

**SCOTTSDALE CITY COUNCIL  
REGULAR MEETING MINUTES  
TUESDAY, APRIL 5, 2016**



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

**CALL TO ORDER**

Mayor W.J. "Jim" Lane called to order a Regular Meeting of the Scottsdale City Council at 5:02 P.M. on Tuesday, April 5, 2016, in the City Hall Kiva.

**ROLL CALL**

Present: Mayor W.J. "Jim" Lane; Vice Mayor David N. Smith; and Councilmembers Suzanne Klapp, Virginia Korte, Kathleen S. Littlefield, Linda Milhaven, and Guy Phillips

Also Present: Acting City Manager Brian Biesemeyer, City Attorney Bruce Washburn, City Treasurer Jeff Nichols, City Auditor Sharron Walker, and City Clerk Carolyn Jagger

**PLEDGE OF ALLEGIANCE** – Boy Scout Troop 911, Troop Leaders Patrick Iannone and Andrew Armstrong

**INVOCATION** – Former Councilman Dennis Robbins

**MAYOR'S REPORT**

Mayor Lane announced that April 10 through 16 is National Library Week.

Mayor Lane presented a proclamation in honor of Volunteer Week, April 10 through 16, to Senior Human Resources Analyst Cindi Eberhardt.

**PRESENTATIONS** – None

**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.

## **PUBLIC COMMENT**

- Michael Fernandez spoke in opposition to light rail transit.
- David Szafranski and John Nolan presented a citizen petition (attached) asking the Council to:
  - 1) agendize a discussion on enforcement of existing noise abatement procedures on flights arriving and departing the Scottsdale Airport; 2) commission a health, noise, and environmental impact study; and 3) conduct a Town Hall meeting to openly discuss issues of concerned citizens.
- Mark Stuart expressed concern about costs associated with the TPC Scottsdale golf course and mayoral candidates.
- Jim Duncan, representing Salt River Project, commented on the success of the recent Canal Convergence event.

## **MINUTES**

Request: Approve the Special Meeting Minutes of March 1, 2016; Regular Meeting Minutes of March 1, 2016 and March 15, 2016; and Executive Session Minutes of March 1, 2016.

## **MOTION AND VOTE – MINUTES**

Councilman Phillips made a motion to approve the Special Meeting Minutes of March 1, 2016; Regular Meeting Minutes of March 1, 2016 and March 15, 2016; and Executive Session Minutes of March 1, 2016. Councilwoman Klapp seconded the motion, which carried 7/0.

## **CONSENT AGENDA**

1. **El Dorado Bar and Grill Liquor License (20-LL-2016)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 3 (microbrewery) State liquor license for an existing location with a new license series.  
**Location:** 8708 E. McDowell Road  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
2. **Carlson Creek Vineyard Liquor License (21-LL-2016)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 19 (tasting room) State liquor license for a new location and owner.  
**Location:** 4142 N. Marshall Way  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
3. **The Saguaro Liquor License (22-LL-2016)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 11 (hotel/motel) State liquor license for an existing location with a new owner.  
**Location:** 4000 N. Drinkwater Boulevard

- 4. Impact Church/Sunrise Luxury Living Perimeter Exception (1-PE-2015)**  
**Request:** At the request of the staff, continue to April 19, 2016.  
**Staff Contact(s):** Randy Grant, Planning and Development Services Director, 480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)  
  
Note: Council continued Item No. 4 to April 19, 2016, in their motion to approve the Consent Agenda.
- 5. Aire on McDowell Non-Major General Plan Amendment and Rezoning (4-GP-2015 and 15-ZN-2015)**  
  
The motion to continue Item 5 occurred at the end of the meeting (Page 9).
- 6. Citywide Civil/Site Construction Projects Job Order Contract**  
**Request:** Adopt **Resolution No. 10379** authorizing the following job order contracts for Citywide civil/site construction projects:  
1. Contract No. 2016-037-COS with DBA Construction, Inc.  
2. Contract No. 2016-038-COS with Nesbitt Contracting Co., Inc.  
**Staff Contact(s):** Daniel Worth, Public Works Executive Director, 480-312-5555, [dworth@scottsdaleaz.gov](mailto:dworth@scottsdaleaz.gov)
- 7. Engineering Services Contract Modification for Zone 2 Water System Improvements**  
**Request:** Adopt **Resolution No. 10395** authorizing Contract No. 2016-007-COS-A1 with GHD, Inc., in the amount of \$560,234, for final engineering services to design the Zone 2 Water System Improvements.  
**Staff Contact(s):** Daniel Worth, Public Works Executive Director, 480-312-5555, [dworth@scottsdaleaz.gov](mailto:dworth@scottsdaleaz.gov)
- 8. Engineering Services Contract for the Thomas Groundwater Treatment Facility**  
  
Moved to the Regular Agenda (Page 5).
- 9. Engineering Services Contract for the Design of a Compressed Natural Gas Slow-Fill and Fast-Fill System**  
  
Moved to the Regular Agenda (Page 5).
- 10. Strada Racing Club WestWorld Event Agreement**  
**Request:** Adopt **Resolution No. 10394** authorizing Contract No. 2016-044-COS with Strada Racing Club, Inc., to practice and train on Lot D, the asphalt pad of the recessed retention area at WestWorld, from April 14, 2016, through July 5, 2016.  
**Staff Contact(s):** Brian Dygert, WestWorld General Manager, 480-312-6825, [bdygert@scottsdaleaz.gov](mailto:bdygert@scottsdaleaz.gov)
- 11. K O'Donnell's Bar and Grill Teletrack Wagering Establishment License**  
**Request:** Consider approval of an application for a new teletracking establishment license for K O'Donnell's Bar and Grill.  
**Location:** 14850 N. Northsight Boulevard  
**Staff Contact(s):** Dennis Enriquez, Business Services Director, 480-312-5925, [denriquez@scottsdaleaz.gov](mailto:denriquez@scottsdaleaz.gov)

**12. Crash Analysis Software Grant**

**Request:** Adopt **Resolution No. 10374** authorizing the acceptance of a grant in the amount of \$23,361 from the Federal Highway Administration through the Arizona Department of Transportation for the purpose of reimbursing the City for the cost of crash analysis software.

**Staff Contact(s):** Paul Basha, Transportation Director, 480-312-7651,  
[pbasha@scottsdaleaz.gov](mailto:pbasha@scottsdaleaz.gov)

**13. Termination of Intergovernmental Agreement for Park Rooms**

**Request:** Adopt **Resolution No. 10376** authorizing Agreement No. 1992-088-COS-A1 with Scottsdale Unified School District No. 48 to terminate the agreement regarding the use of park rooms at 100<sup>th</sup> Street School (known today as Cheyenne Traditional School).

**Staff Contact(s):** William Murphy, Community Services Director, 480-312-7954,  
[bmurphy@scottsdaleaz.gov](mailto:bmurphy@scottsdaleaz.gov)

**14. Scottsdale Housing Annual Agency Plan**

**Request:** Adopt **Resolution No. 10372** to:

1. Approve the FY 2016/17 Annual Agency Plan for the operation of, and to serve as the funding application for, the Housing Choice Voucher (HCV) Program, and authorize its submission to the U.S. Department of Housing and Urban Development (HUD).
2. Authorize the revised Administrative Plan and its submission to HUD.
3. Authorize the acceptance of HCV vouchers.

**Staff Contact(s):** William Murphy, Community Services Director, 480-312-7954,  
[bmurphy@scottsdaleaz.gov](mailto:bmurphy@scottsdaleaz.gov)

**15. Airport Ground Lease Agreement**

**Request:** Adopt **Resolution No. 10333** authorizing the following agreements related to the lease of .5± acres of land located on and adjacent to Taxiway "C":

1. Lease Agreement No. 2016-014-COS with Cherokee Aviation Holdings, LLC.
2. Consent Agreement No. 2016-014-COS-E1 with Cherokee Aviation Holdings, LLC and ZB, N.A. dba National Bank of Arizona.

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

**16. Photo Enforcement Contract Amendment**

(Removed from the agenda at the request of the staff.)

**17. City of Scottsdale v. Expert Maintenance Systems, Inc., Settlement Recovery**

**Request:** Adopt **Resolution No. 10392** authorizing the City to accept payment in the amount of \$52,244.92 in the settlement of a claim entitled *City of Scottsdale v. Expert Maintenance Systems, Inc.*, City Claim No. 151610-PR-034.

**Staff Contact(s):** Bruce Washburn, City Attorney, 480-312-2405,  
[bwashburn@scottsdaleaz.gov](mailto:bwashburn@scottsdaleaz.gov)

**18. Erica Rahn v. City of Scottsdale Legal Fees**

**Request:** Adopt **Resolution No. 10398** authorizing the Risk Management Department to continue to pay the Law Firm of Holloway Odegard & Kelly, P.C., in an amount not to exceed a total maximum of \$125,000, pursuant to Contract No. 2015-027-COS (previously Contract No. 2011-013-COS with the Law Firm of Holloway Odegard Forrest & Kelly) for the legal defense of *Erica Rahn v. City of Scottsdale*, Case No. 1 CA-CV 15-0767 SC, currently pending in the Arizona Court of Appeals, Division One.

**Staff Contact(s):** Bruce Washburn, City Attorney, 480-312-2405,  
[bwashburn@scottsdaleaz.gov](mailto:bwashburn@scottsdaleaz.gov)



**19. Marcellus v. City of Scottsdale et al. Legal Fees**

**Request:** Adopt **Resolution No. 10400** authorizing legal fees to be incurred in Contract No.

2015-031-COS with the Law Offices of Robert S. Murphy, LLC, in an amount not to exceed a total of \$150,000 for the defense of *Marcellus v. City of Scottsdale et al.*, Cause No. CV2015-091140, currently pending in Maricopa County Superior Court.

**Staff Contact(s):** Bruce Washburn, City Attorney, 480-312-2405,  
[bwashburn@scottsdaleaz.gov](mailto:bwashburn@scottsdaleaz.gov)

**MOTION AND VOTE – CONSENT AGENDA**

Councilmember Korte made a motion to approve Consent Agenda Items 1 through 19, absent Item 4 (which was continued to April 19, 2016), Item 5, Item 16 (which was removed at the request of staff), and Items 8 and 9 (which were moved to the Regular Agenda). Vice Mayor Smith seconded the motion, which carried 7/0.

**REGULAR AGENDA**

**8. Engineering Services Contract for the Thomas Groundwater Treatment Facility**

**Request:** Adopt **Resolution No. 10317** to authorize:

1. Contract No. 2016-008-COS with Water Works Engineers, LLC, in the amount of \$1,780,660, for engineering services to provide master planning and design services for the Thomas Groundwater Treatment Facility.
2. A FY 2015/16 budget appropriation transfer in the amount of \$18,000,000 from the Chaparral Water Treatment Plant Pretreatment CIP Project (WB56) water rates funding source to a newly created CIP project to be titled Thomas Groundwater Treatment Facility to also be funded by water rates.

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

Public Works Director Dan Worth gave a PowerPoint presentation (attached) on the proposed engineering services contract for the Thomas Groundwater Treatment Facility.

**MOTION AND VOTE – ITEM 8**

Councilman Phillips made a motion to adopt Resolution No. 10317. Mayor Lane seconded the motion, which carried 7/0.

**9. Engineering Services Contract for the Design of a Compressed Natural Gas Slow-Fill and Fast-Fill System**

**Request:** Adopt **Resolution No. 10318** authorizing Contract No. 2016-009-COS with Applied Engineering, Inc., in the amount of \$117,775.30, for engineering services to design a Compressed Natural Gas Slow-Fill and Fast-Fill System located at the Solid Waste Transfer Station.

**Location:** 8417 E. Union Hills Drive

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

Public Works Director Dan Worth gave a presentation on the proposed engineering services contract for the design of a compressed natural gas slow-fill and fast-fill system.

### **MOTION AND VOTE – ITEM 9**

Councilman Phillips made a motion to adopt Resolution No. 10318. Councilwoman Littlefield seconded the motion, which carried 7/0.

#### **20. Najafi Ranch aka Rancho Paraiso Conditional Use Permit (4-UP-2013)**

**Request:** Find that the conditional use permit criteria have been met and adopt  
**Resolution No. 10360** approving a Conditional Use Permit for a Ranch on a 6.25± acre site located at the southeast corner of E. Cactus Road and N. 68<sup>th</sup> Place with Single-Family Residential (R1-35) zoning.

**Location:** 12011 N. 68<sup>th</sup> Place, 12033 N. 68<sup>th</sup> Place, and 6912 E. Paradise Drive

**Presenter(s):** Meredith Tessier, Planner

**Staff Contact(s):** Randy Grant, Planning and Development Services Director, 480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)

Planner Meredith Tessier gave a PowerPoint presentation (attached) on the proposed Najafi Ranch Conditional Use Permit request.

