

**SCOTTSDALE CITY COUNCIL  
REGULAR MEETING AND WORK STUDY SESSION MINUTES  
MONDAY, NOVEMBER 21, 2022**



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

**CALL TO ORDER**

Mayor David D. Ortega called to order a Regular Meeting of the Scottsdale City Council at 5:19 P.M. on Monday, November 21, 2022 in the City Hall Kiva Forum.

**ROLL CALL**

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

Also Present: City Manager Jim Thompson, City Attorney Sherry Scott, City Treasurer Sonia Andrews, City Auditor Sharron Walker, and City Clerk Ben Lane

**PLEDGE OF ALLEGIANCE** – Councilwoman Littlefield

**MAYOR'S REPORT**

Mayor Ortega asked for a moment of silent reflection for the people of Ukraine as they fight for their freedom and democracy.

Mayor Ortega announced that Scottsdazzle will begin at the Scottsdale Waterfront on Saturday, November 26, 2022 at 6:00 p.m. He invited everyone to the tree lighting and sing-along.

Mayor Ortega noted that Saturday, November 26, 2022 is also "Shop Small Business Day" and encouraged everyone to shop at local family and small businesses.

**PUBLIC COMMENT**

Paul Mann presented a citizen petition (attached) requesting the Council to enter into an agreement with EPCOR to provide water for the Rio Verde community.

**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.

## CONSENT AGENDA

- 1. Course Liquor License (83-LL-2022)**  
**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 a new location and owner.  
**Location:** 7366 E. Shea Boulevard, Suite 106  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 2. Sunrise Desert Views LLC Abandonment (8-AB-2019)**  
**Request:** Adopt **Resolution No. 12634** authorizing the abandonment of the 50-foot 94<sup>th</sup> Street right-of-way located along the eastern boundary of Parcel No. 217-05-284, south of Desert Vista Road, with Single-Family Residential District, Environmentally Sensitive Lands, Hillside District (R1-190/ESL/HD) zoning.  
**Location:** 9393 E. Desert Vista Road  
**Staff Contact(s):** Erin Perreault, Planning, Economic Development, and Tourism Executive Director, 480-312-7093, [eperreault@scottsdaleaz.gov](mailto:eperreault@scottsdaleaz.gov)
- 3. Minor General Plan Amendment: House Bill 2482 (5-GP-2022)**  
**Request:** Adopt **Resolution No. 12655** approving a Minor General Plan Amendment to the Scottsdale General Plan 2035 in response to the recently approved House Bill 2482 amending Arizona Revised Statutes § 9-461.06 relating to the City's major General Plan amendment process.  
**Staff Contact(s):** Erin Perreault, Planning, Economic Development, and Tourism Executive Director, 480-312-7093, [eperreault@scottsdaleaz.gov](mailto:eperreault@scottsdaleaz.gov)
- 4. Sereno Canyon Phase 4G Replat (16-PP-2017#24)**  
**Request:** Approve the final plat to replat Sereno Canyon Plat Phase 4G on ±8.78 acres of a 350-acre site, per Phase 4 of the Sereno Canyon Community Phasing Plan and Final Plat, to establish 24 resort units within the Resort/Townhouse Residential, Environmentally Sensitive Lands (R-4R ESL) zoning portion of the site.  
**Location:** Between E. Alameda Road and the E. Pinnacle Peak Road alignment (along N. 128<sup>th</sup> Street and E. Sereno Canyon Parkway)  
**Staff Contact(s):** Erin Perreault, Planning, Economic Development, and Tourism Executive Director, 480-312-7093, [eperreault@scottsdaleaz.gov](mailto:eperreault@scottsdaleaz.gov)
- 5. Shaw Butte Division – Final Plat (11-PP-2019)**  
**Request:** Approve the final plat for a new two-lot residential subdivision with a new street on ±2.5 acres with Single-Family Residential (R1-43) zoning.  
**Location:** 10535 E. Cactus Road  
**Staff Contact(s):** Erin Perreault, Planning, Economic Development, and Tourism Executive Director, 480-312-7093, [eperreault@scottsdaleaz.gov](mailto:eperreault@scottsdaleaz.gov)
- 6. Wired Telecommunications License Agreement**  
**Request:** Adopt **Resolution No. 12665** authorizing Agreement No. 2022-191-COS with Desert iNet, LLC, to construct, operate, maintain, and repair a telecommunications network within the City's rights-of-ways.  
**Staff Contact(s):** Erin Perreault, Planning, Economic Development, and Tourism Executive Director, 480-312-7093, [eperreault@scottsdaleaz.gov](mailto:eperreault@scottsdaleaz.gov)

**7. Energy Engineering Services Contracts**

**Request:** Adopt **Resolution No. 12664** authorizing the following one-year contract extensions in an amount not to exceed \$1,000,000 per contract for on-call energy engineering services:

1. Contract No. 2020-196-COS-A1 with Energy Systems Design, Inc.
2. Contract No. 2020-197-COS-A1 with Nexus Integrated Solutions, LLC
3. Contract No. 2020-198-COS-A1 with JBA Consulting Engineers, Inc., doing business as NV5.

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

**8. Palo Viento I Street Light Improvement District**

**Request:** Adopt **Resolution No. 12594** to authorize:

1. The Notice of Intention to form a Street Light Improvement District for the purpose of purchasing energy, which includes a charge for the use of lighting facilities for the Palo Viento I subdivision, pursuant to Arizona Revised Statutes § 48-616 and § 48-617.
2. Declaring the purchase of energy to be more than local or ordinary benefit and that the cost of said energy shall be assessed on a certain district.
3. The City Manager, or designee, to take such actions as necessary to carry out the intent of this Resolution.

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

Mayor Ortega opened public comment.

Phyllis Benson, Scottsdale resident, spoke in support of the Palo Viento I Street Light Improvement District.

Mayor Ortega closed public comment.

**9. Palo Viento II Street Light Improvement District**

**Request:** Adopt **Resolution No. 12676** to authorize:

1. The Notice of Intention to form a Street Light Improvement District for the purpose of purchasing energy, which includes a charge for the use of lighting facilities for Palo Viento II subdivision, pursuant to Arizona Revised Statutes § 48-616 and § 48-617.
2. Declaring the purchase of energy to be more than local or ordinary benefit and that the cost of said energy shall be assessed on a certain district.
3. The City Manager, or designee, to take such actions as necessary to carry out the intent of this Resolution.

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

**10. Airport Planning Services**

**Request:** Adopt **Resolution No. 12635** authorizing Contract No. 2022-176-COS with Coffman Associates, Inc., in an amount not to exceed \$1,000,000 for the initial three-term of the contract for airport planning services.

**Staff Contact(s):** Gary Mascaro, Aviation Director, 480-312-7735,  
[gmascaro@scottsdaleaz.gov](mailto:gmascaro@scottsdaleaz.gov)

**11. Scottsdale ArtWalk Gold Palette Event**

**Request:** Adopt **Resolution No. 12666** to authorize:

1. Funding, not to exceed \$75,000, from the portion of the Fiscal Year 2022/23 Tourism Development Fund that is allocated toward event retention and development for the Scottsdale ArtWalk Gold Palette Event.
2. New Event Funding Agreement No. 2022-192-COS with the Scottsdale Gallery Association.

**Staff Contact(s):** Karen Churchard, Tourism and Events Director, 480-312-2890, [kchurchard@scottsdaleaz.gov](mailto:kchurchard@scottsdaleaz.gov)

**12. State Lobbying and Information Services Contract**

**Request:** Adopt **Resolution No. 12643** authorizing Contract No. 2020-183-COS-A2, the second extension to the contract with The Aarons Company, LLC, in the annual amount of \$54,000, to provide state lobbying and information services on behalf of the City.

**Staff Contact(s):** Dale Wiebusch, Government Relations Director, 480-312-2683, [dwiebusch@scottsdaleaz.gov](mailto:dwiebusch@scottsdaleaz.gov)

**13. Proposition 202 Grant Funds Acceptance**

**Request:** Adopt **Resolution No. 12659** authorizing Agreement No. 2022-188-COS with the Ak-Chin Indian Community and the Maricopa County Community College District Foundation for the acceptance of Proposition 202 Tribal Gaming Funds in the amount of \$100,000.

**Staff Contact(s):** Dale Wiebusch, Government Relations Director, 480-312-2683, [dwiebusch@scottsdaleaz.gov](mailto:dwiebusch@scottsdaleaz.gov)

**14. Fire Department Urban Area Security Initiative Grant**

**Request:** Adopt **Resolution No. 12656** to authorize:

1. Contract No. 2022-186-COS authorizing the acceptance of Fiscal Year 2022/23 Arizona Department of Homeland Security (AZDHS) and Federal Emergency Management Agency Urban Area Security Initiative grant funds in the amount of \$40,000.
2. The Fire Chief, or designee, to execute Contract No. 2022-186-COS.
3. A budget transfer in the amount of \$40,000 from the adopted Fiscal Year 2022/23 Future Grants Budget and/or Grant Contingency Budget to a newly created cost center within the Fire Department's operating budget to record the related grant activity.

**Staff Contact(s):** Tom Shannon, Fire Chief, 480-312-1821, [tshannon@scottsdaleaz.gov](mailto:tshannon@scottsdaleaz.gov)

**15. Fire Ambulances Phase I Certificate of Necessity Budget Appropriation and Cash Transfer**

**Request:** Adopt **Resolution No. 12660** authorizing a Fiscal Year 2022/23 General Fund Operating Contingency Budget Appropriation and cash transfer, in an amount not to exceed \$1,617,209, to the Capital Improvement Plan (CIP) and the creation of a new CIP project titled "*Fire Ambulances Phase I Certificate of Necessity (CON)*" for the costs associated with purchasing four ambulances.

**Staff Contact(s):** Tom Shannon, Fire Chief, 480-312-1821, [tshannon@scottsdaleaz.gov](mailto:tshannon@scottsdaleaz.gov)

**16. Trolley Operations Budget Appropriation Transfers**

**Request:** Adopt **Resolution No. 12675** to authorize:

1. Fiscal Year 2022/23 Budget Appropriation Transfers, in an amount not to exceed \$1,790,455, from the Transportation Operating Budget to cost centers in the grant funds within the Transportation Operating Budget to record related trolley operations.
2. The City Manager, or designee, to execute any other documents and take such actions as necessary to carry out the intent of this Resolution.

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

- 17. Monthly Financial Report**  
**Request:** Accept the Fiscal Year 2022/23 Monthly Financial Report as of September 2022.  
**Staff Contact(s):** Judy Doyle, Budget Director, 480-312-2603, [jdoyle@scottsdaleaz.gov](mailto:jdoyle@scottsdaleaz.gov)
- 18. Request for Exemption from Posting Security for Outstanding Workers' Compensation Claims**  
**Request:** Adopt **Resolution No. 12657** authorizing the execution of a letter to the Industrial Commission of Arizona requesting an exemption to the requirement to post security for outstanding workers' compensation claims.  
**Staff Contact(s):** George Woods, Risk Management Director, 480-312-7040, [gwoods@scottsdaleaz.gov](mailto:gwoods@scottsdaleaz.gov)
- 19. November 8, 2022 General Election Canvass**  
**Request:** Continue to the November 28, 2022 Special City Council Meeting.  
**Staff Contact(s):** Ben Lane, City Clerk, 480-312-2411, [blane@scottsdaleaz.gov](mailto:blane@scottsdaleaz.gov)
- 20. 2023 State Legislative Agenda**  
**Request:** Consider approval of the City of Scottsdale's 2023 State Legislative Agenda and authorize the City's registered lobbyists to take the necessary actions to communicate the City's position on these matters to members of the Arizona State Legislature and other State officials.  
**Staff Contact(s):** Dale Wiebusch, Government Relations Director, 480-312-2683, [dwiebusch@scottsdaleaz.gov](mailto:dwiebusch@scottsdaleaz.gov)

#### **MOTION AND VOTE – CONSENT AGENDA**

Councilwoman Littlefield made a motion to approve Consent Agenda Items 1 through 20, except Item 19 (November 8, 2022 General Election Canvass), which is continued to November 28, 2022. Councilwoman Caputi seconded the motion, which carried 7/0, with Mayor Ortega; Vice Mayor Durham; and Councilmembers Caputi, Janik, Littlefield, Milhaven, and Whitehead voting in the affirmative.

#### **REGULAR AGENDA**

- 21. Optima McDowell Mountain Village Rezoning (20-ZN-2002#4 and 2-DA-2022)**  
**Requests:**
  1. Adopt **Ordinance No. 4571** approving a zoning district map amendment to zoning approved in Case No. 20-ZN-2002#4 from General Commercial, Planned Community Development (C-4 PCD) to Planned Airpark Core Development, Airpark Mixed-Use Residential, Planned Community Development, Planned Shared Development (PCP/AMU-R, PCD PSD) zoning, adopting a Development Plan with amended development standards (Floor Area Ratio, Building Height, Stepbacks, and Special Conditions-Building material), for a mixed-use development with building height up to 133 feet, including residential and commercial, all on a ±21.88 acre site.
  2. Adopt **Resolution No. 12630** declaring the document titled "*Optima McDowell Mountain Village Development Plan*" to be a public record.
  3. Adopt **Resolution No. 12631** to authorize:
    - a. Development Agreement No. 2022-175-COS with McDowell Mountain Village Declarant, LLC.
    - b. 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 and Agreement.

**Location:** 18777 N. Scottsdale Road  
**Presenter(s):** Meredith Tessier, Senior Planner  
**Staff Contact(s):** Erin Perreault, Planning, Economic Development, and Tourism  
Executive Director, 480-312-7093, [eperreault@scottsdaleaz.gov](mailto:eperreault@scottsdaleaz.gov)

Senior Planner Meredith Tessier gave a PowerPoint presentation (attached) on the Optima McDowell Mountain Village rezoning requests.

Applicant Representative David Hovey, Jr., with Optima Inc., gave a PowerPoint presentation (attached) on the Optima McDowell Mountain Village rezoning requests.

Mayor Ortega opened public comment.

Marvin Richman, Scottsdale resident, expressed concerns about the project's magnitude and proposed amenities.

Mayor Ortega closed public comment.

### **MOTION AND VOTE – ITEM 21**

Mayor Ortega made a motion to adopt Optima Case No. 20-ZN-2002#4 as revised and posted on November 18, 2022 as follows:

1. Adopt Ordinance No. 4571 changing the zoning from C-4 PCD to Planned Airpark Core Development, Airpark Mixed-Use Residential, Planned Community Development, Planned Shared Development (PCP/AMU-R, PCD PSD) zoning, and adopting a Development Plan with amended development standards for a mixed-use development with a building height not to exceed 118 feet a ±21.88 acre site.
2. Adopt Resolution No. 12630 declaring the document titled "*Optima McDowell Mountain Village Development Plan*" to be a public record.
3. Adopt Resolution No. 12631 to authorize Development Agreement No. 2022-175-COS with McDowell Mountain Village Declarant, LLC.

Vice Mayor Durham seconded the motion, which carried 4/3, with Mayor Ortega; Vice Mayor Durham; and Councilmembers Caputi and Milhaven voting in the affirmative and Councilmembers Janik, Littlefield, and Whitehead dissenting.

### **22. High Street Residential Rezoning (2-GP-2022, 4-ZN-2022, 3-DA-2022)**

#### **Requests:**

1. Adopt **Resolution No. 12651** approving a Minor General Plan Amendment to the Scottsdale General Plan 2035 from Commercial to Mixed-Use Neighborhoods on a ±4.64 gross acre site.
2. Adopt **Ordinance No. 4569** approving a zoning district map amendment from Central Business (C-2) district to Planned Unit Development (PUD) district and a development plan with amended development standards for a new mixed-use development with approximately 215 dwelling units and 11,000 square feet of non-residential floor area on a ±4.64 gross acre site.
3. Adopt **Resolution No. 12618** declaring the document titled "*High Street Residential Development Plan*" to be a public record.
4. Adopt **Resolution No. 12619** to authorize:
  - a. Development Agreement No. 2022-164-COS with High Street Arizona, Inc.
  - b. 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 and Agreement.

**Location:** 10050 N. Scottsdale Road  
**Presenter(s):** Bryan Cluff, Principal Planner

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

Current Planning Director Tim Curtis gave a PowerPoint presentation (attached) on the High Street Residential rezoning requests.

Applicant Representative John Berry, with Berry Riddell, LLC, gave a PowerPoint presentation (attached) on the High Street Residential rezoning requests.

Mayor Ortega opened public comment.

The following spoke in support of the rezoning application:

- Jason Alexander, Scottsdale resident
- Kelly McKone, Scottsdale resident
- Jenn MacColl, Scottsdale resident
- Betsy Pai, Scottsdale resident
- Adam Weisman, Scottsdale resident

Mayor Ortega noted that written comments in support of the rezoning application were submitted by Scottsdale residents Glenn Leir and Katie Kuhne.

The following spoke in opposition to the rezoning application:

- Bob Saeger, Scottsdale resident

Mayor Ortega closed public comment.

### **MOTION AND VOTE – ITEM 22**

Councilwoman Whitehead made a motion to approve High Street Residential Rezoning (2-GP-2022, 4-ZN-2022, 3-DA-2022) to:

1. Adopt Resolution No. 12651 approving a Minor General Plan Amendment to the Scottsdale General Plan 2035 from Commercial to Mixed-Use Neighborhoods on a ±4.64 gross acre site.
2. Adopt Ordinance No. 4569 approving a zoning district map amendment from Central Business (C-2) district to Planned Unit Development (PUD) district and a development plan with amended development standards for a new mixed-use development with approximately 215 dwelling units and 11,000 square feet of non-residential floor area on a ±4.64 gross acre site.
3. Adopt Resolution No. 12618 declaring the document titled "*High Street Residential Development Plan*" to be a public record.
4. Adopt Resolution No. 12619 to authorize:
  - a. Development Agreement No. 2022-164-COS with High Street Arizona, Inc.
  - b. 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 and Agreement.

Councilwoman Whitehead added that the City Council acknowledges a private agreement between the developer and Chapparral High School and stipulate that the 2021 International Green Construction Code is adhered to.

Councilwoman Caputi seconded the motion, which carried 5/2, with Vice Mayor Durham and Councilmembers Caputi, Janik, Milhaven, and Whitehead voting in the affirmative and Mayor Ortega and Councilwoman Littlefield dissenting.

**PUBLIC COMMENT – None**

**CITIZEN PETITIONS**

**23. 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 agendize 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](mailto:blane@scottsdaleaz.gov)

**MOTION NO. 1 – ITEM 23**

Councilmember Milhaven made a motion to agendize the citizen petition for the December 6, 2022 meeting for presentation to Council on the details of the EPCOR proposal, as well as any other alternatives that might be available to the Rio Verde Community. The motion died for lack of a second.

**MOTION NO. 2 AND VOTE – ITEM 23**

Councilwoman Janik made a motion to direct the City Manager to investigate the matter related to the citizen petition requesting the Council enter into an agreement with EPCOR to provide water for the Rio Verde community and prepare a written response to the Council, with a copy to the petitioner. Vice Mayor Durham seconded the motion, which carried 5/2, with Vice Mayor Durham and Councilmembers Caputi, Janik, Littlefield, and Whitehead voting in the affirmative and Mayor Ortega and Councilmember Milhaven dissenting.

**MAYOR AND COUNCIL ITEMS**

**24. Boards, Commissions, and Task Force Nominations (Note: Appointments scheduled for December 7, 2022)**

- Board of Adjustment (one vacancy) – Vice Mayor Durham nominated Jason Chocron.
- Building Advisory Board of Appeals (one vacancy) – Councilwoman Caputi nominated Pete Eggspuehler, Councilwoman Whitehead nominated Steven Sussholz, and Councilmember Milhaven nominated Zachary Goldsworthy.
- Library Board (one vacancy) – Mayor Ortega nominated Natalee Esposito and Councilwoman Caputi nominated Paige Harvey.
- Loss Trust Fund Board (two vacancies) – Vice Mayor Durham nominated Austin Brooker and Allan Smith.
- Neighborhood Advisory Commission (one vacancy) – Councilwoman Caputi nominated Richard Siegel, Councilwoman Whitehead nominated Doreen Hollowell,



Councilmember Milhaven nominated Anna Fowler, and Councilwoman Littlefield nominated Rachel Behrendt.

Note: The only Council action to be taken on Item No. 24 is to select nominees for appointment consideration at a future Council meeting.

Mayor David D. Ortega adjourned the Regular portion of the City Council Meeting at 8:25 P.M.

Mayor David D. Ortega called the City Council Work Study Session to order at 8:36 P.M. and noted the Mayor, City Council, and Charter Officers were all present.

## CITY COUNCIL WORK STUDY SESSION

**PUBLIC COMMENT** – None

### 1. **Capital Improvement Project (CIP) Updates**

**Request:** Presentation, discussion, and possible direction to staff regarding the following:

1. Global CIP Program related to cost inflation.
2. Bond 2019 Program related to cost inflation.
3. Use of the proceeds from the sale of the City property located on Bell Road.

**Presenter(s):** Dan Worth, Public Works Director

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

Public Works Director Dan Worth gave a PowerPoint presentation (attached) on updates to Capital Improvement Projects.

There was Council Consensus to direct staff to:

- Develop a financial policy for the Council to review Capital Improvement Projects (CIP) on an individual basis that go a certain percentage over budget to ensure the scope of the project is appropriate.
- Use the restricted funds, in the amount of \$21,387,900, associated with the Bell Road land proceeds on the following projects:
  - McCormick-Stillman Bunkhouse
  - Chaparral Pool Renovation
  - CIP Bond Project 27 – Modernize and Expand Police & Fire Training Facility
  - CIP Bond Project 38 – Build a new Fire Department Training Facility
- Schedule a future Work Study Session to review projects that can be funded using unrestricted funds received from the Bell Road land sale proceeds.
- Schedule a future Work Study Session to discuss the allocation of Museum Square sale proceeds.

