

**SCOTTSDALE CITY COUNCIL
REGULAR MEETING MINUTES
TUESDAY, APRIL 14, 2026**



**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 5:08 P.M. on Tuesday, April 14, 2026 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 Adam Kwasman; and Councilmembers Jan Dubauskas, Barry Graham, Kathy Littlefield, Maryann McAllen, and Solange Whitehead

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilwoman McAllen.

INVOCATION

Councilwoman Kathy Littlefield requested a moment of silence for those in need.

MAYOR'S REPORT

Mayor Borowsky recognized Scottsdale Volunteer Appreciation Week and issued a proclamation which celebrated the more than 4,700 individuals, including those in the Mayor's Office, who gave their time, talent and service to the community. Mayor Borowsky presented the proclamation to the City's Volunteer Coordinator Brandon Chapman and Mayor's Office volunteer Geoff Barnes.

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

- **Employee Recognition Program**

The City Council will recognize employees with 20 or more years of service as of April 2026.

Presenter(s): Holly Peralta, Communications Interim Senior Director

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

Communications Interim Senior Director Holly Peralta gave a PowerPoint presentation (attached) which recognized City of Scottsdale employees with 20 or more years of services as of April 2026.

MINUTES

Request: Approve the following Council meeting minutes from February 2026:

- a. **Special Meeting Minutes of February 24, 2026**
- b. Executive Session Meeting Minutes of February 24, 2026
- c. **Regular Meeting and Work Study Session Minutes of February 24, 2026**

MOTION AND VOTE - MINUTES

Councilwoman Littlefield made a motion to approve the Special Meeting Minutes of February 24, 2026; Executive Session Meeting Minutes of February 24, 2026; and the Regular Meeting and Work Study Session Meeting Minutes of February 24, 2026. Councilwoman Whitehead seconded the motion, which carried 7/0, with Mayor Borowsky; Vice Mayor Kwasman; and Councilmembers Dubauskas, Graham, Littlefield, McAllen, and Whitehead voting in the affirmative.

CONSENT AGENDA

1. **Chern Thai Artisanal Café Liquor License (LL-0004-2026)**

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

Location: 15050 N. Northsight Boulevard #107

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

2. **The Porcelain Cup Liquor License (LL-0005-2026)**

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

Location: 7032 E. Main Street

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

3. **Shiso Sushi Bar Liquor License (LL-0006-2026)**

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

Location: 7133 E. Stetson Drive #1-2

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

4. **Over Easy Liquor License (LL-0007-2026)**

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

Location: 11162 N. Frank Lloyd Wright Boulevard, Suite 101

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

5. **Giovanna's Pizza Liquor License (LL-0008-2026)**

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

Location: 10135 E. Via Linda #C113

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

6. **Permanent Extension of Premises for Salvatore Vineyards (EX-0001-2026)**

Requests: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses & Control for a Permanent Extension of Premises for a Series 19 (Remote Tasting Room) State liquor license for an existing location to expand the patio.

Location: 7103 E. Stetson Drive

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

7. **Construction Manager at Risk Contract for Bond 2019 Project 40 – Renovate and Expand the Civic Center Jail and Downtown Police Facility to Meet Demand**

Request: Adopt Resolution No. 13609 authorizing:

1. Construction Manager at Risk (CMAR) Contract No. 2026-030-COS with CORE Construction, Inc., in an amount not to exceed \$18,381,325, for construction phase services to renovate and expand the Civic Center Jail and Downtown Police Facility.
2. 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.

Location: 3700 N. 75th Street

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

8. **Scottsdale Unified School District No. 48 Lease Agreement**

Request: Adopt Resolution No. 13632 authorizing:

1. Contract No. 2026-044-COS with Scottsdale Unified School District No. 48 for the lease of 18,879 square feet of space needed for the temporary relocation of City staff during the construction of the Bond 2019 Project 40 – Renovate and Expand the Civic Center Jail and Downtown Police Facility to Meet Demand.
2. 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.