Applicant Representative Wendy Riddell gave a PowerPoint presentation (attached) on the Proposed Najafi Ranch Conditional Use Permit request.

Applicant Dionne Najafi spoke in support of her request for a Conditional Use Permit.

Mayor Lane opened public testimony.

The following spoke in support of the proposed Najafi Ranch Conditional Use Permit:

- Judy Flynn Tornabene, Scottsdale resident
- David McLaughlin, Paradise Valley resident
- Katherine Noe, Scottsdale resident
- Dr. Diego Florez, Scottsdale resident
- Christopher Heller, Scottsdale resident
- Sarah Saglam, Scottsdale resident
- Anita Thiesen, Scottsdale resident
- Danielle Werstler, Scottsdale resident
- Cepand Alizadeh, Scottsdale resident read a letter of support from Mike and Leann Bishop, Scottsdale residents
- Ashley Porter, Berry Riddell, read a letter of support from Terri Derbet, Scottsdale resident
- David Calvin, Scottsdale resident
- John Martinson, Scottsdale resident
- Tony Werstler, Scottsdale resident
- John Werstler, Scottsdale resident
- Kathy Orr, Scottsdale resident
- Kristin Black, Scottsdale resident
- Rebecca Warner, Phoenix resident
- Anna Lewis, Scottsdale resident
- Betty Drake, Scottsdale resident
- Christo Visser, Scottsdale resident

- Kathrine Visser, Scottsdale resident
- Chuck Theisen, Scottsdale resident
- Dr. Dan Klinski, equine practitioner
- Janet Knight, Scottsdale resident
- Patrick Davis, Scottsdale resident
- Susan Wheeler, Scottsdale resident
- Daniel Rosenfield, Arizona Horse Council

The following spoke in opposition to the proposed Najafi Ranch Conditional Use Permit:

- Steve Sullivan, Scottsdale resident
- Bob Littlefield, Scottsdale resident
- Nora Trulsson, Scottsdale resident
- Joe Greenwell, Scottsdale resident
- Bryn DeFusco, Scottsdale resident
- Barbara Vale, Scottsdale resident
- William Scherer, Scottsdale resident
- Chris Schaffner, COGS and Scottsdale resident
- Ryan Liebenritt, Scottsdale resident
- Tom Howes, Scottsdale resident
- Mike Domanico, Scottsdale resident
- Paul Nolte, Scottsdale resident
- William Jachimen, Scottsdale resident
- Karla Krall, Ahwatukee resident
- Patricia Hill, Scottsdale resident
- Todd Eden, Scottsdale resident
- Jim Haxby, Scottsdale resident
- John Reggio, Scottsdale resident
- Bryan Sheets, Scottsdale resident

Mayor Lane closed public testimony.

#### **MOTION – ITEM 20**

Councilman Phillips made a motion to continue the Najafi Ranch Conditional Use Permit request to allow the parties the opportunity to achieve a better solution. Vice Mayor Smith seconded the motion. There was no vote taken on the motion.

#### **ALTERNATE MOTION AND VOTE – ITEM 20**

Councilwoman Milhaven made an alternate motion to find that the conditional use permit criteria have been met, and adopt Resolution No. 10360 approving a Conditional Use Permit for a Ranch on a 6.25± acre site located at the southeast corner of East Cactus Road and North 68<sup>th</sup> Place, including amended stipulation number 9. Councilwoman Klapp seconded the motion, which carried 4/3, with Vice Mayor Smith and Councilmembers Littlefield and Phillips dissenting.

**21. Terminal Area Redevelopment Project Lease Agreements**

**Request:** Adopt **Resolution No. 10368** authorizing the following lease agreements for the future redevelopment of the terminal area at Scottsdale Airport:

1. Agreement No. 2016-028-COS with Gemini Air Group, Inc., for two corporate jet hangers.
2. Agreement No. 2016-030-COS with Maza Concepts, LLC, d/b/a The Brick, for a restaurant.
3. Agreement No. 2016-031-COS with Maza Concepts, LLC, d/b/a The Brick, for administrative offices for catering services.

**Presenter(s):** Gary Mascaro, Aviation Director

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

Aviation Director Gary Mascaro gave a PowerPoint presentation (attached) on the proposed terminal area redevelopment project lease agreements.

**MOTION AND VOTE – ITEM 21**

Councilman Phillips made a motion to adopt Resolution No. 10368 authorizing Agreement No. 2016-028-COS, Agreement No. 2016-030-COS, and Agreement No. 2016-031-COS. Councilwoman Littlefield seconded the motion, which carried 7/0.

**22. Proposed City Charter Amendment**

**Requests:**

1. Adopt **Ordinance No. 4247** proposing an amendment to the City Charter to: (1) Clarify that the City's primary and general elections are held concurrently with the State's primary and general elections; and (2) establish that the mayor and council member terms shall commence at the first regular council meeting in January in the year following their election; and submitting the proposed amendment to a vote of the qualified electors of the City at a Special Election to run concurrently with the August 30, 2016 Primary Election. If the City is able to forgo the August 30, 2016 Primary Election, the amendment will be placed on the November 8, 2016 General Election ballot.
2. Adopt **Resolution No. 10404** calling a Special Election to run concurrently with the August 30, 2016 Primary Election, if held, and designating or providing for election dates, publicity pamphlet, Spanish translation of election materials, deadline for voter registration, early voting dates, type of voting system to be used, and the manner in which the City Clerk shall conduct the election.

**Presenter(s):** Bruce Washburn, City Attorney

**Staff Contact(s):** Bruce Washburn, City Attorney, 480-312-2405,  
[bwashburn@scottsdaleaz.gov](mailto:bwashburn@scottsdaleaz.gov); Carolyn Jagger, City Clerk, 480-312-2411,  
[cjagger@scottsdaleaz.gov](mailto:cjagger@scottsdaleaz.gov)

City Attorney Bruce Washburn gave a PowerPoint presentation (attached) on the proposed City Charter Amendment.

**MOTION AND VOTE – ITEM 22**

Councilwoman Milhaven made a motion to adopt Ordinance No. 4247 and Resolution No. 10404. Councilwoman Littlefield seconded the motion, which carried 7/0.

**23. Planned Shared Development Text Amendment (7-TA-2014)**

**Request:** Adopt **Ordinance No. 4244** approving a text amendment to the City of Scottsdale Zoning Ordinance No. 455, to create the Planned Shared Development Overlay (PSD) district, to allow development standards to apply to a site that is defined by its perimeter rather than applying development standards only to individual parcels or lots. This text amendment also includes miscellaneous additions and minor amendments to Sections 4.100 and 7.820 to incorporate the new PSD overlay district and to eliminate the need for the perimeter exception set forth in the land divisions ordinance.

**Presenter(s):** Bryan Cluff, Sr. Planner

**Staff Contact(s):** Randy Grant, Planning and Development Services Director, 480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)

**MOTION AND VOTE – ITEM 23**

Councilwoman Milhaven made a motion to continue Item 23 to May 17, 2016. Councilwoman Klapp seconded the motion, which carried 7/0.

**5. Aire on McDowell Non-Major General Plan Amendment and Rezoning (4-GP-2015 and 15-ZN-2015)**

**Requests:**

1. Adopt **Resolution No. 10387** approving a Non-Major General Plan Amendment to the Scottsdale General Plan 2001 Conceptual Land Use Map to change the land use map designation from Mixed Use Neighborhoods to Urban Neighborhoods on a 7.1± acre site.
2. Adopt **Ordinance No. 4243** approving a Zoning District Map Amendment from Highway Commercial (C-3) to Multi-Family Residential (R-5) zoning on a 6.8± gross-acre site.

**Location:** 6802 – 6880 E. McDowell Road

**Staff Contact(s):** Randy Grant, Planning and Development Services Director, 480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)

**MOTION AND VOTE – ITEM 5**

Councilwoman Klapp made a motion to continue Item 5 to May 3, 2016. Councilmember Korte seconded the motion, which carried 7/0.

**PUBLIC COMMENT – None**

**CITIZEN PETITIONS**

**24. 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):** Carolyn Jagger, City Clerk, 480-312-2411, [cjagger@scottsdaleaz.gov](mailto:cjagger@scottsdaleaz.gov)

**MOTION AND VOTE – CITIZEN PETITIONS**

Councilwoman Milhaven made a motion to direct the Acting City Manager to investigate the matter and prepare a written response to the Council, with a copy to the petitioners, regarding the petition submitted by David Szafranski and John Nolan asking the Council to: 1) agendaize a discussion on enforcement of existing noise abatement procedures on flights arriving and departing the Scottsdale Airport; 2) commission a health, noise, and environmental impact study; and 3) conduct a Town Hall meeting to openly discuss issues of concerned citizens. Councilmember Korte seconded the motion, which carried 6/1, with Councilwoman Littlefield dissenting.

**MAYOR AND COUNCIL ITEMS – None**

**ADJOURNMENT**

The Regular City Council Meeting adjourned at 8:58 P.M.

**SUBMITTED BY:**



**Carolyn Jagger  
City Clerk**

Officially approved by the City Council on May 3, 2016

**CERTIFICATE**

I hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the Regular Meeting of the City Council of Scottsdale, Arizona held on the 5<sup>th</sup> day of April 2016.

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

**DATED** this 3<sup>rd</sup> day of May 2016.

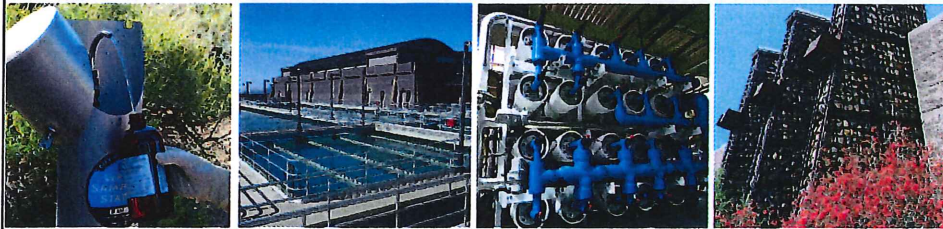
  
\_\_\_\_\_  
Carolyn Jagger, City Clerk





Item 8

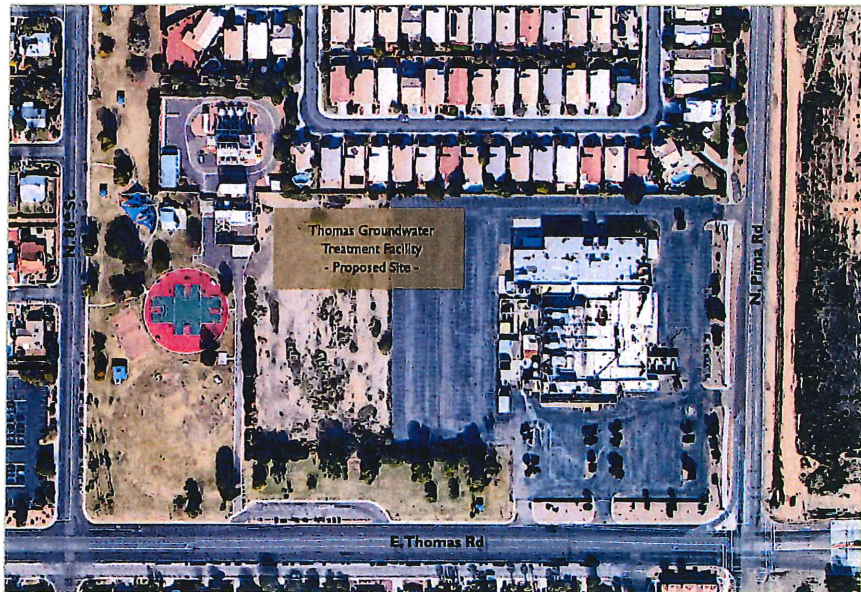
## Thomas Groundwater Treatment Facility



Water Sustainability through Stewardship, Innovation and People



## Project Location





## Project Description

- Design and construction of a 3 million gallon a day reverse osmosis facility adjacent to Pima Park.
- Introduces reverse osmosis treatment to mitigate groundwater contaminants such as nitrate and arsenic that are currently managed by complex blending plans.
- Sited on two of five acres purchased in 2015 from a private party.
- The remaining three acres will be used to site a future regional stormwater detention basin.

