TOWN
Of
PARADISE VALLEY

TOWN COUNCIL MEETING
6401 E. LINCOLN DRIVE
PARADISE VALLEY, ARIZONA 85253

SUMMARIZED MINUTES
AUGUST 16, 2007

CALL TO ORDER

Mayor Winkler called to order the Joint Work Study Session with the Planning Commission and the Town Council meeting of the Town of Paradise Valley, Arizona, held at Town Hall 6401 E. Lincoln Drive, on Thursday, August 16, 2007 at 5:07 P.M.

COUNCIL MEMBERS PRESENT

Mayor Ed Winkler
Vice Mayor Scott LeMarr
Council Member Ron Clarke
Council Member Brian Cooney
Council Member Dan Schweiker
Council Member Virginia "Jini" Simpson

Council Member Mary Hamway was not present

PLANNING COMMISSIONERS PRESENT

Chairman Richard Mahrle
Commissioner Thomas Campbell
Commissioner Michael Collins
Commissioner Dolf Strom
Commissioners Maria Syms attended by telephone conference call
Commissioner Louis Werner

Jane Jozoff was not present

STAFF MEMBERS PRESENT

Town Manager Thomas M. Martinsen
Town Attorney Andrew Miller
Town Clerk Duncan Miller
Chief of Police John D. Wintersteen
Town Engineer William C. Mead
Planning & Building Director Eva Cutro
Public Works Director Andrew Cooper, Jr.
Senior Planner Molly Hood
Deputy Town Attorney Steven Zraick
Planner George Burton

DISCUSSION ITEMS

Discussion of Resort Redevelopment

Ms. Cutro stated that the purpose of the joint work session between the Town Council and the Planning Commission was to discuss several issues associated with resort redevelopment. She said the Town has experienced record amounts of resort development and redevelopment applications and it was timely to discuss certain broad principles governing redevelopment. The goal is to establish a renewed consensus which will facilitate the development of resort proposals that achieve the goals of both the Town and developer.

The first discussion topic was the definition of open space and whether golf courses, interior courtyards, and landscaped perimeters are to be considered open space. There was general consensus that golf courses are open space.

There was discussion about the appropriate size of residential homes and lots. One principle considered was when applicants request residential units on lots that are under an acre, the home size should be of a relative scale (small lot = small home). Suggestions to accomplish that goal include establishment of a maximum lot coverage or Floor Area Ratio, minimum setbacks requirements, and / or adherence to the Open space Criteria.

There was general consensus that a residential component on resort properties is a reality. It is important for the Town to allow resort properties to adapt to changing market conditions.

There was general agreement that less than one-acre residential will only be allowed on SUP resort properties and nowhere else.

The height and number of stories of residential properties was discussed. There was agreement that there not be a prohibition against two stories on SUP properties. However, there was general consensus that one story properties should be encouraged around the perimeter of the resort property and that taller buildings be located in the center. At the very least, it would be preferable if there were a mix of heights and sizes in the residential sections of the property. It was also desirable that the residential products integrate with the resort and not look like a generic development.

Finally, green building and environmental sensitivity to the desert environment was discussed. It was noted that the Ritz Carlton desires to attain some level of LEEDs certification. There was discussion about requiring this or similar green building techniques on all resort development. However, LEEDs certification can be expensive and time consuming. It might be a burden on the applicant. Nevertheless, it should be encouraged along with landscape plans that use predominantly indigenous vegetation or Xeriscape design.

Ron Clarke departed at 6:00 p.m.

Mayor Winkler adjourned the Work Study Session and recessed the Council Meeting at 6:36 p.m.

CALL TO ORDER

Mayor Winkler reconvened the meeting of the Town Council at 7:09 P.M.

