

**SCOTTSDALE CITY COUNCIL
REGULAR MEETING AND WORK STUDY SESSION MINUTES
TUESDAY, FEBRUARY 6, 2024**



**CITY HALL KIVA
3939 N. DRINKWATER BOULEVARD
SCOTTSDALE, AZ 85251**

CALL TO ORDER

Mayor David D. Ortega called to order a Regular Meeting and Work Study Session of the Scottsdale City Council at 5:09 P.M. on Tuesday, February 6, 2024 in the City Hall Kiva Forum.

ROLL CALL

Present: Mayor David D. Ortega; Vice Mayor Solange Whitehead; and Councilmembers Tammy Caputi, Tom Durham, Barry Graham, Betty Janik, and Kathy Littlefield

Also Present: City Manager Jim Thompson, City Attorney Sherry Scott, City Treasurer Sonia Andrews, Acting City Auditor Lai Cluff, and City Clerk Ben Lane

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilmember Durham.

MAYOR'S REPORT

Mayor Ortega called attention to the ongoing wars in foreign countries as they fight to protect their democracy and freedom and asked for a moment of silent reflection for these war-torn countries.

Mayor Ortega announced that Western Week had wrapped up and the Waste Management Phoenix Open is now underway at TPC Scottsdale.

Mayor Ortega added that Spring Training for Major League Baseball will be coming back to Scottsdale Stadium. The first game is Saturday, February 24, 2024 between the San Francisco Giants and the Chicago Cubs.

MAYOR'S REPORT

- **Fast Five Video Update**
Note: The Council may make comments or ask questions to the presenter(s); however, no Council action will be taken.

NOTE: MINUTES OF CITY COUNCIL MEETINGS AND WORK STUDY SESSIONS 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 CITY COUNCIL AND ARE NOT VERBATIM TRANSCRIPTS. DIGITAL RECORDINGS AND CLOSED CAPTION TRANSCRIPTS OF SCOTTSDALE CITY COUNCIL MEETINGS ARE AVAILABLE ONLINE AND ARE ON FILE IN THE CITY CLERK'S OFFICE.

City Manager Jim Thompson introduced a “Fast Five” video produced by the City’s Communications Office which provided updates on several City events and offerings.

PUBLIC COMMENT

Jason Alexander commented on the lane increases to the City’s road system and the difference between lane restriping and road diets. Mr. Alexander requested the term “road diets” not be used since it is not an accurate reflection of what the City is doing.

MINUTES

Request: Approve the following Council meeting minutes from January 2024:

- a. **Special Meeting Minutes of January 9, 2024**
- b. Executive Session Minutes of January 9, 2024
- c. **Regular Meeting Minutes of January 9, 2024**

MOTION AND VOTE – MINUTES

Councilwoman Janik made a motion to approve the Special Meeting Minutes of January 9, 2024; Executive Session Minutes of January 9, 2024; and Regular Meeting Minutes of January 9, 2024. Vice Mayor Whitehead seconded the motion, which carried 7/0, with Mayor Ortega; Vice Mayor Whitehead; and Councilmembers Caputi, Durham, Graham, Janik, and Littlefield voting in the affirmative.

CONSENT AGENDA

1. The Italiano Liquor License (85-LL-2023)

Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for an existing location with a new owner.

Location: 9301 E. Shea Boulevard, Suites 135 and 137

Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

2. Empire Scottsdale Liquor License (86-LL-2023)

Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a location/owner transfer of a Series 7 (beer and wine bar) State liquor license for a new location and owner.

Location: 3625 N. Bishop Lane

Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

3. A Bottle a Day LLC Liquor License (87-LL-2023)

Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 4 (wholesaler) State liquor license for a new location and owner.

Location: 7307 E. Evans Road

Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

4. Kraft Residence Abandonment (7-AB-2023)

Request: Adopt **Resolution No. 13044** authorizing the abandonment of the eastern 33-foot General Land Office (GLO) Patent Easement half-street right-of-way, including the overlapping 20-foot fee-simple half-street right-of-way with Single-Family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning designation.

Location: 7120 E. Lowden Drive

Staff Contact(s): Erin Perreault, Planning, Economic Development, and Tourism Executive Director, 480-312-7093, eperreault@scottsdaleaz.gov

5. Scottsdale Shade and Tree Plan Professional Services Contract

Request: Adopt **Resolution No. 13030** to authorize:

1. Contract No. 2024-036-COS with The Design Laboratory, PLLC, in an amount not to exceed \$325,000, for professional planning and design services for the Scottsdale Shade and Tree Plan.
2. A Fiscal Year 2023/24 Community and Economic Development, Planning & Development Services Department General Fund Operating Budget transfer of up to \$325,000 to the Shade and Tree Master Plan Initial Implementation capital project (JK03) to be funded by the General Fund.
3. The City Manager and the City Treasurer, or designees, to execute any other documents and take such other actions as necessary to carry out the intent of this Resolution.

Staff Contact(s): Lisa McNeilly, Sustainability Director, 480-312-2831, lmcneilly@scottsdaleaz.gov

6. McCormick Stillman Railroad Park Construction Phase Services Contract

Request: Adopt **Resolution No. 13018** authorizing Construction Manager at Risk Contract No. 2024-018-COS with Willmeng Construction, Inc., in an amount not to exceed \$10,593,968.65, to provide construction phase services for Bond 2019 Project 2 – Add Splash Pad and Improve Walkways and the New Roundhouse Facility at McCormick Stillman Railroad Park.

Location: 7301 E. Indian Bend Road

Staff Contact(s): Dan Worth, Public Works Director, 480-312-5555, daworth@scottsdaleaz.gov

7. Citywide Mechanical and Plumbing Construction Services Job Order Contracts

Request: Adopt **Resolution No. 13037** authorizing the following one-year contract extensions, in an amount not to exceed \$2,000,000 per contract, for citywide mechanical and plumbing construction services:

1. Contract No. 2021-012-COS-A2 with Midstate Mechanical, Inc.
2. Contract No. 2021-013-COS-A2 with McCarthy Building Companies, Inc.
3. Contract No. 2021-014-COS-A2 with Summa Mechanical Contractors, Inc.

Staff Contact(s): Dan Worth, Public Works Director, 480-312-5555, daworth@scottsdaleaz.gov

8. Doubletree Ranch Road Bridge Repair Budget Appropriation Transfer

Request: Adopt **Resolution No. 13048** authorizing a Fiscal Year 2023/24 Transportation Fund Capital Contingency Budget appropriation transfer, in the amount of \$986,207, to a newly created capital project to be titled "*Doubletree Ranch Road Bridge Repair*" that will be funded by the Transportation 0.2% Sales Tax.

Staff Contact(s): Mark Melnychenko, Transportation and Streets Director, 480-312-7651, mmelnychenko@scottsdaleaz.gov

9. Scottsdale Railroad and Mechanical Society (Society) Agreement Amendment

Request: Adopt **Resolution No. 13050** to authorize:

1. Agreement No. 2016-099-COS-A1, the first amendment to the agreement with the Society for the acquisition and installation of an interactive play and climbing structure as part of the Roundhouse Project.
2. The revocation of the City's previous acceptance of the donation of \$1,000,000 from the Society as set forth in Resolution No. 12494 and the return of any funds received by the City pursuant thereto be returned to the Society.
3. The City Manager, or designee, to execute any other documents and take such other actions as necessary to carry out the intent of this Resolution.
4. The City Manager, or designee, to accept any such additional in-kind donations that the Society may make in order to support the intent and purposes of the Roundhouse project.
5. A reduction of \$1,000,000 in contributions to the Fiscal Year (FY) 2023/24 McCormick-Stillman Roadhouse (PJ02) capital project, thereby reducing the total adopted FY 2023/24 capital project budget from \$12,360,100 to \$11,360,100.