Councilmembers made the following suggestions to staff:

- Provide a chart providing information on Bond 2019 projects overruns that were paid for through the General Fund to have an accurate picture of how much bond projects have impacted the General Fund.
- Provide a tracking report so it will be easier to determine the total costs of every project, such as the bond estimates and yearly general fund changes.

- Provide a detailed list of projects recommended for funding so the Council may compare and analyze the information.

### **MOTION AND VOTE – ADJOURNMENT**

Councilwoman Littlefield made a motion to adjourn the City Council Work Study. Councilwoman Janik seconded the motion, which carried 7/0, with Mayor Ortega; Vice Mayor Durham; and Councilmembers Caputi, Janik, Littlefield, Milhaven, and Whitehead voting in the affirmative.

### **ADJOURNMENT**

Mayor David D. Ortega adjourned the Work Study Session at 9:56 P.M.

### **SUBMITTED BY:**



**Ben Lane, City Clerk**

Officially approved by the City Council on January 10, 2023

## 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 21<sup>st</sup> day of November 2022.

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

**DATED** this 10<sup>th</sup> day of January 2023.



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**Ben Lane, City Clerk**

# PETITION

SCOTTSDALE CITY CLERK  
2022 NOV 21 PM 2:58

Email to Scottsdale City Council

[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)

RE: Rio Verde and EPCOR

I am a resident of Scottsdale and have recently become aware of a proposal for EPCOR to provide water to our neighbors in the Rio Verde community in cooperation with the City of Scottsdale.

EPCOR is a private water company regulated by the Arizona Corporation Commission that currently serves portions of Scottsdale. It is proposed that EPCOR provide water to the City of Scottsdale and pay the City of Scottsdale to treat and deliver the water to Rio Verde until EPCOR builds the infrastructure to treat and deliver the water themselves.

This proposal will not use any water allocated to the City of Scottsdale and would reimburse the City for all costs incurred. In short, it will not cost Scottsdale residents anything to help.

The Arizona Corporation Commission is in the process of considering EPCOR's request for this service area and approval of their rates and fees. A final decision is expected shortly.

If the City of Scottsdale does not enter into an agreement with EPCOR, residents of Rio Verde will be held hostage to unregulated, wildcat water haulers who have uncertain access to water.

There is great urgency to get this agreement in place before the end of the year since the City plans to discontinue providing water to Rio Verde at year end.

Given the urgency of this situation and dire consequences to the Rio Verde Foothills community if we cannot come to an agreement with EPCOR, please show that we are good neighbors and, pending approval from the Arizona Corporation Commission, Thank you for placing this matter on a City Council agenda to authorize staff to work quickly in cooperation with EPCOR to work out the details of the plan to provide water to Rio Verde at no cost to Scottsdale tax payers and to enter into an agreement to adopt the plan as soon as possible, and preferably before year end. Thank you.

PLEASE SIGN WITH YOUR NAME AND FULL ADDRESS TO SHOW YOU ARE A RESIDENT OF SCOTTSDALE

1. *Janette Nemets* 9450 No. 94th PL #217 Scottsdale, AZ 85258
2. *Sarah Nicholas Brown* 10255 E. Y.A LINDA #2055 85258
3. *Rebecca Hansen* 13560 E Bloomfield Dr Scottsdale AZ 85259
4. *Bill Lyde* 9989 E VOGELAVE, Scottsdale 85258
5. *[Signature]* 11002 N 111TH WAY SCOTTSDALE, AZ 85259
6. *J. J. McNeek* 6308 N. Greentree Rd SCOTTSDALE 85250
7. *Tallara McCann* 9460 E. Becker Lane #1065 Scottsdale 85260
8. *[Signature]* 12202 E Appalooan PL, Scotts. AZ 85257
9. *Todd Howard* 15720 N 115th way Scottsdale, AZ 85255
10. *Susan Tepley-Lupo* 15029 N-Triomp. Plaza PKWY Scottsdale AZ 85260
11. *[Signature]* 8400 E. Diphite Dr. Scottsdale 85264

# PETITION

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2022 NOV 21 PM 2:58

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[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)

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Given the urgency of this situation and dire consequences to the Rio Verde Foothills community if we cannot come to an agreement with EPCOR, please show that we are good neighbors and, pending approval from the Arizona Corporation Commission, Thank you for placing this matter on a City Council agenda to authorize staff to work quickly in cooperation with EPCOR to work out the details of the plan to provide water to Rio Verde at no cost to Scottsdale tax payers and to enter into an agreement to adopt the plan as soon as possible, and preferably before year end. Thank you.

PLEASE SIGN WITH YOUR NAME AND FULL ADDRESS TO SHOW YOU ARE A RESIDENT OF SCOTTSDALE

- 1 Janette Demets 9450 No. 94th PL #217 Scottsdale AZ 85258
- 2 Sarah Nicholson Brown 10255 E. Via Linda #2055 85258
- 3 Rebecca Hansen 13560 E Bloomfield Dr Scottsdale AZ 85259
- 4 Bill Lytle 9989 E VOGELANE, Scottsdale 85258
- 5 ~~John~~ 11002 N 111TH WAY SCOTTSDALE AZ 85259
- 6 J. J. Meek 6308 N. Granite Rd Scottsdale 85250
- 7 Tallara McCann 9460 E. Becker Lane #1065 Scottsdale 85260
- 8 ~~Michelle~~ 12202 E Appaloosa PL, Scotts. AZ 85257
- 9 Todd Staveland 15720 N 115th way Scottsdale AZ 85255
- 10 Susan Tepley-Lupo 15029 N. Thompson Plakes PKWY Scottsdale AZ 85260
- 11 Pamela Cruz 8400 E. Quilley Pl. Scottsdale 85264

**PETITION TO SCOTTSDALE CITY COUNCIL TO ENTER AGREEMENT WITH EPCOR TO PROVIDE WATER TO THE RIO VERDE COMMUNITY**

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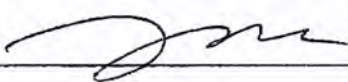
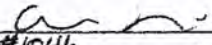
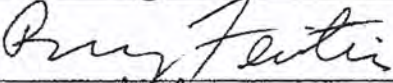
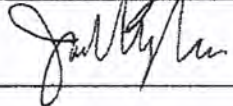
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Print Name	Street Address, City, Zip Code	Signature	Date
Luanne Villagomez	7908 E. Monte Vista Rd Scottsdale, AZ 85257		18-NOV-2022
Andrew Dickerson	26405 N 41st Way Phoenix AZ 85020		18. NOV. 2022
Wendy Jonaitis	15095 N THOMPSON PEAK PARKWAY #1046 Scottsdale, AZ 85260	Wendy Jonaitis	18 NOV 2022
BARRY FEINSTEIN	7775 E. SANDS DR SCOTTSDALE AZ 85255		11-21-22
Jessica Ward Dykstra	9112 E Pershing Ave Scottsdale AZ 85260		21-Nov. 2022

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Print Name	Street Address, City, Zip Code	Signature	Date
Adelaide Barnes	11085 E. Hedgehog Pl. <sup>85262</sup> Scottsdale	Adelaide Barnes	11-14-2022
Ronald R. Barnes	11085 E. Hedgehog Pl. <sup>Scottsdale</sup> 85262	[Signature]	11-15-22
CHERYL MILLER Monica J. Jensen	8300 E. Dixie Ln <sup>Scottsdale</sup> Lot 242 <sup>85266</sup>	Cheryl Miller	11-15-22
KATHRYN PARKS	9055 E La Posada Ct <sup>SCOTTSDALE</sup> 85255	Kathryn Parks	11-15-22
Cindy A DeKock Zandbergen	11093 E Hedgehog Pl <sup>Scottsdale</sup> 85262	Cindy DeKock Zandbergen	11-15-22
BLAKE M. ZANDBERGEN	11093 E HEDGEHOG PL <sup>SCOTTSDALE</sup> 85262	Blake M. Zandbergen	11-15-22
Carolyn Gordon	11072 E Hedgehog Pl <sup>Scottsdale</sup> 85262	Carolyn Gordon	11/17/22

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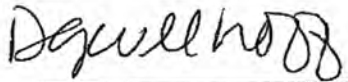

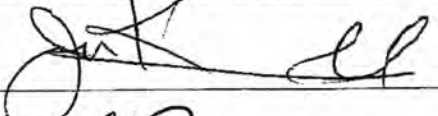

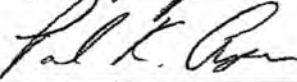
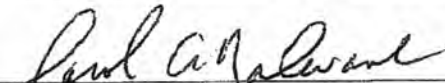
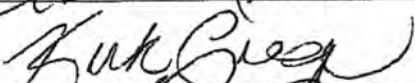
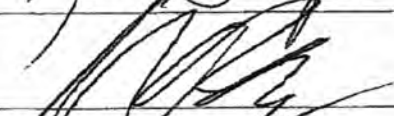
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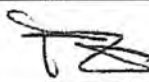
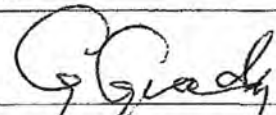
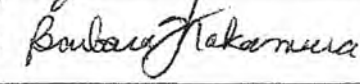
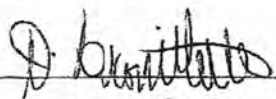
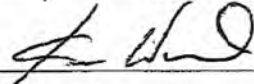
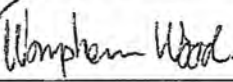


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Print Name	Street Address, City, Zip Code	Signature	Date
Diana Gevelhoff	5402 N 78TH Place Scottsdale, AZ 85250		11/15/2022
Sandy Costello	5101 N. Casa Blanca Dr Scottsdale/PV AZ 85253		11/15/22
James Krimbill	9180 N. 106 <sup>th</sup> Place Scottsdale AZ 85258		11/16/22
Greg Nakagawa	14745 E Gelding Dr. Scottsdale, AZ 85255		11/16/22
PAUL APANA	10172 E. DREYFUS AVE. SCOTTSDALE, AZ. 85260		11/16/22
CAROL A NALEVANKO	5460 E. Danbury Rd Scottsdale AZ 85254		11/16/22
Kirk Gregor	7025 E Via Soleri Drive #2006 Scottsdale, AZ 85251		11/16/22
MARYANN LECHNER	1040 N. 81 <sup>st</sup> PL SCOTTSDALE AZ, 85257		11/16/22



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Print Name	Street Address, City, Zip Code	Signature	Date
Richard Sullivan	12201 W. SCOTTSDALE AZ 85262		11/13/22
Gerald Grady	11276 N 130 <sup>th</sup> Way Scottsdale 85259		11/13/22
Barbara Nakamura	16420 N Thom Rd Pkwy Scottsdale, AZ 85026		11-14-2022
DARLIE BRUNELLE	9460 N. 92 <sup>ND</sup> ST, SCOTTSDALE, AZ 85266		11-13-22
KENNETH C WOOD	27036 N. 70 <sup>th</sup> PL SCOTTSDALE, AZ 85266		11-13-22
WANPHEN WOOD	27036 N. 70 <sup>th</sup> PL SCOTTSDALE, AZ 85266		11-13-22
CAROLINE WOOD	27036 N. 70 <sup>th</sup> PL SCOTTSDALE, AZ 85266		11-13-22
JACK K. GALE	27018 70 <sup>th</sup> PL SCOTTSDALE AZ 85266		11-13-22



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LINDA EDWARDS	11846 N. 93rd St. Scottsdale, AZ 85260	Linda Edwards	11/16/22
Danniel J Laraway	9718 E. Gelding Dr. Scottsdale, AZ 85260	Danniel Laraway	11/16/22
Charles Bollmann	10727 E Caribbean Ln Scottsdale, AZ 85255	Charles Bollmann	11/16/22
GREGG VACCANT	1700 E. PRINCESS DR #16 SCOTTSDALE, AZ 85255	Gregg Vaccant	11/16/22
Nancy Fox	12077 E Gail Rd. Scottsdale, AZ 85259	Nancy Fox	11/16/22
Una Coje	12307 N. 119th St. Scottsdale, AZ 85259	Una Coje	11/16/22
WILLIAM A. MCGLOTTLIN	8457 N. 82ND ST SCOTTSDALE AZ 85258	William A. McGlottlin	11-16-22
Vicki A Rousey	10425 N 18th Way Scottsdale, AZ 85258	Vicki A Rousey	11-17-22
TRICY ANNE BUFFINGTON	13156 N 104th St SCOTTSDALE, AZ 85260	Tricy Anne Buffington	11/17/22
Rick Ross	1087 E BROWN ST SCOTTSDALE, AZ	Rick Ross	11/17/22
THOMAS J DOOLEY	16341 N 109th Way Scottsdale, AZ	Thomas J Dooley	11/17/22
Tom BASCLANI	9905 E PIEDRA SCOTTSDALE 85255	Tom Basclani	11/17/22
RON AMERBECH	9889 N. 101st STREET	Ron Amerbech	11/17/22

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Jane Murray	10040 E Happy Valley #44 Scottsdale AZ 85255	Jane Murray	11/18/2022
MICHELLE MURRAY	10040 E. Happy Valley Rd SCOTTSDALE AZ 85255	Michelle Murray	11/18/2022
Bruce Rowland	9290 E. Thompson Peak Pkwy 440 Scottsdale, AZ 85255	Bruce Rowland	11/18/2022
Clifford Courteau	24350 N. Whispering Ridge Way #59 Scottsdale AZ 85255	Clifford Courteau	11/18/2022
Catherine Stewart	17916 N. 93rd way Scottsdale, AZ 85255	Catherine Stewart	11/18/2022
FAULETTE MORIN	9290 E Thompson Peak Pkwy Scottsdale, AZ 85255	Faulette Morin	11/18/2022
MICHEL BACHE	9290 E Thompson Peak Pkwy SCOTTSDALE AZ 85255	Michel Bache	11/18/2022
Renata Johnson	18933 N. 90th way Scottsdale 85255	Renata Johnson	11/18/2022

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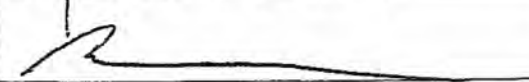
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Brian Amkraut	12756 E. Appalawa Pl Scottsdale AZ 85259		11-18-22
MICHAEL A. HARDIN	10015 E. MTN. VIEW Rd, #2006 Scottsdale, AZ 85258		11-18-22
Barbara Barnstead	20100 N. 78th PL Scottsdale, AZ 85255	B. Barnstead	11/18/22
Michael Keown	8621 E San Ardo Pr Scottsdale, AZ 85258		11/18/22
But Bryan	10787 N. 108th Way Scottsdale, AZ 85260	B Bryan	11/19/22
ROSE GANTON	10202 N. 103rd St. Scottsdale AZ 85258	Rose Ganton	11/18/22
Sue Gantner	10202 N. 103rd St. Scottsdale 85258	Sue Gantner	11/16/22
<del>XXXXXXXXXXXX</del>	<del>9006 E.</del>		

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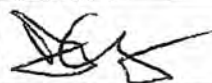
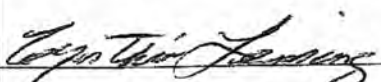
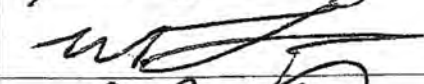




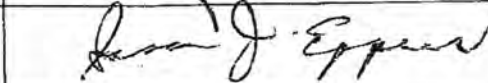
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Douglas A. Leming	24760 N. 118th Pl. Scottsdale, AZ 85255		11-18-22
Cynthia Leming	24760 N 118th Pl Scottsdale, AZ 85255		11-18-22
Michael Abeln	14000 N 94th St Unit Scottsdale AZ 85260 1205		11-18-22
Joseph Gorka	6900 N. 79th Place Scottsdale, AZ 85254		11/18/22
William Seneff	11015 N. SUNDOWN SCOTTSDALE, AZ 85260		11/18/22
Mark Ladday	4739 N. SCOTTSDALE RD SCOTTSDALE, AZ 85251		11/18/22
JEFF GUERIN	9410 E GAMBEL LN SCOTTSDALE, AZ 85258		11/18/22
Susan Eppers	9708 E VIALINA #2300 Scottsdale AZ 85258		11/18/22

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MANSOUR FARCONIA	SCOTTSDALE, AZ 85260 9026 E. CAMINO DEL SANTO	Mansour Farconia	11/18/22
MARY FARCONIA	9026 E. CAMINO DEL SANTO SCOTTSDALE, AZ 85260	Mary Farconia	11/18/22
JENNICA HART	14155 E. Kalid Drive	Jennica Hart	11/18/22
DOUGLAS M HART	SAME	Douglas M Hart	11/18/22
STEPHANIE HOEKSTRA	7424 SAN MARCEL SCOTTSDALE, AZ 85258	Stephanie Hoekstra	11/18/22
Douglas Beltman	10290 E. Mallow Cir Scottsdale 85255	Douglas Beltman	11/18/22
ROYA DASTAN	9284 E. Sutton Dr. 85260	Roya Dastan	11/18/22

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Print Name	Street Address, City, Zip Code	Signature	Date
Kaye Dooley	10341 N. 109 <sup>th</sup> Way Scottsdale AZ 85255	Kaye Dooley	11/18/22
Steve Comerford	10463 E San Salvador Dr Scottsdale AZ 85258	[Signature]	11/18/2022
J. Michael Langley	9934 E Pine Valley Rd 85259	[Signature]	11/18/2022
ROBERT LACHENMAIER	11758 N. 131 <sup>ST</sup> ST SCOTTSDALE 85259	[Signature]	11/18/2022
Lillian Titmuss	9115 E Siesta Lane Scottsdale 85255	[Signature]	11-18-2022
Karen Wagner	28383 N 106 <sup>th</sup> St 85262	[Signature]	11/18/22
Jon Nychay	26116 N. 115th Place	[Signature]	11/18/22
Brian McClive	4308 E Coronado Stable AZ 85260	[Signature]	11/18/22



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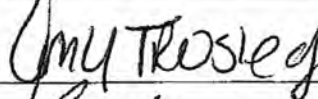
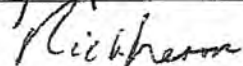
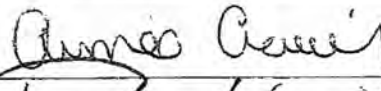
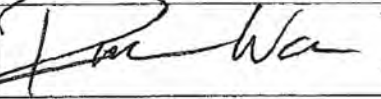
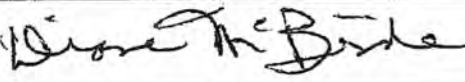
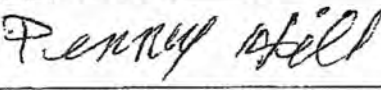

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AMY TRUSLEY	11515 E. DELA DR Scottsdale ARIZONA 85255		11/15/2022
NICK HERON	9430 E. HIDDEN GREEN DR SCOTTSDALE, AZ 85262		11/16/2022
AIMEE CRAWLEY	11818 E. LA POSADA CIRCLE SCOTTSDALE, AZ 85255		11/15/2022
Roongkarn Walsh	11767 E Quail Track Dr. Scottsdale, AZ 85262		11/17/2022
DIANE MCBRIDE	10030 E. MTR DEW LK DR SCOTTSDALE AZ 85255		11-17-2022
<del>Penney Hill</del>	<del>8700 E Scottsdale</del> <del>#1085 Scottsdale 85258</del>		
Penney Hill	8700 E MTR DEW Rd Scottsdale AZ 85255		11-17-2022
Bryce Bartraux	7834 East Visao Dr Scottsdale, AZ 85262		12/18/22

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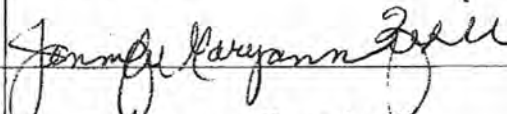
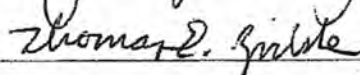



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KURT LUTKSON	85260 7537 E. WINDROSE DR		11-13-2020
Dan Ryan	85262 34304 N 140th St Scottsdale, AZ		11-13-22
JENNIFER M. ZIRKLE Jennifer Maryann Zirkle	7857 E SWEETWATER 85260		11-13-27
THOMAS E. ZIRKLE Thomas	7857 E. SWEETWATER 85260		11-13-27
Elaine Kennedy Elaine Kennedy	9705 E Mountain View Ct #1192		11-13-27
Michael Kuehn	13606 E. Chandler Oak Dr. Scottsdale		11-17-22
Rose Marie Sieger Rose Marie Sieger	85259 P.O. Box 85258 Scottsdale		11-13/22

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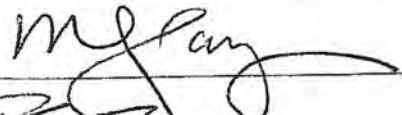



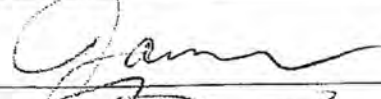


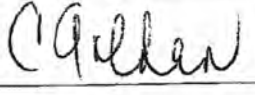
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Michelle Glancy	12037 E Arabian Park Dr Scottsdale 85259		11-13-22
PETER CASON	26990 N 119TH ST Scottsdale 85262		11-13-22
DINA CASON	26690 N 119TH ST Scottsdale 85262		11-13-22
LEVI BENSON	15923 N 102ND PL SCOTTSDALE AZ, 85255		11-13-22
Jainie Benson	15923 N 102ND PL Scottsdale AZ 85255		11-13-22
Holden Hoebing	16953 E Greenway Rd Scottsdale AZ		11/13/22
Maddie Schwalm	10687 E Greenway Trl Scottsdale AZ		11/13/22
CHERYL GOLDEN	8993 E Linslow Dr. Scottsdale AZ 85260		11/13/22

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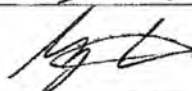

