

COGS Candidate Questionnaire

Instructions: Please fill out the information requested and return it by **3/23/24 via email to: copperphillips@cox.net**

Upon receipt of your completed questionnaire, you will be contacted to schedule an appointment for an interview with the COGS Board of Directors.

Your complete and unedited responses will be posted on the informational COGS website for public review, along with those of the other candidates. Please keep your answers brief. However, if you need more space the box will expand to accommodate you. If needed, please continue on an additional page.

No.	Question	Response
1.	DEMOGRAPHICS	
1.a.	Name	Adam Kwasman
1.b.	Home Address	7812 N Via Del Sol Rd Scottsdale AZ
1.c.	Phone	520-241-8992
1.d.	Years living in Scottsdale	9
1.e.	When did you register to vote in Scottsdale? Have you failed to vote in any Scottsdale or General Election since you registered?	9 years ago. I recently missed a bond election, but otherwise I do not believe I have.
1.f.	Have you been elected or appointed to City positions including City Task Forces, Boards, Committees or Commissions? If so, please list.	No
1.g.	Please list any Civic Activities or organizations you belong to.	Arizona Sportsmen for Wildlife Conservation Chabad of Arizona
1.h.	Education/Training	M.A. in Economics, George Mason University J.D., Arizona State University Bachelors of Arts, Cum Laude, Tulane
1.i.	Current Occupation or Pre-Retirement	Attorney
1.j.	Other personal information that you would like to share:	
2.	CAMPAIGN INFORMATION	
2.a.	Address	7839 E Via Paseo Del Sur #151 Scottsdale 85282
2.b.	Phone	480-750-9388
2.c.	Fax	
2.d.	Web-site address**<i>important</i>*	https://www.adamkwasman.com
2.e.	E-Mail address	akwasman@gmail.com

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2.f.	Endorsements	Kathy Littlefield Barry Graham Matt Gress Alex Kolodin Joseph Chaplik John Kavanaugh Steve Twist Andy Tobin Kirk Adams
3.	Why have you decided to become a candidate for City Council?	<p>Scottsdale is where I decided to make my home, where I decided to raise my family. I'm far from the only one to do so; for decades, Scottsdale has brought in families from across the country who wish to make this place their home. Unfortunately, that vision is more precarious than ever. Between a misguided focus on high density projects, a poor financial outlook, and unchecked organized crime, I fear that Scottsdale has become quite different from the city I moved to.</p>
4.a.	Identify 3 major issues facing the Council.	<p>Overdevelopment of Apartments – Scottsdale City Council has been too quick to move towards high density residential development.</p> <p>Short-sighted transportation goals – Scottsdale is a city of motorists, and the council has been too focused on catering to a small minority of public transportation enthusiasts to think about drivers.</p> <p>Budget modernization – Scottsdale has been operating off of a base budget that has not seen a major overhaul since the Bush Administration. That needs to change.</p>
4.b.	Identify 3 major issues facing the City.	<p>Public Safety – Scottsdale is facing a crime crisis, and our elected leaders need to stand up ensure that we are safe.</p> <p>Character of Scottsdale – Driven in part by poor decisions by some on the council, Scottsdale is at risk of becoming just another city, losing the character that attracts our best and brightest.</p> <p>Homelessness – It is a tragedy that there are so many people in and around Scottsdale who cannot find a place to stay. However, we should not mistake enabling addicts for charity towards the unfortunate. The best thing we can do is to enforce the law, get the homeless help, and make our streets safe again.</p>
5.	If elected, what would you like to accomplish?	<p>Alongside serious improvements on all of the issues I identified above, I would like to see a better, streamlined process for the budget, complete with transparency tools that allow for public accountability. Scottsdale's budget should not see this sort of disorder again.</p>
6.	<p>Are there matters that may come before the City Council in which you would have a Conflict of Interest?</p> <p>If yes, what would the conflicting issues be?</p>	<p>X No <input type="checkbox"/> Yes</p>
7.	<p>Identify citizen/city processes that you believe need to be:</p>	

