

**SCOTTSDALE CITY COUNCIL
REGULAR MEETING MINUTES
TUESDAY, MARCH 18, 2025**



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

CALL TO ORDER

Mayor Lisa Borowsky called to order a Regular Meeting of the Scottsdale City Council at 5:35 p.m. on Tuesday, March 18, 2025 in the City Hall Kiva Forum.

ROLL CALL

Mayor Borowsky asked City Clerk Ben Lane to conduct the roll call.

Present: Mayor Lisa Borowsky; Vice Mayor Jan Dubauskas; and Councilmembers Barry Graham, Adam Kwasman, Kathy Littlefield, Maryann McAllen, and Solange Whitehead

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilman Kwasman.

INVOCATION

Vice Mayor Dubauskas introduced Pastor Ryan Goble, with Scottsdale Bible Church, to give the invocation.

MAYOR'S REPORT

Mayor Borowsky invited the community to a Town Hall meeting on Wednesday, March 19, 2025 at 6:30 p.m. at DC Ranch Homestead, located at 18600 North 98th Street. At this meeting, the Fire Department's wildfire experts will lead a discussion about the Department's response and prevention strategies, city policies in Natural Area Open Space areas, and ways homeowners' associations and residents can work to mitigate risks and enhance wildlife resilience.

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.

PRESENTATION/INFORMATION UPDATES

- **Spirit of Scottsdale 2024 Awards Presentation**

Presenter(s): Nancy Doty Brady and Craig Handzlik, Commissioners, Neighborhood Advisory Commission

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

Neighborhood Advisory Commission members Nancy Doty Brady and Craig Handzlik gave a PowerPoint presentation (attached) and recognized the Individual and Business/Organization Spirit of Scottsdale 2024 Awards winners. The 2024 Individual Award went to John and Mary Garbaciak, who were nominated for their dedication to beautifying Scottsdale's roads. The 2024 Business/Organization Award went to Clayton Companies, a family-owned business that has been renovating and developing real estate in Old Town/South Scottsdale for almost 40 years.

PUBLIC COMMENT

Lyla Yango, Scottsdale resident, discussed concerns regarding sustainability and the environment and urged the City Council to reimplement the Sustainability Plan.

Laura Minnick, Scottsdale resident, discussed concerns about locating a parking garage at the current site of the Farmer's Market.

Jan Dolan, Scottsdale resident and former City Manager, discussed the history of the Office of Diversity and the importance of listening and working together.

Linda Milhaven, former City Councilmember, discussed concerns regarding the implementation of Ordinance No. 4662 relating to merit-based employment and the discontinuation of Diversity, Equity and Inclusion programs and urged the Council to delay implementation of this Ordinance until several boards and commissions could provide input and a Work Study Meeting is held.

Steve Sutton, Scottsdale resident, discussed and encouraged the use of a composite material for dog park signage at Chapparral Park.

MINUTES

Request: Approve the following Council meeting minutes from February 2025:

- a. **Special Meeting Minutes of February 18, 2025**
- b. **Executive Session Minutes of February 18, 2025**

MOTION AND VOTE - MINUTES

Councilwoman Whitehead made a motion to approve the Special Meeting Minutes of February 18, 2025 and the Executive Session Minutes of February 18, 2025. Vice Mayor Dubauskas seconded the motion, which carried 7/0, with Mayor Borowsky; Vice Mayor Dubauskas; and Councilmembers Graham, Kwasman, Littlefield, McAllen, and Whitehead voting in the affirmative.

CONSENT AGENDA

1. **Kura Revolving Sushi Bar Liquor License (10-LL-2025)**

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

Location: 16495 N. Scottsdale Road, Suite 102 (AKA Suite 5B-2)

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

2. **Pima Road Widening Project Right-of-Way Acquisition**

Request: Adopt **Resolution No. 13355** to authorize:

1. The acquisition of fee simple and easement interests in certain real property by dedication, donation, or purchase, or the exercise of the power of eminent domain as a matter of public necessity for the public purpose of construction improvements for the Pima Road – Happy Valley Road Improvement project.
2. The City Manager, or designee, to approve revised or substituted legal descriptions and specify additional or other property interests to be acquired for this project; provided, however, that the City Manager may not increase the total area of all property taken as authorized by this resolution by more than twenty percent (20%) without further authority from the City Council.

Staff Contact(s): Alison Tymkiw, Senior Director – City Engineer, 480-312-7760,
atymkiw@scottsdaleaz.gov

3. **On-Call Transportation Engineering Services Contracts for Capital Improvement Projects**

Request: Adopt **Resolution No. 13354** authorizing the following on-call transportation engineering services contracts for Capital Improvement Projects throughout the city for two years with the option to extend for three additional one-year periods, in an amount not to exceed \$5,000,000 for the initial two-year term of each contract:

1. Contract No. 2025-030-COS with Ardurra Group, Inc.
2. Contract No. 2025-031-COS with Huitt-Zollars, Inc.
3. Contract No. 2025-032-COS with Jacobs Engineering Group, Inc.
4. Contract No. 2025-033-COS with Strand Associates, Inc.
5. Contract No. 2025-034-COS with T.Y. Lin International, Inc.
6. 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.

Staff Contact(s): Alison Tymkiw, Senior Director – City Engineer, 480-312-7760,
atymkiw@scottsdaleaz.gov

4. **On-Call Stormwater Engineering Services Contract Extensions**

Request: Adopt **Resolution No. 13357** authorizing the following one-year on-call engineering services contract extensions, in an amount not to exceed \$1,000,000 per contract, for on-call stormwater engineering services at various project locations throughout the City:

1. Contract No. 2023-032-COS-A1 with Huitt-Zollars, Inc. (successor in interest to Gavan & Barker, Inc.)
2. Contract No. 2023-033-COS-A1 with Kimley-Horn and Associates, Inc.
3. Contract No. 2023-034-COS-A1 with Michael Baker International, Inc.
4. Contract No. 2023-035-COS-A1 with Wood, Patel and Associates, Inc.

Staff Contact(s): Alison Tymkiw, Senior Director – City Engineer, 480-312-7760,
atymkiw@scottsdaleaz.gov

5. 77th Street Access Improvements Engineering Services Contract

Request: Adopt **Resolution No. 13361** authorizing Contract No. 2025-048-COS with Entellus, Inc., in an amount not to exceed \$507,774, for engineering services related to the 77th Street Access Improvement Capital Improvement Project (TL02).

Staff Contact(s): Alison Tymkiw, Senior Director – City Engineer, 480-312-7760, atymkiw@scottsdaleaz.gov

6. Arizona Bike Week Event Funding

Request: Adopt **Resolution No. 13371** to authorize:

1. Funding, not to exceed \$62,250, from the portion of the Fiscal Year 2024/25 Tourism Development Fund that is allocated toward event retention and development for the Arizona Bike Week.