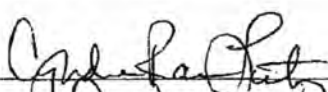
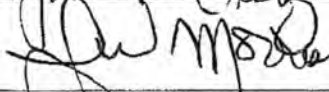
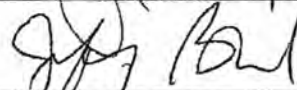
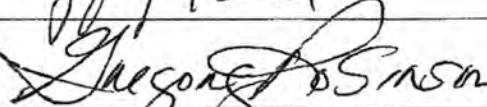
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DANIEL KAUSE	13508 N. 92ND WAY SCOTTSDALE AZ 85260		11-15-22
GARY BOFFINOVAN	13156 N. 104TH ST SCOTTSDALE AZ 85260		11-05-22
William ZAGOZEWSKI	6608 E PHELPS RD SCOTTSDALE AZ 85254		11-15-22
Randolph Eugene Hunter	8832 N. 85TH PL. SCOTTSDALE, AZ 85258	Randolph Eugene Hunter	11-15-22
Cyndee Rae Lutz	8642 E. San Lucas Dr. SCOTTSDALE AZ 85258		11-15-22
LAWRENCE W. MORRIS	10511 N. 117TH PL SCOTTSDALE AZ 85259		11-15-22
Jeff Bloch	10001 N. 77TH ST. SCOTTSDALE, AZ 85258		11-15-22
GREGORY ROBINSON	11675 E. WETHERS FIELD ROAD SCOTTSDALE, AZ 85259		11-15-22

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Janki Patel	20325 N. 96 <sup>th</sup> Way Scottsdale, AZ 85255	<i>Janki Patel</i>	11/15/22
Jessica Silva	10933 E. Pinnacle Vista Dr. Scottsdale, AZ 85262	<i>Jessica Silva</i>	11/15/22
<del>Kate Ferris</del>			
Patie Ferris			
DAN LABO	3113 N. 96 <sup>th</sup> Way 85262 SCOTTSDALE, AZ	<i>Dan Labo</i>	11-16-22
DUSTIN MULLERS	8416 E. DIAMOND Scottsdale Rm Drive, 85233	<i>Dustin Mullers</i>	11-16-22
Debra J. Mills	11741 E Mariposa Grande Dr Scottsdale 85255	<i>Debra J. Mills</i>	11-16-22
Eleanor Weissenrieder	9998 E Hidden Valley Rd. Scottsdale AZ 85262	<i>Eleanor Weissenrieder</i>	11-16-22

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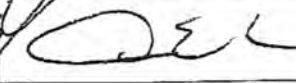
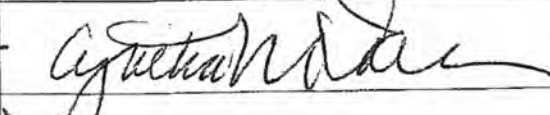

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John Andrew Gase	17721 N 93 <sup>rd</sup> Way <sup>Scottsdale</sup> 85255		11/18/22
D Callaghan	20517 N. 93 <sup>RD</sup> PL 85255		11/18/22
Cynthia Middledts Valliere	10724 E Graythorn Dr <sup>85262</sup>		11-18-22
<del>Car L Collette</del>			
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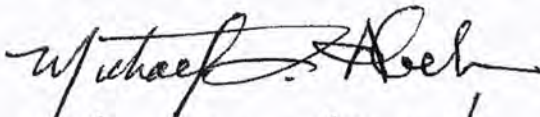
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MICHAEL ABELN  
14000 N 94<sup>th</sup> ST UNIT #1205  
SCOTTSDALE AZ 85260



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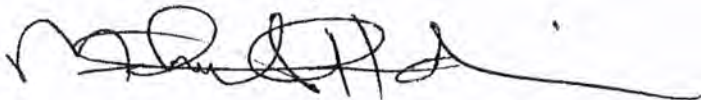
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MICHAEL A. HARDIN  
10015 E. Mountain View Rd  
#2006  
Scottsdale, AZ. 85258



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**PLEASE SIGN WITH YOUR NAME AND FULL ADDRESS TO SHOW YOU ARE A RESIDENT OF SCOTTSDALE**

J. Michael Langley  
9734 E Pine Valley Rd  
Scottsdale AZ 85260  
11/18/2022

Email to Scottsdale City Council

[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)

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MARK N. LAFDAY  
4739 N. SCOTTSDALE RD. #2000  
SCOTTSDALE, AZ 85251



Email to Scottsdale City Council

[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)

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Barbara Barnstead  
20100 N. 78<sup>th</sup> Pl  
Unit 2116  
Scottsdale, Az 85255  
Barbara Barnstead

11/18/2022

Email to Scottsdale City Council

[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)

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Michael Keown

8621 E San Ardo Dr  
Scottsdale, AZ 85258



11/18/22

Email to Scottsdale City Council

[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)

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Brian Amkcat  
12756 E. Appaloox Pl  
Scottsdale AZ 85259  
Be  
11-18-22

Email to Scottsdale City Council

[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)

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ADDRESS TO SHOW YOU ARE A RESIDENT OF  
SCOTTSDALE**



Bryce Bartra ff

7834 East Visco Dr

Scottsdale, AZ 85266

11/17/22



Email to Scottsdale City Council

[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)

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Rosent Grant etc  
10202 100 103rd St  
Scottsdale AZ 85258  
Pat / etc

Email to Scottsdale City Council

[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)

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Kaye Dooley  
16341 N. 109<sup>th</sup> Way  
Scottsdale, AZ 85255

11/18/22

Kaye Dooley

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[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)

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DOUGLAS A. LEWIS 24760 N. 118th Pl. Scottsdale, AZ 85255  
DL 11-18-22

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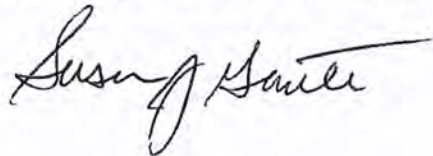
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Suzanne Gaunter  
10202 N. 103<sup>rd</sup> St  
Scottsdale 85258



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[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)

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MANSOUR FARIDANIA  
9006 E. CAMINO DEL SANTO  
SCOTTSDALE, AZ 85260  
Mansour Faridania

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CityCouncil@scottsdaleaz.gov

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Jessica G. Hart  
14155 E. Kalil Drive  
Scottsdale, AZ 85259



Email to Scottsdale City Council

[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)

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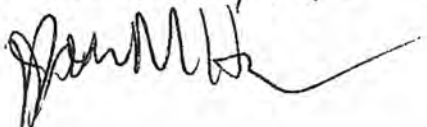
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Doug Hart  
14105 E. Kalil Drive  
Scottsdale, AZ 85259  


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[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)

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Stephane Hoedstra  
7424 N. San Manuel Rd  
Scottsdale, AZ  
85258

10/18/2022



Email to Scottsdale City Council

[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)

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 11/18/22 ROYA DASTA  
9289 E Sutton Dr. Scott 85242

Email to Scottsdale City Council

[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)

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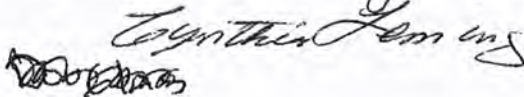
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PLEASE SIGN WITH YOUR NAME AND FULL ADDRESS TO SHOW YOU ARE A RESIDENT OF SCOTTSDALE

Cynthia Leming, 24760 N 118<sup>th</sup>, Scottsdale, AZ 85255

  
~~DO NOT SIGN~~

11/18/2.

Email to Scottsdale City Council

[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)

RE: Rio Verde and EPCOR

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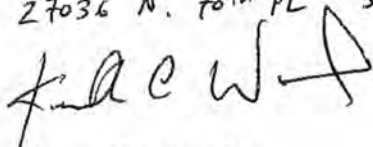
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**PLEASE SIGN WITH YOUR NAME AND FULL ADDRESS TO SHOW YOU ARE A RESIDENT OF SCOTTSDALE**

KENNETH WOOD

27036 N. 70th PL SCOTTSDALE, AZ 85266



Nov 13, 2022

Email to Scottsdale City Council

CityCouncil@scottsdaleaz.gov

RE: Rio Verde and EPCOR

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WANPHEN WOOD

27036 N. 70<sup>th</sup> Pl., Scottsdale, AZ 85266

Wanphen Wood  
Nov 13, 2012

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[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)

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 Roongkarn Walsh

11767 E Quail Track Dr.  
Scottsdale, AZ 85262

Email to Scottsdale City Council

[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)

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*CARY BUFFINGTON 13156 N. 104<sup>TH</sup> ST SCOTTSDALE AZ 85260*  
*[Signature]* 11-15-22

Email to Scottsdale City Council

[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)

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William Zagazewski  
6608 E Phelps Rd  
Scottsdale, AZ 85254

 11/15/22

Email to Scottsdale City Council

[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)

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Randolph Eugene Hunter  
8832 N. 85th Pl.  
Scottsdale, AZ 85258

Randolph Eugene Hunter  
11-15-22



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*Cyndee Rae Ruby*

*8642 E. San Lucas Dr.*

*Scottsdale, AZ 85258*

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[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)

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LAWRENCE W. MORRIS  
10511 N. 117TH PL  
SCOTTSDALE AZ 85259  
LW Morris 11-15-22

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[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)

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Jeff Bloch  
10001 N. 77th St.  
Scottsdale, AZ 85258  
Jeff Bloch

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[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)

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*Gregory Dagan Robinson*  
11675 E. Wetherfield Rd  
Scottsdale, AZ 85259

*Gregory Robinson*  
11/15/2022

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Thomas J. Dooley  
16341 N 109<sup>th</sup> Way.  
Scottsdale  
Thomas J. Dooley  
11/17/22

Email to Scottsdale City Council

CityCouncil@scottsdaleaz.gov

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*Jack A Rowsey 10425 N 78th Way Scottsdale, AZ 85258*  
*Vicki A Rowsey 11-17-22*

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WALTER Flanski  
13983 EKAL DR  
Scottsdale AZ 85259  
Walter Flanski

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[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)

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Rick Ross  
10187 E Bayview Dr  
Scottsdale AZ 85258  
Rick R  
11/17/22



Email to Scottsdale City Council

CityCouncil@scottsdaleaz.gov

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TRACY ANNE BUFFINGTON  
13152 N 104th St  
SCOTTSDALE, AZ 85260  
T Buffington

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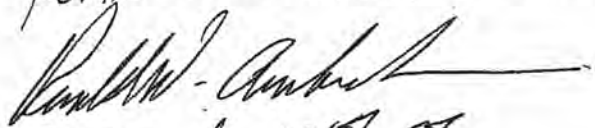
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RONALD W. AUERBACH  
  
9889 N. 101<sup>st</sup> ST.  
SCOTTSDALE, AZ 85258  
11/17/22  
c/c

Email to Scottsdale City Council

[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)

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JAMES M BASCIANI  
9905 E PIEDRA  
SCOTTSDALE 85255  
11/17/22



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[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)

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SCOTTSDALE**

Linda EDWARDS  
11846 N. 93rd St.  
Scottsdale, AZ 85260  
*Linda Edwards*  
11/16/22

Email to Scottsdale City Council

[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)

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Daniel J Laraway  
9718 E. Gelding Dr.  
Scottsdale, AZ 85260

*Daniel J Laraway*

Email to Scottsdale City Council

CityCouncil@scottsdaleaz.gov

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Charles Bollmann  
10727 E Caribbean Ln  
Scottsdale, AZ 85255  


Email to Scottsdale City Council

CityCouncil@scottsdaleaz.gov

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CHIEF VINCENT  
7700 E. PRINCESS DR #206  
SCOTTSDALE, AZ 85259  
Gregg Vincent 11/16/22

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[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)

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Nancy Fox  
12077 E Gail Rd.  
Scottsdale, AZ 85259  
Nancy Fox  
11/16/22



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Una M. Laje  
12307 N. 119<sup>th</sup> St.  
Scottsdale, AZ, 85259  
Una Laje 11/16/22

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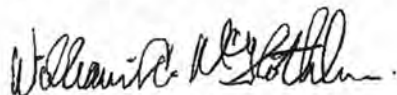
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WILLIAM A. MEGLOTASLIN

8457 N. 82ND PL.

SCOTTSDALE, ARIZONA 85258



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CAROLINE WOOD

27036 N 70th Pl SCOTTSDALE, AZ 85266

Caroline Wood

NOV 13, 2022

# Optima McDowell Mountain Village 20-ZN-2002#4 & 2-DA-2022

City Council  
November 21, 2022

Coordinator: Meredith Tessier

1



Context Aerial

20-ZN-2002#4

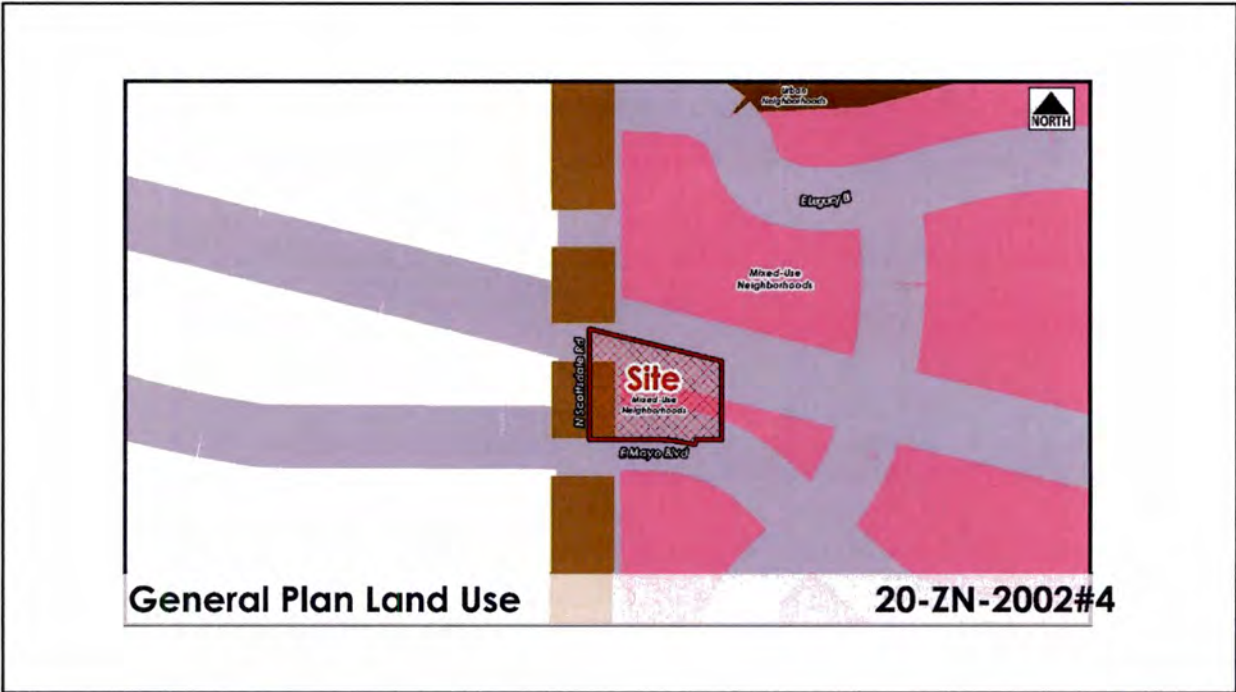
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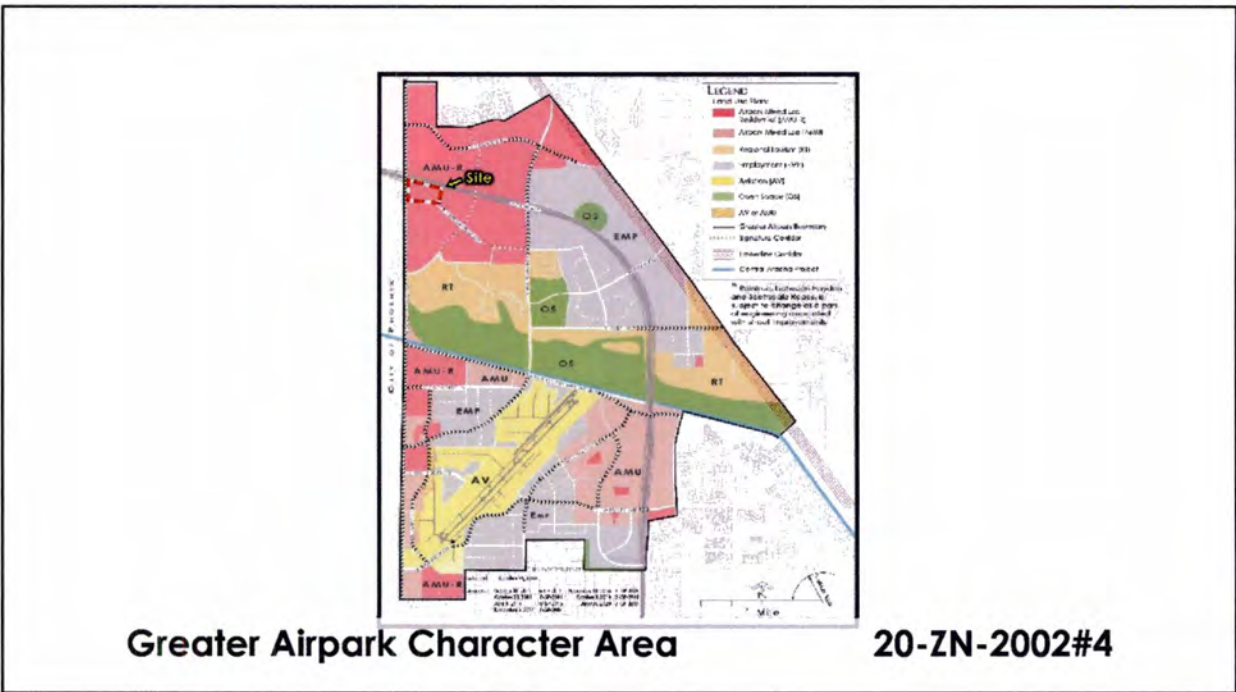
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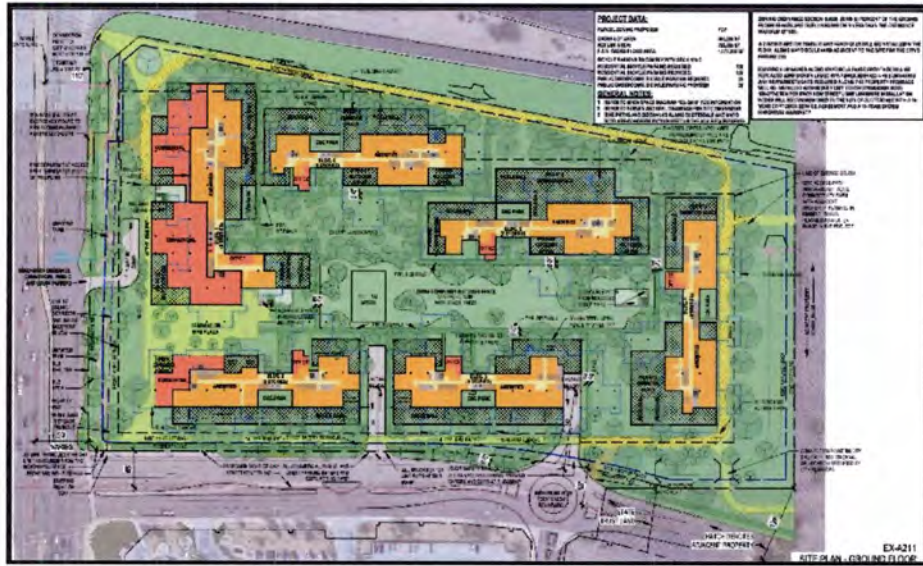
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**Development Plan**

**20-ZN-2002#4**

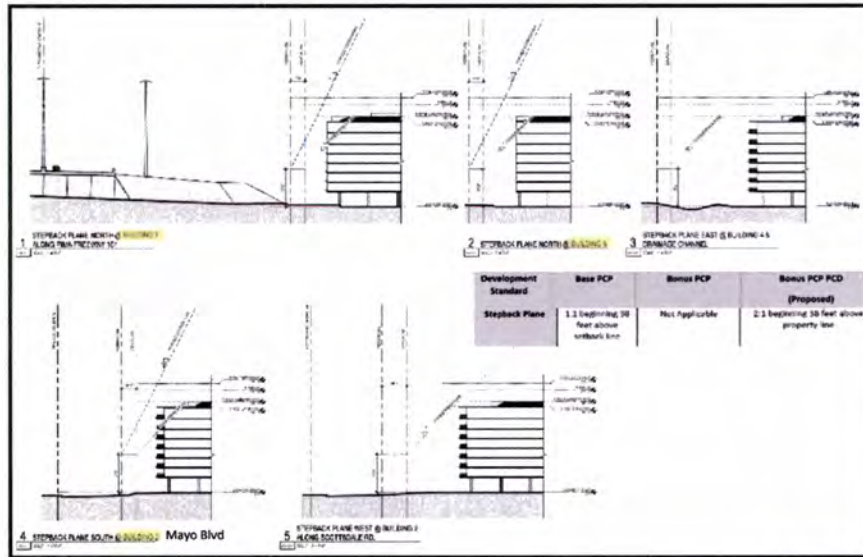
7

Development Standard	Base PCP	Bonus PCP	Bonus PCP PCD (Proposed)
<b>Floor Area Ratio</b>	0.8	2.0	1.96
<b>Building Height</b>	84 feet	134 feet	118 feet
		Any floor above 92 feet shall not exceed 20% of total ground floor area	Any floor above 94 feet shall not exceed 20% of total ground floor area
<b>Stepback Plane</b>	1:1 beginning 38 feet above setback line	Not Applicable	2:1 beginning 38 feet above property line