Staff Contact(s): Judy Doyle, Community Services Assistant Executive Director, 480-312-2691, jdoyle@scottsdaleaz.gov

10. Treatment and Removal of Non-Native Invasive Plants Grant

Request: Adopt **Resolution No. 13012** to authorize:

1. Agreement No. 2024-015-COS with the Arizona Department of Forestry and Fire Management for the acceptance of a grant, in the amount of \$193,500, for treatment and removal of non-native invasive plants in the McDowell Sonoran Preserve.
2. The City Manager, or designee(s), to execute all documents and other necessary or desirable instruments in connection with the acceptance of this Grant.
3. A Budget Transfer, in the amount of \$193,500, from the Fiscal Year 2023/24 Future Grants Budget and/or Grant Contingency Budget to a newly created cost center to record the related grant activity.

Staff Contact(s): Scott Hamilton, Natural Resource Manager, 480-312-7722, shamilton@scottsdaleaz.gov

11. Boys and Girls Club Naming of Panda Cares Center of Hope at Eldorado Community Center

Request: Adopt **Resolution No. 13023** to authorize:

1. The Boys and Girls Clubs of Greater of Greater Scottsdale, Inc., to name Room No. 111, currently a lounge, at the Hartley and Ruth Barker Branch of the Boys and Girls Club within the Eldorado Community Center, the "*Panda Cares Center of Hope*".
2. The Boys and Girls Clubs of Greater of Greater Scottsdale, Inc., to recognize such naming using two interior wall-mounted signs, one inside the room and one outside the room, with the name "*Panda Cares Center of Hope*" in the size and manner approved in writing by the Community Services Assistant Executive Director, or designee.

Staff Contact(s): Nick Molinari, Community Services Assistant Executive Director, 480-312-1011, nmolinar@scottsdaleaz.gov

12. Persian New Year Festival Event Funding

Request: Adopt **Resolution No. 13035** to authorize:

1. Funding, not to exceed \$58,250, from the portion of the Fiscal Year 2023/24 Tourism Development Fund that is allocated towards event retention and development for the Persian New Year Festival.

2. New Event Funding Agreement No. 2024-037-COS with the Persian New Year Festival, LLC.
Staff Contact(s): Karen Churchard, Tourism and Events Director, 480-312-2890, kchurchard@scottsdaleaz.gov
13. **Enterprise Resource and Human Capital Management Systems Contracts**
Request: Adopt **Resolution No. 13027** authorizing the following contracts for enterprise resource and human capital management systems to cover enterprise cashiering, debt management, and inventory automation/fulfillment:
 1. Contract No. 2024-024-COS with Applications Software Technology, LLC
 2. Contract No. 2024-026-COS with Emphasys Computer Solutions, Inc.
 3. Contract No. 2024-027-COS with Oracle America, Inc.
 4. Contract No. 2024-027-COS-A1 with Oracle America, Inc.
 5. Contract No. 2024-028-COS with Oracle America, Inc.
 6. Contract No. 2024-029-COS with Can/Am Technologies, Inc.
 7. Contract No. 2024-030-COS with Information & Computing Services, Inc.
 8. Contract No. 2024-030-COS-A1 with Information & Computing Services, Inc.
 9. The City Manager and City Treasurer, or their designees, to take such actions and execute such documents as necessary to carry out the intent of this Resolution.**Staff Contact(s):** Jacob Beard, Application Development/GIS Director, 480-312-7018, jbeard@scottsdaleaz.gov
14. **Financial Statement Audit Professional Services Contract**
Request: Adopt **Resolution No. 13047** to authorize:
 1. The fourth one-year extension of Contract No. 2020-041-COS with Heinfeld, Meech & Co., P.C., in an amount not to exceed \$101,250, for the audit of the City's Fiscal Year 2023/24 financial statements and related services.
 2. The City Auditor, or designee, to take appropriate action to memorialize the one-year extension.
 3. The City Auditor to delete such items from the scope of work as may be appropriate and in the best interests of the City.**Staff Contact(s):** Lai Cluff, Acting City Auditor, 480-312-7851, lcluff@scottsdaleaz.gov
15. **Edward Byrne Memorial Justice Assistance Grant**
Request: Adopt **Resolution No. 13045** to authorize:
 1. Acceptance of the 2023 Edward Byrne Memorial Justice Assistance Grant, in the amount of \$41,632, to continue to partially fund a full-time Property and Evidence Technician position.
 2. The Chief of Police, or designee(s), with the concurrence of the City Attorney to conduct all negotiations and to execute and submit all documents and other necessary or desirable instruments in connection with the acceptance of the grant.
 3. A Budget Transfer, in the amount of \$41,632, from the Fiscal Year 2023/24 Future Grants Budget and/or Grant Contingency Budget to a newly created cost center to record the related grant activity.**Staff Contact(s):** Jeff Walther, Chief of Police, 480-312-1900, jwalther@scottsdaleaz.gov
16. **Notice of Intention to Increase Water and Wastewater Rates**
Request: Adopt notice of intention to increase water and wastewater rates, increase miscellaneous water charges, and make housekeeping adjustments to Chapter 49 of the Scottsdale Revised Code for Fiscal Year 2024/25, and establish May 14, 2024, as the date for a public hearing.
Staff Contact(s): Brian Biesemeyer, Water Resources Executive Director, 480-312-5683, bbiesemeyer@scottsdaleaz.gov

MOTION AND VOTE – CONSENT AGENDA

Mayor Ortega opened public comment on the Consent Agenda items.

Christian Sanft, representing the Boys and Girls Clubs of Greater Scottsdale, Inc., expressed support for Item 11 [Boys and Girls Club Naming of Panda Cares Center of Hope at Eldorado Community Center] noting this funding would renovate a greatly needed learning space for children with new furnishings, equipment, carpet, and paint.

Mayor Ortega closed public comment on the Consent Agenda items.

Councilmember Graham requested additional information on Item 8 [Doubletree Ranch Road Bridge Repair Budget Appropriation Transfer]; Item 9 [Scottsdale Railroad and Mechanical Society Agreement Amendment]; and Item 12 [Persian New Year Festival Event Funding].

City Engineer Alison Tymkiw gave a presentation on the proposed Doubletree Ranch Road Bridge Repair Budget Appropriation Transfer.

Parks and Recreation Manager Stephanie Tippett gave a presentation on the proposed Scottsdale Railroad and Mechanical Society Agreement Amendment.

Tourism and Events Director Karen Churchard gave a presentation on the proposed Persian New Year Festival Event Funding.

Vice Mayor Whitehead made a motion to approve Consent Agenda Items 1 through 16. Councilwoman Littlefield seconded the motion, which carried 7/0, with Mayor Ortega; Vice Mayor Whitehead; and Councilmembers Caputi, Durham, Graham, Janik, and Littlefield voting in the affirmative.

