

COGS Candidate Questionnaire

Instructions: Please fill out the information requested and return it by [3/23/24 via email to:copperphillips@cox.net](mailto: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	Jan Dubauskas
1.b.	Home Address	9228 E Mohawk Ln Scottsdale, AZ 85255
1.c.	Phone	(602) 810-0969
1.d.	Years living in Scottsdale	11
1.e.	When did you register to vote in Scottsdale? Have you failed to vote in any Scottsdale or General Election since you registered?	When I moved in 2013. I believe I have voted in all General Elections since 2013. I do not know if I have accidentally missed any Scottsdale elections.
1.f.	Have you been elected or appointed to City positions including City Task Forces, Boards, Committees or Commissions? If so, please list.	No. However, I was nominated to the Library Board three times.
1.g.	Please list any Civic Activities or organizations you belong to.	LD3 Republican Precinct Committeeman, Captain of the Lane precinct, and state committeeman. I serve as 3 rd Vice Chair for Palo Verde Republican Women, responsible for the club's charitable activities. Arizona Bar Association.
1.h.	Education/Training	University of Oregon, BA Arizona State University College of Law, JD Scottsdale Government Citizen's Academy Scottsdale Citizen's Water Academy Scottsdale Police Department Citizen's Academy (anticipated graduation 4/24/24)
1.i.	Current Occupation or Pre-Retirement	Pre-Retirement. I walked away from my career to serve our community. In my career, I served as General Council and COO for a health insurance company.
1.j.	Other personal information that you would like to share:	My husband, Jon, is President of Independence American Insurance Company, a pet insurance carrier. Jon and I have a blended family with 5 children (26 - 7 years old). Our 1 st and 2 nd grade daughters attend public school in SUSD.
2.	CAMPAIGN INFORMATION	
2.a.	Address	18291 N Pima Rd, Ste 110-287 Scottsdale, AZ 85255
2.b.	Phone	(602) 810-0969
2.c.	Fax	N/A

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2.d.	Web-site address**<i>important</i>*	www.janfordscottsdale.com
2.e.	E-Mail address	jan@janfordscottsdale.com
2.f.	Endorsements	Councilwoman Kathy Littlefield Councilman Barry Graham Fmr. Congressman Barry Goldwater, Jr. Representative Joseph Chaplik Fountain Hills Vice Mayor Gerry Friedel
3.	Why have you decided to become a candidate for City Council?	Scottsdale is an incredible and beautiful city, yet we are seeing our city rapidly change. We are facing traffic, overdevelopment, and loss of our unique character. Residents feel out of touch with city government. As a mother, I want to help keep Scottsdale safe and beautiful for our children. As an attorney, I will apply my skills to work with residents to help keep Scottsdale the beautiful city we love.
4.a.	Identify 3 major issues facing the Council.	Lack of cohesion among Councilmembers, loss of resident trust, keeping projects on budget.
4.b.	Identify 3 major issues facing the City.	Overdevelopment & traffic, loss of our unique character, restoring resident's confidence in Council.
5.	If elected, what would you like to accomplish?	Increase and improve transparency with residents. Work closely with City Manager and Treasurer to identify and prioritize projects so that they are properly budgeted to come on time and on budget. Update campaign finance ordinance preventing donations from those who can be reasonably identified as having business before Council.
6.	Are there matters that may come before the City Council in which you would have a Conflict of Interest? If yes, what would the conflicting issues be?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
7.	Identify citizen/city processes that you believe need to be:	
7.a.	Created	
7.b.	Improved	Request for Proposal (RFP) process. We need to insist on competitive bids and hold contractors to the bids they make. We can save the city significant dollars with a competitive RFP process.
7.c.	Reduced	No bid proposals with top dollar identified. This process can expect the max amount to be spent every time.

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7.d.	Eliminated	Identify boards and commissions that have served their purpose. If there is continued need, re-evaluate and consider how to simplify or consolidate with another board.
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?	We should protect single family residential neighborhoods and proceed with caution on any change that would impact a residential neighborhood. Generally speaking, we consider each change carefully and fully understand how it would impact each part of the city.
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 rationale for your position.	Yes, conditional zoning should have a time limit – it should not be perpetual. And to prevent abuse of the time limits, minor amendments should not extend the time limit.
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>	We need to consider what is appropriate for the area and have consistent zoning practices. When inconsistencies begin to appear, we should be very cautious and thoughtful.
8.d.	If a Conditional Use Permit holder is not in compliance with ALL of the major CUP conditions and stipulations, how should the city respond?	If the city is aware that the CUP holder is not in compliance with all major conditions and stipulations, the city should make a record by sending a letter, and informing the permit holder of the time period required to get in compliance. We should be prepared to revoke the CUP if compliance is not achieved within the timeframe.