**Bonus Development Standards**

**20-ZN-2002#4**

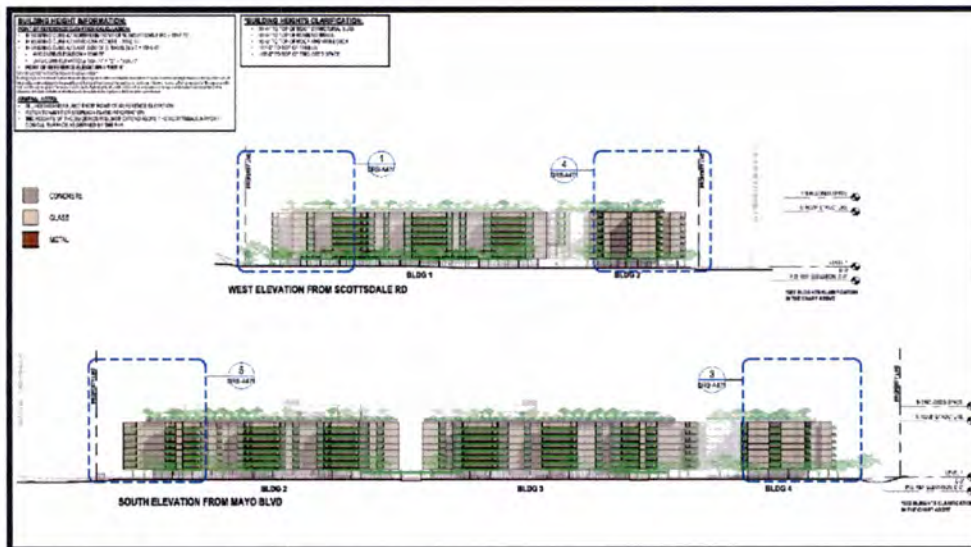
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**Building Stepback**

**20-ZN-2002#4**

9

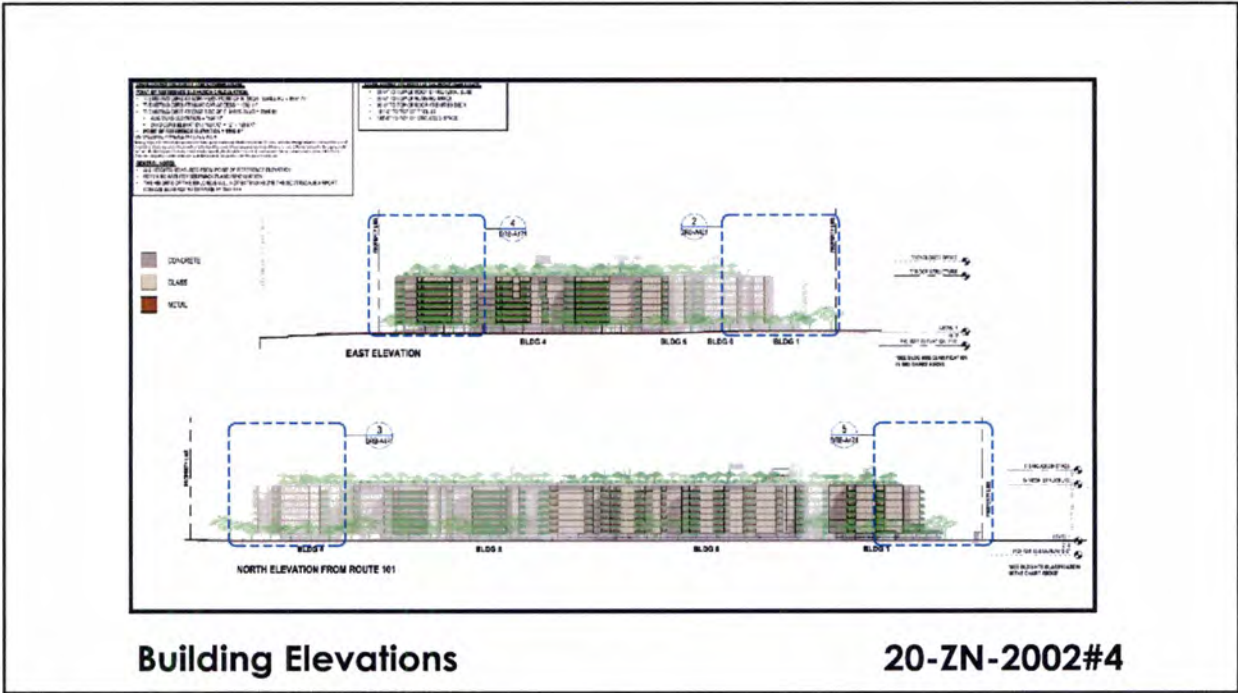


**Building Elevations**

**20-ZN-2002#4**

10





11



12



**Perspectives**

**20-ZN-2002#4**

13



**Perspectives**

**20-ZN-2002#4**

14



**Perspectives**

**20-ZN-2002#4**

15

- Conformance with Scottsdale General Plan and Greater Airpark Character Area Plan
- Amended and Bonus Site Development Standards
- Bonus contributions towards the Greater Airpark Special Improvement Trust Fund
- Increase residential dwelling units within Planning Unit I of the One Scottsdale Land Use Budget from 0 dwellings to 1,330 units
- Planned Community District Findings
- Pedestrian circulation along both street frontages
- Airport Advisory Commission recommended approval with a 7-0 vote
- Planning Commission recommended approval with a 6-1 vote
- Public comments received both in support and opposition

**Key Items of Consideration**

**20-ZN-2002#4**

16

## **Action Requested**

1. Adopt Ordinance No. 4571 to amend zoning case no. 20-ZN-2002 including an amendment to the One Scottsdale Development Plan and Land Use Budget, a Zoning District Map Amendment from General Commercial, Planned Community Development (C-4 PCD) to Planned Airpark Core Development, Airpark Mixed-Use-Residential, Planned Community Development, Planned Shared Development (PCP/AMU-R, PCD PSD) zoning including a Development Plan with amended development standards (Floor Area Ratio, Building Height, Stepback and Special Conditions-Building material), for a mixed-use development with building height up to 118 feet, including residential and commercial, all on a +/- 21.88-acre site located at 18777 N. Scottsdale Road.
2. Adopt Resolution No. 12630 to declare "Optima McDowell Mountain Village Development Plan" as a public record.
3. Adopt Resolution No. 12631 authorizing Development Agreement 2022-175-COS.

17

## **Optima McDowell Mountain Village**

**20-ZN-2002#4 & 2-DA-2022**

**City Council  
November 21, 2022**

**Coordinator: Meredith Tessier**

18

## Optima McDowell Mountain Village™

PRESENTATION TO CITY COUNCIL

11/21/22



## Optima McDowell Mountain Village Overview

- Introduction
- About Optima
- Key Zoning Elements Under Consideration
  - About the Site and Location
    - Location
    - About the Zoning
    - Project Alignment with the Greater Airpark Character Area Plan
    - Project Alignment with the 2035 General Plan
  - Traffic
  - Demographics
- The Development Plan and Architecture
  - Building Heights
  - Water and Sustainability
  - Economic Impact
  - City of Scottsdale Market Report from 11/14 Council Hearing
  - Neighborhood Outreach
  - Statements of Support
  - Summary of Public Benefits



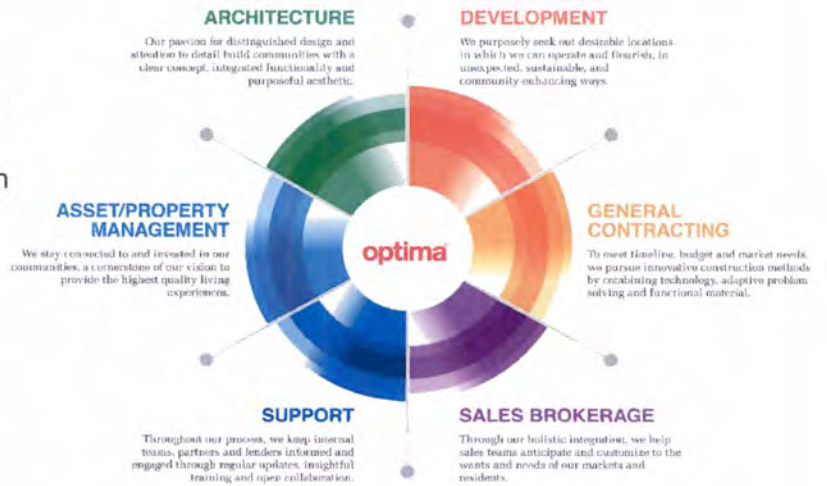
# About Optima

## —About Optima

- Founded 1978
- Vertically Integrated
- Optima Offices in Old Town Scottsdale & in Chicago
- Develop one or two projects at a time in both Arizona and Chicago
- Started in Arizona in 2003

## —Projects in Arizona

- Optima Biltmore - Condos
- Optima Camelview Village - Condos
- Optima Sonoran Village - Apartments
- Optima Kierland - Condos & Apartments



## Recent Architecture Awards

### Optima Sonoran Village

- 2022 Architecture MasterPrize
- 2022 International Architecture Award
- 2021 American Architecture Award
- 2020 Green Good Design Award
- 2020 Outstanding Property Award London
- 2019 AIA Chicago Divine Detail Award
- 2017 International Property Award
- 2016 AIA Chicago Distinguished Building

### Optima Camelview Village

- 2012 AIA Housing Award for Architecture
- 2012 International Architecture Award
- 2012 National AIA TAP Award
- 2011 AIA Chicago Interior Architecture Award

### Optima Kierland Center

- 2022 AIA Chicago Architecture XL Award
- 2022 International Architecture Award
- 2021 American Architecture Award
- 2021 Green Good Design Award
- 2020 Outstanding Property Award London
- 2018 AZRE Red Award
- 2018 AMA Tribute Award
- 2017 BUILD Architecture Award

- 2011 AIA Chicago Distinguished Building
- 2010 AIA Arizona Distinguished Building
- 2009 AIA American Architecture Award

## About the Site and Location

### Location

- Located on the SE corner of the Loop 101 Freeway and Scottsdale Road.
- No single family homes or neighborhoods in the immediate area.
- Located in the Scottsdale Greater Airpark Character Area Plan.
- We specifically chose this site because it is located on the edge of Scottsdale and adjacent to the Loop 101 Freeway.

### About the Zoning

- The PCP (Planned Airpark Core Development) zoning that applies to this site is accomplishing exactly what it was established to do:  
—“The City Council may approve bonus development standards for property zoned PCP **upon demonstration of noteworthy investments in sustainable, high-quality design and other features that provide public benefits, improve the quality of life in the community, and assist in achieving the goals and policies of the General Plan, Greater Airpark Character Area Plan, and City objectives**”.

- The project is within the maximum bonus standards within the PCP zoning:

#### FAR Maximum

- Maximum Bonus FAR – 2.0
- Optima proposed FAR – 1.96

#### Height Maximum

- Maximum Bonus Height – 134'
- Optima proposed Height
  - 118' T/MECH (note that only 9% of the overall roof is at this height)
  - 94' to top of slab

- Optima is providing:

- 2,750 acre-feet of water
- 100% underground parking
- 78% open space with 55% open to the public
- High quality and award-winning architecture and construction
- IgCC compliance and our most sustainable design yet
- \$15.6M FAR and height bonus payment to the City
- Luxury condominiums and apartments
- Installation of a roundabout on Mayo Blvd
- Bus stop and extension of bus route 72
- Pilot project for Scottsdale rainwater harvesting program
- Largest private application in the US (210,000 gallon tank)
- High-quality destination retail
- 14' wide bicycle path around the perimeter of the site and connecting to Scottsdale's bicycle system

# About the Site and Location

## Project Alignment with the Greater Airpark Character Area Plan

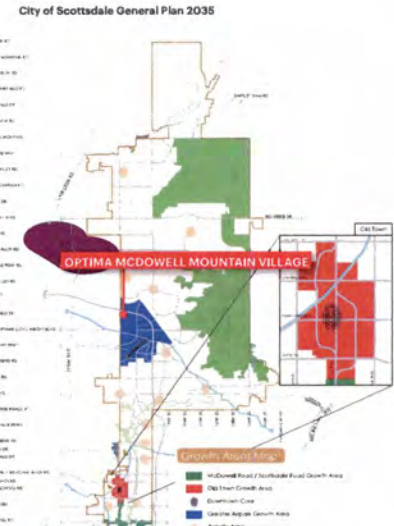
—Specifically identified in the Greater Airpark Character Plan as “Regional Core Greatest Intensity”.

## Project Alignment with the City of Scottsdale General Plan 2035 Area Plan

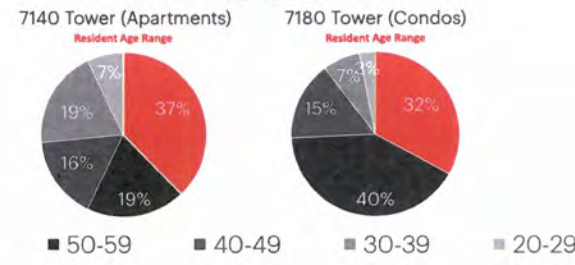
- The 2035 Plan was voted on and approved by the citizens of Scottsdale in November of 2021.
- Specifically identified as a “growth area” in the City of Scottsdale General Plan 2035.
- Smart growth vs. no growth. We believe the citizens voted for smart growth.

## Traffic

- When the project is completed, all adjacent street traffic will be on average **1.0% to 1.8%** more daily than if the project was not present.
- The traffic report takes into consideration all known projects in the area as well as a general background growth rate of 2.5% annually to account for Regional Growth.



## Demographics



# The Development Plan and Architecture



- Total Condominiums: 420
- Total Apartments: 910
- Total Homes: 1,330
- Average Homes per Building: 221
- Total Commercial: 36,000
- Total Density: 61 units per acre
- Total FAR: 1.96

Bird's Eye View from South of Site





- Site Access - 1 entrance on Scottsdale Rd, 2 on Mayo Blvd.
- Extension of Mayo Blvd. with Roundabout
- 36,000 SF of Destination Retail/Commercial
- 25% of Enclosed space at Grade Level is Retail/Commercial
- 100% Underground Parking & Loading
- Connectivity to Scottsdale Bicycle Master Plan
- Extension of Public Transport via Bus Route 72 & Bus Stop
- Next Evolution of Optima Roof Design

Bird's Eye View from South of Site

9 | PRESENTATION TO CITY COUNCIL | © OPTIMA, INC. 2022

## Underground Parking and Circulation

### PLAN KEY NOTES:

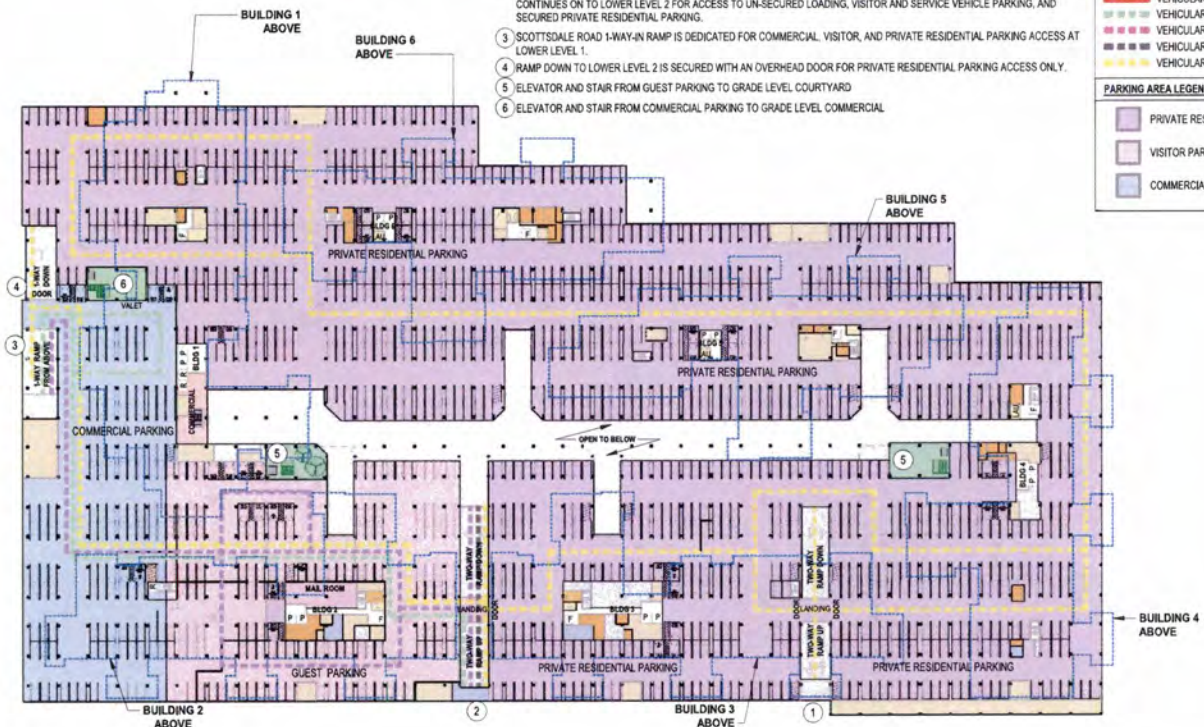
- 1 EAST MAYO RAMP IS DEDICATED ONLY FOR PRIVATE RESIDENTIAL PARKING IN AND OUT TRAFFIC. RAMP LANDS AT LOWER LEVEL 1 FOR SECURED ACCESS TO PRIVATE PARKING ONLY. RAMP CONTINUES ON TO LOWER LEVEL 2 FOR ACCESS TO SECURED PRIVATE RESIDENTIAL PARKING AND UN-SECURED LOADING, VISITOR AND SERVICE VEHICLE PARKING.
- 2 CENTRAL MAYO RAMP IS DEDICATED FOR COMMERCIAL, VISITOR, AND LOADING. RAMP LANDS AT LOWER LEVEL 1 FOR ACCESS TO UN-SECURED VISITOR AND COMMERCIAL PARKING AND ACCESS TO SECURED PRIVATE RESIDENTIAL PARKING. RAMP CONTINUES ON TO LOWER LEVEL 2 FOR ACCESS TO UN-SECURED LOADING, VISITOR AND SERVICE VEHICLE PARKING, AND SECURED PRIVATE RESIDENTIAL PARKING.
- 3 SCOTTSDALE ROAD 1-WAY-IN RAMP IS DEDICATED FOR COMMERCIAL, VISITOR, AND PRIVATE RESIDENTIAL PARKING ACCESS AT LOWER LEVEL 1.
- 4 RAMP DOWN TO LOWER LEVEL 2 IS SECURED WITH AN OVERHEAD DOOR FOR PRIVATE RESIDENTIAL PARKING ACCESS ONLY.
- 5 ELEVATOR AND STAIR FROM GUEST PARKING TO GRADE LEVEL COURTYARD
- 6 ELEVATOR AND STAIR FROM COMMERCIAL PARKING TO GRADE LEVEL COMMERCIAL

### CIRCULATION PLAN LEGEND

- PEDESTRIAN SIDEWALK
- UNPAVED TRAIL
- BIKING / MULTI-USE TRAIL
- VEHICULAR PATH
- VEHICULAR PATH COMMERCIAL
- VEHICULAR PATH GUEST
- VEHICULAR PATH SERVICE
- VEHICULAR PATH RESIDENT

### PARKING AREA LEGEND

- PRIVATE RESIDENTIAL PARKING
- VISITOR PARKING
- COMMERCIAL PARKING





- Commercial Accessibility via Bike Path & Underground Parking
- Next Evolution of Optima Vertical Landscape System
- Stepping & Undulating Facade
- High Performance Glazing System
- Post-Tension Concrete Structure

11 | PRESENTATION TO CITY COUNCIL | OPTIMA, INC. 2022

View from Bike Path on Scottsdale Road, Buildings 1 and 2



"People who surround themselves with plant life and other forms of natural beauty, indoors and out, experience emotional and mental health benefits that have a positive impact on their social, psychological, physical, cognitive, environmental, and spiritual wellbeing."

Source: Hall, C. and Knuth, M. An update of the literature supporting the well-being benefits of plants: A review of the emotional and mental health benefits of plants. Journal of Environmental Horticulture, March 2019 (37(1))

- Over 75% Open Space (55% Open to the Public)
- Functional/Useable Open Space
- Combination of Native Plants & Artificial Turf
- Added Shade Trees per Planning Commission Feedback
- Buildings situated around the perimeter help make the central courtyard more useable year-round screening the sun from the south and west.

12 | PRESENTATION TO CITY COUNCIL | OPTIMA, INC. 2022

View from West Side of Courtyard Looking East



# Water

## Optima Project Water Use Data

- Optima Sonoran Village and Optima Kierland condominiums and apartments use:
  - 1/2 as much water as an average multi-family unit in Scottsdale.**
  - 1/4 as much water as an average single-family home in Scottsdale.**
- This analysis has been coordinated with the City of Scottsdale's Water Department based on our actual water bills from Optima Kierland and Optima Sonoran Village.

## Deposit of 2,750 Acre-Feet of Water to the City of Scottsdale's Water System

- We increased the total water we are providing to the City **from 2,554 acre-feet to 2,750 acre-feet** after our Planning Commission Hearing.
- This water is **now actual water that is deposited into the Scottsdale water system** and not water in the Harquahala Valley aquifer.
- Based on a conservative calculation, the City calculated that the 2,554 acre feet would provide water for **10-years of water use at full build-out** using the basis of design water demand.
- Using this same conservative calculation and applying it to our reduced home count of 1,330 and increasing the water from 2,750 acre-feet the City's calculation would increase to **approximately 11 years.**
- While we acknowledge and accept the City's conservative calculation, we thought it was important to explain our calculation as we are providing all 2,750 acre-feet of water to the City prior to issuance of our 1st building permit which based on our actual demand calculation will put the City in a significant surplus of water for our project prior to the start of construction.
- Based on Optima's calculation using actual demand numbers from Optima Sonoran Village and Optima Kierland from the invoices that we sent to the City, we calculate that the 2,750 acre-feet is enough water to meet the **first 32 years of demand.**

# Water

## Largest private rainwater harvesting system in the United States

- OMMV will include the **largest private rainwater harvesting project in United States.**
- Rainwater will be stored at the parking levels at the southeast corner of the project in a concrete vault that is designed to hold **-210,000 gallons** of storm water.
- The stormwater that is harvested will be utilized for irrigation reducing the water use on the project.