2. New Event Funding Agreement No. 2025-052-COS with FX Promotions, Inc.

Staff Contact(s): Rachel Smetana, Tourism and Events Director, 480-312-2890, rsmetana@scottsdaleaz.gov

7. Federal Emergency Management Agency (FEMA) Assistance to Firefighter's Grant – Purchase of Rescue Vehicle

Request: Adopt **Resolution No. 13373** to authorize the following budget transfers related to the purchase of a rescue vehicle by the Scottsdale Fire Department:

1. A Fiscal Year 2024/25 Budget Appropriation and Cash Transfer, up to the amount of \$909,091, from the existing operating grant budget to a newly created capital project to be funded by the Fiscal Year 2023 FEMA grant funds.

2. A Fiscal Year 2024/25 Budget Appropriation and Cash Transfer, up to the amount of \$90,910, from the Fire Department Technical Rescue Team General Fund operating budget for the 10% grant match to the newly created capital project to be funded by the General Fund.

3. A Fiscal Year 2024/25 Budget Appropriation Transfer, up to the amount of \$381,388, from the General Fund Capital Improvement Project contingency to the newly created capital project to be funded by the General Fund.

4. The Fire Chief, or designee, to conduct all negotiations and to execute and submit all documents and other necessary or desirable instruments in connection with the acceptance of this Grant.

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

8. Associate City Judge Reappointment

Request: Approve the reappointment of Orest Jejna, Associate City Judge, to a term of four years, as set forth in the City Code, to begin on May 1, 2025.

Staff Contact(s): Monica Boyd, Human Resources Director, 480-312-2615, mboyd@scottsdaleaz.gov

9. Municipal Property Corporation Director Appointment

Request: Approve the appointment of Fred Socoloff as a director to the Municipal Property Corporation.

Staff Contact(s): Anna Henthorn, Assistant City Treasurer, 480-312-7805, ahenthorn@scottsdaleaz.gov

10. Monthly Financial Report

Request: Accept the Fiscal Year 2024/25 Monthly Financial Report as of January 2025.

Staff Contact(s): Scott Selin, Budget Department Director, 480-312-2603, sselin@scottsdaleaz.gov

11. Third General Obligation Bond Issuance for the 2019 Bond Projects

Request: Adopt **Ordinance No. 4663** authorizing the issuance and sale of not-to-exceed \$107,000,000 aggregate principal amount of General Obligation bonds, Projects of 2019, Series 2025 in one or more series; providing for the annual levy of a tax for the payment of the bonds; providing certain terms, covenants and conditions concerning the sale of the bonds including, as applicable, the delegation to the City Treasurer the authority to prepare one or more notices inviting bids and to award the sale of the bonds to the lowest responsible bidder or, if more than one series is sold with separate notices, bidders, or to enter into a bond purchase contract or bond purchase contracts with one or more underwriters and to determine whether a portion of the bonds are sold on a taxable basis; providing for the disposition of the proceeds of such bonds; approving the form and authorizing the execution of an agreement for the services of a Bond Registrar, Transfer Agent and Paying Agent; approving the form of certain documents, and authorizing completion, execution and delivery thereof; delegating the authority to approve and deem final a form of Official Statement; and ratifying all actions to be taken with respect to the bonds in furtherance of this Ordinance.

Staff Contact(s): Anna Henthorn, Assistant City Treasurer, 480-312-7805, ahenthorn@scottsdaleaz.gov

(Moved to Regular Agenda, see page 8)

12. Municipal Property Corporation (MPC) Excise Tax Bond Issuance for Water and Wastewater Projects

Request: Adopt **Resolution No. 13364** to:

1. Approve and authorize the execution and delivery of an agreement with the Scottsdale Municipal Property Corporation providing \$120,000,000 of financing for water/wastewater improvements.
2. Approve the issuance of bonds by the MPC in an amount not to exceed \$120,000,000 in one or more series, as tax-exempt and/or taxable bonds, to finance those or other public improvements; approving the form of the agreement, trust indenture and a continuing disclosure certificate with respect to the bonds; and authorizing and ratifying the taking of all other actions necessary to the consummation of the transactions contemplated by Resolution No. 13364.

Staff Contact(s): Anna Henthorn, Assistant City Treasurer, 480-312-7805, ahenthorn@scottsdaleaz.gov

(Moved to Regular Agenda, see page 9)

PUBLIC COMMENT – CONSENT AGENDA

There was no public comment on the Consent Agenda items.

MOTION AND VOTE – CONSENT AGENDA

Vice Mayor Dubauskas requested that Item 11 [Third General Obligation Bond Issuance for the 2019 Bond Projects] and Item 12 [Municipal Property Corporation (MPC) Excise Tax Bond Issuance for Water and Wastewater Projects] be considered as part of the Regular Agenda.

Mayor Borowsky made a motion to approve Consent Agenda Items 1 through 10, noting that Item 11 [Third General Obligation Bond Issuance for the 2019 Bond Projects] and Item 12 [Municipal Property Corporation (MPC) Excise Tax Bond Issuance for Water and Wastewater

Projects] would be considered as part of the Regular Agenda. Councilwoman Whitehead seconded the motion, which carried 7/0, with Mayor Borowsky; Vice Mayor Dubauskas; and Councilmembers Graham, Kwasman, Littlefield, McAllen, and Whitehead voting in the affirmative.

REGULAR AGENDA

13. City Manager Recruitment Firm Selection

Request: Adopt **Resolution No. 13376** authorizing the selection of Ralph Andersen & Associates to conduct the national recruitment and selection process for the position of City Manager.

Presenter: Monica Boyd, Human Resources Director

Staff Contact(s): Monica Boyd, Human Resources Director, 480-312-2615, mboyd@scottsdaleaz.gov

Human Resources Director Monica Boyd gave a PowerPoint presentation (attached) on the proposed City Manager recruitment firm selection process.

PUBLIC COMMENT – ITEM 13

There was no public comment on this item.

MOTION NO. 1 – ITEM 13

Councilwoman McAllen made a motion to adopt Resolution No. 13376. Councilwoman Whitehead seconded the motion.

ALTERNATE MOTION AND VOTE – ITEM 13

Councilwoman Littlefield made an alternate motion to move to table the City Manager recruitment firm selection process and requested staff agendaize an item for a future Council Meeting, including a possible Executive Session, for the City Council to consider the appointment of Greg Caton as permanent City Manager. Vice Mayor Dubauskas seconded the motion, which carried 4/3, with Vice Mayor Dubauskas and Councilmembers Graham, Kwasman, and Littlefield voting in the affirmative and Mayor Borowsky and Councilmembers McAllen and Whitehead dissenting.

14. 2025 State Legislative Agenda Update

Request: Presentation, discussion, and possible direction to staff to communicate the City's position on State Legislative housing matters to local, regional, and State officials; and members of the Arizona State Legislature.

Presenter(s): Dale Wiebusch, Government Relations Director

Note: This item was added to the March 18, 2025 City Council Meeting agenda at the request of four or more members of the City Council.

Government Relations Director Dale Wiebusch gave a PowerPoint presentation (attached) on the 2025 State Legislative Agenda related to housing matters.

PUBLIC COMMENT – ITEM 14

There was no public comment on this item.

COUNCIL DIRECTION AND OBSERVATIONS – ITEM 14

There was Council consensus on the following item:

- The Government Relations Director to provide regular updates to the City Council on legislative matters affecting Scottsdale.