Location: 7501 E. Oak Street

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

9. Scottsdale Airpark Real Property Acquisition

Request: Adopt Resolution No. 13639 authorizing:

1. Contract No. 2026-051-COS with Access Capital, LLC to acquire an approximately 1.49-acre property, in the amount of \$7,800,000, to support operational needs and expand parking capacity for Scottsdale Airport and its users.
2. A Fiscal Year 2025/26 budget appropriation transfer of up to \$7,000,000 from the Aviation Funds Capital Contingency and a budget appropriation transfer of up to \$800,000 from the Aviation Fund Fleet Replacement Operating Reserve for a total of \$7,800,000 to a newly established capital improvement project named Airpark Land Purchase.
3. A Fiscal Year 2025/26 cash transfer of up to \$7,800,000 from the Aviation Fund to the newly created capital project.
4. The City Manager, or designee, is authorized to pay such other fees, and execute and record such other documents necessary to carry out the intent of this Resolution.

Location: 15011 N. 75th Street

Staff Contact(s): Rick Wielebski, Aviation Director, 480-312-8475,
rwielebski@scottsdaleaz.gov

10. 2026 West Coast Conference Baseball Tournament Event Funding

Request: Adopt Resolution No. 13630 authorizing:

1. Funding, not to exceed \$75,000, from the portion of the Fiscal Year (FY) 2025/26 Tourism Development Fund that is allocated for event retention and development for the 2026 West Coast Conference Baseball Tournament to be held at Scottsdale Stadium.
2. Contract No. 2026-042-COS with the West Coast Conference.

Staff Contact(s): Kevin Burke, Economic Development & Tourism Senior Director, 480-312-2533, kburke@scottsdaleaz.gov

11. Water Infrastructure Finance Authority of Arizona Loan Agreement

Request: Adopt Ordinance No. 4707:

1. Approving the form and authoring the execution and delivery of a loan agreement with the Water Infrastructure Finance Authority of Arizona from its Clean Water State Revolving Fund Program in an amount not to exceed \$11,000,000 with an estimated amount of \$1,000,000 in forgivable principal to construct WestWorld drainage improvements.
2. Delegating the determination of certain matters relating thereto the City Treasurer/Chief Financial Officer of the City.
3. Providing for the transfer of certain moneys and making certain covenants and agreements with respect thereto.
4. Authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by such loan agreement and this Ordinance.

Staff Contact(s): Sonia Andrews, City Treasurer/Chief Financial Officer, 480-312-2364,
sandrews@scottsdaleaz.gov

PUBLIC COMMENT – CONSENT AGENDA

Mayor Borowsky opened public comment on the Consent Agenda items.

Maria Tutelman, Scottsdale resident, discussed Item 9 [Scottsdale Airpark Real Property Acquisition] and requested the City Council not act on the item until a new noise abatement study is completed.

Mayor Borowsky closed public comment on the Consent Agenda items.

MOTION AND VOTE – CONSENT AGENDA

Councilwoman Whitehead made a motion to approve Consent Agenda Items 1 through 11. Councilwoman Dubauskas seconded the motion, which carried 7/0, with Mayor Borowsky; Vice Mayor Kwasman; and Councilmembers Dubauskas, Graham, Littlefield, McAllen, and Whitehead voting in the affirmative.

REGULAR AGENDA

12. 2026 State Legislative Session Update

Request: Presentation, discussion, and possible direction or action to City staff and the City's state lobbying services contractor, who will provide an overview of the legislative environment, state budget outlook, and major policy issues expected to be considered by the State Legislature.

Presenter(s): Sara Sparman, Government Relations Manager and Dr. Marc Osborn, Kutak Rock LLP

Staff Contact(s): Sara Sparman, Government Relations Manager, 480-312-2511, ssparman@scottsdaleaz.gov

Government Relations Manager Sara Sparman and Dr. Marc Osborn, with Kutak Rock, LLP, gave a PowerPoint presentation (attached) on the State Legislative bills of interest to the City of Scottsdale.

PUBLIC COMMENT – ITEM 12

There was no public comment on this item.

Councilmembers made the following observations, requests, and suggestions:

- Not all Councilmembers agree with the City's position opposing House Bill 2118 Food Vendors; Licensure.
- Continue to push forward with possible legislation that would protect residents related to short-term rentals and accessible dwelling units.

