

COGS Candidate Questionnaire

Instructions: Please fill out the information requested and return it by **May 4, 2022 midnight** via email to: info@cogsaz.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	Tim Stratton
1.b.	Address	10481 E. Windrose Drive
1.c.	Phone	602-257-7465
1.d.	Years living in Scottsdale	12 years 9 months
1.e.	When did you register to vote in Scottsdale? Have you failed to vote in any Scottsdale or General Election since you registered?	2010; I believe I have voted in every special, primary and general election.
1.f.	Have you been elected or appointed to City positions including City Task Forces, Boards, Committees or Commissions? If so, please list.	I have served two terms on the Scottsdale Board of Adjustment and a six year term on the Scottsdale Industrial Development Authority (IDA) where I served as a director and as Chairman.
1.g.	Please list any Civic Activities or organizations you belong to.	I belong to St. Bernard of Clairvaux Parish and have volunteered with the St. Vincent de Paul Society.
1.h.	Education/Training	B.S Degree in History & Political Science Ball State University; Juris Doctorate Western Michigan University; working on Masters of Public Policy Cornell University (expected 2023).
1.i.	Current Occupation or Pre-Retirement	Municipal Finance Lawyer representing cities and towns in finance matters; Partner with Gust Rosenfeld, PLC
1.j.	Other personal information that you would like to share:	I was appointed by the Governor to the Arizona State Board for Charter Schools
2.	CAMPAIGN INFORMATION	
2.a.	Address	10481 E. Windrose Drive
2.b.	Phone	602-257-7465
2.c.	Fax	
2.d.	Web-site address**<i>important</i>*	strattonforscottsdale.com
2.e.	E-Mail address	tim@strattonforscottsdale.com
2.f.	Endorsements	I have not sought any formal endorsements at this point.

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3.	Why have you decided to become a candidate for City Council?	I believe we need new leadership on Council. We need someone on Council that is focused on fiscal issues and has the knowledge, expertise and experience dealing with fiscal and budgetary challenges. Fiscal matters drive so much of City planning and operations. I want to keep taxes low, property values high and continue to provide top-notch municipal services to residents, businesses and other stakeholders. Scottsdale's role as a leader in retail and tourism must be maintained and enhanced and I believe I am the best candidate to do that.
4.a	Identify 3 major issues facing the Council.	Maintaining Scottsdale as the premiere destination for tourism, retail and hospitality development; Maintaining our high level of municipal services without raising taxes and; Insisting on only the highest quality development for Scottsdale in line with the wishes of our residents.
4.b	Identify 3 major issues facing the City.	See above
5.	If elected, what would you like to accomplish?	I would consider it a successful term if we were able to add to our tax base and keep taxes low while at the same time putting in place the foundation to keep Scottsdale relevant by working with our hospitality and hotel partners to build a sustainable future for Scottsdale. I would also like to see more done to address the concerns of citizens that they are not being heard. We should continue to seek public input in our decision making. At the end of day I want everyone who comes before Council to feel the process is fair and just.
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 type="checkbox"/> No
7.	Identify citizen/city processes that you believe need to be:	
7.a.	Created	I would advocate exploring the creation of neighborhood advisory boards to give Council a better understanding of issues of concern within different geographical areas of the City.
7.b.	Improved	We can improve the notice provisions for residents and neighborhoods. I would be open to exploring an expansion of mandatory notice provisions when there are zoning cases impacting neighborhoods.
7.c.	Reduced	Bureaucratic processes and unnecessary regulatory impediments and fees assessed against residents and businesses within the City.

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7.d.	Eliminated	I cannot recommend any particular items to be eliminated at this time.
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 low-scale residential neighborhoods?	Each case has its own unique circumstances. Significant modifications should be rare and justifiable. I respect private property rights, however, as I practiced on the Board of Adjustment we must balance those property rights to ensure the fair and just administration of our zoning. Approving everything is not justified but neither is denying everything. We must be judicious and fair in the process otherwise we end up with possible state preemption of local zoning and that would be an outcome we would all agree would be bad.
8b	<p>Typically, zoning entitlements are granted based on a promise to build to a specified development plan, with defined stipulations, that presumably provides specific Public Benefit. Once granted, if the property is sold, the new owner does not have to build what was originally promised in exchange for the entitlements.</p> <p>Do you support Conditional Zoning approvals that have time limits for construction to begin and/or unless an amended project, the approved zoning would revert back to the original zoning?</p>	I would support reasonable time limits on conditional zoning. It is in the best interest of the City and taxpayers that property be developed according to the specifications approved. Vacant properties are not helpful to local property values and they fail to generate tax revenues.
8.c	<p>Recently, Scottsdale Fashion Square redevelopment was granted significant increases in height, without the location(s) for the height increase being identified.</p> <p>What is your opinion of this type of open-ended provision?</p> <p>Scottsdale Fashion Square contributes about \$13 million and 7% of the sales tax collected in Scottsdale.</p> <p>What are your recommendations to maintain its viability and tax revenue stream?</p>	I generally disfavor open ended provisions like the one being described. In order to fulfill the purposes of the Zoning Code Council should know the specifics of what is being sought in the application for a zoning variance. SFS is a major economic engine of the City. We must maintain an open dialog with SFS to make sure they have the tools to continue to succeed and thrive in an ever changing retail environment. Demographics are shifting and that includes retail footprints and needs. I am fearful that many on the current Council do not fully understand the importance of SFS or the role and challenges these changing demographics present.