Councilmembers made the following observations and suggestions:

- Continue to oppose bills that circumvent the City's authority on zoning matters.
- Legislative staff should provide updates to the City Council regarding housing bills.
- The efforts of State legislators to represent and protect the interests of Scottsdale are appreciated.
- Councilmembers are willing to reach out to non-Scottsdale based legislators to discuss how certain bills would affect Scottsdale.
- Closely watch any bills that allow for housing projects near Scottsdale Airport airspace.
- Request that legislative staff provide an estimate of the number of parcels in Scottsdale that would be impacted by the starter home legislation.

15. Old Town Scottsdale Parking Presentation

Request: Presentation and discussion regarding historical information on parking in Old Town Scottsdale and the 2019 Bond Election. This item is to focus only on the historical aspect of parking in the Old Town area.

Presenter(s): Alison Tymkiw, Senior Director – City Engineer

Note: This item was added to the March 18, 2025 City Council Meeting agenda at the request of four or more members of the City Council. This item is for presentation and discussion only and no action will be taken.

Senior Director – City Engineer Alison Tymkiw gave a PowerPoint presentation (attached) on historical information of parking in Old Town Scottsdale and the 2019 Bond Election.

PUBLIC COMMENT – ITEM 15

Mayor Borowsky opened public comment on this item.

Patricia Badenoch, Scottsdale resident, spoke in opposition of the Farmer's Market parking garage and in support of historic Old Town.

French Thompson, Scottsdale resident, discussed the history of the parking deficit in Old Town and noted that many customers have told him they cannot find parking in Old Town.

Bob Pejman, Scottsdale resident, discussed the history of the parking deficit in Old Town, including which areas had formed Improvement Districts.

Dee Logan, senior coordinator for the Old Town Farmer's Market, discussed the history of the Farmer's Market and noted there was sufficient parking for the Market.

Michael Reed, site manager for the Old Town Farmer's Market, discussed the history of the Farmer's Market.

Mayor Borowsky closed public comment on this item.

COUNCIL DIRECTION AND OBSERVATIONS – ITEM 15

Councilmembers made the following observations and suggestions:

- Find where the \$27 million from the Museum of the West land sale was allocated and provide this information to the City Council.
- Having the Farmer's Market on the roof of a parking garage is not a viable option.
- The Farmer's Market has been at several different locations throughout its history.
- Potential alternate sites for the Farmer's Market are being examined and may provide growth opportunities for the Market.
- The Market will have at least one more season through June 2026 at its current location before any relocation occurs.
- The city does not have current parking technology; therefore a parking app would be beneficial.
- The Farmer's Market is a beneficial asset and economic driver for the City.
- Existing parking garages are underutilized.
- There is a concern about the effect on businesses once parking garage construction begins.
- There are alternate forms of transportation, including ride sharing.
- The city used to have a parking program app that was not used.
- Individuals want parking options close to where they are going.
- Parking apps are not reliable.
- Voters requested additional parking garages.
- Dynamic signage options should be examined.

11. Third General Obligation Bond Issuance for the 2019 Bond Projects

Request: Adopt **Ordinance No. 4663** authorizing the issuance and sale of not-to-exceed \$107,000,000 aggregate principal amount of General Obligation bonds, Projects of 2019, Series 2025 in one or more series; providing for the annual levy of a tax for the payment of the bonds; providing certain terms, covenants and conditions concerning the sale of the bonds including, as applicable, the delegation to the City Treasurer the authority to prepare one or more notices inviting bids and to award the sale of the bonds to the lowest responsible bidder or, if more than one series is sold with separate notices, bidders, or to enter into a bond purchase contract or bond purchase contracts with one or more underwriters and to determine whether a portion of the bonds are sold on a taxable basis; providing for the disposition of the proceeds of such bonds; approving the form and authorizing the execution of an agreement for the services of a Bond Registrar, Transfer Agent and Paying Agent; approving the form of certain documents, and authorizing completion, execution and delivery thereof; delegating the authority to approve and deem final a form of Official Statement; and ratifying all actions to be taken with respect to the bonds in furtherance of this Ordinance.

Staff Contact(s): Anna Henthorn, Assistant City Treasurer, 480-312-7805, ahenthorn@scottsdaleaz.gov

NOTE: Mayor Borowsky requested Item 13 [City Manager Recruitment Firm Selection], Item 14 [2025 State Legislative Agenda Update] and Item 15 [Old Town Scottsdale Parking Presentation] be presented before Item 11 [Third General Obligation Bond Issuance for the 2019 Bond Projects].

Assistant City Treasurer Anna Henthorn gave a PowerPoint presentation (attached) on the proposed Third General Obligation Bond Issuance for the 2019 Bond Projects.

PUBLIC COMMENT – ITEM 11

There was no public comment on this item.

MOTION AND VOTE – ITEM 11

Councilwoman Whitehead made a motion to adopt Ordinance No. 4663. Councilman Graham seconded the motion, which carried 7/0, with Mayor Borowsky; Vice Mayor Dubauskas; and Councilmembers Graham, Kwasman, Littlefield, McAllen, and Whitehead voting in the affirmative.

12. Municipal Property Corporation (MPC) Excise Tax Bond Issuance for Water and Wastewater Projects

Request: Adopt Resolution No. 13364 to:

3. Approve and authorize the execution and delivery of an agreement with the Scottsdale Municipal Property Corporation providing \$120,000,000 of financing for water/wastewater improvements.
4. Approve the issuance of bonds by the MPC in an amount not to exceed \$120,000,000 in one or more series, as tax-exempt and/or taxable bonds, to finance those or other public improvements; approving the form of the agreement, trust indenture and a continuing disclosure certificate with respect to the bonds; and authorizing and ratifying the taking of all other actions necessary to the consummation of the transactions contemplated by Resolution No. 13364.

Staff Contact(s): Anna Henthorn, Assistant City Treasurer, 480-312-7805, ahenthorn@scottsdaleaz.gov

NOTE: Mayor Borowsky requested Item 13 [City Manager Recruitment Firm Selection], Item 14 [2025 State Legislative Agenda Update], Item 15 [Old Town Scottsdale Parking Presentation], and Item 11 [Third General Obligation Bond Issuance for the 2019 Bond Projects] be presented before Item 12 [Municipal Property Corporation (MPC) Excise Tax Bond Issuance for Water and Wastewater Projects].

Assistant City Treasurer Anna Henthorn gave a PowerPoint presentation (attached) on the proposed Municipal Property Corporation (MPC) Excise Tax Bond Issuance for Water and Wastewater Projects.

PUBLIC COMMENT – ITEM 12

There was no public comment on this item.

MOTION AND VOTE – ITEM 12

Councilwoman Whitehead made a motion to adopt Resolution No. 13364. Councilman Graham seconded the motion, which carried 7/0, with Mayor Borowsky; Vice Mayor Dubauskas; and Councilmembers Graham, Kwasman, Littlefield, McAllen, and Whitehead voting in the affirmative.

PUBLIC COMMENT

Christopher Mielke, Scottsdale resident, discussed delaying the parking garage at the Farmer's Market and possibly implementing parking guidance systems and dynamic signage in the Old Town area.

