asked to remove item 20-109 to be discussed separately.

A motion was made by Council Member Dembow, seconded by Council Member Andeen, to approve the Consent Agenda with the exception of item 20-109. The motion carried by the following vote:

**Aye:** 7 - Mayor Bien-Willner  
Council Member Andeen  
Council Member Dembow  
Council Member Moore  
Vice Mayor Pace  
Council Member Stanton  
Council Member Thomasson

**20-108 Minutes of Town Council Meeting February 27, 2020**

**20-125 Approval of a Facilities Use Agreement between the Town and the Phoenix Swim Club (PSC) for the use of its Swimming Pool Facility at Phoenix Country Day School (PCDS) Premises for the Camelback Mountain Solar Plunge Event on Saturday, March 28, 2020**

**Recommendation:** Approve the Facilities Use Agreement between the Town and the Phoenix

**20-109 Adoption of Resolution Number #2020-07; Extension of the Town of Paradise Valley's Membership in the Arizona Metropolitan Trust (AzMT)**

**Recommendation:** Adopt Resolution Number #2020-07 approving the extension of the Town's membership in the Arizona Metropolitan Trust (AzMT) commencing on July 1, 2020 through June 30, 2023.

**Staff Contact:** Jinnett Hancock, 480-348-3520

Human Resources Manager Jinnett Hancock summarized the Town's health insurance benefits and the favorable rates assessed by the current provider.

A motion was made by Council Member Moore, seconded by Council Member Dembow, to adopt Resolution Number #2020-07 approving the extension of the Town's membership in the Arizona Metropolitan Trust (AzMT) commencing on July 1, 2020 through June 30, 2023. The motion carried by the following vote:

**Aye:** 7 - Mayor Bien-Willner  
Council Member Andeen  
Council Member Dembow  
Council Member Moore  
Vice Mayor Pace  
Council Member Stanton  
Council Member Thomasson

## 11. PUBLIC HEARINGS

**20-127            Consideration of Ordinance 2019-07; Amending Article XI, Section 1102.2.B. of the Zoning Ordinance; Medical Marijuana Dispensary Regulations**

Town Attorney Andrew Miller stated that his office is continuing to research Medical Marijuana Dispensary regulations. His recommendation was to continue the public hearing to a future date.

Mayor Bien-Willner opened the public hearing. There were no public comments.  
Mayor Bien-Willner closed the public hearing.

**A motion was made by Vice Mayor Pace, seconded by Council Member Stanton, to continue the Public Hearing on Ordinance 2019-07 to April 23, 2020. The motion carried by the following vote:**

**Aye:** 7 - Mayor Bien-Willner  
Council Member Andeen  
Council Member Dembow  
Council Member Moore  
Vice Mayor Pace  
Council Member Stanton  
Council Member Thomasson

## 12. ACTION ITEMS

**20-118            Consideration and Possible Adoption of Resolution 2020-06  
Authorizing the Sale of Excise Tax Revenue Obligation Pursuant to  
a Purchase Agreement; Authorizing Agreements; Delegating  
Certain Authority; and Declaring an Emergency**

CFO Douglas Allen presented Resolution 202-06 authorizing a private placement of excise tax revenue obligations not to exceed \$8,200,000 with up to a 7-year maturity and callable after 4 years.

There were no public comments.

**A motion was made by Council Member Thomasson, seconded by Council Member Stanton, to adopt Resolution 2020-06 authorizing a Private Placement of Excise Tax Revenue Obligations. The motion carried by the following vote:**

**Aye:** 7 - Mayor Bien-Willner  
Council Member Andeen  
Council Member Dembow  
Council Member Moore  
Vice Mayor Pace  
Council Member Stanton  
Council Member Thomasson

**13. FUTURE AGENDA ITEMS****20-110          Consideration of Requests for Future Agenda Items**

Town Manager Keimach summarized the future agenda schedule.

There were no motions to add any items to the future agenda list.

**14. MAYOR / COUNCIL / MANAGER COMMENTS**

Council Member Andeen provided an update on ACOPS activities.

Council Member Thomasson announced that the Historical Advisory Committee is planning to hold a 60<sup>th</sup> Anniversary for the Town on April 18, 2021 at the Camelback Inn.

Vice Mayor Pace provided an update of fundraising efforts by the Paradise Valley Mountain Preserve Trust.

**15. STUDY SESSION CONTINUED****STAFF MEMBERS PRESENT**

Town Attorney Jill Keimach

Town Attorney Andrew Miller attended by telephone conference call

Assistant Town Attorney Deborah Robberson

Town Clerk Duncan Miller

Chief of Police Peter Wingert

Community Development Director Jeremy Knapp

Chief Financial Officer Douglas Allen

**20-103          Discussion of a 4-Lot Final Plat - Estates on Invergordon 6400 E  
Cactus Wren Rd**

Planning Manager Paul Michaud presented a request by Mr. Bluebirds Shoulder, LLC for a 5.7-acre property located at 6400 E Cactus Wren Rd for a 4-lot subdivision named Estates on Invergordon. He described the plat and the Planning Commission's review. He noted that the final plat is in substantial compliance with the approved preliminary plat in that there are no major differences and there are no specific unmet conditions required between preliminary plat and final plat. The plat process is a ministerial function, with no requested deviations from Town standards.

The Council discussed concerns raised by neighbors regarding construction traffic and parking. They discussed a stipulation requiring a construction site management plan to mitigate the impacts of the project on neighboring properties.

**20-113          General Plan Update Process**

Community Development Director Jeremy Knapp provided an update on the General Plan process. He explained the requirements under state law for municipalities adopt a comprehensive long-range plan to guide development every 10 years. He summarized the required elements of the plan and provided a timeline and estimated budget to complete the project.

The Council discussed the approach to updating the plan and citizen involvement.

**20-112          Discussion of Community Services Funding**

Town Clerk Duncan Miller presented options for implementing the Community Services Funding program this year. There was Council consensus to invite applications from agencies. Council Member Thomasson and Council Member Moore would assist Town Manager Ms. Keimach in reviewing the applications. Funding recommendations would be brought back to Council in May.

**16. ADJOURN**

**A motion was made by Vice Mayor Pace, seconded by Council Member Dembow, to adjourn. The motion carried by the following vote:**

**Aye:** 7 - Mayor Bien-Willner  
Council Member Andeen  
Council Member Dembow  
Council Member Moore  
Vice Mayor Pace  
Council Member Stanton  
Council Member Thomasson

Mayor Bien-Willner adjourned the meeting at 9:46 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, March 12, 2020.

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