COUNCIL MEMBERS PRESENT

Mayor Ed Winkler
Vice Mayor Scott LeMarr
Council Member Brian Cooney
Council Member Dan Schweiker
Council Member Virginia "Jini" Simpson

Council Members Ron Clarke and Mary Hamway were not present

STAFF MEMBERS PRESENT

Town Manager Thomas M. Martinsen
Town Attorney Andrew Miller
Town Clerk Duncan Miller
Town Engineer William Mead
Police of Chief John Wintersteen
Public Works Director Andrew Cooper
Planning and Building Director Eva Cutro
Deputy Town Attorney Steven Zraick

PLEDGE OF ALLEGIANCE

Mr. Martinsen led the Pledge of Allegiance.

PRESENTATIONS

Recognition of Miss Teen America Brittany Brannon

The Mayor recognized Paradise Valley resident Brittany Brannon who was crowned Miss Teen America on July 7, 2007.

CALL TO THE PUBLIC

There were no public comments.

MAYOR / COUNCIL / MANAGER REPORT

Andrew Miller introduced Deputy Town Attorney Steven Zraick.

Mayor Winkler reported on his trip to Bay St. Louis, Mississippi with members of the Paradise Valley United Methodist Church youth group. He noted that many public buildings and homes are still uninhabitable.

CONSENT AGENDA

a. **Minutes of Town Council Meeting July 12, 2007**

b. **Adoption of Resolution Number 1155 Authorization to Install Stop Signs at the Intersection of Mockingbird Lane and Cheney Drive**
Recommendation: Adopt Resolution Number 1155 authorizing the installation of stop signs to create a four-way stop at the Mockingbird Lane and Cheney Drive intersection.

c. **Approval of Kiva Elementary School Athletic Field Renovation Change Order**
Recommendation: Approve Kiva Elementary School Athletic Field Renovation Change Order Number 3 increasing the project cost by $5,872.77.

d. **Award of Contract to Pave a Driveway and Construct a Parking Area at Temporary Fire Station No. 1**
Recommendation: Award a contract to CPC Construction, Inc to grade and pave a driveway and construct a parking area at Temporary Fire Station Number 1 at a cost not to exceed $21,981.

e. **Award of Contract for Police Department Carpeting**
Recommendation: Award a contract to Continental Flooring Company to carpet areas of the Police Department in an amount not to exceed $12,724.

f. **Renewal of Contract for Waste Removal Services at Town Facilities**
Recommendation: Authorize the Town Manager to renew the contract with Sonoran Waste Disposal, L.L.C. for waste removal services from Town facilities in an amount not to exceed $43,785.

g. **Authorization of Patrol Vehicle Emergency Equipment Purchase and Installation**
Recommendation: Authorize the purchase and installation of patrol vehicle emergency equipment from Arizona Emergency Products in an amount not to exceed $24,017.

h. **Authorization to Apply for FY 2008 LTAF II Grant**
Recommendation: Authorize an LTAF II Grant Application for fiscal year 2007-08, which will provide $22,425.90 for the alternative mode transportation program funding and contributions to RPTA, both with 25% Town matching funds.

i. **Approval of Human Services Agreement with Central Arizona Shelter Services**
Recommendation: Authorize human services funding agreement with Central Arizona Shelter Services for Fiscal Year 2007-2008, in the total amount of $25,000.

j. **Approval of Underground Utility Conversion District 22 Change Order Numbers 1 and 2**
Recommendation: Approve Underground Utility Conversion District 22 Change Orders Numbers 1 and 2 increasing the Town's project cost by $20,945.65.

k. Approval of Sewer Payback for Desert Winds Development
Recommendation: Authorize Sewer Payback for Desert Winds in the amount of $77,815.80 from nine additional properties that could potentially connect to the sewer main installed by Desert Winds.

Mr. Martinsen summarized the items on the consent agenda.

A member of the audience requested that item 11b be removed.

Vice Mayor LeMarr asked that item 11k be removed.

Motion and vote - Mayor Winkler moved to approve the Consent Agenda with the exception of items 11b and 11k. Council Member Schweiker seconded the motion which passed by a vote of 5 – 0.