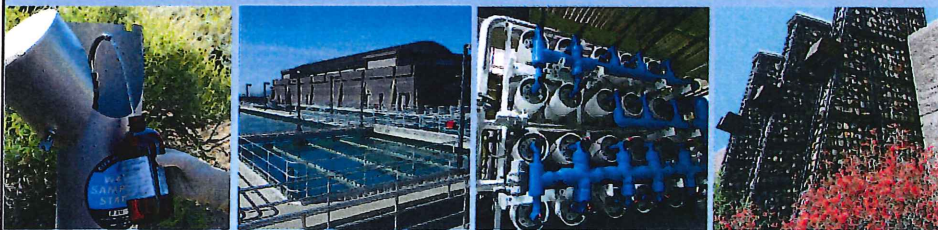
## Project Goals

- Allow for the operation of wells currently tied to complex blending scenarios.
- Reduce water hardness and dissolved solids to reduce system operating and maintenance costs and improve aesthetics.
- Provide for treatment of contaminants anticipated to be included in future regulations.
- Improve treatment and operational capabilities to proactively – rather than reactively – address system performance.

## Funding Considerations

- Engineering design and majority of construction costs funded by \$18 million budget transfer from the Chaparral Water Treatment Plant pretreatment project.
- Other improvements have been made at the Chaparral plant allowing Scottsdale Water to defer that project and reappropriate funds to the TGTF project.
- \$7.1 million of additional funds are programmed in FY16/17 to finance the remaining costs of the project.
- Conceptual construction cost estimate is \$21.6 million.

Questions?



SCOTTSDALE  
WATER

CITY OF  
SCOTTSDALE

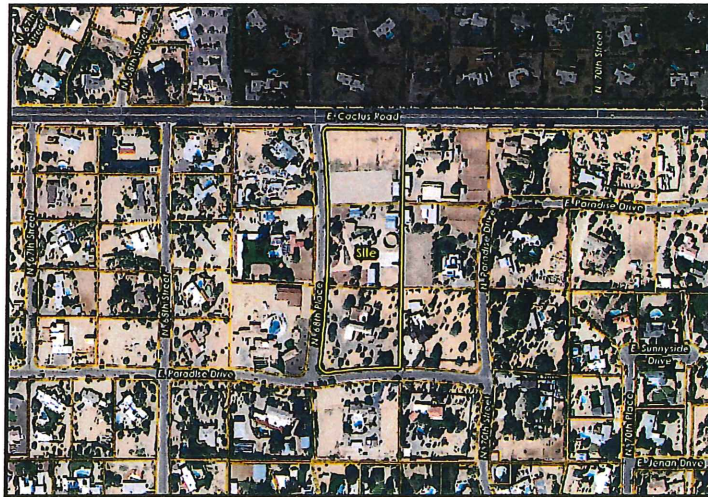
# Item 20

## Najafi Ranch Home 4-UP-2013

City Council  
April 5, 2016

Coordinator: Meredith Tessier

### Najafi Ranch Home



CONTEXT AERIAL

4-UP-2013

# Najafi Ranch Home

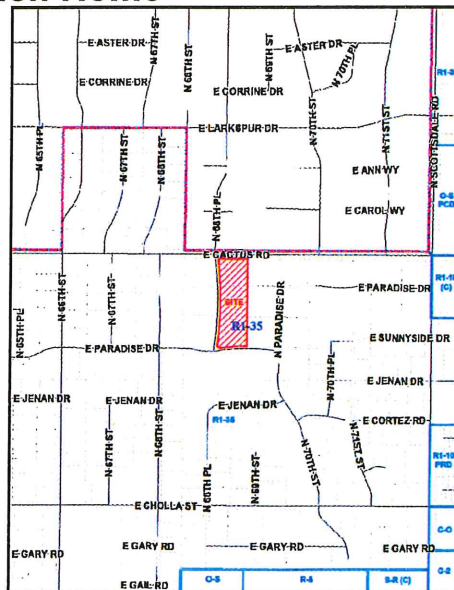


CLOSE AERIAL



4-UP-2013

# Najafi Ranch Home

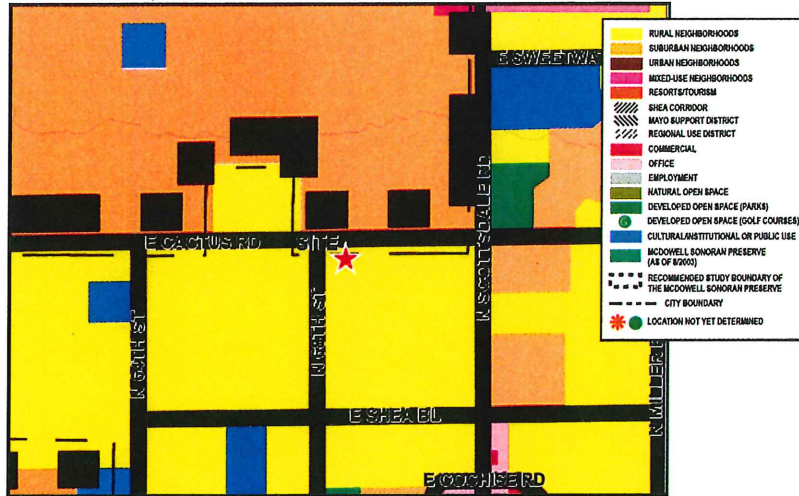


ZONING

4-UP-2013



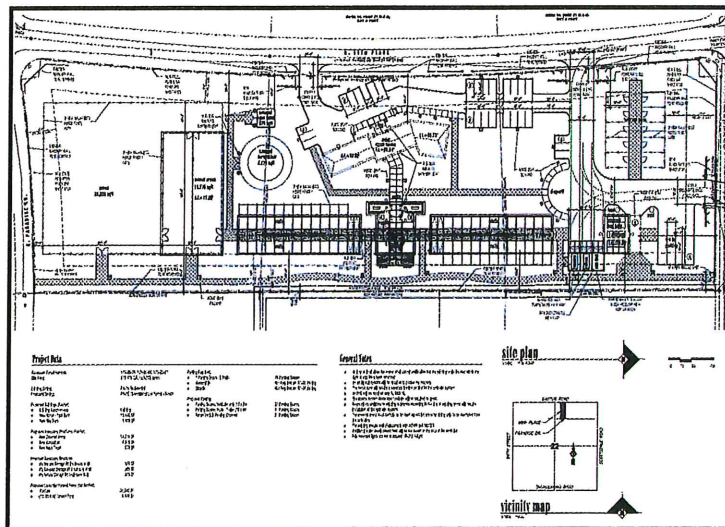
# Najafi Ranch Home



LAND USE MAP

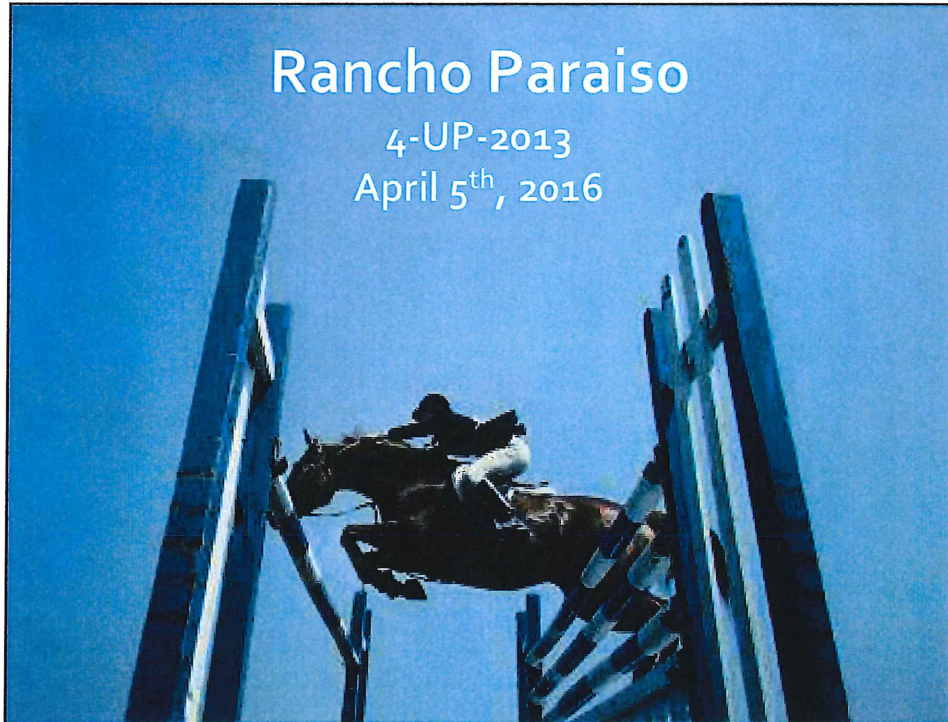
4-UP-2013

# Najafi Ranch Home



SITE PLAN

4-UP-2013



“THE WEST’S MOST WESTERN TOWN”







## DEFINITION OF RANCH

- ***Ranch*** shall mean a lot which is used primarily for the breeding of horses; raising of livestock; **individual training or training of small groups of eight (8) or fewer students**; practice polo courses and arenas not used for scheduled, public, or club events; **boarding only of horses**, mules or ponies **directly involved with current breeding or training activities**; and ancillary sales and previews of livestock and occasional weekend seminars and clinics. **Permanent housing for ranch employees shall be permitted as an accessory** use to the ranch. A ranch shall meet the provisions of the applicable zoning district and the conditions of [Section 1.403](#).

## COMMERCIAL STABLE

- ***Stable, commercial*** shall mean a lot which may be used for commercial riding stable **open to the general public**; boarding of livestock **not involved with current breeding or training**; training **involving large groups of eight (8) or more students**; polo fields or **arenas used for scheduled, public or club events**; and those uses permitted in a ranch. A commercial stable shall meet the provisions of the applicable zoning district and the conditions of [Section 1.403](#).

**Rancho Paraiso is NOT commercial!**



## CONDITIONAL USE PERMIT

- This is NOT a zoning case.
- The underlying residential zoning will remain.
- The CUP must be granted if the criteria are met.
  - ✓ Rancho Paraiso not only meets but exceeds the use permit criteria.

## CONDITIONAL USE PERMIT CRITERIA

- Section 1.401. The granting of the CUP will not be materially detrimental to the public health, safety or welfare.
  - 1) No damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
    - ✓ Noise - No outdoor speakers or amplified sound.
    - ✓ Smoke - No smoke.
    - ✓ Odor - Stalls regularly cleaned, manure stored in enclosed container and regularly removed.
    - ✓ Dust - Driveways, trails and arena treated to ensure dust is suppressed.
    - ✓ Vibration - No vibration.
    - ✓ Illumination - No arena lights; only low level security lighting.

## CONDITIONAL USE PERMIT CRITERIA

- The granting of the CUP will not be materially detrimental to the public health, safety or welfare.
  - 2) Impact on surrounding areas resulting from an unusual volume or character of traffic.

	Average Daily Trips
<b>Rancho Paraiso</b>	46
<b>7 Single Family Residences (permitted in R1-35)</b>	67
	<b>= 21 Less Trips with Ranch</b>

- ✓ Exit only added on to Cactus Road to avoid circulation into the neighborhood.

## CONDITIONAL USE PERMIT CRITERIA

- The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
  - ✓ Equestrian trail along Cactus Road, abutting the site.



## CONDITIONAL USE PERMIT CRITERIA

- The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

- ✓ Numerous horse properties in the area.

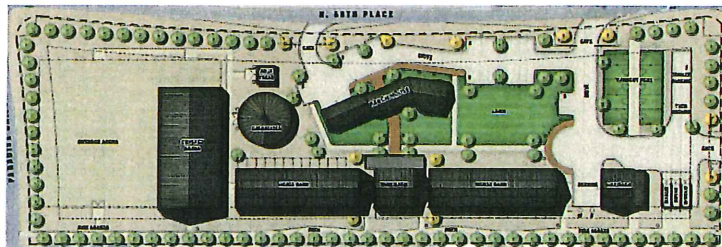


## CHANGES MADE AS A RESULT OF NEIGHBORHOOD INPUT

Original  
2013



Current  
2016



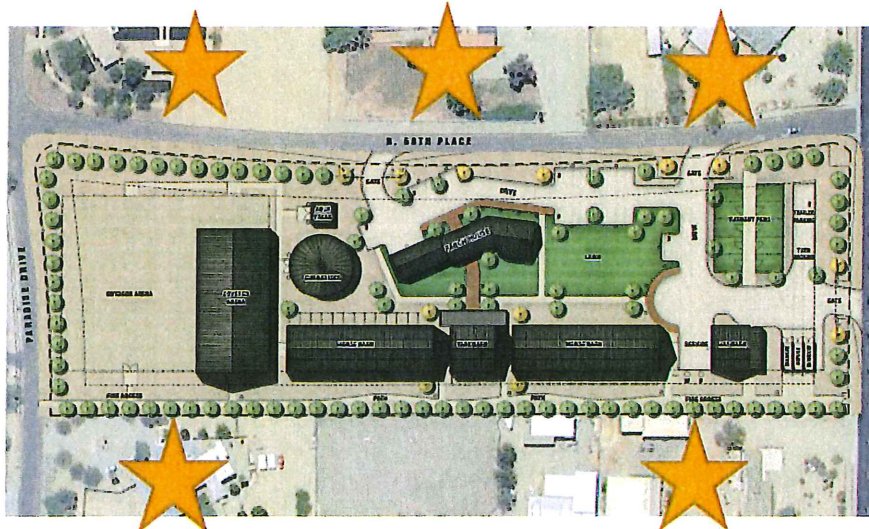




## MAXIMUM NUMBER OF HORSES

- Agreed to reduce the maximum number of horses to 48.
- Agreed to limit the number of horses to 38 for the first year of operation to **prove** compliance with the stipulations, operations plan and narrative.
- After compliance is demonstrated, the maximum number of horses is increased to 48.