## Low-Flow Plumbing Fixtures

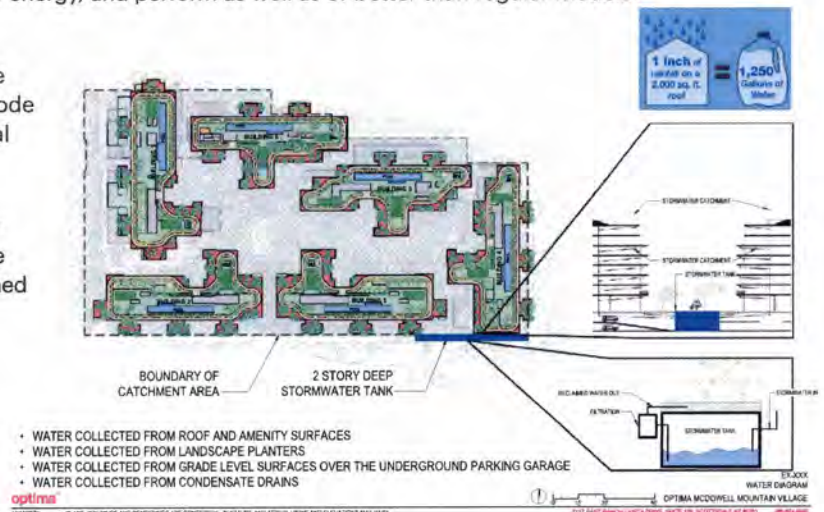
- Optima will use low-flow plumbing fixtures that meet or exceed WaterSense standards. WaterSense-labeled products and services are certified to use at least 20 percent less water, save energy, and perform as well as or better than regular models.

## Solar Power Water Savings

- Because we are using solar panels and because we are IgCC certified as well as using the new IECC energy code the project will be using less energy from the electrical grid than a typical project.
- Palo Verde Nuclear Power Plant generates about 31,500,000 MWh/year and evaporates up to 26 billion gallons of water each year. A solar system on each of the 6 buildings will reduce the amount of electricity consumed at the project thereby reducing the amount of water required to produce electricity at the plant.

## Project Irrigation

- The grade-level will be a combination of artificial turf, drip irrigation, and xeriscape landscaping.



## Sustainability, Energy, IgCC

### Open Space

- 100% underground parking
- Over 75% open space
- Grade level and rooftop landscaping mitigates heat island effect

### Energy Conservation

- Commitment to the current energy code, IECC
- High performance glazing that reduces solar heat gain  
*Sunshade elements provided at common areas for comfort*
- Solar panels
- EV charging infrastructure

### Water Conservation

- Typically multifamily homes use about half as much water as single-family homes. However, Optima McDowell Mountain Village will use only approximately one quarter the amount of water as a single-family home.
- Amenities like swimming pools and spas are shared among the approximately 221 homes in each building
- Water saving plumbing fixtures
- Xeriscape
- Architectural synthetic turf system used predominantly for open space at grade level

### Mechanical and Electrical Systems

- High performance mechanical systems featuring VRF (Variable Refrigerant Flow) heating/cooling equipment and mechanical heat recovery systems
- Individually controlled HVAC systems for residents
- Energy-efficient lighting fixtures and appliances

### Sustainable Materials

- Green Concrete
- Recyclable Flooring
- Sustainable wood products
- Concrete reinforcing with recycled steel content

### Healthy Human Environment for Community

- Community engagement through unique community destination development with expansive areas of open space for all to enjoy and encourage community interaction
- Access to Bicycle/Pedestrian Trail
- Access to Open Space at Grade Level

### Healthy Human Environment for Residents

- Bicycle racks
- Each residence is designed to take advantage of the outdoors with large terraces and open floor plans that provide interconnected indoor and outdoor space
- Vertical landscaping system provides sun protection and privacy to each unit. This innovative system with self-contained irrigation and drainage enables a palette of vibrantly colored plants to grow up and over the edge of each floor of the building
- Fresh air is directly supplied to each residential unit to assure purity of air

### Recycling

- Recycling chutes separate from trash chutes

### Construction Phase

- Waste reduction / diversion / recycling
- Sustainable materials used

## Economic Impact

### Economic Output - \$1.16 to 1.29 billion

- Total dollar value of the goods and services produced by the project.

### Direct, Indirect, and Induced Jobs - 1,607 to 1,785 annually

- Created each year during construction.

### Total Wages - \$595.9 to \$662.1 million

- Generated by the construction of the project.

### Annual Economic Activity - \$113.5 to \$125.7 million

- Generated by the project when completed includes the combined direct operations of the community, its commercial component, and resident spending in the local economy.

### 10 Year Fiscal Impact - \$29.3 to \$33.3 million

- Estimated revenues from speculative builder's tax, residential lease tax, resident sales tax, state shared revenues, property tax, and secondary revenues from construction employees.

### Fiscal Impact on Construction - \$16.2 to \$18.4 million

- Generated mostly from the speculative builder's tax levied on construction materials with secondary revenues derived from the spending of construction employees, their payment of property taxes on their residences, and state shared revenues.

### Neighboring Property Values

- Historically Optima projects have significantly increased neighboring property values.
- Apartments are built to condominium level quality and finishes.

# City of Scottsdale Market Report from 11/14 Council Hearing

- According to the City of Scottsdale Housing Inventory and Affordability Analysis prepared by Matrix Design Group, the rental housing market in Scottsdale has a significant deficit of supply of luxury apartments.
- The lack of housing supply in Scottsdale for luxury apartment buildings means that households are forced to rent housing units that would normally be available to households with higher incomes. This places enormous pressure on the housing stock for persons earning between 30% and 120% of area median income – typically essential workers such as police, firemen, teachers, and nurses.
- Matrix recommends prioritizing the demand side of the housing market. Simply building more units is inefficient if those units do not match the demand of its current and future residents. More luxury apartments need to be built in Scottsdale which is exactly what we are proposing to build.
- Without consideration of population growth and taking into account units delivered since 2020, the entire Luxury deficit remains and the Market Rate deficit has reduced by -13.7%.

Figure 50: Supply/Demand Gaps in the Renter-Occupied Market, City of Scottsdale 2020

Household Income by Percent of MFI	Renter Demand	Unit Supply	Gap
Affordable 0-30%	5,844	2,550	(3,294)
Affordable 30-50%	4,845	6,703	1,858
Affordable 50-80%	7,513	16,914	9,401
Workforce 80-120%	8,301	9,947	1,646
Market Rate: 120-200%	7,724	2,296	(5,428)
Luxury 200% and up	5,627	1,084	(4,543)
<b>Total</b>	<b>39,854</b>	<b>39,494</b>	<b>(360)</b>

Source: 2020 5-year Estimates, American Community Survey

## Neighborhood Outreach

### Open Houses

- March 24th**
  - Post-Pre-Application submittal to the City.
  - Approximately 10 people attended the Open House.
- July 28th**
  - Post-Airport Advisory Commission hearing and after our resubmittal to the City.
  - 3 people attended the Open House.
- August 4th**
  - 2 people attended the Open House.
- October 20th**
  - Prior to our Planning Commission Hearing.
  - Approximately 11 people attended the Open House including a representative from the Grayhawk HOA.
  - For this Open House we extended the radius of notifications by 3x from 750' to 2,250'.

### Project Website

- We created a website for the proposed project which included our zoning application, the ability to comment, support, or oppose the project, and articles and press on the project.

### Support and Opposition

- At our 10/26 Planning Commission hearing that was approved 6-1 we had no opposition in attendance.
- As of Thursday, 11/17 the City received only 4 opposition letters and no opposition letters post 6-1 Planning Commission vote.
- As of 3 PM today, the City has received approximately 300 letters of support for the project.

# Statements of Support

## Select Statements of Support

—As a native Arizonian for 64 years, I am in full support of the proposed Optima McDowell Mountain Development. This is not only benefitting the city of Scottsdale but also our State a whole. This project obviously, would enhance many things such as property values, and other future economic developments. concentrate on all the positives of the project and understand the financial impact this project will bring to our State and communities. Concerned Arizona Citizen.

**Sent by Bert Parra (case# 20-ZN-2002#4)**

—As a business owner in Scottsdale, AZ and a resident of the Valley for over 57 years I want to express my strong support for the proposed Optima McDowell Mountain Development at Loop 101 and Scottsdale Road. The Optima brand has been incredibly successful and has enhanced the areas in which they have developed in the past. I believe this development will be a great economic boost to the market area. This will be a great project for the City of Scottsdale.

**Sent by Randolph Titzck (case# 20-ZN-2002#4)**

—I am in favor of the proposed Optima development at the intersection of Loop 101 and Scottsdale Road. Optima developments are an asset to the community, and they are consistent with the type of development we want to see in Scottsdale, particularly at this location. We need this type of residential development to provide more housing in an area where not enough housing exists. The Optima development will add to the success of the surrounding commercial and residential neighborhoods.

**Sent by Elizabeth Paquette (case# 20-ZN-2002#4)**

—Optima has built extraordinary projects in our community. As a real estate professional for well over three decades and a person that has provided billions of dollars of financing for the construction of new projects as well as someone that has served on planning commissions, I can attest to the fact that Optima projects are special. The proposed project will give Scottsdale another signature project, add quality housing, create usable open space for the community.

**Sent by Robert F Rossfeld (case# 20-ZN-2002#4)**

# Statements of Support

## Select Statements of Support Continued...

—On behalf of Penske Automotive Group, I would like to offer strong support for the Optima McDowell Mountain Village development project.

The Optima Group plan's creative vision includes high durability materials, a focus on sustainability initiatives, and will showcase the importance of thoughtful integration of green infrastructure with new bike lanes, added plaza spaces, improved pedestrian access and other transformative improvements listed below.

Positive Aspects of OMMV

1. Addresses the housing need in Scottsdale
2. Award winning architecture
3. Sustainable design
4. High-quality construction
5. Optima is a local developer with a proven track record in Scottsdale with Optima Camelview Village and Optima Sonoran Village
6. 100% underground parking and loading
7. Over 75% open space with 55% open to the public
8. Multi-use bicycle/pedestrian path with connectivity to the Scottsdale Master Bicycle Plan
9. Location on the 101 Freeway and Scottsdale Road that is specifically designated as "Regional Core - Greatest Intensity"
10. Significant economic impact in Scottsdale and the Greater Airpark area

We look forward to Optima's continued presence in the City of Scottsdale and endorse its application and reinvestment in support of Scottsdale's long history of forward thinking ideas and programs for more livable and growing communities.

**Sent by George W. Brochick**

## Summary of Public Benefits

- Award Winning Architecture and Construction.
- 2,750 acre-feet of water provide by Optima to the City's Water System.
- Over 75% open space 55% to the Public.
  - Only 5 acres required, and we are providing almost 15 acres.
- 100% Underground parking, Loading, Recycling.
- High quality destination retail.
- Public Bike Path around the entire 22 Acre perimeter connecting to the Scottsdale master bicycle plan and retail.
- Roundabout on Mayo Boulevard helping local traffic.
- Extension of public transportation and Bus Route 72.
- Pilot project for the first Rainwater harvesting and largest private application.
- IgCC Certification and Sustainability.
- The aforementioned significant economic impact.
- \$15.6M FAR and Height buy up that can be used at the Mayor's and City Council's discretion.
- Helping alleviate some of the current pressure of the current housing demand.



## **Scottsdale & Gold Dust**

### **2-GP-2022 & 4-ZN-2022**

**City Council  
November 21, 2022**

**Coordinators: Bryan Cluff & Ben Moriarity**

1

### **Request**

1. Adopt Resolution No. 12651 approving a minor amendment to the City of Scottsdale General Plan 2035 from Commercial to Mixed-Use Neighborhoods on a 4.64+/- gross acre site located west of the southwest corner of Scottsdale Road and Gold Dust Avenue (10050 N. Scottsdale Road).
2. Adopt Ordinance No. 4569 approving a zoning district map amendment from Central Business (C-2) district to Planned Unit Development (PUD) district and a development plan with amended development standards for a new mixed-use development with approximately 215 dwelling units and 11,000 square feet of non-residential floor area on a 4.64+/- gross acre site located west of the southwest corner of Scottsdale Road and Gold Dust Avenue (10050 N. Scottsdale Road).
3. Adopt Resolution No. 12618 declaring the "High Street Residential Development Plan", as a public record.
4. Adopt Resolution No. 12619 authorizing Development Agreement 2022-164-COS.

2



Context Aerial

2-GP-2022 & 4-ZN-2022

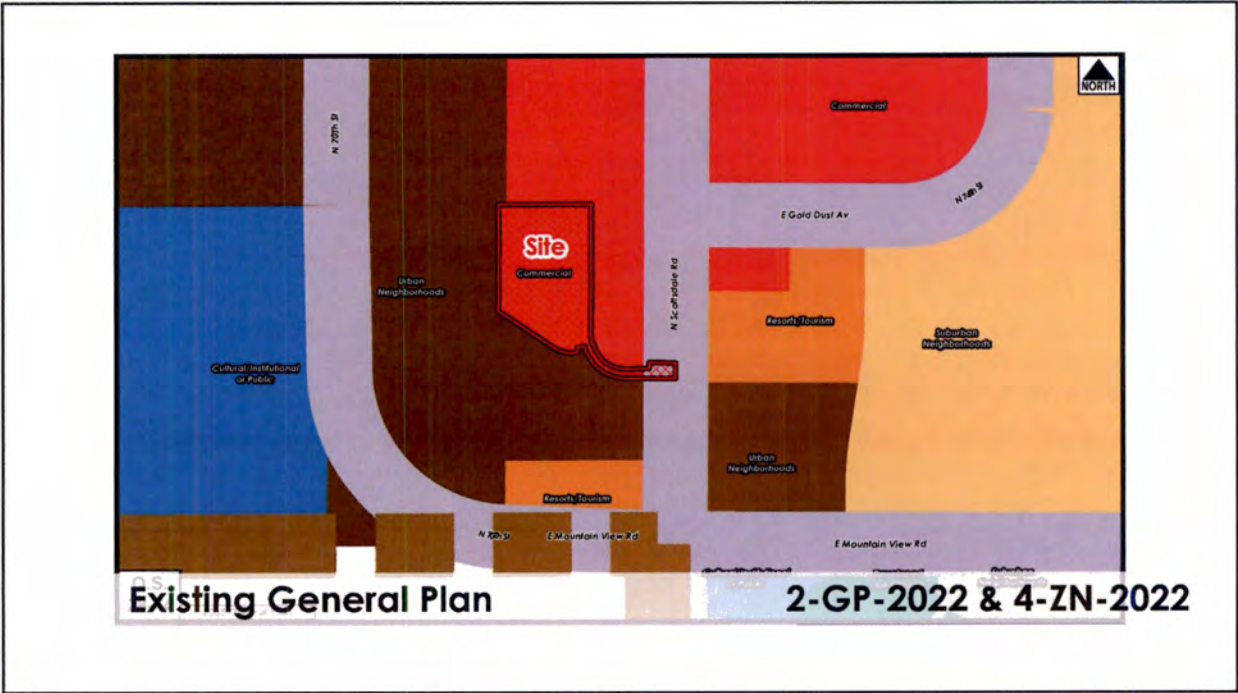
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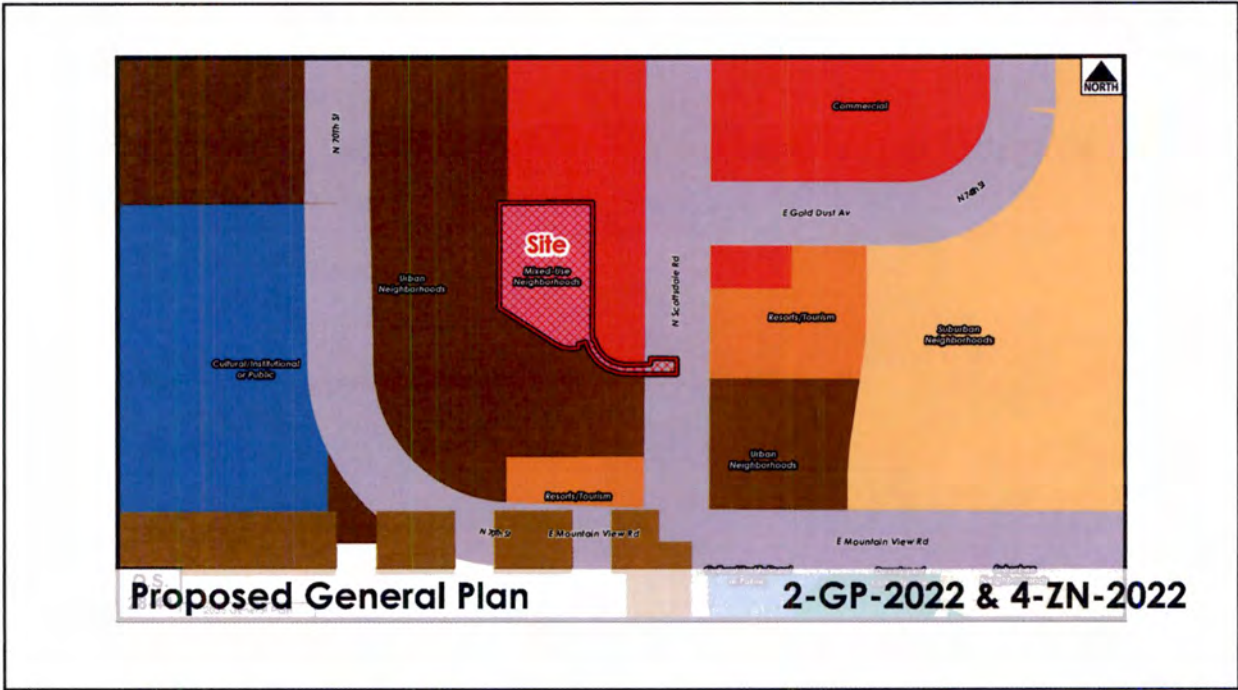
Detail Aerial