Emmie Cardella, Scottsdale resident, discussed concerns regarding the elimination of the Public Works Director and Transportation Director positions and planned traffic circle at Scottsdale and Dynamite Roads.

Jennifer Rizzo, Scottsdale resident, spoke in support of the Farmer's Market and concerns about the Farmer's Market parking garage location.

CITIZEN PETITIONS

14. 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

No citizen petitions were received.

MAYOR AND COUNCIL

17. Agendize Review of Possible Changes to Chapter 47 of the Scottsdale Revised Code (Streets, Sidewalks and Public Works Generally) for a Future Council Meeting

Request: At the request of Vice Mayor Dubauskas, direct the Interim City Manager and City Attorney to draft an ordinance for consideration at the 4/22 Council Meeting related to possible changes to Chapter 47 of the Scottsdale Revised Code (Streets, Sidewalks and Public Works Generally) regarding when temporary traffic control devices, such as barriers, for construction projects can be installed and possible related fines incorporating as appropriate provisions from a similar City of Chandler ordinance.

Note: The only possible Council action to be taken on Item No. 17 is: (1) Direct the City Manager or responsible Charter Officer to agendize the item for a future meeting; (2) direct the City Manager or responsible Charter Officer to investigate the matter and prepare a written response to the Council; or (3) take no action. No public comment will be taken at this time.

MOTION AND VOTE – ITEM 17

Vice Mayor Dubauskas made a motion to direct the City Manager and City Attorney to agendize the item for consideration at the April 22nd Council Meeting. Councilwoman Whitehead seconded the motion, which carried 7/0, with Mayor Borowsky; Vice Mayor Dubauskas; and Councilmembers Graham, Kwasman, Littlefield, McAllen, and Whitehead voting in the affirmative.

18. Agendize Review of Police Department's Compensation, Recruitment and Retention Practices for Police Officers

Request: At the request of Councilwoman Whitehead, direct the Interim City Manager to have the Police Department provide an update at a future Council Meeting related to Police Officer salary compensation as compared to other Valley agencies, and officer recruitment and retention practices.

Note: The only possible Council action to be taken on Item No. 18 is: (1) Direct the City Manager or responsible Charter Officer to agendize the item for a future meeting; (2) direct the City Manager or responsible Charter Officer to investigate the

matter and prepare a written response to the Council; or (3) take no action. No public comment will be taken at this time.

MOTION NO. 1 – ITEM 18

Councilwoman Whitehead made a motion to direct the City Manager or responsible Charter Officer to agendaize the item for a future meeting. Councilwoman McAllen seconded the motion.

AMENDMENT TO MOTION NO. 1 – ITEM 18

Vice Mayor Dubauskas made a friendly amendment to the original motion to add Fire Department and other city employees to the compensation, recruitment and retention practices review, noting the Police Department would be discussed first with Fire and other city employees being discussed at later dates. The friendly amendment was accepted by Councilmembers Whitehead and McAllen.

VOTE ON AMENDED MOTION NO. 1 – ITEM 18

The Council then voted on the amended motion to direct the City Manager or responsible Charter Officer to agendaize the items for future meetings, which carried 7/0, with Mayor Borowsky; Vice Mayor Dubauskas; and Councilmembers Graham, Kwasman, Littlefield, McAllen, and Whitehead voting in the affirmative.

MOTION AND VOTE – ADJOURNMENT

Councilman Graham made a motion to adjourn the Regular Meeting. Mayor Borowsky seconded the motion, which carried 7/0, with Mayor Borowsky; Vice Mayor Dubauskas; and Councilmembers Graham, Kwasman, Littlefield, McAllen, and Whitehead voting in the affirmative.

ADJOURNMENT

Mayor Borowsky adjourned the Regular Meeting at 8:35 P.M.

SUBMITTED BY:



Ben Lane, City Clerk

Officially approved by the City Council on May 6, 2025

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 18th day of March 2025.

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

DATED this 6th day of May 2025.



Ben Lane, City Clerk

PRESENTATION/
INFORMATION UPDATE

Neighborhood Advisory Commission 2024 Spirit of Scottsdale Awards

Presenters: Commissioners Nancy Doty Brady & Craig Handzlik



Program Parameters

- Program recognizes a resident and organization/business that help to strengthen and build Scottsdale's community through their commitment to and involvement in neighborhoods
- Open to all Scottsdale residents & businesses
- 2024 program nominations opened June 2024 and closed December 31, 2024

**2024 Individual
Award Winner
Mary & John Garbaciak**

**2024 Business
Award Winner
Clayton Companies**

Neighborhood Advisory Commission 2024 Spirit of Scottsdale Awards

Presenters: Commissioners Nancy Doty Brady & Craig Handzlik



City Manager Recruitment Firm Selection

March 18, 2025
Regular Agenda

Presented by:
Human Resources Department



City Manager Recruitment Background

The last time the City of Scottsdale recruited for City Manager was March of 2016. The process was conducted by The Mercer Group. The entire selection process lasted 41 weeks; resulting in the selection of former City Manager Jim Thompson on December 8, 2016.

With Mr. Thompson's departure in December 2024, the Human Resources Department reached out to five contracted executive recruitment firms for proposals. We received proposals from four of the firms.



Recommendation

After reviewing the scope, timeline, and pricing information from each proposal, the Human Resources Department recommends the selection of Ralph Andersen & Associates. Over the last three years, this team has successfully conducted the following recruitments:

- Assistant City Manager
- Westworld General Manager
- Presiding City Judge
- Human Resources Director
- City Treasurer

The proposed timeline to complete the search is 16 weeks with an anticipated cost of up to \$64,000. This includes the fixed professional services fee and minimal incidental cost.



Action Requested

Adopt Resolution No. 13376 to authorize the selection of Ralph Andersen and Associates to conduct the national recruitment and selection process for City Manager.



Questions?

Thank you for your consideration



City Council Housing Legislation

March 18, 2025

Dale Wiebusch

Government Relations Director



Housing Bills

HB2371/SB1229 planning; home design; restrictions; prohibition (Rep. Leo Biasiucci, Lake Havasu City, and Sen. Shawna Bolick, Phoenix)

SB1229 as amended:

- Bars municipalities over 70,000 from hindering a home buyer's choices in features, amenities, structure, floor plan and design.
- Prohibits municipalities from requiring shared features or amenities that would require an association to maintain the feature or amenity.
- Prohibits municipalities from requiring screening, walls or fences on residential property.
- For five-acre new developments – must allow 3000 square foot lot sizes; minimum square footage of the home cannot be more than any other dwelling unit in the city; minimum setbacks of five feet for sides, and 10 feet front and back, unless there's a street facing garage, then 18 feet is allowed.



Housing Bills

SB1229

- Tribal land and land in the vicinity of military airports are excluded.
- Building and fire codes still apply.
- Minimum parking requirements for public health and safety apply.
- A city or town may have minimum lot sizes larger than 3000 square feet if there are current dwelling units aggregated together on lots smaller than five acres.