13. Design Build Manager Construction Contract for Bond 2019 Project 63 – Old Town Parking Structure

Request: Adopt **Resolution No. 13635** authorizing:

1. Contract No. 2026-048-COS with Chasse Building Team, Inc., in an amount not to exceed \$3,820,557 to provide Design Build Manager Phase One construction services for the expansion, by building additional levels, of the Brown Avenue Parking Structure in Old Town Scottsdale.
2. 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.

Location: 7234 E. 2nd Street

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

City Engineer and Transportation and Infrastructure Senior Director Alison Tymkiw gave a PowerPoint presentation (attached) on the proposed Design Build Manager Construction contract for Bond 2019 Project 63 – Old Town Parking Structure.

PUBLIC COMMENT – ITEM 13

Mayor Borowsky opened public comment on this item.

The following individuals spoke in opposition to this item:

- Steve Sutton, Scottsdale resident
- Ethan Knowlden, Scottsdale resident
- Yvonne Cahill, Scottsdale resident, on behalf of the Arizona Preservation Foundation
- Patricia Guard Badenoch, Scottsdale resident
- Maddie Scott, Scottsdale resident
- Michael Fernandez, Scottsdale business owner
- Crystal Carroll, Scottsdale resident
- Maria Tutelman, Scottsdale resident
- Patricia Lowman, Scottsdale resident
- Carolina Grandestaff, Scottsdale resident
- Raoul Zubia, Scottsdale resident
- Sam West, Scottsdale resident

The following individuals spoke in support of this item:

- Tom Frenkel, Scottsdale resident
- Bob Pejman, Scottsdale resident
- Janie White, Scottsdale resident, on behalf of Marilyn Atkinson
- Rachel Lorraine, Scottsdale resident
- French Thompson, Scottsdale resident

Mayor Borowsky closed public comment on this item.

MOTION AND VOTE – ITEM 13

Vice Mayor Kwasman made a motion to adopt Resolution No. 13635 authorizing:

1. Contract No. 2026-048-COS with Chasse Building Team, Inc., in an amount not to exceed \$3,820,557 to provide Design Build Manager Phase One construction services for the expansion, by building additional levels, of the Brown Avenue Parking Structure in Old Town Scottsdale.
2. 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.

Councilwoman Littlefield seconded the motion, which carried 5/2, with Vice Mayor Kwasman and Councilmembers Dubauskas, Graham, Littlefield, and McAllen voting in the affirmative and Mayor Borowsky and Councilwoman Whitehead dissenting.

PUBLIC COMMENT

Steve Sutton, Scottsdale resident, discussed a recently submitted parking garage petition, parking garage proposed design aesthetics, and additional parking at City Hall.

Melissa Kemp, Scottsdale resident, discussed conflicts of interest; the need to avoid even the appearance of a conflict, the components of a conflict, and possible conflicts related to Councilmembers.

CITIZEN PETITIONS

*****14. Receipt of Citizen Petitions**

Request: Accept and acknowledge receipt of citizen petitions. On Thursday, April 9, 2026, Steve Sutton submitted a citizen petition related to a parking garage at the Parking Corral location.

NOTE: Any member of the Council may make a motion, to be voted on by the Council, to:
(1) Direct the City Manager or responsible Charter Officer to agendize the petition for further discussion; (2) Direct the City Manager or responsible Charter Officer 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

A citizen petition was presented by Steve Sutton related to stopping the building of a parking garage at the Parking Corral location. The petition was accepted and acknowledged by the City Council.

MOTION NO. 1 – ITEM 14

Councilman Graham made a motion to take no action; the motion failed due to a lack of second.

MOTION NO. 2 – ITEM 14

Councilwoman Whitehead made a motion to direct the City Manager or responsible Charter Officer to investigate the matter and prepare a written response to the Council, with a copy to the petitioner. Councilwoman McAllen seconded the motion.

ALTERNATE MOTION AND VOTE – ITEM 14

Vice Mayor Kwasman made an alternate motion to take no action. Councilwoman Littlefield seconded the motion, which carried 7/0, with Mayor Borowsky; Vice Mayor Kwasman; and Councilmembers Dubauskas, Graham, Littlefield, McAllen and Whitehead voting in the affirmative.