Item 11b: Adoption of Resolution Number 1155 Authorization to Install Stop Signs at the Intersection of Mockingbird Lane and Cheney Drive

Paradise Valley resident Robert Nenad opposed the installation of the stop signs at the intersection.

Motion and vote – Council Member Simpson moved to approve item 11b. The motion was seconded by Vice Mayor LeMarr which passed by a vote of 5-0.

Item 11k: Approval of Sewer Payback for Desert Winds Development

Vice Mayor LeMarr asked if this payback agreement impacts the sewer development fee. Mr. Martinsen responded that it does not. The resident would pay both the sewer development fee and the payback fee.

Motion and vote – Vice Mayor LeMarr moved to approve item 11k. Council Member Cooney seconded the motion which passed by a vote of 5 – 0.

PUBLIC HEARINGS

Approval of Liquor License Transfer for REM Restaurant

Mr. Miller stated Restaurant REM, located at 7101 E. Lincoln Drive, requests a liquor license person transfer from Dale V. Anderson, Agent, Little Lulu sandwich Co. d.b.a. Other Place, to H. J. Lewkowitz, agent, REM on Lincoln L.L.C., and Interim Permit to operate while the application is pending.

He stated that the application was posted on the applicant's premises for 20 days in accordance with state law. The Town did not receive any arguments in support of or opposition to the application. He said that there are no violations on file with the Arizona Department of Liquor Licenses and Control against the property. The Paradise Valley Police Department and the Planning & Building Department reviewed the application and found no reason to oppose it.

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

Motion and Vote – Vice Mayor LeMarr moved to forward the application from H. J. Lewkowitz, agent, Restaurant REM for Person Transfer and Interim Permit to the Arizona Department of Liquor Licenses and Control with a recommendation for approval. Council Member Simpson seconded the motion which passed by a vote of 5 – 0.

ACTION ITEMS

Award of Contract for Caida Del Sol Sewer Extension

Mr. Mead stated that the sewer line extension will provide sanitary sewer service to the west side of Tatum Blvd at Mockingbird Lane. There is currently no sewer service available in the area. The line will provide future service to forty eight residential homes as well as the Town's new Fire Station Number 1.

Mr. Mead reported that eleven bids were received. Petra Contracting submitted the lowest bid. The Town budgeted $412,000 for the construction of the sewer line. Petra Contracting's bid was $124,757 far below the budgeted amount.

Motion and vote – Council Member Simpson moved to award a contract to Petra Contracting for construction of the Caida del Sol Drive Sanitary Sewer Line Extension, in the amount of $124,756.36. Mayor Winkler seconded the motion which passed by a vote of 5 – 0.

Award of Contract for Town Hall Roof Replacement

Mr. Cooper stated that the Town Hall roof is twenty-seven years old. The underlayment is dried and brittle and should be replaced. The Town advertised for bids in March but on May 10th, the Town Council rejected the sole bid. Staff was instructed to research various other types of roofing materials.

On June 28th, the Council directed staff to advertise for bids to re-roof the Town Hall building with a cold roll weathered steel standing seam roof. Three proposals were received. The lowest bidder did not provide any materials warranty with their proposal, whereas Paul Rich Roofing and Construction, Inc, the second lowest bidder, will warranty all materials for a period of five years.

Motion and vote – Council Member Simpson moved to award a contract to Paul Rich Roofing and Construction, Inc., for the Town Hall roof replacement in an amount not to exceed $178,219. Council Member Cooney seconded the motion which passed by a vote of 5 – 0.

ADJOURNMENT

Motion and vote – Council Member Schweiker moved to adjourn. Council Member seconded the motion which passed unanimously.

Mayor Winkler adjourned the meeting at 7:53 p.m.

Ed Winkler, Mayor

ATTEST:

Duncan Miller, Town Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the Paradise Valley Town Council held on then 16th day August 2007. I further certify that the meeting was duly called and held and that a quorum was present.

TOWN OF PARADISE VALLEY, ARIZONA INCORPORATED 1961

Dated this 7 day of September, 2007.

Duncan Miller, Town Clerk