REGULAR AGENDA

- ***17. **Axon Minor General Plan Amendment (3-GP-2023)**
Request: This item will be considered by the Planning Commission at a future meeting. As this item has not received a recommendation from the Planning Commission, City staff is requesting this item be continued to a future City Council Meeting.
Staff Contact(s): Erin Perreault, Planning, Economic Development, and Tourism Executive Director, 480-312-7093, eperreault@scottsdaleaz.gov

MOTION AND VOTE – ITEM 17 AND ITEM 18

NOTE: Items 17 and 18 were voted on together.

Mayor Ortega announced that staff was requesting these items be continued to a future City Council meeting date. He noted the Planning Commission has not yet finalized their recommendations and the items would be heard at a future Planning Commission meeting.

There were no public comments on Items 17 or 18.

Councilwoman Janik made a motion to continue Items 17 [Axon Minor General Plan Amendment (3-GP-2023)] and Item 18 [Axon Rezoning (13-ZN-2020#2)] to a future City Council meeting. Councilmember Durham seconded the motion, which carried 7/0, with Mayor Ortega; Vice Mayor Whitehead; and Councilmembers Caputi, Durham, Graham, Janik, and Littlefield voting in the affirmative.

*****18. Axon Rezoning (13-ZN-2020#2)**

Request: This item will be considered by the Planning Commission at a future meeting. As this item has not received a recommendation from the Planning Commission, City staff is requesting this item be continued to a future City Council Meeting.

Staff Contact(s): Erin Perreault, Planning, Economic Development, and Tourism Executive Director, 480-312-7093, eperreault@scottsdaleaz.gov

NOTE: Items 17 and 18 were voted on together.

19. Headwaters Residential Healthcare Facility Rezoning (16-ZN-2022)

Requests:

1. Adopt **Ordinance No. 4613** approving a zoning district map amendment from Planned Community District with comparable Planned Neighborhood Center (P-C PNC) zoning to Planned Community District with comparable Commercial Office (P-C C-O) zoning, including an amended development plan, for a new three-story minimal residential healthcare facility consisting of 172 dwelling units, including five one-story duplex buildings on ±6.7 acres, of an overall ±12.5 acre site.
2. Adopt **Resolution No. 12945** declaring the document titled "*Headwaters Residential Healthcare Facility Development Plan*" to be a public record.

Location: 13870 N. Frank Lloyd Wright Boulevard

Presenter(s): Greg Bloemberg, Principal Planner

Staff Contact(s): Erin Perreault, Planning, Economic Development, and Tourism Executive Director, 480-312-7093, eperreault@scottsdaleaz.gov

Principal Planner Greg Bloemberg gave a PowerPoint presentation (attached) on the proposed Headwaters Residential Healthcare Facility Rezoning.

Applicant representative John Berry, with Berry Riddell, gave a PowerPoint presentation (attached) on the proposed Headwaters Residential Healthcare Facility Rezoning.

Mayor Ortega opened public comment on this item.

Lee Cooley spoke in support of the proposed Headwaters rezoning to keep families closer together, create other ownership opportunities in the area, and support local commercial businesses in the area.

Rose Petrinovic spoke in opposition to the proposed Headwaters rezoning due the apartment style building, increased traffic, increased crime, heat islands, danger to children at the nearby school, and decreased home values.

Peter Petrinovic spoke in opposition to the proposed Headwaters rezoning due to the apartment style building, devaluation of property, and the project not being aesthetically pleasing. Mr. Petrinovic requested that if the proposal moved forward, the applicant have a construction plan to mitigate scorpion issues for the neighboring properties.

Henry Schubel opposed the proposed Headwaters rezoning due to the increased traffic in the area.

Mayor Ortega closed public comment on this item.

MOTION AND VOTE – ITEM 19

Mayor Ortega made a motion to:

1. Adopt Ordinance No. 4613 approving a zoning district map amendment from Planned Community District with comparable Planned Neighborhood Center (P-C PNC) zoning to Planned Community District with comparable Commercial Office (P-C C-O) zoning, including an amended development plan, for a new three-story minimal residential healthcare facility consisting of 172 dwelling units, including five one-story duplex buildings on ±6.7 acres, of an overall ±12.5 acre site.
2. Adopt Resolution No. 12945 declaring the document titled “Headwaters Residential Healthcare Facility Development Plan” to be a public record.

With the added stipulation that prior to the issuance of any permit, a construction mitigation plan must be submitted and approved in the discretion of the Building Official in consultation with the Transportation Department. Vice Mayor Whitehead seconded the motion, which carried 7/0, with Mayor Ortega; Vice Mayor Whitehead; and Councilmembers Caputi, Durham, Graham, Janik, and Littlefield voting in the affirmative.

PUBLIC COMMENT

No public comments were received.

CITIZEN PETITIONS

20. Receipt of Citizen Petitions

Request: Accept and acknowledge receipt of citizen petitions. Any member of the Council may make a motion, to be voted on by the Council, to: (1) Direct the City Manager to agendaize the petition for further discussion; (2) direct the City Manager to investigate the matter and prepare a written response to the Council, with a copy to the petitioner; or (3) take no action.

Staff Contact(s): Ben Lane, City Clerk, 480-312-2411, blane@scottsdaleaz.gov

No citizen petitions were received.

MAYOR AND COUNCIL ITEMS

21. Boards, Commissions, and Task Force Nominations (Note: Appointments scheduled for March 2024)

- Airport Advisory Commission (one vacancy) – Councilwoman Caputi nominated Shane Alexander; Councilwoman Janik nominated Domenic Sarnataro; Councilwoman Littlefield nominated Peter Lenton; Mayor Ortega nominated Greg Blaire; Vice Mayor Whitehead nominated Seth Rosenberg; Councilmember Durham nominated Ed Holbrook; and Councilmember Graham nominated Thomas Kube.
- Board of Adjustment (one vacancy) – Councilwoman Janik nominated David Pierce and Councilwoman Littlefield nominated Jay Leopold.
- Environmental Advisory Commission (one vacancy) – Councilwoman Littlefield nominated Tara Iyengar; Mayor Ortega nominated Lauren Click; Councilmember Durham nominated Alexandra Sellers; and Councilmember Graham nominated Nathan Nutter.

- Historic Preservation Commission (one vacancy) – Mayor Ortega nominated Glen Loveland and Councilmember Durham nominated Michael Bucek.
- Industrial Development Authority (one vacancy) – Vice Mayor Whitehead nominated Ethan Knowlden; Councilmember Durham nominated Stephanie Rimmer; and Councilmember Graham nominated Austin Fairbanks.
- McDowell Sonoran Preserve Commission (two vacancies) – Councilmember Durham nominated Robert Hallagan and Susan Hirshman.
- Parks and Recreation Commission (two vacancies) – Councilmember Graham nominated Jamie Alford and George Weinbaum; Councilwoman Caputi nominated Amy Arnold and Diane Wilson; Councilwoman Janik nominated Robert Blackwell; Councilwoman Littlefield nominated Sandy Kull; and Councilmember Durham nominated Heather Lynn (Moos).
- Tourism Development Commission (two Scottsdale Hotelier vacancies) – Councilwoman Caputi nominated James Kisselburg and David Sobek.

The City Council recessed the Regular Meeting and Work Study Session at 6:51 P.M.

The City Council reconvened the Regular Meeting and Work Study Session at 7:00 P.M.

WORK STUDY SESSION

PUBLIC COMMENT

No public comments were received.