Housing Bills

SB1229 Intent Clause:

- The legislature finds and determines that the citizens of this state continue to experience the significant detrimental effects of a severe crisis due to the shortage of available housing. It has become virtually impossible for many citizens of this state to achieve the American dream of owning their own home. This statewide housing crisis is caused in part by highly restrictive regulations. The legislature also finds and determines that, pursuant to article II, section 2, Constitution of Arizona, property rights are a fundamental element of individual rights and personal freedom. A property owner's right to use the property owner's property, protected from unreasonable abridgment by regulation and enforcement, is a matter of statewide concern and is not subject to further regulation by a municipality.



Housing Bills

SB1698/HB2834, municipalities; starter homes developments; regulation (Sen. Vince Leach, Saddlebrook, Rep Janeen Connolly, Tempe)

League of AZ Cities and Towns proposal:

- 30,000 population threshold.
- Ten percent set-aside for starter homes on at least 10 percent of new developments larger than 10 contiguous acres.
- Four thousand square foot lot minimums.
- Front setback 20 feet, rear setback 10 feet, side setbacks combined total of 15 feet, except as necessary for public health and safety.
- Protections for airports and natural land features.
- Affordability component.



Housing Bills

SB1529: municipal housing; preapproved design (Sen. Warren Petersen, Gilbert) as amended

- Requires cities and towns to establish at least three preapproved housing plans for single family (800-2000 sq. ft., or minimum sq. ft. allowed by the city), duplexes (400-1000 sq. ft.), triplexes (400-1000 sq. ft.), and ADUs (200, 600, 1000 sq. ft.)
- Fees remain the same as any other submittal.
- Plans are posted on city's website.



Housing Bills

HB2110 development; adaptive reuse; rezoning; prohibition (Rep. Leo Biasiucci, Lake Havasu City)

- Clean-up bill from last year, HB2110 mandates municipalities allow multifamily or adaptive reuse of commercial buildings without rezoning. At least 10% of commercial buildings need be eligible. Specifies compliance with building codes, setback adjustments, demolition allowances, and a 10% minimum for affordable housing. Exempts historical and tribal areas. Only excludes the airport itself from utilization.

HB2928: accessory dwelling units; requirements (Rep. Michael Carbone, Buckeye)

- Clean-up bill from last year, HB2928 adds a new provision limiting the area exemption surrounding the airport to noise levels over 65 decibels. Also added in counties.



Housing Bills

HB2191 religious institutions; development; allowed use (Rep. David Livingston, Peoria)

- Allows religious institutions to develop housing on a contiguous parcel.
- Prescribes requirements for parking, water and sewer, heights, setbacks, distance from industry, airports and military bases.
- Requires deed restrictions for 55 years that at least 40% of the units are for low-income households, unless there are other requirements prohibiting such.
- Property must be owned by the religious institution for at least three years preceding the planned development.
- Requires the religious institution to notify the county assessor of the change in use for property tax classification.



Old Town Scottsdale Parking

City Council Presentation

March 18, 2025

Bond 2019 Project 63 – Build Parking Structures in Old Town Scottsdale

- Question 2 ballot language:

Shall the City of Scottsdale be authorized to issue and sell up to \$112,300,000 aggregate original principal amount of its bonds to provide funds to design, acquire, construct, reconstruct, improve, furnish, and equip: municipal facilities and improvements, infrastructure facilities and improvements, public parking facilities and improvements, streets and transportation facilities and improvements, pedestrian facilities and improvements, event space and improvements, and community and open space infrastructure and improvements, including acquisition of land or interests therein necessary for any such purpose, and to pay all necessary legal, financial consulting, and other costs and fees in connection therewith; such bonds to be issued in one or more series, as tax-exempt or taxable bonds, maturing not more than 25 years from the date of issuance of each series, and bearing interest at a rate or rates not exceeding ten percent (10.0%) per annum? **Payment of Bonds:** These bonds will be issued as general obligation bonds and the issuance of these bonds will result in a property tax increase sufficient to pay annual debt service on the bonds. The bonds may be refunded by the issuance of refunding bonds with a weighted average maturity less than 75% of the weighted average maturity of the bonds being refunded.

Project Description

- Bond project fact sheets used during outreach:

BUILD PARKING STRUCTURES IN OLD TOWN SCOTTSDALE

QUESTION 2: COMMUNITY SPACES AND INFRASTRUCTURE

Project Summary

Build parking structures to ensure an effective supply of parking for residents, visitors, and businesses that park in Old Town Scottsdale.

PROJECT DETAILS

Estimated Project Cost:

TOTAL	\$20,962,800
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Project Location

This project will build parking in Old Town Scottsdale, at locations to be determined, to provide additional parking to support businesses and visitors to portions of downtown that currently experience parking shortages.

CIP Project Number: 63

Slide 3

Project Description

- Bond project fact sheets used during outreach:

Background

Portions of Old Town Scottsdale experience parking shortages at various times, particularly during peak visitor periods and major events in the area. City staff is developing parking alternatives, specific locations and garage configurations that could be selected to best meet the parking need in Old Town.

Alternatives being considered include:

- Construction of a parking structure at the surface parking lot the City owns on 1st Avenue between Marshall Way and Scottsdale Road;
- Addition of one or more levels of parking on top of the City-owned parking structure at 1st Street and Brown Avenue.
- Reconstruction of the surface parking lot adjacent to Stagebrush Theater near 2nd Street and Goldwater Boulevard; this would include one or more underground levels below a reconfigured surface level and could potentially include a direct connection to public parking that may be built as part of an adjacent development project.

The city will continue to explore locations to provide additional parking throughout Old Town.

Slide 4

Project Description – FY 2023/24 CIP

63 - Build Parking Structures in Old Town Scottsdale - (DH01)

Description: Build parking structures to ensure an effective supply of parking for residents, visitors, and businesses that park in Old Town Scottsdale.

Funding Sources (In thousands of dollars)	Total Project Cost	ITD Expenditures (Thru 01/23)	Adopted 2023/24	Forecast 2024/25	Forecast 2025/26	Forecast 2026/27	Forecast 2027/28	Future	Total Remaining Budget
2019 GO Bond - Q2 - Community Spaces & Infrastructure	20,962.8	-	15,436.9	5,525.9	-	-	-	-	20,962.8
Total:	20,962.8	-	15,436.9	5,525.9	-	-	-	-	20,962.8