MAYOR AND COUNCIL

15. Agendize Item Regarding City Attorney Appointment and Employment Contract

Request: At the request of Vice Mayor Kwasman, direct the City Manager and City Clerk to agendize a future City Council Meeting item for possible action regarding the appointment of Interim City Attorney Luis Santaella to the regular, full-time City Attorney along with the potential approval of an employment contract setting forth the City Attorney's compensation and benefits.

Note: The only possible Council action to be taken on Item No. 15 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

MOTION AND VOTE – ITEM 15

Vice Mayor Kwasman made a motion to direct the City Clerk and City Manager agendize a future City Council Meeting item for possible action regarding the appointment of Interim City Attorney Luis Santaella to the regular, full-time City Attorney along with the potential approval of an employment contract setting forth the City Attorney's compensation and benefits. Councilwoman

Whitehead seconded the motion, which carried 7/0, with Mayor Borowsky; Vice Mayor Kwasman; and Councilmembers Dubauskas, Graham, Littlefield, McAllen and Whitehead voting in the affirmative.

COUNCILMEMBER REPORTS

Councilwoman Whitehead noted her appreciation to Scottsdale Police and Transportation staff for their support of Tour De Scottsdale and to Scottsdale Leadership for creating a playground at the Paiute Family Services Center.

Vice Mayor Kwasman spoke about International Holocaust Remembrance Day and his appreciation to Scottsdale Police and the City Manager for their support.

Councilwoman Dubauskas mentioned the next office hours for her and Councilwoman Littlefield would be Monday, April 27, 2026 from 4:00 p.m. to 6:00 p.m. at Scottsdale City Hall. She noted her tour of Scottsdale Police Forensics Lab was fantastic and thanked the Scottsdale Firefighters Association for their donation of 4,000 water bottles for the Beat the Heat Program.

Councilman Graham congratulated the Parks & Recreation Department for the Bunnanza celebration and noted the upcoming 70th Anniversary celebration of Scottsdale Stadium and the upcoming movie night being held at the Scottsdale Airpark.

Councilwoman McAllen congratulated Scottsdale Arts on their 50th Anniversary of the Artrageous event, noting that \$1.5 million was raised; she also discussed the recent investiture of Associate City Judge Patricia George.

MOTION AND VOTE – ADJOURNMENT

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

ADJOURNMENT

Mayor Borowsky adjourned the Regular Meeting at 8:05 P.M.

SUBMITTED BY:



Ben Lane, City Clerk

Officially approved by the City Council on _____

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 14th day of April 2026.

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

DATED this 19th day of May 2026.

Ben Lane, City Clerk

April Service Anniversaries

1

20 Years of Service

Heather Bessett
Eric Bolles
Marcel Garba
Paul Hornung

Peter Jensen
Mele Koneya
Ada Lea
Christian Thomas

25 Years of Service

Jamie Buschel

30 Years of Service

Matt Evans

PRESENTATION/
INFORMATION UPDATES



2026 Arizona Legislative Update

April 14, 2026

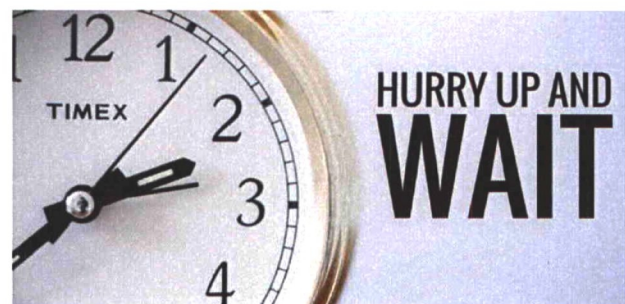


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57th Arizona State Legislature, 2nd Regular Session

- Today marks the 93rd day of the session
- 108 bills have been sent to the Governor
 - 63 have been signed
 - 42 have been vetoed (record is 178 during 2025 session)
 - 3 still awaiting action
- Legislature has cleared the committee phase, but is far from finished
- Governor has implemented a bill moratorium



FY 2027 Budget Update

- Budget negotiations between the Governor and the Legislature are effectively stalled, with formal talks breaking down in March.
- Both sides are publicly blaming each other for the impasse.
- Core Policy Disputes:
 - Tax Policy/Conformity
 - Education Funding (Prop. 123)
 - Budget Assumptions/Revenue



The Legislature is constitutionally required to pass a balanced budget by June 30 to avoid a government shutdown.