2-GP-2022 & 4-ZN-2022

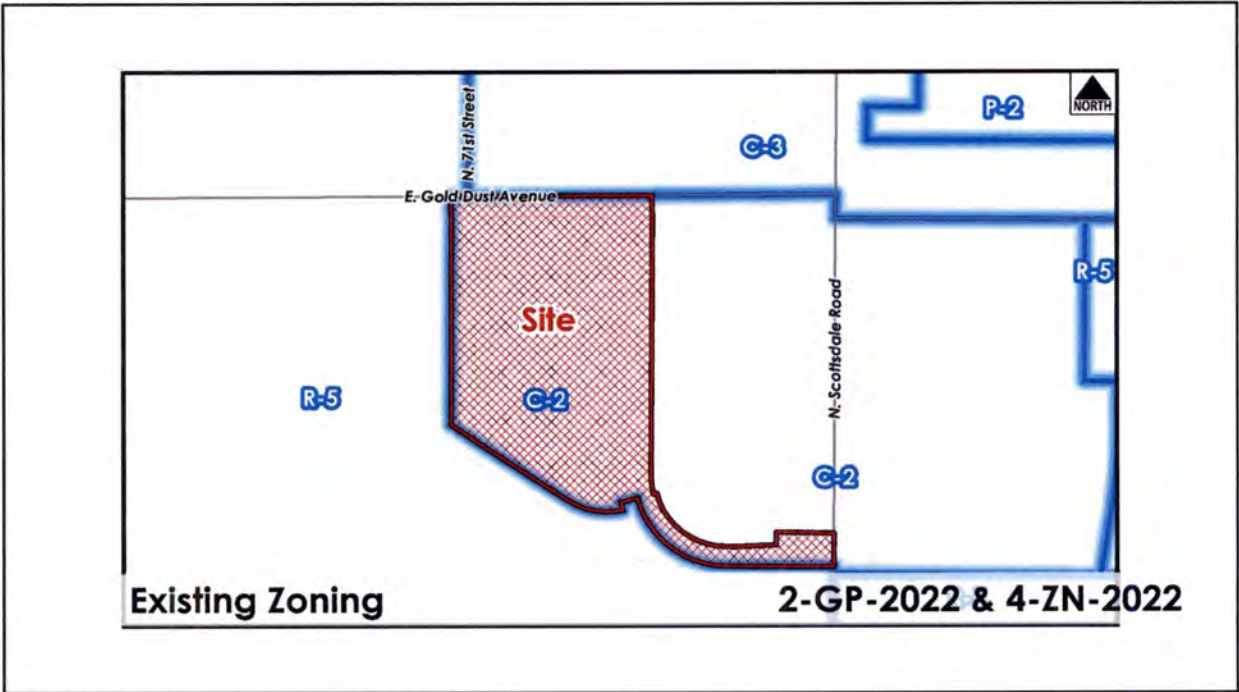
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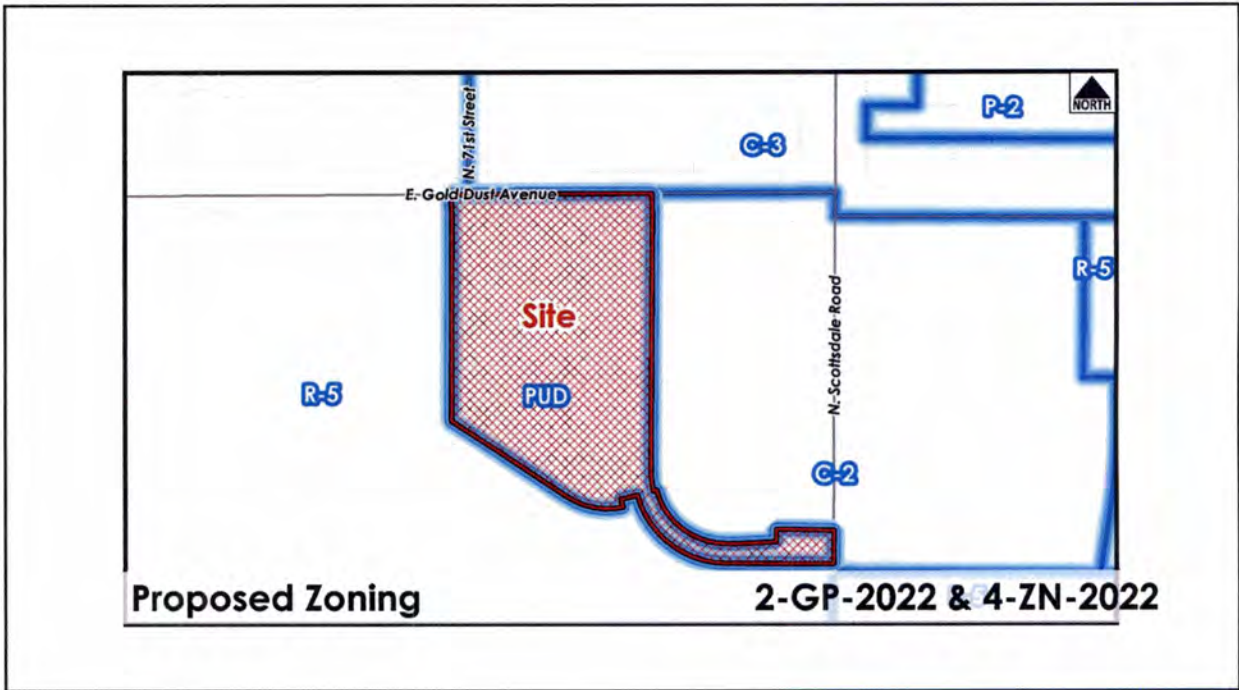
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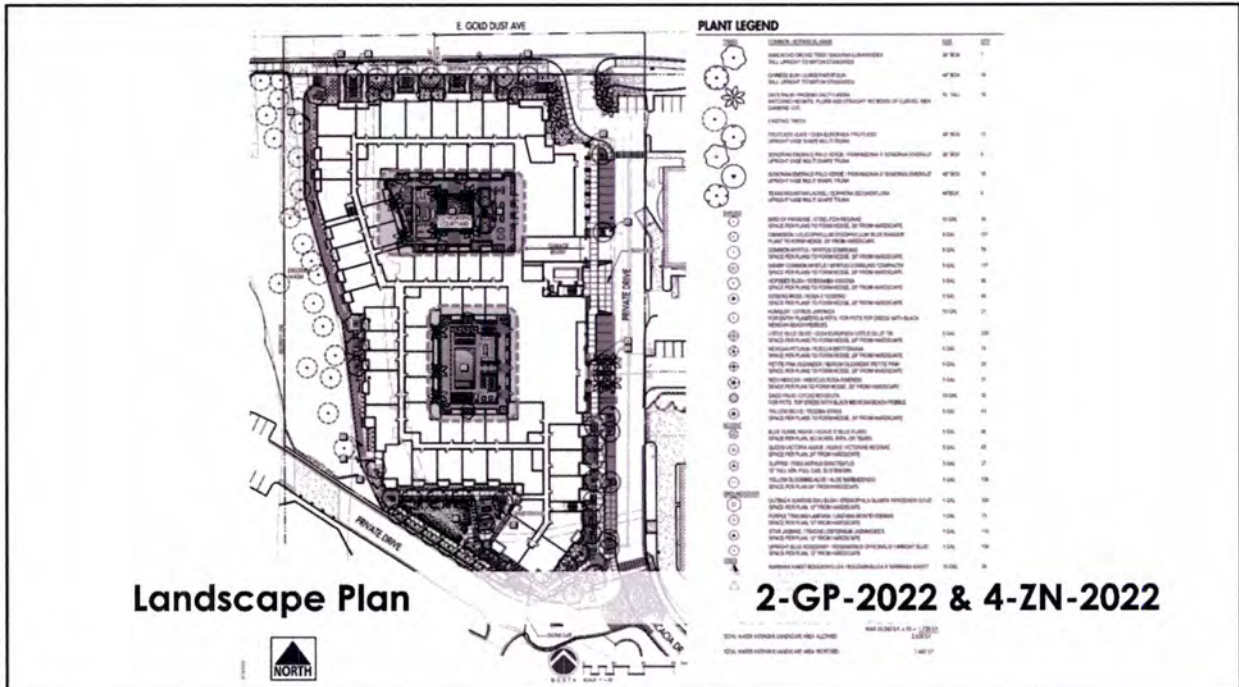
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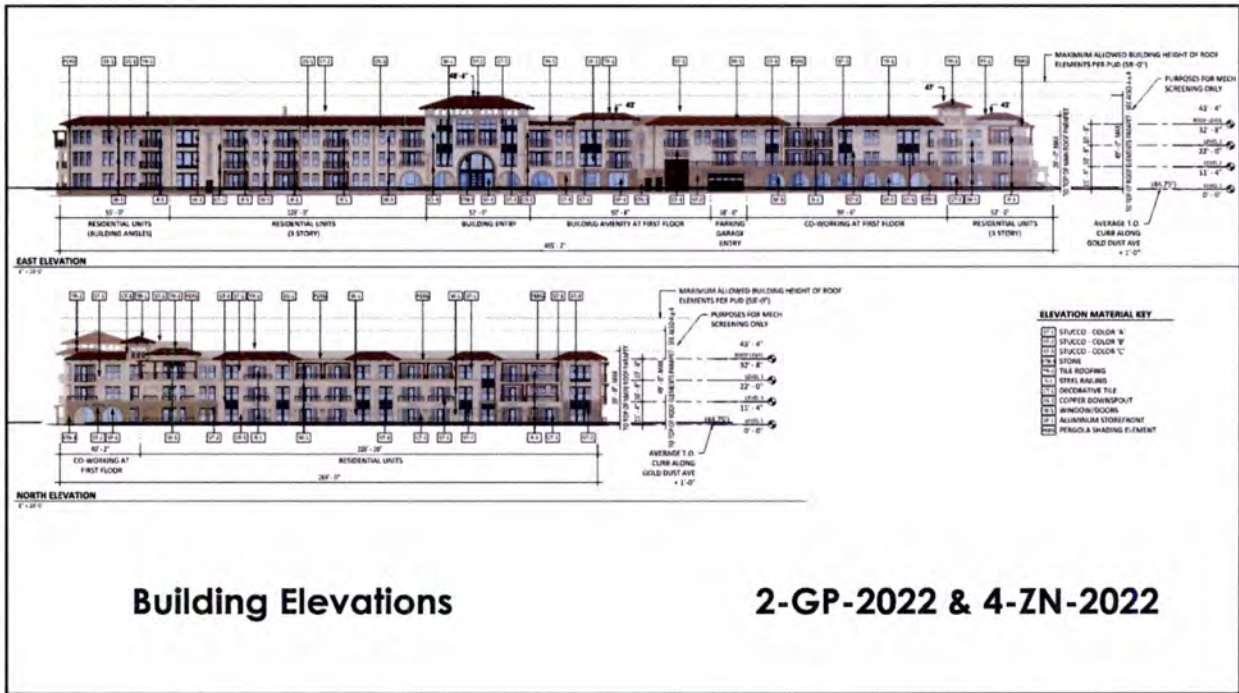
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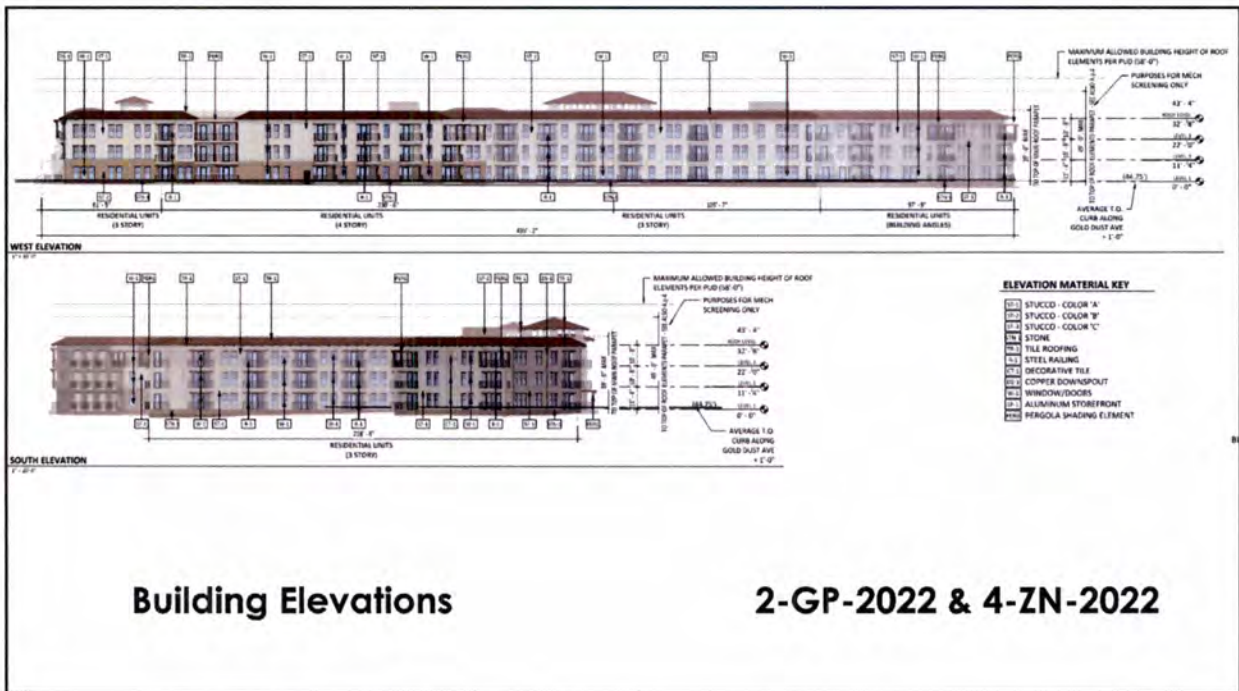
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**Building Elevations**

**2-GP-2022 & 4-ZN-2022**

11



**Building Elevations**

**2-GP-2022 & 4-ZN-2022**

12



13



14

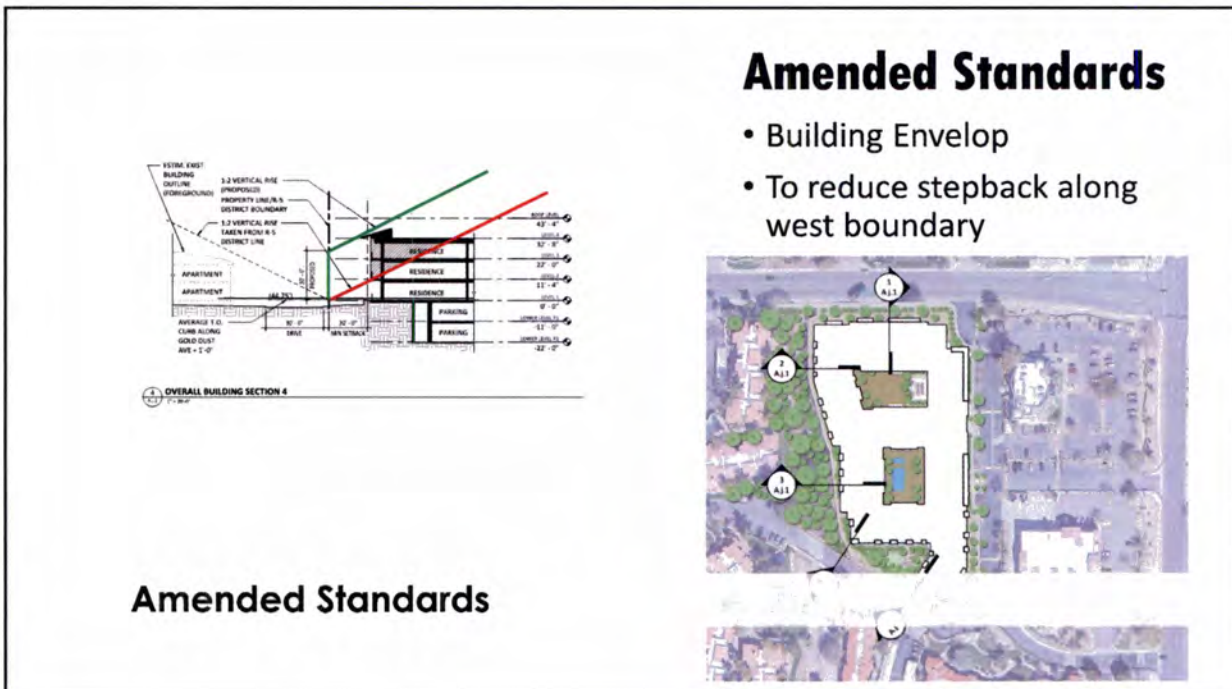


## Amended Standards

- Average Setback
- To allow greater setback along Gold Dust Avenue.

Street Frontage and Use	Minimum Setback Required / Proposed	MINIMUM Average Setback Required / Proposed
Gold Dust Avenue w/ retail and commercial on ground floor	23 feet / No change	28 feet / No change
Gold Dust Avenue w/ residential on first floor	25 feet / No change	23 feet / No change

15



## Amended Standards

- Building Envelop
- To reduce stepback along west boundary

16



**Amended Standards**

## Amended Standards

- Setback for Patios
- To allow patios within setback area on west boundary

17

## Development Agreement 2022-164-COS

- Workforce Housing Units (10% of total number of units)
- Construction Mitigation Plan
- Construction Timing
  - Zoning Reversion if project not commenced within 5-years.

18

## **Public Outreach**

- Applicant Sponsored Open House
  - March 28, 2022
- City and Applicant Notifications (750' mailings)
- Planning & Zoning E-Newsletter
- Public comments received

19

## **Other Board's & Commissions**

### **Development Review Board**

- October 6, 2022, Recommended for approval by the Development Review Board with a vote of 6-0.

20

## Other Board's & Commissions

### Planning Commission

- October 26, 2022, Recommended for approval by the with a vote of 7-0.
    - Stipulation: Building height limited to 3-stories and 36 feet.
    - Suggestions: Water conservation, Chaparral learning garden, increase number of mature trees provided.
- \* Applicant has proposed an additional stipulation for water conservation measures. Updated stipulation language with supplemental memo.

21

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22

# **Scottsdale & Gold Dust**

**2-GP-2022 & 4-ZN-2022**

**City Council  
November 21, 2022**

**Coordinators: Bryan Cluff & Ben Moriarity**

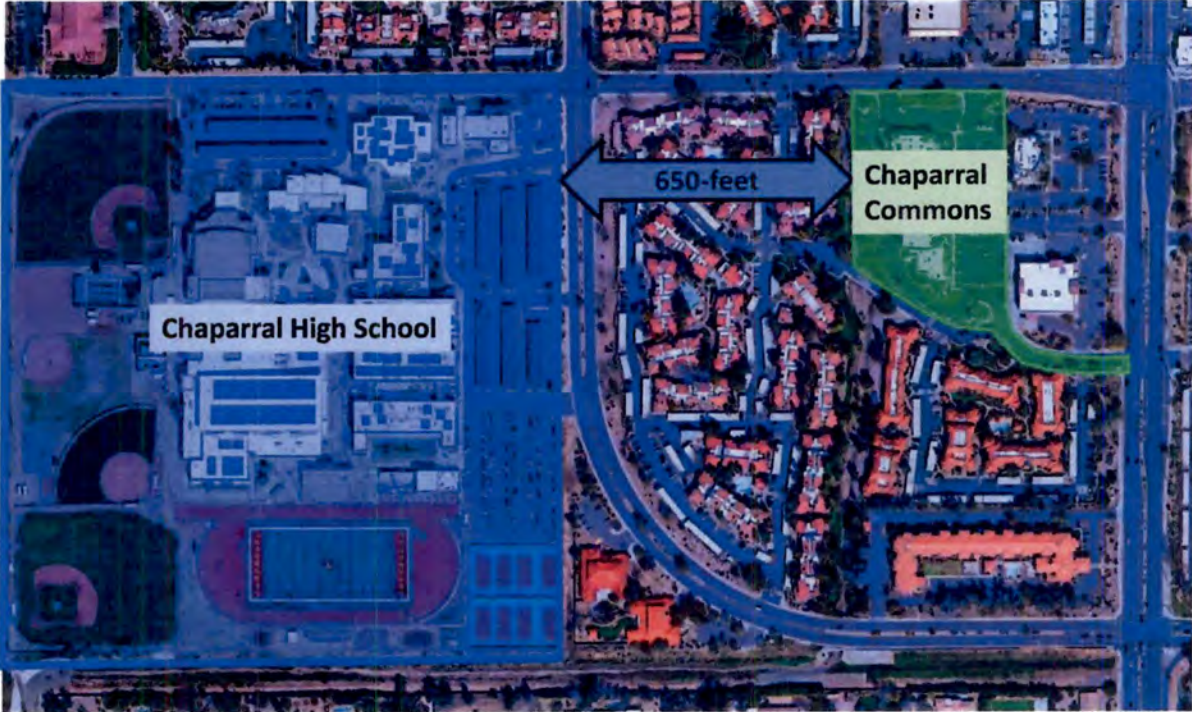
# Chaparral Commons: A Community Collaboration



City Council  
November 21, 2022

## Context Aerial - Chaparral High School

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## General Plan 2035 Education Element

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The Education Element provides goals and policies that enhances lifelong learning opportunities, encourages partnerships with traditional educational providers...

Encourage community involvement in local educational initiatives to ensure high quality learning throughout the city.

### Chaparral Learning Garden

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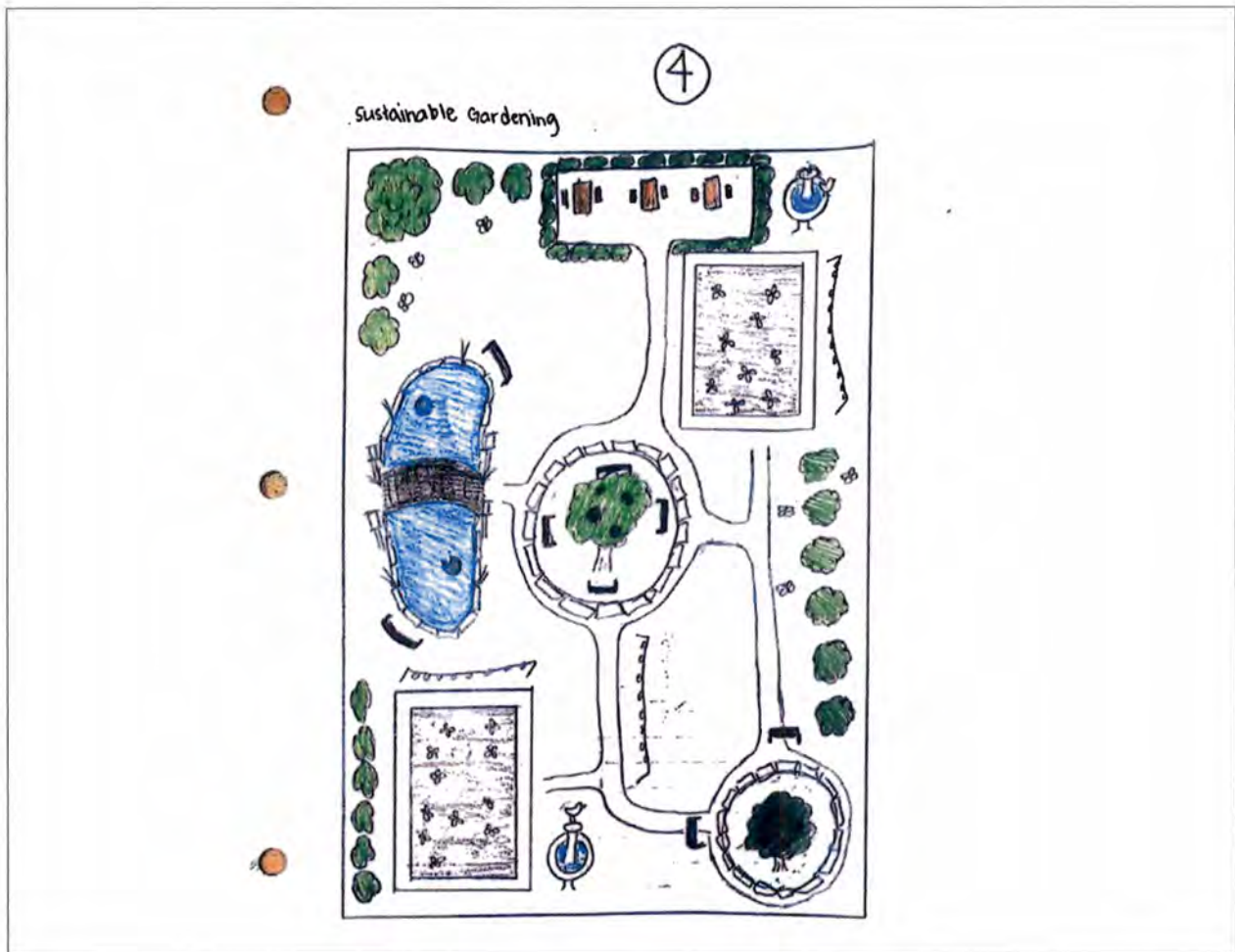


## Chaparral Learning Garden

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### Another unique FIRST for Scottsdale:

- Partnership with students/teachers/parent organization
- Create:
  - 1) Outdoor “living laboratory” to leverage classroom teaching
  - 2) Student Oasis with proximity to cafeteria
- Includes funds for long-term maintenance and teacher/student materials



## General Plan 2035 Housing Element

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H 2.6 Support partnerships and initiatives whereby builders and/or major employers help provide housing options for employees.