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8.e.	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?	Market rate is driving prices and until the market falls, prices will stay high. As such, approving more apartments will not bring prices down. The city could inform landlords and provide information to them to apply for federal workforce housing grants – at the same time, the city should not be monitoring landlord progress with these grants.
8.f.	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>Multi-family apartments bring more people, more cars, and use more water and power than single family residences. Apartments are typically designed as tall, boring rectangles that reduce our views and take away from our unique character.</p> <p>At the same time, people who live here spend money here and contribute to our tax base and small business economy.</p> <p>Overall, with ~15,000 apartments in the pipeline, I would like to see us slow down and only consider best in class projects to see how these approved apartments impact our community before we approve many more.</p>
8.g.	Would you support a designated Bar/Entertainment District with its own unique Noise and Event Ordinances? Please explain why or why not.	<p>We definitely need a noise ordinance that addresses the Bar / Entertainment District. I attended the city’s citizen workshop where the city solicited feedback on noise and was surprised to learn that bass is not adequately addressed.</p> <p>When something new comes, it is possible to overcompensate so we do want to be thoughtful while we protect residents.</p>
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. In 2022, I worked with the group Neighbors Not Nightmares to collaborate and provide feedback on the STR bill that gave the city the ability to require permits. With our feedback, fines for violations were increased in the bill.</p> <p>Arizona is the only state in the US that prevents cities from controlling STR’s. As such, we can continue to work to regain city control of STR’s. At this time, we should do everything we can to enforce the permits and consequences for violations.</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>	<p>We should encourage green building standards but not require them unless it is a standard building practice. We should not offer bonuses for meeting those standards.</p> <p>Bonuses should not be given as a matter of routine or standard practice. Bonuses may be considered for a truly exceptional addition to a project.</p>

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8.j.	Up-zoning increases the intensity of land use and density. Under what conditions do you support Up-zoning?	Density is a consequence of overdevelopment. We should be very careful when we consider upzoning. We should take the unique character of the neighborhood into account and consider if it makes sense in this area and for the city as a whole.
9.	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?	Our parks are part of the city's value proposition. Our parks provide tremendous value for residents and tourists; and are part of our unique character. I am supportive of providing whatever maintenance the parks need. However, I would like to see all of the parks and their maintenance come under the General Fund, rather than through a separate Preserve Tax. With that said, if that is the best way for us to get the resources needed, then I will consider being in support.
10.	Please explain your position on these city issues:	
10.a.	What is your vision for the city? What should Scottsdale look like in 10, 20, or 30 years from now?	Scottsdale is the gem of Arizona. We have a unique character with thriving businesses that brings tourists from all over the world. We need to protect our city for our residents so that our economy stays strong. We will keep Scottsdale the gem of Arizona by reducing overdevelopment and traffic, encouraging small business, encouraging single family homes, and continuing to provide exceptional city services.
10.b.	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.	The 2019 bond suggested the parking garage would be on the south side of Indian School so that's what voters expect.

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11.a.	<p>1. The concept of Fiscal Sustainability involves managing the annual operating budget by balancing income with expenses.</p> <p>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. I will need to sit down with the budget and make inquiries of the Treasurer and other charter officers to better respond. 2. Bond funds should only be used for the projects voters approved. 3. Apartments bring people, cars (traffic & wear on the roads), and increased water and electricity use. With the loss of rental tax income to the city, I would anticipate that these apartments once built will negatively impact the city's operating budget.
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>At the Fiesta Bowl, I noticed Scottsdale ads were frequently flashed on the reader board – we were the only city to run ads. Would like to review the return on investment to ensure that the ads helped bring tourism all the way from Glendale.</p> <p>We should analyze the cost / benefit analysis to determine if it makes financial sense for us to continue to fund events outside of Scottsdale.</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>The Transportation Action Plan mostly considers streets to be sufficiently widened, prioritizes non-motorized transportation and complete streets. Yet, residents remain concerned about traffic. In future iterations, the TAP should address traffic by identifying congested areas and providing solutions.</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>For the downtown area to thrive, people need to believe that they can easily find parking. We need to use the 2019 bond funds to build the parking garage. If we use parking in-lieu moving forward, it needs to be at the actual value.</p>
14.	Identify city services that you believe need to be:	
14.a.	Created – The city provides many services that the community is not aware of – I’d be more in favor of first highlighting some of the under-utilized services than focused on creating new ones.	
14.b.	Improved – More work to expand voluntary recycling and composting. Road construction timing – for example, the 101 should not be worked on during super season.	
14.c.	Reduced – see 14.a above – we should constantly analyze our services to determine what the residents actually want and use. And if a service isn’t used, reduce or eliminate it.	
14.d.	Eliminated – see 14.c above.	
15	Identify city revenue sources that should be:	
15.a	Created: Generally, I am in favor of keeping fees reasonable and not adding costs to residents.	
15.b.	Increased: We currently provide filtered water to Carefree and Scottsdale golf courses. Let’s explore whether there are other cities or golf courses that we could provide water services.	
15.c.	Reduced: Recycling – to encourage more households to participate.	
15.d.	Eliminated: I’m not aware of any revenue sources that should be eliminated. Happy to review all sources to consider if there are any opportunities.	
16.	Other city issues/perspectives you would like to share a position on?	
17.	Additional Comments:	Thank you very much for all the work you do to help residents!

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**

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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