## SUPPORT FROM ABUTTING NEIGHBORS



## CONCLUSION

- ✓ Rancho Paraiso exceeds all of the use permit criteria.
- ✓ We have worked hard with the neighborhood for over 2 years and agreed to limitations to address their concerns, with 226 signatures in support.
- ✓ Rancho Paraiso provides a unique opportunity to retain and promote Scottsdale's equestrian heritage.

THANK YOU





## DENSITY COMPARISON TO NEARBY HORSE FACILITIES

Address	Acres	Horses	Density
6807 Peak View Rd	4.5	50	11
9780 E Cactus Rd	2.19	30	14
12302 N 91st St	17.18	100	6
12475 N 93rd St	4.06	55	14
6250 E Jomax Rd	14.23	80	6
9720 E Cactus Rd	5	76	15
68th & Cactus Rd. (Rancho Paraiso)	6.25	48	8

### Similar sites in Single-Family Residential Areas

9780 East Cactus Road  
15 horses per acre



12475 N 93rd St  
13 horses per acre







## CUP CRITERIA FOR A RANCH

- ✓ Structures or facilities used for the stabling, storing, showing or training of animals and for temporary manure storage shall be set back a **minimum of fifty feet** from any single-family residential property.



## CUP CRITERIA FOR A RANCH

- ✓ There shall be no shows or other activities which would generate **more traffic** than is normal to a residential area.

	Average Daily Trips
<b>Rancho Paraiso</b>	46
<b>7 Single Family Residences (permitted in RI-35)</b>	67
	<b>= 21 Less Trips with Ranch</b>

## CUP CRITERIA FOR A RANCH

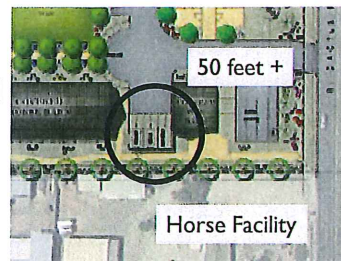
- ✓ All pasture and animal storage shall be enclosed with fences or walls of a minimum of four feet six inches in height.



## CUP CRITERIA FOR A RANCH

- ✓ The property owner shall provide a specific plan which includes the physical containment and location for manure storage and/or a disposal program which minimizes odor and fly impacts on adjacent parcels. The spreading and tilling of manure into the soil of paddock, pasture or arena areas *may* be considered manure disposal.

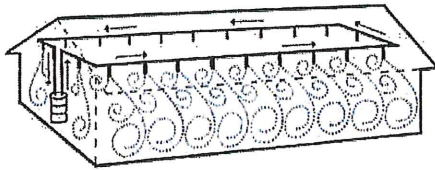
Plan = Manure stored in enclosed and screened container, and regularly removed.



## CUP CRITERIA FOR A RANCH

- ✓ The property owner shall provide a specific program for fly control in barn and stable areas.

Program = Regular manure pick-up, Fly Misting System in Barn, and Fly Predators



### Spalding Fly Predators

"I've used Fly Predators for 30 years. This is the best investment in fly control."

- Julie Goodnight  
Trainer, RFD-TV Host  
Pueblo Springs, CO

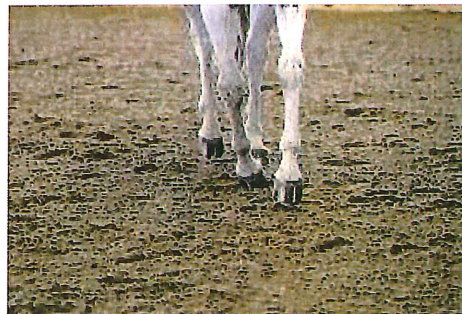


Schedule Your Fly Predators Today!

## CUP CRITERIA FOR A RANCH

- ✓ All activity and pasture areas shall be grassed, sprinklered, or treated with regularly tilled high organic soil mix for dust suppression.

Dust Suppression = Treated decomposed granite on all trail and driveways, specialized footing in arenas to minimize dust, and regular sprinklering.



## CUP CRITERIA FOR A RANCH

- ✓ All law applicable to the public health must be complied with for the entire period of operation of the ranch.

If the criteria are not met, the use permit can be revoked.

## SCOTTSDALE GENERAL PLAN

- Proposed General Plan states, "*The authentic culture of Scottsdale celebrates the equestrian lifestyle.*"
- Character Design Goal 7 of the proposed General Plan is to *honor Scottsdale's western and equestrian lifestyle.*
- Definition of Rural Neighborhood in the proposed General Plan includes "*equestrian character.*"





## CONDITIONAL USE PERMIT CRITERIA

- The granting of the CUP will not be materially detrimental to the public health, safety or welfare.

- ✓ First class horse facility enhances the area



## Terminal Area Redevelopment Project



### INTRODUCTION

#### EXECUTIVE HANGAR SPACE

City Council adopted the Airport Master Plan, which identified a significant short-term need for larger hangar space.

**TABLE 3P**  
Aircraft Storage Hangar Requirements  
Scottsdale Airport

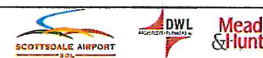
	Currently Available	Short Term Need	Intermediate Term Need	Long Term Need
Total Based Aircraft To Be Hangared	368 298	400 328	430 357	500 425
<b>Hangar Area Requirements</b>				
T-Hangar/Linear Box Hangar/Covered Tiedown (s.f.)	188,100*	190,600	194,500	197,300
Executive Hangar (s.f.)	25,900*	209,000	235,500	287,000
Conventional Hangar (s.f.)	223,600*	243,000	284,000	389,000
<b>Total On-Airport Hangar Area (s.f.)</b>	<b>437,600*</b>			
<b>Total Off-Airport Hangar Area (s.f.)</b>	<b>837,800**</b>			
Maintenance Area (s.f.)		60,000	64,500	75,000
<b>Total Hangar Area Projected Need (s.f.)</b>		<b>702,600</b>	<b>778,500</b>	<b>948,300</b>

\*Includes estimated hangar, maintenance, and office space at Scottsdale Airport (on airport property)  
\*\*Includes estimated hangar area within Scottsdale Airpark (off airport property)  
Source: Airport records; Coffman Associates analysis

**TABLE 3N**  
General Aviation Terminal Area Facilities  
Scottsdale Airport

	Currently Available	Short Term Need	Intermediate Term Need	Long Term Need
General Aviation Services Facility Area (s.f.)	17,970*	12,500	14,500	17,600
Design Hour Passengers	90	103	116	140
Passenger Multiplier	2.5	2.6	2.8	3.0
Auto Parking Spaces	820**	304	339	416

\*Includes space offered in airport terminal building only  
\*\*Estimated number of marked auto parking spaces on airport property  
Source: Coffman Associates analysis



## INTRODUCTION

Scottsdale Airport has experienced a growth in activity that has strained the capacity for aircraft parking, specifically larger corporate aircraft.

## PROJECT VISION

To upgrade and enhance the existing Airport Terminal Area by:

- maximizing the use of the available site through the development of a new and efficient aviation campus
- setting the trend for future development and services at Scottsdale Airport in a manner that is fiscally and environmentally sustainable.



3

## PROJECT GOALS

- Efficient use of the existing Airport Terminal Area space (Consolidation & enhancement of the Airport Admin Offices and development of existing tenants space into expanded customer service offerings and amenities).
- A fundable project with contracted tenants to cover the debt service.
- Create a sophisticated, modern, and appropriate design to attract interest and to serve as a leader in design and development at the airport.
- Provide 28 foot tall hangar space to attract new business to the airport.
- Creation of an aviation campus with a variety of tenants to activate the space throughout the day.
- Maintain access through or around the site via N. Airport Drive.
- Maintain parking component at existing NW surface parking.
- Environmentally sustainable in accordance with the City of Scottsdale Standards.
- Maximize views of the airfield and the McDowell Mountains.



4

**INVENTORY OF FACILITIES**

**EXISTING TERMINAL AREA PLAN**

1. Terminal Building
2. Aviation Business Center Office Building
3. Terminal & Aviation Business Center Parking
4. Airfield Lighting Vault & Generator
5. Existing Monument Sign
6. Outdoor Patio & Viewing Area
7. Covered Parking

5

**INVENTORY OF FACILITIES**

TERMINAL BUILDING & AVIATION BUSINESS CENTER			
EXISTING PROGRAM	EXISTING TENANT SPACE (SF)	EXISTING CITY SPACE (SF)	TOTAL
Airport Administration Offices		3,620	
Southwest Flight Center	1,226		
Customs and Border Protection		350	
Hertz	500		
Enterprise	500		
Zulu Caffe / Vending Machines	2,809		
Passenger Boarding Lounge		2,389	
Vacant Business Office Space	5,628		
Lobby / Common Areas	1,200	1,200	
Vacant	748		
College	3,000		
<b>SUB TOTAL</b>	<b>15,611</b>	<b>7,559</b>	
Circulation, Mechanical, Structural	4,683	2,268	
<b>TOTAL</b>	<b>20,294</b>	<b>9,827</b>	<b>30,121 SF</b>
Existing parking spaces			256 SPACES

6



STAKEHOLDER MEETINGS

INITIAL CHARRETTE & STAKEHOLDER MEETINGS

Executive Charrette

- Airport Leadership - 6/03/2015

Interviews of Current Tenants

- Dodge City College - 6/08/2015
- Southwest Flight Center - 6/08/2015
- Ciao Baby Catering - 6/08/2015
- Hertz Rentals - 6/16/2015
- Go Rentals - 6/16/2015
- Enterprise Rentals - 6/30/2015
- U.S. Customs & Border Protection - 11/24/2015

Prospective Tenants

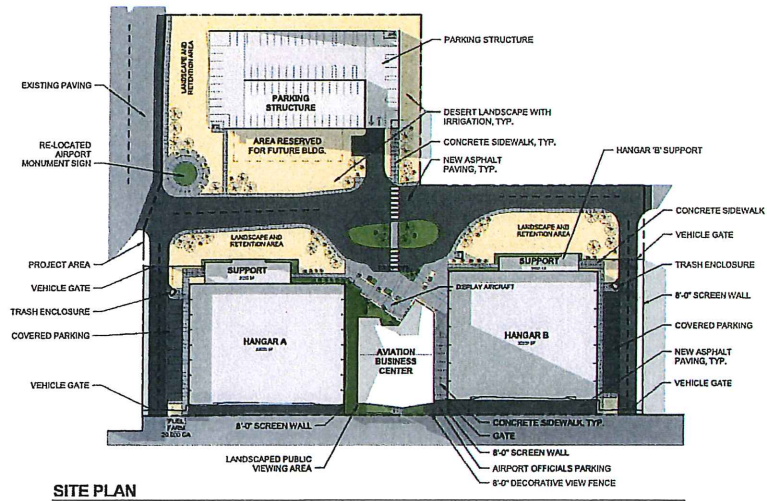
- Hangar Space - 6/08/2015
- Rental Car - 6/16/2015
- Hangar Space - 6/23/2015



PREFERRED ALTERNATIVE

Three alternatives were evaluated closely in devising the preferred alternative. The site plan includes:

- The Aviation Business Center (ABC) located close to the apron to make the most of the airfield views.
- The plaza area at the north of the ABC articulated to create a sense of identify for the larger campus.
- Hangars sizes maximized to best utilize the site yet provide support space.



SITE PLAN



**FACILITY REQUIREMENTS**

**HANGARS SUMMARY**

- Scottsdale Airport sought Request for Proposals for the hangars for lease project
- Two bidders responded to the Request for Proposal for hangars for lease
- Evaluation committee selected and recommends awarding the lease agreement to:

**GEMINI AIR GROUP, INC**

Requested two 30,000 SF hangars, 5,000 SF of ancillary office space and one fuel farm.

Term is an initial 20 years w/ 10 year option to extend.