1. **Quarterly Financial and Capital Improvement Plan (CIP) Updates**

Request: Presentation, discussion, and possible direction on the City Treasurer's quarterly financial presentation and/or the City Engineer's CIP presentation as of December 2023.

Presenter(s): Sonia Andrews, City Treasurer and Alison Tymkiw, City Engineer

Staff Contact(s): Ana Lia Johnson, Interim Budget Director, 480-312-7893, anjohanson@scottsdaleaz.gov

City Treasurer Sonia Andrews and City Engineer Alison Tymkiw gave PowerPoint presentations (attached) on the Quarterly Financial and Capital Improvement Plan Updates.

Councilmembers made the following observations and suggestions:

- There was a slight decreasing trend in the Hotel/Motel category.
- The quarterly reports are beneficial and an improvement over monthly reports as quarterly reports take seasonality into account.
- The financial report is easy to read and understand.
- The budget is conservative and overall revenue is higher.
- Confirmation that the budget for the 17-acre park at Ashler Hills Drive and 74th Way remains at \$10.8 million.
- Confirmation that the parking study related to a possible parking structure in Old Town Scottsdale was on hold due to the timing of other bond projects.

- Confirmation that the delay in the Thompson Peak Park dog park design was due to it partially being in an overhead utility corridor which required approvals from several utility providers.
- General funds are used to make up the difference as needed for bond projects.

MOTION AND VOTE – ADJOURNMENT

Councilmember Graham made a motion to adjourn the Regular Meeting and Work Study Session. Vice Mayor Whitehead seconded the motion, which carried 7/0, with Mayor Ortega; Vice Mayor Whitehead; and Councilmembers Caputi, Durham, Graham, Janik, and Littlefield voting in the affirmative.

ADJOURNMENT

Mayor Ortega adjourned the Regular Meeting at 7:29 P.M.

SUBMITTED BY:



Ben Lane, City Clerk

Officially approved by the City Council on March 5, 2024

CERTIFICATE

I hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the Regular Meeting and Work Study Session of the City Council of Scottsdale, Arizona, held on the 6th day of February 2024.

I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 5th day of March 2024.

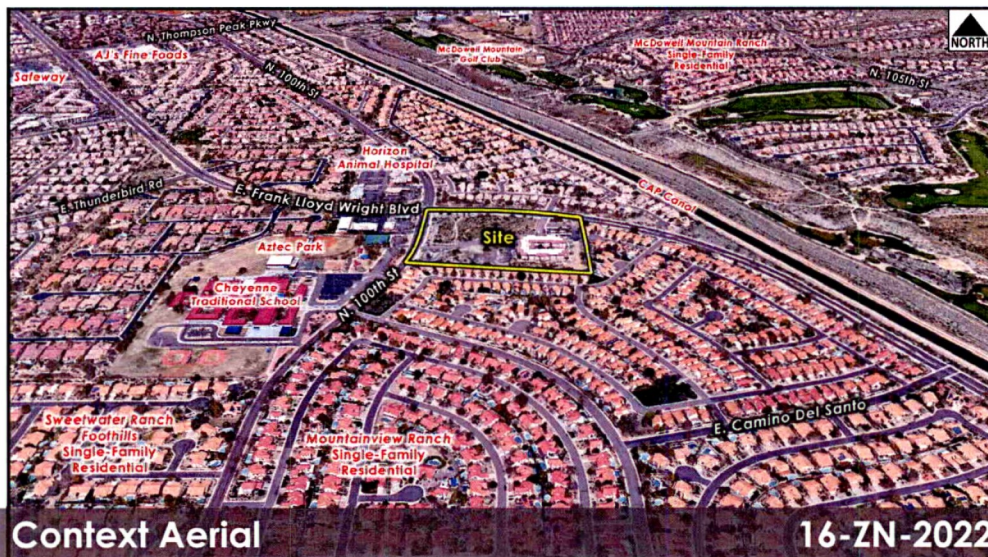


Ben Lane, City Clerk

Headwaters Residential Healthcare Facility 16-ZN-2022

City Council
February 6, 2024
Coordinator: Greg Bloemberg

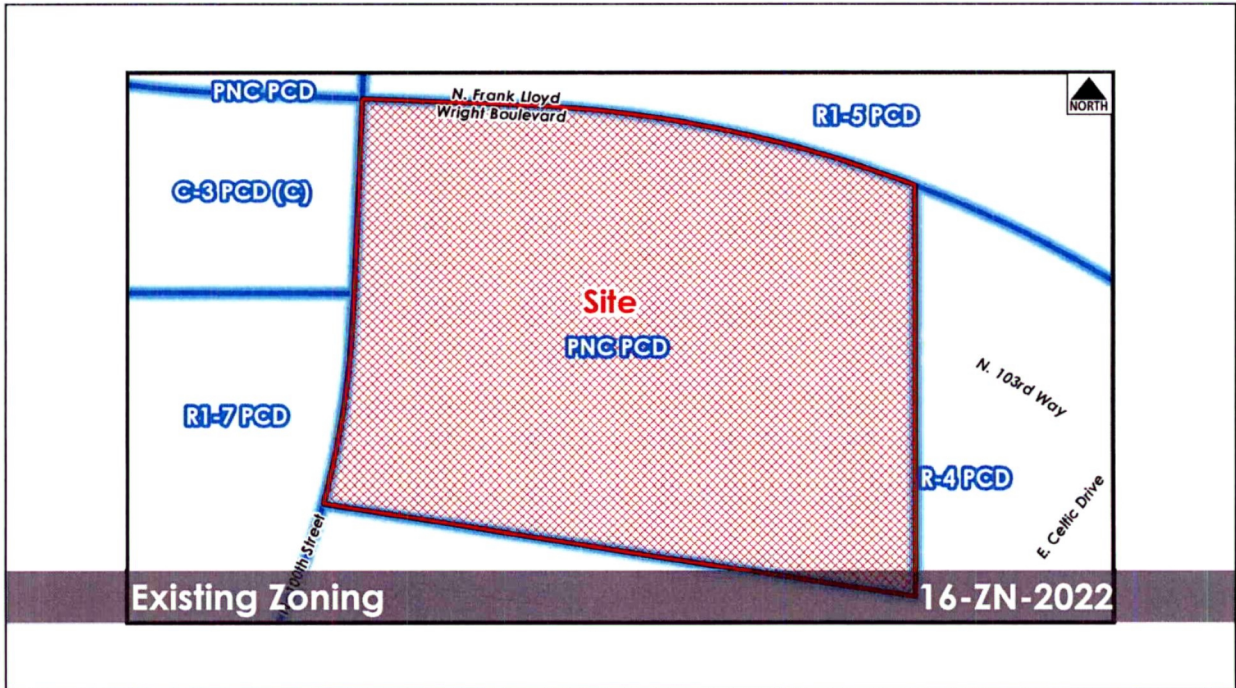
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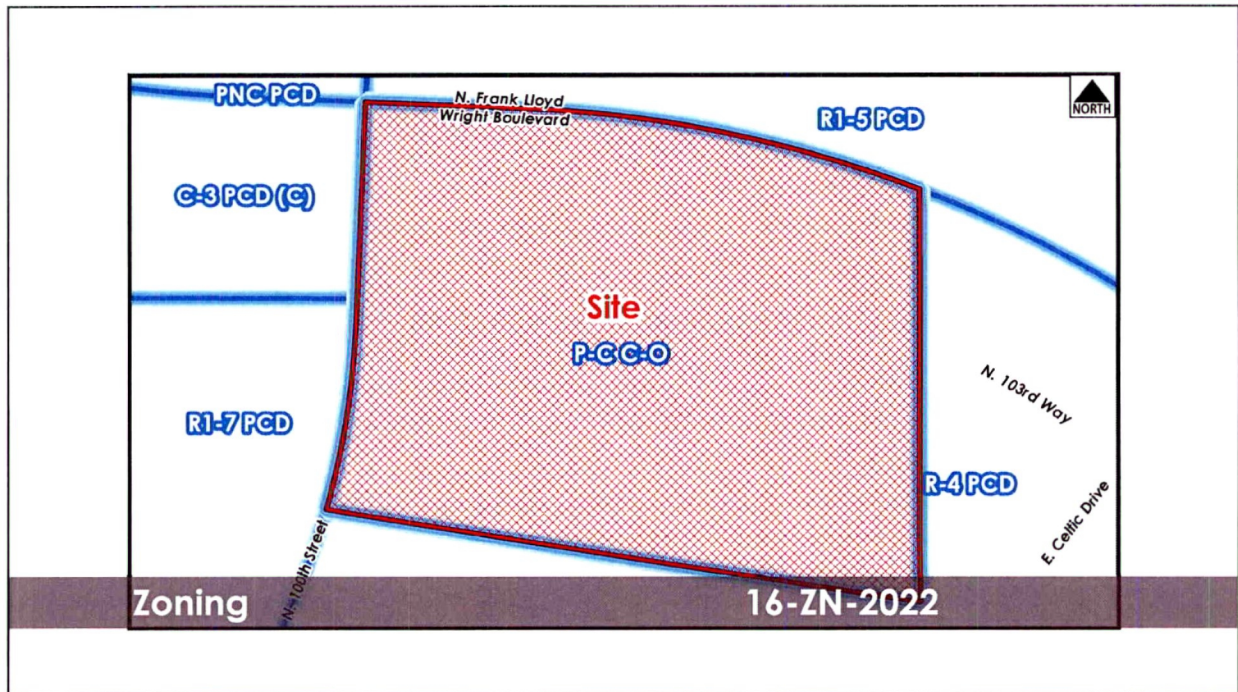
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3