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7.a.	Created	A Scottsdale Checkbook that will allow any resident to search Scottsdale budgeting and spending, including
7.b.	Improved	Budget making: The city should operate on a set budget, with bonds and overrides done in an orderly fashion and reserved for extraordinary circumstances
7.c.	Reduced	I wish to reform policies focused on homelessness to ensure treatment based recovery.
7.d.	Eliminated	DEI initiatives are an inappropriate place for the city to insert itself.
8.	Please state your position and/or action on the following zoning and land use issues:	
8.a	What is your position on citywide rezoning requests, text amendments, and General Plan Amendments that significantly change land use or increase height and/or density, especially in proximity to single family residential neighborhoods?	I am opposed to such measures. Scottsdale is a city for families and a city of space, and cutting down on single family residential zoning leaves families cramped at best and leaving Scottsdale at worst. I moved here because I knew this town was dedicated towards providing my family the kind of life we desired, and I want to pass that on to future Scottsdale residents.
8.b	Conditional Zoning approvals currently do not have time limits for construction to begin and/or unless the project is amended. Should the approved conditional zoning revert back to the original zoning after a specified time period? Please provide the rational for your position.	Yes. Conditional zoning is something granted under extra-ordinary conditions, and with those conditions come certain expectations.

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8.c	<p>In “The Outpost” project rezoning case, Rural land was rezoned to commercial adjacent to residential large- lot Rural lands, against staff recommendations, breaking with a longstanding policy prohibiting such rezoning. Another project being proposed is to rezone Rural lands from R-190 (5 acre) to R1-43 (1 acre) for a gated development which prohibits horses, adjacent to rural horse operations and stables.</p> <p>What will be your position on these and similar future rezoning cases?</p>	<p>Part of Scottsdale’s unique character is its western charm. Horse ranches have been with Scottsdale since before it was Scottsdale, and contribute greatly to our sense as a truly western town. To add an economic element on top of the cultural element, horse operations are serious investments, ones that can be passed down for generations, and to jeopardize that investment is not only unjust, but harmful to Scottsdale’s economy. Scottsdale should be a place where rural and urban can live side by side, not one where soulless developments crush our unique character.</p>
8.d.	<p>If a Conditional Use Permit holder is not in compliance with ALL of the major CUP conditions and stipulations, how should the city respond?</p>	<p>A conditional use permit is already a compromise by the city, and should be treated as a privilege, not a right. The city should be fair but firm in dealing with the violators, and should not be afraid to hold a revocation hearing if necessary.</p>
8.e.	<p>Should the city government have any role in the unaffordable housing costs that are resulting in essential city workers and young families not being able to live within city limits?</p>	<p>The men and women who keep Scottsdale safe – our law enforcement officers and firefighters – deserve to be able to live in the city they love, and we should work to ensure that compensation packages allow and encourage them to live in Scottdale.</p>
8.f.	<p>How would you describe the effects upon the city with the addition of numerous multi-family apartment complexes citywide and the rezoning of any parcels into multi-use (apartments plus small business complex) parcels? Please discuss positive and negative impacts such as housing costs, tourism, traffic congestion, parking, Look and feel of the Scottsdale, etc.</p>	<p>Theo cornerstone of Scottsdale is a tapestry of neighborhoods that hold families. As an economist, I know that different products – and in attracting people Scottsdale is a product – have niches in the market. Scottsdale’s niche is a family-oriented land use policy that provides a comfortable and safe life to those who live here. If we try to become another Phoenix, with high rise residential buildings dominating our downtown, we will lose the backbone of Scottsdale – people with families – to places that are willing to work with them. Further, this issue would not actually solve housing prices, as those in the market for apartments are not the same as those looking for houses.</p>
8.g.	<p>Would you support a designated Bar/Entertainment District with its own unique Noise and Event Ordinances? Please explain why or why not.</p>	<p>Scottsdale will always have restaurants, and I would rather it be in one area than polluting noise across the city. However, this ought to not mean a blank check to restaurants to be as loud as they want; they have neighbors, and should be mindful of that fact.</p>