BUILDING	SPACE NAME	AREA SF
AIRCRAFT HANGARS	<b>HANGAR A</b>	<b>33,000</b>
	Aircraft Storage Space	30,000
	Attached Support Space	3,000
	<b>HANGAR B</b>	<b>32,000</b>
	Aircraft Storage Space	30,000
	Attached Support Space	2,000
	<b>TOTAL HANGARS</b>	<b>65,000 SF</b>

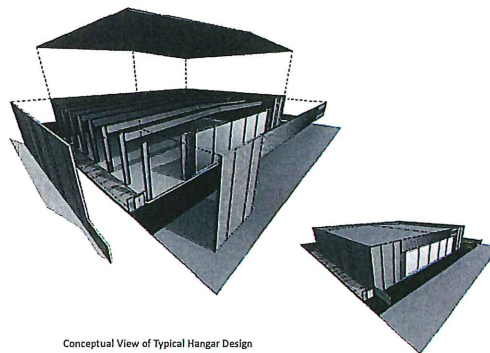


**PROPOSED EXECUTIVE HANGARS**

These proposed executive-type hangars feature 28 foot door heights that can accommodate aircraft up to a Global Express or Gulfstream 650.

The two executive hangars are of similar size and construction type featuring:

- 30,000 SF each
- 195' wide x 154' deep
- 1 private fuel farm (20K gallon)
- Ancillary hangar support space
- Direct apron and runway access
- Additional space for hangar support functions totaling 5,000 SF
- Private gated ramp access and shaded parking



Conceptual View of Typical Hangar Design



FACILITY REQUIREMENTS

INITIAL PROGRAM SUMMARY

BUILDING	SPACE NAME	AREA SF	SPACE NAME	AREA SF
AVIATION BUSINESS CENTER	AIRPORT ADMINISTRATION OFFICES	3,500	RESTAURANT AND CONCESSIONS	4,100
	OFFICE SPACE	5,350	Restaurant	2,000
	Southwest Flight Center	2,000	Vending	100
	Customs and Border Protection	1,150	Exterior Patio	2,000
	Zulu Caffé Catering Office	750	MEETING / BANQUET FACILITY	4,000
	Business Office	1,150	RESTROOMS	1,750
	Civil Air Patrol (CAP)	300	LOBBY AREAS	2,700
	CUSTOMER RENTAL SERVICES	1,500	COMMON AREAS / SUPPORT	4,946
	Hertz	500	Mechanical / Electrical	
	Enterprise	500	Circulation	
	Go Rentals	500	TOTAL BUILDING	27,846 SF

PARKING	# OF SPACES
PARKING	250



PREFERRED ALTERNATIVE

CONCEPTUAL RENDERING



Conceptual image showing classroom office building at east side of parking garage



Conceptual image from apron

The proposed Aviation Business Center is a new, three level steel structure.

- Approximate 50' structure height
- Design will follow LEED®/Green Building principles.
- Building is situated between two executive hangars, with a triple height glass façade and accent shades.
- This will coincide with the interior lobby and vertical circulation elements.
- The building's interior is efficient in layout, promoting easy wayfinding.
- The design finishes will be clean and modern, with durable flooring in common circulation areas and lobbies on par with other new development in the airpark area.
- Each level will have an outdoor area of varying size from which to view the airfield.
- The exterior site is well landscaped with native and desert adapted species that complement the architecture of the building and airport campus.





AVIATION BUSINESS CENTER

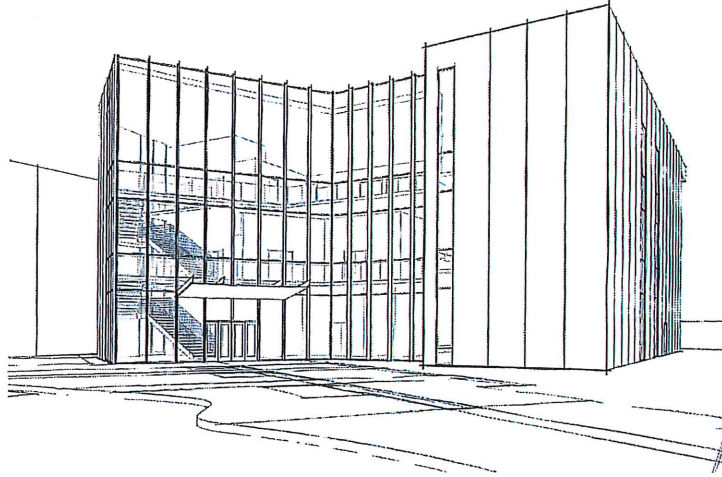
CONCEPTUAL RENDERING



View from N. Airport Drive.



View from Apron



ART COMPONENT

Project will feature an art component which celebrates the airport's history as a Thunderbird World War II facility.

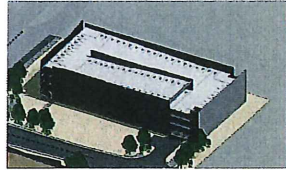
Display of WWII aircraft

Funded entirely by non-profit group

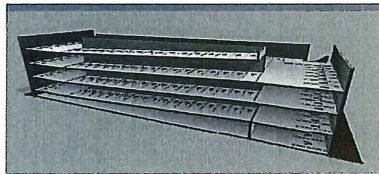


**PARKING GARAGE**

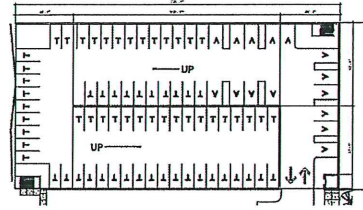
The parking garage has three levels accommodating about 250 vehicles. There is the option for a fourth level offering an additional 100 spaces.



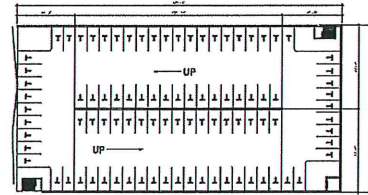
AXON GARAGE



AXON SECTION - GARAGE



GARAGE LEVEL 1 PLAN



GARAGE TYPICAL LEVEL PLAN



**FACILITY REQUIREMENTS**

**SUMMARY**

A program budget was developed based on the preferred alternative. It includes:

- Site development costs
- Utility costs
- Building demolition costs
- General building construction costs
- Architectural/engineering fees
- Plan approval fees
- Bidding costs
- Contingencies
- Sponsor costs (soft costs)
- Escalation

	TOTAL PROBABLE CONSTRUCTION COST*	TOTAL PROBABLE PROJECT COST**
SITE (PREPARATION, IMPROVEMENTS, UTILITIES)	\$2,444,094	\$2,926,803
AVIATION BUSINESS CENTER	\$6,458,073	\$7,945,333
HANGAR 'A' (INCLUSIVE OF FUEL FARM & 3,000 SF ANCILLARY SPACE)	\$4,966,274	\$6,131,955
HANGAR 'B' (INCLUSIVE OF 2,000 SF ANCILLARY SPACE)	\$4,749,202	\$5,702,456
PARKING GARAGE	\$4,219,174	\$5,043,831
<b>TOTAL</b>		<b>\$27,750,377</b>

\*Total Probable Construction Costs include Direct Costs & Contingencies. Assumes Start of Construction is early 2017.

\*\*Total Probable Project Costs include Total Probable Construction Costs plus Soft Costs & Other Costs. Soft Costs include Design Fees, Review and Permit Fees, Construction Administration Fees, Testing & City CPM Fees. Other Costs include allowances for Security, Data, Audio/Visual, Fixtures, Furnishings & Equipment.



## FINAL CONCEPT

During the final stages of validating tenant commitments for the project, Go Rentals, National Rental Car, Hertz and Southwest Flight Center dropped out. The site plan and building concepts included in the Concept Budget Report allowed for flexibility without affecting either the project goals or intent of the overall design.

The preferred alternative was revised:

- The total office space was reduced by 2,500 SF.
- Parking spaces were reduced by 90.
- But, the hangars remained the same.



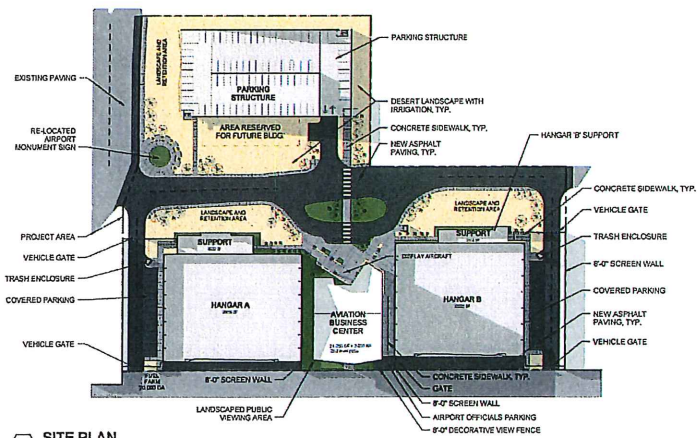
17

### FINAL CONCEPT

#### FLEXIBILITY & RESPONSE

The Aviation Business Center & parking structure were revised as follows:

- The Aviation Business Center was reduced from 3-Levels to 2-Levels
- The banquet/meeting room & restaurant remained at the top level and related office space was moved to the top level.
- The Airport administrative offices were moved to the lower level.
- Parking count was reduced from 250 to 160 spaces.



1 SITE PLAN  
1" = 60'-0"

The Hangars and Balance of the site essentially remained unchanged.



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FACILITY REQUIREMENTS

2-LEVEL AVIATION BUSINESS CENTER PROGRAM

BUILDING	SPACE NAME	AREA (SF)	LEASE TERM /OPTION
AVIATION BUSINESS CENTER	AIRPORT ADMINISTRATION OFFICES	3,500	
	U.S. Customs and Border Protection	1,150	
	The Brick Catering Office	750	5 yrs. / 2- 5 yrs.
	Civil Air Patrol (CAP)	300	
	RENTAL OFFICES (Vacant)	1,000	5 yrs./ 2-5 yrs.

SPACE NAME	AREA (SF)	LEASE TERM /OPTION
RESTAURANT	2,625	
Restaurant	2,000	10 yrs. / 2 – 5 yrs.
Exterior Patio	625	10 yrs. / 2 – 5 yrs.
MEETING / BANQUET FACILITY	5,375 (4,000 interior & 1,375 exterior)	
RESTROOMS	+/- 1,750	
LOBBY AREAS	+/- 2,700	
COMMON AREAS / SUPPORT	4,114	
Mechanical / Electrical		
Circulation		
TOTAL BUILDING	21,264 + patio 23,264 w/patio SF	



FINAL AVIATION BUSINESS CENTER

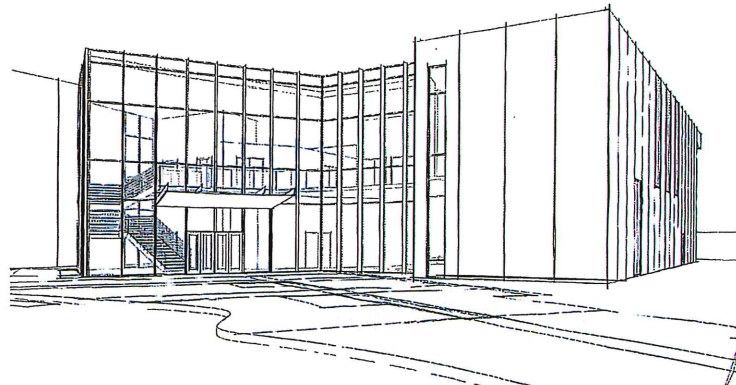
TWO LEVELS



View from N. Airport Drive.



View from Apron

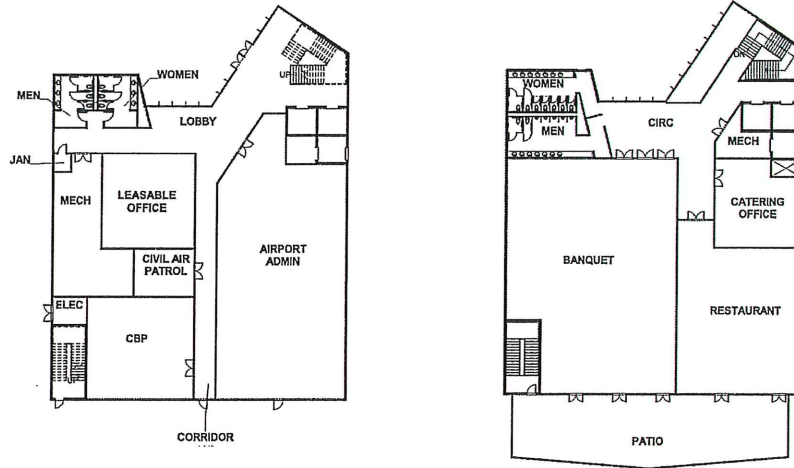


Conceptual Sketch View of Entry



FINAL AVIATION BUSINESS CENTER

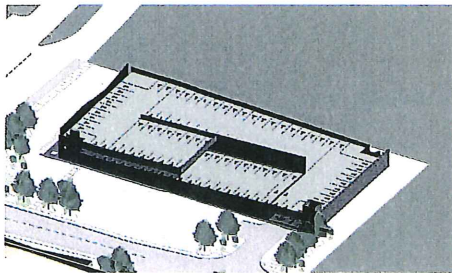
CONCEPTUAL FLOOR PLANS



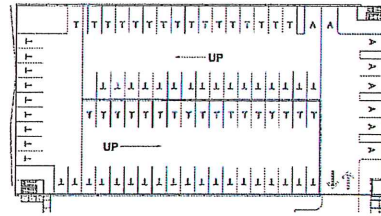
PARKING GARAGE

REVISED 3/21/16

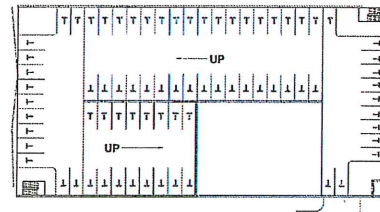
The parking garage has two levels accommodating about 160 vehicles. There is the option for a third level offering an additional 100 spaces.