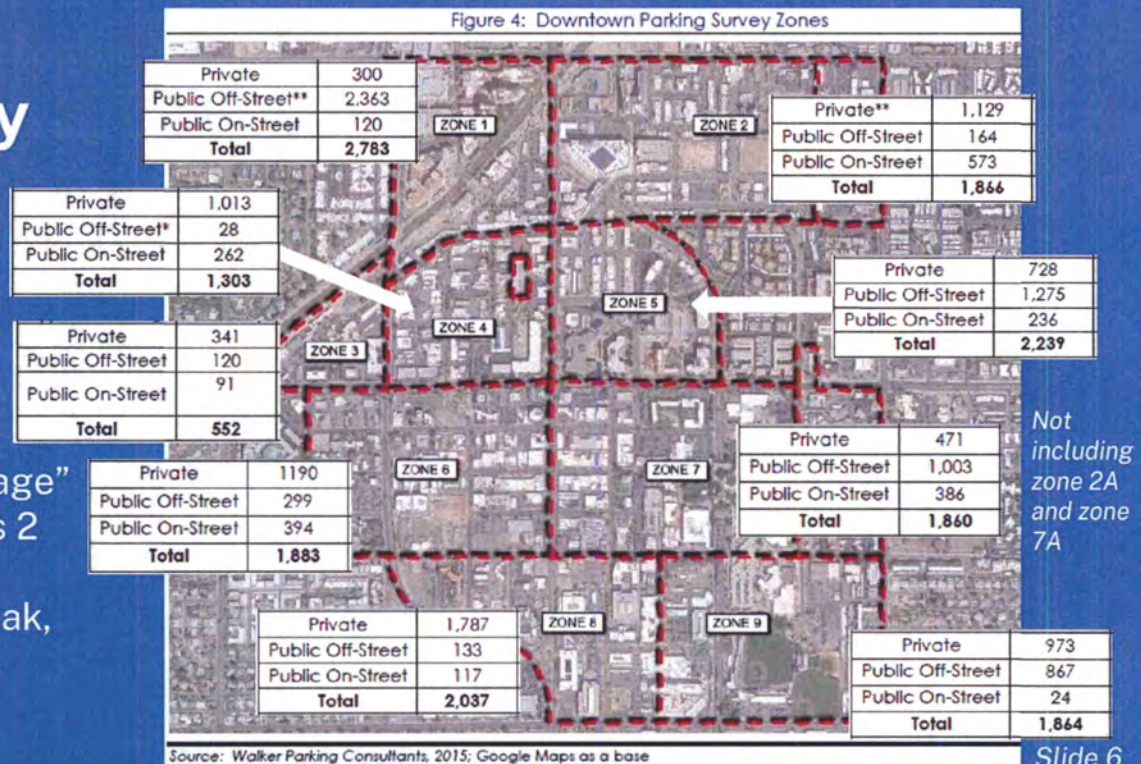
- Funding was not made immediately available
- Originally \$4.4M to \$5.5M per year spread over 4 years

Slide 5

Parking Inventory

2015 Walker Study

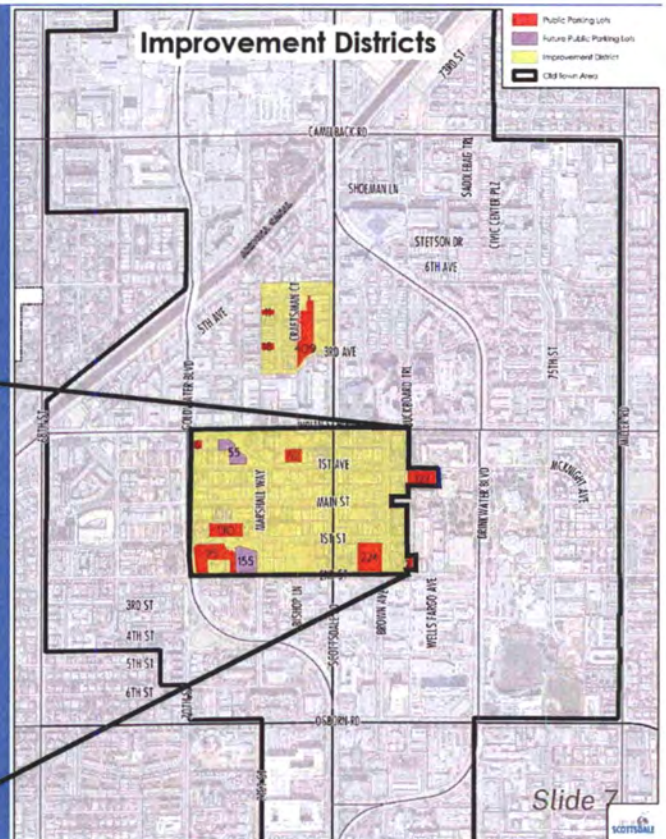
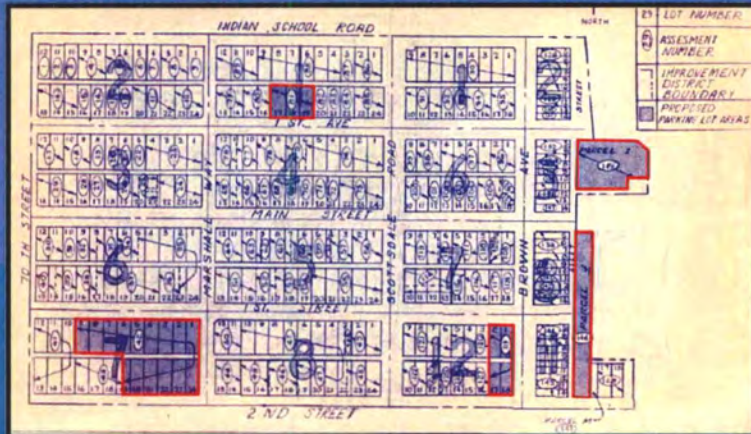
“Effective shortage” of spots in zones 2 & 5: Over 85% occupancy at peak, and at some off-peak times



Slide 6

Previous Investments

- Improvement Districts:
 - Fifth Avenue
 - East/West Main



Slide 7

Previous Investments

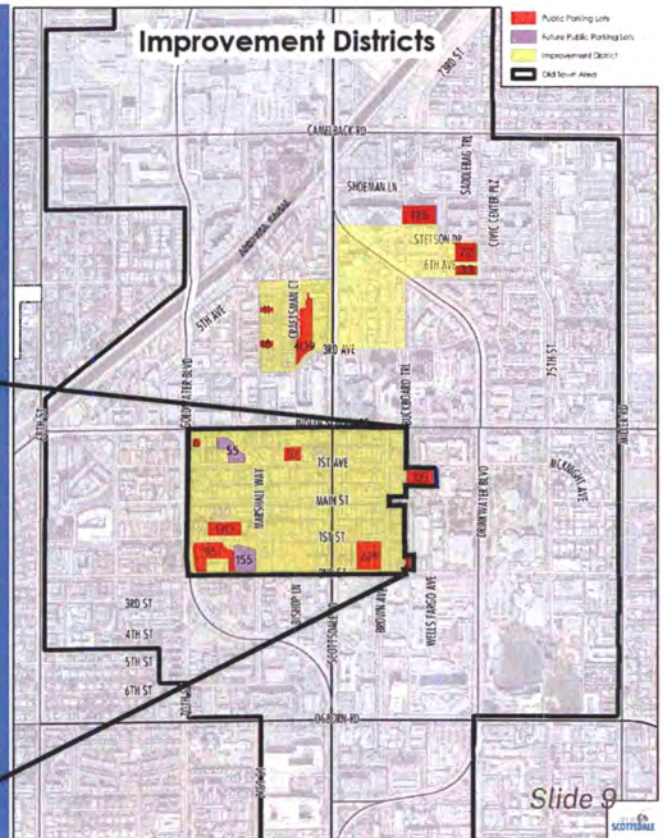
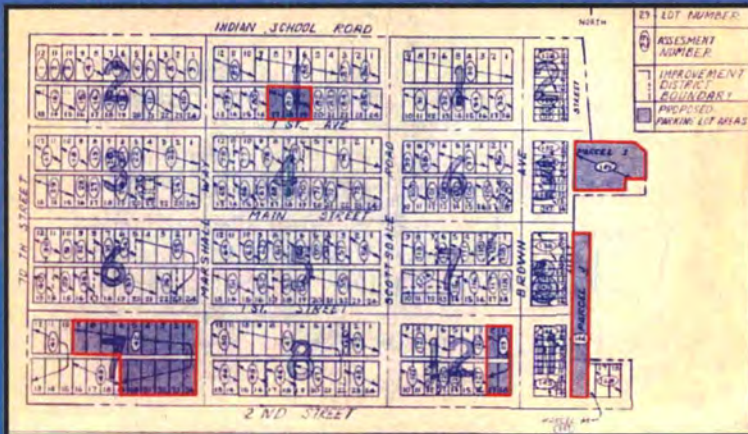
- All of Old Town:

	Year	Spaces	Cost (\$k)	Adjusted to 2022 (\$k)	2022 cost per space (\$)
Original ID	1972	556	\$ 617	\$ 4,346	\$ 7,816
SCPA garage	1976	357		\$ 12,700	\$ 35,574
Main St Condos	2005	130	\$ 2,400	\$ 3,618	\$ 27,829
Parking corral	2005	225	\$ 8,167	\$ 12,311	\$ 54,714
Future:					
Artisan		55	\$ 2,200	\$ 2,200	\$ 39,999
Museum Square		155	\$ 6,975	\$ 6,975	\$ 45,000
Stagebrush		33	\$ 540	\$ 540	\$ 16,364
Total investment:				\$ 42,689	
				10.2% from ID	
				89.8% from other sources	

Slide 8

Previous Investments

- Improvement Districts:
 - Fifth Avenue
 - East/West Main
- Land dedication:
 - NE Quadrant



Slide 9

Previous Investments

- Land dedication:
 - NE Quadrant
- 1.97 acres



Slide 10

Previous Investments

- All Downtown:

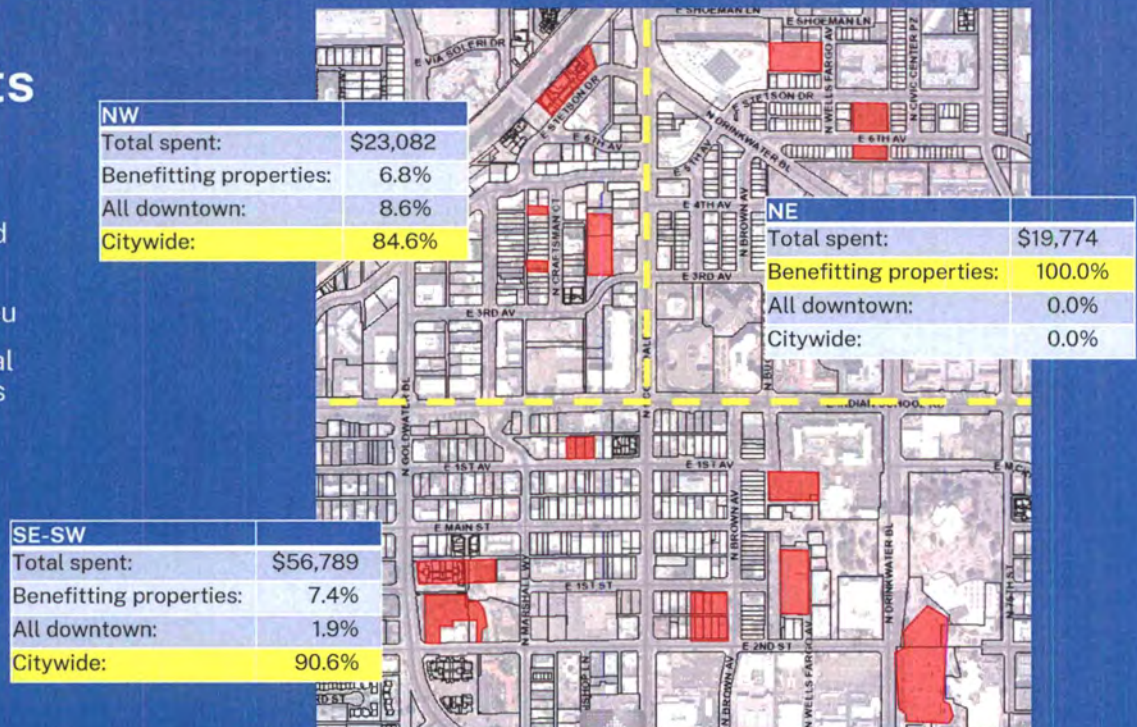
Quadrant	Project	Year	Spaces	Cost (\$k)	Adjusted to 2022 (\$k)	2022 cost per space (\$)
SE-SW	ID: East-West Main	1972	556	\$617	\$4,221	\$7,591
SE-SW	SCPA garage	1976	357		\$12,700	\$35,574
SE-SW	Civic Center Library	1985	685	\$8,900	\$23,718	\$34,624
SE-SW	Main St Condos/SMOW	2005	130	\$2,400	\$3,538	\$ 27,218
SE-SW	1st & Brown/Corral	2005	225	\$3,824	\$5,637	\$25,056
SE-SW (paid, not built yet)	Museum Square	paid 2022	155	\$6,975	\$6,975	\$45,000
NW	ID: 3rd & 5th Ave surface	1972	177	\$229	\$1,566	\$8,850
NW	Waterfront	2005	320	\$3,000	\$4,423	\$13,822
NW	3 rd & 5th Ave garage	2005	405	\$6,883	\$10,147	\$25,056
NW	Southbridge	2007	160	\$5,000	\$6,945	\$43,408
NE	Land dedication	1962	220		\$19,774	\$89,882

Slide 11

Previous Investments

- Who pays:

- **Benefitting property:** ID, land dedication
- **Downtown:** In-lieu
- **Citywide:** General fund, Trans sales tax, MPC or GO debt



Costs are \$k's adjusted to 2022 dollars

Slide 12

Previous Investments

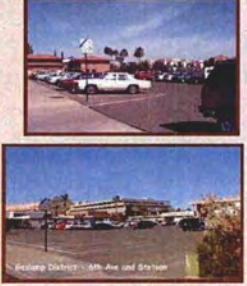
- 2001 Downtown Task Force
 - 22 Members, presented to Council May 2001
 - Recommended 22 actions, including 3 actions to build parking garages:
 - Two have been built ★
 - One has not ★

#10 - Construct a parking garage in the Gas Lamp District

Recommended Actions:
Utilize existing city-owned property to construct a parking garage with restrooms

- Bury utilities in the area
- Pave alleys
- Install streetlamps
- Install hardscape where required
- Refurbish landscape

Recommended Timing: FY 2006-07



Character • Transportation • Culture • Streetscape/Landscape • Administration • Finance



Slide 13

Questions?