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8.d	<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.</p> <p>What will be your position on similar future rezoning case?</p>	<p>Each zoning matter and request rests on the particular facts and circumstances. However, long standing precedent should not be broken except in the rarest of circumstances and then only if there is a compelling reason.</p>
8.e.	<p>What is your position on the prompt and precise enforcement of the conditions and stipulations prescribed in a Conditional Use Permit?</p> <p>What is your position on the revocation of a Conditional Use Permit whose holder was not in compliance with all major CUP conditions and stipulations that negatively impact neighbors?</p>	<p>Agreed to conditions and stipulations should be enforced. If there are significant areas of noncompliance, especially if there is real neighborhood disruption should be dealt with in an appropriate manner, including revocation if no acceptable solution can be reached.</p>
8.f.	<p>Should the city government have any role in the increased housing costs that are resulting in essential city workers and young families not being able to live within city limit</p> <p>How would you describe the effects upon the city with the addition of numerous multi-family apartment complexes citywide and the rezoning of single-family parcels into multi-family parcels?.</p>	<p>This is difficult because Arizona has a constitutional gift ban provision that prohibits the gift of funds or credit by the City to private enterprises. That being said, the Council has a role as a policy making body to bring community and faith based social service organizations together to assist households with marginal incomes with housing. We should also explore developer set asides where appropriate for essential city workers. Arizona is in the midst of a housing shortage. We simply do not have enough units (of all types) to fill current demand. As a student of economics I view this as a supply/demand imbalance. Until the imbalance is addressed there will be shortage of supply and that shortage will naturally lead to rising housing costs.</p>
8.g.	<p>Would you support a designated Entertainment District with its own unique Noise and Event Ordinances?</p>	<p>Our entertainment venues are dispersed through the City. It would be difficult to establish a separate entertainment district and fairly apply that to some business but not others. I feel a more constructive approach would be to work with the proprietors of businesses (or areas) that we have concerns with and have a dialog of how to best address issues of noise, litter and events.</p>

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8.h.	<p>In your opinion will the new city Short Term Rental controls and fines improve the neighborhood experience?</p>	<p>I believe they are a step in the right direction. We need to do more regionally and with other destination municipalities in the state to convince the legislature that this is a real problem. We need to also take swift and punitive action against problem rentals that are degrading our neighborhoods and diminishing our quality of life.</p>
8i	<p>Should all new projects be required to meet Green Building standards or offered bonuses (i.e. increased height or density or other amended standards)?</p>	<p>No. I am not in favor of mandating a green new deal for Scottsdale.</p>
8.j	<p>Up-zoning increases the intensity of land use and density. Under what conditions do you support Up-zoning?</p>	<p>Rare and on a case-by-case basis.</p>
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.</p> <p>Should the city council determine if citizens want to complete the Preserve and if so how to pay for it?</p> <p>If not, how do you propose utilizing the remaining and future dedicated Preserve funds?</p>	<p>I oppose spending additional tax dollars to acquire land with marginal benefit. Any remaining monies should be used to maintain the land we already have. The Preserve must be protected from any development. It was set aside by the voters. It must however be maintained, especially to prevent brush and wildfires that could threaten the preserve and private property.</p>
10.	<p>Please state your position on city council Homeless policy and the current COS programs.</p>	<p>The City should not spend taxpayer dollars to construct a homeless shelter. We should contribute to a voucher system and work with social, community and faith based groups to provide assistance to Scottsdale residents that are marginal in order to prevent homelessness.</p>