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8.h.	<p>Do you support complete control of short term rentals reverting back to cities? The legislature has refused to hear any of the proposed bills to restrict STRs in this session.</p> <p>Do you have solutions to share regarding the neighborhood impact of some short term rentals?</p>	<p>Yes. It is the residents of cities who are most affected by short term rentals, and it is the residents of cities who should be at the forefront of deciding what is done with their land. Scottsdale is a unique town that is best understood by Scottsdale residents, not by statewide legislators over on 19th Avenue.</p> <p>Yes. We need a mandatory residential representative with a local point of contact for each home that is being leased to STRs. I would also increase penalties and enforcement for nuisances are appropriately dealt with.</p>
8.i.	<p>Should all new projects be required to meet Green Building standards? Should bonuses (increased height, density, etc.) be offered if Green Building standards are met?</p> <p>Should such bonuses be given as a matter of routine or to truly exceptional additions to projects that outweigh the value of the bonuses?</p>	No
8.j.	Up-zoning increases the intensity of land use and density. Under what conditions do you support Up-zoning?	Scottsdale is a city for families, full stop. There are limited circumstances in which I support medium-density buildings, such as near existing density, but Scottsdale should stay an overwhelmingly single-family city, preserving its character as the best city in the west.
9.	<p>There are not enough Preserve tax funds remaining to allow acquisition of all the remaining land within the voter approved McDowell Sonoran Preserve Boundary. Please state your position on ending the current sales tax or extending it at the same or a different rate and for what period of years. Why or why not?</p>	If the preserve projections did not meet the appropriate outcome for the voter, a new initiative should be presented to the voter for preserve purchase. A new tax thanks to prior overruns is irresponsible.
10.	Please explain your position on these city issues:	
10.a.	<p>What is your vision for the city?</p> <p>What should Scottsdale look like in 10, 20, or 30 years from now?</p>	<p>Scottsdale is a city that has modernity in its DNA, but it is also a city with a specific identity. Over the next decades, I want to see Scottsdale prosper while keeping its traditional gorgeous, affluent, and excellent character – one that emphasizes family, quality of life, and space.</p>

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10.b.	<p>What is your position on the location of the new bond-funded parking garage in the Downtown area? Please explain why you have chosen the location you chose.</p>	<p>I would not like to see the garage built whatsoever.</p>
11.a.	<p>1. The concept of Fiscal Sustainability involves managing the annual operating budget by balancing income with expenses. Do you identify any of the city decisions as creating a negative impact on long-term fiscal sustainability?</p> <p>2. Focus your opinions on the city infrastructure, such as roads, city owned facilities, water and sewer, and public services, i.e., public safety, emergency response, communications. Do you support using bond funds on any of the above expenses? Why or why not?</p> <p>3. There are thousands of approved apartments in the pipeline. Please describe how you think these developments will impact the city's operating budget. Please include facts to support your position.</p>	<ol style="list-style-type: none"> 1. At present, the greatest threat to the long-term fiscal sustainability of Scottsdale is the utter opacity of the budget process. Scottsdale has a public budget, yes, but between bonds, overrides, and other extraordinary measures, creating an understandable projection of inflow and outflow is impossible. Furthermore, if public safety and homelessness continues to be a scourge upon the city, we will lose our status as the most beautiful city in the southwest. Once that reputation is lost, it will never return. Scottsdale must not become San Francisco and Portland. 2. To expound on the above, while I do think there can be a time and place for bond measures, and while I am not opposed to them in principle, I would oppose them – as an issue of transparency – until Scottsdale can get its financial house in order. 3. This is a trick question. We have no idea what will be developed and not developed. Economic uncertainty has never positively affected a municipality. One needn't be an urban planner to understand that large capacity housing increases traffic patterns, road usage, taxes our law enforcement and fire departments, and it is unclear that revenues will increase, as we do not now if those who will move in Scottsdale will be able to afford Scottsdale's standard of living.
11.b.	<p>Currently, the city allocates funds for events that are not within the City of Scottsdale, e.g., Final Four that is held in Glendale. What is your position on continuing such funding and why/why not?</p>	<p>By and large, I am skeptical of such funding. There are some limited cases where it could be useful -- events held at the Desert Botanical Gardens can greatly benefit our city – but the residents of Scottsdale elect us to represent Scottsdale, and that is where our focus should be.</p>
12.	<p>Please state your position and/or action on the following transportation questions:</p>	
12.a.	<p>The Transportation Master Plan was approved by city council at the April 2022 hearing. What decisions in that document would you encourage to change in the future?</p>	<p>We will end road diets and make sure that any type of road construction does not inhibit the movement of residents during high seasons (February-March). Budget projections must become budget caps; we should not have massive budget blowouts and do nothing as a result.</p>