ITEM 11

General Obligation Financing for Bond 2019 Projects

March 18, 2025



VOTER APPROVED BOND 2019 PROGRAM

Q1 – Parks, Recreation & Senior Services	\$112.6M
Q2 – Community Spaces & Infrastructure	\$112.3M
Q3 – Public Safety & Technology	\$94.1M
Total Budget	\$319.0M



RECAP OF BOND 2019 PROGRAM

Bond Project Amounts by Question	GO Series 2021	GO Series 2023	GO Series 2025	Future GO Bond	Total*
Q1 – Parks, Recreation & Senior Services	\$27M	\$24M	\$9M	\$53M	\$112.6M
Q2 – Community Spaces & Infrastructure	\$16M	\$28M	\$49M	\$19M	\$112.3M
Q3 – Public Safety & Technology	\$12M	\$26M	\$49M	\$7M	\$94.1M
Total	\$55M	\$78M	\$107M	\$79M	\$319M

*Total off for rounding

PROPOSED PROJECTS – QUESTION 1

Question 1	Proposed Financing Amount
13 - Expand Granite Reef Senior Center to Meet Demand for Adult Day Care Center	\$0.6M
21 - Expand Via Linda Senior Center to Meet Demand for Senior Services	1.0M
41 - Install Solar Heating System for Eldorado Pool	0.6M
42 - Add a Dog Park to Thompson Peak Park	3.9M
55 - Build a 17-Acre Neighborhood Park at Ashler Hills Drive and 74th Way (Whisper Rock)	2.6M
Question 1 Estimated Total	\$8.7M

PROPOSED PROJECTS – QUESTION 2

Question 2	Proposed Financing Amount
15 - Build 200 Space Parking Lot off 75th Street to Serve the City Court and Scottsdale Stadium	\$1.5M
23 - Repair Lakes and Irrigation at Vista del Camino Park in the Indian Bend Wash	19.4M
32 - Renovate and Modernize the Stage 2 Theater at the Scottsdale Center for the Performing Arts	1.2M
57 - Install Solar Systems North Corporation Campus	0.4M
58 - Install Parasol Solar Shade Structure at City Hall Parking Lot	4.7M
59 - Install Solar Systems at Civic Center Campus	2.8M
62 - Build a Bridge on Thompson Peak Parkway Bridge over Reata Pass Wash to Improve Safety	6.3M
63 - Build Parking Structures in Old Town Scottsdale	13.2M
Question 2 Estimated Total	\$49.5M

PROPOSED PROJECTS – QUESTION 3

Question 3	Proposed Financing Amount
Modernize Computer Equipment Rooms to Protect City Servers	\$0.4M
Install Fiber Optic Infrastructure to Reduce Operating Costs	6.4M
Replace Obsolete Planning and Permitting Software	3.0M
Obtain a Citywide Data Management and Analytics Solution for Data-Based Decision Making	0.6M
Replace Deteriorating Vehicle Training Track at the Police and Fire Training Facility	0.9M
Build a New Fire Station near Hayden Road and the Loop 101 to Improve Response Times	8.7M
Renovate the Via Linda Police Station to Increase Efficiency	9.4M
Build New Fire Station at 90th Street and Via Linda to Replace Aging Facility	5.9M
Implement an Inventory and Asset Control System for City Technology	0.1M
Build a new Fire Department Training Facility	1.8M
Renovate and Expand the Civic Center Jail and Downtown Police Facility to Meet Demand	11.6M
Question 3 Estimated Total	\$48.8M

Secondary Property Tax Rate

Current
\$0.4358



Estimated with
Proposed Debt
\$0.4254



Rates per \$100 of assessed valuation



NEXT STEPS

- April 11th – Post Preliminary Official Statement
- Week of April 28th – Bond sale
- Week of May 19th – Close bonds, funds available



Water & Sewer Projects for MPC Financing

March 18, 2025



Municipal Property Corporation (established in 1967)

- Financing conduit for the City for debt secured by excise taxes
- MPC approves financing construction or acquisition of capital improvement projects for lease to and use by the city
 - E.g., water and wastewater projects, TPC, stadium, aviation, museum projects
- Governed by a board of directors consisting of citizens from the community approved by the City Council

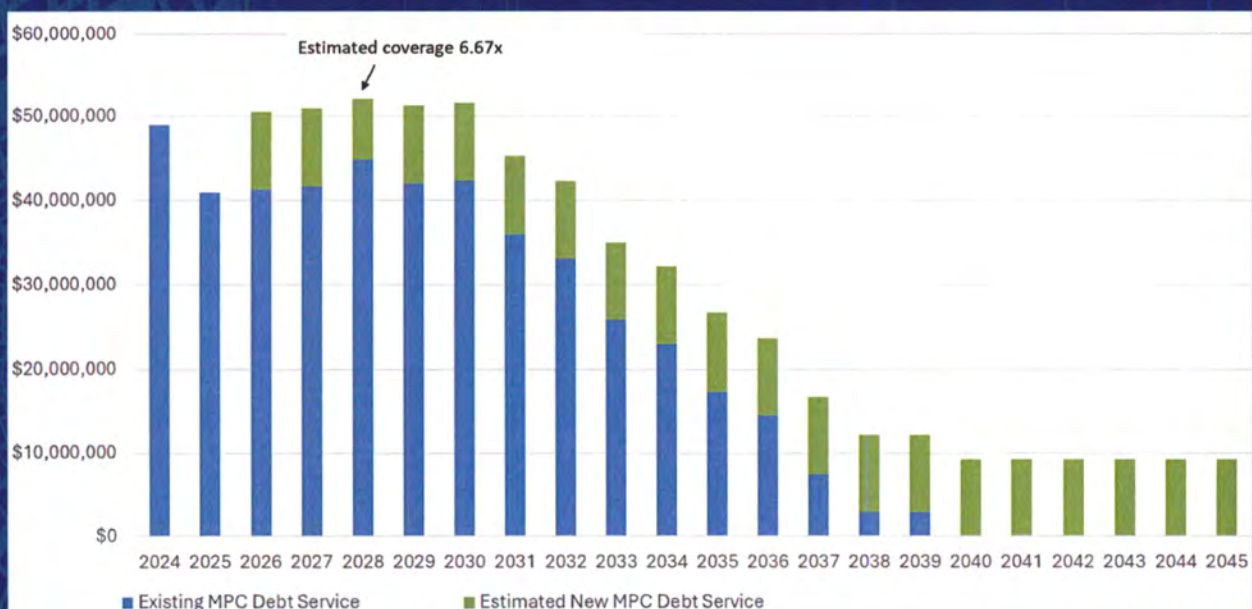


Proposed Financing Amount

Sewer Projects	Proposed Financing Amount
Greenway Hayden Loop Sewer Improvements & Mayo Boulevard Sewer Improvements	\$70 Million
Water Projects	Proposed Financing Amount
Crossroads East – Water System Improvements	\$15 Million
Aquifer Storage and Recovery (ASR) Wells	\$20 Million
Frank Lloyd Wright 24-inch Transmission Main & Booster Station 83B Modifications	\$15 Million
MPC Proposed Financing Amount	\$120 Million

Financing discussed by MPC Board on January 21st
and approved by the MPC Board on February 25th

Estimated Debt Service



Next Steps

- April 11th – Post Preliminary Official Statement
- Week of April 28th – Bond sale
- Week of May 19th – Close bonds, funds available