**Chaparral High School Collaboration**

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**Rent for 10% of residences  
discounted for teachers, staff, and  
first responders (8 years)**

**Chaparral High School Collaboration**

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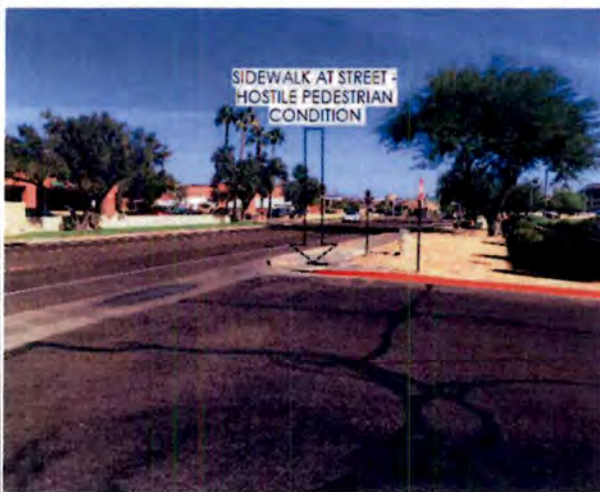
**Annual 1-month free rent if  
student enrolled at Chaparral High  
School (8 years)**

## Chaparral High School Collaboration

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# Enhance pedestrian safety for students using Gold Dust

**Existing Condition**



- Two wide driveways
- Narrow sidewalk

**Proposed Condition**



- Eliminate one driveway
- Shade trees (48" box)
- Widened and detached sidewalk (10')

## Chaparral High School Collaboration

---

### Public “bike oasis” on Gold Dust for students (and others):

- Shade
- Seating
- Bike repairs



## Water Conservation / A **FIRST** for Scottsdale

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In collaboration with Scottsdale Water, create Data Innovation Platform:

- A data driven test platform integrating multiple conservation tools including sub-metering of these 215 individual residences
- Share analytics with Scottsdale Water to inform even better decision-making
- Share data with Chaparral STEM program

## Annual **Water Savings**\* Comparison

---

### Prior

**On-site Greywater Reuse:**

**- 1,000,000 Gallons/year**

### Revised

**Data Innovation Platform:**

**- 4,100,000 Gallons/year**

**310% Increase**

\*Approximate

## Water Use

We **improve** the situation...

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Compared to PRIOR types of on-site uses (restaurants and retail), will achieve a **58% reduction in water use.**

## Conclusion

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### 1. A FIRST for Scottsdale:

- General Plan encouraged collaboration with Chaparral High School Community

### 2. A 2<sup>nd</sup> FIRST:

- 10% of residences for teachers, staff, first responders

### 3. A 3<sup>rd</sup> FIRST:

- Innovative collaboration with Scottsdale Water to create a new conservation platform

### 4. Eliminated 4<sup>th</sup> floor

- Reduced number of residences

- 5. Approximately 1,800,000 sq. ft. of existing commercial in the area**
  
- 6. Support from area small businesses:**
  - Year-round residents to their front doors**
  - 67 letters and signatures**

- 7. Short-Term Rentals not allowed**
  
- 8. Reinvestment of approx. \$100,000,000**
  
- 9. Reduces traffic by 75% v. existing zoning**

**10. More open space:**

- Required 10%
  - Proposed 32%
- 219% increase**

**11. Sustainability (partial list)**

- Cool roof
- Stardust Foundation  
collaboration to recycle  
building materials

**12. Reduce urban heat island impact (ASU collaboration):**

- Eliminate 1.36 acres of asphalt
- Add 142 trees (306% increase)
  - 48" box trees for 100% of  
perimeter: 59 trees

**13. Voluntarily utilize International  
Green Construction Code**

**14. Meets strong need for housing in the area:  
- 2% existing vacancy**

**15. Required Construction Mitigation Plan**

**16. Unanimous recommendation for approval:  
- DRB  
- Planning Commission**

**17. Implements General Plan goals**



**General Plan 2035**  
**Education Element**

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A healthy community and competitive economy are directly based on high-quality education.

**Thank you**

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# Work Study Item 1

## **CIP Planning & Execution**

Council Work Study  
November 21, 2022

### **CIP Planning & Execution**



Long Range: Update on CIP process; known and emerging needs

Mid Range: Update on Bond 2019; impact of market conditions

Short Range: Use of land sale proceeds (Bell Road)



## Long Range: CIP Development Process

83

Number of CIP projects submitted to be included in the 2023/2024 Budget

Prioritization  
Timeline  
Constraints  
Available Funds  
Existing Project Needs

## CIP Development: Prioritization

- 1. Mayor and City Council Strategic Goals and Priorities:** Does the project directly address the Mayor and City Council's Strategic Goals and Priorities?
- 2. Mandated:** Is the project mandated by any local, state or federal laws?
- 3. Emergency/Negative Impact of Not Investing:** Determine if the public or the city's financial position is negatively impacted or if there is a Health and Safety impact by failure to invest in a particular project.
- 4. Annual Operating Costs:** What is the expected impact to ongoing operations and maintenances costs associated with this project?
- 5. Matching Funds:** Does the project have matching funds from other agencies?
- 6. Economic Vitality:** Does the project contribute to the improved economic vitality of the city and bring in improved revenue?
- 7. Master Plan:** Is the project anticipated in the General Plan, Character Area Plans or Master Plan?
- 8. Distributional Effects:** Does the project impact a large number of residents or specific target groups?

# CIP Development: Timeline

September 2022	CIP Kick Off
October 2022	CIP Funding Request Due
October & November 2022	Technical Review
November 2022	Operating Impacts Review
December 2022	Capital Management Review Committee: Construction Capital Management Review Committee: Technology
January 2023	Executive Level Review with City Manager
January – March 2023	CIP Updates to City Council
April 2023	FY 2023/24 Proposed Budget Released to City Council
May 2023	FY 2023/24 Tentative Budget Adoption
June 2023	FY 2023/24 Final Budget Adoption
July 2023	FY 2022/23 Budget Implementation

# CIP Development: Constraints

PLANNING	CIP APPROVAL	DESIGN	CONSTRUCTION
<ul style="list-style-type: none"> <li>• Master Plan</li> <li>• Develop Concept</li> <li>• Public Involvement</li> <li>• Board and Commission Approvals</li> <li>• Plan Review</li> <li>• Develop Initial Project Estimate</li> </ul>	<ul style="list-style-type: none"> <li>• Submission by Departments</li> <li>• CIP Review Committee</li> <li>• Operating Impacts Review Team</li> <li>• CIP Updates to City Council</li> <li>• Proposed Budget Inclusion</li> <li>• Final Budget Approval</li> </ul>	<ul style="list-style-type: none"> <li>• Solicit Design Consultant</li> <li>• Council Approval</li> <li>• Engineering</li> <li>• Public Involvement</li> <li>• Board and Commission Approvals</li> <li>• Design Review Board</li> <li>• Plan Review</li> <li>• Final Estimate</li> </ul>	<ul style="list-style-type: none"> <li>• Determine Construction Delivery Method                             <ul style="list-style-type: none"> <li>• CMAR</li> <li>• Low Bid (more time)</li> </ul> </li> <li>• Select Contactor</li> <li>• Council Approval</li> <li>• Public Involvement</li> <li>• Impact on Existing Facilities</li> </ul>

# CIP Development: Constraints

Time Required to Complete a Project: Fire Station 613 (3.5 years)



# CIP Development: Constraints

Time Required to Complete a Project: Hayden & Thomas Intersection (5.5 years)



# CIP Development: Available Funds

Projected General Fund cash flow and funds available:

	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27
Beginning Balance	36,898,679	81,608,154	78,758,945	80,975,688	88,398,407
PAYGO - Construction Sales Tax <sup>(4)</sup>	6,446,639	5,601,318	5,704,829	2,905,127	2,958,813
PAYGO - GF Interest <sup>(1)(2)</sup>	1,935,739	2,744,257	3,672,414	4,724,977	5,341,399
GF Transfers in for projects	20,872,188				
Land Sales	20,530,963	-	-	-	-
CIP Inflation - Contingency	2,500,000	2,500,000	-	-	-
Bond 2019 Projects (shortfalls)	16,759,553	-	-	-	-
Interest Earnings <sup>(1)</sup>	128,586	57,916	-	8,615	50,285
<b>Cash Available</b>	<b>106,072,347</b>	<b>92,511,645</b>	<b>88,136,188</b>	<b>88,614,407</b>	<b>96,748,904</b>
Existing General Fund Commitments	16,270,462	72,357,373	77,633,171	80,935,200	89,904,390
New General Fund Commitments	80,551,104	19,028,498	10,462,529	9,185,190	6,429,263
Total General Fund Commitments	96,821,566	91,385,871	88,095,700	90,120,390	96,333,653
Estimated General Fund Expenditures	24,464,193	13,752,700	7,160,500	216,000	-
Remaining Budget End of Year	72,357,373	77,633,171	80,935,200	89,904,390	96,333,653
Cash Balance at End of Year	81,608,154	78,758,945	80,975,688	88,398,407	96,748,904
Cash Surplus / Deficit if all General Fund Commitments had to be paid in that fiscal year	9,250,781	1,125,774	40,488	(1,505,983)	415,251

\* Last year's data- will be updated as part of CIP development process for FY 23/24

# CIP Development: Existing Project Needs

## Annual Projects

- additional year of funding (facilities, IT, radios, etc.)

## Citizen Input & Council Interest

## Department Submissions

- New projects
- Budget increases for existing projects
- Projects remaining from Bond 2019 consideration

## Bond Projects

- Shortfalls known to date
- Future shortfalls
- Complete projects within budget

# CIP Development: Existing Project Needs

Annual Projects: General Fund

Additional year plus adjustment in years 1 - 4

Proj No	Project	(\$k)
YJ01	Facilities Upgrade and Replacement	\$2,491
YJ06	Police Portable and Vehicle Radio	\$1,635
YJ07	IT Network Infrastructure	\$1,432
YJ08	IT Server Infrastructure	\$3,287
YJ31	Public Safety Fire Radios	\$1,011
YJ35	Replacement of major systems FCA	\$6,000
YJ04	Scottsdale Video Network	\$354
YJ03	Crime Lab Equipment	\$1,515

**TOTAL:**  
**\$17.7M**

# CIP Development: Existing Project Needs

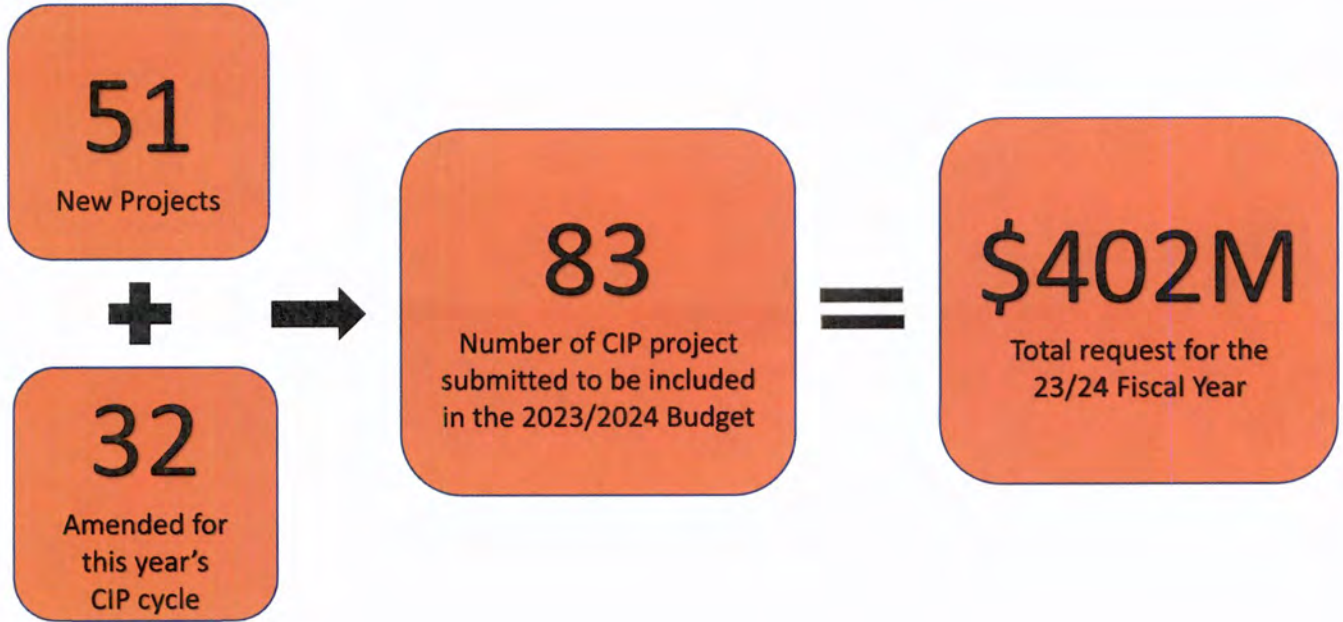


## Citizen Input and Council Interest

- Pickleball in southern Scottsdale
- Park at 5<sup>th</sup> Ave & Goldwater
- 68<sup>th</sup> St Sidewalk w/ associated stormwater

# CIP Development: Existing Project Needs

Department Submissions: CIP Submissions



# CIP Development: Existing Project Needs

Department Submissions:

Remaining projects from Bond 2019 consideration

145 Projects  
\$730 Million

67 Projects  
\$436.6 Million

58 Projects  
\$319 Million



## CIP Development: Existing Project Needs

Bond projects that didn't make the list in 2019: Stormwater

Project	Rank	Cost
McKellips Road Storm Drain	30	\$ 3,110,300
McDowell Road Storm Drain	38	\$ 3,235,100
Roosevelt Street Storm Drain	39	\$ 4,490,000
Scottsdale Road Storm Drain	40	\$ 985,100
McCormick Parkway at Northern Avenue Drainage Improvements	43	\$ 1,578,000
82nd Street Storm Drain	44	\$ 1,095,100
68th Street Storm Drain North of Camelback Road	45	\$ 1,050,000
78th Street Storm Drain	46	\$ 1,200,000
Sandflower Drive and 81st Street Storm Drain	47	\$ 534,000
Hayden Road Collector Storm Drains	48	\$ 440,000
68th Street Storm Drain North of the Arizona Canal	49	\$ 590,000
Cheery Lynn Road Storm Drain	54	\$ 715,100
Rose Circle Storm Drain	55	\$ 670,000
McCormick Parkway/Camelback Wash Culvert	56	\$ 2,000,000
Miller Road and Kalarama Avenue Storm Drains	57	\$ 625,100
Osborn Road Collector Storm Drains	66	\$ 860,000

## CIP Development: Existing Project Needs

Bond projects that didn't make the list in 2019:

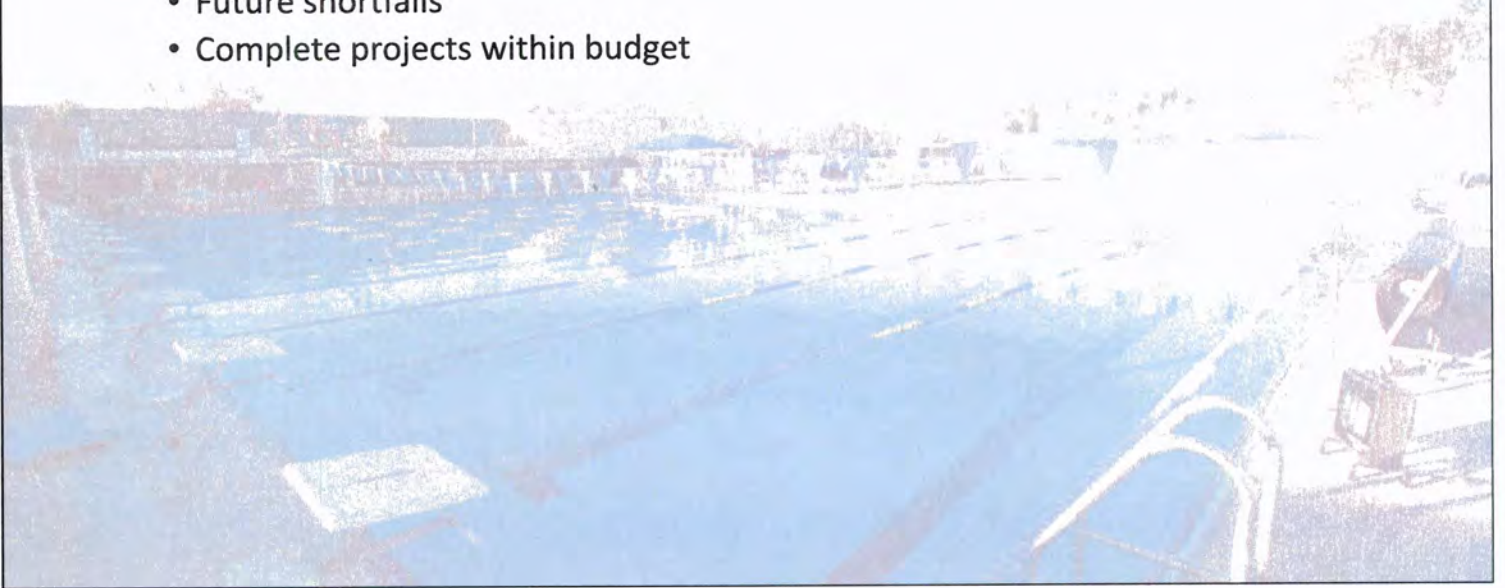
All others (Undergrounding & Community Services)

Project	Rank	Request
Playground Rehabilitation	20	\$ 1,550,000
Scottsdale Road Resort Corridor Power Undergrounding & New Street Light Sys.	79	\$ 14,271,500
Scottsdale Road Shea Corridor Power Under Grounding & Street Light System	80	\$ 20,090,200
Park Ramada Replacements	82	\$ 2,024,000
DC Ranch Community Center and Park	84	\$ 13,021,600
DC Ranch Neighborhood Park	85	\$ 6,097,700
Whisper Rock Community Center	86	\$ 9,084,700
Scottsdale Rd. Rawhide Corridor Power Undergrounding and New Streetlight Sys.	88	\$ 12,140,600
Thompson Peak Park Phase II	89	\$ 4,637,400
Doc Cavaliere Community Center	90	\$ 10,736,400
Scottsdale Road Airpark Corridor Underground Power and Utilities	93	\$ 16,095,300
Recreation Facilities Fencing (Replacement and New)	94	\$ 2,291,600
Thompson Peak Park Phase II - Community Center	96	\$ 9,636,100

# CIP Development: Existing Project Needs

## Bond 2019 Projects

- Shortfalls known to date
- Future shortfalls
- Complete projects within budget

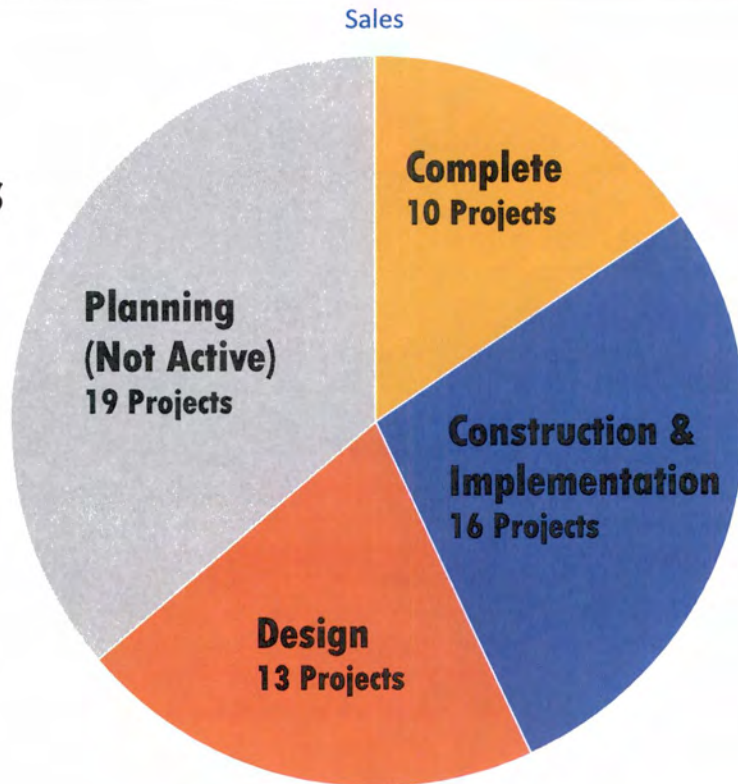


## Mid Range: Bond 2019 Forecast

Bond 2019 Implementation Update  
Construction Cost and Material Inflation  
Updated Project Estimates  
Scope Changes  
Potential Future Impacts