5 AXON GARAGE - 2 LEVELS



1 GARAGE LEVEL 1 PLAN - 2 LEVELS  
1"=20'-0"



2 GARAGE LEVEL 2 PLAN - 2 LEVELS  
1"=20'-0"



CONSTRUCTION COST ESTIMATE

REVISED FINAL CONCEPT

	TOTAL PROBABLE PROJECT COST*
SITE (PREPARATION, IMPROVEMENTS, UTILITIES, STORM WATER, DRAINAGE, ELECTRICAL)	\$3,037,898
AVIATION BUSINESS CENTER (2- Level)	\$6,429,199
HANGAR 'A' (INCLUSIVE OF FUEL FARM)	\$6,357,695
HANGAR 'B'	\$5,918,329
PARKING GARAGE (160 SPACES)	\$3,465,715
<b>TOTAL</b>	<b>\$25,208,836</b>



REVENUE – BASE RENT

	USER	NEW USEABLE SF	RENTABLE SF	ANNUAL INCOME
Aviation Business Center Tenants	Catering Administrative Offices	750	863	\$19,838
	Vacant Office	1,000	1,150	\$26,450
	Restaurant / Concessions	2,625	3,019	\$75,469
	<b>TOTAL</b>	<b>4,375</b>	<b>5,032</b>	<b>\$121,757</b>

	USER	NEW USEABLE SF	RENTABLE SF	ANNUAL INCOME
Hangars	Hangar A + Ancillary Office	30,000 + 3,000	33,000	\$459,360
	Hangar B + Ancillary Office	30,000 + 2,000	32,000	\$407,040
	<b>TOTAL</b>			<b>\$866,400</b>



REVENUE - additional

MISCELLANEOUS REVENUE		Note
<b>Hangar</b>		(1)
• 2.5% gross hangar rental	\$19,500	
• Fuel flowage fee	\$60,000	
• Charter / management fee	\$30,000	
<b>Sub-Total</b>	<b>\$109,500</b>	
<b>Restaurant 7% gross sales</b>	<b>\$113,216</b>	(1)
<b>Banquet rental</b>	<b>\$341,000</b>	(2)
<b>U.S. Customs revenue (from additional staffing)</b>	<b>\$146,190</b>	(3)
<b>TOTAL</b>	<b>\$709,906</b>	

- (1) Data provided by the proposed tenants as part of RFP process.
- (2) Research completed by the City and validated by restaurant operator.
- (3) Research completed by the City.



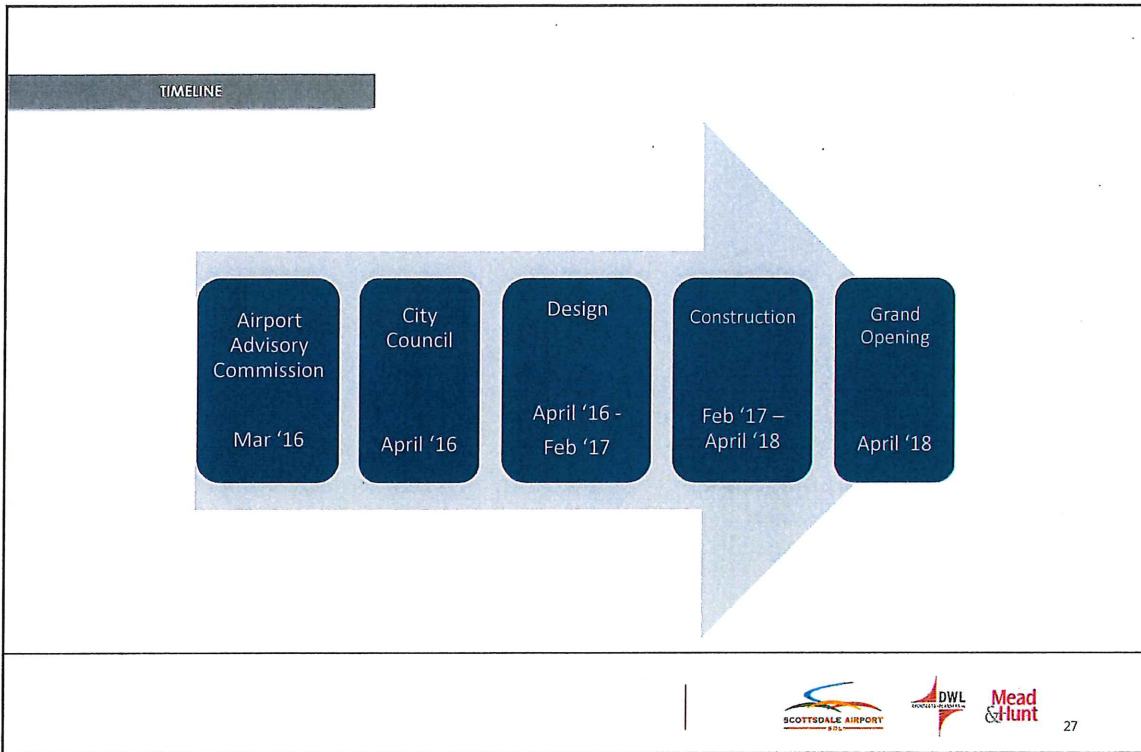
ANNUAL REVENUE VS. DEBT

\$25.2M Debt Issuance

Project Component	20 Year Principal And Interest (1)	20 Year Revenue	20 Year Over/(Under) Recovery	Note
Hangar (Base Rent)	\$20,591,557	\$21,947,546	\$1,355,989	(2)
Office-Building (Base Rent)	\$10,323,438	\$3,779,039	(\$6,544,399)	(3)
U.S. Customs & Civil Air Patrol & Airport Administration	\$5,910,907		(\$5,910,907)	
Miscellaneous Revenue		\$13,843,167	\$13,843,167	(4)
<b>Total Project</b>	<b>\$36,825,902</b>	<b>\$39,569,752</b>	<b>\$2,743,851</b>	

- (1) Municipal Property Corporation debt issuance of \$26.3M for 20 years at 4 percent interest.
- (2) Hangar base rent amounts increase every 3rd year by the CPI starting in 2021. CPI is estimated at 2.5 percent. Contracted revenue stream for 20 years with an extension option for another 10 years (max term 30 years).
- (3) Office Building base rent amounts increase annually by the CPI. CPI is estimated at 2.5 percent. Contracted revenue stream for 10 years with two extension options for another 5 years (max term 20 years).
- (4) Miscellaneous revenue forecast includes percentage of hangar rental, fuel flowage, aircraft management/charter, U.S. customs, percentage of restaurant gross sales and meeting/banquet fees.





**City Council**

**Discussion and possible action to recommend adoption of Resolution No. 10368, multiple lease agreements, for the terminal area redevelopment project.**

1. 2016-028-COS with Gemini Air Group, LLC, a hangar facility lease agreement
2. 2016-030-COS with Maza Concepts, LLC dba The Brick, a restaurant lease agreement
3. 2016-031-COS with Maza Concepts, LLC dba The Brick, an office lease agreement

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PROJECT COST/ CONSTRUCTION COST						
<b>Hangars</b>						
Hangars	direct cost	contingencies	TPCC	Other costs	soft costs	Subtotal Probable Project Costs
Hangar A	\$4,514,795				10.00%	A/E Design fee
Hangar B	\$4,317,457				3.00%	A/E CA fee
Total Direct costs	\$8,832,252				8.00%	City fee
Design 9%, Construction 3%, Escalation 3% Contingency		15.00%			0.50%	Permit total
Additional Owner Contingency*		0%			21.50%	
	\$8,832,252	\$1,324,838	\$10,157,090	\$220,000	\$1,898,934	\$12,276,024
<b>Site</b>						
Site	direct cost	contingencies	TPCC	Other costs	soft costs	Subtotal Probable Project Costs
Direct costs	\$2,221,903				10.00%	A/E Design fee
Design 9%, Construction 3%, Escalation 3% Contingency		15.00%			3.00%	A/E CA fee
					8.00%	City fee
Additional Owner Contingency (min.)		0%			0.50%	Permit total
	100%				21.50%	
	\$2,221,903	\$333,285	\$2,555,188	\$5,000	\$477,709	\$3,037,898
<b>Aviation Business Center (ABC)</b>						
Aviation Business Center (ABC)	direct cost	contingencies	TPCC	Other costs	soft costs	Subtotal Probable Project Costs
Direct costs	\$4,548,864				10.00%	A/E Design fee
Design 9%, Construction 3%, Escalation 3% Contingency		15.00%			3.00%	A/E CA fee
FF&E				\$125,000.00	8.00%	City fee
Additional Owner Contingency		0%		\$95,000.00	0.50%	Permit total
%	100.00%			100.00%	21.50%	
	\$4,548,864	\$682,330	\$5,231,194	\$220,000	\$978,006	\$6,429,199
<b>Parking</b>						
Parking	direct cost	contingencies	TPCC	Other costs	soft costs	Subtotal Probable Project Costs
Direct costs	\$3,294,663				10.00%	A/E Design fee
Design 9%, Construction 3%, Escalation 3% Contingency		15.00%			3.00%	A/E CA fee
					8.00%	City fee
Additional Owner Contingency		0%			0.50%	Permit total
%	100.00%				21.50%	
	\$3,294,663	\$494,199	\$3,788,862	\$0	\$708,353	\$3,465,715
<b>Total Probable Project Costs</b>						<b>\$25,208,836</b>

U.S. CUSTOMS AND BORDER PROTECTION				
REVENUE DATA - BEFORE & AFTER SERVICE EXPANDED				
Time Period	Revenue	% Increase Revenue		
Mar. 2012 – Feb. 2013	\$244,075			
Mar. 2013 – Feb. 2014	\$296,475	21.47%		
Mar. 2014 – Feb. 2015	\$454,375	53.26%		
Mar. 2015 – Feb. 2016	\$481,525	5.98%		

- Expanded U.S. Customs service began Feb 9, 2014.
- U.S. Customs and Border Protection requires expanded office to accommodate additional agent and U.S. Visit.
- Annual revenue increase of approximately \$146K since service expanded.