4



5

Request Summary

- New minimal residential healthcare facility (269 units)
- Rezone needed due to site area restrictions for RHF's in PNC zoning (40% of the overall development plan area)
- Request includes reduction of landscape buffer along south property line (98 feet to 40 feet) required with original zoning case.
- Replaces plan that originally called for mixed-use commercial on this site
- Public comment received

6

Original Development Plan (61-ZN-1982#3)

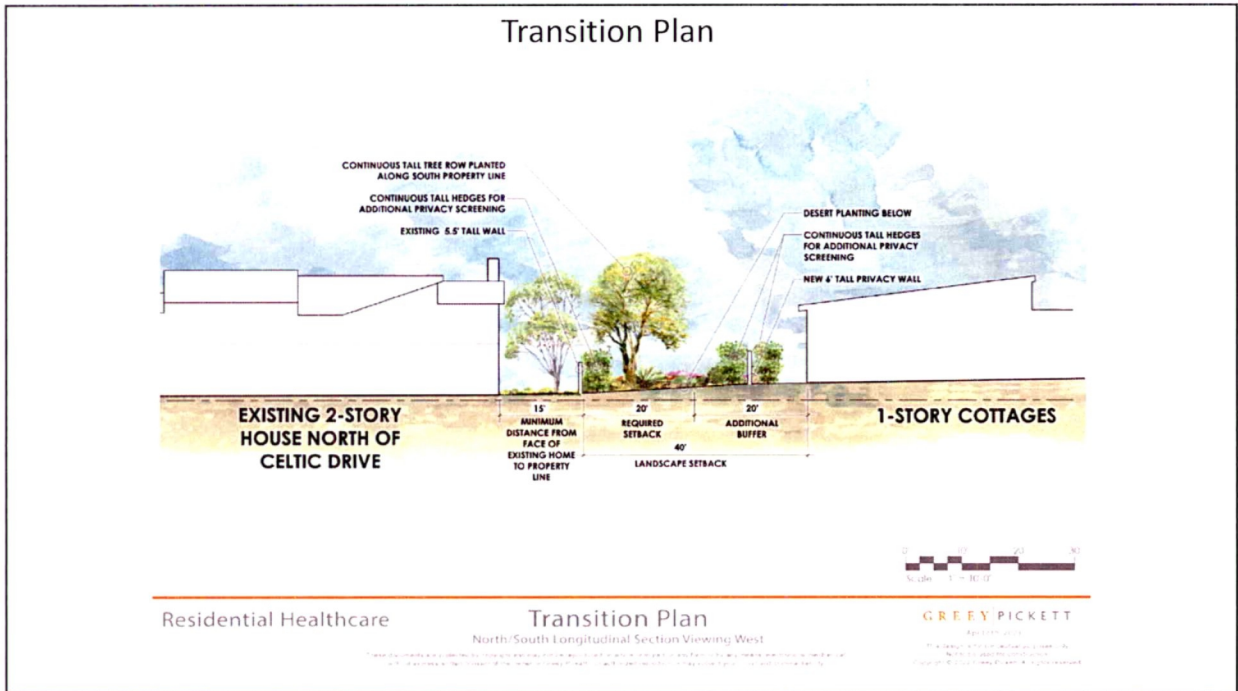


7

Site Plan



8



11

**Headwaters Residential Healthcare
Facility
16-ZN-2022**

**City Council
February 6, 2024
Coordinator: Greg Bloemberg**

12

Item 19 Applicant

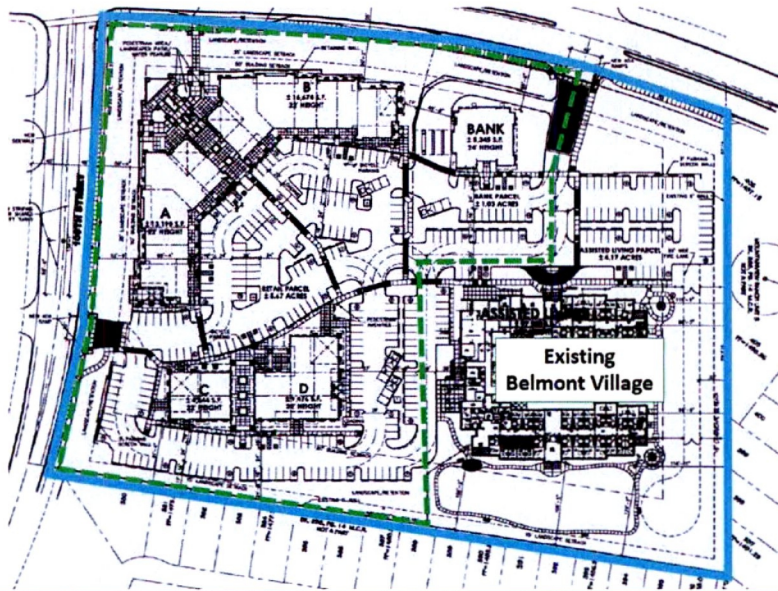
Frank Lloyd Wright Boulevard Residential Healthcare Campus

Case: 16-ZN-2022

City Council
February 6, 2024

1

Dirt Lot Since 1975 / Original Commercial Zoning - 1982



2

“Scottsdale is getting older”

“A substantial portion of Scottsdale’s residents are preparing to retire, according to a new report from financial services website SmartAsset.