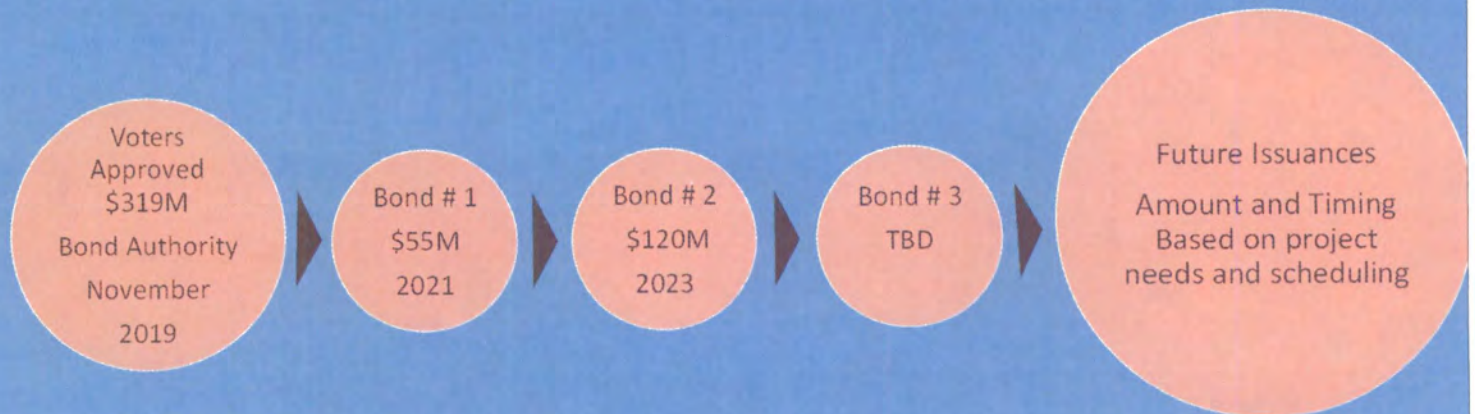


## Bond 2019 Project Status



## Bond 2019 Program (\$319,000,000 authority)

- City can only issue up to \$319M in Bonds
- Currently only \$55M issued and up to \$120M anticipated to be issued in 2023
- There is no cost to the City and residents for authority that has not been issued yet



## Bond 2019: Completed Projects

10 projects, \$11.6M

Project No.	Project Title	Original Budget (\$1,000s)	Completed Amount (\$1,000s)	Question
4	Replace Outdated Emergency Response Equipment for Fire Department	\$2,057.0	\$2,677.0	3
6	Replace Emergency Power Source for Public Safety Radio Network	\$305.2	\$310.2	3
10	Replace Tennis Court Surface at Indian School Park and Scottsdale Tennis Center	\$3,497.1	\$3,355.3	1
16	Replace the City's Obsolete Training Software	\$342.0	\$542.0	3
24	Install High Efficiency Sports Lighting at 4 Facilities	\$1,224.3	\$1,430.9	1
44	Replacement of Fire Utility Truck to be used on fire ground activity and response to Hazardous Materials and Technical Rescue incidents	\$782.6	\$797.9	3
46	Replace the Public Address System at WestWorld	\$366.1	\$328.9	2
47	Replace WestWorld Arena Lights to Reduce Operating Costs	\$1,331.3	\$724.0	2
50	Renovate Arena at WestWorld to Provide Flexible Event Space	\$960.3	\$758.8	2
52	Expand Restrooms in WestWorld North Hall	\$701.5	\$810.4	2

## Bond 2019: Projects Underway, No Additional Funds

21 projects, \$121.5 M

Project No.	Project Title	Orig Budget (\$1,000s)	Revised Estimate (\$1,000s)	Quest
1	Replace Aging Infrastructure and Improve Public and Event Spaces on Civic Center Plaza	27,317.8	33,561.0	2
2	Add Splash Pad and Improve Walkways at McCormick-Stillman Railroad Park	917.2	917.2	1
5	Modernize Computer Equipment Rooms to Protect City Servers	691.6	890.8	3
7	Replace Outdated 9-1-1 Computer Aided Dispatch and Records Management to Improve Efficiency	591.2	1,615.0	3
8	Replace Website Management Software	188.6	\$188.6	3
9	Install Fiber Optic Infrastructure to Reduce Operating Costs	11,385.6	11,385.6	3
11	Replace Document Management System to Improve Public Access to Information	674.0	689.0	3
12	Update Scottsdale's 15-year-old Digital Terrain Model	177.2	177.2	3
14	Replace Obsolete Planning and Permitting Software	2,964.0	3,249.0	3
15	Build 200 Space Parking Lot off 75th Street to Serve the City Court and Scottsdale Stadium	1,530.7	1,530.7	2
17	Obtain a Citywide Data Management and Analytics Solution for Data-Based Decision Making	62.0	72.0	3
26	Replace Deteriorating Vehicle Training Track at the Police and Fire Training Facility	1,919.4	2,919.4	3
30	Indian School Park Field 1 Lighting	696.1	1,071.0	1
35	Install Bullet Proof Glass in Reception Areas of Police Department Facilities	977.3	977.3	3
36	Provide Free Public WiFi at the Civic Center Plaza	57.2	57.2	3
37	Implement an Inventory and Asset Control System for City Technology	572.0	572.0	3
53	Build Multi-Use Sport Fields in the area of Bell Road	40,000.0	44,404.8	1
57	Install Solar Systems North Corporation Campus	4,810.3	4,810.3	2
61	Purchase land, expand Pinnacle Peak Park parking lot, staff office and restrooms, renovate hiking trail and construct an interpretive trail	5,000.0	5,000.0	1
63	Build Parking Structures in Old Town Scottsdale	20,962.8	20,962.8	2

## Bond 2019 Project Estimates

- Original project estimates were developed in 2017-2019 based on a general idea of the project
- Estimates will be updated for all projects that have not yet begun construction
  - 13 Active projects in design
  - 19 Projects that have not begun

### Project Estimate

#### Via Linda Senior Center Expansion

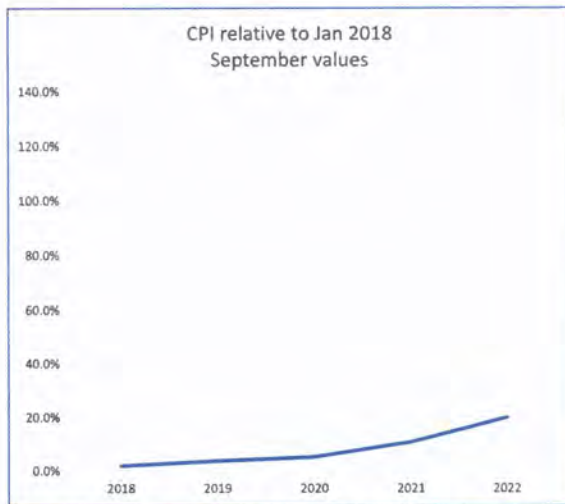
Design	\$ 523k
Right of way	\$ 0k
Construction	\$2907k
Furnishings & Equipment	\$ 0k
CPM Costs & City fees	\$ 490k
Public Art	\$ 39k
Contingency	\$ 581k
<b>TOTAL</b>	<b>\$4540k</b>

## Bond 2019 Forecast

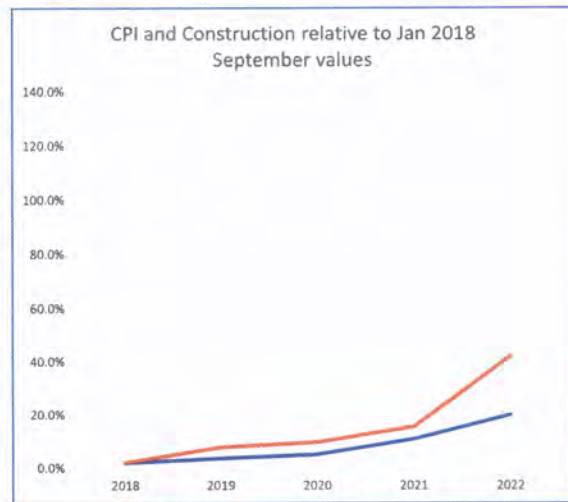
### PPI Commodity Data Years 2013 to 2022 Final Demand Construction

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	1.3%	1.3%	1.1%	1.1%	1.2%	1.2%	1.7%	1.7%	2.0%	3.0%	3.1%	3.2%
2014	3.2%	3.3%	3.4%	3.3%	3.2%	3.3%	3.2%	3.2%	3.0%	2.2%	2.1%	2.2%
2015	2.0%	2.0%	1.9%	1.6%	1.7%	1.6%	1.8%	1.8%	1.8%	2.2%	2.2%	2.1%
2016	1.3%	1.2%	1.1%	2.1%	2.0%	2.0%	0.7%	0.7%	0.7%	0.6%	0.7%	0.5%
2017	1.3%	1.3%	1.5%	1.0%	1.1%	1.2%	3.3%	3.3%	3.2%	3.0%	2.9%	3.1%
2018	3.6%	3.6%	3.6%	4.2%	4.1%	4.2%	3.3%	3.4%	3.5%	4.9%	5.2%	5.2%
2019	5.0%	5.0%	5.1%	5.4%	5.5%	5.3%	5.6%	5.5%	5.6%	3.9%	3.8%	3.9%
2020	3.7%	3.8%	3.5%	2.7%	2.4%	2.4%	2.2%	1.9%	1.7%	1.2%	1.3%	1.2%
2021	0.8%	0.9%	1.4%	2.1%	2.8%	3.2%	4.4%	5.0%	5.3%	11.8%	12.0%	12.2%
2022	15.7%	16.2%	16.4%	19.1%	18.9%	19.2%	23.1%	22.9%	23.1%			

## Bond 2019 Forecast: Inflation

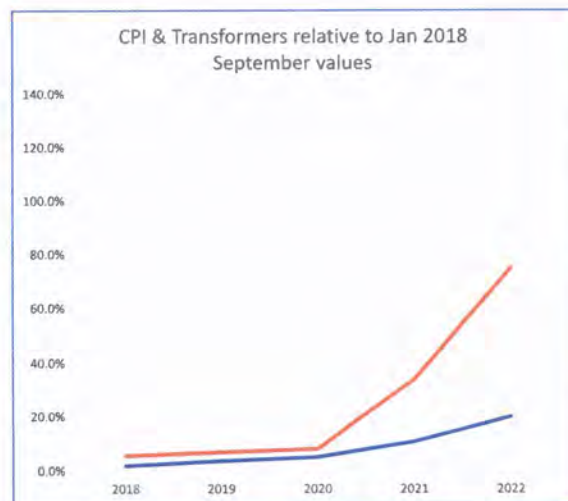
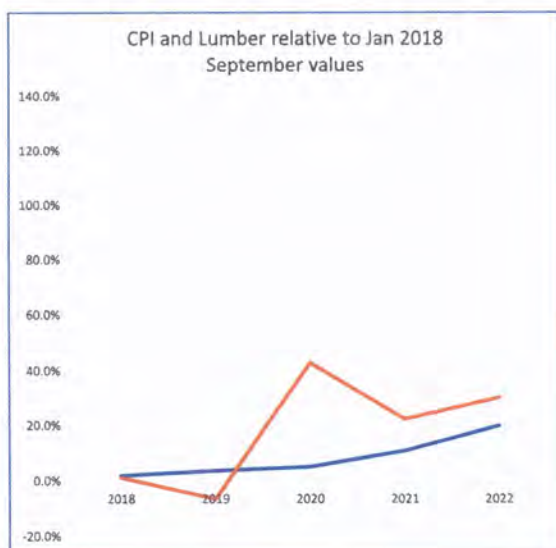


19.7% increase over 4.5 years

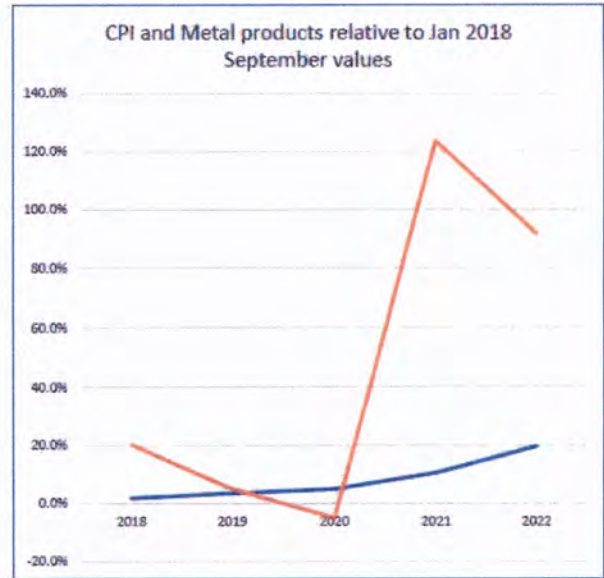
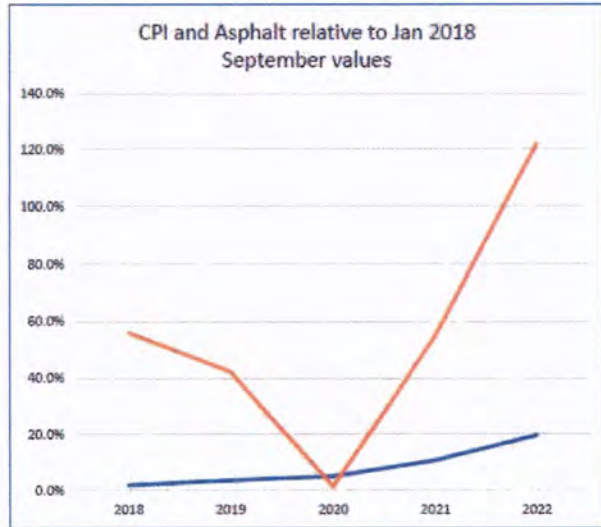


42.1% increase over same  
time frame

## Bond 2019 Forecast: Inflation



# Bond 2019 Forecast: Inflation



# Bond 2019 Forecast



# Updated Bond 2019 Project Estimates

## Level 1 Estimate (Active Project)

- Contractor has been hired and will provide estimate
- Design is near completion or project is getting ready to be constructed

## Level 2 Estimate (Active Project)

- Project is in design

## Level 3 Estimate (Not Active)

- Design has not begun
- An escalation factor will be applied to the original estimate

# Updated Bond 2019 Estimates: Escalation

Roadway & Ped Improvements on Main Street, Scottsdale to Brown		2018	2019	2020	2021	2022	2023	2024	2025	2026
		2.0%	5.0%	5.0%	10.0%	10.0%	7.5%	7.5%	5.0%	5.0%
Total cost, 2018 estimate	994									
Construction only	668	681	715	751	826	909	977	1,050	1,103	1,158
Total cost using escalated construction		1,011	1,055	1,101	1,197	1,303	1,391	1,485	1,552	1,623

- Escalators result in 36 percent construction cost increase and 31 percent total project cost increase through 2022
- Consistent with PPI increases for final construction



## Bond 2019 Forecast: Adjustments to Date

### Question 1, Project 53: Build Multiuse Sports Fields in the area of Bell Road

- Construction cost escalation
  - Mass earthwork escalations due to fuel
  - Irrigation materials
  - Structural Steel
  - Civil utilities
  - Electrical
  - Architectural steel and decking/roofing
  - Plumbing/Mechanical
  - Concrete
  - Aggregates – sand
- Offsite water
  - Irrigation water supply study led to DC Ranch Lake option. Price was significantly higher than originally budgeted.

#### By the Numbers

Original: \$40,000,000

Funds added: \$4,404,852

Percent increase: 11%

## Bond 2019 Forecast: Adjustments to Date

### Question 2, Project 1: Replace Aging Infrastructure and Improve Public and Event Spaces on Civic Center Plaza

- Construction cost escalation
  - Concrete supply shortage and price increase
  - Mass earthwork escalations due to fuel
  - Irrigation materials
  - Steel
  - Civil utilities
  - Electrical
- Scope changes
  - Increased size of performance structure (east bowl)
  - Lighting and AV equipment for both 360 performance structure and east bowl structure

#### By the Numbers

Original: \$27,317,840

Funds added: \$6,243,144

Percent increase: 22.8%

## Bond 2019: Additional Funds Requests in FY 23/24

8 projects, \$44.9M

Project No.	Project Title	Question	Original Budget (\$1,000s)	GF request (\$1,000s)
23	Repair Lakes and Irrigation at Vista del Camino Park in the Indian Bend Wash	2	23,512.8	10,848.7
27	Modernize and Expand the Police and Fire Training Facility	3	4,227.2	2,238.1
28	Build a New Fire Station near Hayden Road and the Loop 101 to Improve Response Times	3	10,470.0	2,433.0
29	Replace Workstations at 911 Communications Dispatch Center to Accommodate New Technology	3	638.5	326.6
38	Build a New Fire Department Training Facility	3	18,258.5	10,000.0
40	Renovate and Expand the Civic Center Jail and Downtown Police Facility to Meet Demand	3	13,102.5	6,700.0
42	Add a Dog Park to Thompson Peak Park	1	4,637.4	1,551.0
45	Renovate WestWorld Horse Barns to Increase Rentable Space	2	4,703.0	6,007.3
55	Build a 17-Acre Neighborhood Park at Ashler Hills Drive and 74th Way (Whisper Rock)	1	6,097.7	4,773.8

\* All projects are in Design or Construction

\*\* Level 2 Estimates

## Bond 2019: Additional Fund Requests in FY 23/24

6 projects, \$14.2M

Project No.	Project Title	Question	Original Budget (\$1,000s)	GF request (\$1,000s)
21	Expand Via Linda Senior Center to Meet Demand for Senior Services	1	4,538.6	1,727.1
32	Renovate and Modernize the Stage 2 Theater at the Scottsdale Center for the Performing Arts	2	1,200.0	5,180.5
34	Build New Fire Station at 90th Street and Via Linda to Replace Aging Facility	3	5,914.0	4,959.4
41	Install Solar Heating System for Eldorado Pool	1	560.3	128.0
58	Install Parasol Solar Shade Structure at City Hall Parking Lot	2	4,669.4	1,232.3
59	Install Solar Systems at Civic Center Campus	2	2,784.5	931.1

\*Projects have not begun

\*\* Level 3 Estimates

## Bond 2019 Estimates: Question 1

4 projects, \$22.5M

	Project	Bond Funds	Additional funds (1,000s)						
			23/24	24/25	25/26	26/27	27/28	28/29	29/30
13	Expand Granite Reef Senior Center to Meet Demand for Adult Day Care Center	2,972		1,017					
22	Build New Swimming Pools and Replace Building at Cactus Pool	31,230			16,196				
25	Replace Aging Buildings that Comprise Paiute Community Center	11,174		5,316					
60	Double the Solar Power Generating Capacity at Appaloosa Library	40	17						

Design   
Construction 



\* No Fund Requests have been made

\*\* Level 3 Estimates

## Bond 2019 Estimates: Question 2

7 projects, \$9.3M

	Project	Bond Funds	Additional funds (1,000s)						
			23/24	24/25	25/26	26/27	27/28	28/29	29/30
18	Build Roadway and Ped Improvements along 2nd St from Drinkwater-Goldwater	1,845		* Allocated funds from Museum Square land sale					
19	Build Roadway and Ped Improvements along Marshall Way N of Indian School	1,801				1,168			
20	Build Roadway and Ped Improvements along Main St from Scottsdale to Brown	994						594	
43	Improve 5th Avenue from Scottsdale Road to Goldwater Boulevard	3,570							2,035
48	Widen 94th Street at WestWorld to Improve Access	1,469					947		
51	Install Permanent Lighting at WestWorld Parking Lots to Reduce Operating Costs	1,438					1,265		
62	Build a Bridge on Thompson Peak Pkwy over Reata Wash to Improve Safety	6,300		3,285					

Design   
Construction 

\* No Fund Requests have been made

\*\* Level 3 Estimates

# Bond 2019 Estimates: Question 3

2 projects, \$8.5M

	Project	Bond Funds	Additional funds (1,000s)						
			23/24	24/25	25/26	26/27	27/28	28/29	29/30
33	Renovate the Via Linda Police Station to Increase Efficiency	16,600					7,895		
39	Renovate the Foothills Police Station to Accommodate Current Staffing Levels	1,024				589			

\* No Fund Requests have been made

\*\* Level 3 Estimates

Design

Construction

## Updated Bond 2019 Project Estimate Summary

Projects in Design or Construction  
 Additional Funds Requested in FY 23/24  
 Level 2 Estimates

8 Projects  
 \$39.4 M

Projects have not Begun  
 Additional Funds Requested in FY 23/24  
 Level 3 Estimates

6 projects  
 \$14.2M

Projects have not Begun  
 No Fund Requests have been made  
 Level 3 Estimates

13 Projects  
 \$40.3 M



## Land Sale Proceeds: Bell Road

### Constraints:

- Proceeds must be spent on public purpose projects, which cannot have private use or private payments
- An equal amount of proceeds must be spent on tourism related purposes to replace prior funding
- Restricted proceeds must be spent by July 12, 2024 (within two-years of the land sale)

## Land Sale Proceeds: Bell Road

### Suggested Use of Restricted Funds:

	Use of Proceeds	Tourism?	GF \$ released from Bond projects
McCormick-Stillman Bunkhouse	\$7,287,900	Yes	
Chaparral Pool Renovation	\$1,100,000	Yes	
27 - Modernize and Expand Police & Fire Training Facility	\$8,000,000		\$5,759,600
38 - Build a new Fire Department Training Facility	\$5,000,000		\$5,000,000
Total	\$21,387,900		\$10,759,600

- Meets requirement to use \$21,387,900 of restricted funds within 2 years
- *Frees up* \$10.8M already accounted for in FY 22/23 CIP for use on other projects
- Uses \$8,387,900 toward requirement to spend on tourism projects

# Land Sale Proceeds: Bell Road

## Suggested Use of Unrestricted Funds:

	Use of proceeds	Tourism?	GF \$ released from bond projects
1 - Replace Aging Infrastructure and Improve Public and Event Spaces on Civic Center Plaza	\$6,188,494	Yes	\$6,188,494
45 - Renovate WestWorld Horse Barns to Increase Rentable Space	\$2,000,000	Yes	\$1,000,000
53 - Build Multi-Use Sports Fields in the area of Bell Road	\$4,393,000		\$4,393,000
Stagebrush Theater Renovation (excludes \$885,100 from Downtown Cultural Trust Fund)	\$2,283,000	Yes	
Sound Wall (Pima Rd)	\$6,500,000		
<b>Total</b>	<b>\$21,364,494</b>		<b>\$11,581,494</b>

- Uses remaining \$21,369,494 out of \$42.7M Bell Road sales proceeds
- *Frees up additional \$11.6 M* already accounted for in FY 22/23 CIP; total of \$22.3M available for use on other projects
- Uses additional \$10,471,494 on tourism projects, total \$18.9M against target of \$19.0M



## Discussion and Direction