Revenue After Service Expansion	Revenue Prior to Expansion	Total Revenue Increase	% Growth Prior to Service Expansion	Adjusted Revenue (Increase – 21% Prior Growth)
\$481,525	\$296,475	\$185,050	21%	\$146,190



BANQUET FACILITIES			
Venue	Weekdays (Mon-Thurs)	Evenings/Weekends *	SF
Courtyard Marriott	\$800-\$1,000	\$4,000-\$5,000	2,000 SF
Courtyard Marriott (smaller room)	\$300	\$4,000-\$5,000	900 SF
Mesa Convention Center	\$400	\$4,000-\$5,000	1,500 SF
El Paseo	\$2,500-\$3,000	\$4,000-\$5,000	2,000 SF
Scotts. Marriott McDowell Mtn.	\$2,000	\$4,000-\$5,000	2,000 SF
AZ Golf Resort	\$500-\$1,000	\$4,000-\$5,000	2,000 SF
Red Mountain Ranch	\$600	\$4,000-\$5,000	1,500 SF
Tucson Marriott	\$2,000	\$4,000-\$5,000	2,000 SF
ASU SkySong	\$300-\$1,200	\$640-\$2,400	VARIES
Signature Hangar	\$11,000	\$11,000	
Average Weekday Cost			
<i>*Weddings depend on budget and price for evenings/weekends is sometimes discounted if food is purchased.</i>			
Estimated Revenue - Year 1	Weekday Events	Weekend/Night Events	
Jan	\$15,000	\$25,000	
Feb	\$15,000	\$25,000	
Mar	\$15,000	\$25,000	
Apr	\$15,000	\$25,000	
May	\$15,000	\$25,000	
Jun	\$3,000	\$6,000	
Jul	\$1,500	\$3,000	
Aug	\$1,500	\$3,000	
Sept	\$3,000	\$6,000	
Oct	\$18,000	\$25,000	
Nov	\$18,000	\$25,000	
Dec	\$18,000	\$25,000	
<b>Total</b>	<b>\$123,000</b>	<b>\$218,000</b>	<b>\$341,000</b>
<b>Scottsdale Airport Room Rental Information</b>			
Use	Weekday Mon-Thurs	Evenings/Weekends	
Conference / Meeting Space	\$1,000	\$1,500	
Banquet / Wedding	\$2,000	\$3,000	
Aviation Discount	\$800 / \$1,600	\$1,200 / \$2,400	
<i>*Preliminary Estimates. Rates will be different if only utilizing a portion of facility</i>			

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OPERATING COSTS			
<ul style="list-style-type: none"> <li>The cost for utilities, janitorial and post-warranty maintenance for the "city controlled" portion of the Aviation Business Center is anticipated to be \$113,000 per year.</li> <li>The cost for leased areas shall be recovered by the leases operating costs at \$7.50 per SF. or a total of \$13,125 annually.</li> <li>The restaurant and hangar facilities are solely responsible for their operating costs.</li> <li>There is no increase in annual operating costs and net zero impact to the operating budget.</li> <li>The operating costs for the New Aviation Business Center will continue to be paid for out of the Aviation Enterprise Fund's operating budget.</li> </ul>			
	Existing Buildings	New Building	Note
Sq. Ft.	30,121	21,264	
Operating Cost	\$112,841	\$112,766	(1)
(1) Conservative estimate of operating costs equal to existing rate.			

Item 22

## Proposed City Charter Amendment

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City Council  
April 5, 2016

## Proposed Charter Amendment

**Corrects outdated Charter language to accurately reflect:**

- **when Scottsdale holds candidate elections and**
- **when mayor and councilmember terms begin.**

**Does not change when Scottsdale's candidate elections are held or term lengths.**

## **Ordinance No. 4247**

- **Proposes an amendment to the City Charter to:**
  1. **Clarify that the City's primary and general elections are held concurrently with the State's primary and general elections; and**
  2. **Establish that the mayor and councilmember terms shall commence at the first regular meeting in January in the year following their election.**

3

## **Resolution No. 10404**

- **Includes standard language calling a Special Election to run concurrently with the City's August 30, 2016 Primary Election.**
- **Also provides direction to the City Clerk if the Primary Election is not held:**
  1. **Submit a resolution for Council approval formally cancelling the August 30, 2016 Special Election and calling a Special Election to run concurrently with the November 8, 2016 General Election.**
  2. **Publish, in a newspaper of general circulation, a notice to advise the public that the August 30, 2016 Special Election has been cancelled.**

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## **Request**

- 1. Adopt Ordinance No. 4247 proposing a Charter amendment to clarify that the City's primary and general elections are held concurrently with the State's primary and general elections; and establish that the mayor and councilmember terms shall commence at the first regular meeting in January in the year following their election.**

**AND**

- 2. Adopt Resolution No. 10404 calling a Special Election to run concurrently with City's August 30, 2016 Primary Election.**



OFFICE OF THE  
CITY CLERK

2016 APR -5 PM 4: 37

**ARIZONA CITIZENS FOR QUIET SKIES**  
**A Petition to the Scottsdale City Council**

**Tuesday, April 5, 2016**



Respectfully Submitted

“We the undersigned, petition the Scottsdale City Council to direct staff to place into a City Council agenda a discussion on behalf of the residents of Scottsdale concerning noise abatement from the Scottsdale airport and the recent flight pattern changes by the FAA over Scottsdale, Arizona.”

Signers of petition is attached.  
Electronic PDF of signers is available.

David A. Szafranski  
[dasza@cox.net](mailto:dasza@cox.net) | 408.315.0754

**Scottsdale City Council**  
**Petition by Concerned Citizens to Place on City Council Agenda to Discuss Scottsdale Airport Air Traffic and Aircraft Noise**  
**April 5, 2016**

#	Date Received	First Name	Last Name	City	State	Comment
1	1/19/2016	Alexandra	Duemer	Scottsdale	AZ	
2	1/19/2016	Philip	Hubbard	Scottsdale	AZ	
3	1/19/2016	Jenifer	Tague	Scottsdale	AZ	
4	1/19/2016	Laura	Jewett	Scottsdale	AZ	
5	1/19/2016	Rich	Elliott	Scottsdale	AZ	
6	1/19/2016	Sandra	Herbert	Scottsdale	AZ	The noise has increased substantially and is unacceptable....
7	1/19/2016	Marilyn	Anderson	Scottsdale	AZ	
8	1/19/2016	Bryson	Fisher	Scottsdale	AZ	
9	1/19/2016	Diana	Krohn	Scottsdale	AZ	
10	1/19/2016	Elizabeth	Munger	Scottsdale	AZ	
11	1/19/2016	Maureen	smith	Scottsdale	AZ	
12	1/19/2016	Allison	Reis	Scottsdale	AZ	
13	1/19/2016	Kent	DeGroff	Scottsdale	AZ	Both the Scottsdale airport and Sky Harbor landing pattern traffic go directly over my house making for constant noise. Scottsdale's is very low and Sky Harbor's is higher. Scottsdale's is really loud.
14	1/19/2016	Jacqueline	Olson	Scottsdale	AZ	Flight paths could be changed to fly south/north Scottsdale Road first, then change paths as they do at LAX Airport. LAX Airport flight paths are to go over the ocean first due to noise levels, then turn once they reach a certain height.
15	1/19/2016	Cheryl	Fehlner	Scottsdale	AZ	
16	1/19/2016	Ann	Baxter	Scottsdale	AZ	
17	1/19/2016	Thomas	Fowler	Scottsdale	AZ	
18	1/19/2016	Mike	Swayda	Scottsdale	AZ	
19	1/19/2016	Dana	Keller	Scottsdale	AZ	This is my neighborhood at Scottsdale/Thunderbird. We've already lost so much of our home value, I'd hate to see the noise issues make it even worse.
20	1/19/2016	Len	Brown	Scottsdale	AZ	It appears the FAA act without any local input as I never received any notification this was happening
21	1/19/2016	Paula	Madland	Scottsdale	AZ	
22	1/19/2016	Dave	Vines	Scottsdale	AZ	Does it really take that much effort to have planes take off and land from the northeast. Please give the residents consideration when making your decisions.
23	1/19/2016	Neaf	Tigges	Scottsdale	AZ	Thank You.
24	1/19/2016	Richard	Forbes	Scottsdale	AZ	I have lived here for twenty years in this house in peace and quiet now this!!
25	1/20/2016	Shelee	Swayda	Scottsdale	AZ	They never stop, every two to three minutes. They are to low and to noisy, we can hear them inside the house at night when watching TV.
26	1/20/2016	Richard	Bachman	Scottsdale	AZ	
27	1/20/2016	jeanne	Weir	Scottsdale	AZ	The noise from Scottsdale airport has decreased our quality of life here. I do not understand how the airport can just go ahead and add flights without consulting the community. Thank you, please do something.
28	1/20/2016	Leslie	Speedie	Scottsdale	AZ	
29	1/20/2016	Wesley	Hawkins	Scottsdale	AZ	
30	1/22/2016	Henry	Kwong	Scottsdale	AZ	
31	1/22/2016	Chris	Hinson MD	Scottsdale	AZ	I work a lot of nights and the noise is especially disturbing while trying to sleep
32	1/22/2016	Lynn	Shepherd	Scottsdale	AZ	We already have the air traffice from Scottsdale Airpark, we don't need air traffice from Sky Harbor.
33	1/28/2016	Marilyn	Tigges	Scottsdale	AZ	
34	1/31/2016	Gregory	Martin	Paradise Valley	AZ	The aircraft noise is definitely getting worse due to the changed arrival and departure routes.
35	1/31/2016	Linda	Bliss	Scottsdale	AZ	We are meeting with Guy Phillips of the Scottsdale City Council on Feb. 25 and we can do a community meeting in March if there are 50 people interested.
36	1/31/2016	Glenyss	Lim	Scottsdale	AZ	We had one last March with Jim Waring but he did not think it was a problem.....This is election year so the time to do!
37	1/31/2016	Nadine	Alauria	Scottsdale	AZ	This change has wrought havoc in my life- the noise disrupting sleep and the day time peace of my home completely shattered.
38	1/31/2016	Dennis	Burch	Scottsdale	AZ	Please keep our wonderful neighborhood quite!:-). We didn't buy this house to be in a high-traffic airport path.
39	1/31/2016	Michael	Scarborough	Scottsdale	AZ	

**Scottsdale City Council**  
**Petition by Concerned Citizens to Place on City Council Agenda to Discuss Scottsdale Airport Air Traffic and Aircraft Noise**  
**April 5, 2016**

#	Date Received	First Name	Last Name	City	State	Comment
40	1/31/2016	Corinne	Freedman	Scottsdale	AZ	The intrusion of aircraft flying over my home all day and night has disrupted my quality of life I have come to enjoy here in Scottsdale for over 40 years.
41	1/31/2016	Mal	Freedman	Scottsdale	AZ	The recent aircraft noise both day and night has eroded the quality of life that we previously enjoyed. We can no longer enjoy our backyard and our sleep at night due to the continuous aircraft noise.
42	1/31/2016	Sandra	Lum	Scottsdale	AZ	
43	1/31/2016	Mary	Hudson	Scottsdale	AZ	
44	2/1/2016	Michelle	Monthofer	Scottsdale	AZ	
45	2/1/2016	Marijo	Nolan	Scottsdale	AZ	
46	2/1/2016	Marty	Bowers	Scottsdale	AZ	
47	2/1/2016	Paula	Konieczny	Scottsdale	AZ	
48	2/1/2016	Peter	Guest	Scottsdale	AZ	
49	2/1/2016	Steve	Monthofer	Scottsdale	AZ	
50	2/1/2016	Shaun	Blacker	Scottsdale	AZ	Crazy how often planes are flying over my house. Stop it!
51	2/1/2016	De Lyle	Bloomquist	Scottsdale	AZ	The impact on the quality of life as a result of the new FAA flight paths to us residents of Scottsdale has been dramatic. Not only do we have to contend with the day in day out noise of planes arriving into and leaving PHX, but because of these new flight paths, the Scottsdale airport modified their arrival and departure paths that now allow planes to fly a couple of thousand feet lower as they approach and depart. It is now common to be buzzed by low flying planes 20 to 30 times a day - to the point we don't spend nearly as much time outside as a result. This must be corrected.
52	2/1/2016	Donald	Tyler	Scottsdale	AZ	Because of the tighter flight paths we now have jets that fly directly over our home and actually shake the walls! Flight patterns are definitely not cohesive with an upper middle class family neighborhood.
53	2/1/2016	Steve	German	Scottsdale	AZ	
54	2/1/2016	Stanley	Thomas	Scottsdale	AZ	The noise is unwelcome, annoying and I believe it creates a potential hazard by crossing descending and ascending aircraft.
55	2/1/2016	Damien	faughnan	Scottsdale	AZ	It also has an adverse impact on my property value.
56	2/1/2016	James	Seabold	Phoenix	AZ	Flights landing at Scottsdale airport are literally 100 ft over my house... it's nuts.
57	2/1/2016	Dolly	Kennedy	Phoenix	AZ	
58	2/1/2016	jim	novosad	Scottsdale	AZ	
59	2/1/2016	John	Moore	Scottsdale	AZ	Jets departing SW should turn immediately to overfly fewer houses. Now they sometimes climb straight out up to 4 miles before turning.  FAA controls when they make their required turn to the NW. FAA needs to clear their turns immediately, and adjust their traffic patterns and practices accordingly.
60	2/2/2016	Shawn	Rost	Scottsdale	AZ	When I bought my house I was assured that the flights will not be after 10pm or before 7am, this is not the case and the fly low over my home regardless of the time and wake my family - this is ridiculous when they have open desert to fly over-the flight plans before need to be resumed-you are flying over a high density area now when there is no need -unless of course people at the FAA and Scottsdale were paid off by the airlines-I am sorry but the all mighty profit for companies should not be the deciding factors that impact a community  The noise actually frightens our horses in addition to humans being annoyed by the constant noise. I tried regitering.my complaints before and was told I had to send an email on each occasion with the time and direction of each plane. Well.if I didn't have a life I might enjoy sitting in my yard doing that... please stop the noise I have lived here for over 30 years and now it is ridiculous. Havv them fly South over the desert area and canal not over our houses.
61	2/2/2016	Jacqueline	Young	Scottsdale	AZ	Thank you
62	2/2/2016	John	Nolan	Scottsdale	AZ	
63	2/2/2016	Christina	Jackman	Scottsdale	AZ	
64	2/2/2016	Susan	Smyth	Scottsdale	AZ	
65	2/2/2016	Lee	Small	Scottsdale	AZ	
66	2/3/2016	Paul	Carlson	Scottsdale	AZ	Please stop the recent FAA flight path changes over Scottsdale.