3

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New LD 3 Legislator



Representative Cody Reim (R)

- Appointed by the Maricopa County Board of Supervisors to fill the vacancy left by Joseph Chaplik
- Small business owner and political newcomer
- Resides in Rio Verde Foothills area
- Focus area is in water policy – particularly long-term supply and groundwater issues
- Running for the LD 3 seat in the GOP primary this June

4

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Key Session Dates & Deadlines

January 2026

- ← Monday, 1/12 – Legislative Session Begins
- ← Thursday 1/15 – House 7-bill Introduction Limit Begins at 5:00 p.m.
- ← Tuesday 1/20 – Senate Bill Request Deadline (5:00 p.m.)

February 2026

- ← Monday, 2/2 – Senate Bill Introduction Deadline (5:00 p.m.)
- ← Friday 2/6 – House Bill Intro Set Preparation Deadline (5:00 p.m.)
- ← Monday 2/9 – House Bill Introduction Deadline (5:00 p.m.)
- ← Friday 2/20 – Last Day to Hear Senate Bills in Senate Committees / Last Day to Hear House Bills in House Committees

March 2026

- ← Friday 3/27 – Last Day to Hear Senate Bills in House Committees / Last Day to Hear House Bills in Senate Committees

April 2026

- Friday 4/17 – Last Day for Conference Committees (By House and Senate Rule)
- Saturday 4/25 – Saturday of the week of the 100th Day of Session (Target Sine Die Date)

Key Legislative Issues

SB 1167 Cities; Towns; Counties; Posting; Website (*Angius*)

- Allows a municipality or county to post advertisements, publications and printings on their official website to satisfy their statutory requirements for advertising, publishing or printing.
- City Position: Support
- Passed the Senate, 19-8
- Current Status: Awaiting 3rd Read in the House

SB 1241 Municipalities; Counties; Private Permitting Providers (*Bolick*)

- Authorizes a property owner to elect to use a private permitting provider to conduct a building plan review or inspection, without approval from a municipality or county, for any single-trade residential construction project.
- City Position: Oppose
- Current Status: Died in the Senate (Never 3rd Read)

SB 1431 Municipalities; Planned Communities; Design; Prohibition (*Bolick*)

- Prohibits municipalities from requiring certain shared features or amenities as part of a development or subdivision and interfering with a home buyer's right to choose home design standards.
- City Position: Oppose
- Passed the Senate, 17-12
- Current Status: Awaiting 3rd Read in House

HB 2118 Mobile Food Vendors; Licensure (*N. Carter*)

- Prohibits a city or town from requiring a mobile food vendor to obtain a local regulatory permit or license. Removes the specification that statewide licensing standards for a mobile food vendor do not preclude a city or town from requiring a license that includes a background check or identification of the mobile food vendor.
- City Position: Oppose
- Passed the House, 32-24
- Current Status: Awaiting 3rd Read in the Senate

HB 4030 Rates; Fees; Taxes; Increase; Moratorium (*Olson*)

- Prohibits a municipality and a county from adopting, imposing or collecting increased fees, transaction privilege tax and utility rates, beginning July 1, 2026 through June 30, 2030.
- City Position: Oppose
- Current Status: Died in the House (Failed to pass in 3rd Read, 21-31)

S/E: HCR 2016 Rates; Fees; Taxes; Increase; Moratorium (*Keshel*)

- Subject to voter approval, statutorily prohibits, beginning July 1, 2026, through June 30, 2030, a municipality or county from increasing a tax, fee or utility rate or imposing a new tax classification or expanding the tax base.
- Previously HCR 2052 Rates; Fees; Taxes; Increase; Moratorium (failed in the House, 21-31).
- City Position: Oppose
- Current Status: Awaiting Senate Rules

HB 2099 Long-Term Storage Credits; Shortage; Prohibition (*Griffin*)

- Prohibits a municipal provider from storing Colorado River water in underground storage facilities and accruing long-term storage credits from that stored water, during a period of shortage on the Colorado River.
- City Position: Oppose
- Current Status: Died in the House (Never heard in committee)