Approximately 15.49% of Scottsdale’s population is between the ages of 55 and 64.

That’s a high enough percentage to put Scottsdale at fifth place in a list of 344 cities across the country . . . ”

3

Valley Cities with Percentage Population Over 55

City	Population 55+
Scottsdale	40%
Surprise	33%
Peoria	32%
Mesa	28%
Chandler	23%
Glendale	23%
Phoenix	22%
Tempe	20%
Gilbert	20%

4

ARIZONA NEWS

Scottsdale ranked among top 10 places to retire in US, per WalletHub

Sep 10, 2022, 7:15 AM



5

General Plan 2035 Housing Element

H 3.2 **Promote** housing opportunities and accessible living environments that **allow seniors to age-in-place**, either in the same home, assisted living facilities, continuing care facilities, or other housing types **within the same community**.

6

Staff Report

The addition of a minimal residential healthcare facility to a site that is already occupied by a specialized residential healthcare facility provides a unique opportunity.

...

The two facilities create a synergistic living environment for people with diverse needs, and the site is located within walking distance of community-serving retail, restaurants, and services, as well as a city park.

7

Convenient Amenities



8

Community Services / Public Amenities

Name	Distance
Transit Stop	On Site
Aztec Park	Across the street
McDowell Mountain Aquatic Center	0.9 miles
Arabian Library	1.0 mile
Horizon Park & Canal Path Access	1.2 miles
HonorHealth Shea	2.2 miles

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Nearby Retail Services

- Horizon Animal Hospital
- La Torretta Ristorante
- Nick's Italian Restaurant
- Federico's Mexican Food
- Zipp's Sports Grill
- European Barber Shop
- Define Pilates Scottsdale
- Self Made Training Facility
- Scottsdale Family Dental
- Relax & Rewind Massage
- Emma's Nail Salon
- Wink Beauty Bar
- Quality Alterations
- State Farm Insurance
- Circle K / Gas

10

Site Plan



11

Install Public Bike Station

Public “bike oasis” on 100th Street

- Shade
- Seating
- Bike repairs
- Water



12

Headwaters Residents

- Headwaters residents average 72 years old, are approximately 65% women, and approximately 70% are one-person households.

13

Traffic Comparison

	Vehicles Per Day
Proposed v. Existing Commercial Zoning	-84%

14

Summary / Community Benefits (Partial List)*

- Implements General Plan goals and policies for senior housing

- Age in place for Boomer Generation
 - Large unmet demand
 - Close to services and amenities
 - Aztec Park and services across the street

- Eliminate 49 year vacant dirt eyesore

*All number are approximate

15

Summary / Community Benefits (Partial List)

- Creates minimal residential healthcare facility that compliments existing successful Belmont Village
 - Assisted Living
 - Memory Care

- Celebrates Frank Lloyd Wright design influence
 - Located on Frank Lloyd Wright Boulevard

- Investment of approximately \$69,000,000

- LEED Silver Level Certification

16

Summary / Community Benefits (Partial List)

- Implements sustainability and water conservation measures
- 84% less traffic v. existing zoning
- 56% increase in open space
- Publicly accessible bike station
- Connectivity with pedestrian improvements
 - Shaded walkways
- 54" box trees buffer

17

Summary / Community Benefits (Partial List)

- HVAC condensation will be routed to landscaped areas
- No live turf areas
- Sidewalks shaded with 75% tree canopy coverage
- Use of permeable paving to increase percolation
- Incorporate cool pavement

18

Summary / Community Benefits (Partial List)

- Cool roof to minimize heat gain
- On-site community garden
- Reduction in height of 21%
- Reduction in FAR of 13%
- Reduction in density of 38%
- Unanimous Planning Commission recommendation for approval

19

Thank You



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Quarterly Financial Update FY2023/24 Quarter 2

*City Treasurer's Office
City Council Meeting - February 6, 2024*

1

Primary Focus of Quarterly Financial Updates

- Highlight General Fund Results to Date
 - Revenue Collections to Date
 - Budget to Actual Variances

2

FY2023/24 YTD Q2 (Jul – Dec 2023)

- ❑ YTD General Fund Revenues Are 7% Above Budget Due To:
 - Construction sales tax
 - One-time development fees
 - Interest earnings

- ❑ YTD General Fund Expenditures are Within Budget

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General Fund 1.1% Sales Tax

General Fund Local Sales Tax - YTD December 2023

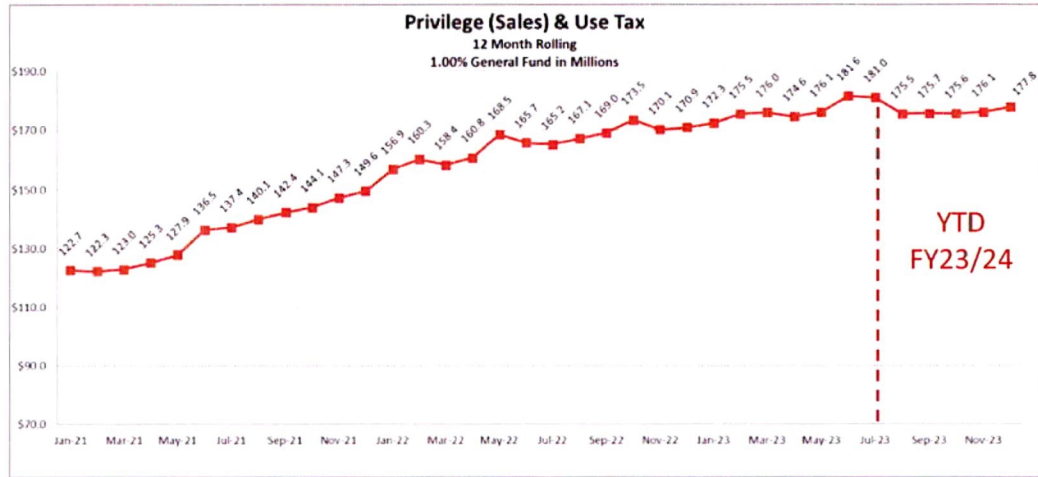
Up 1% from prior year

(in millions)	FY23 Actuals	FY24 Actuals	% Change from PY	FY24 Budget	Budget Variance	Budget Variance%	FY24 Forecast
Retail	\$27.2	\$25.8	-5%	\$23.8	\$2.0	8%	\$52.8
Rental	\$11.7	\$12.6	7%	\$12.0	\$0.5	4%	\$25.3
Automotive	\$11.1	\$10.9	-2%	\$10.1	\$0.8	8%	\$21.1
Construction	\$8.7	\$10.3	18%	\$8.0	\$2.3	28%	\$14.6
Dining/Entertainment	\$8.1	\$8.4	3%	\$7.7	\$0.7	9%	\$17.3
Hotel/Motel	\$5.0	\$4.4	-13%	\$3.9	\$0.4	11%	\$10.6
Food Stores	\$4.5	\$4.9	10%	\$4.6	\$0.3	6%	\$11.3
Other	\$14.3	\$14.5	2%	\$14.2	\$0.3	2%	\$29.4
Total	\$90.5	\$91.6	1%	\$84.3	\$7.3	9%	\$182.5