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12.b	<p>Within the Downtown area, the city has approved under-parked projects by charging in-lieu parking fees at the last rate approx. \$13,000/space which is under current value of \$50,000-\$60,000 to construct.</p> <p>This fund was to be used to build public parking facilities in the future. Staff reported that funds have been used for non-garage funding and is too small an amount for land purchase or garage construction.</p> <p>How do you propose dealing with Downtown parking issues and the use of in-lieu parking fees?</p>	<p>Under-parking is not an issue that this city can simply be paid off of, it is an issue, fundamentally, of space. If a project cannot provide adequate parking, there needs to be a serious discussion of whether the project should proceed in the first place. Large developers may be able to pay a fine and move on, but under-parked businesses will negatively impact existing businesses, businesses that did the right thing and provided enough parking for their tenants. Phoenix has shown a fee system is untenable, and we should not ignore their warning and wander towards the siren song of a fee-based solution.</p>
14.	Identify city services that you believe need to be:	
14.a.	<p>Created</p> <p>Searchable Budget: I believe that Scottsdale residents have a right to know what we are doing with their money, and to that effect, I am proposing a searchable budget database that tracks not only what we are supposed to spend, but what we have spent, itemized to individually reported expenditures. This is more than possible, Ohio operates such a system today, and would provide much needed fiscal accountability for the council and mayor.</p>	
14.b.	<p>Improved</p> <p>Police and Fire: The Scottsdale City Council needs to have the back of the men and women who risk their lives for the residents of Scottsdale. Part of that is rhetorical – we are given a bully pulpit as legislators, and we have an obligation to use it – and part of this is practical – bringing pay up to a reasonable level, increasing funding for detectives and anti-gang activity – but something needs to be done.</p>	
14.c.	Reduced	We need to look towards the Sandy Springs, Georgia model of privatization and reform.
14.d.	Eliminated	Se above
15	Identify city revenue sources that should be:	
15.a	<p>Created</p> <p>It is fiscally irresponsible for the council to examine new revenue streams before reforming the budgetary process.</p>	
15.b.	Increased	
15.c.	Reduced	
15.d.	Eliminated	
16.	Other city issues/perspectives you would like to share a position on?	
17.	<p>Additional Comments:</p> <p>I wholeheartedly apologize for not getting this questionnaire in sooner, and I deeply appreciate the work COGS does for Scottsdale and its residents.</p>	

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Signature .

Date .

Please type your name for your electronic signature. Thank you for your time and careful consideration of each response. **Please email your completed questionnaire by March 23, 2024, to: copperphillips@cox.net**

ALL completed candidate's questionnaires will be posted on the COGS website at <https://coalitionofgreaterscottsdale.org>

Thank you for taking your valuable time to complete this questionnaire.

The COGS-Coalition of Greater Scottsdale—Board of Directors

Andrew Scheck, Jim Davis, Howard Myers, Marilyn Atkinson, Chris
Schaffner,

Stan Morganstern, Cathy McKeever, Copper Phillips, and Sonnie Kirtley