**Scottsdale City Council**  
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#	Date Received	First Name	Last Name	City	State	Comment
67	2/3/2016	Jan	Voelkel	Scottsdale	AZ	Please return to prior Flight Path ....Stop Flights Over Scottsdale Az
68	2/3/2016	Connie	Moore	Scottsdale	AZ	
69	2/3/2016	frank	Fiaschetti	scottsdale	AZ	Board and ride my horses on Rio Verde. The planes overhead in the Preserve are a distraction and potentially dangerous.
70	2/3/2016	Laree	Perez	Scottsdale	AZ	
71	2/3/2016	ken	lamneck	Scottsdale	AZ	Please return the flight pattern to the way it was. It has greatly affected our quality of life.
72	2/3/2016	Marianne	Lamneck	Scottsdale	AZ	
73	2/4/2016	Jon	simanson	Scottsdale	AZ	the planes are very loud. please consider returning to the previous flight routes. thank you
74	2/4/2016	linda	simanson	Scottsdale	AZ	
75	2/4/2016	Susanne	Beechler	Scottsdale	AZ	Please return the flight patterns to their previous patterns. The airplane noise is very disturbing to my family and the wild life in the area.
76	2/4/2016	Teresa	Allen	Scottsdale	AZ	
77	2/4/2016	Cash	Beechler	Scottsdale	AZ	
						Why did the FAA change the flight paths to disrupt a large group of homeowners in Scottsdale? I'm pretty sure that the airport is in the same location and prevailing winds are the same. So what is the reason? There was no prior warning or communication of the change. The impact to homeowners under the new flight path is significant, disruptive, and potentially damaging to home values. One of the reasons for buying where we did was for the peace and quiet..... The FAA needs to revert to the old flight path --- NOW.
78	2/4/2016	Tony	T	Scottsdale	AZ	
79	2/4/2016	Choi	Lee	Scottsdale	AZ	
80	2/4/2016	Kevin	McCarthy	Scottsdale	AZ	
81	2/4/2016	Christa	Thompson	Scottsdale	AZ	
82	2/4/2016	Allison	McKinnon	Scottsdale	AZ	
83	2/4/2016	Daniel	McAuliffe	Scottsdale	AZ	Please revert back to old paths. I have not slept a full night through since october 2014. The low roar of these jets is having a negative impact on our community.
84	2/4/2016	Laura	Cook	Scottsdale	AZ	
85	2/4/2016	Georgia	Bliller	Scottsdale	AZ	
86	2/4/2016	Petey	Adams	Scottsdale	AZ	
						Not only do we get the air traffic from Sky Harbor but also extreme air traffic from Scottsdale airport (which was not the case pre 2015) We have aircraft flying directly over our house every two to five minutes all day, into the late evening. That equates to a couple hundred per day! There are multiple aircraft flying over at any given time, in opposite directions and at very close proximity to each other. Not only is it dangerous living under this air craft freeway, it is polluting the air all around my neighborhood. I've been woken by aircraft's, including helicopters, at all hours of the night. My health has certainly been affected since I suffer from a traumatic brain injury and this constant jet noise and inability to rest has compounded my condition. Completely unacceptable!
87	2/4/2016	Dawne	Dolney	Scottsdale	AZ	
88	2/5/2016	Susan	Kauffman	Scottsdale	AZ	
89	2/5/2016	David	Szafranski	Scottsdale	AZ	The changes made for flights heading inbound to Sky Harbor Airport were not necessary. The change was not communicated to the residents. The impact of these changes has only been negative to the residents/home owners that are in the flight path. Being in the flight path of Scottsdale Airport is bad enough due to the pollution we experience from those flights. But to add the pollution from the flights to Sky Harbor, that just adds insult to injury. Please put the Sky Harbor flights back where they belong....over unpopulated areas.
90	2/5/2016	Ray	Medhus	Scottsdale	AZ	
91	2/5/2016	Elaine	Swanson	Scottsdale	AZ	
92	2/6/2016	Stefan	thompson	Phoenix	AZ	
93	2/10/2016	George	Mikesh	Scottsdale	AZ	Too much noise. Used to be ALOT quieter. Please reroute around the city, not over it.
94	2/10/2016	Theresa	Hochnadel	Phoenix	AZ	
95	2/11/2016	james	alauria	Scottsdale	AZ	After a long work week, I sit outside in my backyard on Saturdays and Sundays. Airplanes fly overhead every 10-15 minutes. This is intolerable.
96	2/24/2016	Steven	Perlmutter	Scottsdale	AZ	



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#	Date Received	First Name	Last Name	City	State	Comment
97	2/24/2016	Melissa	Lison	Scottsdale	AZ	
98	2/24/2016	Nicole	Casey	Scottsdale	AZ	
99	2/24/2016	Nika	Dibb	Scottsdale	AZ	
100	2/25/2016	Anthony	Fuller	Scottsdale	AZ	The trainer planes are especially irritating because of their low altitude and slower speed and constant circling over the neighborhood.
101	2/25/2016	Melissa	Mullen	Scottsdale	AZ	
102	2/25/2016	Timothy	Smith	Scottsdale	AZ	This is absolute political BS. My guess is that the folks that passed this now live in multi-million dollar homes not anywhere near my house, where I've lived for 15 years , but only in the past couple years I frequently can't even hear myself think. BS, BS, BS.
103	2/25/2016	Molly	Wight-Rossi	Scottsdale	AZ	
104	2/25/2016	Jeanette	kahwaji	Scottsdale	AZ	
105	2/25/2016	Rachel	Green	Scottsdale	AZ	
106	2/25/2016	Charlene	Abeyta	Scottsdale	AZ	
107	2/25/2016	Diane	Devlin	scottsdale	AZ	the noise is already unbearable , especially on weekends and events. i would be happy to record the sound in my back yard if anyone is interested ...
108	2/25/2016	Linda	Edwards	Scottsdale	AZ	To have both the Sky Harbor as well as the Scottsdale air traffic flying over the same homes seems like undeserved punishment. What did we do to earn this??
109	2/25/2016	Susan	Sherwin	Scottsdale	AZ	Please at least return the flight paths to the way they were before!
110	2/25/2016	David	Verona Sr	Scottsdale	AZ	
111	2/25/2016	Charlene	Choc	Scottsdale	AZ	
112	2/26/2016	Jill	Burns	Scottsdale	AZ	
113	2/26/2016	Lauren	Barth	Scottsdale	AZ	
114	2/26/2016	Morgan	Matthews	Scottsdale	AZ	
115	2/26/2016	Howard	Baer	Scpttsdale	AZ	Those flights are very disturbing.
116	2/26/2016	Sarah	Perlin	Scottsdale	AZ	
117	2/26/2016	Jessica	Wegener	Phoenix	AZ	
118	2/27/2016	Judy	Borgeson	Scottsdale	AZ	We bought our home here, knowing the airport was here. It was not a problem at all until recently that they are letting the big jets fly out of here. I feel like we are next to Sky Harbor.
119	2/28/2016	Lisa	Shay	Scottsdale	AZ	
120	2/29/2016	Emily	Bergquist	Phoenix	AZ	
121	2/29/2016	karin	purcell	Scottsdale	AZ	
122	3/2/2016	THOMAS	ROBINSON	Scottsdale	AZ	
123	3/3/2016	Beth	Payson	Scottsdale	AZ	
124	3/7/2016	Kris	Gessner	Scottsdale	AZ	
125	3/14/2016	Elizabeth	Szafranski	Scottsdale	AZ	I can no longer sit in my back yard and enjoy the outdoors as I used to because of the planes flying overhead; it's even difficult to hear my television and/or music playing on the radio. Why are the planes now flying over my home so frequently? This did not use to happen so often! Why have you let them change their take-off and landing pattern? This must stop. The noise level is truly bad and at times so loud I find myself ducking waiting for the crash. I'm sure that won't happen but it is really disturbing and way too often. We have only lived here 6 years but the increase is significant of planes overhead. Please listen to our complaints and take appropriate action. Thank you.
126	3/19/2016	Susan	Robinson	Scottadale	AZ	
127	3/19/2016	Daniel	Lee	Scottsdale	AZ	
128	3/19/2016	Julie	Van Lieshout	Phooenix	AZ	
129	3/21/2016	lauren	wiener	Paradise Valley	AZ	
130	3/24/2016	Margaret	Kichler	scottsdale	AZ	
131	3/25/2016	Jerry	Byrd	Scottsdale	AZ	
132	3/28/2016	Matthew	Welch	Scottsdale	AZ	Please do not allow the financial motivations of some ruin the enjoyment of the community and homeowners who chose to live in Scottsdale because of the beauty it has to offer within such a metropolitan environment.
133	3/28/2016	Gerald	Berg	Scottsdale	AZ	I have witnessed increased noise Scottsdale Airport and increased traffic with the new fly path changes at Sky Harbor
134	3/29/2016	Kirk	Jenkins	Scottsdale	AZ	

**Scottsdale City Council**  
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**April 5, 2016**

#	Date Received	First Name	Last Name	City	State	Comment
135	3/29/2016	Kathy	DeAngelis	Scottsdale	AZ	We bought our house because it is quiet. Please help us keep Scottsdale quiet and desirable. Thank you. The constant air traffic from Scottsdale & Sky Harbor airports is disruptive and diminishes the property values of our homes. If Scottsdale is supposed to be one of the "most livable cities", then keep the airplanes out. I am tired of seeing the landing gear on private jets, and the constant commercial airline traffic over my house.
136	3/29/2016	Katie	Welch	Scottsdale	AZ	
137	3/29/2016	Marilyn	Budolfson	Scottsdale	AZ	
138	3/29/2016	Brian	Tully	Scottsdale	AZ	
139	3/30/2016	Rick	German	scottsdale	AZ	
140	4/1/2016	Dennis	Downing	Scottsdale	AZ	
141	4/1/2016	Karen	Weimer	Scottsdale	AZ	
142	4/1/2016	Herb	Genung	Scottsdale	AZ	The major increase in air traffic noise on our property is not tolerable. NexGen's changes have the commercial jets to Sky Harbor crisscrossing over our residence which sounds like an "18 wheeler, engine braking" every 3-5 minutes. This new plan also has the smaller jets from Scottsdale Airport taking a much lower ceiling when taking off which adds additional much louder noise. Just because the noise decibel level of 85 is not considered harmful to our hearing, it is harmful to our well being and outdoor life style. We purposely purchased and lived in our house (over 25 years), to enjoyed the residential peace and solitude which has now be assaulted from the air, without input or recourse. Herb and Ava Genung
143	4/1/2016	Todd	DeAngelis	Scottsdale	AZ	When we bought our house, we had quiet skies. Now there an airplane highway right over our house and it's loud. First jet flies over just after six am and it goes on all day and into the night. We want our quiet skies back.
144	4/2/2016	Clinton	Beasley	Scottsdale	AZ	
145	4/2/2016	Natalie	LaP7	Scottsdale	AZ	
146	4/4/2016	Kristin	Ryan	Scottsdale	AZ	Scottsdale Airpark was a small airport for private planes when I bought my house 21 years ago. It is becoming a second Sky Harbor and is shattering the solitude in our neighborhood. Please block the FAA changes to the commercial flight paths.

**Presentation to Scottsdale City Council Members  
Tuesday, April 5, 2015**

My name is David Szafranski. I'm representing approximately 150 concerned citizens who signed a petition (that has been provided to the council) regarding the flight traffic and subsequent noise and environmental impact of the Scottsdale Airport. I will say a few words, followed by statements from citizens, Peter Guest and John Nolan.

There is a saying, "You Can't Fight, City Hall". We are not here to fight City Hall. We are all part of this community who are concerned for the welfare of our families, impacted by the air traffic of Scottsdale Airport. So we are here today to ask for your help. Our request is a simple one. To place on the agenda a discussion on the impact Scottsdale Airport and the recent changes in flight paths by the FAA over our homes.

We encourage the Scottsdale City Council to discuss:

- Enforcing existing noise abatement procedures currently in place for flights arriving and departing from the Scottsdale Airport
- Commission a noise, health and environmental impact study of the Scottsdale Airport on residents, schools, day care center, and senior citizen centers in and within the flight paths of corporate and commercial jet aircraft of SDL This study would update a 2005 study.
- Conduct a town hall meeting with concerned citizens, Scottsdale Airport authority, FAA representative and Mayor to openly discuss issues and alternatives to mitigate noise from Scottsdale Airport.

Thank you for your time.

David Szafranski