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12-month Rolling Local Sales Tax Revenues



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General Fund Sources (in millions) –YTD Quarter 2

Total General Fund Revenues - Up 11% from prior year

(in millions)	FY23 Actuals	FY24 Actuals	% Change from PY	FY24 Budget	Budget Variance	Budget Variance%	FY24 Forecast
Local Sales Tax	\$90.5	\$91.6	1%	\$84.3	\$7.3	9%	\$182.5
State Shared	\$45.9	\$56.3	23%	\$56.4	(\$0.1)	0%	\$112.2
Charges for Services	\$6.2	\$11.5	85%	\$6.1	\$5.4	88%	\$16.5
Other	\$50.7	\$55.6	10%	\$53.6	\$2.0	4%	\$105.8
Total	\$193.3	\$215.0	11%	\$200.4	\$14.5	7%	\$417.0

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General Fund Uses (in millions) –YTD Quarter 2

General Fund Uses - December 2023

(in millions)	FY23 Actuals	FY24 Actuals	% Change from PY	FY24 Budget	Budget Variance	Budget Variance%	FY24 Forecast
Personnel Costs	\$116.9	\$122.3	5%	\$128.0	\$5.7	4%	\$276.1
Commodities/Contracts	\$44.0	\$47.7	8%	\$48.3	\$0.6	1%	\$96.8
Transfers	\$41.8	\$53.7	29%	\$53.7	-	0%	\$81.0
Other	\$0.9	\$1.0	2%	\$1.8	\$0.8	46%	\$2.5
Total	\$203.6	\$224.6	10%	\$231.7	\$7.1	3%	\$456.4

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General Fund Uses (in millions) –YTD Quarter 2

General Fund Divisions - December 2023

(in millions)	FY23 Actuals	FY24 Actuals	FY24 Budget	Budget Variance	FY24 Forecast
Mayor/Council/Charter Officers	\$13.9	\$14.3	\$15.4	\$1.1	\$31.7
Administrative Services	\$12.8	\$14.5	\$13.4	(\$1.1)	\$25.0
Comm & Ec Dev	\$12.4	\$13.2	\$14.1	\$0.9	\$25.7
Community Services	\$22.4	\$23.5	\$24.0	\$0.5	\$49.0
Public Safety - Fire	\$26.9	\$32.3	\$32.7	\$0.4	\$63.4
Public Safety - Police	\$63.1	\$61.5	\$66.1	\$4.6	\$139.5
Public Works	\$10.4	\$11.7	\$11.9	\$0.2	\$22.8
Total	\$161.8	\$171.0	\$177.6	\$6.6	\$357.0

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Questions and Comments?

FY 2023/24 CIP Quarterly Update
Quarter 2

City Council Meeting – February 6, 2024

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Agenda

- Bond 2019
- Other CIP Projects Under Construction

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Bond 2019 Program

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Bond 2019 – Question 1 - FY 2023/24 Projects

No.	Title	Status
2	Add Splash Pad and Improve Walkways at McCormick-Stillman Railroad Park	GMP 1 on 2/6/24 Council agenda
13	Expand Granite Reef Senior Center to Meet Demand for Adult Day Care	New project this fiscal year
21	Expand Via Linda Senior Center to Meet Demand for Senior Services	New project this fiscal year
41	Install Solar Heating System for Eldorado Pool	Analyzing alternatives
42	Add a Dog Park to Thompson Peak Park	Design progressing
53	Build Multi-Use Sports Fields in the area of Bell Road	Phase 2 construction progressing
55	Build a 17-Acre Park at Ashler Hills Drive & 74 th Way (Whisper Rock)	Construction began December 2023
61	Purchase land, expand Pinnacle Peak Park parking lot, staff office and restrooms, renovate hiking trail and construct an interpretive trail	Waiting on ASLD for approval to submit application for auction

Three Question 1 projects are completed

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55 – Build a 17-Acre Park at Ashler Hills Drive & 74th Way

Project description:

Design and construct a 17-acre neighborhood park to include a turf area for unscheduled recreation activities, multi-use lighted sports courts, a playground for ages 2-5, restroom building and lighted parking area

Status:

- Excavating for structure footings (pickleball court retaining walls and restroom building)
- Drilling foundations for light poles
- Pipe materials (storm drain) being delivered to site
- Encountered some hard dig conditions
- Parks staff looking into layouts for playground and adult exercise equipment
- Project Completion December 2024

Original Bond 2019 Budget: \$6.1 million

Total Council Approved Project Budget: \$10.8 million



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Bond 2019 – Question 2 - FY 2023/24 Projects

No.	Title	Status
1	Replace Aging Infrastructure and Improve Public Event Spaces on Civic Center Plaza	Construction is complete and Civic Center is open. Working on punch list. Grand re-opening was held in October/November.
15	Build 200 space Parking Lot off 75 th Street to serve the City Court and Scottsdale Stadium	Will be built with Scottsdale Stadium Phase 2 project
18	Build Roadway & Pedestrian Improvements along 2 nd Street from Drinkwater Boulevard to Goldwater Boulevard	In design; evaluating concepts
23	Repair Lakes and Irrigation at Vista del Camino Park in the Indian Bend Wash	GMP 1 and 2 have been awarded and construction is progressing
45	Renovate Horse Barns to Increase Rentable Space	Five barns complete to date. Sixth barn under construction
57	Install Solar Systems at North Corp Campus	Awaiting APS approval to activate the Via Linda system. All other work complete
58	Install Parasol Solar Shade at City Hall Parking Lot	New project this fiscal year
59	Install Solar Systems at Civic Center Campus	New project this fiscal year
63	Build Parking Structures in Old Town Scottsdale	Pending decisions on location, scope

Four Question 2 projects are completed

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45 - Renovate Horse Barns to Increase Rentable Space

Project Description:

- These revenue generating facilities are a key part of any horse show held at WestWorld. Built in the 1908's, the barns require renovation to remain useful and rentable.

Status:

- Five barns have been replaced
- Sixth barn is under construction and will be complete by Arabian Horse Show
- Prior to replacement, Barn A was unrentable

Original Bond 2019 Budget: \$4.7 million

Total Council Approved Budget: \$7.4 million



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Bond 2019 – Question 3 - FY 2023/24 Projects

No.	Title	Status
5	Modernize Computer Equipment Rooms to Protect City Servers	Power portion of the project (UPS) complete; Final phase will be HVAC unit replacement (FY24/25)
7	Replace Outdated 911 Computer Aided Dispatch and Records Management to Improve Efficiency	RMS went live November 2022; Working on upgrading Computer Aided Dispatch
8	Replace Website Management Software	Building out website content; target end date June 2024
9	Install Fiber Optic Infrastructure to Reduce Operating Costs	Multiple locations in design and construction
12	Update Scottsdale's 15 Year-old Digital Terrain Model	Project no longer needed due to USGS data
14	Replace Obsolete Planning and Permitting Software	Currently in RFP evaluation phase
28	Build New Fire Station near Hayden Road and Loop 101 to Improve Response Times	In design
29	Replace Workstations at 911 Communications Dispatch Center to Accommodate New Technology	Workstations have been ordered. Estimated completion June 2024

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Bond 2019 – Question 3 (continued)

No.	Title	Status
26	Replace Deteriorating Vehicle Track at Police and Fire Training Facility	FD and PD training facilities are under construction. Target completion end of 2024.
27	Modernize and Expand the Police and Fire Training Facility	
38	Build a New Fire Department Training Facility	
33	Renovate Via Linda Police Station to Increase Efficiency	Portion is in design in support of Bond project 29
35	Install Bullet Proof Glass in Reception Areas of Police Department Facilities	One remaining facility is Via Linda
37	Implement an Inventory and Asset Control System for City Technology	Equipment and servers have been installed and the system is in testing for first phase
40	Renovate & Expand Civic Center Jail and Downtown Police Facility to Meet Demand	Design progressing

Seven Question 3 projects are completed

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9 - Install Fiber Optic Infrastructure to Reduce Operating Costs

Project Description:

- Install city-owned fiber throughout the city to meet increasing need for network bandwidth to conduct business operations and reduce the dependency on leased-lines from telecommunications providers that require ongoing operating costs.