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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 should continue to be the vibrant, leading city it has always been. I am optimist about the future of Scottsdale as long as we stay focused on maintaining our high level of amenities and quality of life that we all love. Scottsdale should remain a preferred oasis for residents and visitors alike. It should continue to be a safe place where we can raise our families, retire to, and relax. A place that has world class resort, sports and a lifestyle second to none. That doesn't happen accident and requires good planning. It doesn't happen by focusing on one singular issue. It only happens through focus on the big picture and balancing the needs of all of our resident and businesses that call Scottsdale home.</p>
10.b	<p>What is your position on thea merchants' proposed Construction Mitigation Plan ordinance that requires downtown projects to park their supplies and employee vehicles off public streets?</p>	<p>Construction projects should do their best to be good neighbors and not unnecessarily block traffic to our businesses. That being said, there are times when construction requires some disruption.</p>
11.	<p>Please state your position and/or</p>	<p>action on the following finance issues:</p>
11.a	<p>The COVID-19 pandemic has taken a severe toll on Scottsdale's finances, businesses, and tourism industry. While an exact dollar figure is not yet available, we know it is in the millions.</p> <p>At the April 26th, 2022, city council meeting the Fiscal Report by the city treasurer outlined current financial status. What is your opinion on the current financial sustainability of our city?</p>	<p>Fortunately Scottsdale enjoys robust sale tax collections and we have had one the best recoveries. We must understand however that we have a possible pending recession and we are not out of woods. The Federal Reserve just raised interest rates today with more promised. This will put pressure on City finances as we combat not only inflation but rising interest rates. We must make sure we continue to budget for ongoing future capital needs as well as emergencies without having to rely solely on bond issuances and tax increases for capital needs.</p>
11.b	<p>Do you support using taxpayer funds to subsidize or enter private-public partnerships for private sector investments such as buildings, stadiums, promoted events, etc.?</p>	<p>This is constrained by our state constitution. I do not support subsidies. However, in certain instances a true partnership between public and private sectors can provide financial benefit to the taxpayer. I am open to having a conversation about any possible benefits to Scottsdale residents. As stewards of public funds it the Council's responsibility to explore good deals for the city and to reject bad ones.</p>
11.c	<p>At present, the City has awarded multimillion-dollar contracts to the Scottsdale Cultural Council and Experience Scottsdale without going through a bid process.</p> <p>Are you for or against continuing this practice and why?</p>	<p>As a general rule all contracts should be open to public bidding and should be put out for bid. In some cases there may only be one responsible bidder. The only way to ensure that public funds are being spent appropriately is to open every contract for bid. The city should then choose the lowest responsible bidder who can do the best job. The process needs to be open to the public to ensure fairness.</p>
12.	<p>Please state your position and/or</p>	<p>action on the following transportation questions:</p>

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12.a.	The Transportation Master Plan was approved by city council at the April hearing. What decisions in that document would you encourage to change in the future?	We must continue to plan for transportation needs of the City. We need to evaluate the new plan and see if we need changes. I don't have data to recommend a change to this new plan at this time.
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 \$50K to \$60K 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 to deal with Downtown parking issues and the use of in-lieu parking fees?</p>	We need more parking downtown. Specifically I would like to see construction of a municipal parking garage.
13.	Please state your position and/or	action on the following questions:
13.a.	What steps would improve Public Safety to reduce impaired driver/pedestrian traffic deaths in our downtown?	We need to make sure we have a fully staffed and highly trained police department first and foremost. Drinking and driving is a serious problem and we need to improve lighting, pedestrian crossing zones and intersections. I will never defund the police and believe we need to provide additional resources to police and fire to recruit, train and retain the best officers in the Phoenix metro area to keep our families safe.
13.b.	<p>Residents citywide have expressed concern about the lack of responsiveness or fine enforcements by of the Code Enforcement department. Additionally, the COS Audit 2021 for that department summarized sub-standard performances.</p> <p>How would you improve this situation?</p>	<p>This is problem. Code enforcement must be held accountable and we</p> <p>Need a thorough review of the issue. Council should take the lead to make sure this important function of the City is working properly.</p>

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13.c.	Do you believe that the mindset of your supporters and contributors is representative of Scottsdale residents' values and vision? If so, why? If not, why?	Yes, I believe a majority of Scottsdale voters, including my supporters are in favor of lower taxes, higher property values and great amenities and understand that we need a vibrant local economy to sustain those things.
14.	Identify city services that you believe need to be:	
14.a.	Created	I don't have any recommendations for new services at this time.
14.b.	Improved	As discussed above I feel code enforcement can be improved.
14.c.	Reduced	We need to examine city fees and permitting and eliminate unnecessary red tape and expense
14.d.	Eliminated	See above
15	Identify city revenue sources that should be:	
15.a	Created	I am not in favor of implementing any new taxes or fees.
15.b	Increased	I am not in favor of increasing taxes or fees
15.c.	Reduced	I would call for a committee to bring to the Council a list of fees and taxes that Council to study to identify any taxes or fees we could consider reducing or eliminating—especially as we enter a recession.
15.d	Eliminated	See above
16.	Is there anything in your background that you would not like publicized on the front page of local newspapers?	<input type="checkbox"/> No
17.	Additional Comments:	I want to be elected to Council to bring my skillset of municipal budgeting and fiscal conservatism to Council. We need an array of Councilmembers and my finance background and legal experience working with cities across Arizona will add a valuable voice to Council. I want to solve problems in a collaborative manner and my insights in representing cities in development matters will allow me to share with others on Council the successes and mistakes made by other cities.

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Signature /s/ Timothy A. Stratton

Date 5/4/2022

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 May 4, 2022 midnight** to: info@cogsaz.net

ALL completed candidate's questionnaires will be posted on the COGS website at www.cogsaz.net

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, Copper Phillips and Sonnie Kirtley*