HCR 2038 Colorado River; Seven-State Agreement (*Griffin*)

- Declares that the Members of the Legislature support a mutual, seven-state agreement that benefits all Basin States and protects the major population centers and industries in Arizona that are vital to national security, economy and food supply.
- City Position: Support
- Passed the House, 54-0
- Current Status: Died in the Senate (Never heard in committee)

Questions and Discussion

Marcus Osborn, Senior Director of Government Relations, Kutak Rock LLP
602-791-7957 or marc.osborn@kutakrock.com

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Item # 13: Design Build Manager Construction Contract For Bond Project 63

Adopt Resolution No. 13635 authorizing:

- Contract No. 2026-048-COS with Chasse Building Team In the amount of \$3,820,557.00 to provide design-build manager (DBM) construction phase services, Guaranteed Maximum Price one (GMP 1) for 2019 Bond Project 63 – Brown Avenue Parking Structure Expansion.



Background

In the 2019 bond election, voters approved \$21M for project 63 to provide additional parking facilities in Old Town.

In July of 2024, city council approved the use of the funds to add two levels to the existing city-owned parking structure at 1st Street and Brown Avenue.



Recent Staff Action

In accordance with Arizona Revised Statutes (ARS) Title 34, Staff issued RFSQ-072024-190 for Design Build Manager (DBM) Services

- Eight firms submitted statements of qualifications
- Five finalists were interviewed by a panel that included an outside general contractor
- Chasse Building Team was selected by the panel as most qualified

At the February 11, 2025 meeting, city council adopted Resolution 13318 authorizing contract 2025-004-COS for DBM Pre-Construction Phase services with the Chasse Building Team, Inc. for expansion of the Brown Avenue parking structure located on Brown Ave between 1st and 2nd Streets.



Design Build Manager Process

- A single entity is hired to provide design and construction services.
- Per ARS Title 34, the selection is made based on qualifications for the type of construction to be awarded.
- The DBM must follow a subcontractor selection plan that selects subcontractors based on qualifications alone or on a combination of qualifications and price. Subcontractors cannot be selected based on price alone.
- Qualified subcontractors are competitively bid.
- Design fees and construction fee to the Design Builder are negotiated.



Why was DBM Chosen for this project?

- The construction schedule is compressed to complete work between peak event seasons. Construction logistics need to inform the design process, requiring an integrated team.
- This project is predominantly provided by a precast concrete subcontractor; it is critical to have them on board early to inform the design and contribute to construction logistics.
- Quality will be a single point of responsibility as design and construction are integrated.
- Early communication to the Old Town stakeholders regarding design and construction issues is vital.



Design

- The parking structure design adds two above ground levels to the existing structure and will increase capacity by 186 spaces for a total capacity of 412 spaces.
- Three public outreach events were conducted at different phases of the design and comments were incorporated.
- A second level step back from Brown Avenue was requested and the exterior is designed to compliment the surrounding structures and comply with the Old Town Design Guidelines.



View from Brown Ave. and First Street



View from First Street Looking Southeast



View from Second Street



Tentative Construction Schedule



Resource Impacts

- Funding for this project is available in PD2101:

Project	Total Project Budget (in millions)	Funds Spent (in millions)	Remaining Budget (in millions)	Funding Sources
PD2101– Build Parking structures in Old Town	20.96	0.54	20.42	2019 Bond

- Of the \$20.96M of funding available, \$2.2M has been earmarked for 55 public parking spaces in the future Artisan development; leaving \$18.7M available for this project.



Proposed Next Steps

- This early procurement contract will allow long lead items to be procured and will include demolition and construction work in preparation for the precast structure. This early work is included in GMP One in the amount of \$3,820,557.
- The remaining construction work will be brought to council under GMP Two in June 2026 and will complete the construction of the parking structure.



Requested Action

Adopt Resolution No. 13635 authorizing contract 2026-048-COS for construction phase, Guaranteed Maximum Price One, for long lead construction materials. This action is necessary to begin fabrication of the precast concrete elements to minimize the construction duration and complete the structure for use during Spring Training 2027.



Questions?