Status:

- Scottsdale Rd. – Fiber pulled between Jomax and Alameda
- South Pima Rd. Segment – Waiting on McCormick Ranch review
- Thomas Rd. – 67th Place Code Enforcement
- Miller Rd. – Waiting on Army Corp of Engineers
- SCY Campus Replacement Fiber – complete
- Fire Stations – Starting to get bids
- WestWorld – About 70% complete
- Scottsdale Sports Complex – complete
- Thompson Peak Loop – Waiting for bids

Original Bond 2019 Budget: \$11.4 million

Total Council Approved Project Budget: \$17.7 million



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Completed Bond 2019 Projects

Question 1:

- 10 - Replace Tennis Court Surface at Indian School Park and Tennis Center
- 24 - Install High Efficiency Sports Lighting at 4 Facilities
- 30 - Indian School Park Field 1 Lighting

Question 2:

- 46 - Replace the Public Address System at WestWorld
- 47 - Replace WestWorld Arena Lights to Reduce Operating Costs
- 50 - Renovate Arena at WestWorld to Provide Flexible Event Space
- 52 - Expand Restrooms in WestWorld North Hall

Question 3:

- 4 - Replace Outdated Emergency Response Equipment for Fire Department
- 6 - Replace Emergency Power Source for Public Safety Radio Network
- 11 - Replace Document Management System to Improve Public Access to Information
- 16 - Replace the City's Obsolete Training Software
- 17 - Obtain a Citywide Data Management and Analytics Solution for Data-Based Decision Making
- 36 - Provide Free Wi-Fi at the Civic Center Plaza
- 44 - Replacement of Fire Utility truck to be used on Fire Ground Activity and Response to Hazard Materials and Technical Rescue Incidents

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Capital Improvement Projects: Under Construction

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CAP 1 Plant Traveling Screens

Project Description:

- Replace 2 traveling screens that are at the end of their service life, clean out the intake channel and other miscellaneous work at the CAP-1 Water Intake Pant near Frank Lloyd Wright and Hayden/Loop 101.

Status:

- Project started September 2023
- Scheduled completion February 2024
- Both screens have been installed and are going through the commissioning phases now

Total Project Budget: \$913,154



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Hayden Road/Miller Road: Pinnacle Peak Rd to Happy Valley Rd

Project Description:

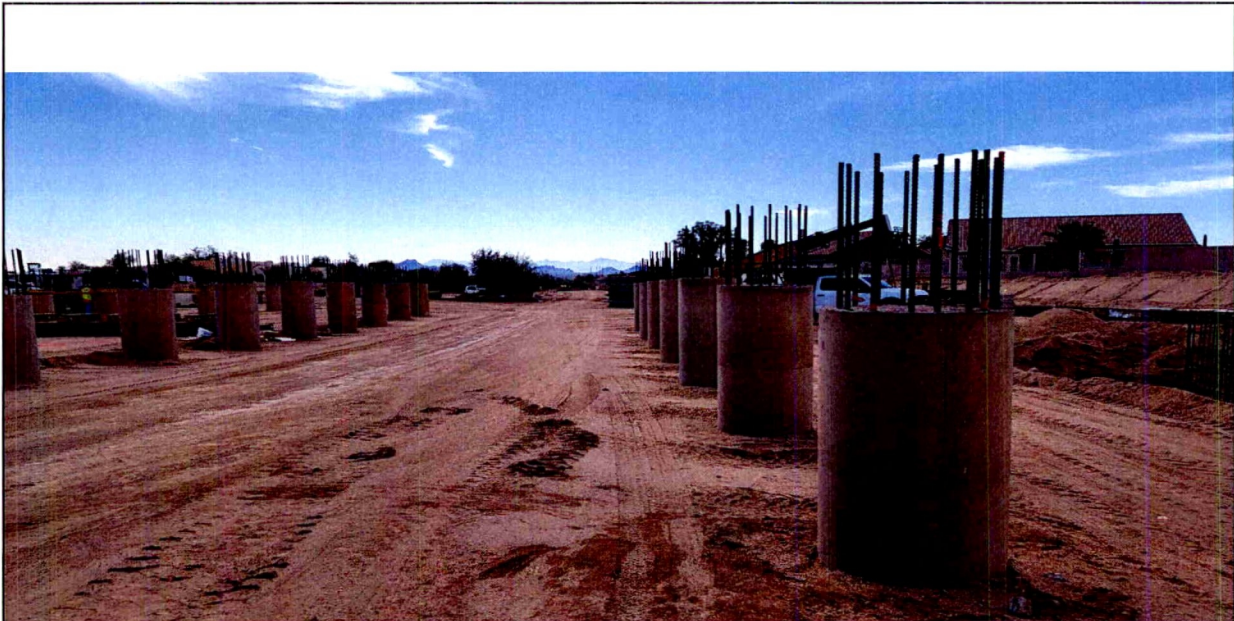
- Construct a four-lane major collector complete street to connect the existing Miller Road roadway sections to the north and south, including a bridged crossing of the Rawhide Wash.

Status:

- Drilled shafts below grade, columns above grade and the south abutment are complete
- Finishing the rebar and form work to pour the north abutment
- Concurrently finishing up the 36" and 16" water line for connection scheduled in late February or early March
- Projected completion end of 2024
- Total Project Budget: \$20.4 million

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Pima Road and Happy Valley Road Projects

Pima Road: Pinnacle Peak Road to Happy Valley Road

Project Description:

Design, acquire right of way and construct a six-lane major arterial cross-section with landscaped median, turn lanes, bike lanes, curb and gutter, roadway drainage and ITS facilities

Status:

- Pima Road traffic is currently shifted to the curb lanes for work in the median
- Installation of irrigation in the median islands
- Install shared use path on the east side of Pima Rd, and concrete curb and gutter for medians, and completing catch basins
- Working in the Pima channel on the east side of Pima to install rip rap (rock) and storm drain pipe

Happy Valley Road: Pima Road to Alma School Road

Project Description:

Widen Happy Valley Road From Pima to Alma School to two-lanes-per-direction with a raised median, bicycle lanes, sidewalk and trail to improve safety, capacity and accessibility safety for motor vehicles, bicycles and pedestrians.

Status:

- Happy Valley Rd traffic shifted to the south side at Golf Club Dr to begin north side of the roundabout.
- Excavating drainage ditch on north side of Happy Valley Rd, followed by storm drain installation and preparing for sidewalk and median curb construction

Projected completion Summer 2024

Pima Road Project Budget: \$50.2 million

Happy Valley Road Project Budget: \$37.4 million

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Questions and Comments?

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